



**METRO**

030697-24

TO: Jon Kvistad  
 Presiding Officer

FROM: *Michael*  
 Michael Morrissey  
 Senior Council Analyst

DATE: February 20, 1997

RE: Amendments to Urban Reserve Map, Exhibit C of Ordinance 96-655B

These are the sites to which counselors plan to make amendments at today's council meeting, based on information turned in to you as of Tuesday, February 18 at 5:00 pm.

Site	Kvistad	McCaig	McFarland	McLain	Morissette	Naito	Washington
1		Delete					
2		Delete					
5				Del. EFU			
14				Add Rock Creek (Clack Co.)			
15				Del. some north			
17-26				Add as per Or. City			
30		Delete					
31		Delete					
32		Delete					
35				Del. some			
36		Add		Modify			
41		Delete					
46				Add			
49		Del. some				Del. some	
50	Delete						
51				Del. some			
53			Add		Add		

54		Delete					
55							
56		Delete		Delete			
59		Delete		Delete			
62		Delete		Del. most			
64		Delete		Modify			
65		Delete		Del. some		Del. all	

**M E M O R A N D U M**

800 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736  
TEL 503 797 1538 | FAX 503 797 1793



**METRO**

**TO:** Councilors

**FROM:** Jeff Stone, Assistant to the Presiding Officer

**COPY TO:** Presiding Officer Jon Kvistad

**DATE:** February 19, 1997

**RE:** URBAN RESERVE AMENDMENTS

Attached are the amendments submitted to the Presiding Officer regarding Urban Reserves. As you are aware, consideration of these amendments will occur on Thursday, February 20.

If you have any questions, feel free to contact me.

**Naito Amendment Number 1**

**I move that Exhibit C of the Urban Reserves Ordinance be amended to delete all or part of URSA # 65 containing 448.9 acres.**

**RECEIVED**

**FEB 18 1997**

TIME: 4:40pm *[Signature]*  
METRO SERVICE DISTRICT  
OFFICE GENERAL COUNSEL



Naito Amendment Number 2

*the northern*

I move that Exhibit C of the Urban Reserves Ordinance be amended to delete all or part of URSA # 49 containing 555.5 acres.

RECEIVED

FEB 18 1997

TIME: 4:40 pm *AS*  
METRO SERVICE DISTRICT  
OFFICE GENERAL COUNSEL

**McFarland Amendment Number 1**

**I move that Exhibit C of the Urban Reserves Ordinance be amended to include URSA # 53 containing 204 acres.**

**RECEIVED**

**FEB 18 1997**

TIME: 4:45pm *AS*  
METRO SERVICE DISTRICT  
OFFICE GENERAL COUNSEL

RECEIVED

FEB 18 1997

TIME: 7:43 AM QAS  
METRO SERVICE DISTRICT  
OFFICE GENERAL COUNSEL

KVISTAD PROPOSAL

UGB PROCEDURES AMENDMENT # 1

3.01.010 (e) "First Priority Urban Reserves" means urban reserves or designated and mapped by Metro Council Ordinance."

This revision of the definition of first priority urban reserves is in draft changes to UGB Amendment procedures. This allows the Metro Council to clearly indicate these first UGB amendment areas by a map in the UGB procedures in Exhibit A of the urban reserve ordinance. The map for first priority urban reserves should indicate the approximately 4,100 acres that cities and counties have indicated could be served by urban services in the near term.

3.01.012 (d) First priority urban reserves shall be included in the Metro Urban Growth Boundary prior to other urban reserves unless an immediate special land need is identified which cannot be accommodated on first priority urban reserves. Upon approval by the Metro Council of any exception (under Title 8, Section 2.b.) to the required (Title 1, Table 1) capacities for households in the Urban Growth Management Functional Plan, land estimated to provide an equivalent number of households shall be added to first priority lands (map) from urban reserves on the St. Mary's site."

**Kvistad Amendment Number 3**

**I move that Exhibit C of the Urban Reserves Ordinance be amended to delete URSA # 50 containing 282 acres.**

**RECEIVED**

**FEB 18 1997**

TIME: **3:00 PM** *(Signature)*  
METRO SERVICE DISTRICT  
OFFICE GENERAL COUNSEL

TO: Jon Kvistad  
 Presiding Officer

FROM: Councilor Susan McLain

DATE: February 18, 1997

RE: Amendments to Ordinance #96-655B.

RECEIVED

FEB 18 1997

TIME: 3:15 pm *MS*

METRO SERVICE DISTRICT  
 OFFICE GENERAL COUNSEL

I intend to make the following amendments to urban reserve sites at the February 20, 1997 Council meeting.

1) Recommendations to remove.

Site	Action	Net Acre Change	Comment
56	Remove	(38)	All EFU
59	Remove	(35)	All EFU
62	Remove	(238)*	Retain small area N. of Sunset Highway
65	Remove EFU east of Kaiser Rd.	(40)	

2) Recommendations to amend.

Site	Action	Net Acre Change	Comment
5	Remove EFU	(48.5)	
15	Move N. Boundary to follow electrical pylons, below Monner Creek	(35)*	As per Doug Bollen
35	Remove 1.6 acres	(1.6)	
51	Remove 6.2 acres	(6.2)	
64	Remove EFU, round off triangle top boundary	(15)*	map/staff error

3) Recommendations to add.

Site	Action	Net Acre Change	Comment
14	Add Rock Creek finger	100*	Nat. resource protection
17, 18, 19 24, 25, 26	Add to sites	400*	As per Oregon City
36	Add	33.2	Nat. resource protection. As per Wilsonville
46	Add	111.6	

*No buildable acres.*

*\* = estimate*



METRO

DATE: February 18, 1997  
TO: Jon Kvistad  
FROM: Patricia McCaig *PM*  
RE: YOUR REQUEST FOR AMENDMENTS

As you requested I am formally submitting notice that I plan to present amendments as a result of the findings dated February 7.

My amendments will deal with the following sites:

- |             |                       |             |
|-------------|-----------------------|-------------|
| 1 - delete  | 36 - add              | 59 - delete |
| 2 - delete  | 41 - delete           | 62 - delete |
| 30 - delete | 49 - delete (partial) | 64 - delete |
| 31 - delete | 54 - delete           | 65 - delete |
| 32 - delete | 56 - delete           |             |

I would appreciate receiving a copy of other councilor's amendments as soon as possible.

C:\LR\1PMC\CORRESP\URAMND.DOC

RECEIVED

FEB 18 1997

TIME: 5:00PM *PM*  
METRO SERVICE DISTRICT  
OFFICE GENERAL COUNSEL

AMENDMENT  
TO PROPOSED URBAN RESERVE AREA DESIGNATIONS

With the inclusion of the Sisters of St. Mary's property and adjacent tracts (Site Nos. 54 and 55) and Site 52 (as an exception area) in the urban reserve, URSA Site 53 (the balance of the Hanauer parcel) warrants incorporation into the urban reserve for the following reasons:

(1) These properties all form a contiguous block of parcels which are most appropriately planned as a single master planning unit. The City of Hillsboro has stated that its planning activities, extensions of urban services and a logical city boundary would be adversely affected without inclusion of all these properties as a single planning unit.

(2) The City of Hillsboro supports inclusion of Site 53 into the urban reserve as a logical extension of its city limits, permitting efficient delivery of urban services to the southeast area of the City.

(3) Site 53 is non-productive agricultural land not in current cultivation due to extreme soil conditions and the existence of large numbers of overgrown ornamental trees and shrubs. Topographically, it is suitable for urban uses, if included in a future urban growth boundary adjustment. It is a site of sufficient size (188 acres) to permit meaningful urban planning, urban services extensions and is adjacent to the existing urban growth boundary.

Submitted By,



Don Morissette  
Metro Councilor District 2

c: John Kvistad  
Susan McLain  
Mike Burton

RECEIVED

FEB 18 1997

TIME: 4:57 pm   
METRO SERVICE DISTRICT  
OFFICE GENERAL COUNSEL



McKeever/Morris, Inc.  
722 S.W. Second Avenue  
Suite 400  
Portland, Oregon 97204  
Fax 503 228-7365  
503 228-7352

112196-118

## MEMORANDUM

2 PAGE(S) VIA FAX

DATE: December 11, 1996

TO: Metro Council Members @ 797-1793

FROM: Paul F. Morris, ASLA  
Vice President

SUBJECT REF.: Reconsideration of Site #53 For Urban Reserve Inclusion

Comments: The purpose of this memorandum is to provide you with important information relating to this 200 acre site and its context in the Urban Reserves decision making process. It is critical to make well informed decisions about growth in our region. I hope this information will help you in your efforts.

## THE SITE

Prior to last week's hearing, Steve Janik met with several Metro councilors to present extensive research and analysis supporting the inclusion of Site #53 in the urban reserves.

Our analysis of the findings from Metro's modeling showed that this property, of the 72 sites under consideration, should be ranked in the top 10% for inclusion, save for two criteria - agricultural capability and agricultural suitability. However, Metro's evaluation of these two criteria failed to incorporate critical site conditions.

Prior to last week's hearing we submitted comprehensive evidence illustrating that the 133 acre EFU designated portion is unfit for agricultural use. Mapping of soils in the general area may suggest it is suitable and capable of sustaining agricultural activity. However, site investigation and scientific analysis confirm it cannot.

Here are the facts. The property is:

- An abandoned tree farm/nursery since 1980.
- Covered with diseased, dying and ingrown/overgrown trees.
- Surrounded by non-agricultural uses.
- Non-economical to farm.

*The soils were scientifically analyzed and found to require extensive rehabilitation to make the site useful for future farming.*



*The potential to farm is lost because the financial cost to remove the trees, trunks, and roots and restore the nutrient depleted soil will be over \$500,000. No agricultural enterprise can amortize those costs.*

*The efforts to farm a part of the site a few years ago were abandoned due to the condition of the site and soil.*

*The testimony by Councilors last week stated the site was recommended for withdrawal because, "the maps showed it was good for agriculture". The recommendation for reserve exclusion was based on bad information.*

- The site has immediate access to full transportation and utility infrastructure to support urban densities and mixes to meet 2040 buildout recommendations.
- The site is next to urban development and surrounded by Non-EFU activities with no opportunity to connect to nearby EFU agricultural uses to the south and west (as has been suggested).

The reserve criteria should make Site #53 a key urban reserve site.

#### THE CONTEXT

With Site #53 and other abutting reserve properties, Metro and the city of Hillsboro have a rare opportunity in the region to develop an appropriately scaled master plan development area on a site suited for urban consideration.

- The site is supported by good community planning goals.
- The site is near a city with the ability and commitment to serve it.
- Over 500 acres of actively farmed EFU land north of Hwy. 26 in Washington County were included in last week's urban reserve recommendations. These sites cannot be served effectively by a city and do not support good community planning goals.

Only fully informed decision making will ensure the right reserves are identified and considered for future regional growth. The goal should be to consider those sites that:

1. Are unsuitable for agricultural use;
2. Support Good Community Planning Goals; and
3. Are readily located for service by a nearby city.

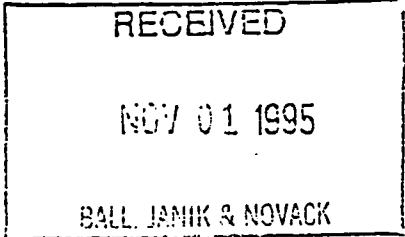
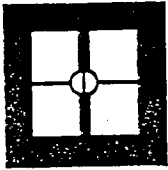
Site #53 passes this test.

We believe Site #53 is an appropriate and qualified site for urban reserves and are requesting your support for inclusion.

Thank you for your time. I am available for further discussion at your convenience. Please feel free to contact me at my office: 228-7352.

End.

---



October 30, 1995

Metro Council Land Use Committee  
c/o John Fregonese  
Metro Regional Center  
600 N.E. Grand Avenue  
Portland, OR 97232-2736

RE: Hanauer Request for Urban Reserve Study Area Designation

Dear Committee Members:

The City of Hillsboro has had a series of discussions about the City's position concerning designation of the Joe Hanauer property as part of Metro's urban reserve. The City understands that Mr. Hanauer was specifically requested by Washington County to confer with us because of the strong likelihood that the Hanauer property, if included in the urban reserve, will ultimately be a part of the City of Hillsboro. We also understand that Washington County staff believes that the Hanauer property is a good and logical candidate for urban reserve study area status. The City of Hillsboro concurs with this assessment. The Hanauer property is a large tract presently under a single ownership. It is immediately adjacent to the existing Urban Growth Boundary in an area that has been urbanizing and will likely continue to urbanize. From the City's perspective, large tracts of property immediately adjacent to the existing UGB afford maximum planning opportunity. This will allow the City (and County) to master plan these large acreages for future urban use compatible with existing urban development and, more importantly, new development consistent with the Region 2040 concept.

The City believes intelligent, considered future planning for large parcels like the Hanauer tract, as early in the process as feasible, is vital to dealing with these parcels when, and if, they urbanize.

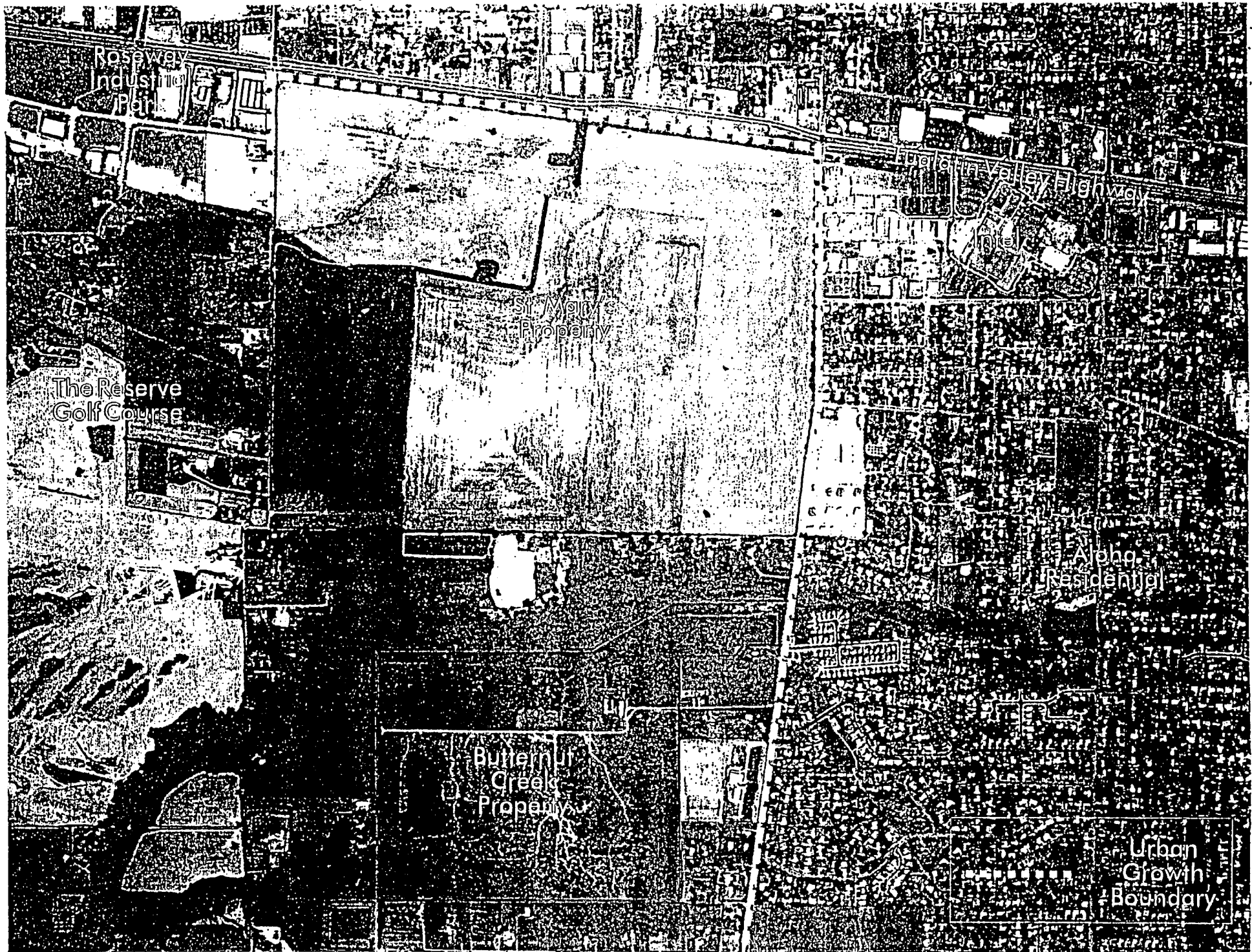
Thank you for the opportunity to comment on the Hanauer parcel. The City understands this parcel will be considered at your committee's October 31 meeting. The City urges its inclusion within the urban reserve study area.

Sincerely,

CITY OF HILLSBORO PLANNING DEPARTMENT

*Winslow C. Brooks*  
Winslow C. Brooks  
Planning Director

cc: Tim Erwert, Jack Orchard



Roseway  
Industrial  
Park

The Reserve  
Golf Course

St. Mary's  
Property

Butternut  
Creek  
Property

Alpha  
Residential

Urban  
Growth  
Boundary

2  
 TO: Jon Kvistad  
 Presiding Officer  
 FROM: Councilor Susan McLain  
 DATE: February 18, 1997  
 RE: Amendments to Ordinance #96-655B

**EXHIBIT**

030697-25

I intend to make the following amendments or urban reserve study sites at the February 20, 1997 Council meeting.

1) Recommendation to remove

Site	Action	Net Acre Change	Comment
56	Remove	(38)	All EFU
59	Remove	(35)	All EFU
62	Remove	200 EFU - estimate	Retain small area north of Sunset Highway & exception lands below Sunset Highway
65	Remove EFU	(40) - estimate	Land east of Kaiser Road

2) Recommendation to amend

Site	Action	Net Acre Change	Comment
5	Remove EFU land	(48.5)	
15	Move northern boundary to follow electrical pylons below Monner Creek	(35) - estimate	As per Doug Bollen
35	Remove 1.6 acres	(1.6)	
51	Remove 6.2 acres	(6.2)	
64	Remove EFU land; round off triangle at top boundary	(15) - estimate	

3) Recommendation to add

Site	Action	Net Acre Change	Comment
14	Add Rock Creek finger	100 - estimate	natural resource protection
17, 18, 19, 24, 25, 26	Add to sites	400 - estimate	As per Oregon City All exception land
36	Add	33.2	natural resource protection
46	Add	111.6	Exception land

EXHIBIT



METRO

030697-26

TO: Councilor Susan McLain, Chair, Growth Management Committee  
FROM: John Fregonese, Director, Growth Management Services  
DATE: February 18, 1997  
SUBJECT: Oregon City Proposed Changes to Urban Reserves

77

You have requested a staff review of the site changes to urban reserves recommended by Oregon City. These changes are as follows:

- Site 17 - addition of 36 acres
- Site 18 - reduction of 31 acres
- Site 19 - addition of 4 acres
- Site 22 - addition of 90 acres
- Site 23 - addition of less than 1 acre
- Site 24 - addition of 4 acres
- Site 25 - addition of 123 acres
- Site 26 - addition of 105 acres
- Site 29 - addition of 155 acres

Using as a basic criteria the absence of rural resource lands (efu, etc.) and the proposal from Oregon City as a sign that urban services can be provided, the proposed Oregon City amendments to sites 17, 18, 19, 23, 26 and 29 would seem workable. If the rural resource lands were deleted from the proposed amendments to sites 22 and 25, these too would seem workable. The only site which seems problematical is the amendment to site 24, which, if approved would create a "cherrystem", a site which has a narrow (perhaps 100 feet wide or less) connection with the balance of the site. Administering a boundary for Metro, local service districts or for city services would seem to be difficult with this configuration. Accordingly, we would not recommend this particular amendment.

I hope that the above information is useful. I would be happy to discuss any aspect of this at your request.

Thank you.

c: Mayor Fowler,  
Henry Machenroth, City Engineer,  
Rich Carson, Community Development Director  
Mike Burton, Executive Officer

EXHIBIT

030697-27



## CITY OF TUALATIN

PO BOX 369  
TUALATIN, OREGON 97062-0369  
(503) 692-2000  
TDD 692-0574

February 20, 1997

Honorable Jon Kvistad, Presiding Officer and Metro Councilors

Ladies and Gentlemen,

I am responding to information I received only minutes ago regarding a vote today by the Council on the Metro Code amendments that apply to Urban Growth Boundary adjustments. I admit that the information I have is sketchy and this is a rather hurried reply, so my understanding of the amendment may be incomplete or out of context. However, I feel it necessary to get this point into the record. The amendment in question, 3.01.012(c)(2), appears to provide for an UGB amendment without city agreement or annexation under certain conditions.

While we are perplexed why such an amendment to the Code would be proposed for a Council vote without the input of the cities in the Region, we are even more dismayed that the Council would consider such an action in the Code. While we are aware of the need to comply with the 2040 Growth Concept, as well as the State's requirements to meet housing and a 20 year buildable land supply, it is not acceptable to the cities of Washington County to have the dictatorial language in the Code to allow Metro to move the UGB in specific locations at their pleasure without the agreement of the local jurisdiction that will need to service that locale.

We are all committed to meeting the goals of 2040 and Statewide Planning Goals. We in the cities of Washington County are prepared to do the job necessary to meet those objectives. However, we do not need, nor do we support this type of Code domination.

Sincerely,

Lou Ogden,  
Mayor of Tualatin

cc: Mayors of Cities in Washington County  
City Managers in Washington County  
Richard Kidd, Councilor, Forest Grove  
MPAC Representatives and Alternates





VIA FAX

February 24, 1997

Honorable Jon Kvistad  
Presiding Officer  
Metro Council  
600 NE Grand Avenue  
Portland, OR 97232-2736

RE: Urban Reserve Area 41  
Parcels 1, 2, and 3, Partition Plat 1993-165

Dear Mr. Kvistad:

Portions of the above property were included in Urban Reserve Area 41 in the decisions made by the Council through Thursday, February 20, 1997. On Friday, February 21, I obtained the attached map from Metro staff showing the property outside the Reserve Area, contrary to Council decisions to date. It was my understanding from staff throughout the process that after Reserve Areas were established by the Council, the maps would be refined, with properties "split" by the boundary included if the owner desired. I previously submitted the attached letter requesting that the portion of the property included in Council votes be included in the Reserve Area. It is my preference to have the entire property included in the Reserve Area to allow for future planning and service extension efficiency and flexibility. If that is not possible, I would like a portion included, even if the entire property is not.

This property has been the subject of a large amount of testimony and votes. Following, for your use in evaluating this issue, are the compelling reasons for inclusion that have been submitted during the past three years.

- \* The property is adjacent to the Urban Growth Boundary and City Limits of Wilsonville.
- \* Wilsonville has a high jobs/housing imbalance. Conversion of this property to residential use will help to relieve the imbalance.
- \* While the property is zoned EEU, the attached soil study previously submitted shows that the property is not high value or prime farmland. The soil is very thin and so rocky it cannot be mechanically worked. It has no agricultural use in



over 20 years (it was used for pasture) and there is only one commercial farm within a five mile radius. There is no agricultural use or industry to protect on this property or in this area.

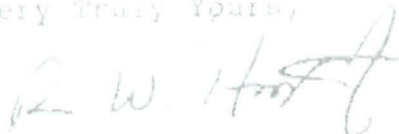
- \* The property is surrounded by the City of Wilsonville and exception land. This makes it an isolated pocket of EFU land which will be incompatible with residential uses, even if it was suitable for farming. If the City of Wilsonville develops the Dammasch area as planned, there will be several thousand people living adjacent to this property.

In addition to the above considerations previously submitted are the following:

- \* The jobs/housing calculations for Wilsonville assume that Dammasch hospital will be converted to high density housing to relieve the current imbalance, which is one of the worst in the region. Dammasch is currently the top site for a proposed prison. If it is selected, which seems likely as of this date, 190 acres will be removed from use for housing. Inclusion of this property will be necessary to provide for the housing required to relieve the jobs/ housing imbalance.
- \* Service extensions to the area shown on the map prepared by staff will also be extremely difficult, if not impossible without going through our property due to topography.
- \* The attached letter from the soil scientist who performed the study on this property shows that the EFU land in the remainder of Area 41 north of Teeze Road is likely subject to the same soil limitations and also unsuited for agriculture.

Please review the above and let me know what needs to be done to correct the map of Area 41 to reflect the Council vote. Please distribute this to other Council members, staff, or legal counsel as appropriate. Thank you for your assistance.

Very Truly Yours,



Robert W. Hartford

Project Name  
Stoel River

# Urban Reserves Tax Lot Boundaries

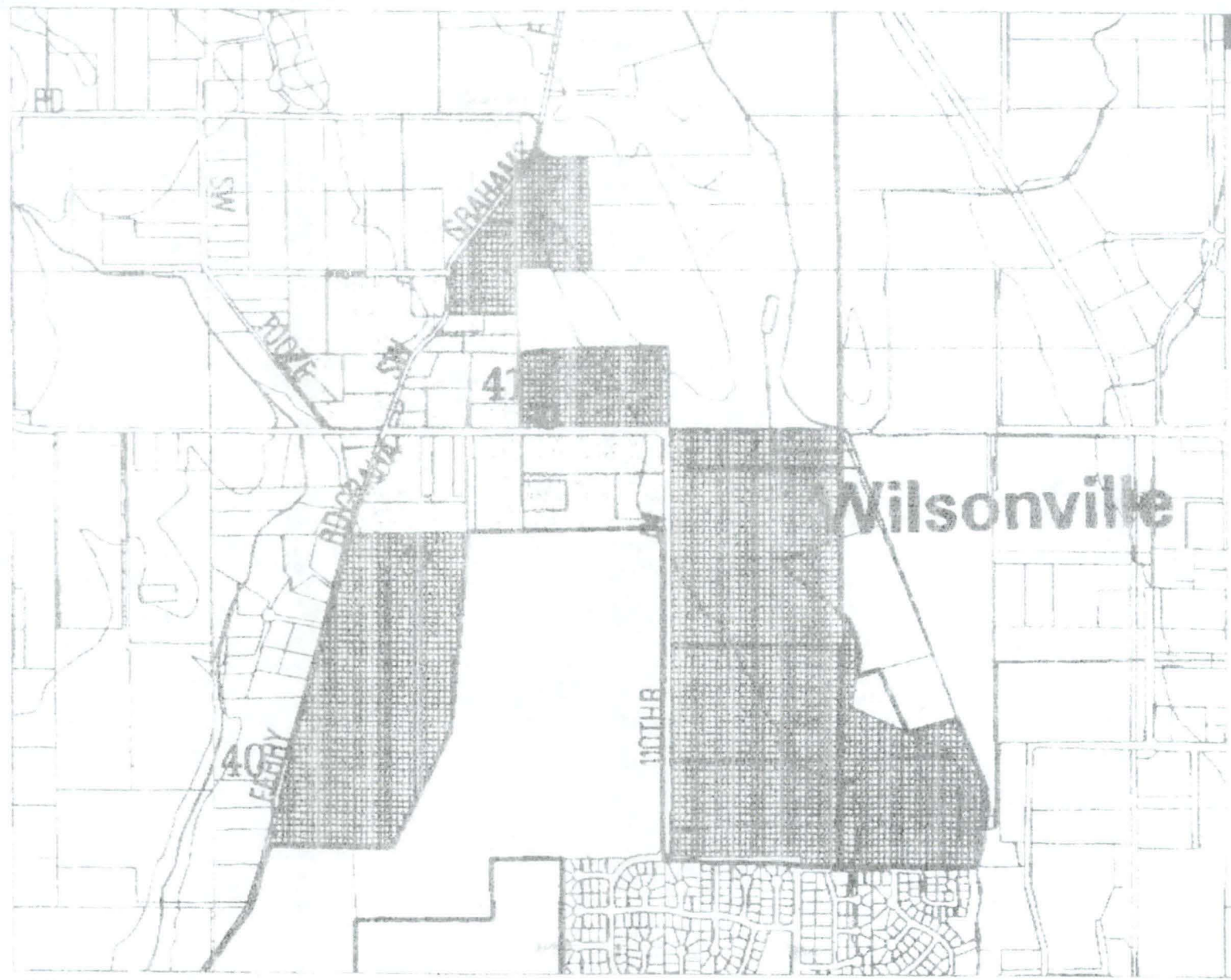
Staff Recommendation  
1-3-97

- Designated Urban Reserves
- Reserve Lots within Urban Reserves
- Modified Urban Reserve Boundaries
- Urban Growth Boundary

MAP #41



100-ND Crest Ave  
Portland, OR 97202-2094  
503.777.0101



Map prepared by: pbs dnc February 21, 1997

# STOEL RIVES

STANDARD OPERATING CENTER  
1100 NE 11TH AVENUE  
PORTLAND OREGON 97232  
PHONE 503 220 2460 FAX 503 220 2460  
100-500 0000  
Internet: www.stoel.com

February 14, 1997

ROBERT D. VAN BROCKLIN  
Direct Dial  
(503) 294-9660  
email: rdvanbrocklin@stoel.com

## DELIVERED BY FACSIMILE AND MESSENGER

The Honorable Jon Kvistad  
Presiding Officer  
Metro Council  
600 NE Grand Avenue  
Portland, OR 97232

Re: Urban Reserve Area 41

Dear Councilor Kvistad:

This office represents Mr. Robert W. Hartford in the Metro Urban Reserve land designation process. Mr. Hartford owns property which is located partially within and partially outside Urban Reserve Area 41 ("Area 41"). Area 41 was designated as an Urban Reserve area by the Council last December. The purpose of this letter is simply to encourage the Council to retain Area 41 as an Urban Reserve area and to continue to include Mr. Hartford's property, in whole or part, within that area.

