

Washington County Reserves

Breaches the Best Buffers

Harms High Value Farms



Washington County Farm Bureau

March 15, 2011

Rev. 1 3/18/11

Clackamas and Multnomah Counties

- Established citizen advisory committees in reserves process
- Clackamas County citizens committee – a balanced approach
 - 7 city representatives
 - 7 citizen representatives (CPO and hamlets)
 - 7 stakeholders
 - (3 agricultural, 1 forestry, 2 business, and 1 environmental)
- County staff collaborated with citizen advisory committees

The outcome:

LCDC approved the Clackamas and Multnomah Counties Reserves

Washington County

- RCC (Reserves Coordinating Committee) decided quantity and location of reserves

Excluded citizens

Included 12 mayors (who all wanted expansion via urban reserves)

Farm Bureau fought for one vote – always outvoted by cities

- Consequence of flawed process:

Citizens formed a grass-roots group (Save Helvetia)

Garnered region-wide support for rural reserves north of Hwy 26

Campaign generated over 1400 letters, emails, petition

Citizens aged 10-87 participated in over 40 hearings

Nominated for Bus Project's best Citizen-Driven Campaign Award '09

Nominated for DLCD Citizen Advisory Committee STAR 2010 Award

The outcome:

LCDC remanded Washington County rural reserves
and urban reserves north of Council Creek

State Agencies Letter – A Reasonable Approach to Reserves



Oregon
Department
of Agriculture



Oregon Land Conservation
and Development



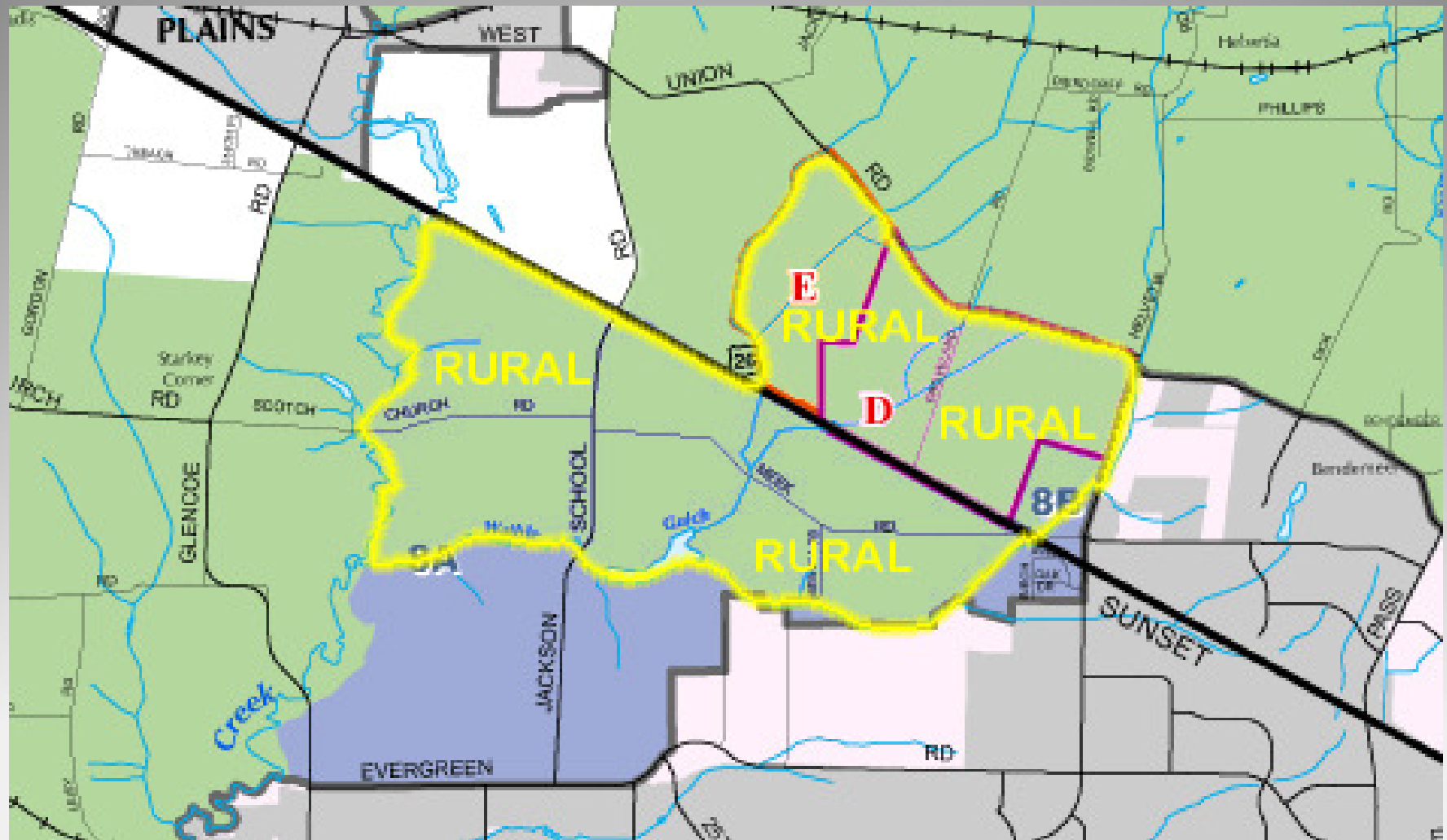
State of Oregon
Department of
Environmental
Quality



