

 Metro | Memo

Date: June 8, 2010
To: MPAC
From: John Williams, Metro Planning and Development Department
Re: Update on Clackamas and Washington County proposed changes to the urban and rural reserves maps

This memo provides an update on the status of discussions between the Metro Council and the three counties on changes that Washington County and Clackamas County proposed to the urban and rural reserves map.

The urban and rural reserves intergovernmental agreements (IGAs) adopted in February 2010 included maps of agreed-upon urban reserve and rural reserve areas, and established a process for formal adoption of reserves by Metro and each county. This process allowed for changes to be made to the maps during the adoption phase.¹

Following the counties' initial hearings, several map changes were proposed by Clackamas County and Washington County. Multnomah County has not proposed any changes. The Metro Council discussed the proposals at a work session on May 18 and provided direction to Council President Bragdon to inform negotiations with each county on the final map. The Council's general direction was to keep any changes at this stage to those that were minor or technical in nature where possible. The status of these discussions with each county is described below.

Clackamas County proposals

The Clackamas County Board proposed seven map changes totaling 163.6 acres, including shifting 113.7 acres from rural reserve to urban reserve, 24.5 acres from undesignated to urban reserve, and 25.4 acres from rural reserve to undesignated. The Council has agreed to six of these changes, and on June 3 approved a resolution containing the following revisions to Metro's IGA with Clackamas County:

- Shifting a 40.7 acre portion of one tax lot (Sparkle Anderson property E. of Wilsonville) from rural reserve to urban reserve to place the whole tax lot into urban reserve (previously the lot was split between urban and rural).
- Shifting a total of 98 acres including portions or all of 8 parcels from rural reserve to undesignated to create more logical boundaries relative to existing natural landscape

¹ IGA section C.3: "If testimony at a hearing persuades Metro or the county that it should revise its ordinance in a way that would make it inconsistent with this agreement, then it shall continue the hearing and propose an amendment to the agreement to the other party and to (the other) counties."

IGA section C.4: "If (a county) or Metro proposes an amendment to the agreement, the party proposing the amendment will convene the four governments to consider the amendment. Any objections or concerns raised by a government that is not party to this IGA shall be considered carefully and the four governments shall take reasonable, good faith steps to reach consensus on the amendment. After this consultation, (the county) and Metro may agree to an amendment."

features (includes properties E. of Wilsonville, in the Tonquin area and along the Clackamas River).

The changes are reflected on the revised map of reserves in Clackamas County, attached to this memo.

Washington County proposals

The Washington County Board proposed two changes to the reserves map. First, a set of amendments that change how rights-of-way are mapped when they serve as reserve area boundaries and that make very minor changes to boundaries as a result of new property line data from the assessor's office. The right-of-way change will include the full width of public rights-of-way into urban reserves and undesignated areas where roads serve as the boundary between those areas and rural reserves, consistent with how the boundaries were drawn in Multnomah and Clackamas counties. The Council agreed to this change but noted that the impact of urban-level development of roads abutting farmlands should be addressed during concept planning in an attempt to minimize impacts on working farms.

The second proposal from Washington County was to change a 129-acre parcel on the west side of N. Bethany owned by the Peterkort family from rural reserve to urban reserve. This amendment was not supported by a majority of the Metro Council on June 3, so discussions are still taking place between the Council and the Washington County Board of Commissioners on this topic. This is the last item awaiting final disposition prior to the Council's adoption of the reserves package.