We look forward to working with you to further delineate the exact boundaries of the Urban Reserve lands in Area 41. In determining those boundaries, we reference for your consideration a March 15, 1995 letter from the City of Wilsonville's ("City's") Planning Director Wayne Sorensen to Metro Growth Management Director John Fregonese, which suggested that:

"Based on a review of aerial photography and topographic maps, \* \* \* [w]e recommend that land in the area north of the extension of Boeckman Road, below the 150 foot contour, be excluded from the Urban Reserve and that land above that level be included in the Urban Reserve."

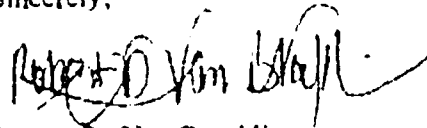
## STOEL RIVES

The Honorable Jon Kvistad  
February 14 1997  
Page 2

We agree with this suggested boundary. Regardless of where the boundary lines are drawn, however, Mr. Hartford requests that Area 41 be included as an Urban Reserve area even if it only contains only a part of Mr. Hartford's land

On behalf of Mr. Hartford, we urge the Council to adopt the findings, conclusions and ordinance which will designate Area 41 as an Urban Reserve area

Sincerely,



Robert D. Van Brocklin

RVB:mlb

cc The Honorable Susan McLain  
The Honorable Ruth McFarland  
The Honorable Patricia McCaig  
The Honorable Lisa Naito  
The Honorable Don Morissette  
The Honorable Ed Washington  
Dan Cooper, Esq.  
Larry Shaw, Esq.  
Mr. Robert W. Hartford



February 10, 1997

Robert W. Hartford  
26940 S.W. Grahams Ferry Road  
Sherwood, OR 97140

RE: Clackamas County, Oregon partition plat no. 1993-165 for Parcels 1, 2 & 3,  
T. 3S, R. 1W, SE 1/4 of Section 10, W.M.

Dear Mr. Hartford,

At your request, I have prepared this letter to summarize this firm's high resolution soil mapping of your three parcels (80 acres combined) located at the address above. The technical report is in its final stages of completion and it should be ready soon for critical review. The purpose of our investigation was to re-evaluate the original soil mapping completed by the Soil Conservation Service (now Natural Resource Conservation Service). Although it is not the intention of a high intensity soil survey to "down grade" a particular site, the physical characteristics which define the soils across the Hartford tract clearly have more significant limitations than the original SCS mapping would imply. On the basis of the field work, only 4.7 acres of the subject 80-acre parcel qualifies as high value farm land (all Class I, II, and specific series having Class III and IV ratings). In addition, the 10.4 acres of Class IIIw soil (Wapato) is not listed as high value farm land, and neither is the 41.3 acres of Class IV's and IVe soil (taxadjunct Briedwell). Finally, the bottomland in the center of the property rates only as Class IV, so it also does not qualify as high value farm land. Again, it is important to re-iterate that the differences between the SCS mapping and the high intensity mapping are not due to error in the SCS mapping, but rather to more detailed delineation, documentation of subsurface limitations, and separate mapping of inclusions not differentiated by the SCS soil survey. The "revised" Land Capability Classification (LCC) ratings tend to reflect the current and past use of the property, which has been limited to pasture and forest on the terraces, and various attempts of cultivation in the bottomland (now seasonal cattle pasture). The remainder of this letter summarizes the field work and rationale for soil mapping and LCC rating changes.

1. Field Investigation. The field work involved documenting 34 soil profiles and mapping soil conditions on aerial photography of 1 inch = 200 feet scale. Soil documentation included depth, texture, color, mottling, structure, roots, horizon boundaries, consistency, and percent coarse fragments. Soil testing included percent available moisture, percent organic matter and particle size distribution. As you may recall, the original SCS mapping identified Salem silt loam (Class IIs, mapping unit 76B in the Soil Survey of Clackamas County Area, Oregon), Salem gravelly silt loam (Class IIs, mapping unit 77B), and Humaquepts (Class IIIw, mapping unit 42) across the subject property. During our field investigation, it became apparent that the mapping of the Salem soil type was not entirely accurate plus the onsite conditions varied from the "typical" Humaquepts parameters specified in the Soil Survey.

Mr. Robert Hartford -- February 10, 1997  
Hartford Tract Soil Suitability Study Summary  
Page 2

2. Geomorphology. The Hartford property consists of two landforms -- alluvial terraces and bottomland. The terraces, located on the east and west edge of the property, are composed of loess over old alluvium. The loess appears to be mixture of volcanic ash and fine silt that occur elsewhere in the lower Willamette Valley. The underlying alluvium has various sizes of coarse, partially rounded rocks with few fines. This rocky substratum is similar to other geologic debris imported by Missoula-Spokane flood events; thus, the surface topography has slightly rolling ridges with small open depressions. The bottomland area, situated between the two terraces, is an old river channel from the Missoula-Spokane floods that has been naturally backfilled with fine alluvium, loess and volcanic ash, plus layers of organic matter ranging from muck to peat. Under native conditions (prior to agricultural ditching), the bottomland areas were saturated to the surface for a very long duration in the growing season.

2. Soil Series. The field study documented the presence of the Briedwell soil series where the Salem soil was originally mapped (Figure 1). The difference between these series is primarily the parent material from which the soils formed. The Briedwell series was established for the Tonquin scab lands where the low terraces are composed of gravelly material deposited by the prehistoric Missoula-Spokane floods (same physiographic province as the subject property); whereas, the Salem series was developed for mid-Willamette Valley conditions where old, river gravel bars have been buried under silty material. Two obvious differences are the soil colors, which tend to be redder in the Briedwell, and the subsurface gravel, which are well-rounded in the Salem. Topographically, both soils occupy similar geomorphic settings -- above the active flood plain, but just below old terraces with more developed soils. Due to minor differences in soil characteristics, the onsite Briedwell classifies as Udic Argixerolls and Udic Haploxeralfs (technically considered taxadjunct and variant to the Briedwell series, respectively).

For the bottomland, the original soil survey only described it in the broad category of Humaquepts. Upon closer examination, the field study determined the bottomland to best resemble the Labish series, which occurs in similar settings in the Tonquin scab lands and parts of the lower Willamette Valley. This bottomland classifies as Humic Endoaquepts (also taxadjunct). The perimeter of the bottomland contains more silt and less organic matter; thus, it better resembles the Wapato series, that also occurs in the same physiographic province. The onsite conditions for the Wapato series classify as Typic Endoaquolls (another taxadjunct circumstance). Finally, several inclusions were identified during the field work and properly delineated primarily on the basis of landform setting. For example, the west edge of the east terrace has a side slope that best resembles the Cornelius series (Udic Haploxeralfs), and small linear depression in the east terrace is quite similar to the Kinton series (Typic Fragiochrepts).

Mr. Robert Hartford -- February 10, 1997  
Hartford Tract Soil Suitability Study Summary  
Page 3

4. Soil Limitations. In addition to mapping inclusions and different soil types, the purpose of the field study was to identify site-specific limitations, particularly coarse fragments (gravels and cobbles), moisture retention, effective rooting depth, and drainage. The two terrace areas of the site contain moderate to high volumes of coarse fragments, which in turn greatly reduce the natural water holding capacity in the soil. For example, the west terrace soils have an Available Water Capacity (AWC) ranging from 2.53 to 4.7 inches; whereas, the typical Briedwell soil has an AWC ranging from 4.10 to 8.67 inches. In contrast, most of the east terrace has a stony surface and very stony substratum that is severely limiting. A small portion of the east terrace has a subsurface restrictive layer (fragipan) that limits effective rooting depth and further decreases water retention in the soil. In terms of soil drainage, only the bottomland areas historically formed under poor to very poor drainage; and they still have flooding, ponding or high water table and redoximorphic features in the upper part of the soil profiles. Past agriculture ditching through the bottomland and maintenance of the Seely Ditch has not effectively drained the center of the property, nor eliminated annual flooding.

5. Land Capability Classifications. The Land Capability Classification (LCC) system assigns a rating of I to VIII, depending upon the limitations of a soil. It is appropriate to re-evaluate the LCC rating when a higher intensity soil survey is conducted to reflect site specific limitations, instead of relying upon ratings intended to summarize limitations for a very broad geographic area. For the Hartford tract, the low AWC of the west terrace and the stony surface of the east terrace makes the onsite soil conditions more limiting than the "typical" Briedwell soil; consequently, the LCC rating is Class IVs ("s" for shallow, droughty or stony conditions) and IVe ("e" for accelerated erosion potential, due to the steeper terrace slope). The bottomland in the center of the property, that best resembles Labish, has sufficiently poor drainage and annual flooding (despite old agricultural ditches); thus, it has a LCC rating of Class VI. The remaining portions of the property -- the Wapato soil on the perimeter of the bottomland, plus the Kinton and Cornelius soils just east of the Seely Ditch -- have LCC ratings of Class IIIw ("w" for seasonal wetness). These LCC ratings differ from those designated for the Salem (Class II) and Humaquepts (Class IIIw) soils, and they generally reflect more severe limitations of the Hartford property than originally predicted by the soil survey.

6. Conclusions. According to state land use regulations (ORS 215.710, Section 8), farmland is considered high value if it qualifies as Class I or II, or if it is included on a listing of numerous Class III and IV soils that occur in the Willamette Valley. The Briedwell soil is included on that listing for Class IIIe; Kinton for Class IIIe and IVe; and Cornelius for Class IIIe. The list does not include Labish, Wapato, Salem and Humaquepts soil types. In terms of acreages, the table on the following page outlines the acreages of each soil type and LCC rating.

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 Hartford Tract Soil Suitability Study Summary  
 Page 4

Soil Type	Acreage	Land Capability Classification	Comments
Briedwell, Taxadjunct (w. terrace)	29.2	IVs	Low AWC
Briedwell, Taxadjunct (slope)	3.4	IVe	>20% slope, erodes
Briedwell, Stony Variant (e. terr.)	8.7	IVs	Stony, low AWC
Wapato, Taxadjunct (perimeter)	10.4	IIIw	Seasonally wet, hydric
Labish, Taxadjunct (bottomland)	23.6	VI	Floods annually, hydric
Kinton silt loam (linear depression)	2.1	IIIw	Weak fragipan
Cornelius silt loam (slope by e.terr.)	2.6	IIIc	Moderate erosion
Total	80.0		

Bob, I hope this summary provides the information you need to continue your planning and address concerns from various regulatory bodies. In the next two weeks the full report will be complete, and forwarded for your review. As always, please feel welcome to call me if you have any other questions or comments. Once again, thank you again for the opportunity to provide these services.

Cordially yours,

SCOLES ASSOCIATES, INC.

*Phil Scoles*

Phil Scoles, CPSS/RPSS  
 Soil and Water Scientist







February 25, 1997

Robert W. Hartford  
26940 S.W. Grahams Ferry Road  
Sherwood, OR 97140

RE: Clackamas County, Oregon partition plat no. 1993 165 for Parcels 1, 2 & 3  
T. 3S R. 1W, SE 1/4 of Section 10, W.M.

Dear Mr. Hartford,

This letter follows our recent discussion regarding the designation of high value farm surrounding your property located at the address above. As you already know, our recent high intensity soil survey of your property concluded that only 4.7 acres of the subject 80-acre parcel qualifies as high value farm land (all Class I, II, and specific series having Class III and IV ratings). This conclusion is well supported by the field data, but it does differ significantly from the original soil mapping generated by the Soil Conservation Service (SCS, now Natural Resource Conservation Service). As previously stated, the differences between the SCS mapping and our high intensity mapping are not due to error in the SCS mapping, but rather to more detailed delineation, documentation of subsurface limitations, and separate mapping of inclusions not differentiated by the SCS soil survey. Consequently, the post-detailed soil survey Land Capability Classification (LCC) ratings reflect onsite conditions, rather than offsite interpretations.

Most of the land surrounding your property shares the same geomorphic setting as your property; that is, those lands include a terrace formed from Missoula-Spokane flood events that contains a rocky substratum. This terrace, on your property, lacked sufficient available water-holding capacity (AWC), so it became Class IV soil (instead of Class III as previously mapped by the SCS). I believe similar low AWC conditions exist on portions of your neighboring properties to the north, south, and directly to the west. Your property also included a bottomland area and rocky terrace in the east part, which lacked sufficient drainage (for the bottomland) and soil depth (for the east terrace); thus, the LLC became Class VI and Class IVs, respectively. Again, it is reasonable that similar poor drainage and shallow soil conditions exist directly north and south of your property. If current land use is any indicator of the soil conditions, then your neighboring properties appear to have the same limitations that affect your property. Specifically, the terrace areas lack sufficient soil moisture retention for dry land agriculture, and the bottomland areas flood annually. It is plausible that the slope and stoniness of the terrace soil is different on the adjacent parcels, because of the differential setting of gravel that formed the terrace in the first place.

Mr. Robert Hartford February 25, 1997  
Page 2

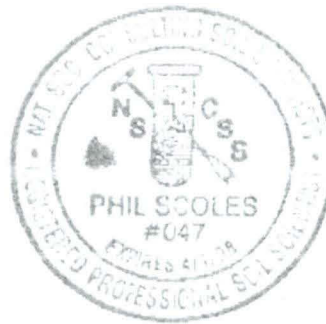
Bob, if asked, I would say that your neighboring properties have the same potential as your property that the original soil mapping overestimates the amount of high value farm land. Considering the many similarities, I believe an onsite investigation, like the one conducted for your property, would refine the level of information and potentially demonstrate similar mapping. If you wish to assist any further, please do not hesitate to call me. Once again, thank you for your willingness to provide these services.

Cordially yours,

PHILIP ASSOCIATES, INC.



Phil Scoles, CPSS #047  
Soil and Water Scientist





STEVE C. MORASCH

February 26, 1997

VIA HAND DELIVERY

METRO Council:

Presiding Officer, Jon Kvistad  
Deputy Presiding Officer, Susan McLain  
Councilor, Ruth McFarland  
Councilor, Don Morissette  
Councilor, Ed Washington  
Councilor, Lisa Naito  
Councilor, Patricia McCaig

600 NE Grand Avenue  
Portland, OR 97232

Re: Designation of Urban Reserves -  
Urban Reserve Study Area No. 49

Dear Councilors:

We represent a group of citizens who own property within Urban Reserve Study Area ("URSA") No. 49. Our clients include the following: Stuart Honeyman; Kim Vandehey; William and Ekatrini Garyfallou; Jack Brian; and Buzz Siler. Previously we have submitted a letter to METRO Council dated November 18, 1996. For your convenience, a copy of that letter, together with the exhibits thereto is attached to this letter and incorporated herein by reference.

On December 5, 1996, and December 12, 1996, the Council took action to designate 555.5 acres of URSA No. 49 as urban reserves. As shown by the summary of Council's action dated February 13, 1997, none of these 555.5 acres are resource acres. Nevertheless, without any apparent justification in the record, Council approved a last minute amendment entitled "Naito Amendment Number 2," which deleted most, if not all, of URSA No. 49 from the urban reserves. The amendment read as follows: "I move that Exhibit C of the Urban Reserves Ordinance be amended to delete all or part of URSA # 49 containing 555.5 acres."

One of our clients was present at the hearing at which this amendment was voted upon and could discern no justification for this amendment from the Council's discussion or in the

METRO Council  
November 18, 1996  
Page 2

written record. The Council's reversal of its prior decision to designate URSA No. 49 as urban reserves is particularly puzzling because the amendment contradicts METRO's own studies, as well Council's past actions.

According to METRO's own URSA Analysis, a copy of which is attached to this letter, the minimum qualifying score to be designated as urban reserves is 33. According to the METRO Analysis, URSA No. 49 has a score of 49.0, which places URSA No. 49 in the top half of all URSAs and well above the minimum score of 33.

Further, in the METRO Utility Feasibility Analysis METRO's own engineer determined that the total cost for providing sewer, water, and stormwater utilities to URSA No. 49 is approximately \$4,000 per equivalent density unit ("EDU"). This amount places URSA No. 49 in the top 37.5% of all URSAs for economic provision of utilities and makes provision of utilities for URSA No. 49 \$800 per EDU cheaper than the average URSA. See Table B-1 of the METRO Utility Feasibility Analysis. As discussed in our November 18, 1996 letter to Council, the public facilities concerns raised by the Petitioners for Cooper Mountain have already been addressed in the METRO Utility Feasibility Analysis by METRO's own engineer.

As explained in our November 18, 1996, letter to Council, the criteria for designating land as an urban reserve area listed in OAR 660-21-030(2), including factors 3 through 7 of Goal 14 and the criteria for exceptions in Goal 2 and ORS 197.732, are all met by the Northernmost Portion of URSA No. 49. (The "Northernmost Portion of URSA No. 49" is shown on the area map attached as Exhibit A to our November 18, 1996, letter.)

Our clients request that the Council reconsider its decision on Naito Amendment Number 2 and that Council reinstate its original decision to designate the Northernmost Portion of URSA No. 49 as urban reserves.

Thank you for your consideration of this matter.

Very truly yours,



Steve C. Morasch

SCM:lcr

cc: The Honorable Robert Drake, Mayor of the City of Beaverton  
Kim Katsion, Washington County Commissioner



**METRO**

Metro is the directly elected regional government that serves more than 1.3 million residents in Clackamas, Multnomah and Washington counties and the 24 cities in the Portland metropolitan area.

Metro is responsible for growth management, transportation and land-use planning; solid waste management; operation of the Metro Washington Park Zoo; regional parks and greenspaces programs; and technical services to local governments. Through the Metropolitan Exposition-Recreation Commission, Metro manages the Oregon Convention Center, Civic Stadium, the Portland Center for the Performing Arts and the Expo Center.

Metro is governed by an executive officer, elected regionwide, and a seven-member council elected by districts. Metro also has an auditor who is elected regionwide.

For more information about Metro or to schedule a speaker for a community group, call 797-1510 (public affairs) or 797-1540 (council).

For more information about job opportunities at Metro, call 797-1777.

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Mike Burton

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Don Morissette

**District 5**  
Ed Washington

**District 6**  
Rod Monroe

**District 7**  
Patricia McCaig

**Auditor**  
Alexis Dow, CPA

governments to change some of their ordinances to address specific issues. MPAC carefully reviewed and refined the functional plan during the past 18 months. In a strong show of support for the document, MPAC voted unanimously to forward the functional plan to the Metro Council for adoption.

The Urban Growth Management Functional Plan creates land-use tools to achieve the following goals:

### **Allowing more efficient development of land**

Efficient development of land will be established by population and job growth targets for each jurisdiction based on vacant land and redevelopment opportunities within its borders. Vacant land close to transit corridors such as light-rail lines offers the best opportunity to build compact new communities with housing and retail.

### **Reducing parking in future developments**

Increased efficiency of lands used in commercial development and a reduction of the required amount of parking also match Metro's growth management goals. Parking will be reduced primarily in areas where frequent transit service is provided, pedestrian accessibility is good and land-use patterns encourage more walking, biking, transit and other non-auto trips. Metro also is working with business and neighborhood groups to encourage more innovative approaches to meeting parking needs, such as shared parking.

### **Protecting stream corridors**

Protecting streams is a priority. Vacant lands immediately adjacent to streams must be protected to reduce flooding hazards to people and property, and allow monitoring of water quality and conservation of fish and wildlife habitat.

### **Managing future retail store locations**

By carefully controlling the location of new "big box" retail businesses, retail investment will be encouraged in existing centers, rather than in areas that are set aside for industrial and other employment uses not adequately served by transit or that have strong transportation systems. Retail uses generate three to four times the traffic per employer.

"Big boxes" are retail stores with more than 60,000 square feet of retail space, usually with a very large parking lot. Under the functional plan, big boxes will continue to serve a vital role in the region but likely will be located more conveniently, with other nearby uses.

### **Keeping roads accessible**

In keeping with the Regional Transportation Plan, Metro and the local jurisdictions will work to ensure that regional roads continue to serve both freight and auto trips in a way that avoids unacceptable levels of congestion. Street design and traffic performance standards will be put into place to meet the entire range of transportation needs – from industrial freight and high-speed throughways to pedestrian-friendly boulevards and attractive choices for traveling by a means other than a car.

### **Creating affordable housing**

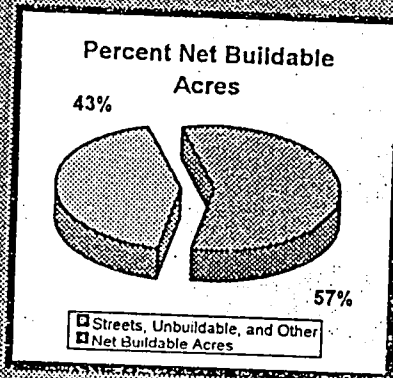
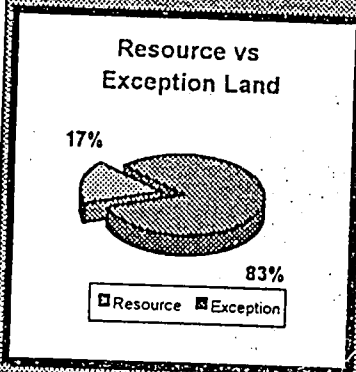
To promote housing affordability, Metro will encourage public and private ventures to build an adequate supply of affordable housing and reduce the regulatory barriers for manufactured housing parks.

### **Checking the progress of implementation**

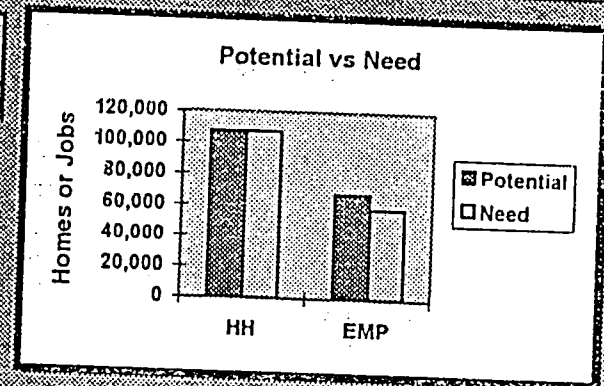
To monitor the progress of the region's counties and cities in implementing the functional plan, Metro will establish performance measures. "These performance measures will allow

# URSA-Analysis

Variables	Minimum Qualifying Score	2040 Household Forecast (Metro UGB)	Current UGB HH Capacity	2040 Employment Forecast	Current UGB Emp. Capacity	Household Redevelopment & Infill	Employment Redevelopment & Infill
Results	33	359,653	206,600	561,800	461,663	30.0%	42.0%
	URSA Acres	Resource Acres	Buildable Acres	URSA HH Potential	URSA HH Need	URSA EMP Potential	URSA EMP Need
	19,123	3,298	10,949	107,504	107,137	67,684	58,079



**Avg. Units per Buildable Acre**  
9.82





# Weighting Factors

Factor Weight

Urban Reserve Rule Factor 3			
Utility Feasibility	Road Network	Traffic Congestion	Schools
0.75	0.75	0.75	0.75
5.0%	5.0%	5.0%	5.0%

Urban Reserve Rule - Factor 4	
Efficiency Factor	Buildable Land
1.5	1.5
10.0%	10.0%

Factor Weight

Urban Reserve Rule - Factor 5			
Environmental Constraints	Access to Centers	Jobs/Housing Balance	
		Jobs Rich	Housing Rich
0.75	0.75	0.75	0.75
5.0%	5.0%	5.0%	5.0%

Urban Reserve Rule - Factor 6
Agric. Retention Factor
3
20.0%

Urban Reserve Rule - Factor 7
Agricultural Compatibility
3
20.0%

Factor 3	Factor 4	Factor 5	Factor 6	Factor 7
<b>Total Weight</b>	<b>Total Weight</b>	<b>Total Weight</b>	<b>Total Weight</b>	<b>Total Weight</b>
20.0%	20.0%	20.0%	20.0%	20.0%



# Qualifying URSAs

Qualifying Score =

33

Site #	Resource		Buildable		Capacity		Score
	Acres	Acres	Acres	HH	EMP		
1	535	163	257	2,361	1,744	46.5	
2	418	121	241	2,412	983	54.0 -	
3	-----	-----	-----	-----	-----	26.0	
4	124	0	30	325	121	57.0 -	
5	1,371	48	759	8,148	7,344	64.5 -	
6	1,797	221	1,158	11,750	8,875	58.0 -	
7	413	1	249	2,522	1,584	61.0 -	
8	429	0	274	2,910	6,182	60.0 -	
9	436	3	275	2,487	2,291	56.0 -	
10	134	0	82	824	338	53.0 -	
11	436	49	296	3,271	1,802	59.0 -	
12	195	0	45	454	186	38.0	
13	67	0	31	305	125	46.0	
14	233	0	154	1,791	924	60.0 -	
15	347	0	200	1,999	819	54.5 -	
16	15	0	2	16	7	44.0	
17	153	0	105	1,108	431	65.5 -	
18	128	7	91	938	374	60.0 -	
19	9	0	6	58	24	62.5 -	
20	160	3	106	783	308	70.5 -	
21	12	10	6	7	1	38.5	
22	322	0	222	2,219	910	63.5 -	
23	23	0	16	160	65	57.0 -	
24	212	0	140	1,401	574	57.0 -	
25	970	0	677	5,777	4,949	62.5 -	
26	1,965	0	1,060	9,569	6,592	46.5	
27	19	13	12	120	49	48.5	
28	55	51	34	334	137	46.5	
29	188	0	120	1,184	484	61.0 -	
30	139	0	78	780	320	57.0 -	
31	736	615	407	4,072	1,669	41.5	
32	87	76	57	573	235	55.5 -	
33	338	72	149	1,490	611	53.5 -	
34	756	0	305	2,822	1,738	46.5	
35	48	2	31	314	129	41.5	
36	33	0	7	72	29	41.5	
37	146	0	94	974	386	57.0 -	
38	42	41	30	320	123	38.0	
39	13	10	10	105	39	33.5	
40	36	12	22	218	90	43.5	
41	419	286	240	2,561	985	33.0	
42	243	0	164	1,773	673	64.5 -	
43	11	0	6	62	25	58.0 -	
44	162	114	89	430	155	40.5	
45	432	0	207	2,073	850	46.5	
46	112	6	72	722	296	49.5	
47	80	0	47	473	194	54.5 -	
48	218	0	129	1,290	529	46.0	
49	555	0	286	2,938	1,170	49.0	
50	282	1	177	1,670	680	65.0 -	
51	78	6	39	390	160	53.0 -	
52	103	11	68	683	280	56.5 -	
53	-----	-----	-----	-----	-----	26.5	
54	189	142	136	1,425	557	39.5	
55	883	475	493	5,150	2,020	37.0	
56	-----	-----	-----	-----	-----	26.5	
57	-----	-----	-----	-----	-----	24.5	
58	-----	-----	-----	-----	-----	28.5	

min  
Score  
needed  
33

35  
sites  
higher  
than  
US

35  
sites  
lower  
than  
US

# Qualifying URSAs

Qualifying Score = 33

Site #	Acres	Resource	Buildable	Capacity		Score
		Acres	Acres	HH	EMP	
59	47	47	27	104	461	35.0
60	280	140	136	850	1,842	33.5
61	27	0	16	163	67	61.5 ~
62	255	213	168	1,684	690	48.5
64	191	0	110	1,148	448	59.0 ~
65	449	201	319	3,206	1,306	51.0 ~
66						30.0
67	406	48	109	1,009	410	52.0 ~
68	67	0	20	210	78	60.5 ~
69	14	14	8	82	33	40.5
70	28	28	15	153	63	47.0
71	28	26	17	175	72	45.0
72	23	20	11	112	46	41.5
	19,123	3,298	10,949	107,504	67,717	

