

## Area 2: East of Sandy River

### Rural Reserves Analysis

This is a triangular shaped area bounded by the Columbia River Gorge National Scenic Area on the north, the Sandy River Canyon on the southwest, and the study area boundary on the east. The northwest point of the triangle abuts an area that is both within the Columbia River Gorge National Scenic Area and in the City of Troutdale. The rural unincorporated community of Springdale is located approximately 2 miles east of the Troutdale UGB.

This area contains the north part of the East of Sandy River ODA study area, and is designated as Important Farmland. It contains both Wildland and Mixed forest areas described in the ODF study. Western portions of the area are part of Landscape Features unit #1, Sandy River.

*CAC Assessment: High suitability west of 3-mile UGB line; Low/medium suitability east of 3-mile UGB line.*

**Staff Assessment:** Low suitability for rural reserve. Should the urban suitability ranking for this area change, suitability of the area for rural reserve protection for farm/forest should be re-examined.

#### Farm and Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)		Factor Ranking	Discussion/Rationale
<b>2. Land intended to provide long-term protection to the agricultural or forest industry, or both.</b>			
2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low <i>CAC: High for area within 1 or 2 miles of UGB, low for remaining area</i>	A small part of the area is adjacent to the UGB, and roughly one third is within three miles of the Troutdale UGB/CRGNSA. Extension of urban water, sewer services, and urban transportation system would not be efficient due to need to extend services across the canyon.
2b.	Is capable of sustaining long-term agriculture or forestry	High	Area supports diversified farm crops including vegetables, berries, hay, orchards, etc. Important farm land has few limitations to long-term production of climate appropriate crops. This area contains forest resources, especially in the southeast portion. No limitations to long-term forest management have been identified.
2c.	Has suitable soils and water	High – for soil Medium – for water	Farmed areas include a mix of Class II and III soils, including areas of prime farmland. All forest soils are highly productive. Conservation of agricultural groundwater resources is encouraged. Water is not understood as a limitation to forestry.
2d.	<b>Is suitable to sustain long-term agricultural or forestry operations, taking into account:</b>		
2d. (A)	Contains a large block of farm or forest land and	High	With the exception of the unincorporated community of Springdale, the north part of this area consists of

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	<b>cluster of farm operations or woodlots</b>		farm blocks with occasional small forest tracts. The southeast half of the area contains mixed and wildland forest that blocks up to exclusive forest areas adjoining Mt. Hood National Forest further east.
<b>2d. (B)</b>	<b>The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.</b>	High	The area is buffered from urban areas to the west by the Sandy canyon. Few documented local conflicts.
<b>2d. (C)</b>	<b>The land use pattern including parcelization, tenure and ownership</b>	High	Parcelization not seen as a factor – tract and field size appropriate to character of agriculture in area.
<b>2d. (D)</b>	<b>Sufficiency of agricultural or forestry infrastructure</b>	High	Infrastructure is adequate to support existing ag/forest management.

<b>Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.</b>			
	<b>Foundation</b>	No	
	<b>Important</b>	Yes	
	<b>Within 3 miles of a UGB</b>	Yes	3 mile line is between Springdale and Corbett

**Staff Summary and Conclusion – Suitability for rural reserve to protect farm and forest resources:**

The area rates moderately high on capability and high on suitability factors for both farm and forest protection. Although it is adjacent to the UGB in one area, potential for urbanization is low due to inefficient extension of key services across the Sandy River canyon. Low suitability for reserve designation for farm/forest.

**Landscape Features Factors Evaluation**

<b>Rural Reserve Factors - Landscape Features -0060(3)</b>		<b>Factor Ranking</b>	<b>Discussion/Rationale</b>
<b>3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:</b>			
<b>3a.</b>	<b>Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.</b>	<b>Low</b> <i>CAC: High for area within 1 or 2 miles of UGB, low for remaining area</i>	A small part of the area is adjacent to the UGB, and roughly one third is within three miles of the Troutdale UGB. Extension of key urban services across the canyon would not be efficient.
<b>3b.</b>	<b>Subject to natural disasters or hazards such as flood, steep slopes, landslide</b>	<b>Low</b>	Few areas are mapped as slope hazard on county map. No mapped floodplain.
<b>3c.</b>	<b>Has important fish, plant or wildlife habitat</b>	<b>High</b>	Several important streams drain to the Sandy, areas connecting to the Sandy canyon are recognized on Willamette synthesis map, ODFW Conservation areas, and TNC portfolio.
<b>3d.</b>	<b>Is necessary to protect water quality or quantity such as streams, wetlands and riparian areas</b>	<b>Low</b>	Streams, wetlands, riparian areas, water sources not in areas likely to need protection from urban expansion.
<b>3e.</b>	<b>Provides a sense of place to the region</b>	<b>Low</b>	Not widely recognized.

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3f.	<b>Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses</b>	Low	Area does not serve as a buffer between urban and rural.
3g.	<b>Provides separation between cities</b>	Low	There are no cities between the Metro UGB and the study area boundary that forms the east edge of this area.
3h.	<b>Provides easy access to recreational opportunities in rural areas such as parks and trails</b>	Low	Few public parks and trails exist within this area.

### Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

Overall suitability is low, in large part due to somewhat isolated location separated by the significant landscape feature of the Sandy canyon. This isolation results in good habitat areas and good protection of those areas from urbanization. It also ranks low on sense of place, urban-rural separation, and recreation.

## Urban Reserves Analysis

The results of the initial urban suitability assessment for provision of key services water, sewer, and transportation, rated all of area 2 as inefficient for those services. The CAC found that this area should not continue to be studied as a candidate urban reserve area as a result.

*CAC Assessment: Do not study further for urban reserve*

**Staff Assessment:** Low suitability for urban reserve

Urban Reserve Factors -0050 (1) – (8)	Factor Ranking	Discussion/Rationale
<b>When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:</b>		
1.	LOW	<p><b>Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments</b></p> <p>Transportation – this area was unranked for suitability for providing transportation services due areas with slopes &gt; 25%, difficult connections to existing urban area. Also noted is low suitability for an RTP level connectivity system. Transportation ranking is Low.</p> <p>Sewer – rated difficult to serve due to topography, and substantial/difficult improvements would be required both inside and outside of the area. Sewer ranking is Low</p> <p>Water - rated low due to topography.</p>
2.	LOW	<p><b>Includes sufficient development capacity to support a healthy</b></p> <ul style="list-style-type: none"> <li>• Difficult to access this area – canyon crossing required.</li> <li>• Poor job access to and from area.</li> </ul>

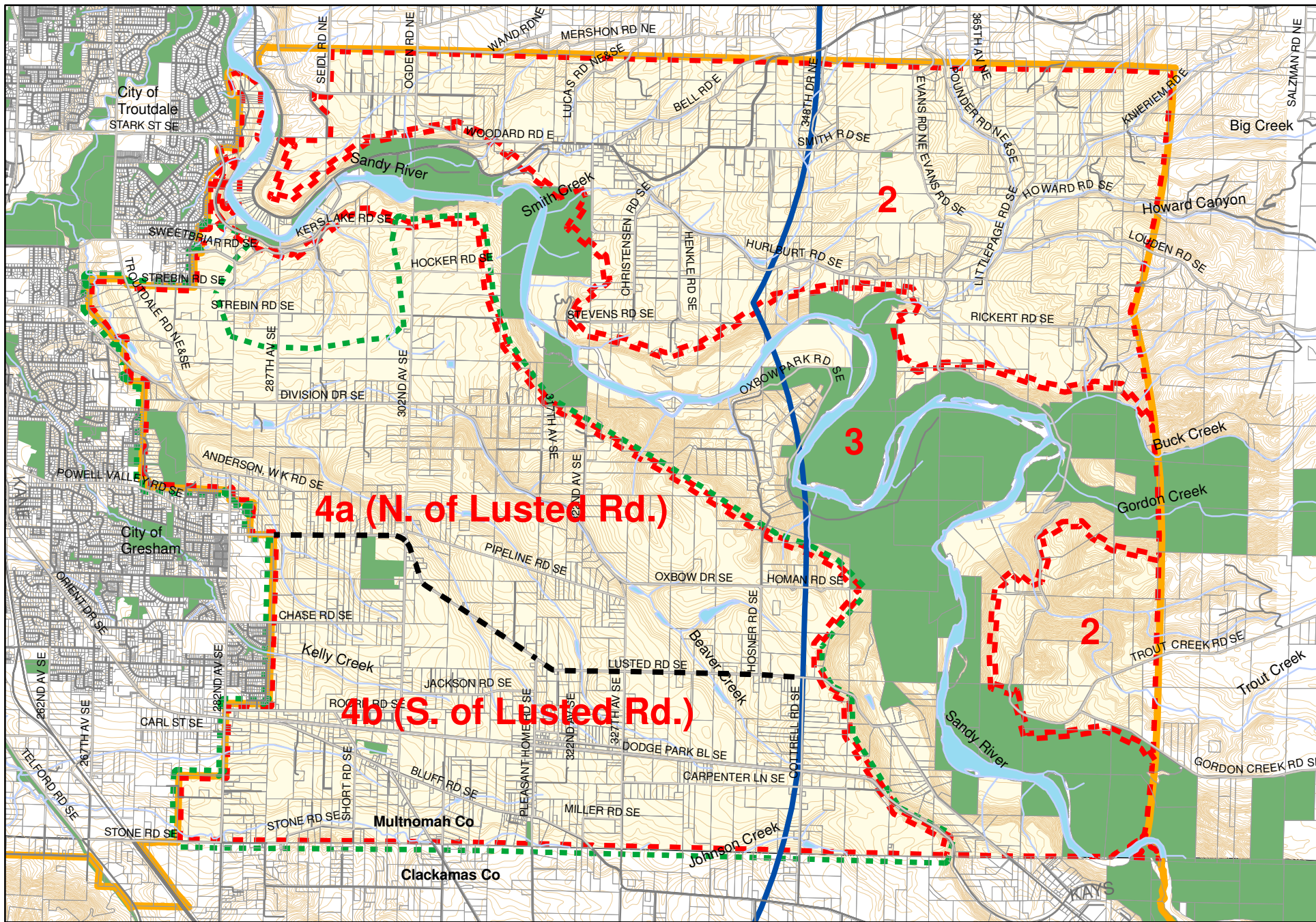
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	economy		<ul style="list-style-type: none"> <li>• Low potential to establish transp. system to support employment uses.</li> </ul>
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	LOW	<ul style="list-style-type: none"> <li>• See key services efficiency information under 1. above</li> <li>• No assessments for schools, stormwater, parks, etc.</li> <li>• Most likely service provider for small area at the north end is Troutdale since it is adjacent.</li> </ul>
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	LOW	<ul style="list-style-type: none"> <li>• Limited potential to form walkable neighborhoods that require higher density and mix of services due to topography.</li> <li>• Very constrained land for developing a connected transp. system due to canyon crossing and steep slopes.</li> <li>• The topography and associated low street connectivity, density, and low diversity of uses is not conducive to good transit service.</li> </ul>
5.	Can be designed to preserve and enhance natural ecological systems	MEDIUM	Several streams cross the area, and there is enough space with areas of buildable land to preserve those systems.
6.	Includes sufficient land suitable for a range of needed housing types	LOW	<ul style="list-style-type: none"> <li>• Limited and constrained land overall for accommodating a variety of housing, including creek systems with steeper slopes.</li> <li>• Limited area for well-connected transp. system to serve variety of housing.</li> </ul>
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves;	MEDIUM	Landscape mapping for this area includes streams, and there are disbursed areas in between that could be developed while avoiding them.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.	MEDIUM	Area contains stream features and associated topography that could form local edges/buffers.