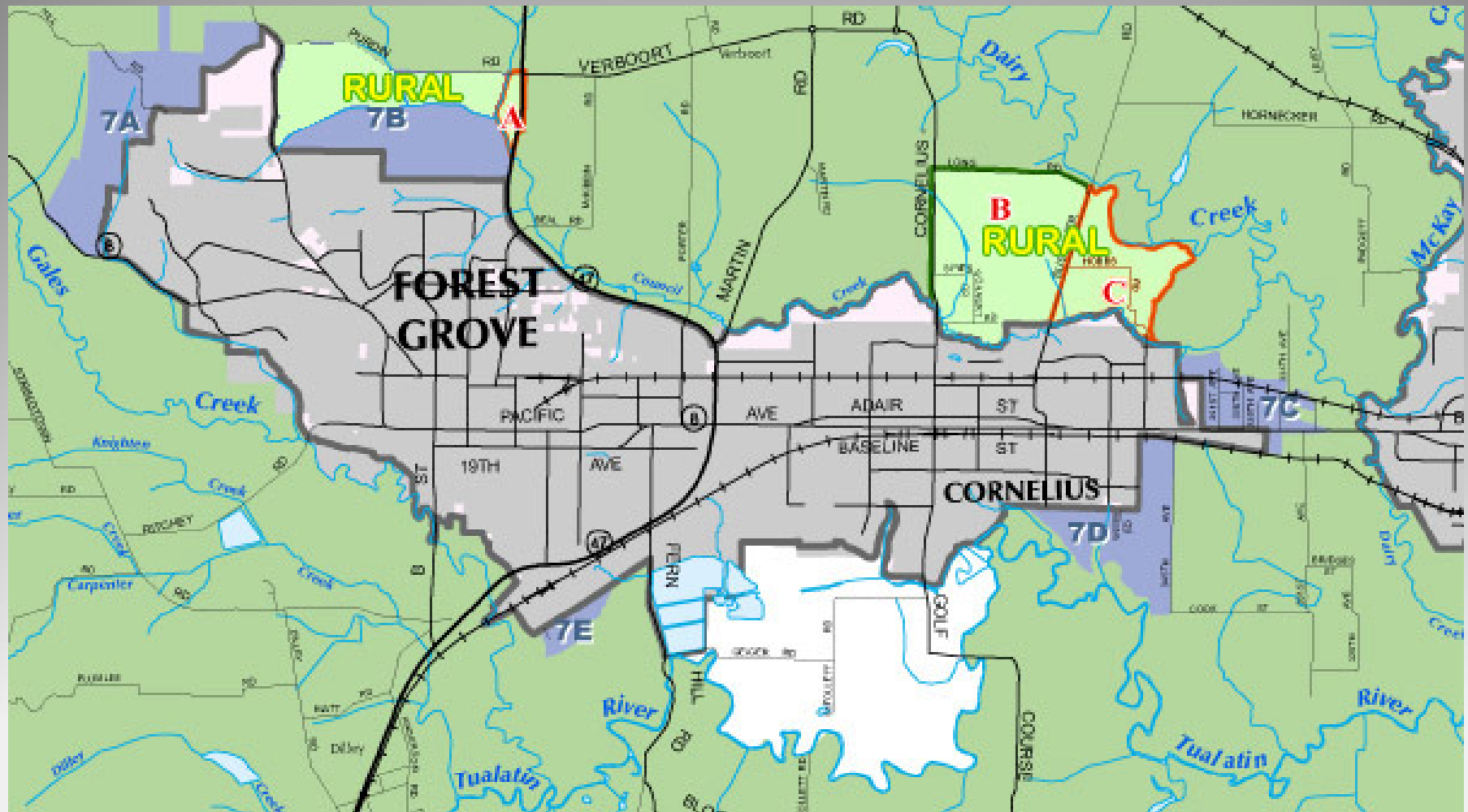
State Agencies Letter – A Reasonable Approach Toward Reserves

