

# Urban & Rural Reserves: Moving Forward

February 2017



# Our focus today

- ▶ What are urban & rural reserves?
- ▶ What is the purpose of reserves?
- ▶ How were reserves developed?
- ▶ What is the status of Clackamas County reserves?
- ▶ What happens next?
- ▶ For more information...

# What are urban and rural reserves?

- ▶ Outside the Urban Growth Boundary (UGB)
  - ▶ **Rural reserves:** land on which urban development *is prohibited* for at least 50 years, e.g., working farms, forests or natural features like rivers, wetlands or buttes
  - ▶ **Urban reserves:** land that *may be* considered for potential urban development within the next 50 years
  - ▶ **Undesignated lands:** land that has not been included in an urban or rural reserve; and generally may not be used for urban development until a substantial portion of urban reserve lands are already being developed

# What is the purpose of reserves?

- ▶ Reserves... create a 50-year roadmap for growth in the Portland metropolitan area
- ▶ Reserve designations...
  - ▶ do not affect current zoning or allowed uses, development types or intensity
  - ▶ do provide clarity about expected uses of the land for long-term planning or investment
- ▶ Reserves...
  - ▶ increase protection for farms and forests, and help us make the most of current cities, towns and neighborhoods
  - ▶ make it easier to build new homes and businesses where it makes the most sense

# How were reserves developed?

- ▶ Process of developing reserves
  - ▶ Began in 2008
  - ▶ Involved:
    - ▶ Metro, Clackamas County, Multnomah County, Washington County
    - ▶ Cities in the metropolitan area
    - ▶ Extensive input from the public, technical and community advisory committees, and other interested parties
  - ▶ Reserves approved by all parties in 2010
  - ▶ Since then, there have been appeals, court cases, remands and legislative action

# What is the status of Clackamas County reserves?

- ▶ At the end of 2016:
  - ▶ A state remand of 4 urban reserves in Stafford was on hold while the County considered the implications on future employment land of the Damascus disincorporation and other factors
  - ▶ The County was considering removing the designation of “rural” from three rural reserve areas
    - ▶ 800 acres south of Wilsonville
    - ▶ 400 acres east of Canby
    - ▶ 425 acres south of the Clackamas River along Springwater Road

# What is the status of Clackamas County reserves?

► Jan. 24, 2017

*“After more than six years of discussion and deliberation since the approval of urban and rural reserves in 2010, we are eager to put aside past differences and resume working together for the benefit of all our communities, both urban and rural, throughout the Portland metropolitan area.”*

Tom Hughes, President, Metro Council

Jim Bernard, Chair, on behalf of the Clackamas County Board of Commissioners



# What is the status of Clackamas County reserves?

- ▶ Based on County Commission action in January 2017:
  - County and Metro revising the findings related to the four Stafford urban reserves based on the remand
  - County Board and Metro Council working with cities, public, residents, property owners and businesses in and around Stafford to address concerns related to potential future development
  - The county ended the study of the three rural reserve areas, with no change in designation
  - No additional changes to urban and rural reserves in Clackamas County

# What happens next?

- ▶ County and Metro discussions with...
  - ▶ Residents, property owners (Hamlet, CPO, landowners)
  - ▶ City staff, elected officials (Lake Oswego, Tualatin, West Linn, other cities in the county)
  - ▶ Others - Clack. Co. Business Alliance (CCBA), Com. for Citizen Involvement (CCI), other CPOs and community groups as requested
- ▶ Public hearings and action
  - ▶ Metro - March 2, 16 and 23
  - ▶ County - April 12
- ▶ No further changes to reserves map
- ▶ County will support business and job growth in already-developing areas

# For more information...

## ▶ Websites

- ▶ [clackamas.us/planning/reserves.html](http://clackamas.us/planning/reserves.html)
- ▶ [clackamas.us/bcc/employmentlands.html](http://clackamas.us/bcc/employmentlands.html)
- ▶ [oregonmetro.gov/urban-and-rural-reserves](http://oregonmetro.gov/urban-and-rural-reserves)

## ▶ Clackamas County

- ▶ [mfritzie@Clackamas.us](mailto:mfritzie@Clackamas.us)
- ▶ 503-742-4529



## ▶ Metro Planning

- ▶ [2040@oregonmetro.gov](mailto:2040@oregonmetro.gov)
- ▶ 503-797-1562



# Clackamas County URBAN AND RURAL RESERVES

Approved by the  
Board of County Commissioners  
August 21, 2010

-  RURAL RESERVE
-  URBAN RESERVE
-  Tax Lot Parcels
-  Urban Growth Boundary