**Staff Summary and Conclusion:**

This area ranks low on most urban factors and ranks low for urban reserve suitability due to the need to extend key urban services across the Sandy River Canyon, and for low accessibility.



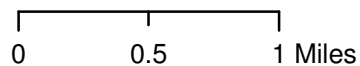


**4a (N. of Lusted Rd.)**

**4b (S. of Lusted Rd.)**



Multnomah County Candidate Area Maps:  
 Potential Urban and Rural Reserves Areas  
 Areas 2, 3 & 4 - East of Sandy River,  
 Sandy River Canyon & West of Sandy River



-  Streams
-  Study Area Boundary
-  UGB 3-mi Buffer
-  Tax Lots
-  Urban Candidate Area
-  30 ft Contours
-  Rural Candidate Area
-  Public Lands

Draft (Rev. 08/03/09)





## Area 3: Sandy River Canyon

### Rural Reserves Analysis

The portion of the canyon within the Study Area runs north-south beginning a short distance north of the Stark Street Bridge near Troutdale to the Multnomah/Clackamas County line. The subarea is further defined on its east and west sides by the approximate edge of the canyon, which varies in width from. This landscape feature separates the gentle slopes west of the river from the start of the Cascade Range foothills on the east side.

This area contains Important land associated with the East of Sandy ODA map area, and Foundation land of the Clackanomah unit. This area is evaluated as forest land because it contains both mixed and wildland forest of the ODF study map, and is primarily a forest resource area due to topography and soils. It is also within Landscape Feature Area #1. The Sandy River Canyon is also a National Scenic Waterway, State Scenic Waterway, and has Federal Wild and Scenic River designations.

*CAC Assessment: High suitability for rural reserves*

**Staff Assessment:** Low suitability to protect forest resources; medium suitability to protect landscape features.

\* see map in Area 2 section

#### Farm and Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)	Factor Ranking	Discussion/Rationale
<b>2. Land intended to provide long-term protection to the agricultural or forest industry, or both.</b>		
2a. Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low	The northernmost point of the canyon is adjacent to the Troutdale UGB, and roughly one half is within three miles. The area has a low efficiency for providing water and sewer services, and for urban transportation system, due to service extension into the canyon and across the river.
2b. Is capable of sustaining long-term agriculture or forestry	Low	Extent of public ownership together with scenic protections indicates impacted forest area.
2c. Has suitable soils and water	High	Soils are recognized as good for forest. Water is not limiting for forest management.
2d. Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A) Contains a large block of farm or forest land and cluster of farm operations or woodlots	Medium	Contains small blocks of forest land not in public ownership in the central and southeast areas.
2d. The adjacent land use	Medium	Impact to forest management from non

**23B Area 3: Sandy River Canyon**

(B)	pattern, including non-farm/forest uses and buffers between resource and non-resource uses.		farm/forest uses is limited by public ownership extent, farm and forest land zoning, topography. Extent of edges with public ownerships increases potential limitations to forest mgmt.
2d. (C)	The land use pattern including parcelization, tenure and ownership	Medium	Extensive public ownership, especially along river and associated uplands. There is a narrow bench at the south end with small farms and RR; most other areas are private in forest use. Parcel sizes are large however public entities management objectives are more likely park or open space versus forest management.
2d. (D)	Sufficiency of agricultural or forestry infrastructure	High	Infrastructure is adequate to support existing limited management.

<b>Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.</b>			
	Foundation	Yes	
	Important	Yes	
	Within 3 miles of a UGB	Partial	Approx. the west half w/in 3 miles

**Staff Summary and Conclusion – Suitability for rural reserve to protect forest resources:**

This area lends itself primarily to forestry due to topography. Scenic and habitat objectives for this area are likely to continue long-term, indicating low suitability for forest management.

**Landscape Features Evaluation**

Rural Reserve Factors - Landscape Features -0060(3)		Factor Ranking	Discussion/Rationale
<b>3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:</b>			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low	The northernmost point of the canyon is adjacent to the Troutdale UGB, and roughly one half is within three miles. Urban service extension into/through the canyon would be difficult.
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	High	Areas adjacent to the river are within floodplain, significant areas of the canyon sides are mapped county hazard areas, and a number of landslides recorded along roads.
3c.	Has important fish, plant or wildlife habitat	High	Landscape Features text description indicates big game corridor connectivity, and critical habitat for steelhead, salmon and trout.
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	Low <i>CAC: High</i>	Streams, wetlands, riparian areas, water sources not in areas likely to be included within urban expansion and not in need of protection. <i>CAC: However, the Sandy River is one of the cleanest rivers in the region and should receive special protection.</i>
3e.	Provides a sense of place to the region	High	State Scenic Waterway, Federal Wild and Scenic River designations, and extensive recreation uses

			are evidence of sense of place values.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	High	Significant buffer should urban areas extend eastward from the Gresham/Troutdale UGB.
3g.	Provides separation between cities	Low	There are no cities between the Metro UGB and the study area boundary in Multnomah County.
3h.	Provides easy access to recreational opportunities in rural areas such as parks and trails	High	Contains road access to Oxbow Regional Park, and other accessible recreation opportunities.

**Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:**

Suitability for factors related to environmental values are high, whereas factors intended to protect natural features from urban development are low. However, the canyon is adjacent to areas on the west that could become urban reserve. It forms a landscape scale edge between the Portland Metro area to the west, and the Cascades foothills on the east. It also has important scenic, habitat, and recreation values. This area as a whole is considered low suitability for efficient provision of urban services. This area has existing protections through zoning and public ownership, and urbanization potential is remote, suggesting a medium rank for rural reserve to protect landscape features.

*CAC Comments: The Sandy River is an important waterway which should receive special protection.*

**Urban Reserves Analysis**

The results of the initial urban suitability assessment for provision of key services water, sewer, and transportation, rated all of area 3 as inefficient for those services. The CAC found that this area should not continue to be studied as a candidate urban reserve area as a result.

*CAC Assessment: Do not study further for urban reserve*

**Staff Assessment:** Low suitability for urban reserve

Urban Reserve Factors -0050 (1) – (8)	Factor Ranking	Discussion/Rationale
<b>When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:</b>		
1. Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments	LOW	Transportation – this area was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Also noted is low suitability for an RTP level connectivity system. Transportation ranking is Low.  Sewer – rated difficult to serve due to topography,



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			and substantial/difficult improvements would be required both inside and outside of the area. Sewer ranking is Low.  Water - rated low due to topography.
2.	<b>Includes sufficient development capacity to support a healthy economy</b>	LOW	<ul style="list-style-type: none"> <li>• Difficult to access this area – steep topography.</li> <li>• Poor job access to and from area.</li> <li>• Low potential to establish transp. system to support employment uses.</li> </ul>
3.	<b>Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers</b>	LOW	<ul style="list-style-type: none"> <li>• See key services efficiency information under #1 above.</li> <li>• No assessments for schools, stormwater, parks, etc.</li> <li>• Most likely service provider for small area at the north end is Troutdale, since it is adjacent.</li> </ul>
4.	<b>Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers</b>	LOW	<ul style="list-style-type: none"> <li>• Limited potential to form walkable neighborhoods that require higher density and mix of services due to topography.</li> <li>• Very constrained land for developing a connected transp. system due to steep slopes.</li> <li>• Not conducive to good transit service-topography.</li> </ul>
5.	<b>Can be designed to preserve and enhance natural ecological systems</b>	LOW	Very little usable buildable land makes it difficult to avoid extensive creek headwater and forest canopy systems.
6.	<b>Includes sufficient land suitable for a range of needed housing types;</b>	LOW	Little buildable land within the canyon.
7.	<b>Can be developed in a way that preserves important natural landscape features included in urban reserves;</b>	LOW	Urban development would require significant alteration of the landscape in this area because of steep terrain.
8.	<b>Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.</b>	LOW	Both habitat and visual impacts to this feature would be significant and difficult to avoid/minimize.

