

DEPT OF

JUL 07 2010

LAND CONSERVATION AND DEVELOPMENT

21341 S. Ferguson Rd.
Beavercreek, OR 97004
July 6, 2010

Urban and Rural Reserves Specialist
Department of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301

Re: Objection to Final Metro and Counties Decision Adopting Urban and Rural Reserves

Dear Urban and Rural Reserves Specialist:

My two objections to the Final Metro and Counties Urban and Rural Reserves Decision are described as A and B below:

1. *Participation in the process.*

On numerous occasions I presented oral and written testimony to the Clackamas County Reserve Policy Advisory Committee, the Clackamas County Planning Commission, and the Clackamas County Board of County Commissioners and the Metro Reserve committee including testimony at the BCC Hearing on April 21, 2010 and at the Open Houses. Because I don't have access to the Record to pinpoint my testimony, a sample of my testimony is attached as Appendix D.

2. *Explain your objection concerning the Statewide Planning Goal you believe was violated by the decision.*

A. *The Decision designating the Urban and Rural Reserves does not comply with and violates many Statewide Planning Goals, Including 3, 4, 5, 6, 8, 9, 10, 12, and 14.*

ALTHOUGH the 2010 Urban and Rural Reserve final decision, which designates 28,615 acres as urban reserves and 266,954 acres as rural reserves for a 50 year time horizon¹, is Metro's (and the counties') largest and longest-term decision, since Metro formed, dwarfing the 1996-97 urban reserve decision which only designated 18,579 acres of urban reserve and no rural reserves for a 30-year land supply and which was remanded² and not revised and it is probably the biggest decision made under relevant State law; and

ALTHOUGH Metro's Charter states that Metro would adopt a Future Vision "that indicates population levels and settlement patterns that the region can accommodate within the carrying capacity of the land, water and air resources of the region" and that "the Future Vision shall be completely reviewed and revised at least every fifteen years"³ and the Future Vision,

¹ These values come from the Notice of Adoption of Urban and Rural Reserves and the Decision Metro Ordinance No. 10-1238A itself for example at Exhibit E page 1.

² D. S. Parklane Development, Inc. v. Metro (CAA105688), Jan. 12, 2000

³ From Metro's Charter,

which was adopted in 1995 but has not been reviewed nor revised since, states “we have chosen to approach carrying capacity as an issue requiring ongoing discussion and monitoring”; and

ALTHOUGH Metro indicates in its Notice of Adoption of Urban and Rural Reserves that all Statewide Planning Goals 1 -15 apply to this decision and that “these decisions establish a system of urban and rural reserves in the three-county region to guide long-term planning to the year 2060” and “the decisions include changes to the comprehensive plans (counties) and regional framework plan (Metro) and maps”; and

ALTHOUGH the majority of the Statewide Planning Goals, that is Statewide Planning Goals 3, 4, 5, 6, 8, 9, 10, 12, and 14, many of which are among the most broad and frequently referenced Goals, by including “carrying capacity” in each Goal’s short list of Guidelines, direct that “carrying capacity of the air, land and water resources” is to be “consider[ed] as a major determinant” of plans”⁴ (Appendix A) and they establish that planning is “not to exceed the

Section 5. Regional Planning Functions.

(1) Future Vision.

(a) Adoption. The Council shall adopt a Future Vision for the region between January 15, 1995 and July 1, 1995. The Future Vision is a conceptual statement that indicates population levels and settlement patterns that the region can accommodate within the carrying capacity of the land, water and air resources of the region, and its educational and economic resources, and that achieves a desired quality of life. The Future Vision is a long-term, visionary outlook for at least a 50-year period. As used in this section, “region” means the Metro Area and adjacent areas.

(b) Matters Addressed. The matters addressed by the Future Vision include but are not limited to: (1) use, restoration and preservation of regional land and natural resources for the benefit of present and future generations; (2) how and where to accommodate the population growth for the region while maintaining a desired quality of life for its residents; and (3) how to develop new communities and additions to the existing urban areas in well-planned ways.

(c) Development. The Council shall appoint a commission to develop and recommend a proposed Future Vision by a date the Council sets. The commission shall be broadly representative of both public and private sectors, including the academic community, in the region. At least one member must reside outside the Metro Area. The commission has authority to seek any necessary information and shall consider all relevant information and public comment in developing the proposed Future Vision. The commission serves without compensation.

(d) Review and Amendment. The Future Vision may be reviewed and amended as provided by ordinance. The Future Vision shall be completely reviewed and revised at least every fifteen years in the manner specified in subsection (1)(c) of this section.

(e) Effect. The Future Vision is not a regulatory document. It is the intent of this charter that the Future Vision have no effect that would allow court or agency review of it.

⁴ Oregon’s Statewide Planning Goals & Guidelines

DEFINITIONS.

CARRYING CAPACITY. Level of use which can be accommodated and continued without irreversible impairment of natural resources productivity, the ecosystem and the quality of air, land, and water resources.

Statewide Planning Goal 3 – Agricultural Lands

“Plans providing for the preservation and maintenance of farm land for farm use, should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.”

Statewide Planning Goal 4 – Forest Lands

“Plans providing for the preservation of forest lands for forest uses should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.”

Statewide Planning Goal 5 -- Natural Resources, Scenic and Historic Areas, and Open Spaces

“Plans providing for open space, scenic and historic areas and natural resources should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.”

Statewide Planning Goal 6 -- Air, Water and Land Resources Quality

“Plans which provide for the maintenance and improvement of air, land and water resources of the planning area should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.”

Statewide Planning Goal 8 -- Recreational Needs

“Plans that provide for satisfying the recreation needs of persons in the planning area should consider as a major determinant, the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.”

Statewide Planning Goal 9 -- Economic Development

“Plans directed toward diversification and improvement of the economy of the planning area should consider as a major determinant, the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.”

Statewide Planning Goal 10 --Housing

“Plans providing for housing needs should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.”

Statewide Planning Goal 12 -- Transportation

“Plans providing for a transportation system should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.”