- Understood the importance of edges in the region
- Recognized the most important edges/buffers in Western Washington county
 - Permanent, major, visible separators
 - True dividers: rivers, freeways
- Protected large blocks of agricultural land
- Proposed reasonable urban reserves for both agriculture and industry

WCFB Reserves Recommendations: North of Evergreen Road



WCFB Reserves Recommendations: North of Council Creek



Why do we need buffers?

Farm practices cause conflict with urban uses - farming loses



- Dust from combining
 - Ex: Wren Road, Hillsboro accident - September 2010
- Night swathing (cutting) causes noise and dust all night
 - Swathing must be done at night at specific moisture content; keeps seed from falling off, maximizes yield
 - Mid-June to Mid-October
- Pesticides can drift with unforeseen wind movement
 - Laws protect homeowners - farmers can be fined
 - Inversion can cause chemical to lift off plants and travel to neighboring residences
 - Ex: Farming near PCC - residential rose bushes

Why do we need buffers?

Farm practices cause conflict with urban uses - farming loses



*Appx. vehicle traffic counts
(source: WaCo LUT 2010):

Wren Rd.	2500
Susbauer Rd.	5500
Cornelius-Schefflin Rd.	15000
Jackson School Rd.	8500

- Slow-moving farm vehicles
 - Commuters impatient, try to pass - accidents result*
- Odor
 - Dairy cows
 - Pesticides
 - Composting
- Bees
 - Necessary to pollinate seed crops, berries
 - 50 hives can be on a field of 50 to 100 acres
 - In fields for up to 6 months - May to December
 - Neighboring swimming pools attract bees
 - Potential risk of bites, allergic reactions

What are the best edges?



BEST:

- Broad floodplains
- Rivers
- Freeways
- Tall cliffs
- Smaller streams
- Rural residential areas

WORST:

- Roads
- Power lines
- Property lines (no buffer)

Council Creek = The Edge



- 1300' to 2600' ($\frac{1}{4}$ to $\frac{1}{2}$ mile) wide
- Natural, permanent divider
- Urban use to the south
- Foundation agricultural land to the north

Highway 26 = The Edge



- 225' wide
- Permanent divider
- Urban use proposed to the south
- Foundation agricultural land to the north
- Compare to West Union Road (35' wide) or property lines (1' wide)

Waibel Creek = The Edge



- 280' wide
- Natural, permanent divider

Washington County Violates the Best Buffers

- ✓ State Agencies recommendations honor the buffers
- ✗ Urban Reserves and Undesignated land cross the BEST buffers

<u>Edge/Buffer</u>	<u>Urban Reserves</u>	<u>Undesignated</u>	<u>City</u>
N. of Council Creek	250 acres	28 acres	Forest Grove
N. of Council Creek	-	194 acres	Cornelius
N. of Waibel Creek	1370 acres	-	Hillsboro
N. of Hwy. 26	<u>673 acres</u>	<u>290 acres</u>	Hillsboro
Total	2293 acres	512 acres	

Why are Urban Reserves BAD for High Value Farmland?

- Does not protect foundation farmland from urbanization
- Promotes land speculation – prices farmers off the land
- Farmers lose long term leases as landlords sell out
- No certainty for long term farming commitments or capital investments
- New roads and infrastructure can be built through farmland
- Creeping urbanization puts pressure on farmers
 - More traffic
 - Faster traffic
 - Agriculture practices versus urban society conflicts

Why is Undesignated BAD for High Value Farmland?

- Farmers reluctant to invest in long-term investments/crops
- Promotes land speculation – prices farmers off the land
- Farmers lose long term leases as landlords sell out
- No certainty for timeline before switched to Urban Reserves
- New roads and infrastructure can be built through farmland
- Encroaching urbanization causes vicious cycle:
 - Roads encroach on farming,
 - Farmers face increasing difficulty,
 - Farmers sell out,
 - County leaders conclude: “Land is not good for farming, develop it.”