**Staff Summary and Conclusion:**

This area ranks low on most urban factors and ranks low for urban reserve suitability due to topographic constraints associated with extending urban services into the canyon.

# Area 4: West of Sandy River

## Rural Reserves Analysis

This area is defined by the Troutdale/Gresham UGB on the west, the Multnomah/Clackamas County line on the south, and the edge of the Sandy River Canyon on the east and north. The area is divided into roughly north and south halves due to the canyon of the Beaver Creek mainstream that extends south from the Gresham - Troutdale UGB along the east edge of the Gresham UGB. Associated tributaries continue this separation southeasterly to beyond the Lusted Rd./ 302<sup>nd</sup> intersection and Barlow HS.

This area is designated in the ODA study as “foundation” agricultural land and as within the “Clackanomah” area that extends into Clackamas County. The area doesn’t contain a forestry designation.

The Landscape Features in this area are part of the much larger Sandy River feature #1, that extends from east of the Sandy River, to the Gresham Troutdale UGB, and from the NSA boundary on the north to Bluff Road on the south. An additional overlay consists of a narrow strip that follows the Multnomah/Clackamas County line over Johnson Creek.

Adjacency to Troutdale is over flat ground, and primary municipal services are lower in elevation to the north. The area north of Troutdale Road is made up of slightly sloping farmland that rises toward the east that has no obvious limits to urbanization.

*CAC Assessment: High suitability for rural reserve*

**Staff Assessment:** High suitability for rural reserve to protect farm resources, medium suitability for rural reserve to protect landscape features for the Beaver Creek area.

\* see map in Area 2 section

### Farm Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)		Factor Ranking	Discussion/Rationale
<b>2. Land intended to provide long-term protection to the agricultural or forest industry, or both.</b>			
2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	HIGH	This area is potentially subject to urbanization because it was rated as having either medium or high suitability for the key urban services of water, sewer and transportation.
2b.	Is capable of sustaining long-term agriculture or forestry	HIGH	The ODA study designates this as foundation agricultural land that produces high-value products, is well suited to agriculture with excellent soils and adequate water.
2c.	Has suitable soils and water	HIGH/HIGH	All areas not stream associated topography are classified as prime agricultural soils and/or Class II and III. Irrigation from groundwater sources is used

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			extensively, including overhead and drip systems. Although areas along the south edge are adjacent to areas within Clackamas County that are mapped as groundwater limited, this area is not thought of as water limited at this time.
<b>2d.</b>	<b>Is suitable to sustain long-term agricultural or forestry operations, taking into account:</b>		
<b>2d.</b> <b>(A)</b>	<b>Contains a large block of farm or forest land and cluster of farm operations or woodlots</b>	HIGH	<p>The area north of the Beaver Creek drainage contains a large block of farmland, and there are other large blocks in the east and central portions of the area.</p> <p>The southwest part of the area contains a scattering of groups of small parcels. Parcels within the MUA-20 zoned areas are primarily in agricultural use.</p> <p>The area between Gresham and SE 327<sup>th</sup> contains smaller farm parcel sizes along with scattered pockets of nonfarm uses/parcels, especially in the vicinity of Orient and Pleasant Home along Dodge Park Blvd. The ag study recognizes this but indicates that nonfarm uses are “not widespread.”</p>
<b>2d.</b> <b>(B)</b>	<b>The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.</b>	HIGH – north and east MEDIUM -other areas.	<p>The part of this area that is adjacent to Troutdale and north of the Lusted Rd. area has relatively larger parcel sizes, minimal nonfarm uses, and good buffering from the urban area by the Beaver Creek canyon.</p> <p>Areas east of Gresham extending from Lusted Rd. south to the county line contain patches of small lots and nonfarm uses, especially in the Orient, Pleasant Home area. The mix of parcel sizes becomes larger moving eastward. The area is not buffered by topographic features from the adjacent urban area, however a Multnomah County/City of Gresham agreement seeks to maintain the existing UGB edge.</p> <p>EFU and MUA20 zoning dominates the area and limits new dwellings and nonfarm uses. Land divisions are infrequent indicating a stable land use pattern.</p>
<b>2d.</b> <b>(C)</b>	<b>The land use pattern including parcelization, tenure and ownership</b>	MEDIUM/HIGH	This area includes parcels suitable for both small and large scale farm management and rent/lease of parcels not contiguous to the primary farm site is common. Area farmers have indicated that parcels as small as one acre are valuable for nursery stock production when they are adjacent to other managed land. Parcels down to four or



			<p>five acres are managed as stand alone parcels.</p> <p>Farming is widespread on exception lands zoned MUA-20 that also contain nonfarm dwellings, indicating a degree of coexistence between farm and nonfarm uses in this area.</p>
2d. (D)	<b>Sufficiency of agricultural or forestry infrastructure</b>	MEDIUM	<p>Key infrastructure in this area includes drip irrigation, trucking services, food crop processing, and the area road network. Also, proximity to the urban area supports access to suppliers and labor.</p> <p>The ODA study notes that limitations on trucking routes, in particular between this area and I-84, could become an issue that impacts out of area shipping.</p> <p>Use of non-contiguous parcels results in frequent use of area roads in farm management. This indicates a need for turn outs or other approaches to reduce conflicts between farm and auto traffic on area roads long term.</p>

<b>Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.</b>			
	<b>Foundation</b>	Yes	
	<b>Important</b>	No	
	<b>Within 3 miles of a UGB</b>	Yes	all except southeast edge is within 3 miles of Gresham

**Staff Summary and Conclusion – Suitability for rural reserve to protect farm resources:**

This area is a highly productive farming area located on the east edge of the Portland metro region. While the majority of crop areas are now nursery stock, the area has in the past, and currently does, produce food crops, including berries and fresh vegetables. Medium rankings on some factors are related to effects of parcelization, which is most pronounced in the southwest part of the area. However, farm protection measures, strategies to reduce farm/auto conflicts on area roads, and maintaining adequate agricultural infrastructure can offset parcelization. High suitability for rural reserve to protect farm resources.

**Landscape Features Evaluation**

<b>Rural Reserve Factors - Landscape Features -0060(3)</b>	<b>Factor Ranking</b>	<b>Discussion/Rationale</b>	
<b>3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:</b>			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	HIGH	<p>Candidate urban reserve area.</p> <p>This area was rated as having either medium or high suitability for the key urban services of water, sewer and transportation.</p>
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	LOW	<p>Limited areas associated with Beaver Creek are indicated on the county slope hazard map and Metro landslide hazard maps.</p>

3c.	Has important fish, plant or wildlife habitat	HIGH	Beaver Creek mainstream and tributaries/ headwaters areas and Johnson Creek headwaters are within this area.
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	MEDIUM for Beaver Cr. canyon – LOW for Johnson Cr.	Both Beaver and Johnson Creeks contain important streams and riparian areas that would need protection from urbanization. In most areas, stream protection rules applicable to urban development are understood to provide protection to streams and riparian areas. The size of Beaver Creek canyon suggests difficulty protecting riparian areas were development to occur there.
3e.	Provides a sense of place to the region	LOW	The primary drainages located in this area, Johnson and Beaver creeks, are not landforms that provide sense of place context to the region.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	HIGH for Beaver Cr. – LOW other areas.	Beaver Creek system, in particular the canyon adjacent to the Troutdale/Gresham UGB out to SE 302 <sup>nd</sup> forms an urban/rural edge. Other areas do not create buffers.
3g.	Provides separation between cities	LOW	Features in this area do not separate the Portland metro area from the nearby City of Sandy.
3h.	Provides easy access to recreational opportunities in rural areas, such as parks and trails.	HIGH	Visitors to Oxbow Park within the Sandy River Canyon drive through this area to get to the park.

**Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:**

The Beaver Creek canyon extending along the edge of the UGB out to the general area of SE 302<sup>nd</sup> ranks high for habitat, water quality, and acting as a buffer or edge between urban and rural resources. The area isn't high on the key sense-of-place factor, however. Other mapped landscape feature areas lack the UGB defining edge value as well as not having high sense of place recognition. While habitat values are high for stream and water quality, these values can be protected under urban rules that would apply should these areas urbanize in the future. On balance, the Beaver Creek Canyon out to approximately the SE 302<sup>nd</sup> Ave area should rank medium for rural reserve to protect landscape features.

**Urban Reserves Analysis**

The results of the initial urban suitability assessment for provision of key services water, sewer, and transportation, rated all of area 4 as moderately to highly efficient. The CAC found that this area should continue to be studied for urban reserve as a result.