Ranking		Urban Reserve Rule - Factor 3 <sup>1</sup>				Urban Reserve Rule - Factor 4 <sup>2</sup>		Urban Reserve Rule - Factor 5 <sup>3</sup>				Urban Reserve Rule - Factor 6 <sup>4</sup>	Urban Reserve Rule - Factor 7 <sup>5</sup>
Site #	Score	Utility Feasibility <sup>3</sup>	Road Network <sup>10</sup>	Traffic Congestion <sup>11</sup>	Schools <sup>12</sup>	Efficiency Factor <sup>13</sup>	Buildable Land <sup>14</sup>	Environmental Constraints <sup>15</sup>	Access to Centers <sup>16</sup>	Jobs/Housing Balance <sup>17</sup>		Agric. Retention Factor <sup>18</sup>	Agricultural Compatibility <sup>19</sup>
										Jobs Rich	Housing Rich		
1	46.5	3.0	3.0	3.5	1.5	4.0	3.0	2.0	1.5	0.0	5.0	12.0	8.0
2	54.0	2.0	2.0	3.5	1.0	6.0	6.0	3.0	1.5	0.0	5.0	14.0	10.0
3	26.0	0.0	1.0	3.5	0.5	0.0	0.0	0.0	0.0	0.0	5.0	4.0	12.0
4	57.0	4.0	1.5	1.5	4.0	0.0	0.0	0.5	4.5	0.0	5.0	18.0	18.0
5	64.5	4.5	2.5	1.5	3.5	5.0	5.0	3.0	4.5	0.0	5.0	16.0	14.0
6	58.0	3.5	3.0	1.5	1.0	7.0	7.0	3.5	2.0	0.0	1.5	16.0	12.0
7	61.0	3.5	2.5	1.5	0.5	6.0	6.0	3.5	2.0	0.0	1.5	18.0	16.0
8	60.0	3.0	4.0	1.5	0.5	6.0	7.0	4.0	2.5	0.0	1.5	16.0	14.0
9	56.0	2.0	2.0	1.5	0.5	7.0	7.0	3.5	1.0	0.0	1.5	16.0	14.0
10	53.0	2.5	1.0	1.5	0.5	5.0	7.0	4.0	2.0	0.0	1.5	16.0	12.0
11	59.0	4.0	3.0	1.5	0.5	8.0	8.0	4.0	2.5	0.0	1.5	14.0	12.0
12	38.0	2.5	1.5	1.5	0.5	0.0	0.0	0.0	0.5	0.0	1.5	16.0	14.0
13	46.0	2.0	5.0	1.5	0.5	3.0	3.0	1.5	2.0	0.0	1.5	16.0	10.0
14	60.0	3.5	2.0	1.0	2.0	8.0	8.0	3.5	2.5	0.0	1.5	16.0	12.0
15	54.5	2.5	1.5	1.0	2.0	5.0	6.0	3.0	4.0	0.0	1.5	14.0	14.0
16	44.0	0.0	1.0	1.0	2.0	0.0	0.0	0.0	4.5	0.0	1.5	16.0	18.0
17	65.5	3.0	3.5	2.0	3.0	8.0	8.0	4.0	4.5	0.0	1.5	14.0	14.0
18	60.0	2.0	3.0	2.0	1.0	9.0	9.0	4.0	2.5	0.0	1.5	14.0	12.0
19	62.5	2.0	1.5	2.0	4.0	6.0	7.0	4.0	4.5	0.0	1.5	12.0	18.0
20	70.5	4.0	5.0	2.0	4.5	8.0	8.0	3.5	4.0	0.0	1.5	16.0	14.0
21	38.5	1.0	2.5	2.0	5.0	3.0	4.0	2.5	5.0	0.0	1.5	2.0	10.0
22	63.5	3.5	2.5	2.0	4.0	8.0	8.0	4.0	2.0	0.0	1.5	14.0	14.0
23	57.0	2.0	1.5	2.0	5.0	8.0	9.0	4.0	2.0	0.0	1.5	10.0	12.0
24	57.0	3.5	1.0	2.0	4.5	7.0	8.0	4.0	1.5	0.0	1.5	12.0	12.0
25	62.5	3.5	3.0	0.5	3.5	8.0	8.0	4.0	0.5	0.0	1.5	16.0	14.0
26	46.5	3.0	2.0	0.5	1.5	4.0	5.0	3.0	0.0	0.0	1.5	14.0	12.0
27	48.5	2.0	1.0	0.5	4.5	7.0	7.0	4.0	3.0	0.0	1.5	4.0	14.0
28	46.5	4.0	3.5	0.5	3.0	6.0	7.0	4.0	3.0	0.0	1.5	2.0	12.0
29	61.0	4.0	2.0	0.5	2.0	6.0	7.0	4.0	2.0	0.0	1.5	16.0	16.0
30	57.0	1.5	1.5	3.5	3.0	5.0	5.0	3.0	5.0	0.0	1.5	14.0	14.0
31	41.5	2.5	2.5	4.5	3.0	5.0	5.0	3.0	2.5	1.5	0.0	6.0	6.0
32	55.5	2.0	2.5	4.5	4.0	7.0	8.0	3.5	4.5	1.5	0.0	8.0	10.0
33	53.5	3.0	4.0	4.5	4.5	2.0	2.0	1.5	2.5	1.5	0.0	14.0	14.0
34	46.5	3.0	4.0	4.5	4.5	2.0	1.0	1.0	3.0	1.5	0.0	14.0	8.0
35	41.5	0.0	3.5	1.5	1.0	8.0	8.0	4.0	2.0	1.5	0.0	6.0	6.0
36	41.5	2.0	1.0	1.5	3.0	0.0	0.0	0.0	0.5	1.5	0.0	16.0	16.0
37	57.0	3.5	2.0	1.5	4.5	7.0	8.0	3.5	1.5	1.5	0.0	14.0	10.0
38	38.0	2.0	2.0	1.5	4.5	9.0	9.0	4.0	0.5	1.5	0.0	2.0	2.0

Ranking		Urban Reserve Rule - Factor 3 <sup>1</sup> 20%				Urban Reserve Rule - Factor 4 <sup>2</sup> 20%		Urban Reserve Rule - Factor 5 <sup>3</sup> 20%				Urban Reserve Rule - Factor 6 <sup>4</sup> 20%		Urban Reserve Rule - Factor 7 <sup>5</sup> 20%
		Utility Feasibility <sup>3</sup>	Road Network <sup>4</sup>	Traffic Congestion <sup>11</sup>	Schools <sup>12</sup>	Efficiency Factor <sup>13</sup>	Buildable Land <sup>14</sup>	Environmental Constraints <sup>15</sup>	Access to Centers <sup>16</sup>	Jobs/Housing Balance <sup>17</sup>		Agric. Retention Factor <sup>18</sup>	Agricultural Compatibility <sup>19</sup>	
Site #	Score	5%	5%	5%	5%	10%	10%	5%	5%	5%	5%	5%	20%	20%
39	33.5	0.0	1.0	1.5	5.0	9.0	9.0	4.0	0.5	1.5	0.0	0.0	2.0	2.0
40	43.5	0.0	1.5	1.5	2.0	7.0	7.0	3.0	0.0	1.5	0.0	10.0	10.0	10.0
41	33.0	2.5	3.0	1.5	2.0	6.0	6.0	2.5	0.0	1.5	0.0	4.0	4.0	4.0
42	64.5	2.5	3.5	1.5	2.5	8.0	8.0	3.5	1.5	1.5	0.0	16.0	16.0	16.0
43	58.0	0.0	1.0	2.0	4.5	7.0	6.0	2.5	1.5	1.5	0.0	14.0	14.0	18.0
44	40.5	3.5	1.0	2.0	2.0	8.0	7.0	3.0	0.5	1.5	0.0	6.0	6.0	6.0
45	46.5	3.5	4.0	2.0	3.0	3.0	3.0	2.0	0.5	1.5	0.0	14.0	14.0	10.0
46	49.5	2.5	3.5	2.0	2.0	7.0	7.0	3.5	0.5	1.5	0.0	12.0	12.0	8.0
47	54.5	3.5	1.0	1.5	3.5	6.0	6.0	3.0	4.5	1.5	0.0	12.0	12.0	12.0
48	46.0	3.0	1.0	1.5	0.5	6.0	6.0	3.0	1.5	1.5	0.0	12.0	12.0	10.0
49	49.0	3.5	3.0	1.5	1.0	4.0	4.0	2.5	4.0	1.5	0.0	14.0	14.0	10.0
50	65.0	3.5	1.5	1.5	1.5	6.0	7.0	4.0	2.5	1.5	0.0	18.0	18.0	18.0
51	53.0	3.5	5.0	2.0	2.5	4.0	3.0	2.0	4.5	4.5	0.0	14.0	8.0	8.0
52	56.5	4.0	3.0	2.0	4.0	7.0	8.0	4.0	4.0	4.5	0.0	10.0	6.0	6.0
53	26.5	4.0	1.0	2.0	1.0	6.0	5.0	2.0	1.0	4.5	0.0	0.0	0.0	0.0
54	39.5	4.0	1.5	2.0	3.0	9.0	9.0	4.0	2.5	4.5	0.0	2.0	2.0	2.0
55	37.0	4.0	1.5	2.0	4.0	6.0	5.0	2.5	3.5	4.5	0.0	0.0	0.0	0.0
56	26.5	3.5	1.0	5.0	1.5	5.0	3.0	1.5	1.5	4.5	0.0	0.0	0.0	0.0
57	24.5	3.0	2.0	5.0	4.5	1.0	0.0	0.0	0.5	4.5	0.0	2.0	2.0	2.0
58	28.5	4.0	1.0	5.0	2.0	6.0	4.0	1.5	0.5	4.5	0.0	0.0	0.0	0.0
59	35.0	3.5	1.0	5.0	3.0	6.0	5.0	2.5	2.5	4.5	0.0	0.0	0.0	0.0
60	33.5	4.0	2.0	5.0	1.5	4.0	3.0	1.5	2.0	4.5	0.0	4.0	4.0	2.0
61	61.5	2.5	1.5	5.0	3.0	7.0	6.0	3.0	5.0	4.5	0.0	12.0	12.0	12.0
62	48.5	3.5	2.5	5.0	1.0	8.0	8.0	3.5	4.5	4.5	0.0	4.0	4.0	4.0
64	59.0	3.5	4.0	5.0	3.5	5.0	5.0	3.5	4.0	1.5	0.0	14.0	14.0	10.0
65	51.0	4.0	2.5	3.0	2.5	7.0	6.0	3.0	3.5	1.5	0.0	10.0	8.0	8.0
66	30.0	2.5	1.5	3.0	0.5	4.0	2.0	1.0	4.0	1.5	0.0	4.0	6.0	6.0
67	52.0	3.0	1.5	3.0	2.5	0.0	0.0	0.5	4.0	1.5	0.0	18.0	18.0	18.0
68	60.5	3.5	4.5	3.0	3.0	0.0	0.0	0.5	4.5	1.5	0.0	20.0	20.0	20.0
69	40.5	1.0	1.0	1.0	0.5	5.0	6.0	3.0	3.5	1.5	0.0	4.0	14.0	14.0
70	47.0	1.0	1.5	1.0	0.5	5.0	5.0	2.5	3.0	1.5	0.0	12.0	14.0	14.0
71	45.0	1.0	2.5	1.0	0.5	7.0	7.0	3.5	3.0	1.5	0.0	6.0	12.0	12.0
72	41.5	0.5	5.0	1.0	0.5	3.0	3.0	2.0	3.0	1.5	0.0	6.0	16.0	16.0

20% Urban Reserve Ratings 2013

2021

2020

2021

Note: The higher the rating, the higher the suitability for urbanization.

Site #	Acres	Resource Acres <sup>6</sup>	Buildable Acres <sup>7</sup>	Capacity <sup>8</sup>		Urban Reserve Rule - Factor 3 <sup>1</sup>				Urban Reserve Rule - Factor 4 <sup>2</sup>		Urban Reserve Rule - Factor 5 <sup>3</sup>			Urban Reserve Rule-Factor 6 <sup>4</sup>	Urban Reserve Rule-Factor 7 <sup>5</sup>	
				DU	EMP	Utility Feasibility <sup>9</sup>	Road Network <sup>10</sup>	Traffic Congestion <sup>11</sup>	Schools <sup>12</sup>	Efficiency Factor <sup>13</sup>	Buildable Land <sup>14</sup>	Environmental Constraints <sup>15</sup>	Access to Centers <sup>16</sup>	Jobs/Housing Balance <sup>17</sup>		Agric. Retention Factor <sup>18</sup>	Agricultural Compatibility <sup>19</sup>
													Jobs Rich	Housing Rich			
1	534.8	162.7	257	2,361	1,744	6	6	7	3	4	3	4	3	0	10	6	4
2	417.7	121.1	241	2,412	983	4	4	7	2	6	6	6	3	0	10	7	5
3	8.0	7.7	1	6	2	0	2	7	1	0	0	0	0	0	10	2	6
4	123.9	0.0	30	325	121	8	3	3	8	0	0	1	9	0	10	9	9
5	1,371.4	48.5	759	8,148	7,344	9	5	3	7	5	5	6	9	0	10	8	7
6	1,797.2	221.5	1,158	11,750	8,875	7	6	3	2	7	7	7	4	0	3	8	6
7	412.7	0.6	249	2,522	1,584	7	5	3	1	6	6	7	4	0	3	9	8
8	429.0	0.1	274	2,910	6,182	6	8	3	1	6	7	8	5	0	3	8	7
9	435.5	3.1	275	2,487	2,291	4	4	3	1	7	7	7	2	0	3	8	7
10	134.5	0.0	82	824	338	5	2	3	1	5	7	8	4	0	3	8	6
11	435.5	48.8	296	3,271	1,802	8	6	3	1	8	8	8	5	0	3	7	6
12	194.9	0.0	45	454	186	5	3	3	1	0	0	0	1	0	3	8	7
13	66.5	0.0	31	305	125	4	10	3	1	3	3	3	4	0	3	8	5
14	233.2	0.0	154	1,791	924	7	4	2	4	8	8	7	5	0	3	8	6
15	347.3	0.0	200	1,999	819	5	3	2	4	5	6	6	8	0	3	7	7
16	15.2	0.0	2	16	7	0	2	2	4	0	0	0	9	0	3	8	9
17	153.5	0.0	105	1,108	431	6	7	4	6	8	8	8	9	0	3	7	7
18	128.1	7.0	91	938	374	4	6	4	2	9	9	8	5	0	3	7	6
19	9.3	0.0	6	58	24	4	3	4	8	6	7	8	9	0	3	6	9
20	159.6	3.0	106	783	308	8	10	4	9	8	8	7	8	0	3	8	7
21	11.7	10.1	6	7	1	2	5	4	10	3	4	5	10	0	3	1	5
22	322.4	0.0	222	2,219	910	7	5	4	8	8	8	8	4	0	3	7	7
23	22.7	0.0	16	160	65	4	3	4	10	8	9	8	4	0	3	5	6
24	212.5	0.0	140	1,401	574	7	2	4	9	7	8	8	3	0	3	6	6
25	969.9	0.0	677	5,777	4,949	7	6	1	7	8	8	8	1	0	3	8	7
26	1,964.7	0.2	1,060	9,569	6,592	6	4	1	3	4	5	6	0	0	3	7	6
27	18.8	13.0	12	120	49	4	2	1	9	7	7	8	6	0	3	2	7
28	55.1	50.7	34	334	137	8	7	1	6	6	7	8	6	0	3	1	6
29	188.0	0.0	120	1,184	484	8	4	1	4	6	7	8	4	0	3	8	8
30	138.7	0.0	78	780	320	3	3	7	6	5	5	6	10	0	3	7	7
31	735.6	615.1	407	4,072	1,669	5	5	9	6	5	5	6	5	3	0	3	3
32	87.4	76.0	57	573	235	4	5	9	8	7	8	7	9	3	0	4	5
33	338.4	71.6	149	1,490	611	6	8	9	9	2	2	3	5	3	0	7	7
34	756.5	0.3	305	2,822	1,738	6	8	9	9	2	1	2	6	3	0	7	4
35	48.1	1.6	31	314	129	0	7	3	2	8	8	8	4	3	0	3	3
36	33.2	0.0	7	72	29	4	2	3	6	0	0	0	1	3	0	8	8
37	145.5	0.0	94	974	386	7	4	3	9	7	8	7	3	3	0	7	5
38	41.7	41.2	30	320	123	4	4	3	9	9	9	8	1	3	0	1	1
39	13.2	10.4	10	105	39	0	2	3	10	9	9	8	1	3	0	0	1

### Urban Reserve Ratings

Note: The higher the rating, the higher the suitability for urbanization.						Urban Reserve Rule - Factor 3 <sup>1</sup>				Urban Reserve Rule - Factor 4 <sup>2</sup>		Urban Reserve Rule - Factor 5 <sup>3</sup>				Urban Reserve Rule-Factor 6 <sup>4</sup>	Urban Reserve Rule-Factor 7 <sup>5</sup>
Site #	Acres	Resource Acres <sup>6</sup>	Buildable Acres <sup>7</sup>	Capacity <sup>8</sup>		Utility Feasibility <sup>9</sup>	Road Network <sup>10</sup>	Traffic Congestion <sup>11</sup>	Schools <sup>12</sup>	Efficiency Factor <sup>13</sup>	Buildable Land <sup>14</sup>	Environmental Constraints <sup>15</sup>	Access to Centers <sup>16</sup>	Jobs/Housing Balance <sup>17</sup>		Agric. Retention Factor <sup>18</sup>	Agricultural Compatibility <sup>19</sup>
				DU	EMP									Jobs Rich	Housing Rich		
40	35.5	11.9	22	218	90	0	3	3	4	7	7	6	0	3	0	5	5
41	418.8	285.5	240	2,561	985	5	6	3	4	6	6	5	0	3	0	2	2
42	243.2	0.0	164	1,773	673	5	7	3	5	8	8	7	3	3	0	8	8
43	10.7	0.0	6	62	25	0	2	4	9	7	6	5	3	3	0	7	9
44	162.2	113.8	89	430	155	7	2	4	4	8	7	6	1	3	0	3	3
45	432.4	0.0	207	2,073	850	7	8	4	6	3	3	4	1	3	0	7	5
46	111.6	6.2	72	722	296	5	7	4	4	7	7	7	1	3	0	6	4
47	80.5	0.0	47	473	194	7	2	3	7	6	6	6	9	3	0	6	6
48	218.4	0.0	129	1,290	529	6	2	3	1	6	6	6	3	3	0	6	5
49	555.5	0.0	286	2,938	1,170	7	6	3	2	4	4	5	8	3	0	7	5
50	281.8	0.9	177	1,670	680	7	3	3	3	6	7	8	5	3	0	9	9
51	78.0	6.2	39	390	160	7	10	4	5	4	3	4	9	9	0	7	4
52	102.8	11.2	68	683	280	8	6	4	8	7	8	8	8	9	0	5	3
53	204.2	183.0	114	1,136	466	8	2	4	2	6	5	4	2	9	0	0	0
54	189.1	142.4	136	1,425	557	8	3	4	6	9	9	8	5	9	0	0	0
55	882.8	475.4	493	5,150	2,020	8	3	4	8	6	5	5	7	9	0	1	1
56	48.2	48.3	23	231	95	7	2	10	3	5	3	3	3	9	0	0	0
57	77.1	64.1	23	229	94	6	4	10	9	1	0	0	1	9	0	1	1
58	526.8	513.7	274	1,242	4,392	8	2	10	4	6	4	3	1	9	0	0	0
59	46.7	46.9	27	104	461	7	2	10	6	6	5	5	5	9	0	0	1
60	279.8	140.5	136	850	1,842	8	4	10	3	4	3	3	4	9	0	2	1
61	27.2	0.0	16	163	67	5	3	10	6	7	6	6	10	9	0	6	6
62	255.0	212.9	168	1,684	690	7	5	10	2	8	8	7	9	9	0	2	2
64	191.4	0.0	110	1,148	448	7	8	10	7	5	5	7	8	3	0	7	5
65	448.9	200.8	319	3,206	1,306	8	5	6	5	7	6	6	7	3	0	5	4
66	62.1	61.4	27	273	112	5	3	6	1	4	2	2	8	3	0	2	3
67	406.0	48.2	109	1,009	410	6	3	6	5	0	0	1	8	3	0	9	9
68	67.5	0.0	20	210	78	7	9	6	6	0	0	1	9	3	0	10	10
69	14.2	14.4	8	82	33	2	2	2	1	5	6	6	7	3	0	2	7
70	28.4	28.3	15	153	63	2	3	2	1	5	5	5	6	3	0	6	7
71	27.5	25.7	17	175	72	2	5	2	1	7	7	7	6	3	0	3	6
72	23.3	20.3	11	112	46	1	10	2	1	3	3	4	6	3	0	3	8
TOTAL	20,049	4,176	11,410	110,622	72,845												



PACWEST CENTER, SUITES 1600-1800  
1211 SOUTHWEST FIFTH AVENUE • PORTLAND, OREGON 97204-3795  
TELEPHONE: 503 222-9981 • FAX: 503 796-2900 • TELEX: 650-686-1360

STEVE C. MORASCH

November 18, 1996

VIA HAND DELIVERY

METRO Council  
600 NE Grand Avenue  
Portland, OR 97232

Re: Designation of Urban Reserves -  
Urban Reserve Study Area No. 49

Dear Councilors:

We represent a group of citizens who own property within Urban Reserve Study Area ("URSA") No. 49. Our clients include the following: Stuart Honeyman; Kim Vandehey; William and Ekatrini Garyfallou; Jack Brian; and Buzz Siler. Our clients own property in Site No. 113, a site proposed for subtraction from URSA No. 49 by the Petitioners for Cooper Mountain. Site No. 113 was included in URSA No. 49; however, the Executive Officer Recommendations, dated September 3, 1996, recommend that only the southern portion of URSA No. 49 be designated as Urban Reserves. Our desire that their property located in the northernmost portion of URSA No. 49 (referred to herein as the "Northernmost Portion of URSA No. 49"), as shown on the area map attached as Exhibit A, be designated as Urban Reserves.

The Northernmost Portion of URSA No. 49 apparently not recommend for inclusion as Urban Reserves because of the 138 acres of Exclusive Farm Use ("EFU") land located within URSA No. 49. However, as pointed out on Page 118 of the Executive Officer Recommendations - Background Data, the 138 EFU acres are situated in the center and southwest corner of URSA No. 49 and do not constitute a part of the Northernmost Portion of URSA No. 49. The Northernmost Portion of URSA No. 49 is situated north of the 138 EFU acres, is not designated EFU and is designated as exception lands pursuant to Goal 2. Consequently, the Northernmost Portion of URSA No. 49 should be designated as Urban Reserves because it does not contain resource land.

### CRITERIA

The criteria for designating land as an urban reserve area are listed in OAR 660-21-030(2):

Inclusion of land within an urban reserve area shall be based upon factors 3 through 7 of Goal 14 and the criteria for exceptions in Goal 2 and ORS 197.732. Cities and counties cooperatively, and the Metropolitan Service District for the Portland Metropolitan area growth boundary, shall first study lands adjacent to the urban growth boundary for suitability for inclusion within urban reserve areas, as measured by factors 3 through 7 of Goal 14 and by the requirements of OAR 660-04-010. Local governments shall then designate for inclusion within urban reserve areas those suitable lands which satisfy the priorities in subsection (3) of this Section.

The Northernmost Portion of URSA No. 49 is made up entirely of exception land under Goal 2. Thus, the criteria for exceptions in Goal 2, ORS 197.732, and OAR 660-04-010 have been met for the Northernmost Portion of URSA No. 49.

Further, under OAR 660-21-030(3)(a), first priority for designating an urban reserve goes to land adjacent to an urban growth boundary which is identified in an acknowledged comprehensive plan as an exception area or non-resource land. Since all of the Northernmost Portion of URSA No. 49 has been designated as an exception area in the Washington County Comprehensive Plan, the Northernmost Portion of URSA No. 49 is "first priority" land under OAR 660-21-030(3)(a).

Factors 3 through 7 of Goal 14 are:

(3) Orderly and economic provision for public facilities and services;

(4) Maximum efficiency of land uses within and on the fringe of the existing urban area;

(5) Environmental, energy, economic and social consequences;

(6) Retention of agricultural land as defined, with Class I being the highest



priority for retention and Class VI the lowest priority; and

(7) Compatibility of the proposed urban uses with nearby agricultural activities.

The Northernmost Portion of URSA No. 49 satisfies each of these criteria. Before beginning a detailed discussion of each of these factors, it is important to note that according to the METRO Urban Reserve Relative Ranking, dated June 11, 1996, URSA No. 49 received a high or moderate ranking for each of the above factors. Although 21 of the 33 URSAs recommended for designation as Urban Reserves by the Executive Officer have one or more low rankings, URSA No. 49 does not have any low rankings. The Northernmost Portion of URSA No. 49 satisfies all of the criteria for designation as Urban Reserves and should be so designated.

#### ANALYSIS OF CRITERIA

**Factor 3. Orderly and economic provision for public facilities and services.**

Public facilities and services may be provided to the Northernmost Portion of URSA No. 49 in an orderly and economic fashion. As shown on the utility map attached as Exhibit B to this letter, underground water, power, telephone service, natural gas, and cable television (as well as electrical stubs for some street lights) are already installed to and through the Northernmost Portion of URSA No. 49. Sewer lines extend to within approximately 350 feet of the Northernmost Portion of URSA No. 49 at one location and to within 110 feet of the Northernmost Portion of URSA No. 49 at a second location. Further, sewer, utility and drainage easements extend through the Northernmost Portion of URSA No. 49 and through the adjacent land situated inside of Urban Growth Boundary.<sup>1</sup> There are also 3 large water tanks on Cooper Mountain, and there is a fire station adjacent to the northwest corner of the Northernmost Portion of URSA No. 49.

The METRO Utility Feasibility Analysis shows that the total cost for providing sewer, water, and stormwater utilities to URSA No. 49 is approximately \$4,000 per equivalent density unit ("EDU"). This amount places URSA No. 49 in the top 37.5% of all URSAs for economic provision of utilities and makes provision of utilities for URSA No. 49 \$800 per EDU cheaper than the

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<sup>1</sup> Sewer lines would need to cross a portion of Murrayhill's open space, as shown on the attached maps. However, future sewer extension through this area was contemplated at the time Murrayhill was platted. The plat bears a notation that this area may be used for sewer extension if approved by the City of Beaverton.

average URSA. See Table B-1 of the METRO Utility Feasibility Analysis.