Statewide Planning Goal 14 – Urbanization

GUIDELINES

A. PLANNING

1. Plans should designate sufficient amounts of urbanizable land to accommodate the need for further urban expansion, taking into account (1) the growth policy of the area; (2) the needs of the forecast population; (3) the **carrying capacity** of the planning area; and (4) open space and recreational needs.
2. The size of the parcels of urbanizable land that are converted to urban land should be of adequate dimension so as to maximize the utility of the land resource and enable the logical and efficient extension of services to such parcels.
3. **Plans providing for the transition from rural to urban land use should take into consideration as to a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.**

carrying capacity of such resources” and these “carrying capacity” guidelines are mandatory, as directed by Statewide Planning Goal 2 – Land Use Planning,

Governmental units shall review the guidelines set forth for the goals and either utilize the guidelines or develop alternative means that will achieve the goals. All land-use plans shall state how the guidelines or alternative means utilized achieve the goals.; and

ALTHOUGH the wisdom and relevance of the Statewide Planning Goals on carrying capacity seems premonitory of the current global, national, state and regional consciousness of carrying capacity and its companion concept of sustainability⁵ such as

- the Intergovernmental Panel on Climate Change 2007 *Synthesis Report*
- *Global Climate Change Impacts in the United States* from 13 federal agencies and issued by the White House in 2009
- Oregon’s Land Conservation and Development Commission, approved an Interim Strategy and Work Plan on Climate Change to prepare Oregon for planning for climate change, beginning in 2011
- City of Portland and Multnomah County Climate Action Plan 2009
- 2008 Resolution for a Sustainable Clackamas County, 2008 Action Plan for a Sustainable Clackamas County
- Planning academics are publishing research relating “land conservation and development actions” (planning) to “level of use... without irreversible impairment” (from the Goals’ carrying capacity definition; the footnoted sustainability definition words this idea as “future generations can also meet future needs”)⁶
- Media awash in articles on the Gulf of Mexico oil leak, climate change, peak oil, alternative energy, local food, questioning of economic growth models and so forth; and

ALTHOUGH traditional planning approaches (as used in the Urban and Rural Reserve analysis) that don’t consider carrying capacity (and, the currently more often used and closely related idea, sustainability) ignore the obvious current global and regional context and trends⁷, which make carrying capacity an appropriate “major determinant” of planning; and

ALTHOUGH the planning horizon for the Urban and Rural Reserve decision is 50 years, a time frame which will test if current practices can be sustained without “irreversible impairment”,

4. Comprehensive plans and implementing measures for land inside urban growth boundaries should encourage the efficient use of land and the development of livable communities.

⁵ 'Sustainability' means using, developing and protecting resources in a manner that enables people to meet current needs and provides that future generations can also meet future needs, from the joint perspective of environmental, economic and community objectives. House Bill 3948, 71st Oregon Legislative Assembly, 2001 Regular Session.

⁶ For example, Ewingab and Cerverocde analyzed and summarized all other relevant studies in their article Travel and the Built Environment in *Journal of the American Planning Association*, Volume 76, Issue 3 (June 2010), pages 265 - 294 (Appendix B); Cathcart and Kline, “Land Use Planning: A Time-Tested Approach for Addressing Climate Change”, *Science Findings* (Pacific Northwest Research Station), Issue 113 (June 2009), etc.

⁷ The trend that was considered is population.

AS Metro and the counties planned the urban and rural reserves and adopted these plans including planning concerning Agricultural Lands (Goal 3), Forest Lands (Goal 4), Natural Resources, Scenic and Historic Areas, and Open Spaces (Goal 5), Air, Water and Land Resources Quality (Goal 6), Recreational Needs (Goal 8), Economic Development (Goal 9), Housing (Goal 10), Transportation (Goal 12), Urbanization (Goal 14), Metro and the counties failed to comply with these Statewide Planning Goals and failed to “consider as a major determinant the carrying capacity of the air, land and water resources” and failed to determine if “the land conservation and development actions provided for by such plans” would “exceed the carrying capacity of such resources” and Metro and the counties did not “develop alternative means that will achieve the goals” as required by Statewide Planning Goal 2 when the Guidelines are not followed.

B. The Decision designating the Urban and Rural Reserves does not comply with OAR 660-027-0060

The Final Decision is based on a mis-analysis of Rural Reserve factors “to provide long-term protection to the agricultural industry or forest industry”. In Clackamas County, for example, the three mapped categories from the January 2007 Oregon Department of Agriculture (ODA) report to Metro entitled “*Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands*” (Foundational, Important and Conflicted) were erroneously used to define farmland, with Foundational and Important considered worthwhile and Conflicted considered not worthwhile instead of the Rural Reserve Factors given at OAR 660-027-0060 (Appendix C) being evaluated, although the mapping categories are very general and drawn with a broad brush⁸ so that lands within the “Conflicted” mapped area may have more agricultural values in some locations than some lands within the “Important” or “Foundational” mapped area which, for example, include residential areas and unfarmable canyons. When specific facts that provided evidence of quality agricultural or forest lands of the type outlined in OAR 660-027-0600 were ignored in areas designated as “Conflicted” in the ODA mapping units, OAR 660-027-0060 was illegally misapplied. For example, the Beaver Creek area near Oregon City (the Rural Reserve gap on the regional map) is largely mapped as “Conflicted” by ODA and as a result the OAR 660-027-0060 (2)-type evidence was ignored for this area (the area was left undesignated). Although factual evidence successfully applied OAR 660-027-0060 (2)(a) to distinguish threatened agricultural land for non-threatened land, for the reason just explained and possibly others, this factor was ignored. The decision resulted in abundant unthreatened agricultural land being protected, while threatened agricultural land wasn’t.

3. Recommended specific change that would resolve your objection.

A. The Decision designating the Urban and Rural Reserves does not comply with and violates

⁸ OAR 660-027-0060 (4) provides for the Foundational and Important Agricultural Lands to be designated as rural reserves without further explanation, i.e. justification; however, this “safe harbor” provision does not have the converse effect of making “Conflicted” Agricultural Lands ineligible for Rural Reserve status nor unnecessary to analyze nor does it mean that the mapping boundaries of these ODA categories are the last word in the OAR 660-027-0060 (2) analysis.

many Statewide Planning Goals, Including 3, 4, 5, 6, 8, 9, 10, 12, and 14.