*CAC Assessment: Low suitability for urban reserve*

- *Area 4a (North of Lusted Rd): Low suitability*

- *Area 4b (South of Lusted Rd): Medium/low suitability, except medium/high suitability for the area north of Orient Rural Center/west of 302<sup>nd</sup>*

**Staff Assessment:**

- Area 4a (North of Lusted Rd): Low suitability
- Area 4b (South of Lusted Rd): Medium/high suitability, especially SE area near Hwy 26

Urban Reserve Factors -0050 (1) – (8)	Factor Ranking	Discussion/Rationale
<b>When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:</b>		
1.	<p><b>Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments</b></p>	<p>Area 4a N. of Lusted Rd. MEDIUM/LOW</p> <p>Transportation – Area has limited existing road system, constrained connections to Troutdale in the northwest corner of the area, and to areas west and south due to topography range &gt;25% associated with Beaver Cr. – rates moderately low.</p> <p>Sewer – Major system expansion would be needed and treatment capacity is available – rates high.</p> <p>Water – medium</p>
		<p>Area 4b S. of Lusted Rd. MEDIUM/HIGH</p> <p><i>CAC: MEDIUM</i></p> <p>Transportation – This area has an existing “grid” system of rights-of-way that connects west to Gresham and south into Clackamas County, contributing to moderate connectivity and lower costs to add/upgrade roads – rates moderately high.</p> <p>Slopes in this area are low, predominately 0-10%.</p> <p><i>CAC: Adjacent areas do not have transportation or infrastructure in place for a grid system, especially east of 327<sup>th</sup></i></p> <p>Sewer – Major system expansion would be needed and treatment capacity is available – rates high.</p> <p>Water – medium</p>
2.	<p><b>Includes sufficient development capacity to support a healthy economy</b></p>	<p>Area 4a N. of Lusted Rd. LOW</p> <ul style="list-style-type: none"> <li>• Little employment land or opportunities for same in area, not near existing employment areas.</li> <li>• Constrained opportunity for establishing transp. system to support employment uses.</li> <li>• Relatively large overall area approx. 3,600 gross acres/2,070 buildable acres.</li> </ul>

**24B Area 4: West of Sandy River**

		Area 4b S. of Lusted Rd. MEDIUM	<ul style="list-style-type: none"> <li>• Some employment land opportunities, given suitable topography and relatively good access to Hwy 26 corridor.</li> <li>• Adjacent to Springwater employment area.</li> <li>• A limitation to employment land is small parcel sizes (less than 5 acres), particularly in the Orient area.</li> <li>• Relatively large overall area approx. 2,880 gross/1,940 buildable acres.</li> </ul>
3.	<b>Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers</b>	Area 4a N. of Lusted Rd. MEDIUM/LOW	<p>See key services efficiency information under 1. above</p> <ul style="list-style-type: none"> <li>• No assessments for schools, stormwater, parks.</li> <li>• Service provider for this area would most likely be Troutdale.</li> </ul>
		Area 4b S. of Lusted Rd. MEDIUM/HIGH	<p>See key services efficiency information under 1. above</p> <ul style="list-style-type: none"> <li>• No assessments for schools, stormwater, parks.</li> <li>• Service provider for this area would most likely be Gresham.</li> </ul>
4.	<b>Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers</b>	Area 4a N. of Lusted Rd. LOW	<ul style="list-style-type: none"> <li>• Limited area, mostly north of Beaver Creek &amp; south of Sandy River area, to form walkable neighborhoods. Slopes are in the 0 – 10% range for areas not associated with streams.</li> <li>• Constrained land for developing a connected transp. system due to poor connections to Troutdale and surrounding areas, esp. south.</li> <li>• Lower potential density, diversity of uses, connectivity to support efficient for transit.</li> </ul>
		Area 4b S. of Lusted Rd. MEDIUM	<ul style="list-style-type: none"> <li>• Several areas between streams could form walkable neighborhoods.</li> <li>• Relatively flat slopes of 0 – 10% with some stream crossings fairly suitable for development of a connected transp. system.</li> <li>• Good existing rural road network in place as basis for urban network.</li> <li>• Potential density, diversity of uses, connectivity efficient for transit.</li> </ul>
5.	<b>Can be designed to preserve and enhance natural ecological systems</b>	Area 4a N. of Lusted Rd. YES - LOW to MEDIUM	<ul style="list-style-type: none"> <li>• In most portions of area, there are limited buildable areas due to Beaver Creek and steeper topography, making it more difficult to avoid/enhance ecological systems.</li> <li>• The area north of Beaver Creek and south of the Sandy River feature is more capable of urbanizing and enhancing the ecological systems.</li> </ul>



**24B Area 4: West of Sandy River**

		Area 4b S. of Lusted Rd. YES - MEDIUM	<ul style="list-style-type: none"> <li>• There are two main creeks that cross through this area, Kelly and Johnson, as well as upper tributaries of Beaver Creek spaced out through the area.</li> <li>• Sufficient buildable land outside sensitive ecological areas allows for opportunities to avoid/enhance the creek areas.</li> </ul>
6.	Includes sufficient land suitable for a range of needed housing types	Area 4a N. of Lusted Rd. LOW	<ul style="list-style-type: none"> <li>• Limited and constrained land overall for accommodating a variety of housing, including creek system with steeper slopes.</li> <li>• Limited area for well-connected transp. system to serve variety of housing.</li> </ul>
		Area 4b S. of Lusted Rd. MEDIUM	<ul style="list-style-type: none"> <li>• Enough suitable land to accommodate a variety of housing types, supported by connected transp. system.</li> </ul>
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves	Area 4a N. of Lusted Rd. YES - MEDIUM	<ul style="list-style-type: none"> <li>• Primary natural landscape feature not directly involved, as this sub-area excludes the Sandy River canyon feature.</li> <li>• Urban regulatory framework would provide adequate stream protection.</li> </ul>
		Area 4b S. of Lusted Rd. YES - HIGH	Same as 4a.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.	Area 4a N. of Lusted Rd. • YES - HIGH <i>CAC: MEDIUM</i>	<ul style="list-style-type: none"> <li>• There are existing larger creek canyons such as Beaver Creek, and there is adequate land in this subarea to dedicate land set-asides to create buffers from adjacent farmland.</li> <li>• Impacts to farming from area traffic are a concern.</li> <li>• Avoidance of urban impact to Sandy River canyon landscape feature can be accomplished by keeping urban development back from the canyon rim which is the edge of the Sandy canyon feature.</li> </ul> <p><i>CAC</i></p> <ul style="list-style-type: none"> <li>• <i>Buffers may not be designed to sufficiently minimize adverse effects on agriculture</i></li> <li>• <i>Appropriate buffers should be found to split east and west urban and rural areas (more urban west of the 302<sup>nd</sup>-327<sup>th</sup> vicinity, more rural to the east).</i></li> </ul>
		Area 4b S. of Lusted Rd. YES – MEDIUM <i>CAC: MEDIUM</i>	<ul style="list-style-type: none"> <li>• Adequate land to create set-aside buffers, stream headwaters areas provide less topography for buffering.</li> <li>• Impacts to farming from area traffic are a concern.</li> <li>• Avoidance of urban impact to Sandy River canyon landscape feature can be accomplished by keeping urban development back from the</li> </ul>

			<p>canyon rim which is the edge of the Sandy canyon feature.  <i>CAC: Appropriate buffers should be found to split east and west urban and rural areas (more urban west of the 302<sup>nd</sup>-327<sup>th</sup> vicinity, more rural to the east).</i></p>
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**Staff Summary and Conclusion:**

These two areas vary for urban reserve suitability for the most part based on topography, transportation connectivity, and relationship to employment land.

The area north of Lusted Road is contained by the Beaver Creek and Sandy River, topographic features that limit the area to good integration with existing urban areas to a short edge adjacent to Troutdale. It has few internal roads, and a relatively small, elongated shape. Major employment areas are not near by. This area should therefore not be a high priority urban reserve.

South of Lusted Road, the land contains fewer constraints from stream associated topography and has slopes suitable to all urban uses. The area has a road grid that integrates with Gresham to the west and provides more limited connections south toward US 26. The west areas are near existing and planned employment centers along US 26, although close in areas are parcelized. There is adequate area to buffer urban impacts to natural resources, and there are no edge defining landscape features in the area. Mitigating impacts to adjacent farming should be possible with adequate land set asides, however impacts to added urban traffic could be difficult to manage. This subarea appears to be moderately good for urban reserve on the whole. Areas in the southwest part near the existing UGB and close to US 26 should be a higher priority for urban reserve than areas further north and east.

# Area 5: NW Hills North

## Rural Reserves Analysis

This part of the study area lies north of Cornelius Pass Road, west of Highway 30, and extends to the Washington/Multnomah county line on the west, and the Columbia County line on the north. It forms a significant part of the southeast extent of the Tualatin Mountains, the balance of which continues south, connecting this area to the City of Portland and Forest Park. The distance to the edge of this area from the Portland Metro UGB varies from approximately one mile at the south end, to 3 miles at the Cornelius Pass Road/Hwy 30 intersection. The north extent of the area ends at the Study Area Boundary and county line, about one mile south of the City of Scappoose.

Rural resource land mapping for this area includes “foundation” land as part of the Dairy/McKay Creeks sub-region in the ODA study. The ODF map designation is primarily “wildland” forest, with a small area of mixed forest between Skyline Blvd and Rock Creek canyon in the southwest corner. This southwest corner area is connected to a larger mixed farm/forest area in Washington County and is within 3 miles of the UGB. The Landscape Features units include #21 Forest Park Connections, and part of #20 Rock Creek Headwaters. This area is evaluated primarily as forest land, and includes farm evaluation for the mixed farm/forest area and for Landscape Features.

*CAC Assessment: High suitability to protect farm and forest, and for landscape features.*

**Staff Assessment:** High suitability of the area within 3 miles of the UGB and southwest of Skyline Blvd to protect farm/forest; medium in the same area to protect landscape features.

