



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

Board Clerk Use Only

Meeting Date: _____

Agenda Item #: _____

Est. Start Time: _____

Date Submitted: _____

**Agenda
Title:**

Amend the Multnomah County Comprehensive Framework Plan; and the Multnomah County Plan and Sectional Zoning Maps Relating to Urban and Rural Reserves

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date:	<u>May 6, 2010</u>	Amount of Time Needed:	<u>1 hour</u>
Department:	<u>DCS</u>	Division:	<u>Land Use Planning</u>
Contact(s):	<u>Chuck Beasley</u>		
Phone:	<u>503-988-3043</u>	Ext.:	<u>22610</u>
Presenter(s):	<u>Chuck Beasley</u>	I/O Address:	<u>455/116</u>

General Information

1. What action are you requesting from the Board?

Approve the proposed ordinance that amends the county Framework Plan to adopt policy 6A and adopt the plan and zoning map amendment in Exhibit 1. This ordinance implements the Intergovernmental Agreement (IGA) between Multnomah County and Metro to Adopt Urban and Rural Reserves in Multnomah County, approved at Board and Metro hearings on February 25, 2010.

In addition to the plan and zoning map in Exhibit 1, the ordinance includes Exhibit 2, a Statement of Reasons for the plan designations, and Exhibit 3, an index of the Multnomah County record supporting designation of reserves.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The Urban and Rural Reserves process entails a new regional approach to managing the Metro region urban form while protecting important farm, forest, and landscape features from urbanization. Adoption of the proposed policies and map is the final phase in the reserves designation process that began after the state legislature adopted enabling legislation in SB 1011(2007) followed by LCDC adoption of Oregon Administrative Rule Division 27 (OAR) in January of 2008. The proposed plan and zoning map amendment in Exhibit 1 identifies reserve areas in Multnomah County as part of a

process that included collaboration with Washington and Clackamas Counties, Metro, cities, and others. The Reserves process provides greater flexibility to decide what areas around the Portland Metro region are best suited for future urbanization, and the 50 year time horizon will result in greater predictability for where growth is and is not expected to occur. Land outside of the UGB has been studied to inform decisions about how to balance land needed to create great urban communities, to protect lands important to the viability of the agricultural and forest economies of the region, and protection of natural features that define the region.

This effort has been led by Multnomah County Commission Chair Jeff Cogen, Clackamas County Commissioner Charlotte Lehan, Washington County Commission Chair Tom Brian, and Metro Councilor Kathryn Harrington, collectively working as the Core 4. The process of studying, identifying, and designating reserves began in January of 2008, with formation of the regional Reserves Steering Committee, adoption of a Coordinated Public Involvement Plan to coordinate the work flow, and formation of county committees to assess reserve areas and engage the public. Key phases of the project in Multnomah County included:

- The Multnomah County Reserves Citizen Advisory Committee (CAC) developed their suitability assessments and recommendations in 16 public meetings between May of 2008 and July 30, 2009. The Planning Commission conducted a hearing on Aug 10, 2009 to consider the CAC suitability recommendations and recommendations for reserve designations in the county. Consensus of the Planning Commission endorsed the CAC recommendations.
- The Board adopted Resolution No. 09-112 at their September 10, 2009 public hearing, forwarding to Core 4 and the Reserves Steering Committee, urban and rural reserves suitability recommendations developed by the Multnomah County CAC. The Board took the approach of focusing on suitability of areas for reserves rather than on designations of urban and rural reserves pending information about how much growth can occur within the existing UGB and how much new land will be sufficient to accommodate long term growth needs.
- The Metro Chief Operating Officer's Report was released on September 15, 2009, and included population and employment forecasts for the years 2050 and 2060 that provide an understanding of the scale of growth coming to the region. The report finds that a range of between 15,700 and 29,100 acres of urban reserves will be needed for both population and employment growth over the next 40 – 50 years. The counties identified a total of approximately 49,000 acres of land suitable for urban reserves.
- The Board adopted Resolution No. 09-153 at their December 10, 2009 public hearing, forwarding to Core 4, recommendations for designation of urban or rural reserve, and areas with no reserves designation. These recommendations were developed considering information from a number of sources with a regional and local perspective. These include Regional Steering Committee stakeholder comment, discussion with Multnomah County cities, and information and perspectives shared in Core 4 meetings.
- The Board adopted the Reserves IGA with Metro at a public hearing on February 25, 2010, and Metro adopted the agreement at a public hearing on the same date. The agreement contains a map of areas the County and Metro will designate as rural and urban reserves and policies that the parties will incorporate into their plans. The IGA serves as “a preliminary decision that is a prerequisite” to the plan amendments. A copy of the IGA is included herein.
- The Planning Commission conducted a public hearing on April 5, 2010, and recommended the proposed amendments to the Board for approval. This hearing and recommendation was a part of the legislative adoption phase of the reserves project. A copy of the Planning Commission resolution PC 08-010 is included herein.