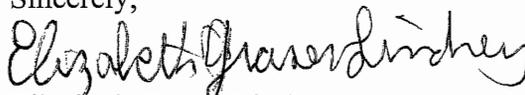
This final decision needs to be remanded back to Metro and the counties for them to apply the Statewide Planning Goal Guidelines for Goals 3, 4, 5, 6, 8, 9, 10, 12, and 14 to evaluate “the carrying capacity of the air, land and water resources of the planning area”; to evaluate its relevance as a “major determinant” on the urban and rural reserve planning; and to determine if “the land conservation and development actions provided for by such [urban and rural reserve] plans” would not “exceed the carrying capacity of such resources” or, if they would exceed the carrying capacity of the resources, to modify the reserve plans. As the Metro Charter provides for academic community to participate in the evaluation of carrying capacity and as Metro has professionally-trained demographers on staff to make their population forecasts, this work needs to include professionals qualified to analyze carrying capacity such as environmental scientists, systems and population biologists, and other needed and qualified individuals.

B. The Decision designating the Urban and Rural Reserves does not comply with OAR 660-027-0060

The decision should be remanded so OAR 660-027-0060 can be correctly applied, that is, so that the OAR 660-027-0060(2) agricultural values of lands that have been ignored can be considered. Because Metro and the local governments may designate some good farmland as urban reserve when it is believed to be needed⁹ and they are not required to designate appropriate lands as rural reserves¹⁰, a revised application of OAR 660-027-0060 (2) would be of most practical importance in a re-look at the reserves in consideration of carrying capacity.

Your attention to these objections will be appreciated.

Sincerely,



Elizabeth Graser-Lindsey

(503) 632-5568

Cc:

Attn.: Laura Dawson Bodner
Metro Regional Center
Metro Store
600 NE Grand Avenue
Portland, OR 97232

⁹ “Urban reserves, if and when added to the UGB, will take some land from the farm and forest land base. But the partners understood from the beginning that some of the very same characteristics that make an area suitable for agriculture also make it suitable for industrial uses and compact, mixed-use, pedestrian and transit supportive urban development.” Metro Ordinance No. 10-1238A Exhibit E, p. 2.

¹⁰ “Third, much of the Important and Conflicted Agricultural Lands rate lower against the urban reserves factors in comparison to areas designated urban reserve, or remain undesignated for possible designation as urban reserve if the region’s population forecast proves too low” Metro Ordinance No. 10-1238A Exhibit E, p. 5.

Attn.: Maggie Dickerson
Clackamas County
Department of Transportation and Development
Development Services Building
150 Beaver Creek Rd.
Oregon City, OR 97045

Attn.: Chuck Beasley
Multnomah County
1600 SE 190th Avenue
Portland, OR 97233

Attn.: Steve Kelley
Washington County
Department of Land Use and Transportation
155 N First Ave., Suite 350-14
Hillsboro, OR 97124-3072

APPENDIX A

Excerpts from Statewide Planning Goals Definitions and 3, 4, 5, 6, 8, 9, 10, 12, and 14

DEFINITIONS.

CARRYING CAPACITY. Level of use which can be accommodated and continued without irreversible impairment of natural resources productivity, the ecosystem and the quality of air, land, and water resources.

Goal 2 – Land Use Planning

PART III -- USE OF GUIDELINES

Governmental units shall review the guidelines set forth for the goals and either utilize the guidelines or develop alternative means that will achieve the goals. All land-use plans shall state how the guidelines or alternative means utilized achieve the goals.

Guidelines -- are suggested directions that would aid local governments in activating the mandated goals. They are intended to be instructive, directional and positive, not limiting local government to a single course of action when some other course would achieve the same result. Above all, guidelines are not intended to be a grant of power to the state to carry out zoning from the state level under the guise of guidelines. (Guidelines or the alternative means selected by governmental bodies will be part of the Land Conservation and Development Commission's process of evaluating plans for compliance with goals.)

GUIDELINES

A. PREPARATION OF PLANS AND IMPLEMENTATION MEASURES

Preparation of plans and implementation measures should be based on a series of broad phases, proceeding from the very general identification of problems and issues to the specific provisions for dealing with these issues and for interrelating the various elements of the plan. During each phase opportunities should be provided for review and comment by citizens and affected governmental units. The various implementation measures which will be used to carry out the plan should be considered during each of the planning phases. The number of phases needed will vary with the complexity and size of the area, number of people involved, other governmental units to be consulted, and availability of the necessary information.

Sufficient time should be allotted for:

- (1) collection of the necessary factual information
- (2) gradual refinement of the problems and issues and the alternative solutions and strategies for development
- (3) incorporation of citizen needs and desires and development of broad citizen support
- (4) identification and resolution of possible conflicts with plans of affected governmental units.

Statewide Planning Goal 3 – Agricultural Lands

GUIDELINES

A. PLANNING

1. Urban growth should be separated from agricultural lands by buffer or transitional areas of open space.
2. **Plans providing for the preservation and maintenance of farm land for farm use, should consider as a major determinant the carrying capacity of the air, land and water resources**

of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.

Statewide Planning Goal 4 – Forest Lands

GUIDELINES

A. PLANNING

1. Forest lands should be inventoried so as to provide for the preservation of such lands for forest uses.
2. **Plans providing for the preservation of forest lands for forest uses should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.**

Statewide Planning Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces

GUIDELINES FOR GOAL 5

A. PLANNING

1. The need for open space in the planning area should be determined, and standards developed for the amount, distribution, and type of open space.
2. Criteria should be developed and utilized to determine what uses are consistent with open space values and to evaluate the effect of converting open space lands to inconsistent uses. The maintenance and development of open space in urban areas should be encouraged.
3. Natural resources and required sites for the generation of energy (i.e. natural gas, oil, coal, hydro, geothermal, uranium, solar and others) should be conserved and protected;
- 2 reservoir sites should be identified and protected against irreversible loss.
4. **Plans providing for open space, scenic and historic areas and natural resources should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.**
5. The National Register of Historic Places and the recommendations of the State Advisory Committee on Historic Preservation should be utilized in designating historic sites.
6. In conjunction with the inventory of mineral and aggregate resources, sites for removal and processing of such resources should be identified and protected.
7. As a general rule, plans should prohibit outdoor advertising signs except in commercial or industrial zones. Plans should not provide for the reclassification of land for the purpose of accommodating an outdoor advertising sign. The term "outdoor advertising sign" has the meaning set forth in ORS 377.710(23).

Statewide Planning Goal 6 – Air, Water and Land Resources Quality

GUIDELINES

A. PLANNING

1. Plans should designate alternative areas suitable for use in controlling pollution including but not limited to waste water treatment plants, solid waste disposal sites and sludge disposal sites.