### Farm and Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)	Factor Ranking	Discussion/Rationale
<b>2. Land intended to provide long-term protection to the agricultural or forest industry, or both.</b>		
2a.	<b>Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.</b>	<p>LOW – with one exception</p> <p>Most of this area ranked low for key urban services of water, sewer, and transportation due to topography. The exception is the area in the vicinity of Plainview at the intersection of Cornelius Pass/Skyline Blvd. This area continues to be considered for urban reserve. At the north extent of Area 5 along the county line, potential for urbanization due to proximity to Scappoose is low due to topography at the county line. City staff indicate south extension of the city is not the most efficient approach to expansion, if needed.</p> <p><i>CAC: Risk of urbanization from nearby Highway 30, railroad lines, Cornelius Pass Rd., major employers such as Nike and Intel, and the</i></p>

			<i>Scappoose area.</i>
2b.	<b>Is capable of sustaining long-term agriculture or forestry</b>	HIGH	This area contains primarily forest resources. Predominate wildland forest and foundation mapping indicates no critical limitations to long-term forest management have been identified. Farming in the mixed area at the southeast corner includes Christmas trees and other crops suitable for this “higher terrace area” as indicated in the ODA study. As foundation land, the area has few limitations to long-term production of appropriate crops.
2c.	<b>Has suitable soils and water</b>	HIGH/MEDIUM	Soils in Multnomah County are all productive for forestry, and water is not a management issue for timber production in this area. Soils in farmed areas are Class III and IV, and water is assumed to be somewhat limited, supporting a medium ranking for farming.
<b>2d.</b>	<b>Is suitable to sustain long-term agricultural or forestry operations, taking into account:</b>		
2d. (A)	<b>Contains a large block of farm or forest land and cluster of farm operations or woodlots</b>	HIGH	This area forms a large block of managed forest land that includes scattered pockets of rural residential land uses. There are a small number of hilltop farms that form a block along Skyline Blvd. west of Cornelius Pass Rd.
2d. (B)	<b>The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.</b>	HIGH	The extent of rural residential and non-farm/forest use is small for this area overall. Zoning limits new dwellings to a greater extent than state laws allow. The hilly topography results in localized situations where there is no buffering between older existing dwellings and forest land in some areas.
2d. (C)	<b>The land use pattern including parcelization, tenure and ownership</b>	HIGH	Parcels tend to be larger in size, and zoning that limits new land division, together with a low number of land divisions over the past decade, indicate a stable parcelization pattern for all areas.
2d. (D)	<b>Sufficiency of agricultural or forestry infrastructure</b>	HIGH	No infrastructure limitations have been noted for this area.

<b>Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.</b>			
	<b>Foundation</b>	Yes	
	<b>Important</b>	No	
	<b>Within 3 miles of a UGB</b>	Yes	3 mile line crosses the south end of this area

**Staff Summary and Conclusion – Suitability for rural reserve to protect farm and forest resources:**

This majority of this area continues to function as an industrial forest and is suitable for rural reserve for that reason. The mixed farm/forest area between Skyline Blvd. and Rock Creek is well buffered from



nonfarm uses and has adequate resources to continue current farming practices, although soils and water limit farming to a greater extent than lower elevation areas. Overall suitability for farm and forest reserve is high. The area in the vicinity of Plainview and further northwest is in an area with potential for urbanization (suitable for key urban services, potential urban reserve area) and is over two miles from the UGB. Consider high suitability of the area within 3 miles of the UGB and southwest of Skyline Blvd for rural reserve to protect farm/forest resources, the remainder of the area has low suitability for reserve due to low potential for urbanization.

An alternative for this area is designation of areas within 3 miles of the UGB as rural reserve under the safe harbor provision.

**Landscape Features Factors Evaluation**

Rural Reserve Factors - Landscape Features -0060(3)	Factor Ranking	Discussion/Rationale
<b>3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:</b>		
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	LOW – with one exception.  See rationale for this factor under the farm/forest ranking.
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	HIGH  The significant majority of the area rates “low” for relative hazard on the regional composite hazard map. However, the regional landslide map indicates areas with rapidly moving landslide hazard associated with drainages throughout the area. In addition, areas north of Skyline/Cornelius Pass Rd intersection and northeast of Skyline Blvd contain extensive areas mapped as slope hazard areas on Multnomah County maps. These elements suggest a ranking of high for landslide hazard relative to other areas in the region.
3c.	Has important fish, plant or wildlife habitat	HIGH  Contains headwaters streams associated with both Willamette and Tualatin River watersheds, forest wildlife habitat and corridor between the coast range and Forest Park.
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	LOW <i>CAC: Split between Low, Medium and High</i> <i>Low – 6</i> <i>Med – 2</i> <i>High – 2</i>  The ridge contains valuable headwaters areas for streams that flow east to Multnomah Channel and west to the Tualatin River. Most of the area however is not in need of protection from urban development due to low efficiency/cost to provide key urban services. The Plainview area contains a small drainage basin associated with Rock Creek. Stream protection rules that would apply should the area become urban should be adequate to maintain water quality.  <i>CAC: Headwater streams could not be adequately protected if the area were urbanized.</i>
3e.	Provides a sense of place to the region	HIGH  The east side of the Tualatin Mountains is protected for scenic values under County zoning (SEC-v). The west side of the ridge is also scenic

			from various areas further west. Areas visible on the west side of the ridge Areas north and west of Forest Park are recognized as key wildlife habitat corridors/connections to the park.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	MEDIUM	Most of this area is remote from urban influence, however, areas at the south extent could contribute to an urban/rural edge. Topography at the north end could form an edge adjacent to Scappoose, although potential for urban expansion south into Multnomah County is low.
3g.	Provides separation between cities	LOW	At roughly 8 miles apart, Portland and Scappoose are separated by distance rather than by this area.
3h.	Provides easy access to recreational opportunities in rural areas, such as parks and trails	Unknown	Extent of recreation resources in this area is not clear.

**Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:**

This area rates high on the key sense of place factor and habitat factors, supporting rural reserve designation. It also includes significant extent of landslide hazard suggesting it is less desirable for urban uses – not unexpected, given terrain. However, all except the Plainview area are not potentially subject to urbanization due to proximity to a UGB. Recommend medium suitability of the area within 3 miles of the UGB and south of Skyline Blvd for rural reserve to protect Landscape Features, the remainder of the area has low suitability for reserve due to low potential for urbanization.

**Urban Reserves Analysis**

The results of the initial urban suitability assessment for provision of key services water, sewer, and transportation, rated all, except the Plainview area in the vicinity of the Cornelius Pass Rd/Skyline Blvd. intersection, as inefficient for those services. The CAC found that all except the Plainview area should not continue to be studied as a candidate urban reserve area as a result.

*CAC Assessment: Do not study further for urban reserve*

**Staff Assessment:** Low suitability for urban reserve

Urban Reserve Factors -0050 (1) – (8)	Factor Ranking	Discussion/Rationale
<b>When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:</b>		
1. Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure	LOW – exception is Plainview area ranks MEDIUM.	Transportation – this area was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Also noted is low suitability for an RTP level connectivity system.