The METRO study further found that "The study's most important conclusion is that all of the URSAs are serviceable and that while there are cost differences between them, none of the servicing costs are so significant that some URSAs should be eliminated from further consideration as part of the region's future urban area. [Emphasis in original.]" The METRO Utility Feasibility Analysis, page 1. In any event, the cost of providing utilities is generally borne by the developer. Some of our clients are experienced land developers and, based on their experience as developers, believe that they can provide utilities to the Northernmost Portion of URSA No. 49 in an orderly and economic fashion at their own cost.<sup>2</sup>

In their supplementary memorandum, dated January 24, 1996, the Petitioners for Cooper Mountain attempt to show a higher cost per EDU for providing utilities to Site No. 113 (which encompasses most of the north half of URSA No. 49). However, the conclusions of the Petitioners for Cooper Mountain are based on false assumptions and faulty analysis.<sup>3</sup>

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<sup>2</sup> The Northernmost Portion of URSA No. 49 encompasses the boundaries of a natural drainage and thus offers a logical boundary line for the urban area. Prior to adoption of the current Urban Growth Boundary, the Northernmost Portion of URSA No. 49 had been annexed into the Unified Sewerage Agency ("USA") and the Wolf Creek Water District because of this natural drainage. Petitioners for Cooper Mountain assert that sewer services cannot be provided in an orderly manner in part because the Northernmost Portion of URSA No. 49 was deannexed from the jurisdiction of the USA. However, contrary to the Petitioners' assertions, the reason that the Northernmost Portion of URSA No. 49 was deannexed from the USA had nothing to do with the terrain (Murrayhill has the same steep slopes as the Northernmost Portion of URSA No. 49). The Northernmost Portion of URSA No. 49 was deannexed from the USA because the property owners in the area were paying taxes to a jurisdiction that was not providing any services. Since the existing residences are served by septic systems, sewer (and hence inclusion within the USA) is not currently required because the property cannot now be developed at urban densities. If the Urban Growth Boundary were eventually expanded to include the Northernmost Portion of the Northernmost Portion of URSA No. 49, the Northernmost Portion of URSA No. 49 could be reannexed into the USA at that time. Like many of the arguments raised by the Petitioners for Cooper Mountain, their argument regarding deannexation from the USA assumes what it seeks to prove. Petitioners assume that URSA No. 49 is not suitable for designation as Urban Reserves because it is currently developed at rural, rather than urban, densities. However, the rural development of URSA No. 49 occurred, not because of any limitations inherent in the land, but because it is currently outside of the Urban Growth Boundary. If URSA No. 49 were to be brought into the Urban Growth Boundary, the restrictions on development of this land at urban densities would disappear.

<sup>3</sup> The Petitioners' assertion that a lift station will be required because of the steep slopes is clearly erroneous because, with the exception of a very small part (approximately 3/4 of an acre) of the Northernmost Portion of URSA No. 49, the terrain of the Northernmost Portion of URSA No. 49 (like the terrain in the southern portion of URSA No. 49) slopes downward toward the existing sewer systems. A lift



The Petitioners for Cooper Mountain do not dispute METRO's estimated total cost of providing services to Site No 113. Rather, the Petitioners for Cooper Mountain argue that the total density for Site No. 113 will be less than estimated by METRO because of the relatively steep slopes that exist throughout much of Site No. 113. Based on the fact that some of Site No. 113 is already developed with one acre lots, the Petitioners assume that Site No. 113 cannot be developed at a density of greater than 3 units per acre. However, the METRO study already took into account the fact that some of URSA No. 49 had already been developed. URSA No. 49 contains 694.5 acres, but the METRO Utility Feasibility Analysis was based on a net buildable land area of only 477 acres. Thus, the METRO study had already taken the developed and undevelopable area into account when calculating total density for URSA No. 49.

Petitioners for Cooper Mountain assume that 60% of the total cost of providing utilities to URSA No. 49 will be incurred to provide utilities to Site No. 113. However, Site No. 113 represents only 40% of the total area of URSA No. 49. Thus, at most, the total cost of providing utilities to Site No. 113 would be 40% of the total cost of providing utilities to URSA No. 49. However, since sewer lines are adjacent to Site No. 113 and to the northernmost Portion of URSA No. 49 and water is already present, the total cost for providing utilities to Site No. 113 will likely be somewhat less than 40% of the total cost of providing utilities to URSA No. 49.<sup>4</sup> See Exhibit B.

Finally, Petitioners for Cooper Mountain ignore the fact that Site 113 is adjacent to Murrayhill. As shown by the topographical map attached as Exhibit C, Murrayhill shares the same steep terrain as Site No. 113. This terrain has not prevented the construction of Murrayhill at relatively high densities.<sup>5</sup> The Murray Ridge development, which is approved for construction adjacent to Murrayhill and Site No. 113, also shares the same type of terrain as Site No. 113, yet Murray Ridge is

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station is not required to move sewage downhill.

<sup>4</sup> Stormwater could be channelled through appropriate stormwater detention facilities and drained into Summer Creek or storm sewer lines, which would further decrease the cost of providing utilities to Site No. 113. Many other sites recommended for inclusion do not offer a natural drainageway like Summer Creek.

<sup>5</sup> For example, the roads in Murrayhill are built to urban standards and can accommodate transit. Within the boundaries of the Northernmost Portion of URSA No. 49, Mt. Adams Drive and Mt. Hood Drive each have a 50-foot right-of-way, and Mt. Hood Drive has a 15-foot grading easement. The cul-de-sac at Mt. Adams Drive also has a 50-foot right-of-way connection and two 15-foot grading easements. A review of the street map attached as Exhibit D shows that the other streets in the Northernmost Portion of URSA No. 49 also have sufficiently wide rights-of-way to accommodate urban densities. Thus, the existing streets can be widened to urban standards without acquiring additional right-of-way. Transit can serve URSA No. 49, and the area already attracts a number of bicyclists who have not been deterred by the terrain.

designed for an average density of over five units per net buildable acre.<sup>6</sup> As shown by the Murrayhill and Murray Ridge developments, the concerns of Petitioners regarding the terrain of Site No. 113 are misplaced. Past experience shows that the terrain of URSA No. 49 will not prevent dense residential development.

Because public facilities and services can be provided in an orderly and economic fashion, Factor 3 supports designation of the Northernmost Portion of URSA No. 49 as Urban Reserves.

**Factor 4. Maximum efficiency of land uses within and on the fringe of the existing urban area.**

The Executive Officer analyzed Factor 4 by creating two analytical criteria: the Efficiency Factor and the Buildable Lands Factor. URSA No. 49 has an Efficiency Factor of 5 and a Buildable Lands Factor of 6. Executive Officer Recommendations, Background Data, Exhibit A, page 14. Five other URSAs recommended for inclusion in the Urban Reserves have virtually identical Efficiency and Buildable Land Factors and two other URSAs recommended for inclusion have substantially lower factors.<sup>7</sup> Therefore, URSA No. 49 will provide as efficient use of land as at least seven other URSAs which are recommended for inclusion in the Urban Reserves.

Petitioners for Cooper Mountain assert that Site No. 113 cannot be efficiently developed because of the slopes. This argument ignores the efficient use of land in the surrounding developments such as Murrayhill, Fallatin, Madrona Heights, Deer Park, Tiffany Heights, Bishop Ridge, Holly Ridge, and Kemmerview Estates.<sup>8</sup> Further, a review of the topographic maps attached to the Executive Officer Recommendations shows that many other URSAs recommended to be designated as Urban Reserves by the Executive Officer have slopes of a similar steepness to URSA No. 49. See Maps Nos. 1, 2, 5, 6, 7, 8, 11, 15, 30, 33, and 48. Additionally, the southern portion of URSA No. 49 contains areas that are only slightly less steeply sloped than the Northernmost Portion.

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<sup>6</sup> Another example of urban densities being developed in this terrain is Tiffany Heights which is currently being developed inside the Urban Growth Boundary directly to the north of URSA No. 49.

<sup>7</sup> URSA Nos. 1, 2, 5, 26, 30, and 48 have both Efficiency and Buildable Land Factors of 6 or less. URSA Nos. 33 and 34 have both Efficiency and Buildable Land Factors of 3 or less.

<sup>8</sup> Streets and roads supporting transit and other alternative modes of transportation were successfully developed in Murrayhill. The existing rights of way in the Northernmost Portion of URSA No. 49 are sufficiently wide to accommodate street expansion to urban standards without costly condemnation.

The most steeply sloped portions of URSA No. 49 occur along Summer Creek. Our clients propose that a strip along Summer Creek be protected and enhanced as a natural resource corridor and trail site leading to the future Cooper Mountain park area. See Exhibit D. This would support RUGGO Goal II, Objectives 12 and 15, which call for protection of watersheds and development of "interconnected recreational and wildlife corridors within the metropolitan region [emphasis added]." Some of our clients are currently working with The Trust for Public Land and METRO to develop a recreation trail across our clients' property along Summer Creek.<sup>9</sup> With protection of this riparian corridor, Objective 15 would be satisfied by inclusion of the Northernmost Portion of URSA No. 49 within the Urban Reserves and eventual inclusion of the Northernmost Portion of URSA No. 49 within the Urban Growth Boundary.

Finally, the Rural Planned Development ordinance, through which much of the Northernmost Portion of URSA No. 49 was developed, has created a cluster pattern of housing which makes this area an ideal candidate for designation as Urban Reserves. The larger tracts surrounding the housing clusters can easily be redeveloped to urban densities without disturbing the existing residences. Because of this clustering, Factor 4 supports designation of the Northernmost Portion of URSA No. 49 as Urban Reserves.

**Factor 5. Environmental, energy, economic and social consequences ("EESE").**

METRO has analyzed Factor 5 by creating three analytical criteria: Environmental Factors; Access to Centers; and Jobs/Housing Balance. According to the METRO Urban Reserve Relative Ranking dated June 11, 1996, URSA No. 49 has a high ranking for Environmental Factors and moderate rankings for Access to Centers and Jobs/Housing Balance. The Petitioners for Cooper Mountain argue that this rating should be lowered because the slopes and Summer Creek riparian area "were not considered in the technical criteria." Testimony Report from Petitioners for Cooper Mountain, page 14. This statement is clearly and demonstrably false. Under the heading of Environmental Constraints, page 8 of the Executive Officer Recommendations, Background Data, Exhibit A states:

This analysis estimates the environmentally constrained land in each study area.  
Environmentally constrained land includes

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<sup>9</sup> Stuart Honeyman has already set aside a resource corridor through the Timberline RPD which is 1/4 mile long and 50 feet wide at one end and 90 feet wide at the other end. This exceeds the county's minimum requirement of a 25-foot wide resource corridor by more than 100%.

steep slopes, floodplains, flood prone soils, wetlands and riparian corridors, and are considered hazardous or sensitive environmental resources. [Emphasis added.]

Steep slopes and riparian corridors were obviously considered in the technical analysis. Even with its slopes and riparian corridor, URSA No. 49 ranks equal to or greater than virtually all of the other URSAs recommended for designation as Urban Reserves.

Nineteen of the 33 URSAs recommended for designation as Urban Reserves are ranked low for Access to Centers. Thus, since URSA No. 49 has a moderate ranking for Access to Centers, URSA No. 49 is more suitable for designation as Urban Reserves than 19 of the 33 URSAs recommended for designation as Urban Reserves with respect to Access to Centers.<sup>10</sup>

All of the other URSAs recommended for designation as Urban Reserves by the Executive Officer are also ranked as moderate for Jobs/Housing Balance. Since URSA No. 49 has a moderate ranking for Jobs/Housing Balance, URSA No. 49 is roughly as suitable for designation as Urban Reserves as the other 32 URSAs recommended for designation as Urban Reserves with respect to the Jobs/Housing Balance.

As explained above, the Northernmost Portion of URSA No. 49 has good Access to Centers, which offsets the fact that jobs are limited within URSA No. 49 itself. Thus, the EESE analysis of the Northernmost Portion of URSA No. 49 supports an Urban Reserves designation.

**Factor 6.            Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority.**

METRO has analyzed Factor 6 by creating one analytical factor, the Agricultural Retention Factor. According to METRO's Urban Reserve Relative Ranking, dated June 11, 1996, URSA No. 49 has a moderate ranking for Agricultural Retention. Nineteen other URSAs recommended for designation as Urban Reserves also

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<sup>10</sup> Petitioners for Cooper Mountain argue that the 3.5 mile distance from URSA No. 49 to the Murrayhill Town Center is "out-of-direction travel." However, an examination of a road map reveals that only one quarter of a mile of the 3.5 mile trip is out-of-direction travel. This out-of-direction travel can be eliminated entirely through an extension of Wier Road from SW 170th Avenue to SW 175th Avenue on existing county right-of-way. Travel distances can be further reduced by extending Mt Hood Drive to SW 175th Avenue near Siler Ridge Lane. Finally, in its analysis, METRO calculated Access to Centers based on travel along existing rights-of-way. Therefore, the concerns expressed by Petitioners for Cooper Mountain have already been addressed in the rankings.



have a moderate ranking for Agricultural Retention. However, the Northernmost Portion of URSA No. 49 should have a higher Agricultural Retention rating than URSA No. 49 as a whole because, while there are 138 acres of EFU land in the central and southwest portion of URSA No. 49, the Northernmost Portion does not contain any EFU land. The Northernmost Portion of URSA No. 49 is entirely made up of exception land and the soils are predominately Class III.

Under OAR 660-21-030(3)(a), first priority for designating land as Urban Reserves goes to land adjacent to an urban growth boundary which is identified in an acknowledged comprehensive plan as an exception area or non-resource land. Since the Northernmost Portion of URSA No. 49 is adjacent to the Urban Growth Boundary on two sides and all of the Northernmost Portion of URSA No. 49 has been designated as an exception area in the Washington County Comprehensive Plan, the Northernmost Portion of URSA No. 49 is "first priority" land under OAR 660-21-030(3)(a).

Finally, the relatively small lot sizes and slopes which are characteristic of the Northernmost Portion of URSA No. 49 are not conducive to farming.<sup>11</sup> Moreover, farming in this area is not practical because of the shortage of water. The Northernmost Portion of URSA No. 49 is within the Cooper Mountain - Bull Mountain Critical Groundwater Area; thus, using groundwater for irrigation is prohibited. Since the Northernmost Portion of URSA No. 49 is not suitable for farming, Factor 6 supports designation of the Northernmost Portion of URSA No. 49 as Urban Reserves.

**Factor 7. Compatibility of the proposed urban uses with nearby agricultural activities.**

METRO has analyzed Factor 7 by creating one analytical factor, the Agricultural Compatibility Factor. According to the METRO Urban Reserve Relative Ranking dated June 11, 1996, URSA No. 49 has a moderate ranking for Agricultural Compatibility. Twenty-five other URSAs recommended for designation as Urban Reserves also have a moderate or lower ranking for Agricultural Compatibility. However, the Northernmost Portion of URSA No. 49 should have a higher Agricultural Compatibility rating than URSA No. 49 as a whole because, while there are 138 acres of EFU land in the central and southwest portion of URSA No. 49, the Northernmost Portion does not contain any EFU land.

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<sup>11</sup> It has been well documented before the Council that small parcels do not produce economically feasible farms.

The Northernmost Portion of URSA No. 49 is entirely made up of exception land. Although farming activities are the dominant land use in the southern section of URSA No. 49, farming is much less prevalent within the boundaries of the Northernmost Portion of URSA No. 49.<sup>12</sup> The existing levels of traffic are not conducive to operation of farm equipment on the roads, and farmers generally do not use the roads in and around the Northernmost Portion of URSA No. 49. Many large farm operations are conducted beyond URSA No. 49 to the south and west where the topography is flatter and the soils are better.

The Petitioners for Cooper Mountain emphasizes the steep slopes that are characteristic of the Northernmost Portion of URSA No. 49; however, steep slopes are not at all suitable for farmland. The Northernmost Portion of URSA No. 49 is surrounded by urban areas on two sides and contains three internal clustered Rural Planned Developments. Farming activities on the other two sides are sparse because of the steep slopes and the relatively small parcel size which is characteristic of this area.

The land around the Northernmost Portion of URSA No. 49 is generally unsuitable for farming. Consequently, urban use of the Northernmost Portion of URSA No. 49 is entirely compatible with the limited agricultural activities on nearby lands. Factor 7 supports designation of the Northernmost Portion of URSA No. 49 as Urban Reserves.

#### CONCLUSION

Based on the above analysis, all of the relevant factors support designation of the Northernmost Portion of URSA No. 49 as Urban Reserves.<sup>13</sup> The Northernmost Portion of URSA No. 49 is adjacent to the Urban Growth Boundary on two sides and is not adjacent to any major farming activities. The Northernmost Portion of URSA No. 49 is not suitable for farming for a variety of reasons, including poor soils, slope, unavailability of water and small parcel size.

The riparian corridor along Summer Creek can and will be protected to provide a wildlife and recreation corridor. Finally, and perhaps most importantly, utilities and other public facilities and services can be provided to the Northernmost Portion of URSA No. 49 in an orderly and economic fashion.

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<sup>12</sup> Although there are some existing forests, the Northernmost Portion of URSA No. 49 is not extensively or intensively managed as forestland.

<sup>13</sup> Petitioners for Cooper Mountain discuss the RUGGOs at length. However, under OAR 660-21-030(2), Factors 3 through 7 of Goal 14 are the relevant criteria for designating Urban Reserves, not the RUGGOs. This letter discusses the RUGGOs in the context of the relevant factors where appropriate.



METRO Council  
November 18, 1996  
Page 11

For these reasons, our clients recommend that the Northernmost Portion of URSA No. 49 be designated as Urban Reserves and be considered for eventual inclusion within the Urban Growth Boundary.

Thank you for your consideration of this matter.

Very truly yours,

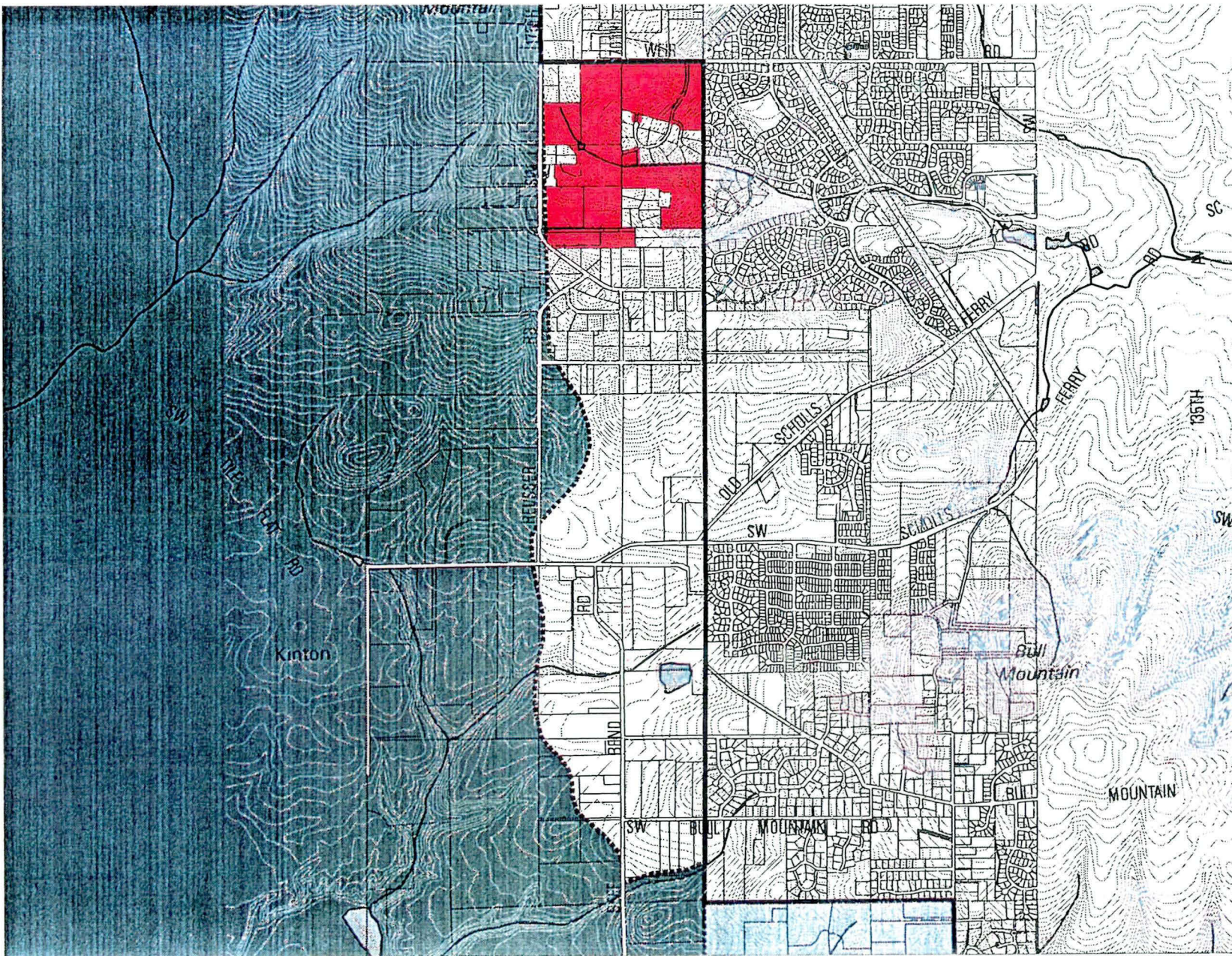


Steve C. Morasch

SCM:lcr

cc: The Honorable Robert Drake, Mayor of the City of Beaverton  
Kim Katsion, Washington County Commissioner





**R L I S**

Regional Land Information System

## Urban Reserve Study Areas

Adopted By  
Metro Council 2-8-96

- This Map's URSA
- UGB
- Other URSA's
- Outside UGB and URSA's
- Specific Study Area
- Urban Growth Boundary

### MAP #49

Acres	EFU Acres
694.50	138.242

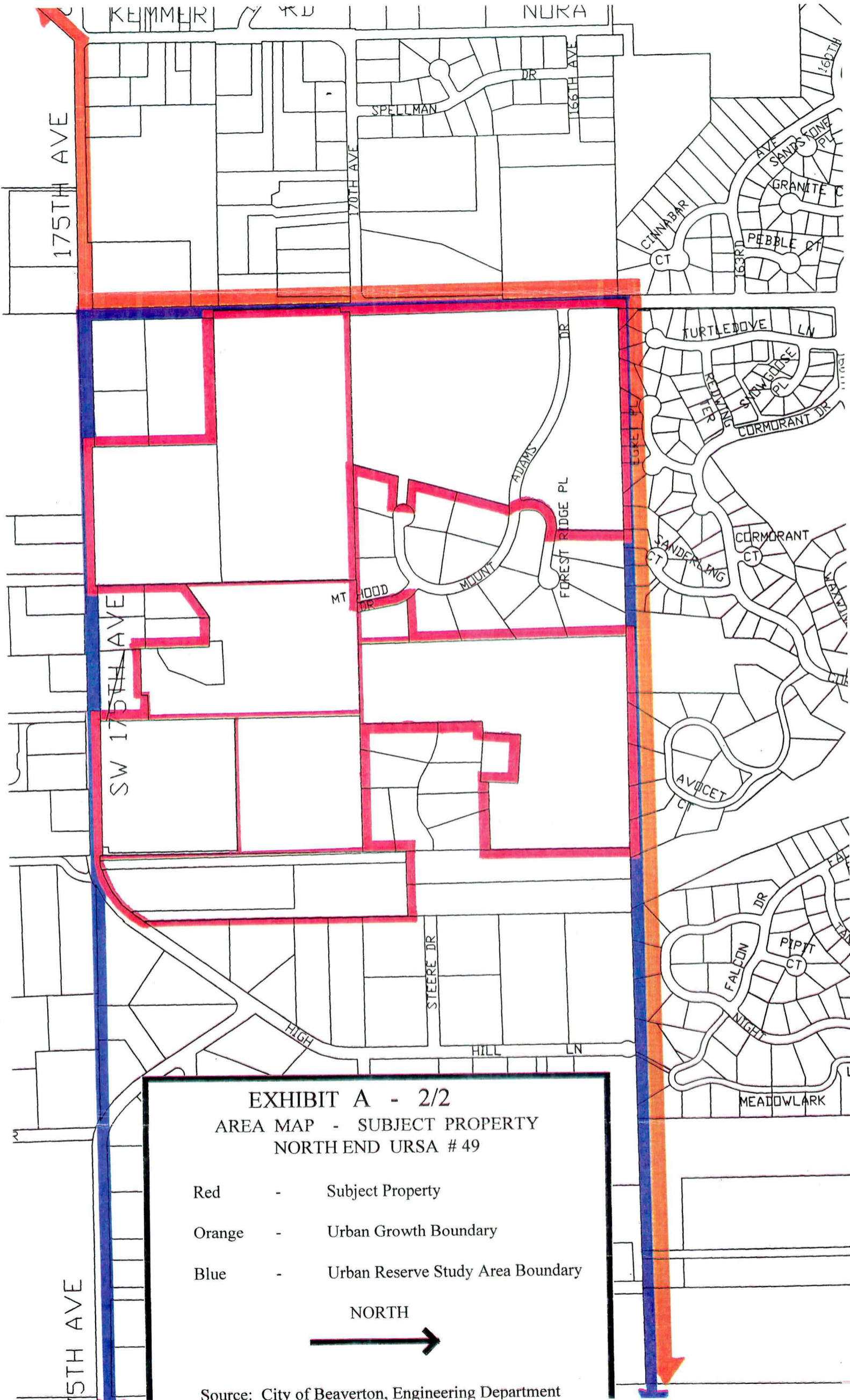
600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-1242

95418/pltsmsites.mxd, plot date: July 11, 1996

## EXHIBIT A - 1/2      AREA MAP - SUBJECT PROPERTY

Source :      Executive Officer Recommendations - Urban Reserves  
                  Back Ground Data      Ex. A      September 1996





**EXHIBIT A - 2/2**  
**AREA MAP - SUBJECT PROPERTY**  
**NORTH END URSA # 49**

- Red - Subject Property
- Orange - Urban Growth Boundary
- Blue - Urban Reserve Study Area Boundary