2. Plans should designate areas for urban and rural residential use only where approvable sewage disposal alternatives have been clearly identified in such plans.
3. Plans should buffer and separate those land uses which create or lead to conflicting requirements and impacts upon the air, water and land resources.
4. **Plans which provide for the maintenance and improvement of air, land and water resources of the planning area should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.**
5. All plans and programs affecting waste and process discharges should be coordinated within the applicable air sheds and river basins described or included in state environmental quality statutes, rules, standards and implementation plan.
6. Plans of state agencies before they are adopted should be coordinated with and reviewed by local agencies with respect to the impact of these plans on the air, water and land resources in the planning area.
7. In all air quality maintenance areas, plans should be based on applicable state rules for reducing indirect pollution and be sufficiently comprehensive to include major transportation, industrial, institutional, commercial recreational and governmental developments and facilities.

Statewide Planning Goal 8 – Recreational Needs

GUIDELINES FOR GOAL 8

A. PLANNING

1. An inventory of recreation needs in the planning area should be made based upon adequate research and analysis of public wants and desires.
2. An inventory of recreation opportunities should be made based upon adequate research and analysis of the resources in the planning area that are available to meet recreation needs.
3. Recreation land use to meet recreational needs and development standards, roles and responsibilities should be developed by all agencies in coordination with each other and with the private interests. Long range plans and action programs to meet recreational needs should be developed by each agency responsible for developing comprehensive plans.
4. The planning for lands and resources capable of accommodating multiple uses should include provision for appropriate recreation opportunities.
5. The *State Comprehensive Outdoor Recreation Plan* could be used as a guide when planning, acquiring and developing recreation resources, areas and facilities.
6. When developing recreation plans, energy consequences should be considered, and to the greatest extent possible non-motorized types of recreational activities should be preferred over motorized activities.
7. Planning and provision for recreation facilities and opportunities should give priority to areas, facilities and uses that
 - (a) Meet recreational needs requirements for high density population centers,
 - (b) Meet recreational needs of persons of limited mobility and finances,
 - (c) Meet recreational needs requirements while providing the maximum conservation of energy both in the transportation of persons to the facility or area and in the recreational use itself,
 - (d) Minimize environmental deterioration,

(e) Are available to the public at nominal cost, and

(f) Meet needs of visitors to the state.

8. Unique areas or resources capable of meeting one or more specific recreational needs requirements should be inventoried and protected or acquired.

9. All state and federal agencies developing recreation plans should allow for review of recreation plans by affected local agencies.

10. Comprehensive plans should be designed to give a high priority to enhancing recreation opportunities on the public waters and shorelands of the state especially on existing and potential state and federal wild and scenic waterways, and Oregon Recreation Trails.

11. Plans that provide for satisfying the recreation needs of persons in the planning area should consider as a major determinant, the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.

Statewide Planning Goal 9 – Economic Development

GUIDELINES

A. PLANNING

1. A principal determinant in planning for major industrial and commercial developments should be the comparative advantage of the region within which the developments would be located. Comparative advantage industries are those economic activities which represent the most efficient use of resources, relative to other geographic areas.

2. The economic development projections and the comprehensive plan which is drawn from the projections should take into account the availability of the necessary natural resources to support the expanded industrial development and associated populations. The plan should also take into account the social, environmental, energy, and economic impacts upon the resident population.

3. Plans should designate the type and level of public facilities and services appropriate to support the degree of economic development being proposed.

4. Plans should strongly emphasize the expansion of and increased productivity from existing industries and firms as a means to strengthen local and regional economic development.

5. Plans directed toward diversification and improvement of the economy of the planning area should consider as a major determinant, the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.

Statewide Planning Goal 10 -- Housing

GUIDELINES

A. PLANNING

1. In addition to inventories of buildable lands, housing elements of a comprehensive plan should, at a minimum, include: (1) a comparison of the distribution of the existing population by income with the distribution of available housing units by cost; (2) a determination of vacancy rates, both overall and at varying rent ranges and cost levels; (3) a determination of expected housing demand at varying rent ranges and cost levels; (4) allowance for a variety of densities and types of residences in each community; and (5) an inventory of sound housing in urban areas including units capable of being rehabilitated.

2. Plans should be developed in a manner that insures the provision of appropriate types and amounts of land within urban growth boundaries. Such land should be necessary and suitable for housing that meets the housing needs of households of all income levels.

3. Plans should provide for the appropriate type, location and phasing of public facilities and services sufficient to support housing development in areas presently developed or undergoing development or redevelopment.

4. Plans providing for housing needs should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.

Statewide Planning Goal 12 -- Transportation

GUIDELINES

A. PLANNING

1. All current area-wide transportation studies and plans should be revised in coordination with local and regional comprehensive plans and submitted to local and regional agencies for review and approval.

2. Transportation systems, to the fullest extent possible, should be planned to utilize existing facilities and rights-of-way within the state provided that such use is not inconsistent with the environmental, energy, land-use, economic or social policies of the state.

3. No major transportation facility should be planned or developed outside urban boundaries on Class 1 and II agricultural land, as defined by the U.S. Soil Conservation Service unless no feasible alternative exists.

4. Major transportation facilities should avoid dividing existing economic farm units and urban social units unless no feasible alternative exists.

5. Population densities and peak hour travel patterns of existing and planned developments should be considered in the choice of transportation modes for trips taken by persons. While high density developments with concentrated trip origins and destinations should be designed to be principally served by mass transit, low-density developments with dispersed origins and destinations should be principally served by the auto.

6. Plans providing for a transportation system should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.

Statewide Planning Goal 14 – Urbanization

GUIDELINES

A. PLANNING

1. Plans should designate sufficient amounts of urbanizable land to accommodate the need for further urban expansion, taking into account (1) the growth policy of the area; (2) the needs of the forecast population; (3) the **carrying capacity of the planning area**; and (4) open space and recreational needs.

2. The size of the parcels of urbanizable land that are converted to urban land should be of adequate dimension so as to maximize the utility of the land resource and enable the logical and efficient extension of services to such parcels.

3. Plans providing for the transition from rural to urban land use should take into consideration as to a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.

4. Comprehensive plans and implementing measures for land inside urban growth boundaries should encourage the efficient use of land and the development of livable communities.