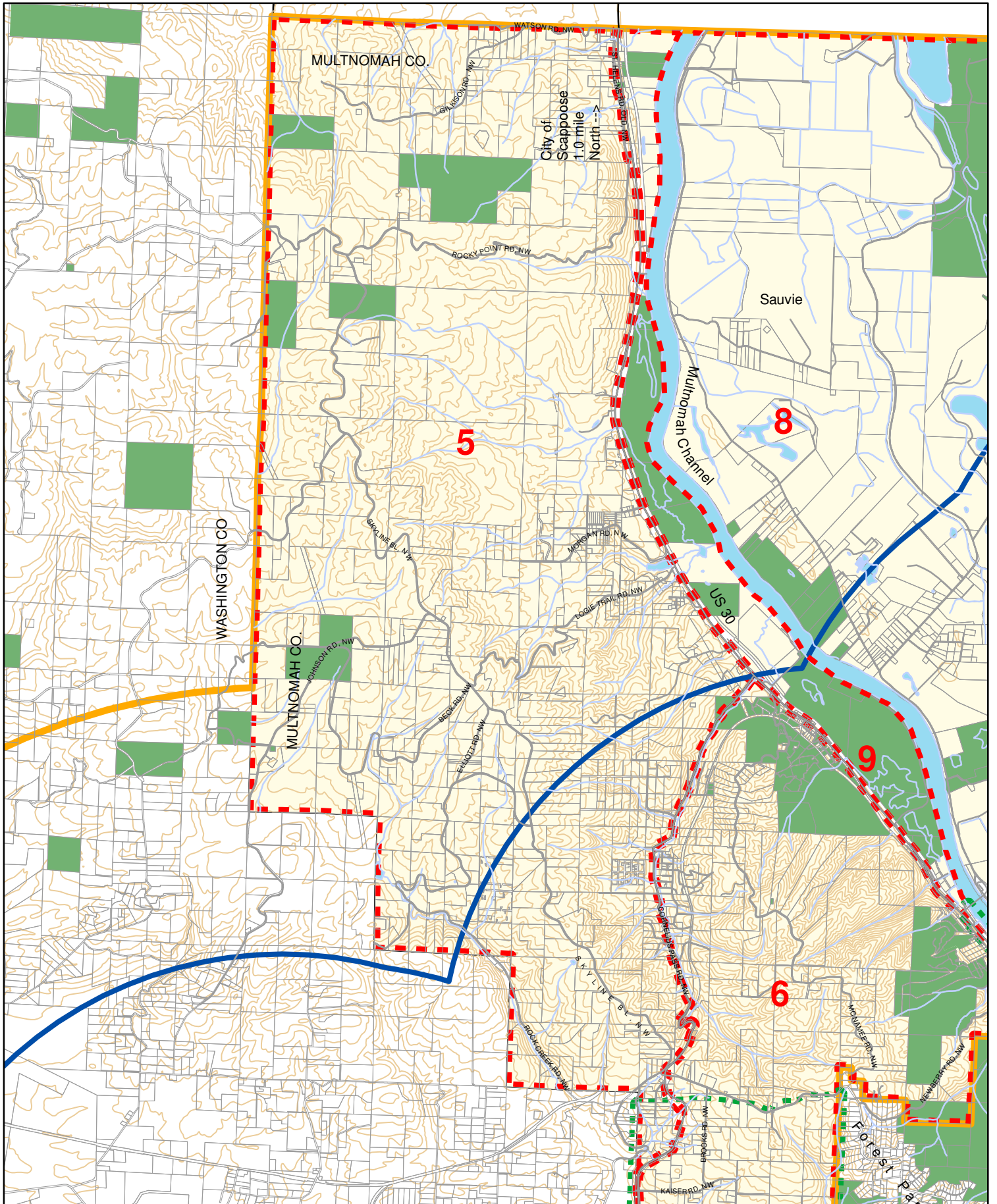
	<b>investments</b>		<p>Transportation ranking is Low.</p> <p>Sewer – rated difficult to serve due to topography, and substantial/difficult improvements would be required both inside and outside of the area. Sewer ranking is Low except for area in vicinity of Plainview.</p> <p>Water - rated low due to topography, except the Plainview area ranks high.</p>
2.	<b>Includes sufficient development capacity to support a healthy economy</b>	LOW	<ul style="list-style-type: none"> <li>• Very little suitable employment land or opportunities for same in area –steep topo.</li> <li>• Poor job access to and from area.</li> <li>• Constrained area for establishing transp. system to support employment uses.</li> </ul>
3.	<b>Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers</b>	LOW	<ul style="list-style-type: none"> <li>• See key services efficiency information under 1. above</li> <li>• No assessments for schools, stormwater, parks, etc.</li> <li>• Area is not adjacent to a city – unclear what city would be the service provider for this area is Portland since the area is adjacent at it’s south edge.</li> </ul>
4.	<b>Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers</b>	LOW	<ul style="list-style-type: none"> <li>• Limited potential to form walkable neighborhoods that require higher density and mix of services due to topography.</li> <li>• Very constrained land for developing a connected transp. system due to steep slopes.</li> <li>• The topography and associated low street connectivity, density, and low diversity of uses is not conducive to good transit service.</li> </ul>
5.	<b>Can be designed to preserve and enhance natural ecological systems</b>	LOW	Very little buildable land makes it difficult to avoid extensive creek headwater and forest canopy systems.
6.	<b>Includes sufficient land suitable for a range of needed housing types</b>	LOW	Very limited and constrained land for accommodating a variety of housing, including topographic constraints –slopes >25% - for developing a connected transp. system to serve such uses.
7.	<b>Can be developed in a way that preserves important natural landscape features included in urban reserves</b>	LOW	Urban development would require significant alteration of the landscape in this area because of steep terrain.
8.	<b>Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land,</b>	MEDIUM	<p>Stream features and topography could be used as edges, and land set-asides would also be possible.</p> <p>Urban scale development on visible slopes will impact the visual quality of adjacent undeveloped areas and would be difficult to avoid/mitigate.</p>

	including land designated as rural reserves.		
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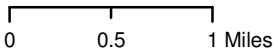
**Staff Summary and Conclusion:**

This area ranks low on most urban factors and ranks low for urban reserve suitability due to constraints imposed by topography, most of which is 25% or greater.





Multnomah County Candidate Area Maps:  
Potential Urban and Rural Reserves Areas  
Area 5 - NW Hills North



Draft (Rev. 08/03/09)

- |                      |                     |
|----------------------|---------------------|
| Streams/Water Bodies | Study Area Boundary |
| UGB 3-mi Buffer      | Tax Lots            |
| Urban Candidate Area | 50 ft Contours      |
| Rural Candidate Area | Public Lands        |



# Area 6: West Hills South

## Rural Reserve Analysis

This part of the study area lies south of Cornelius Pass Road, west of highway 30 and the City of Portland and Forest Park. It extends to the Washington/Multnomah county line on the west near the Plainview area, and continues south to the N. Bethany plan area and Abbey Creek. It is divided from Area 7 to the south by a power line corridor. The area abuts the City of Portland for a significant distance along its east edge.

Rural resource land mapping for this area includes “important” farmland in the ODA study Bethany/West Multnomah sub-region, “wildland forest” abutting and north of Forest Park with “mixed forest” south, and parts of Landscape Features units #20 Rock Creek Headwaters and #21 Forest Park Connections.

*CAC Assessment: High suitability West of McNamee; Low suitability east of McNamee*

**Staff Assessment:** High suitability of the area south of Skyline Blvd. for rural reserve to protect farm and forest resources and to protect landscape features.

### Farm and Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)	Factor Ranking	Discussion/Rationale
<b>2. Land intended to provide long-term protection to the agricultural or forest industry, or both.</b>		
2a.	<p><b>Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.</b></p>	<p>LOW</p> <p>HIGH –for areas south of Skyline</p> <p><i>CAC:</i> <i>Low – east of McNamee</i> <i>High – west of McNamee</i></p> <p>Low for areas north of Skyline where it runs east/west from Cornelius Pass Rd. to the City of Portland. This area is ranked low for key urban services due to topography, and there is a significant block of publicly owned land north of Forest Park.</p> <p>Low for areas east of Abbey Creek north fork and upper Germantown Rd. – ranked low for key urban services due to topography.</p> <p>High for areas south of Skyline and west of the City of Portland and mid-slope line that crosses Germantown Rd.,the Powerline, and Springville Rd. This area remains under consideration for urban reserve.</p> <p><i>CAC: There is urbanization possibility west of McNamee. Part of this area also remains under consideration for urban reserve.</i></p>
2b.	<p><b>Is capable of sustaining long-term agriculture or forestry</b></p>	<p>HIGH</p> <p>Farm/forest resource use of this area generally changes along the east-west segment of Skyline Blvd with primarily forest use north, and farm</p>



**Area 6: West Hills South**

			<p>use with patches of mixed forest use in steeper stream associated topography south.</p> <p>Primary crops grown south of Skyline include hay and pasture, other crops grown include Christmas trees, nursery stock, orchard, berries, wine grapes. Small horse operations are common. This area includes few nonfarm uses, limited urban edges, and adequate “block” size to maintain long-term agriculture.</p> <p>No limitations to long-term forestry have been noted for areas north of Skyline Blvd. Other than a short band of rural residential uses at the north edge of the area along McNamee Rd., areas in private ownership are managed for forest resources or both farm and forest.</p>
2c.	<b>Has suitable soils and water</b>	<p><u>Soils</u> MEDIUM – farm HIGH – forest</p> <p><u>Water</u> MEDIUM - farm</p>	<p>Soils in areas south of Skyline are a mix of Class II, III, and IV, suitable for farm use. Soils above Skyline are suited to forestry.</p> <p>Water is primarily groundwater, and while no specific limitations are noted, the ODA study indicates uncertainty re: the abundance of groundwater to support agriculture, although irrigated farm fields exist in the area.</p> <p>Water is not understood to be a limitation for forestry.</p>
<b>2d.</b>	<b>Is suitable to sustain long-term agricultural or forestry operations, taking into account:</b>		
2d. (A)	<b>Contains a large block of farm or forest land and cluster of farm operations or woodlots</b>	HIGH	<p>Lands south of Skyline make up a large block of farmland with scattered small forest pockets along the east edge and UGB. This area has few rural residential clusters.</p> <p>North of Skyline consists of extensive forest land blocking with rural residential uses scattered along McNamee Rd.</p>
2d. (B)	<b>The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.</b>	HIGH	<p>This area contains few non-farm/forest uses adjacent to managed areas. Zoning limits new dwellings to a greater extent than state laws allow. Land divisions are infrequent.</p> <p>In forested areas north of Skyline Blvd., the hilly topography results in localized situations where there is no buffering between older existing dwellings, and forest land in some areas.</p> <p>South of Skyline, noted buffers or edges include the Powerline area and Abbey Creek headwaters,</p>

			the east-west lower Abbey Creek drainage, and Rock Creek running north-south immediately west of the county line.
2d. (C)	<b>The land use pattern including parcelization, tenure and ownership</b>	HIGH	This area includes parcels suitable for both small and large scale farm and forest management.
2d. (D)	<b>Sufficiency of agricultural or forestry infrastructure</b>	MEDIUM/HIGH	No limitations to farm or forest infrastructure are noted, except for problems moving farm equipment on rural roads due to traffic, including cut-through urban traffic. The roads are arranged such that Germantown and Cornelius Pass Rd. carry traffic east-west and north-south along the edges of this area.