Hillsboro: Vacant Industrial Land



Hillsboro industrial land supply

- ≈2,500 acres of vacant industrial land inside current UGB
- 2,849 acres from Ordinance 733 (Urban Reserves for industrial sites)
- 1.0 million square feet vacant commercial office space
- 1.5 million square feet of vacant manufacturing / flex / R&D / warehouse space

Sources: LoopNet listings (Feb. 2011), Hillsboro Aspiration Plan (12/2008), Evergreen Concept plan, Helvetia Concept plan (2007), WaCo Ord. 733 (2010)

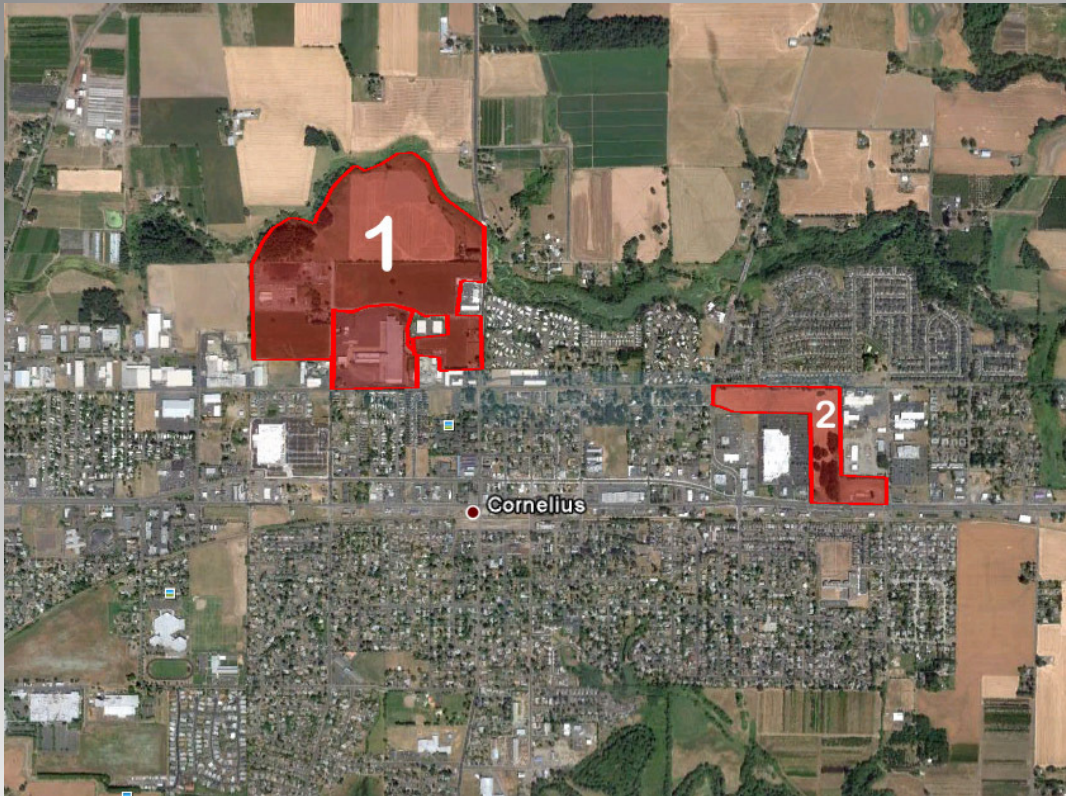
Cornelius: Vacant Industrial Land



Cornelius: Vacant Industrial Land



Cornelius' Industrial Land Supply



1. Holliday St. Industrial Park area
 - 143 acres total
 - \approx 137 acres vacant/unused
2. Land adjacent to Fred Meyer
 - 25 acres vacant



Cornelius' Land Supply

Area 7C Urban Reserves	137 acres
Area 7D Urban Reserves	211 acres
Holliday St. vacant land	137 acres
Land adjacent to Fred Meyer	25 acres
	<hr/>
TOTAL	510 acres



The bait-and-switch

Cities often re-zone industrial lands for other uses

- Forest Grove: discussing converting 135 acres to Orenco-style development*
- Hillsboro: Helvetia expansion area used for strip commercial and retail
- Cornelius: \approx 50 acres north of Fred Meyer
 - Originally zoned industrial
 - Converted to residential in mid-1990s