APPENDIX B

The free-access analysis, *Travel and the Built Environment* published in *Journal of the American Planning Association*, was authored by Reid Ewing of the University of Utah's Urban Land Institute; and Robert Cervero, University of California (Berkeley) Transportation Center, Institute of Urban and Regional Development. **Problem:** Localities and states are turning to land planning and urban design for help in reducing automobile use and related social and environmental costs. The effects of such strategies on travel demand have not been generalized in recent years from the multitude of available studies. **Purpose:** We conducted a meta-analysis of the built environment-travel literature existing at the end of 2009 in order to draw generalizable conclusions for practice. We aimed to quantify effect sizes, update earlier work, include additional outcome measures, and address the methodological issue of self-selection. **Methods:** We computed elasticities for individual studies and pooled them to produce weighted averages. **Results and conclusions:** Travel variables are generally inelastic with respect to change in measures of the built environment. Of the environmental variables considered here, none has a weighted average travel elasticity of absolute magnitude greater than 0.39, and most are much less. Still, the combined effect of several such variables on travel could be quite large. Consistent with prior work, we find that vehicle miles traveled (VMT) is most strongly related to measures of accessibility to destinations and secondarily to street network design variables. Walking is most strongly related to measures of land use diversity, intersection density, and the number of destinations within walking distance. Bus and train use are equally related to proximity to transit and street network design variables, with land use diversity a secondary factor. Surprisingly, we find population and job densities to be only weakly associated with travel behavior once these other variables are controlled. **Takeaway for practice:** The elasticities we derived in this meta-analysis may be used to adjust outputs of travel or activity models that are otherwise insensitive to variation in the built environment, or be used in sketch planning applications ranging from climate action plans to health impact assessments. However, because sample sizes are small, and very few studies control for residential preferences and attitudes, we cannot say that planners should generalize broadly from our results. While these elasticities are as accurate as currently possible, they should be understood to contain unknown error and have unknown confidence intervals. They provide a base, and as more built-environment/travel studies appear in the planning literature, these elasticities should be updated and refined.

Appendix C

LAND CONSERVATION AND DEVELOPMENT DEPARTMENT

DIVISION 27

URBAN AND RURAL RESERVES IN THE PORTLAND METROPOLITAN AREA

660-027-0005

Purpose and Objective

(1) This division is intended to implement the provisions of Oregon Laws 2007, chapter 723 regarding the designation of urban reserves and rural reserves in the Portland metropolitan area. This division provides an alternative to the urban reserve designation process described in OAR chapter 660, division 21. This division establishes procedures for the designation of urban and rural reserves in the metropolitan area by agreement between and among local governments in the area and by amendments to the applicable regional framework plan and comprehensive plans. This division also prescribes criteria and factors that a county and Metro must apply when choosing lands for designation as urban or rural reserves.

(2) Urban reserves designated under this division are intended to facilitate long-term planning for urbanization in the Portland metropolitan area and to provide greater certainty to the agricultural and forest industries, to other industries and commerce, to private landowners and to public and private service providers, about the locations of future expansion of the Metro Urban Growth Boundary. Rural reserves under this division are intended to provide long-term protection for large blocks of agricultural land and forest land, and for important natural landscape features that limit urban development or define natural boundaries of urbanization. The objective of this division is a balance in the designation of urban and rural reserves that, in its entirety, best achieves livable communities, the viability and vitality of the agricultural and forest industries and protection of the important natural landscape features that define the region for its residents.

Stat. Auth.: ORS 195.141; ORS 197.040.

Other Auth.: Statewide planning goals (OAR chapter 660, division 15).

Stats. Implemented: ORS 195.137 to ORS 195.145.

Hist.:

660-027-0010

Definitions

The definitions contained in ORS chapters 195 and 197 and the Statewide Planning Goals (OAR chapter 660, division 15) apply to this division, unless the context requires otherwise. In addition, the following definitions apply:

(1) "Foundation Agricultural Lands" means those lands mapped as Foundation Agricultural Lands in the January 2007 Oregon Department of Agriculture report to Metro entitled "*Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands.*"

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(2) "Important Agricultural Lands" means those lands mapped as Important Agricultural Lands in the January 2007 Oregon Department of Agriculture report to Metro entitled "*Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands.*"

(3) "Intergovernmental agreement" means an agreement between Metro and a county pursuant to applicable requirements for such agreements in ORS 190.003 to 190.130, 195.025 or 197.652 to 197.658, and in accordance with the requirements in this division regarding the designation of urban and rural reserves and the performance of related land use planning and other activities

pursuant to such designation.

(4) "Livable communities" means communities with development patterns, public services and infrastructure that make them safe, healthy, affordable, sustainable and attractive places to live and work.

(5) "Metro" means a metropolitan service district organized under ORS chapter 268.

(6) "Important natural landscape features" means landscape features that limit urban development or help define appropriate natural boundaries of urbanization, and that thereby provide for the long-term protection and enhancement of the region's natural resources, public health and safety, and unique sense of place. These features include, but are not limited to, plant, fish and wildlife habitat; corridors important for ecological, scenic and recreational connectivity; steep slopes, floodplains and other natural hazard lands; areas critical to the region's air and water quality; historic and cultural areas; and other landscape features that define and distinguish the region.

(7) "Public facilities and services" means sanitary sewer, water, transportation, storm water management facilities and public parks.

(8) "Regional framework plan" means the plan adopted by Metro pursuant to ORS 197.015(17).

(9) "Rural reserve" means lands outside the Metro UGB, and outside any other UGB in a county with which Metro has an agreement pursuant to this division, reserved to provide long-term protection for agriculture, forestry or important natural landscape features.

(10) "UGB" means an acknowledged urban growth boundary established under Goal 14 and as defined in ORS 195.060(2).

(11) "Urban reserve" means lands outside an urban growth boundary designated to provide for future expansion of the UGB over a long-term period and to facilitate planning for the costeffective

provision of public facilities and services when the lands are included within the urban growth boundary.

(12) "Walkable" describes a community in which land uses are mixed, built compactly, and designed to provide residents, employees and others safe and convenient pedestrian access to schools, offices, businesses, parks and recreation facilities, libraries and other places that provide goods and services used on a regular basis.

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Stat. Auth.: ORS 195.141; ORS 197.040.

Other Auth.: Statewide planning goals (OAR chapter 660, division 15).

Stats. Implemented: ORS 195.137; ORS 195.145.

Hist.:

660-027-0020

Authority to Designate Urban and Rural Reserves

(1) As an alternative to the authority to designate urban reserve areas granted by OAR chapter 660, division 21, Metro may designate urban reserves through intergovernmental agreements with counties and by amendment of the regional framework plan to implement such agreements in accordance with the requirements of this division.