<b>Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.</b>			
	<b>Foundation</b>	No	
	<b>Important</b>	Yes	
	<b>Within 3 miles of a UGB</b>	Yes	All areas are within 3 miles of Portland UGB

**Staff Summary and Conclusion – Suitability for rural reserve to protect farm and forest resources:**

This area is suitable for both farm and forest reserve, as indicated by the “important” farm land and “wildland” and “mixed” forest designations. The primarily forested area north of Skyline Blvd. consists of a large block of forest land with few non forest uses, mainly associated with McNamee Rd. This area is not however, potentially subject to urbanization based on urban suitability assessments to date. The primarily farm area south of Skyline, while containing soils and topography that present limitations to intensive cultivation and uncertain groundwater resources, maintains good integrity, has compatible edges, and few non-farm uses. This area is within an area potentially subject to urbanization based on analysis of key urban services. The area south of Skyline Blvd./Cornelius Pass Rd. intersection should be considered as highly suitable for rural reserve to protect farm and forest resources. An alternative for this area is to designate all areas within 3 miles of the UGB as rural reserve under the safe harbor provision.

**Landscape Features Factors Evaluation**

<b>Rural Reserve Factors - Landscape Features -0060(3)</b>	<b>Factor Ranking</b>	<b>Discussion/Rationale</b>
<b>3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:</b>		
3a. <b>Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.</b>	LOW/HIGH – for areas south of Skyline	See 2a. above
3b. <b>Subject to natural disasters or hazards such as flood, steep slopes, landslide</b>	LOW  HIGH – for areas north of Skyline.	The significant majority of the area rates “low” for relative hazard on the regional composite hazard map. However, the regional landslide map indicates areas with rapidly moving landslide hazard associated with drainages north of Skyline. In addition, areas north of Skyline/Cornelius Pass Rd intersection and northeast of Skyline Blvd

**Area 6: West Hills South**

			contain extensive areas mapped as slope hazard areas on Multnomah County maps. These elements suggest a ranking of high for landslide hazard relative to other areas in the region.
<b>3c.</b>	<b>Has important fish, plant or wildlife habitat</b>	HIGH  MEDIUM for the Kaiser Rd. and east-of-Abbey Creek areas.	<p>Areas north of Skyline are mapped on the ODFW, PNW ERC, and TNC maps. This area contains headwaters streams within the Willamette River watershed, and a wildlife corridor between the coast range and Forest Park.</p> <p>South of Skyline, the Abbey creek mainstem, north fork, and headwaters areas are mapped on PNW ERC, Perennial Stream Buffers maps. Abbey creek is within the Tualatin watershed. These maps do not include a large patch in the Kaiser Rd. area, nor a smaller patch east of Abbey Creek north fork as important regional habitat.</p> <p>Additional information relevant to ranking this factor includes the Metro acquisition target areas as an indicator of habitat value. This area contains an acquisition area encompassing the Abbey Creek watershed. Also, the Multnomah County plan protects the area as wildlife habitat under Goal 5. Together, these designations reflect regional and local assessment that valuable habitat exists in this area.</p>
<b>3d.</b>	<b>Is necessary to protect water quality such as streams, wetlands and riparian areas</b>	LOW  MEDIUM – Abbey Creek headwaters	North of Skyline, this area ranks low because it is not under consideration for urban use. South of Skyline, the area contains all or part of two important Tualatin basin stream systems, Rock and Abbey Creeks. In most areas, stream protection rules applicable to urban development are understood to provide protection to streams and riparian areas. In this area, the concentration of small drainages in the Abbey Creek headwaters area in the vicinity of the Powerline corridor suggests difficulty protecting these values were urban development to occur there.
<b>3e.</b>	<b>Provides a sense of place to the region</b>	HIGH	The southwest side of the Tualatin Mtns is a large-scale landscape feature that provides a green connection between Portland and the Coast Range that is visible from large areas of the west side including Hwy 26.
<b>3f.</b>	<b>Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses</b>	LOW  HIGH for areas south of Skyline	<p>Areas north of Skyline form the south end of an un-interrupted expanse of rural land that connects to the Coast Range – no urban potential for this area is recognized.</p> <p>South of Skyline, Landscape Features mapped areas can separate existing and potential urban</p>

			<p>areas. The southwest slopes form a large-scale buffer between urban areas to the west and Forest Park. Other features within this area that provide buffers between urban and farm/forest/natural resources include:</p> <ul style="list-style-type: none"> <li>• Abbey Creek headwaters, and the east-west lower Abbey Creek drainage</li> <li>• Rock Creek running north-south immediately west of the county line.</li> </ul>
3g.	<b>Provides separation between cities</b>	LOW	The south of Skyline separates urban unincorporated areas to the west from the City of Portland. That said, the intent of this factor is to consider separation between Metro UGB cities and cities outside of that area.
3h.	<b>Provides easy access to recreational opportunities in rural areas such as parks and trails</b>	HIGH	This area includes recreational opportunities adjacent to the urban area including bicycle routes along Skyline and Germantown Roads. The area also contains the Metro “Ancient Forest Preserve.” Within the reserves planning horizon, additional trails proposed for the area are likely to become accessible to the public.

**Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:**

Areas north of Skyline Blvd. rank high for sense of place; they contain high-value habitat, access to recreation, and other values that define the area as a landscape feature important to the region. This area is not however, being studied for urban reserve because it ranks low for efficiency to provide key urban services.

Areas south of Skyline rank high for sense of place; they contain stream features of the Abbey Creek mainstream, north fork, and headwaters areas that are mapped as important regional resources and that separate urban from rural lands. Upland habitat areas also exist, however there are patches in the landscape features mapping indicating lesser regional value. All areas south of Skyline Blvd. continue to be studied for urbanization. On balance, and considering that the broad objective of the Landscape Features factors is to protect areas that define natural boundaries to urbanization and help define the region for its residents, the entire south-of-Skyline area should be considered as highly suitable for rural reserve.

**Urban Analysis for Area 6a: North of Cornelius Pass Rd/Skyline Blvd**

The CAC indicated that areas north of Skyline/Cornelius Pass Rd, and the portion of this area that is north of the power lines and above the mid-slope line, had low overall efficiency for key urban services, and should therefore not continue to be studied for urban reserve. The factors evaluation below addresses this northern portion of Area 6. Areas to the south – the areas designated for further study as candidate urban reserve – are evaluated as Area 6.b.

*CAC Assessment: Do not study further for urban reserve*

**Staff Assessment:** Low suitability for urban reserve

Urban Reserve Factors -0050 (1) – (8)	Factor Ranking	Discussion/Rationale
<b>When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:</b>		
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments;	<p>LOW</p> <p>Transportation – this area was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Numerous small streams also limit efficient connectivity. Also noted is low suitability for an RTP level connectivity system. Transportation ranking is Low.</p> <p>Sewer – rated difficult to serve due to topography, and substantial/difficult improvements would be required both inside and outside of the area. Sewer ranking is Low</p> <p>Water - rated low due to topography.</p>
2.	Includes sufficient development capacity to support a healthy economy;	<p>LOW</p> <ul style="list-style-type: none"> <li>• Area has no suitable employment land or opportunities for same in area due to steep topography.</li> <li>• Poor job access to and from area.</li> <li>• Constrained area for establishing transp. system to support employment uses.</li> </ul>
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers;	<p>LOW</p> <ul style="list-style-type: none"> <li>• See key services efficiency information under 1. above</li> <li>• No assessments for schools, stormwater, parks, etc.</li> <li>• Most likely service provider for this area is Portland since the area is adjacent at it’s south and east edges.</li> </ul>
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	<p>LOW</p> <ul style="list-style-type: none"> <li>• Limited potential to form walkable neighborhoods that require higher density and mix of services due to topography.</li> <li>• Very constrained land for developing a connected transp. system due to steep slopes.</li> <li>• The topography and associated low street connectivity, density, and low diversity of uses is not conducive to good transit service.</li> </ul>
5.	Can be designed to preserve and enhance natural ecological systems	<p>LOW</p> <p>Very little usable buildable land makes it difficult to avoid creeks, including headwaters areas, and to avoid forest canopy systems that exist throughout the area.</p>
6.	Includes sufficient land suitable for a range of needed housing types	<p>LOW</p> <p>Very limited and constrained land for accommodating a variety of housing, including topographic constraints for developing a connected transp. system to serve such uses.</p>

7.	<b>Can be developed in a way that preserves important natural landscape features included in urban reserves</b>	LOW	Very little usable buildable land makes it difficult to avoid the landscape features areas of Rock Creek Headwaters and Forest Park Connections which together cover all of this area.
8.	<b>Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.</b>	MEDIUM	Features that could be used as edges exist, such as Cornelius Pass Rd./McCarthy Creek canyon, and Abbey Cr drainage in the powerlines area.. Buffers from land set-asides would be workable generally.  Urban scale development on visible slopes will impact the visual quality of adjacent undeveloped areas and would be difficult to avoid/mitigate.

**Staff Summary and Conclusion:**

This area ranks low for urban reserve due to a number of factors, driven in large part by topography. The area ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density. It is relatively isolated from existing urban areas as well. Taken together, these limitations indicate the area is not a good area for urban reserve.

**Urban Analysis for Area 6b: South of Cornelius Pass Rd/Skyline Blvd**

This north edge of this area is defined by Skyline Blvd. where it runs east – west between Cornelius Pass Rd. and the City of Portland. The area extends south between the Multnomah County/Washington County line on the west, and the City of Portland on the east, down to the N. Bethany plan area and Abbey Creek. It is divided from Area 7 to the south by a powerline corridor. The area is ranked in the key urban services assessment as “high” efficiency for water, and includes areas with both high and low efficiency for sewer service. The CAC recommended that this subarea, together with land to the south in area 7.b, should continue to be studied as a “candidate” urban reserve area. The CAC indicated that areas north of Skyline had low suitability for key urban services and should not be studied further for urban reserve. The Area 6a factors evaluation includes this northern area.