Source: City of Beaverton, Engineering Department

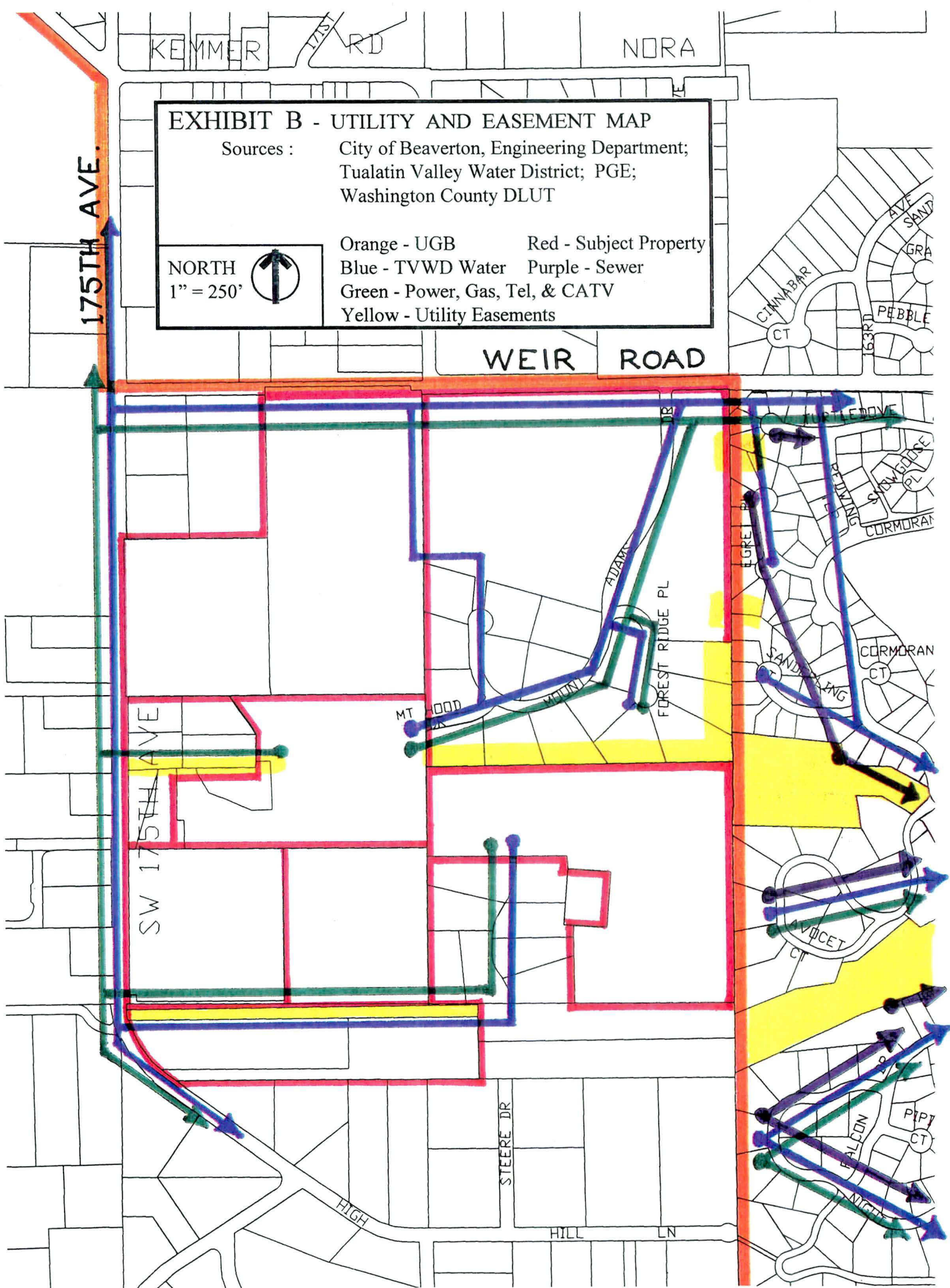


**EXHIBIT B - UTILITY AND EASEMENT MAP**

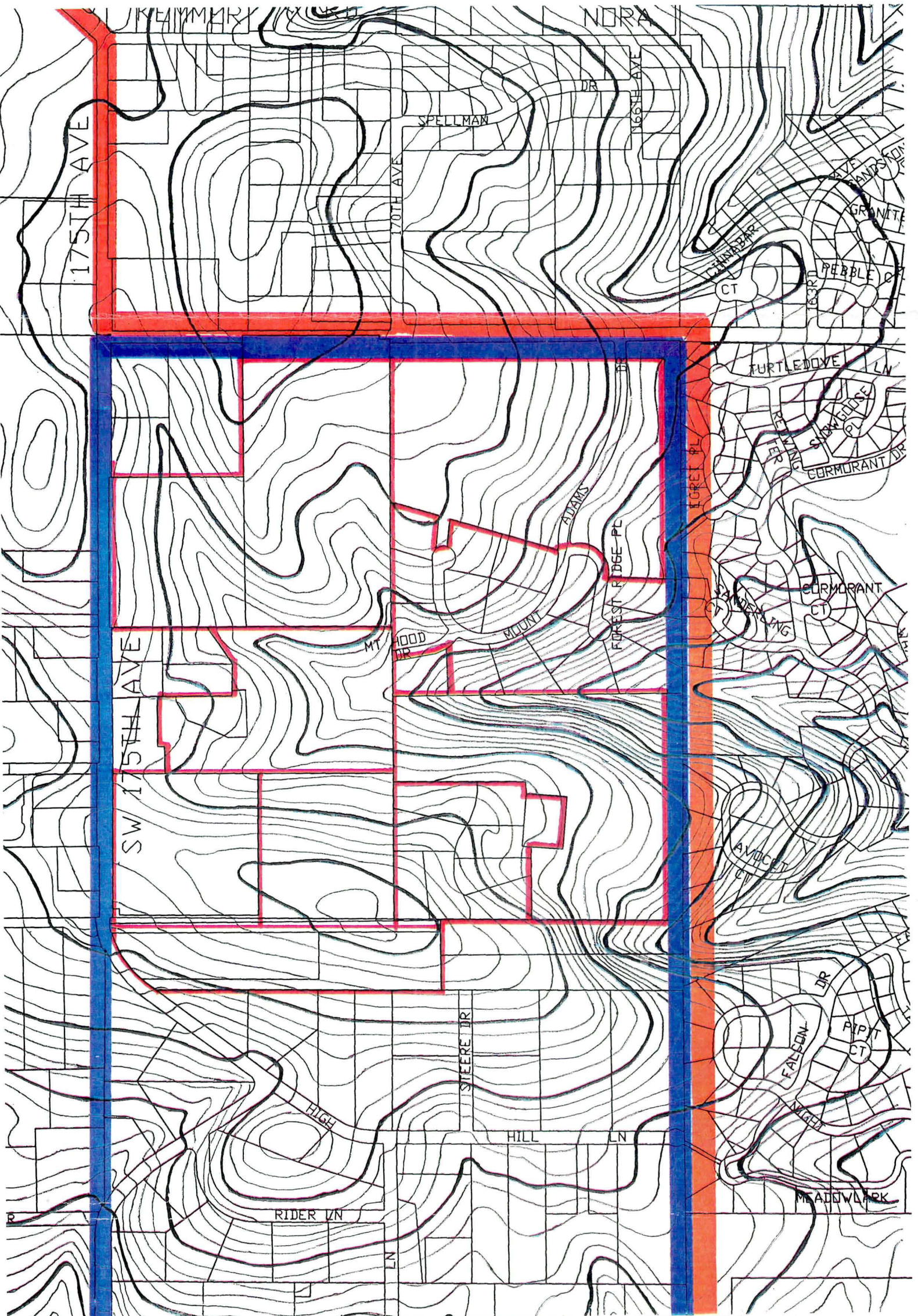
Sources : City of Beaverton, Engineering Department;  
Tualatin Valley Water District; PGE;  
Washington County DLUT

Orange - UGB                      Red - Subject Property  
Blue - TVWD Water              Purple - Sewer  
Green - Power, Gas, Tel, & CATV  
Yellow - Utility Easements

NORTH   
1" = 250'







### EXHIBIT C - TOPOGRAPHY AND LOT LINE MAP

Sources : 10' Topography : U.S.G.S. Quad Map  
 Lot lines : City of Beaverton,  
 Engineering Department

NORTH  
 1" = 500'



Orange - UGB      Blue - URSA # 49  
 Red - Subject Property



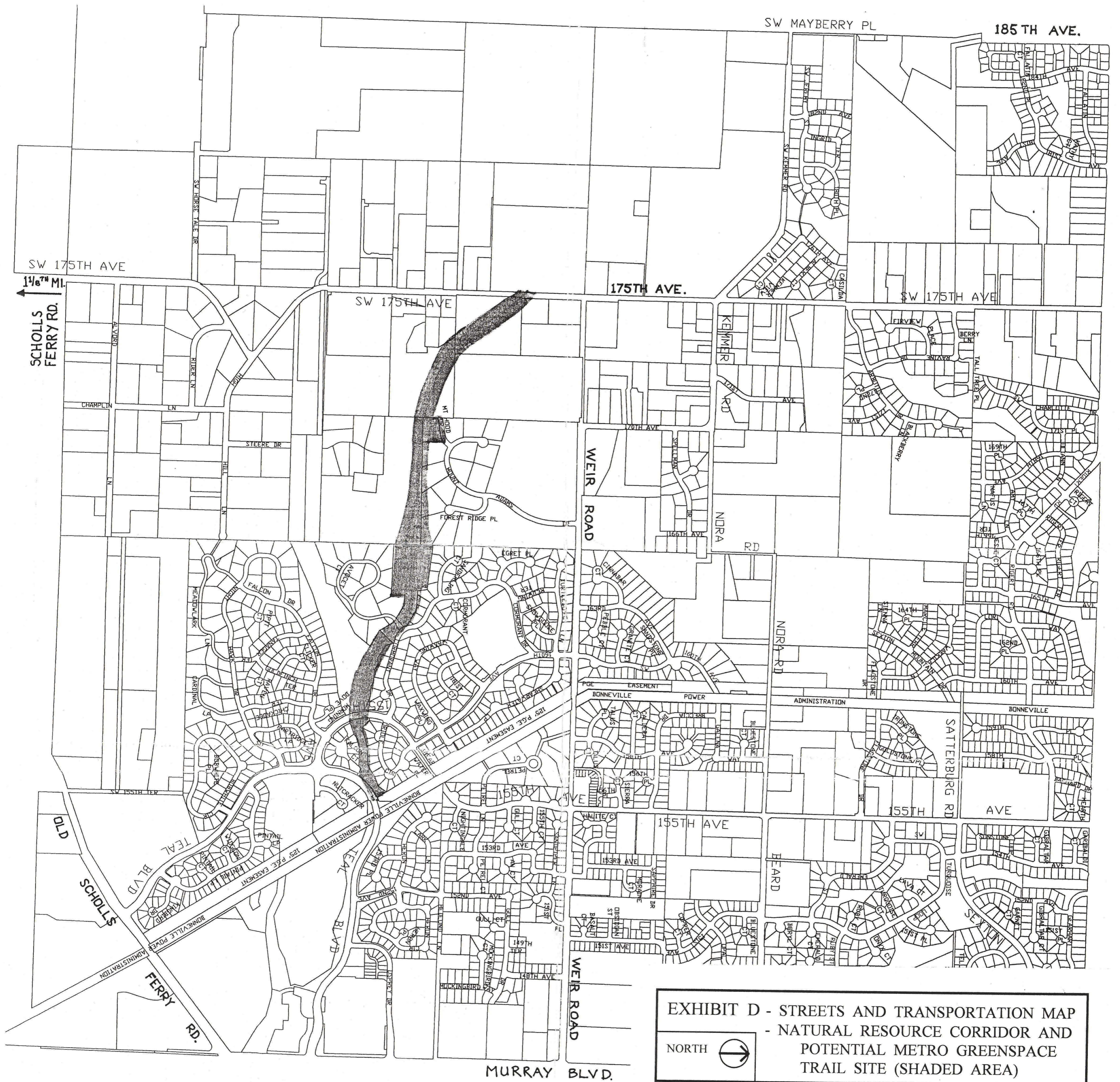



EXHIBIT D - STREETS AND TRANSPORTATION MAP  
 - NATURAL RESOURCE CORRIDOR AND  
 POTENTIAL METRO GREENSPACE  
 TRAIL SITE (SHADED AREA)

NORTH 



### Urban Reserve Ratings

Note: The higher the rating, the higher the suitability for urbanization.							Urban Reserve Rule - Factor 3 <sup>1</sup>				Urban Reserve Rule - Factor 4 <sup>2</sup>		Urban Reserve Rule - Factor 5 <sup>3</sup>				Urban Reserve Rule-Factor 6 <sup>4</sup>	Urban Reserve Rule-Factor 7 <sup>5</sup>
Site #	Acres	Resource Acres <sup>6</sup>	Buildable Acres <sup>7</sup>	Exec. Officer Rec. <sup>8</sup>			Utility Feasibility <sup>9</sup>	Road Network <sup>10</sup>	Traffic Congestion <sup>11</sup>	Schools <sup>12</sup>	Efficiency Factor <sup>13</sup>	Buildable Land <sup>14</sup>	Envir. Constraints <sup>15</sup>	Access to Centers <sup>16</sup>	Jobs/Housing Balance <sup>17</sup>		Ag. Retention Factor <sup>18</sup>	Agricultural Compatibility <sup>19</sup>
				IN/OUT	Acres	Res. Ac.									Jobs Rich	Hsg. Rich		
1	1,085	219	618	IN	1,085	219	6	7	7	8	6	6	6	9	0	10	8	8
2	418	122	244	IN	418	122	4	4	7	2	6	6	6	6	0	10	8	7
3	94	85	19	OUT	0	0	0	2	7	1	0	0	0	3	0	10	4	4
4	124	0	34	OUT	0	0	8	4	3	10	1	1	1	5	0	10	1	2
5	1,371	48	792	IN	1,324	1	9	5	3	6	6	6	6	9	0	10	9	9
6	1,797	221	1,180	IN	1,797	221	7	6	3	2	7	7	7	4	0	3	8	9
7	412	0	259	IN	412	0	7	5	3	1	6	7	7	7	0	3	9	10
8	430	0	294	IN	430	0	6	8	3	1	7	8	8	10	0	3	9	10
9	436	3	290	IN	436	3	4	5	3	2	7	8	7	7	0	3	10	10
10	248	113	168	IN	137	2	5	2	3	1	7	8	8	5	0	3	7	7
11	436	49	304	IN	436	49	8	6	3	1	8	8	8	5	0	3	9	9
12	195	0	45	OUT	0	0	5	3	3	1	0	0	1	3	0	3	6	6
13	67	0	32	OUT	0	0	4	10	3	1	4	4	4	3	0	3	9	4
14	233	0	155	IN	233	0	7	5	2	4	7	8	7	3	0	3	8	8
15	347	0	201	IN	347	0	5	3	2	4	5	6	7	5	0	3	7	8
16	15	0	2	OUT	0	0	0	1	2	6	0	0	0	8	0	3	4	7
17	153	0	107	IN	153	0	6	7	4	3	8	8	8	9	0	3	7	8
18	128	7	82	IN	128	7	4	6	4	1	8	8	8	4	0	3	9	9
19	9	0	6	IN	9	0	4	3	4	7	6	7	8	9	0	3	8	7
20	160	3	109	IN	160	3	8	10	4	9	8	8	8	10	0	3	9	8
21	12	10	6	OUT	0	0	2	8	4	5	3	4	6	5	0	3	1	2
22	375	51	262	IN	375	51	7	5	4	7	8	8	8	5	0	3	8	9
23	23	0	16	IN	23	0	4	3	4	4	8	8	8	6	0	3	7	8
24	244	31	164	IN	244	31	7	2	4	6	7	8	8	3	0	3	7	8
25	1,027	38	728	IN	890	1	7	6	1	7	8	8	8	3	0	3	9	9
26	1,947	0	1,057	IN	1,947	0	6	5	1	3	4	5	6	3	0	3	8	9
27	19	13	12	OUT	0	0	4	2	1	10	6	7	8	9	0	3	3	2
28	65	51	35	OUT	0	0	8	7	1	3	6	7	8	9	0	3	2	2
29	322	134	219	IN	188	0	8	3	1	4	7	8	8	5	0	3	6	6
30	139	0	79	IN	139	0	3	3	7	3	5	6	6	7	0	3	7	7
31	736	616	414	OUT	0	0	5	5	9	8	5	5	6	3	3	0	2	3
32	87	76	68	OUT	0	0	4	4	9	8	7	7	7	3	3	0	2	2
33	338	72	154	IN	338	72	6	8	9	8	3	3	4	3	3	0	7	7
34	756	0	316	IN	756	0	6	8	9	9	2	2	3	3	3	0	7	7
35	48	1	31	OUT	0	0	0	6	3	1	8	8	8	3	3	0	6	4
36	33	0	7	OUT	0	0	4	2	3	5	0	0	0	3	3	0	7	7
37	146	0	98	IN	146	0	7	4	3	5	7	8	7	3	3	0	7	6
38	42	41	30	OUT	0	0	4	4	3	7	9	9	8	4	3	0	1	0
39	13	11	10	OUT	0	0	0	1	3	3	9	9	8	5	3	0	0	0
40	36	12	22	OUT	0	0	0	4	3	9	7	7	6	3	3	0	7	3
41	419	285	242	OUT	0	0	5	5	3	7	6	6	6	3	3	0	2	3
42	243	0	165	IN	243	0	5	7	3	9	8	8	7	3	3	0	9	9
43	11	0	6	IN	11	0	0	2	4	8	7	6	5	3	3	0	7	9
44	162	114	89	OUT	0	0	7	2	4	6	7	7	6	3	3	0	3	3

### Urban Reserve Ratings

Note: The higher the rating, the higher the suitability for urbanization.							Urban Reserve Rule - Factor 3 <sup>1</sup>				Urban Reserve Rule - Factor 4 <sup>2</sup>		Urban Reserve Rule - Factor 5 <sup>3</sup>					Urban Reserve Rule-Factor 6 <sup>4</sup>	Urban Reserve Rule-Factor 7 <sup>5</sup>
Site #	Acres	Resource Acres <sup>6</sup>	Buildable Acres <sup>7</sup>	Exec. Officer Rec. <sup>8</sup>			Utility Feasibility <sup>9</sup>	Road Network <sup>10</sup>	Traffic Congestion <sup>11</sup>	Schools <sup>12</sup>	Efficiency Factor <sup>13</sup>	Buildable Land <sup>14</sup>	Envir. Constraints <sup>15</sup>	Urban Reserve Rule - Factor 5 <sup>3</sup>			Ag. Retention Factor <sup>18</sup>	Agricultural Compatibility <sup>19</sup>	
				IN/OUT	Acres	Res. Ac.								Access to Centers <sup>16</sup>	Jobs/Housing Balance <sup>17</sup>	Jobs Rich			Hsng. Rich
45	632	197	332	OUT	0	0	7	6	4	7	5	5	5	3	3	0	5	5	
46	112	6	73	IN	106	0	5	6	4	5	7	7	7	6	3	0	7	6	
47	127	0	31	OUT	0	0	7	2	3	5	0	0	0	3	3	0	4	5	
48	218	0	130	IN	218	0	6	2	3	2	6	6	7	3	3	0	7	7	
49	695	138	397	IN	260	3	7	5	3	2	5	6	6	3	3	0	6	6	
50	282	1	189	IN	282	1	7	4	3	3	7	8	8	3	3	0	9	9	
51	117	45	69	OUT	0	0	7	8	4	8	6	6	6	3	10	0	4	3	
52	103	11	74	IN	93	1	8	7	4	9	8	8	8	3	10	0	8	5	
53	204	183	114	OUT	0	0	8	2	4	7	6	5	5	3	10	0	0	1	
54	189	143	137	OUT	0	0	8	3	4	9	9	9	8	3	10	0	0	0	
55	883	476	499	OUT	0	0	8	3	4	10	6	5	5	6	10	0	2	2	
56	48	48	23	OUT	0	0	7	2	10	7	5	4	4	4	10	0	0	0	
57	77	64	23	OUT	0	0	6	4	10	10	1	0	0	5	10	0	1	1	
58	527	516	275	OUT	0	0	8	2	10	8	5	4	4	3	10	0	1	1	
59	66	64	19	OUT	0	0	7	2	10	9	1	0	0	4	10	0	1	1	
60	280	140	139	OUT	0	0	8	4	10	5	5	4	4	7	10	0	3	3	
61	46	17	27	IN	29	0	5	6	10	3	7	6	6	7	3	0	4	6	
62	692	590	409	OUT	0	0	7	5	10	3	7	6	6	3	3	0	2	2	
63	19	19	11	OUT	0	0	5	2	10	3	7	6	6	3	3	0	1	1	
64	816	400	354	OUT	0	0	7	5	10	3	6	6	6	3	3	0	3	3	
65	541	285	318	OUT	0	0	8	6	6	5	6	6	6	4	3	0	4	3	
66	62	62	28	OUT	0	0	5	2	6	2	4	3	3	3	3	0	2	3	
67	406	47	115	OUT	0	0	6	4	6	4	0	1	1	3	3	0	8	8	
68	67	0	23	OUT	0	0	7	9	6	3	1	1	2	9	3	0	4	4	
69	235	229	30	OUT	0	0	2	3	2	1	0	0	0	5	3	0	1	1	
70	223	219	30	OUT	0	0	2	3	2	1	0	0	0	3	3	0	3	2	
71	28	26	18	OUT	0	0	2	5	2	1	7	7	8	3	3	0	2	2	
72	23	23	12	OUT	0	0	1	10	2	1	4	4	5	3	3	0	3	3	
<b>TOTAL</b>	<b>22,909</b>	<b>6,375</b>	<b>13,067</b>		<b>13,893</b>	<b>787</b>													



- 1 Factor 3, referenced in the state Urban Reserve Rule, is the "Orderly and economic provision of public facilities and services."
- 2 Factor 4, referenced in the state Urban Reserve Rule, is the "Maximum efficiency of land uses within and on the fringe of the existing urban area."
- 3 Factor 5, referenced in the state Urban Reserve Rule, is the "Environmental, energy, economic and social consequences."
- 4 Factor 6, referenced in the state Urban Reserve Rule, is the "Retention of agricultural land as defined, with Class I being the highest priority for retention and Class V the lowest priority."
- 5 Factor 7, referenced in the state Urban Reserve Rule, is the "Compatibility of the proposed urban uses with nearby agricultural activities."
- 6 Resource acres are those acres zoned Exclusive Farm and Forest (EFU), or meeting state EFU requirements (for example, the AF-20 zone in Washington County).
- 7 Buildable acres are those acres considered developable after considerations are made for environmental constraints, efficiency factors and for future roads, parks, schools and other public facilities.
- 8 This shows the Executive Officer's recommendation (9/96): whether the URSA is included or not, the number of acres and the resource acres.
- 9 The utility feasibility analysis examines the relative cost of extending urban water, sanitary sewers and stormwater facilities.
- 10 The road network analysis compares the existing local and regional road network in the urban reserve study areas to the required road network for future urbanization.
- 11 Traffic Congestion estimates the relative lack of congestion of the primary arterials, highways and freeways serving the area after additional improvements, as described by the financially constrained Regional Transportation Plan.
- 12 School facilities were examined for accessibility by evaluating walking distance to elementary schools, middle schools and high schools.
- 13 The efficiency factor is an estimate of how much of the urban reserve study area, which is not environmentally significant land, is likely to be available for urban development. This factor takes into consideration development limitations (land locked parcels, partially vacant parcels, small parcels, and steep slopes under 25% that inhibit development).
- 14 Buildable lands are those lands that are assumed to be suitable for building. These lands include resource lands, but exclude steep slopes, wetlands, floodplains and other environmental constraints. These lands have been discounted for development limitations and a gross to net reduction of 25% has been applied (for future roadways, schools and other public facilities).
- 16 Environmental factors include slopes over 25%, floodplains, wetlands, riparian corridors and flood prone soils. Urban reserve study areas are ranked by the percentage of environmental factors within each area.
- 16 Access to centers uses the distance along public rights-of-way to the central city, regional centers and town centers, the three centers identified in the 2040 Growth Concept, to evaluate the energy aspect of Factor 5.
- 17 Jobs/housing balance estimates the amount of balance of jobs to housing for the urban reserve area using year 2015 population and employment forecasts. The central part of the region was not included in the calculations so that areas closest to the existing urban growth boundary are compared with each other rather than the more established central core of the region.
- 18 Agricultural retention analyzes the types of land contained in each urban reserve study area and classifies land according to priority for urbanization and agricultural retention using priorities set out in the state's Urban Reserve Rule.
- 19 Agricultural compatibility assesses the existence of agricultural lands adjacent to the urban reserve study area and the location of any natural features that could buffer agricultural uses or the accessibility of the site making agriculture less viable in the long run.



03697-30

EXHIBIT

Administration

Feb. 25, 1997

Honorable Jon Kvistad, Presiding Officer  
and Members of the Metro Council

Ladies and Gentlemen:

On behalf of the West Linn City Council, I am writing to express our strong opposition to a proposed amendment to Metro's urban reserve ordinance.

The City Council wants to be clear that it opposes any Urban Growth Boundary amendment without city agreement and/or annexation.

Proposed amendment 3.01.012(e)(2) would authorize Metro to amend the urban growth boundary

"... if the proposed amendment is required to assist the region or comply with the 2040 Growth Concept or to assist the region, a city or county in demonstrating compliance with statute, rule or statewide goal requirements for land within the urban growth boundary."

The proposed amendment appears to empower the Metro Council to override or disregard proposed requirements [ 03.01.012(e)(1) ] that UGB amendments include provisions for annexation to a city or service district(s), and that cities and counties agree to adopt comprehensive plan and zoning provisions for lands to be added to the UGB.

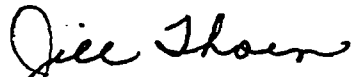
We believe this amendment undercuts the close consultation and cooperation between Metro and units of local government that led to adoption of the 2040 Growth Concept. It opens the way for enclaves of urban-density development on rural lands that may be added to the UGB.

The fundamental concept that lands designated for urbanization be annexed to a city as a condition of urbanization would be compromised. That this amendment was introduced without input from cities in the metropolitan area is also very troubling.

Page 2

Accordingly, the West Linn City Council urges you to reject the amendment.

Sincerely,

  
Jill Thorn, Mayor  
City of West Linn

cc: Mike Burton, Metro Executive Officer  
Metropolitan Policy Advisory Committee  
City Council

030697-31

EXHIBIT



**CITY OF TIGARD**  
**OREGON**

February 25, 1997

Honorable Jon Kvistad, President Officer and Metro Councilors

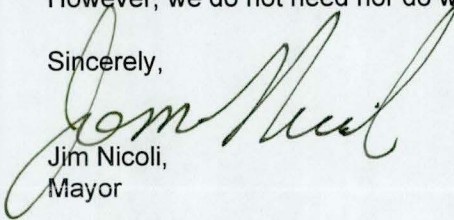
Ladies and Gentlemen:

This letter is in response to an action taken by the Metro Council at the meeting of February 20th that amends the Metro Code as it relates to Urban Reserve planning. Specifically, Section 3.01.012(e)(2) appears to provide for an amendment to the UGB without city agreement or annexation under certain conditions.

We are concerned with the content of this amendment and that this amendment would be proposed for a Council vote without the input of the cities in the region. While we are aware of the need to comply with the 2040 Growth Concept, as well as the State's requirements to meet housing and a 20 year buildable land supply, it is not acceptable to the cities of Washington County to have the dictatorial language in the Code to allow Metro to move the UGB in specific locations at their pleasure without the agreement of the local jurisdiction that will need to service that locale.

We are all committed to meeting the goals of 2040 and Statewide Planning Goals. We, in the cities of Washington County, are prepared to do the job necessary to meet those objectives. However, we do not need nor do we support this type of Code domination.

Sincerely,

  
Jim Nicoli,  
Mayor

I:\LRPLNNADINE\UGB.DOC



**EXHIBIT** 030697-32

**METRO**

**TO:** Councilor Susan McLain, Chair, Growth Management Committee  
**FROM:** John Fregonese, Director, Growth Management Services  
**DATE:** March 11, 1997  
**SUBJECT:** Rural Resource Zoning & Urban Reserves

As requested, we have recalculated the amount of rural resource lands (those that meet State standards as exclusive farm or forest lands) in the three county area. The corrected results are on the attached data sheet.

I would be happy to discuss these data with you and members of the Council as needed.