(2) A county may designate rural reserves through intergovernmental agreement with Metro and by amendment of its comprehensive plan to implement such agreement in accordance with the requirements of this division.

(3) A county and Metro may not enter into an intergovernmental agreement under this division to designate urban reserves in the county unless the county and Metro simultaneously enter into an

agreement to designate rural reserves in the county.

Stat. Auth.: ORS 195.141; ORS 197.040.

Other Auth.: Statewide planning goals (OAR chapter 660, division 15).

Stats. Implemented: ORS 195.137 to ORS 195.145.

Hist.:

660-027-0030

Urban and Rural Reserve Intergovernmental Agreements

(1) An intergovernmental agreement between Metro and a county to establish urban reserves and rural reserves under this division shall provide for a coordinated and concurrent process for Metro to adopt regional framework plan provisions, and for the county to adopt comprehensive plan and zoning provisions, to implement the agreement. The agreement shall provide for Metro and the county to concurrently designate urban reserves and rural reserves, as specified in OAR 660-027-0040.

(2) In the development of an intergovernmental agreement described in this division, Metro and a county shall follow a coordinated citizen involvement process that provides for broad public notice and opportunities for public comment regarding lands proposed for designation as urban and rural reserves under the agreement. Metro and the county shall provide the State Citizen Involvement Advisory Committee an opportunity to review and comment on the proposed citizen involvement process.

(3) An intergovernmental agreement made under this division shall be deemed a preliminary decision that is a prerequisite to the designation of reserves by amendments to Metro's regional
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framework plan and amendments to a county's comprehensive plan pursuant to OAR 660-027-0040. Any intergovernmental agreement made under this division shall be submitted to the Commission with amendments to the regional framework plan and county comprehensive plans as provided in OAR 660-027-0080(2) through (4).

Stat. Auth.: ORS 195.41; ORS 197.040.

Other Auth.: Statewide planning goals (OAR chapter 660, division 15).

Stats. Implemented: ORS 195.137 to 195.145.

Hist.:

660-027-0040

Designation of Urban and Rural Reserves

(1) Metro may not designate urban reserves under this division in a county until Metro and applicable counties have entered into an intergovernmental agreement that identifies the lands to be designated by Metro as urban reserves. A county may not designate rural reserves under this division until the county and Metro have entered into an agreement that identifies the lands to be designated by the county as rural reserves.

(2) Urban reserves designated under this division shall be planned to accommodate estimated urban population and employment growth in the Metro area for at least 20 years, and not more than 30 years, beyond the 20-year period for which Metro has demonstrated a buildable land supply inside the UGB in the most recent inventory, determination and analysis performed under ORS 197.296. Metro shall specify the particular number of years for which the urban reserves are intended to provide a supply of land, based on the estimated land supply necessary for urban population and employment growth in the Metro area for that number of years. The 20 to 30-year supply of land specified in this rule shall consist of the combined total supply provided by all lands designated for urban reserves in all counties that have executed an intergovernmental

agreement with Metro in accordance with OAR 660-027-0030.

(3) If Metro designates urban reserves under this division prior to December 31, 2009, it shall plan the reserves to accommodate population and employment growth for at least 20 years, and not more than 30 years, beyond 2029. Metro shall specify the particular number of years for which the urban reserves are intended to provide a supply of land.

(4) Neither Metro nor a local government may amend a UGB to include land designated as rural reserves during the period described in section (2) or (3) of this rule, whichever is applicable.

(5) Metro shall not re-designate rural reserves as urban reserves, and a county shall not redesignate

land in rural reserves to another use, during the period described in section (2) or (3) of this rule, whichever is applicable.

(6) If Metro designates urban reserves under this division it shall adopt policies to implement the reserves and must show the reserves on its regional framework plan map. A county in which urban reserves are designated shall adopt policies to implement the reserves and must show the reserves on its comprehensive plan and zone maps.

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(7) If a county designates rural reserves under this division it shall adopt policies to implement the reserves and must show the reserves on its comprehensive plan and zone maps. Metro shall adopt policies to implement the rural reserves and show the reserves on its regional framework plan maps.

(8) When evaluating and designating land for urban reserves, Metro and a county shall apply the factors of OAR 660-027-0050 and shall coordinate with cities, special districts and school districts that might be expected to provide urban services to these reserves when they are added to the UGB, and with state agencies.

(9) When evaluating and designating land for rural reserves, Metro and a county shall apply the factors of OAR 660-027-0060 and shall coordinate with cities, special districts and school districts in the county, and with state agencies.

(10) Metro and any county that enters into an agreement with Metro under this division shall apply the factors in OAR 660-027-0050 and OAR 660-027-0060 concurrently and in coordination with one another. Metro and those counties that lie partially within Metro with which Metro enters into an agreement shall adopt a single, joint set of findings of fact, statements of reasons and conclusions explaining why areas were chosen as urban or rural reserves, how these designations achieve the objective stated in OAR 660-027-0005(2), and the factual and policy basis for the estimated land supply determined under section (2) of this rule.

(11) Because the January 2007 Oregon Department of Agriculture report entitled "*Identification and Assessment of the Long-Term Commercial viability of Metro Region Agricultural Lands*" indicates that Foundation Agricultural Land is the most important land for the viability and vitality of the agricultural industry, if Metro designates such land as urban reserves, the findings and statement of reasons shall explain, by reference to the factors in OAR 660-027-0050 and 660-027-0060(2), why Metro chose the Foundation Agricultural Land for designation as urban reserves rather than other land considered under this division.

Stat. Auth.: ORS 195.141; ORS 197.040.

Other Auth.: Statewide planning goals (OAR chapter 660, division 15).

Stats. Implemented: ORS 195.137 to 195.145.

Hist.:

660-027-0050

Factors for Designation of Lands as Urban Reserves

Urban Reserve Factors: When identifying and selecting lands 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:

(1) Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments;

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(2) Includes sufficient development capacity to support a healthy economy;

(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;

(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;

(5) Can be designed to preserve and enhance natural ecological systems;

(6) Includes sufficient land suitable for a range of needed housing types;

(7) Can be developed in a way that preserves important natural landscape features included in urban reserves; and

(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.

Stat. Auth.: ORS 195.141; ORS 197.040.

Other Auth.: Statewide planning goals (OAR chapter 660, division 15).

Stats. Implemented: ORS 195.137 to ORS 195.145.

