

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. _____

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

The Multnomah County Board of Commissioners Finds:

- a. The Multnomah County Planning Commission has recommended that the Board adopt an Ordinance adding new policies and strategies to the County's Comprehensive Plan and amending the plan and zoning map with respect to urban and rural reserves.
- b. The Planning Commission held a properly noticed public hearing on April 5, 2010, where all interested persons were given an opportunity to appear and be heard.
- c. The legislative changes implement an IGA with Metro and are necessary to complete the reserves designation process that relied on the coordinated efforts of Multnomah, Clackamas and Washington Counties and Metro to identify and protect from urbanization important farm and forest land, and landscape features, and to create great urban communities. The urban and rural reserves plan was authorized by the Legislature adopting enabling legislation (SB 1011) in 2007, LCDC's adoption of OAR Division 27 in 2008, and implementation of those rules to designate and adopt reserve areas.
- d. Areas of the county the Board designates as rural reserve, and areas Metro designates as urban reserve, are shown on the plan and zoning map in Exhibit 1. Detailed findings in support of this Ordinance are entitled: Reasons for Designating Areas in Multnomah County as Urban Reserves or Rural Reserves; are attached as Exhibit 2; and, are incorporated by reference. A Record Index listing all the evidence in the County's Record related to Urban and Rural Reserves designations is attached as Exhibit 3. A hard copy of the entire Record was present in the board room at the time of the adoption of this Ordinance.

Multnomah County Ordains as follows:

Section 1. Comprehensive Framework Plan is amended to add Policy 6-A as follows:

POLICY 6A: URBAN AND RURAL RESERVES

INTRODUCTION

The purpose of Urban and Rural Reserves is to facilitate planning for urbanization of the Portland metro region over the 50 year plan period from 2010 to 2060. Urban reserves provide greater certainty to the agricultural and forest industries, urban industries, and service providers about the future location of urban growth boundary expansion. Rural reserves are intended to provide long-term protection of agricultural and forest land and landscape features that enhance the unique sense of place of the region.

The reserves plan that designates land for urban and rural use is an alternative approach to manage urban growth through a coordinated regional process provided for in Oregon Laws 2007, chapter 723 and implementing Oregon Administrative Rule 660 Division 27(2008). The reserves plan supplements Policy 6 Urban Land Area with a specific map and implementing policies that define limits to urban growth for a time period much longer than the 20 -25 year UGB plan period.

The reserves plan relies on designation of urban reserves land which can only be designated by Metro, and on rural reserve areas that can only be designated by the County. Because of this division of authority in the reserves plan, the County has amended its plan and zoning map to adopt rural reserves, and also shows urban reserve designations on the map.

POLICY **6-A Urban and Rural Reserves**

It is the County's policy to establish and maintain rural reserves in coordination with urban reserves adopted by Metro and in accord with the following additional policies:

1. Areas shown as Rural Reserve on the County plan and zone map shall be designated and maintained as Rural Reserves to protect agricultural land, forest land, and important landscape features.
2. Rural Reserves designated on the plan map shall not be included within any UGB in the county for 50 years from the date of the ordinance adopting the reserves designations.
3. Areas designated Rural Reserves in the county shall not be re-designated as Urban Reserves for 50 years from the date of the ordinance adopting the reserves designations.
4. The County will participate together with an appropriate city in development of a concept plan for an area of Urban Reserve that is under consideration for addition to the UGB.
5. The County will review the designations of Urban and Rural Reserves, in coordination with Metro and Clackamas and Washington Counties, 20 years from the date of the ordinance adopting the reserves designations, or earlier upon agreement of Metro and the other two counties.
6. ~~In order to comply with applicable state rules, the~~ The County will not amend the zoning to allow new uses or increased density in rural and urban reserve areas- except in compliance with applicable state rules.

STRATEGIES

- A. The urban and rural reserve program for the Portland Metro region is predicated on coordination between Multnomah, Clackamas, and Washington Counties and Metro. As a part of continuing efforts to implement this long-term program, the County has agreed to:
 1. Amend the Multnomah County plan and zoning map to show areas designated by Metro as urban reserve and areas designated by Multnomah County as rural reserve.
 2. Participate with Clackamas and Washington counties and Metro to consider proposals for major or minor amendments to the reserves maps that may occur prior to the end of the 50 year reserves planning period.
 3. Consider the suitability of any lands not designated as urban or rural reserve for such designation during the reserves plan review that is intended to occur within 20 years of the initial reserves designations.
- B. A key element of the reserves program is that identification of land suitable for urban reserve provides the certainty needed for local governments and service providers to plan for future service needs in UGB expansion areas. The County will participate with Metro and an appropriate city in concept planning of urban reserve areas under consideration for inclusion within the UGB subject to the principles:
 1. Concept planning for specific, enumerated Urban Reserves on the Urban and Rural Reserves map may occur separately and at different times.

2. A concept plan for any Urban Reserve area must be approved by the county, the city or cities who will govern the area, and by Metro.
3. Concept plans shall provide that any area added to the UGB shall be governed by an existing city, or by a new city, and shall include provision for the orderly efficient transition from urbanizable to urban land. The preferred approach is for existing county zoning and rural level of services to remain in effect until new urban areas are annexed into the designated city.
4. Concept planning for Urban Reserve areas that are suitable for industrial and other employment uses will recognize the opportunity to provide jobs in this part of the region.
5. Concept planning for Urban Reserve areas that are suitable for a mix of urban uses will recognize the opportunity to provide employment and mixed-use centers with housing at higher densities and employment at higher floor-to-area ratios, and will include designs for a walkable, transit-supportive development pattern.
6. Concept planning shall recognize environmental and topographic constraints and habitat areas and will reduce housing and employment capacity expectations accordingly.
7. Concept plans shall be designed to avoid or minimize adverse effects on farm and forest practices, and on important natural landscape features, on nearby rural land.

Section 2. The map of the Urban and Rural Reserves in Multnomah County is attached as Exhibit 1 and adopted as a portion of the Multnomah County Comprehensive Framework Plan.

Section 3. The following Sectional Zoning Maps are amended to show the areas designated as Urban and Rural Reserves as shown on Exhibit 1: 1 – 86, 88 - 92, 94 – 112, 115 – 118, 121, 122, 124, 125, 131 – 134, 586, 592, 597, 598, 603, 604, 610, 634, 649, 651, 667 – 674, 679, 680, 682 – 686, 688 – 701, 703 – 716.

FIRST READING:	May 6, 2010
SECOND READING AND ADOPTION:	May 13, 2010

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
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SUBMITTED BY:
M. Cecilia Johnson, Director, Department of Community Services