Thank you.

c: Mike Burton, Executive Officer

## Resource Lands Statistics

- Revised -

### Comparison of 3 County Resources and Metro Urban Reserves

Total existing EFU lands in the 3 counties	233,553 acres
Acres of EFU lands in proposed Metro Urban Reserves	<u>2,910</u> acres
Remaining EFU lands in 3 Counties	230,623

Acres of existing EFU in Washington County	120,148
Acres of EFU lands in proposed Metro Urban Reserves	<u>1,191</u>
Remaining EFU lands in County	118,957

Acres of existing EFU in Multnomah County	23,370
Acres of EFU lands in proposed Metro Urban Reserves	<u>327</u>
Remaining EFU lands in County	23,043

Acres of existing EFU in Clackamas County	90,034
Acres of EFU lands in proposed Metro Urban Reserves	<u>1,392</u>
Remaining EFU lands in County	88,642

### EFU Lands on Prime (Classes I-IV) Soils - 3 County Totals

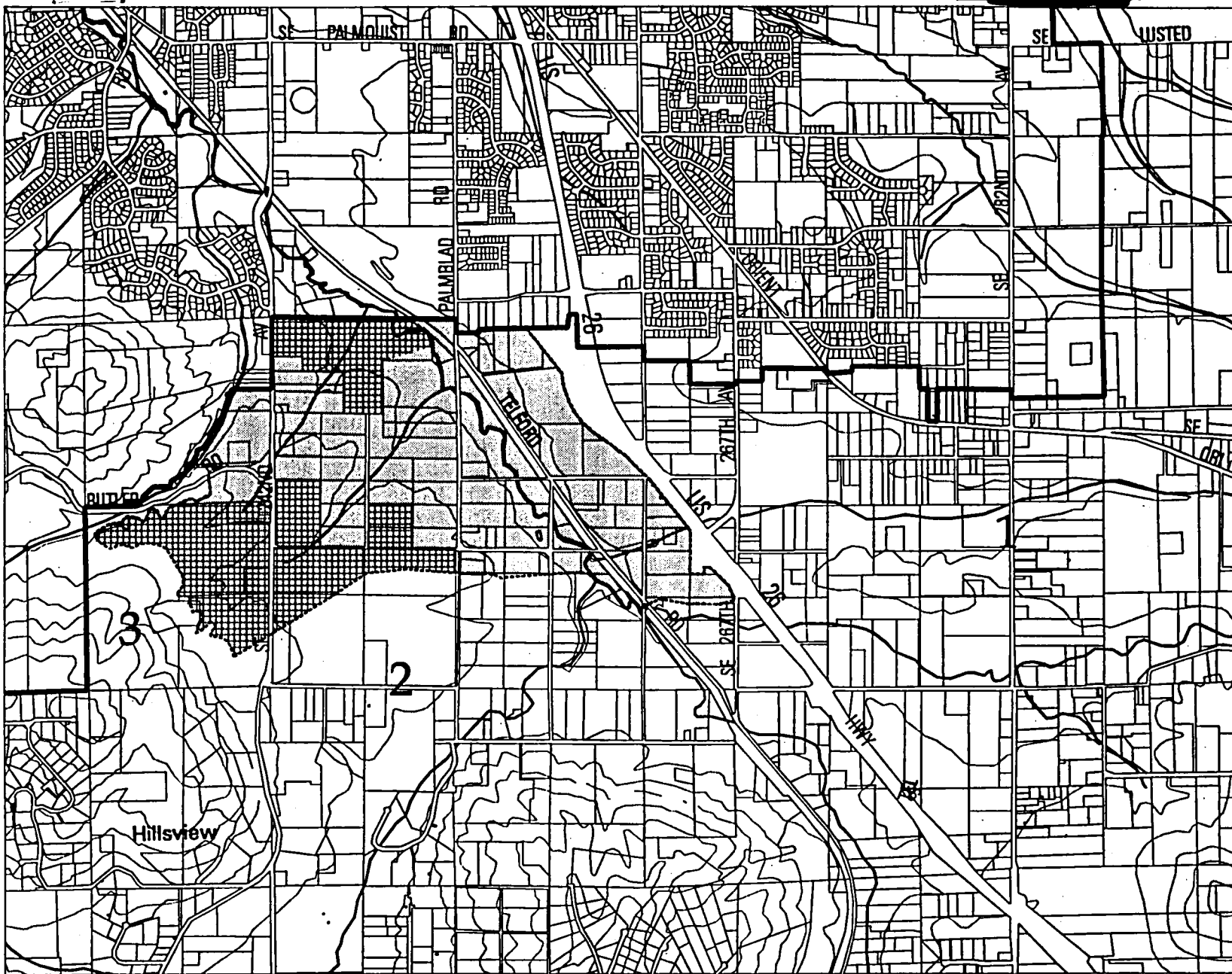
Existing Class I Soils	4,185 acres
Urban Reserves	<u>70</u>
Remaining	4,115

Existing Class II Soils	108,037 acres
Urban Reserves	<u>1,082</u>
Remaining	106,955

Existing Class III Soils	52,750 acres
Urban Reserves	<u>1,373</u>
Remaining	51,377





Existing Class IV Soils	33,434 acres
Urban Reserves	<u>341</u>
Remaining	33,093



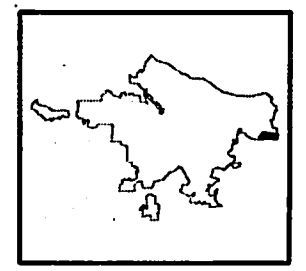


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #1



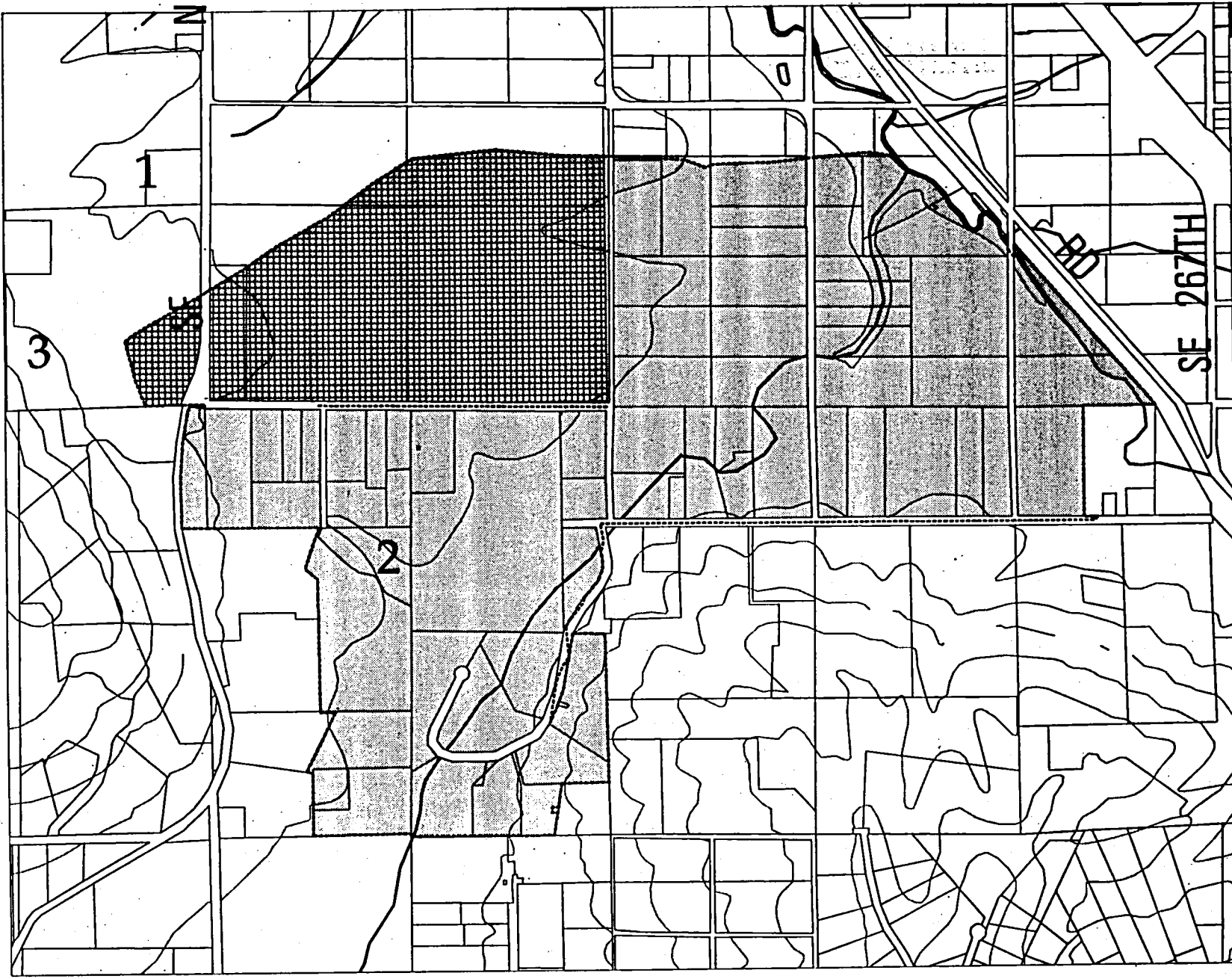
600 NE Grand Ave  
Portland, OR 97132-2796  
(503) 797-7002



95-418/plans/ltas.mxd, plot date: February 24, 1997

EXHIBIT





030697-33



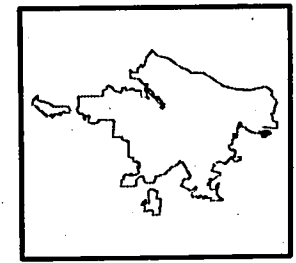
Regional Land Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

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-  Urban Growth Boundary

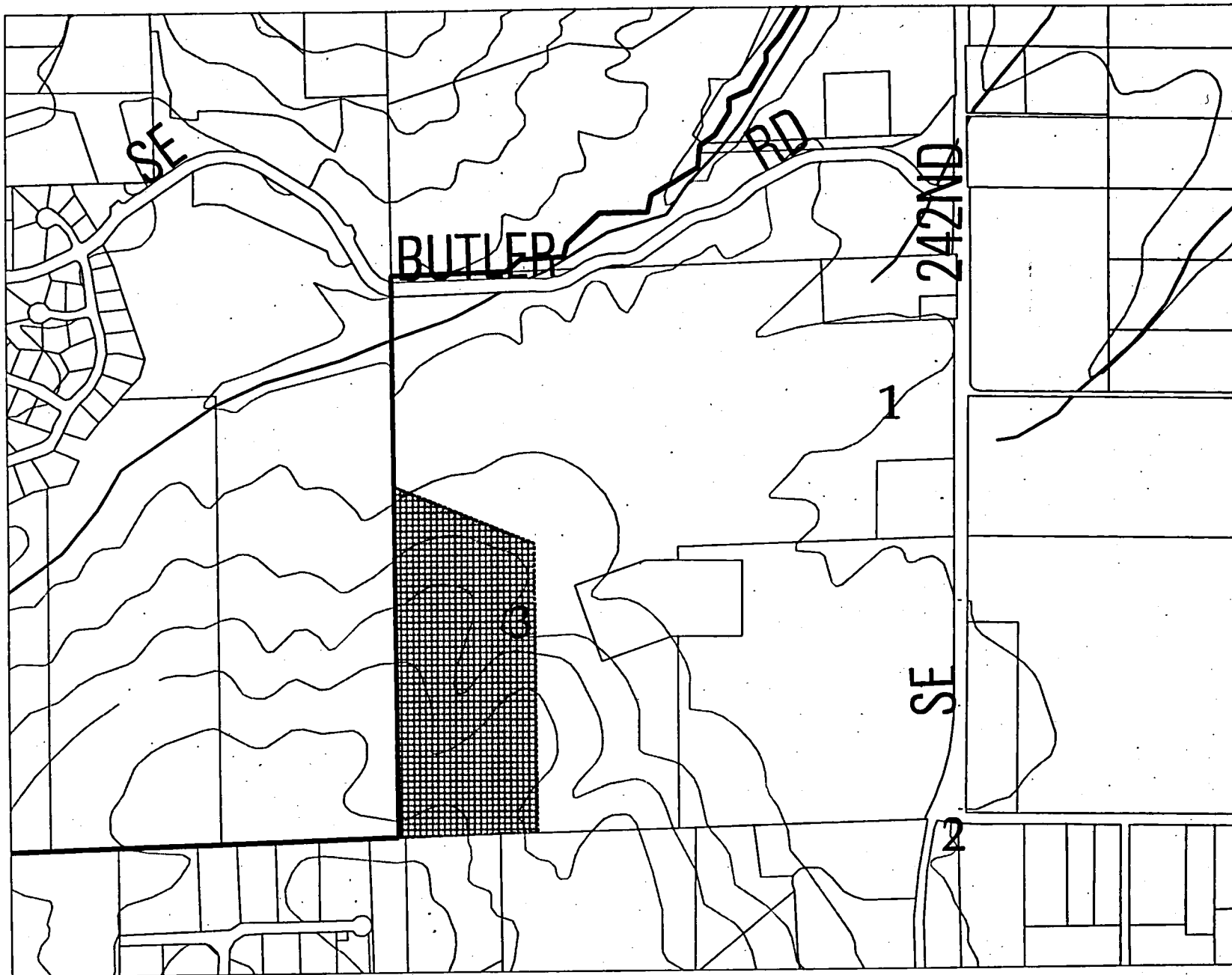
MAP #2



600 NE Grand Ave  
Portland, OR 97232-2734  
(503) 797-1562











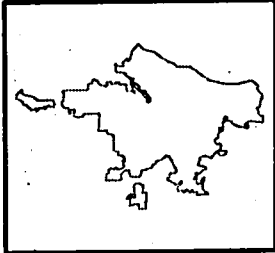
Regional Land Information System

## Urban Reserves Tax Lot Boundaries


Staff Recommendation  
2-3-97

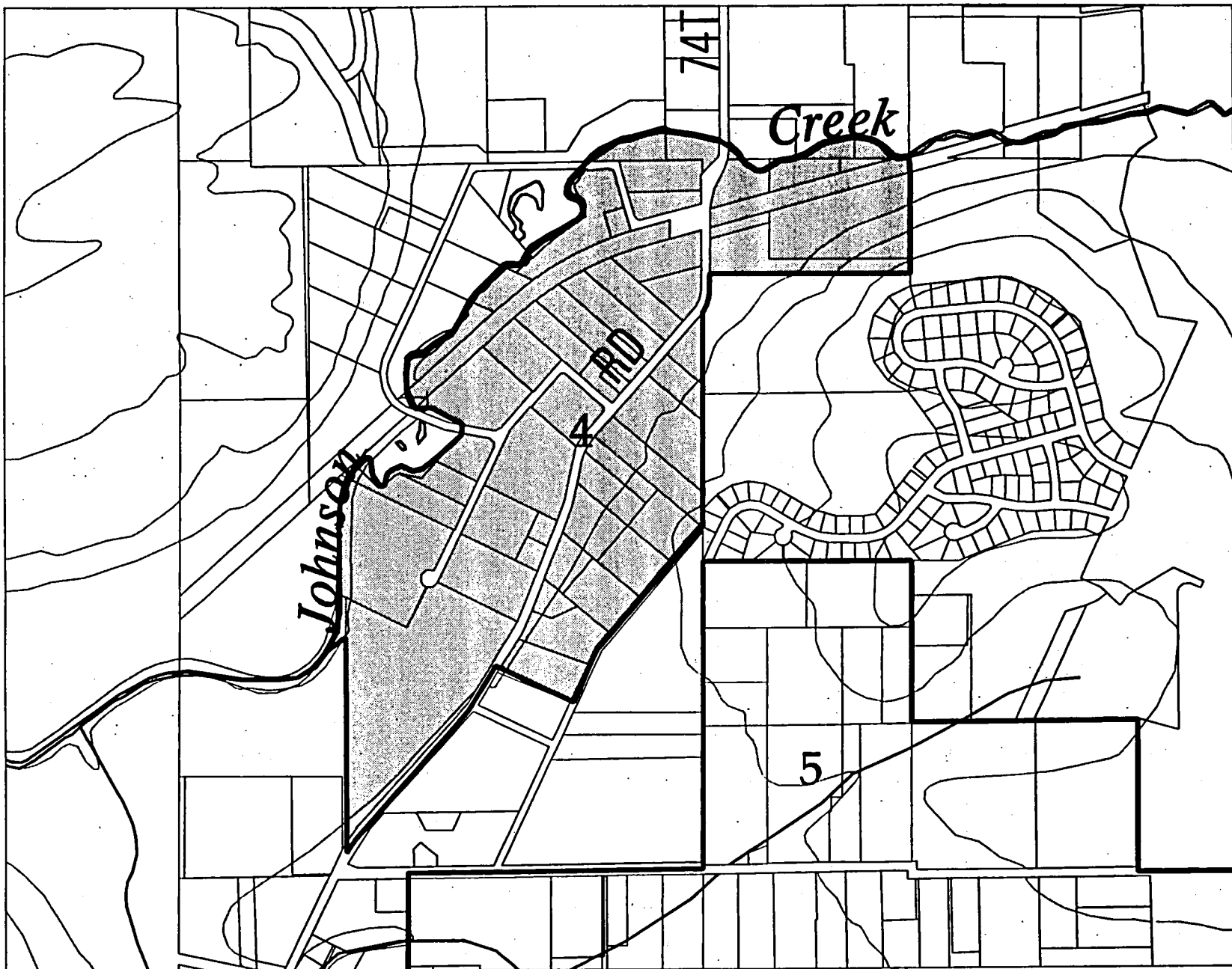
-  Designated Urban Reserves
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### MAP #3







600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-3242



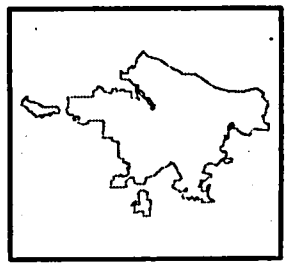


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

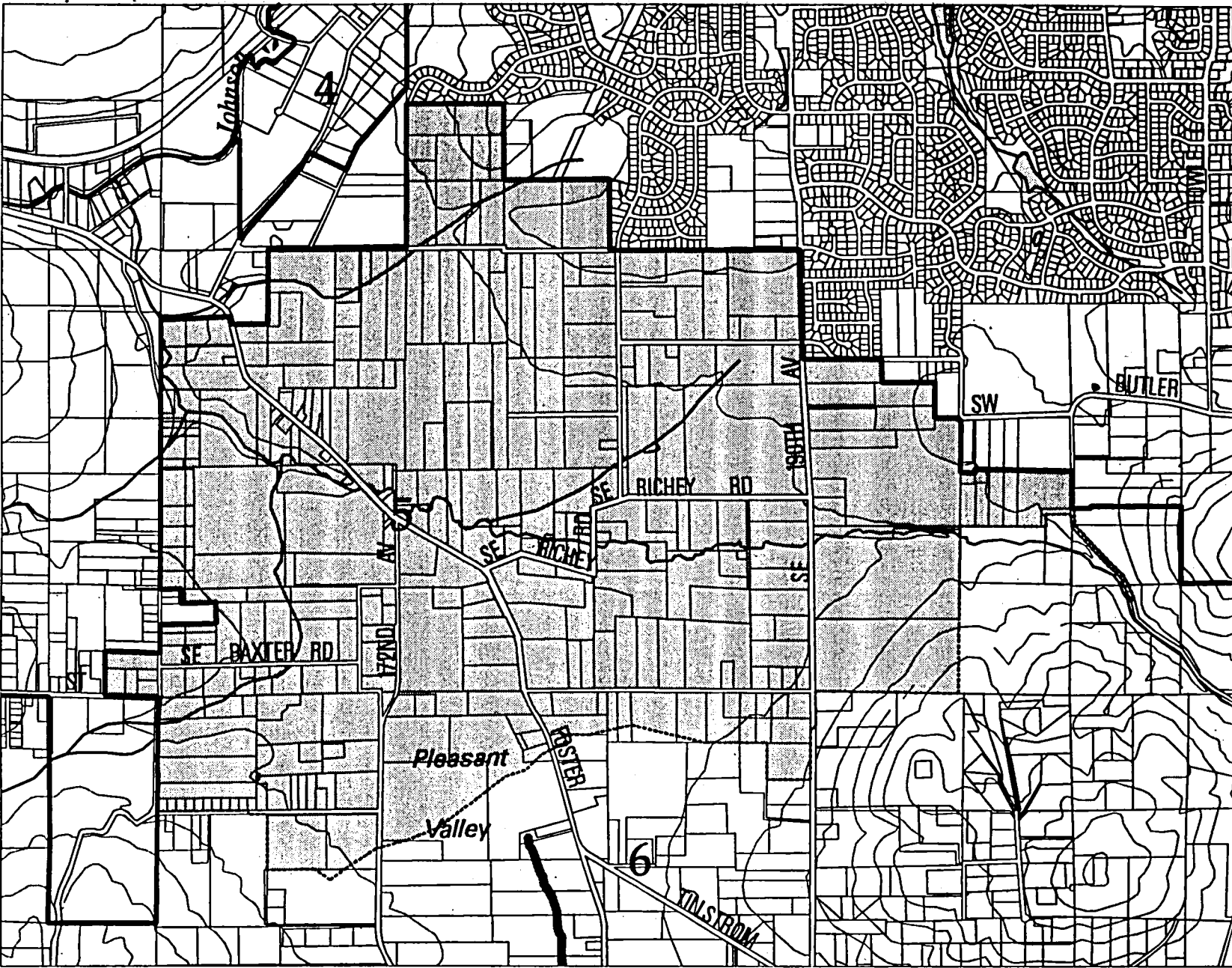
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #4



600 NE Grand Ave  
Portland, OR 97232-2756  
(503) 797-1982









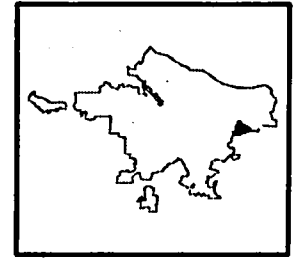
Regional Land Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

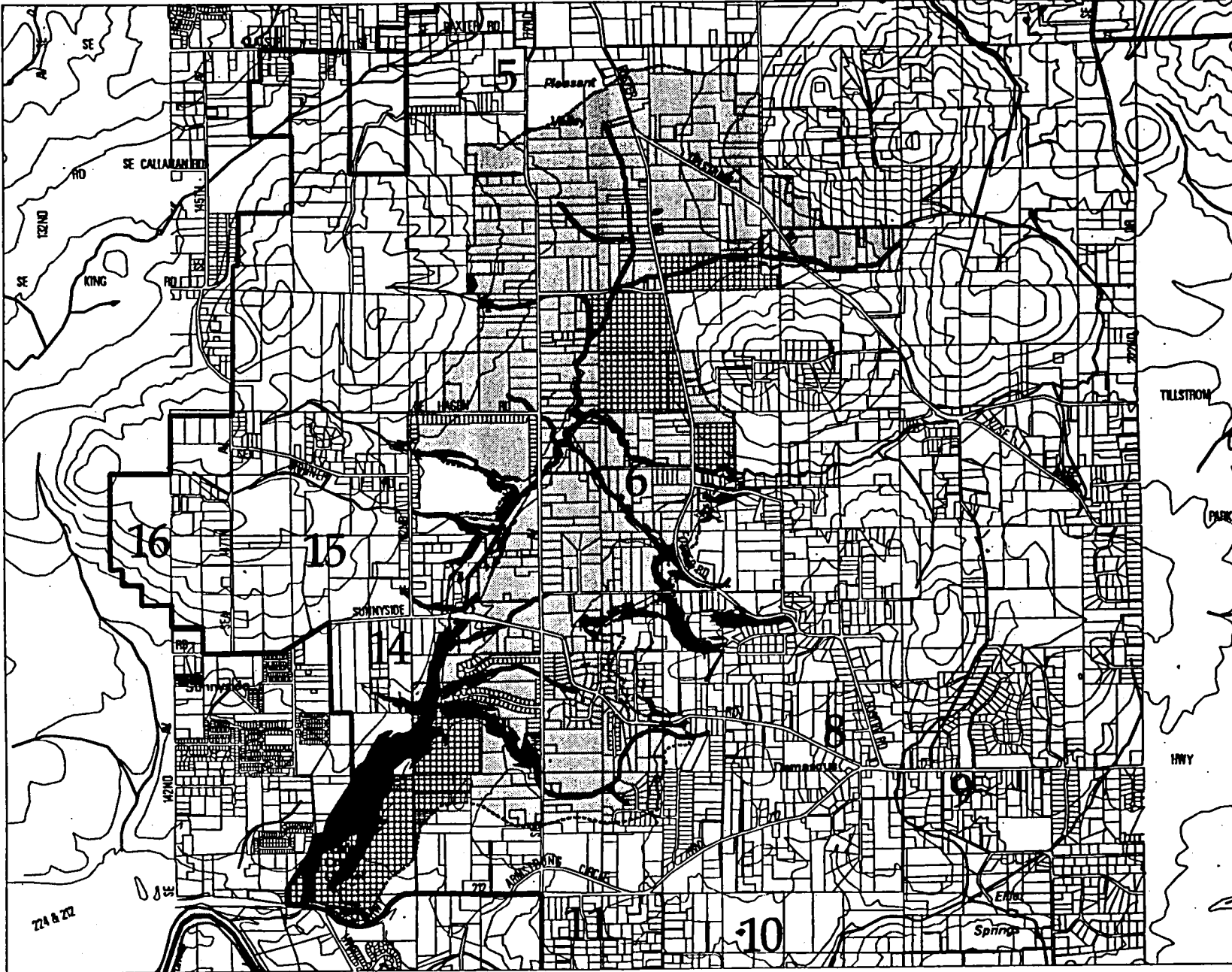
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #5



600 NE Grand Ave  
Portland, OR 97231-2736  
(503) 797-1942









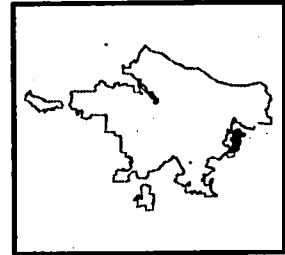
Regional Land Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

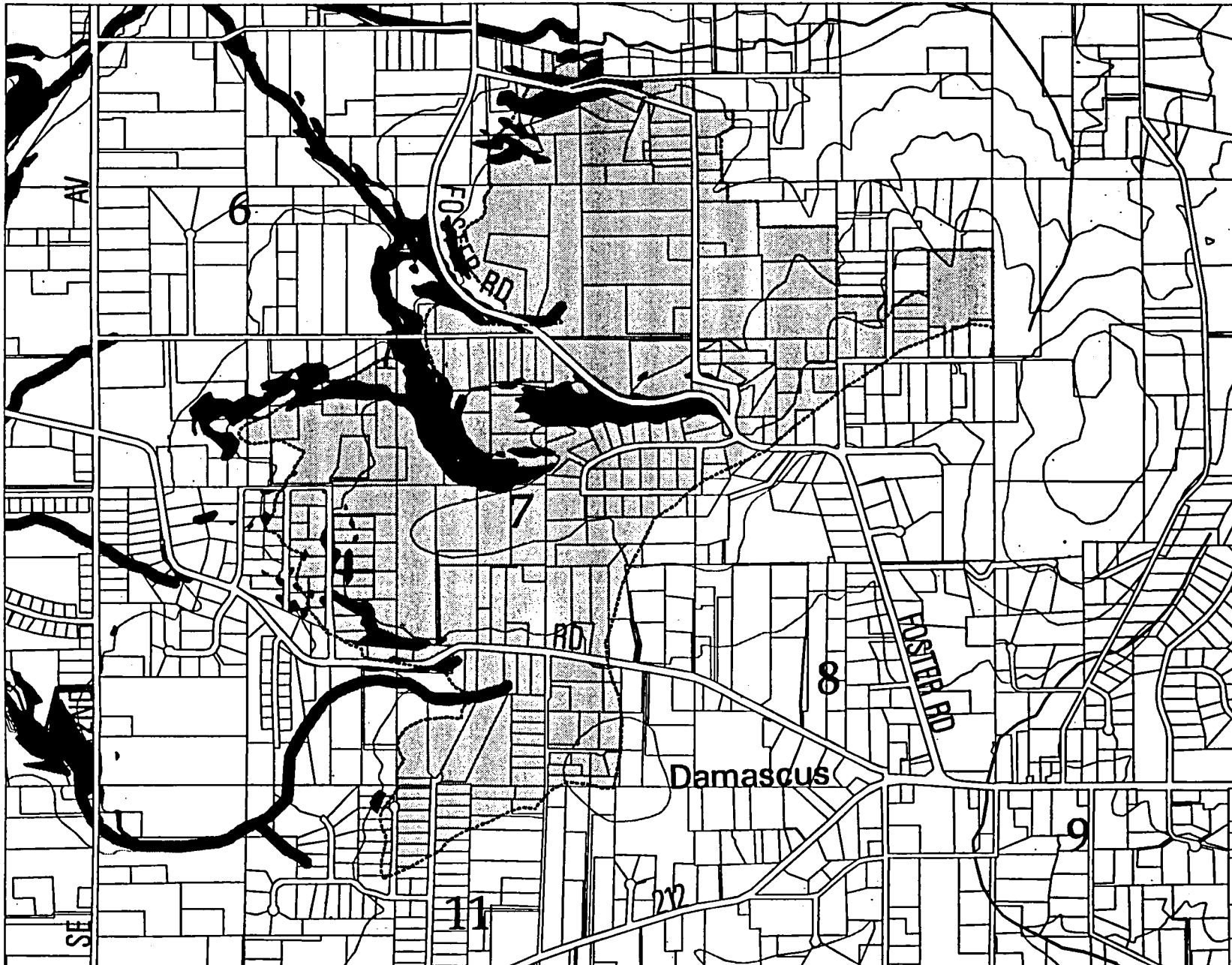
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #6