Hist.:

660-027-0060

Factors for Designation of Lands as Rural Reserves

(1) When identifying and selecting lands for designation as rural reserves under this division, a county shall indicate which land was considered and designated in order to provide long-term protection to the agriculture and forest industries and which land was considered and designated to provide long-term protection of important natural landscape features, or both. Based on this choice, the county shall apply the appropriate factors in either section (2) or (3) of this rule, or both.

(2) Rural Reserve Factors: When identifying and selecting lands for designation as rural reserves intended to provide long-term protection to the agricultural industry or forest industry, or both, a county shall base its decision on consideration of whether the lands proposed for designation:

(a) Are situated in an area that is otherwise potentially subject to urbanization during the applicable period described in OAR 660-027-0040(2) or (3) as indicated by proximity to a UGB or proximity to properties with fair market values that significantly exceed agricultural values for farmland, or forestry values for forest land;

(b) Are capable of sustaining long-term agricultural operations for agricultural land, or are capable of sustaining long-term forestry operations for forest land;

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(c) Have suitable soils where needed to sustain long-term agricultural or forestry operations and, for agricultural land, have available water where needed to sustain long-term agricultural operations; and

(d) Are suitable to sustain long-term agricultural or forestry operations, taking into account:

(A) for farm land, the existence of a large block of agricultural or other resource land with a

concentration or cluster of farm operations, or, for forest land, the existence of a large block of forested land with a concentration or cluster of managed woodlots;

(B) The adjacent land use pattern, including its location in relation to adjacent non-farm uses or non-forest uses, and the existence of buffers between agricultural or forest operations and nonfarm

or non-forest uses;

(C) The agricultural or forest land use pattern, including parcelization, tenure and ownership patterns; and

(D) The sufficiency of agricultural or forestry infrastructure in the area, whichever is applicable.

(3) Rural Reserve Factors: When identifying and selecting lands for designation as rural reserves intended to protect important natural landscape features, a county must consider those areas identified in Metro's February 2007 "*Natural Landscape Features Inventory*" and other pertinent information, and shall base its decision on consideration of whether the lands proposed for designation:

(a) Are situated in an area that is otherwise potentially subject to urbanization during the applicable period described OAR 660-027-0040(2) or (3);

(b) Are subject to natural disasters or hazards, such as floodplains, steep slopes and areas subject to landslides;

(c) Are important fish, plant or wildlife habitat;

(d) Are necessary to protect water quality or water quantity, such as streams, wetlands and riparian areas;

(e) Provide a sense of place for the region, such as buttes, bluffs, islands and extensive wetlands;

(f) Can serve as a boundary or buffer, such as rivers, cliffs and floodplains, to reduce conflicts between urban uses and rural uses, or conflicts between urban uses and natural resource uses;

(g) Provide for separation between cities; and

(h) Provide easy access to recreational opportunities in rural areas, such as rural trails and parks.

(4) Notwithstanding requirements for applying factors in OAR 660-027-0040(9) and section (2) of this rule, a county may deem that Foundation Agricultural Lands or Important Agricultural Lands within three miles of a UGB qualify for designation as rural reserves under section (2) without further explanation under OAR 660-027-0040(10).

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Stat. Auth.: ORS 195.141; ORS 197.040.

Other Auth.: Statewide planning goals (OAR chapter 660, division 15).

Stats. Implemented: ORS 195.137 to ORS 195.145.

Hist.:

660-027-0070

Planning of Urban and Rural Reserves

(1) Urban reserves are the highest priority for inclusion in the urban growth boundary when Metro expands the UGB, as specified in Goal 14, OAR chapter 660, division 24, and in ORS 197.298.

(2) In order to maintain opportunities for orderly and efficient development of urban uses and provision of urban services when urban reserves are added to the UGB, counties shall not amend land use regulations for urban reserves designated under this division to allow uses that were not allowed, or smaller lots or parcels than were allowed, at the time of designation as urban reserves until the reserves are added to the UGB.

(3) Counties that designate rural reserves under this division shall not amend their land use

regulations to allow uses that were not allowed, or smaller lots or parcels than were allowed, at the time of designation as rural reserves unless and until the reserves are re-designated, consistent with this division, as land other than rural reserves.

(4) Counties, cities and Metro may adopt conceptual plans for the eventual urbanization of urban reserves designated under this division, including plans for eventual provision of public facilities and services for these lands, and may enter into urban service agreements among cities, counties and special districts serving or projected to serve the designated urban reserve area.

(5) Metro shall ensure that lands designated as urban reserves, considered alone or in conjunction with lands already inside the UGB, are ultimately planned to be developed in a manner that is consistent with the factors in OAR 660-027-0050.

Stat. Auth.: ORS 195.141; ORS 197.040.

Other Auth.: Statewide planning goals (OAR chapter 660, division 15)

Stats. Implemented: ORS 195.137 to 195.145.

Hist.:

660-027-0080

Local Adoption and Commission Review of Urban and Rural Reserves

(1) Metro and county adoption or amendment of plans, policies and other implementing measures to designate urban and rural reserves shall be in accordance with the applicable procedures and requirements of ORS 197.610 to 197.650.

(2) After designation of urban and rural reserves, Metro and applicable counties shall jointly and concurrently submit their adopted or amended plans, policies and land use regulations

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implementing the designations to the Commission for review and action in the manner provided for periodic review under ORS 197.628 to 197.650.

(3) Metro and applicable counties shall:

(a) Transmit the intergovernmental agreements and the submittal described in section (2) in one or more suitable binders showing on the outside a title indicating the nature of the submittal and identifying the submitting jurisdictions.

(b) Prepare and include an index of the contents of the submittal. Each document comprising the submittal shall be separately indexed, and

(c) Consecutively number pages of the submittal at the bottom of the page, commencing with the first page of the submittal.

(4) The joint and concurrent submittal to the Commission shall include findings of fact and conclusions of law that demonstrate that the adopted or amended plans, policies and other implementing measures to designate urban and rural reserves comply with this division, the applicable statewide planning goals, and other applicable administrative rules. The Commission shall review the submittal for:

(a) Compliance with the applicable statewide planning goals. Under ORS 197.747 “compliance with the goals” means the submittal on the whole conforms with the purposes of the goals and any failure to meet individual goal requirements is technical or minor in nature. To determine compliance with the Goal 2 requirement for an adequate factual base, the Commission shall consider whether the submittal is supported by substantial evidence. Under ORS 183.482(8)(c), substantial evidence exists to support a finding of fact when the record, viewed as a whole, would permit a reasonable person to make that finding;

(b) Compliance with applicable administrative rules, including but not limited to the objective provided in OAR 660-027-0005(2) and the urban and rural reserve designation standards

provided in OAR 660-027-0040; and

(c) Consideration of the factors in OAR 660-027-0050 or 660-027-0060, whichever are applicable.