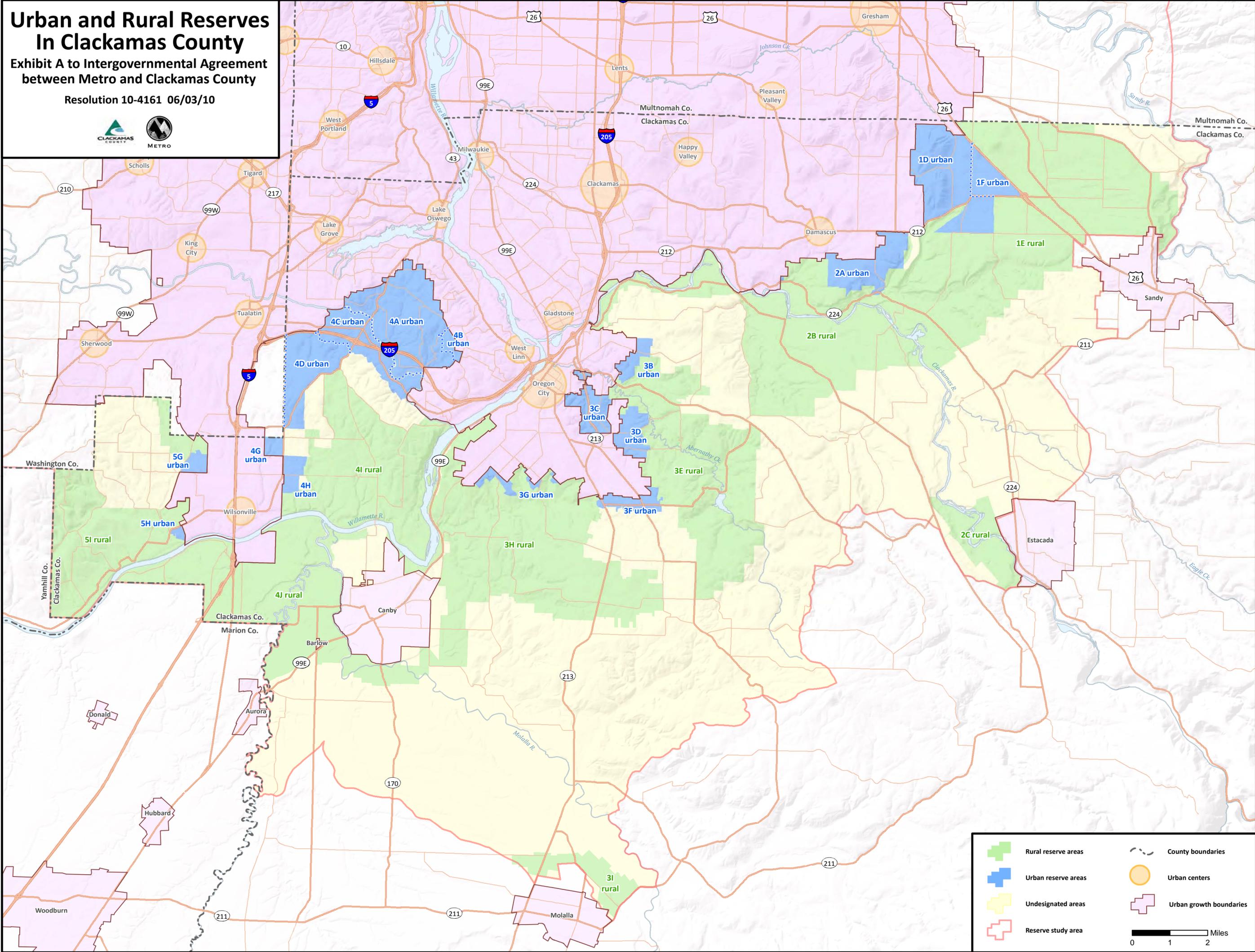
Next steps

On June 10 the Metro Council is scheduled to adopt a revised intergovernmental agreement with Washington County, followed by adoption of Ordinance 10-1238 containing all of the conforming amendments to the functional and framework plan previously reviewed by MPAC. The counties are also taking final actions in this time period and we expect to jointly submit the final package to DLCD before the end of June. This timeline allows for LCDC review and acknowledgment in time for urban reserve areas to be utilized as necessary in the Council's growth management decision, scheduled for December 2010.

Urban and Rural Reserves In Clackamas County

Exhibit A to Intergovernmental Agreement
between Metro and Clackamas County

Resolution 10-4161 06/03/10



	Rural reserve areas		County boundaries
	Urban reserve areas		Urban centers
	Undesignated areas		Urban growth boundaries
	Reserve study area		Miles

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