600 NE Grand Ave  
Portland, OR 97232-2756  
(503) 797-2762









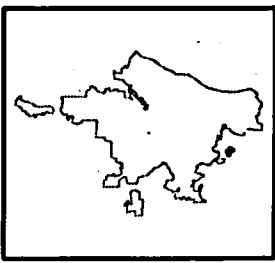
Regional Land Information System

## Urban Reserves Tax Lot Boundaries


Staff Recommendation  
2-3-97

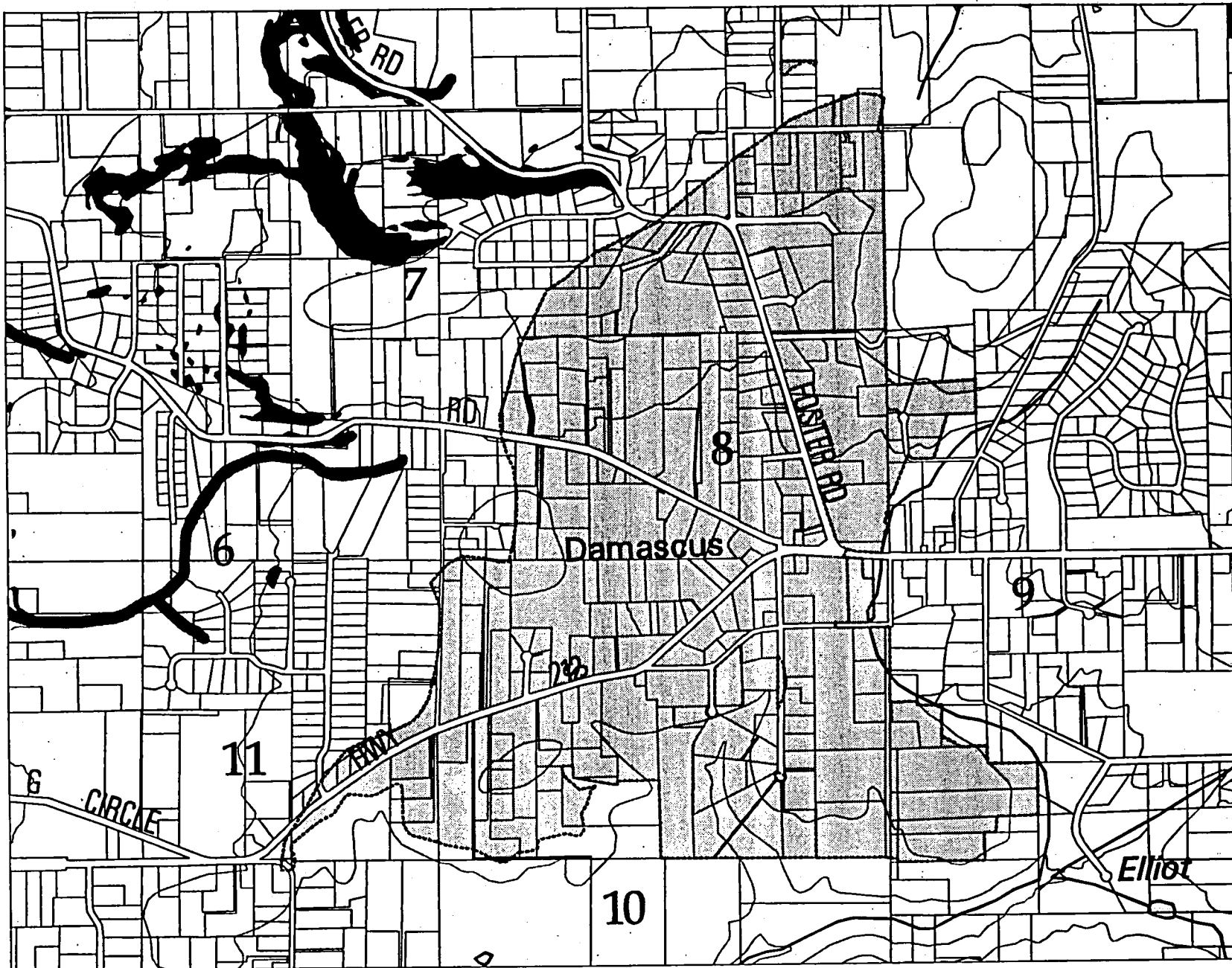
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

### MAP #7



600 NE Grand Ave  
Portland, OR 97232-2796  
(503) 797-5762









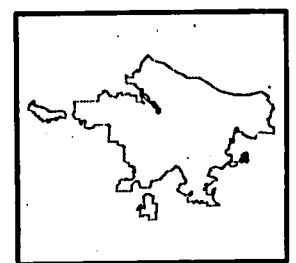
Regional Land  
Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

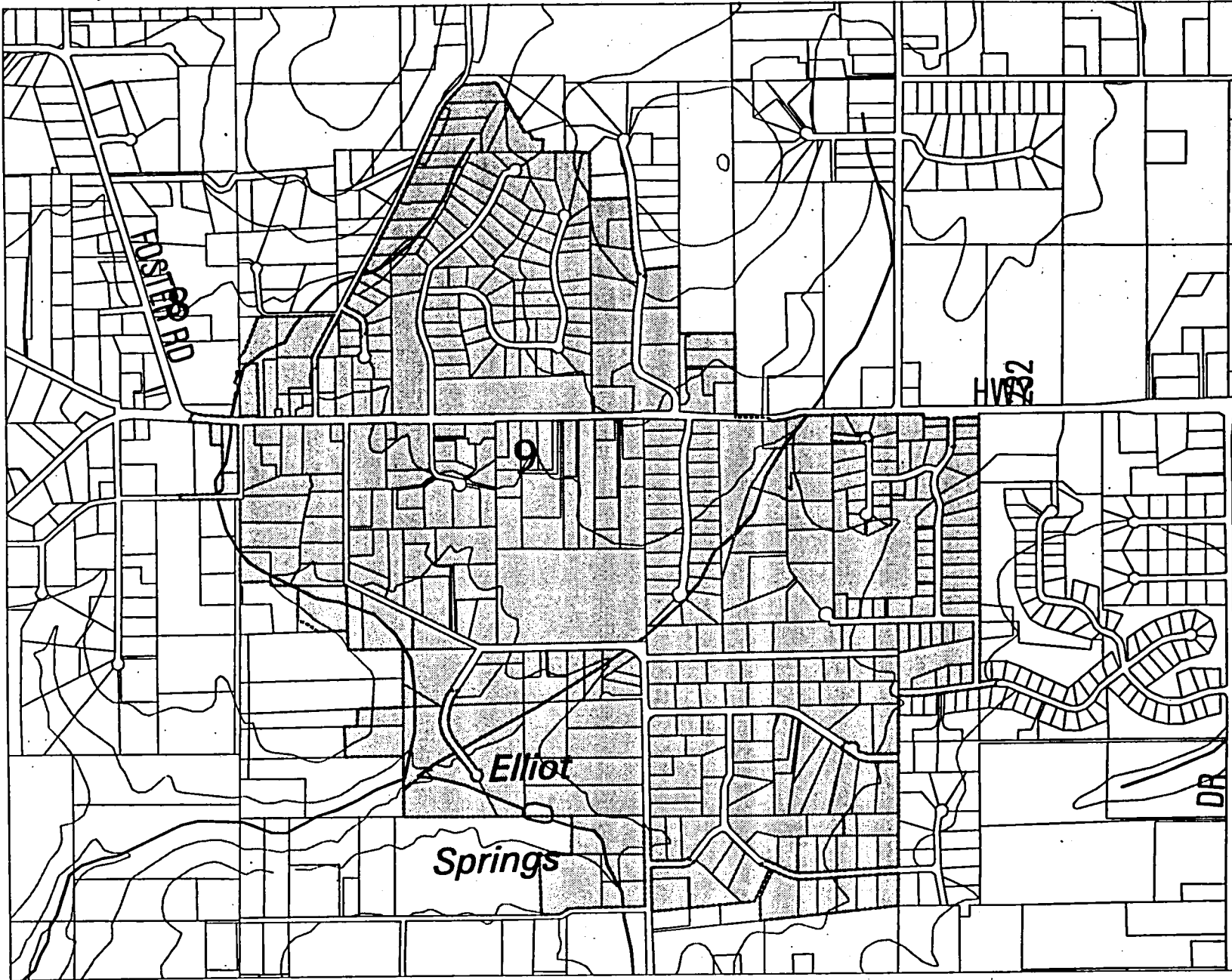
## MAP #8



600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-3762











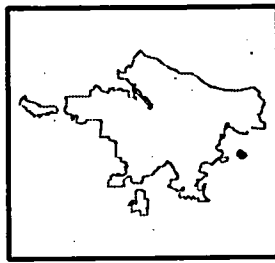
Regional Land Information System

## Urban Reserves Tax Lot Boundaries


Staff Recommendation  
2-3-97

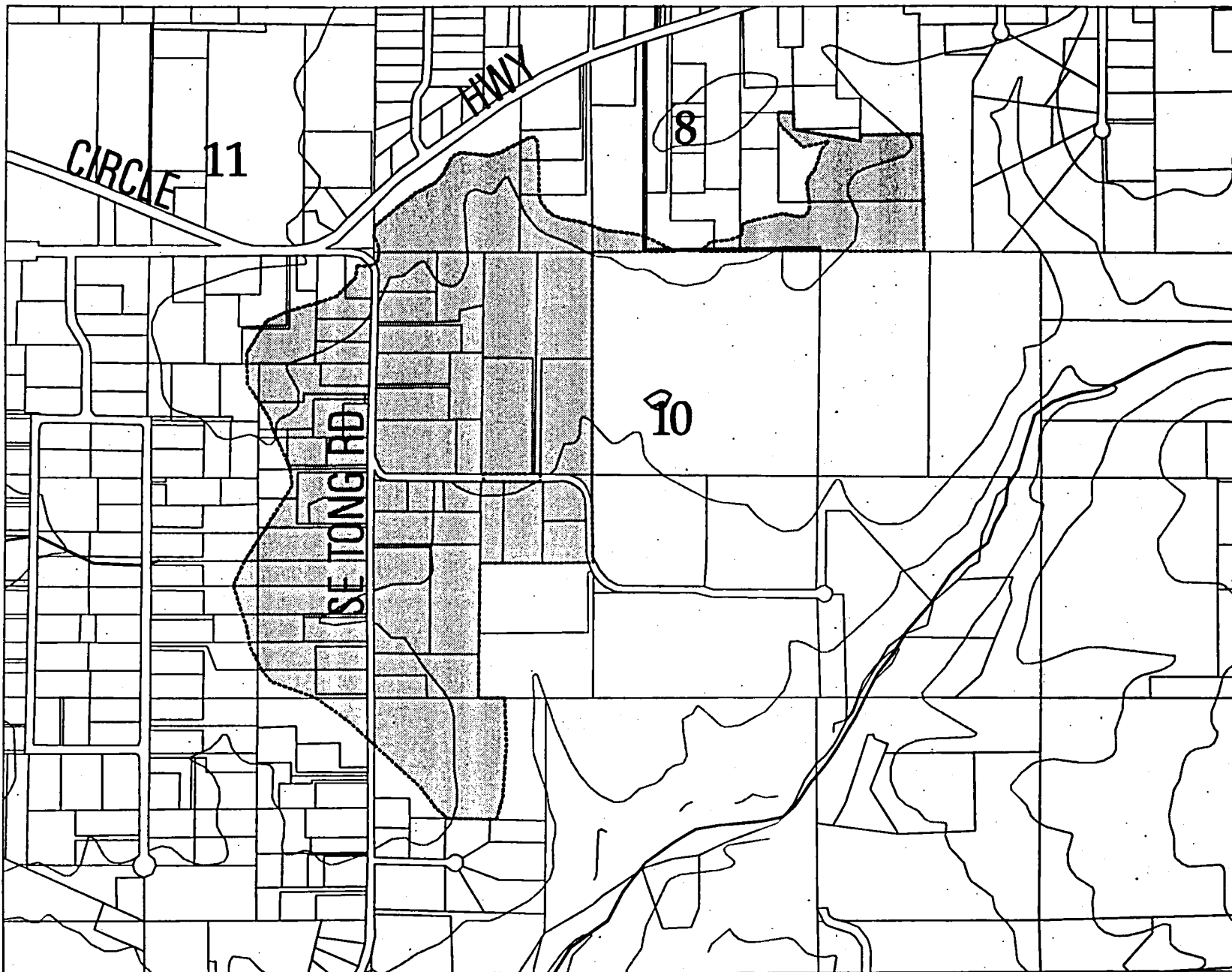
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

### MAP #9



600 NE Grand Ave  
Portland, OR 97232-2756  
(503) 797-3762









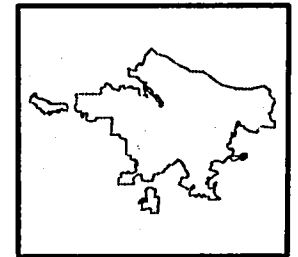
Regional Land  
Information System

## Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

### MAP #10







600 NE Grand Ave  
Portland, OR 97232-2796  
(503) 797-1902



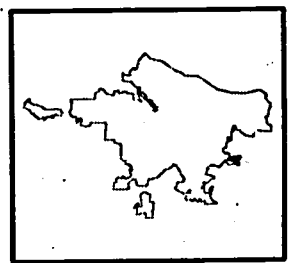


# Urban Reserves Tax Lot Boundaries

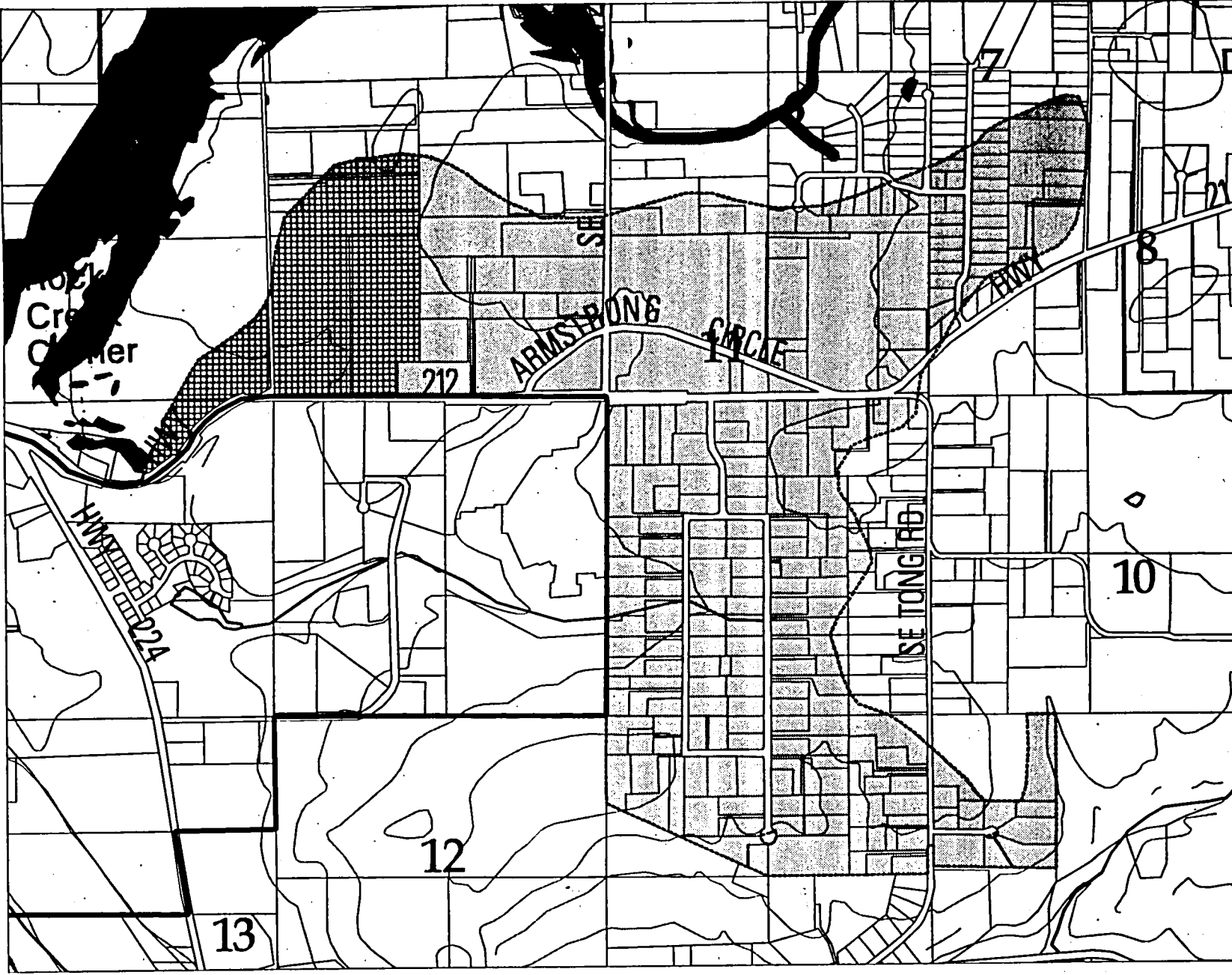
Staff Recommendation  
2-3-97

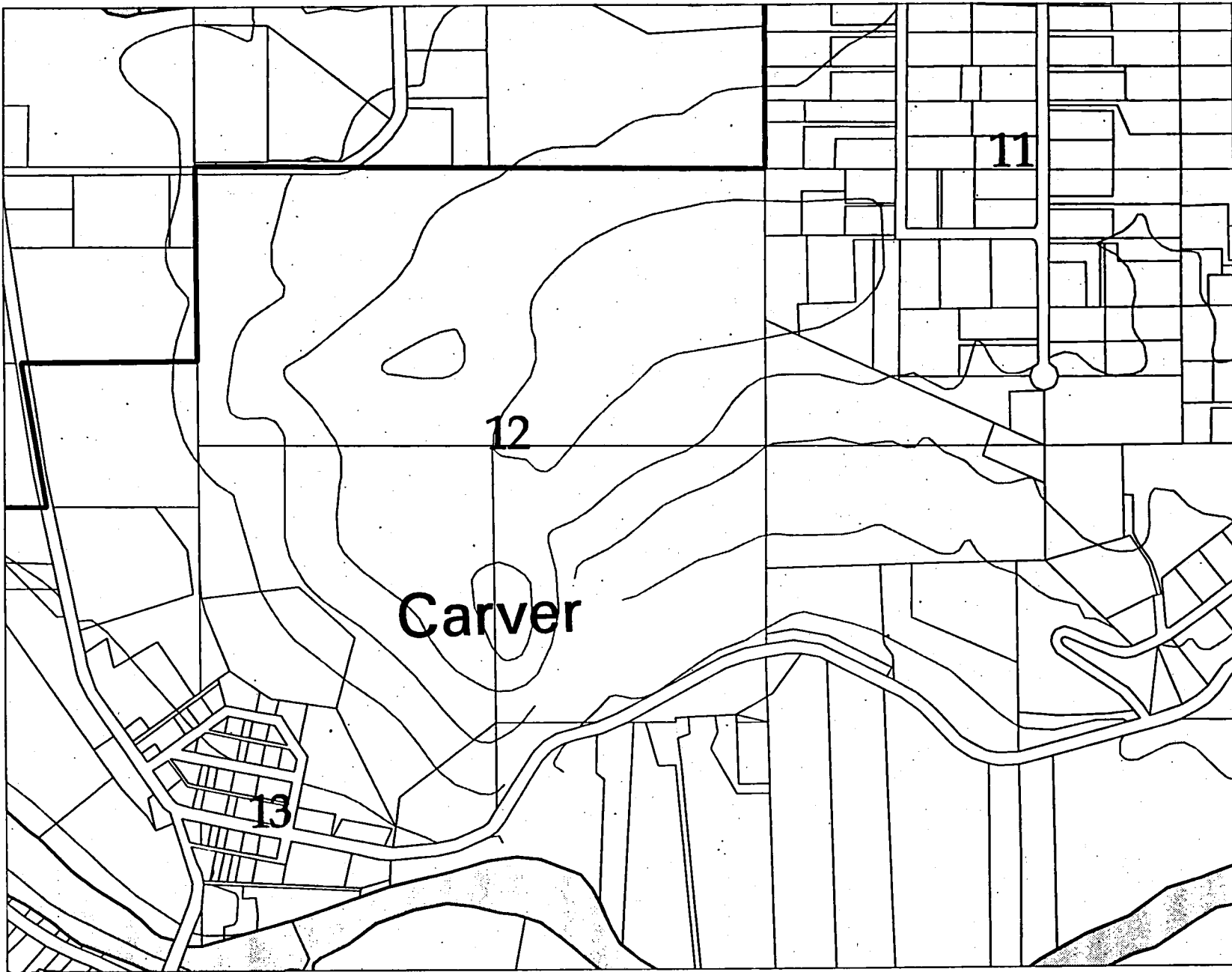
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #11



608 NE Grand Ave  
Portland, OR 97232-3756  
(503) 797-1262









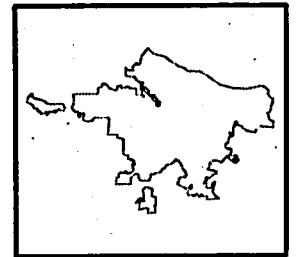
Regional Land  
Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

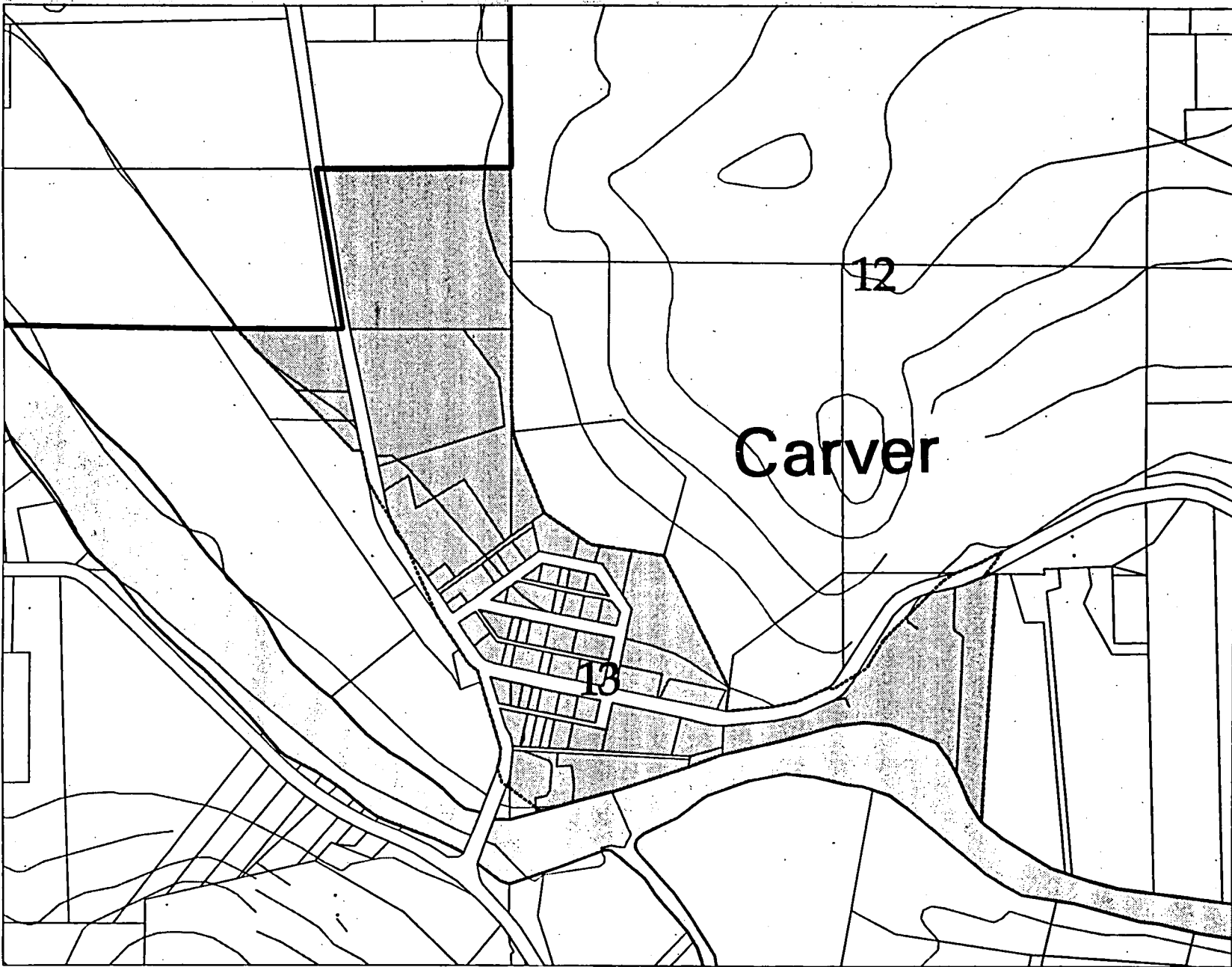
-  Designated Urban Reserves
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-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #12



600 NE Grand Ave  
Portland, OR 97232-2734  
(503) 797-3762









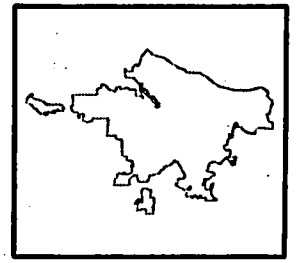
Regional Land  
Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