Stat. Auth.: ORS 195.141; ORS 197.040.

Other Auth.: Statewide planning goals (OAR chapter 660, division 15).

Stats. Implemented: ORS 183.482(8)(c); 195.145; ORS 197.626; ORS 197.747.

Hist.:

Appendix D

Clackamas County Reserve Policy Advisory Committee
January 6, 2008

I am Elizabeth Graser-Lindsey and I live in Beavercreek. I will address the agricultural and ~~some~~ forest factors for designation of lands as Rural Reserves as given in OAR 660-027-0060 (2) which "a county shall base its decision on".

As background, at the last meeting, I provided you with the ~~emailed~~ data that the ~~20090211~~ 1 million residents of the Portland Metro region within the Urban Growth Boundary would need about ~~Foodshed~~ 4,000,000 ac. or the equivalent of 10 Reserve Study Areas to meet their ~~food and related~~ crop needs. On this highway map of the Willamette Valley, formed between the Coastal mountain range and the Cascade mountain range, we see that it would require the entire Willamette Valley to meet the ~~crop~~ ^{complete} and pasture needs of the Portland area. The entire Reserve Study area would only provide 1/10 the crop and pasture needs. If 1/10 of the Study area or 40,000 acres were selected as Rural Reserves this would provide only 1/100th of the area's crop and pasture needs. ~~We learned~~ months ago from ~~the Oregon Department of Agriculture that~~ ~~more~~ ^{we know} land is needed for ~~our~~ wood production. ~~You know~~ ^{we know} from following the news ~~that~~ that planetary factors are forcing ~~areas to have~~ more local food and wood sheds.

~~Last year~~ Group MacKenzie provided you with ~~this~~ ^{the cap. 5} map showing parcel sizes larger than 5 acres and land flatter than 10% slope for the entire 3-county study area. Although Washington County has lots of land ~~outside the Urban Growth Boundary~~ (UGB) with large, flat parcels (white area), Clackamas County has only four (white)

areas which are flat with many large parcels: (1) between Wilsonville and Canby, (2) at Beavercreek south of Oregon City, (3) south of Damascus and Hwy 224 and (4) east of Damascus. These are the areas that need to be studied for rural reserves.

~~I will provide you with data~~ ^{The following is} data on the outstanding agricultural potential of Beavercreek in relationship with state law.

Factor A is proximity to the UGB and land prices. Beavercreek is immediately adjacent to the UGB, so it satisfies proximity. The fair market value of its land significantly exceeds the agricultural and forest values for farm and forest land as shown in the graph of data from Beavercreek and ~~near Damascus, Molalla/Canby, and~~ ^{several other 199 communities,} ~~Silverton~~. In Beavercreek the fair market value of an acre is much higher than an acre in the other ~~three agricultural~~ areas due to the proximity to the UGB. Beavercreek is the type of land Factor A specifies for rural reserves.

Factor B concerns the capable of sustaining long-term agricultural and forest operations. The data shows that Beavercreek is currently in ~~or suitable for agricultural and forest operations.~~ ^{ag + forest use} ~~is~~

this map shades of green indicate legal recognition of Beavercreek's agricultural and timber use.

- 1) Farm and Forest Tax Deferral is a legal County designation. [form]
- 2) Resource Land Zoning -- Exclusive Farm Use (EFU), Timber (TBR), Ag/Forest (AG/F) ^{are the} is a legal State designation

Many Beavercreek properties have both designations in which case tax status is shown.

The ~~non-green~~ ^{light-colored} areas are the subject of further study. ~~An in-the-field study~~ ^{density} by volunteers ~~will examine all the white areas~~ ^{In one of these areas} e.g. a volunteer ~~determined~~ ^{has} that about one half the parcels ~~south of the corner of Wilson Rd. and Beaver Creek Rd.~~ ^{are} ~~is~~ in ag use or remains compatible with ag use.

Important ag and forest uses are in Beaver Creek [photos -- Christmas tree, nursery, vineyard, stable, subsistence, orchard, Century Farm].

A Hamlet of Beaver Creek survey, ~~which is still in progress~~, indicates the community supports the area remaining rural and ~~plan to be~~ ^{65%} personally involved in food production into the future (~~65%~~). 47% of properties are forested. Only 3% of respondents want an urban future.

The Urban Growth Boundary and Beaver Creek's zoning ~~has~~ ^{have} protected the area so far. Rural Reserve status is needed to protect the agricultural and forest operations ~~and potential~~ in the long term and to promote ~~investment~~ ^{greater} in the ag and forest ~~operations~~ ^{use.}

Factor C concerns suitable soil and available water.

Beaver Creek has excellent soils -- mostly Class II -- on a scale from Class I to VIII as seen in the Soil Survey of Clackamas County area. [map and soil description]. It takes relatively flat lands to get the Class I and II soils, because these are ~~the soils~~ ^{soils} more resistant to soil erosion and are easier to work; ~~however~~ ^{but}, Beaver Creek also has vineyards, etc. on its more sloping soils. ~~I don't have water data, but~~ Beaver Creek ~~isn't~~ ~~particularly water limited~~ and utilizes rainfall, ponds and wells for its water and many

properties have water rights.

Factor D concerns parcel size, clustering, buffers, and infrastructure. ~~We saw on~~

The MacKenzie map that ^{showed} Beavercreek has among the largest parcel sizes (white areas) still available in the Reserve Study Area. These large parcels are benefited by their smaller neighbors have having strong, ~~and~~ agricultural inclinations themselves. The Beavercreek community with its Albeke U-Pick and its many u-cut operations serves as a buffer between the urban cities and the Foundational Farm Lands further out from the UGB.

The businesses supplying agricultural and timber producers -- the Wilcos, Coastal Farm and Ranch, CBI Feeds, Feed Barn, Union Mills, and dozens more need the Beavercreek ag business to remain in the area ^{to stay in business} and serve other farms ^{further out}

Beavercreek is the type of land that the Rural Reserve Rule was written to protect. ^{and should be studied further as a candidate Rural Reserve}

Farm management Activity

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