* Source: Kelly House, The Oregonian, Feb. 22, 2011



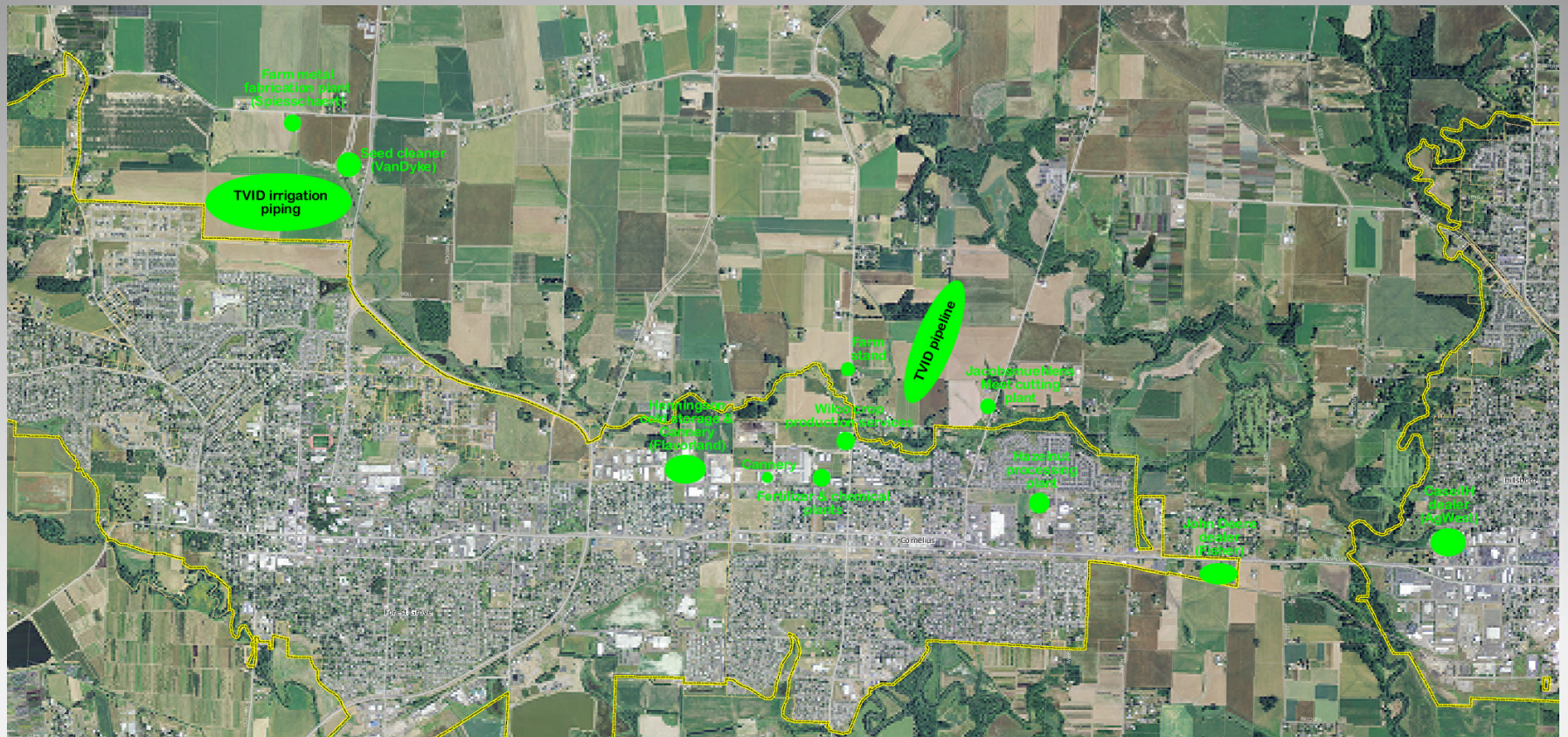
Solution: Effective Edges

- Establish edges that utilize the Best Buffers
 - Council Creek
 - Hwy. 26
 - Waibel Creek
 - Rock Creek
- Protect Foundation agriculture land MOST in danger of urbanization
- Place Rural Reserves NORTH of buffers

N. Forest Grove: Vacant Industrial Land



Forest Grove & Cornelius Ag Infrastructure



WCFB Reserves Recommendations: North Plains & Banks