*CAC Assessment: Split between medium and low suitability. Most agreed to low suitability for the subarea east of the north fork of Abbey Creek. Members were split between low and medium/low suitability for subarea west of Abbey Creek.*

**Staff Assessment:** Low suitability for subarea east of the north fork of Abbey Creek; Medium/Low suitability for subarea west of Abbey Creek

Urban Reserve Factors -0050 (1) – (8)	Factor Ranking	Discussion/Rationale
<b>When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves,</b>		



alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments	<p>LOW/MEDIUM – except LOW along N. fork Abbey Creek and eastward</p> <p><i>CAC: LOW for entire area</i></p>	<p>Transportation – this is part of a larger area that was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Steep slopes exist along the east third of this area, moderating to slopes predominately in the 10 – 25% range west to the county line.</p> <p>Further considerations include:</p> <ul style="list-style-type: none"> <li>• Suitability of isolated areas with flatter slopes in west portion dependent on as yet unplanned connectivity system in adjacent areas.</li> <li>• Limited connectivity potential to the east, other areas will have higher costs to connect pockets of development land due to slope and stream crossings.</li> <li>• Relatively limited amount of developable land relative to assumed higher road costs.</li> <li>• High off-site impacts to rural and limited urban roads including Cornelius Pass Rd and Skyline Blvd.</li> </ul> <p>Transportation ranking is low/medium for areas west of the N. Abbey Creek drainage, and low to the east.</p> <p>Sewer – rated low suitability to serve east of Abbey Creek N. fork, high suitability to the west.</p> <p>Water - rated high suitability.</p> <p><i>CAC</i> <i>Area has lower transportation potential than Area 4; only small pockets are developable</i></p>
2.	Includes sufficient development capacity to support a healthy economy	LOW	<ul style="list-style-type: none"> <li>• Area has very little suitable employment land or opportunities for same in area due to slopes predominately greater than 10%.</li> <li>• West of Abbey Creek area (high suitability for sewer area) along northern Kaiser Rd contains approximately 800 acres gross area.</li> </ul>
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	MEDIUM – except LOW along N. fork Abbey Creek and eastward	<p>See key services efficiency information under 1 above.</p> <ul style="list-style-type: none"> <li>• No assessments for schools, stormwater, parks.</li> <li>• Appropriate service provider is unclear, but most likely would be Portland since the area is adjacent, especially for upper areas along Skyline.</li> <li>• Beaverton has indicated “aspiration” for urban reserve along the west edge of this area up to Kaiser Rd. may be able to provide services within an undetermined future timeframe.</li> </ul>
4.	Can be designed to be	LOW	<ul style="list-style-type: none"> <li>• Limited areas, mostly in west section, with</li> </ul>

	walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers		slopes less than 10% to form walkable neighborhoods that require higher density and mix of services. <ul style="list-style-type: none"> <li>• For most part, the topography and associated low street connectivity, density, low diversity of uses, is not conducive to good transit service.</li> </ul>
5.	Can be designed to preserve and enhance natural ecological systems	HIGH <i>CAC: MEDIUM</i>	<ul style="list-style-type: none"> <li>• Landscape features mapping does not cover the majority of this area, and there is adequate land area to protect the few small streams in the area.</li> <li>• Areas east of Abbey Creek N. fork and along the mainstem could be avoided.</li> </ul> <p><i>CAC:</i></p> <ul style="list-style-type: none"> <li>• <i>Development would be difficult without impacting ecological systems; there may not be enough land to protect small streams</i></li> </ul>
6.	Includes sufficient land suitable for a range of needed housing types	LOW-MEDIUM	Limited pockets of unconstrained land for accommodating a variety of housing, found predominately along the west edge of the area, upper Kaiser Rd.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves	LOW	Urban development on visible slopes will impact the sense of place quality of the Rock Creek (Tualatin Mtns) landscape feature and would be difficult to mitigate.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.	MEDIUM	<ul style="list-style-type: none"> <li>• Farm/forest – yes buffers exist along the east, south, north, and northwest edges, adequate area to use set asides in other areas.</li> <li>• Landscape features – visual impacts from development on higher areas would need to be managed to avoid reducing overall sense of place values the ridge provides.</li> </ul>

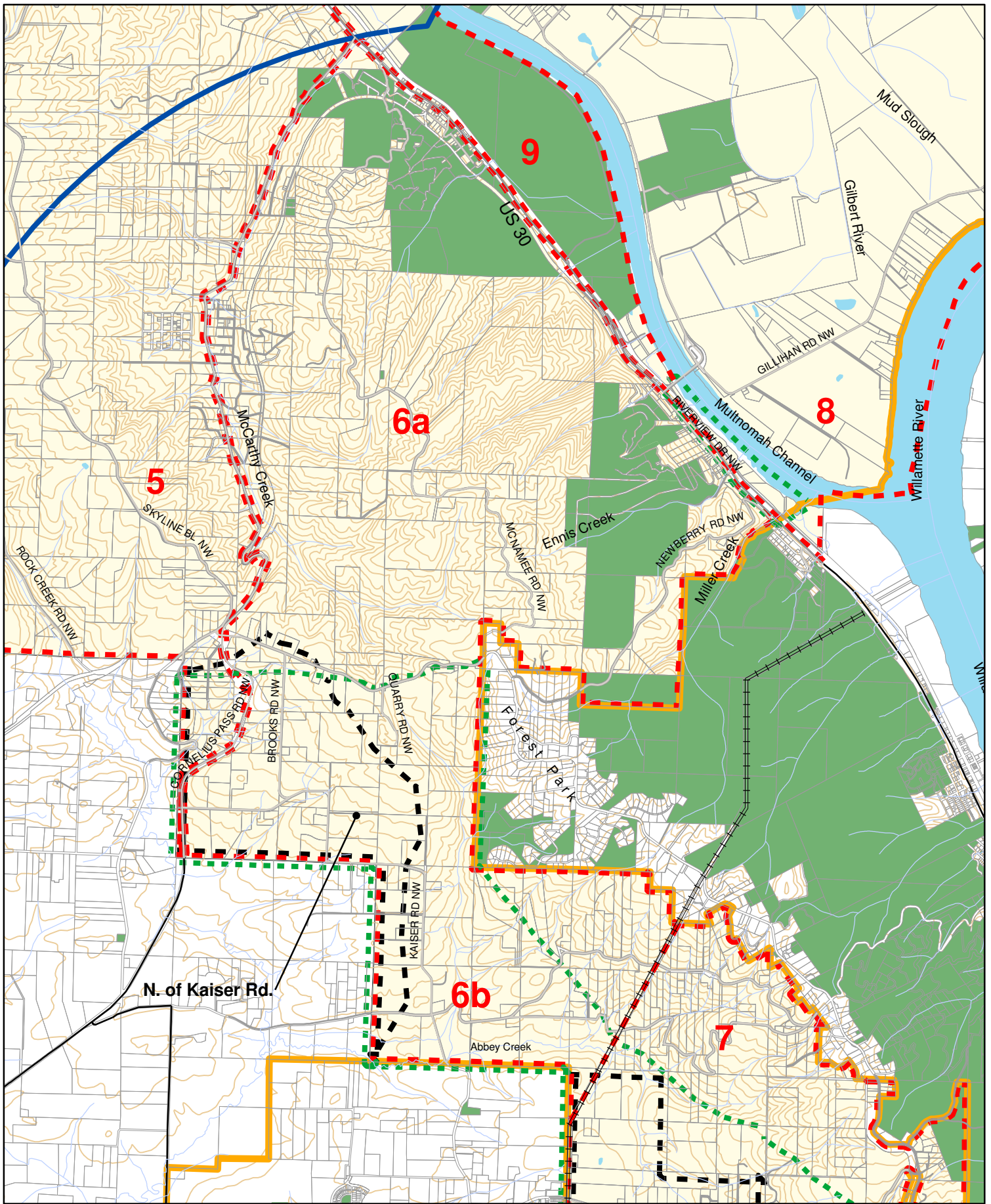
**Staff Summary and Conclusion:**

This subarea contains two main areas with different results of this factors evaluation. The area along and including the north fork of Abbey Creek east to the City of Portland, rates low for key services of transportation and sewer. It also rates low for other important elements including employment land and the urban form elements in factor 4, and as well as housing and visual impacts from development of the higher sloped areas.

The area west of the Abbey Creek drainage system in the N. Kaiser Rd. area, contains relatively small pockets of developable land constrained by moderately high slopes and drainages in the central and northwest sections. These characteristics would result in higher costs to develop transportation system connectivity that is less than the ideal “grid” system. Added consideration/cost is off-site impacts to existing roads, including Cornelius Pass and Skyline Blvd. Other key systems of water and sewer rank easy for this area, land suitable for housing exists in the area and impacts to ecological systems and

## **Area 6: West Hills South**

nearby farm/forest practices are manageable. Careful consideration to visual impacts from development on upper slopes should occur for this area. Overall, while this area could provide additional urban growth area, limitations suggest it should not be the highest priority.



Multnomah County Candidate Area Maps:  
Potential Urban and Rural Reserves Areas  
Area 6 - NW Hills South

0 0.5 1 Miles

Draft (Rev. 08/03/09)

- |                      |                     |
|----------------------|---------------------|
| Streams/Water Bodies | Study Area Boundary |
| UGB 3-mi Buffer      | Tax Lots            |
| Urban Candidate Area | 50 ft Contours      |
| Rural Candidate Area | Public Lands        |

