

Factors for Designation of Lands as Rural Reserves

(1) **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 appropriate factors in section (2) or (3), or both.

(2) **Agricultural or Forest Industry:** To provide long-term protection to the agricultural or forest industry, or both: a county shall decide based on whether the lands proposed for designation are:

- a) **Urbanization** -- 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
 - a. proximity to a UGB or
 - b. proximity to properties with fair market values that significantly exceed agricultural values for farmland, or
 - c. forestry values for forest land;
- b) **Long-term Operations** -- Capable of sustaining long-term agricultural operations for agricultural land, or capable of sustaining long-term forestry operations for forest land;
- c) **Suitable soils/Available water** -- 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) **Sustained Operations** -- Suitable to sustain long-term agricultural or forestry operations, taking into account:
 - i. For farm land, the existence of a **large block of agricultural or other resource land** with a concentration or cluster of farm operations; for forest land, the existence of a **large block of forested land** with a concentration or cluster of managed woodlots;
 - ii. **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;
 - iii. **Agricultural or forest land use pattern**, including parcelization, tenure and ownership patterns; and
 - iv. **Sufficiency of agricultural or forestry infrastructure**, whichever is applicable.

(3) **Natural Landscape Features:** To designate land as rural reserves 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 decide on whether the lands proposed for designation are:

- a) In an area that is otherwise **potentially subject to urbanization** during the applicable period described in OAR 660-027-0040(2) or (3);
- b) Subject to **natural disasters or hazards**, e.g. floodplains, steep slopes, areas subject to landslides;
- c) Important **fish, plant or wildlife habitat**;
- d) **Necessary to protect water quality or quantity**, such as streams, wetlands, riparian areas;
- e) **Provide a sense of place** for the region, such as buttes, bluffs, islands, extensive wetlands;
- f) Can serve as a **boundary or buffer**, such as rivers, cliffs and floodplains, to reduce conflicts between urban and rural uses, or between urban and natural resource uses;
- g) Provide for **separation between cities**; and
- h) Provide **easy access to recreational opportunities in rural areas**, such as trails and parks.

(4) **Agricultural Lands Within 3 Miles of a UGB:** Notwithstanding requirements for applying factors in OAR 660-027-0040(9) and section (2) of this rule, a county may deem that Foundation or Important Agricultural Lands within 3 miles of a UGB qualify for designation as rural reserves under section (2) without further explanation under OAR 660-027-0040(10).