3. Explain the fiscal impact (current year and ongoing).

Staff resources and project support for adoption of an ordinance to implement this agreement is accommodated within existing budget. This agreement anticipates future county participation in concept planning for areas considered for addition to the UGB, and to participate in a review of the reserves program within 20 years. Resources for these efforts will come from future budgets.

4. Explain any legal and/or policy issues involved.

The proposal amends the Framework Plan Volume 2 Policy 6 Urban and Land Area to add a new set of policies and strategies (Policy 6A), and amends the Plan and Zoning Map to adopt rural reserves and recognize urban reserves. The Urban and Rural Reserves policy objectives address elements of the existing county growth management approach including directing growth to appropriate locations, providing for orderly growth over time, resource conservation, managing conflicts between urban and rural uses, and building compact livable urban communities.

Together with the adoption of the map in Exhibit 1, the amendments fulfill the county's agreements to adopt certain policies into the county plan as identified in the IGA. Proposed Policy 6A includes a number of strategies, which are recommendations about how the reserves program should be implemented.

The proposed strategies within Policy 6A endorse policy changes by both Multnomah County and Metro that would require cities to govern and plan areas added to the UGB. The County, Metro, and the appropriate city would participate in concept planning prior to expansion of the UGB.

5. Explain any citizen and/or other government participation that has or will take place.

The outreach program has followed a regional Coordinated Public Involvement program and a County Public Involvement program. Coordination with affected local governments has been an important element in support of reserves evaluation and decisions. Outreach to the public has occurred in a number of ways including newspaper notifications, use of the internet, individual property owner mailings, open house events, public meetings, and public hearings.

Coordination with Multnomah County Cities

Understanding the land needs and service potential of cities is of critical importance because the County would look to a city to provide urban services should areas designated urban reserve come into the UGB in the future. Input from cities of Beaverton, Gresham, Portland, and Troutdale was considered during process of evaluating and designating the proposed reserves.

Public Outreach

Public outreach has included three region wide open house events and on-line surveys. The first was conducted in July of 2008 to gather input on the Reserves Study Area Map. The second occurred in April of 2009, for public input on Urban and Rural Reserve Candidate Areas - lands that will continue to be studied for urban and rural reserves. The third regional outreach effort to gather input on the regional reserves map prior to refinement of the final map for Intergovernmental Agreements occurred in January of 2010.

Public testimony has been an important element in the process and has been submitted to Multnomah County in several ways including open house events that took place in July of 2008, April of 2009, and January of 2010, in testimony provided at Citizen Advisory Committee meetings, testimony to the Planning Commission and the Board, and testimony to Metro Council at public

hearings. Written testimony received during these public involvement opportunities has been included on the Multnomah County Reserves web pages and through links to pages maintained by Clackamas and Washington Counties and Metro. The County pages are located at: <http://www2.co.multnomah.or.us/reserves>

Required Signature

**Elected Official or
Department/
Agency Director:** _____

Date: _____