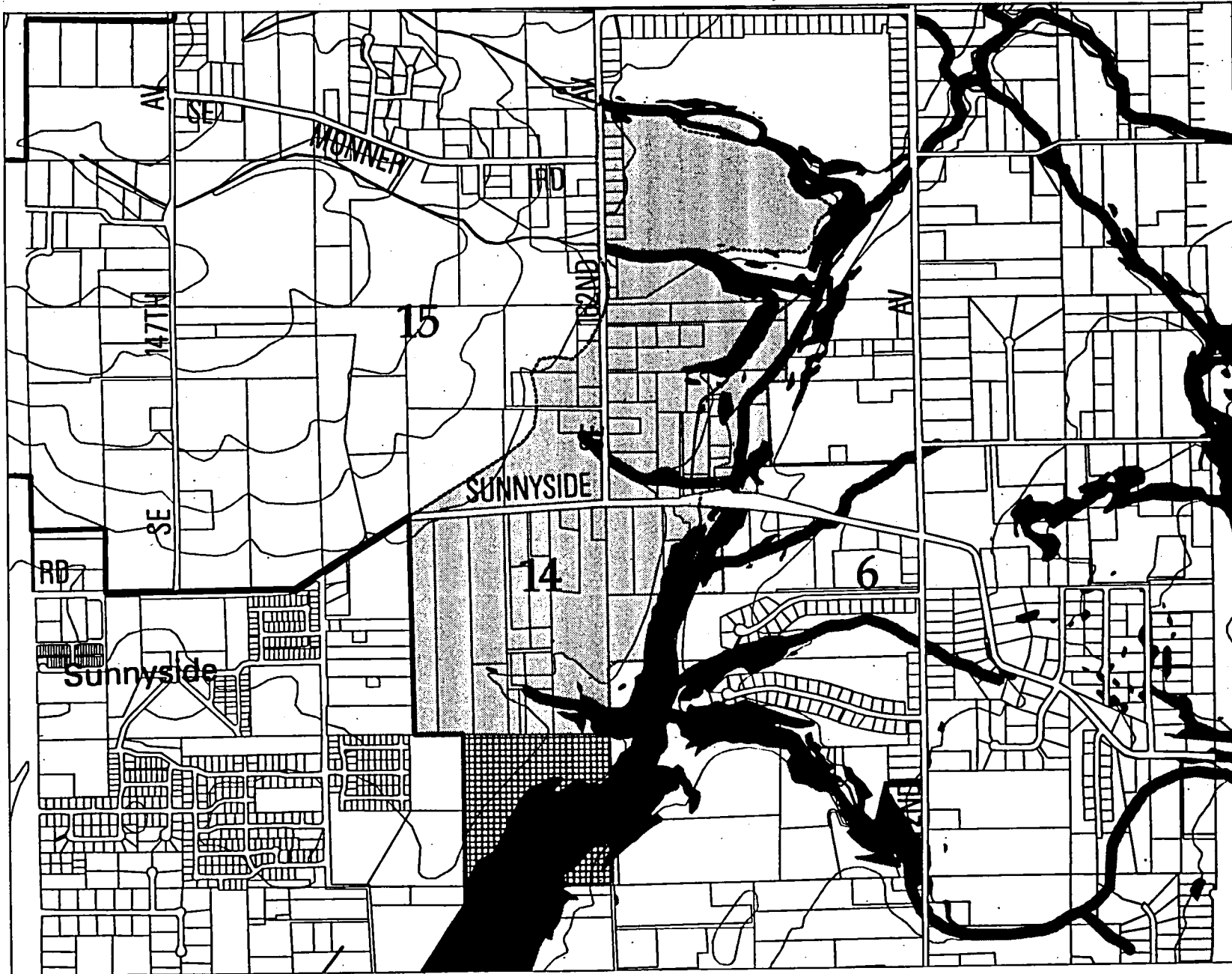
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #13



600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-2962









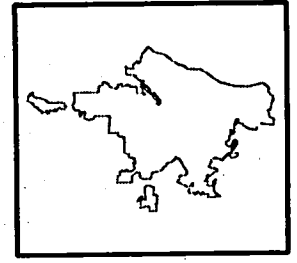
Regional Land Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

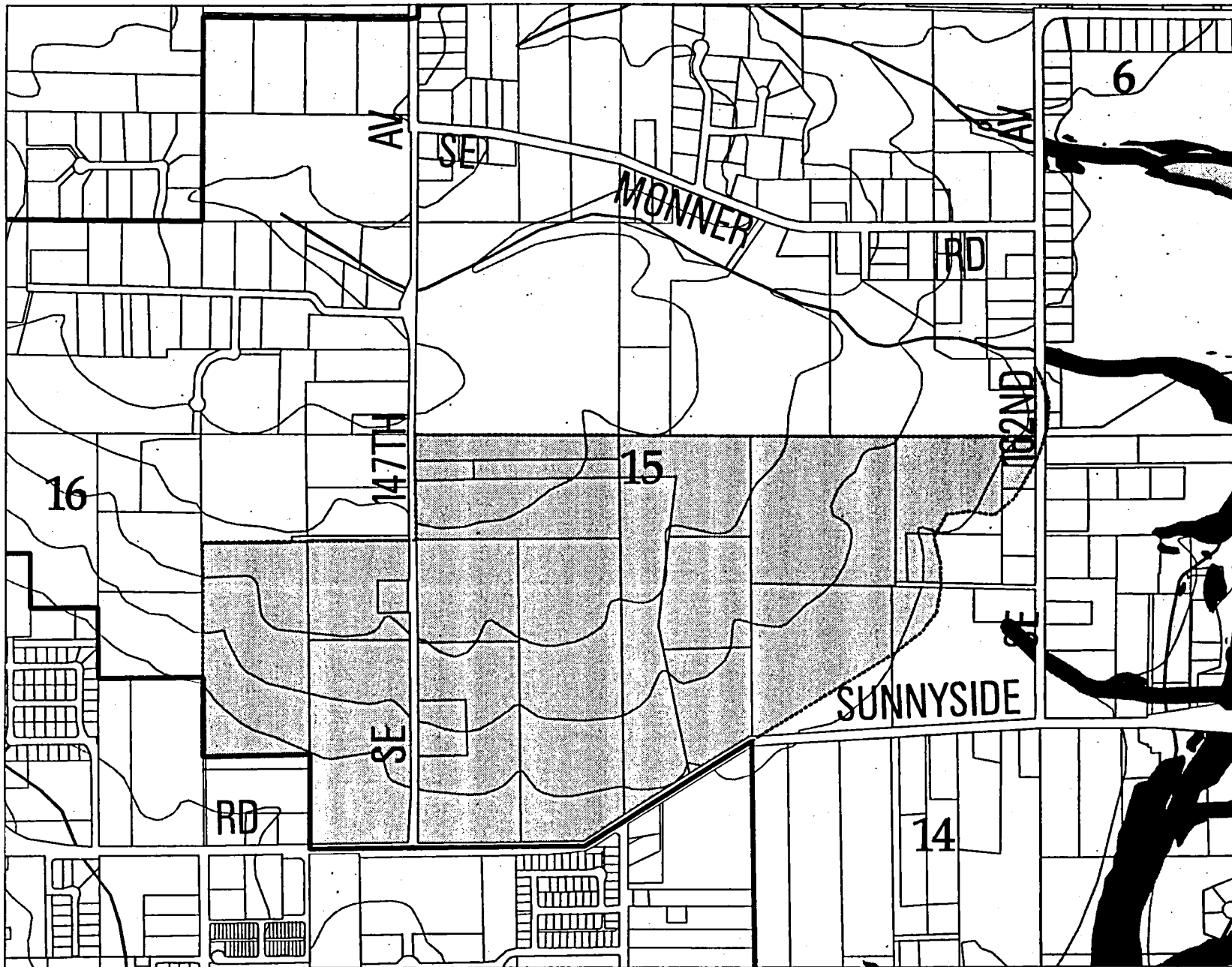
-  Designated Urban Reserves
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-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #14







609 NE Grand Ave  
Portland, OR 97232-2756  
(503) 797-2922



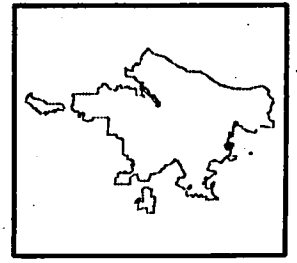


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

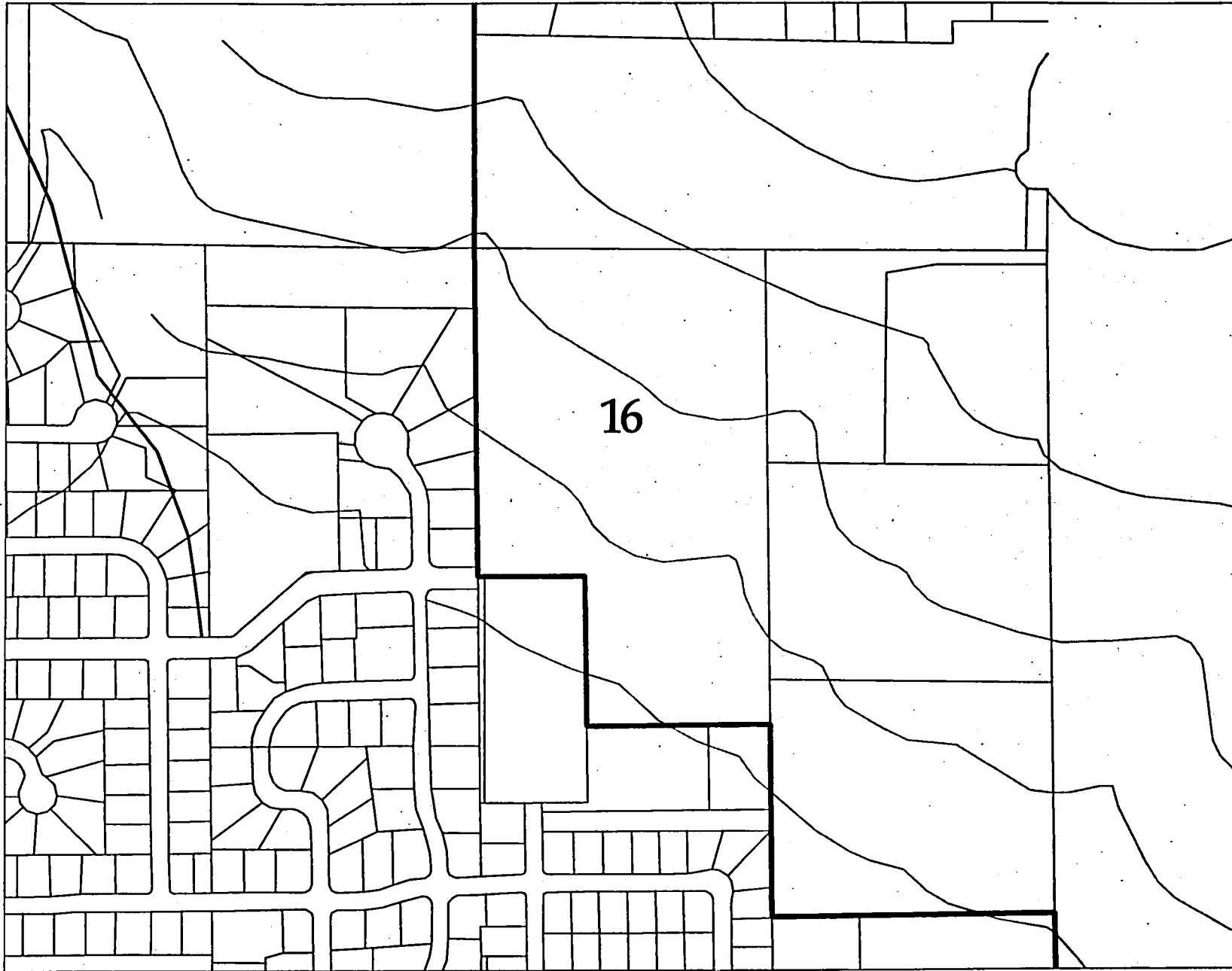
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #15



600 NE Grand Ave  
Portland, OR 97232-2756  
(503) 797-2902









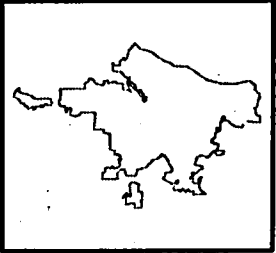
Regional Land Information System

## Urban Reserves Tax Lot Boundaries


Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

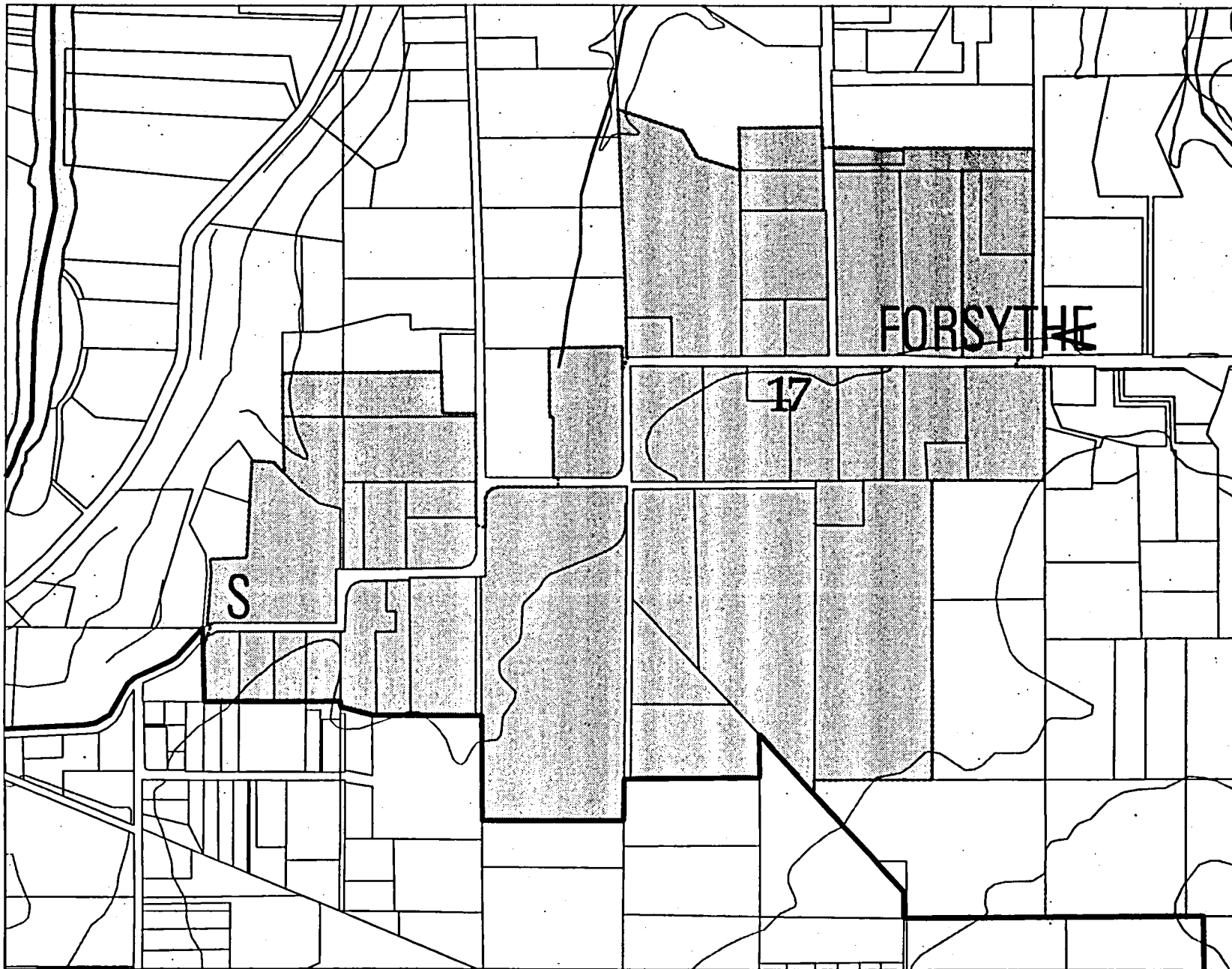
### MAP #16



600 NE Grand Ave  
Portland, OR 97232-3756  
(503) 777-1242











Regional Land Information System


## Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary





### MAP #17

600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-1942

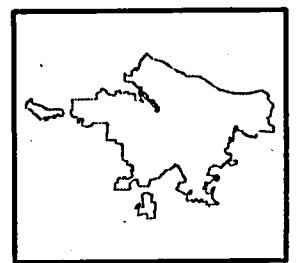


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

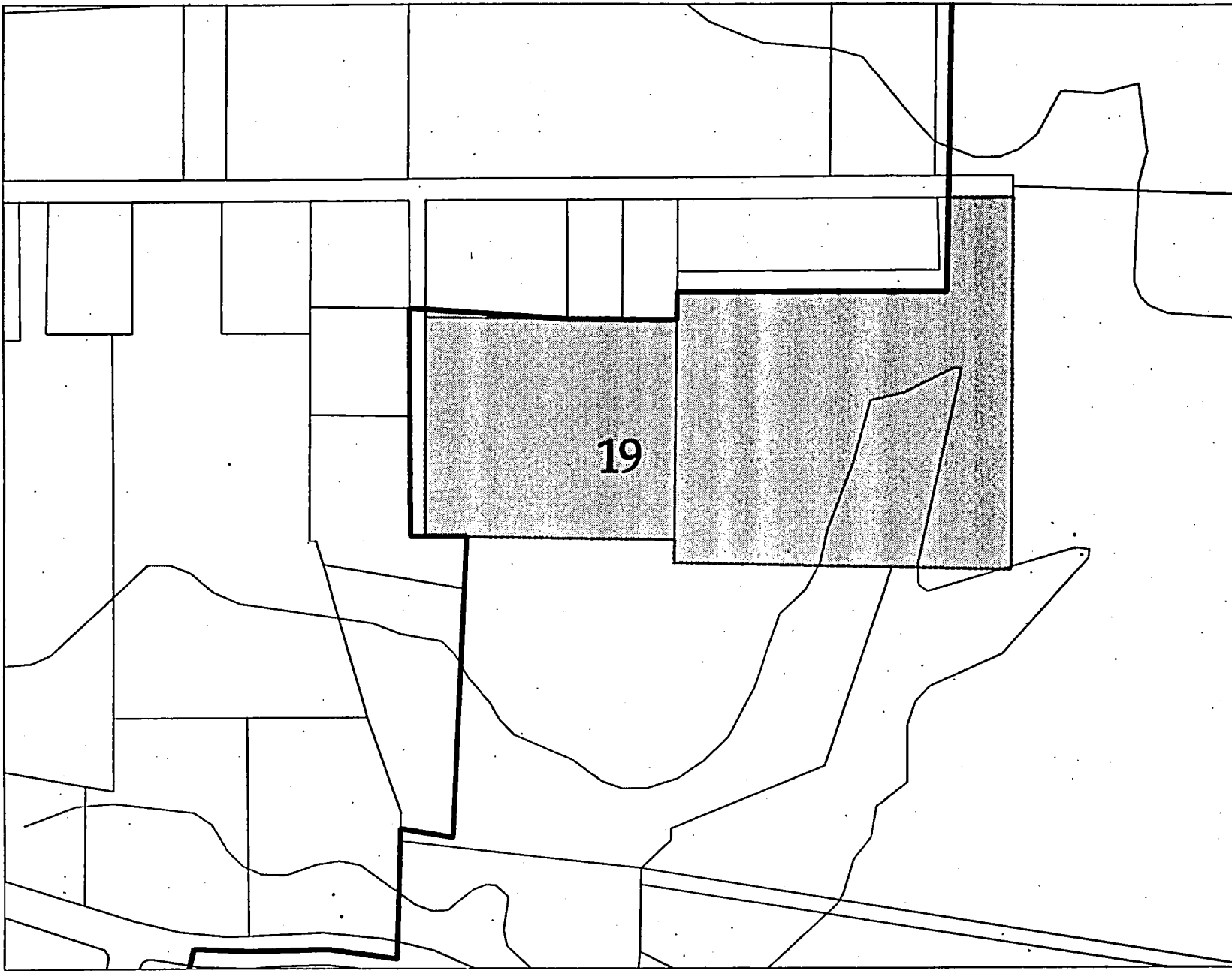
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #18







800 NE Grand Ave  
 Portland, OR 97232-2734  
 (503) 797-1742



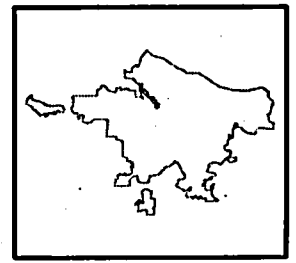


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

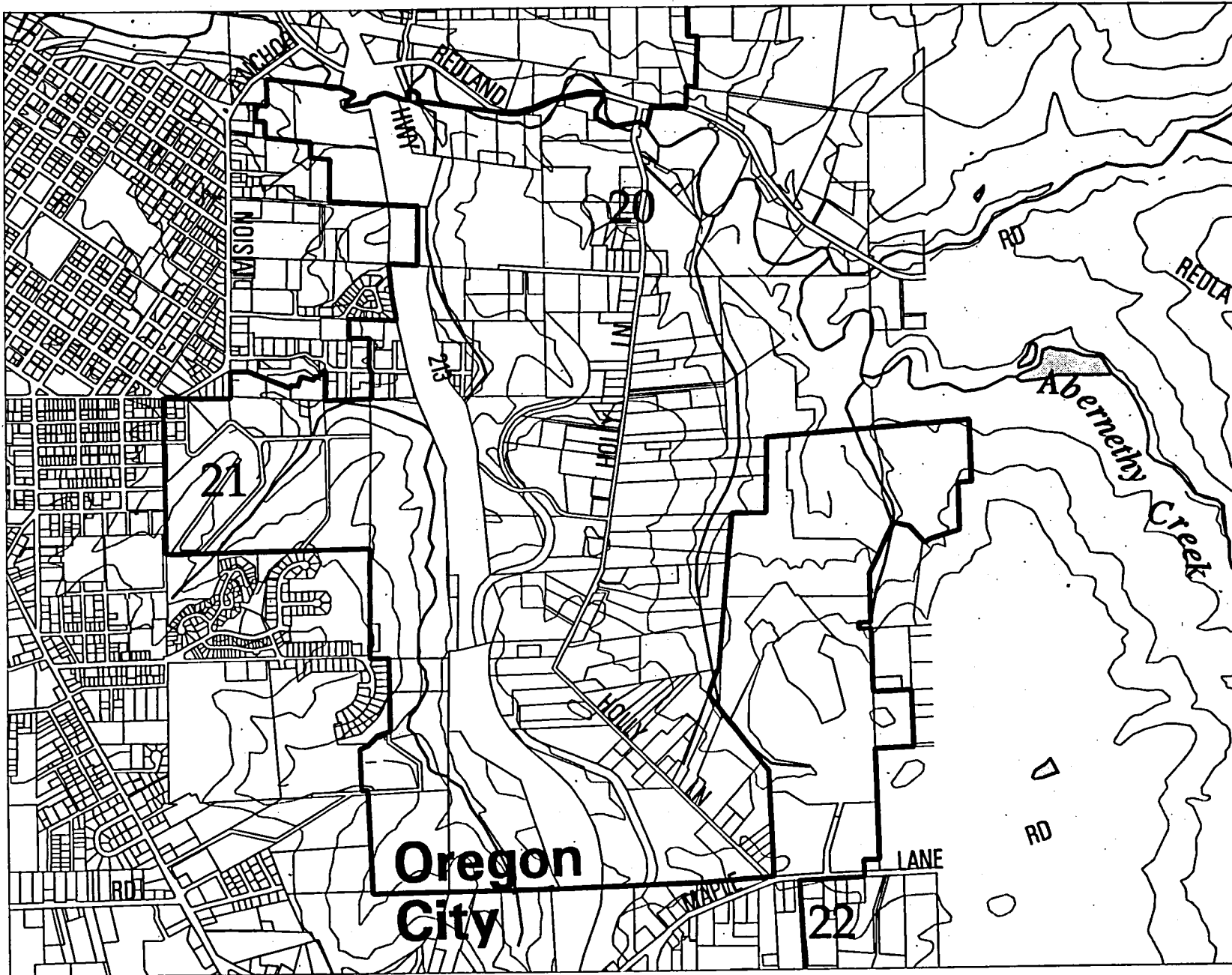
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #19



600 NE Grand Ave  
Portland, OR 97232-2754  
(503) 797-1362









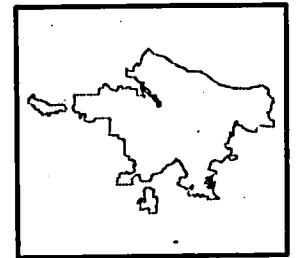
Regional Land  
Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #20







600 NE Grand Ave  
Portland, OR 97232-2756  
(503) 797-1902

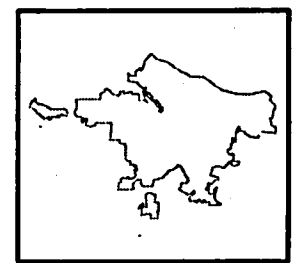


# Urban Reserves Tax Lot Boundaries

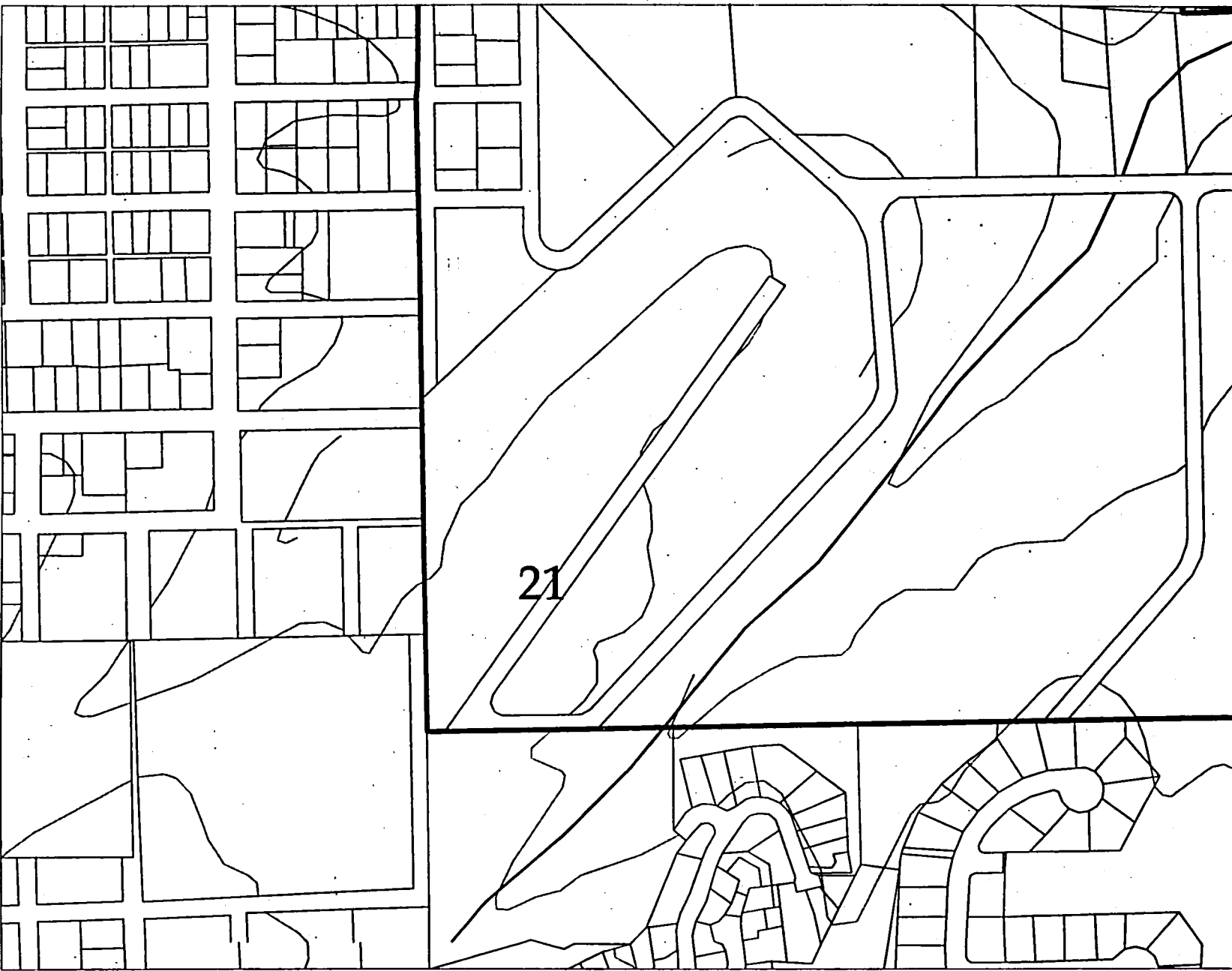
Staff Recommendation  
2-3-97

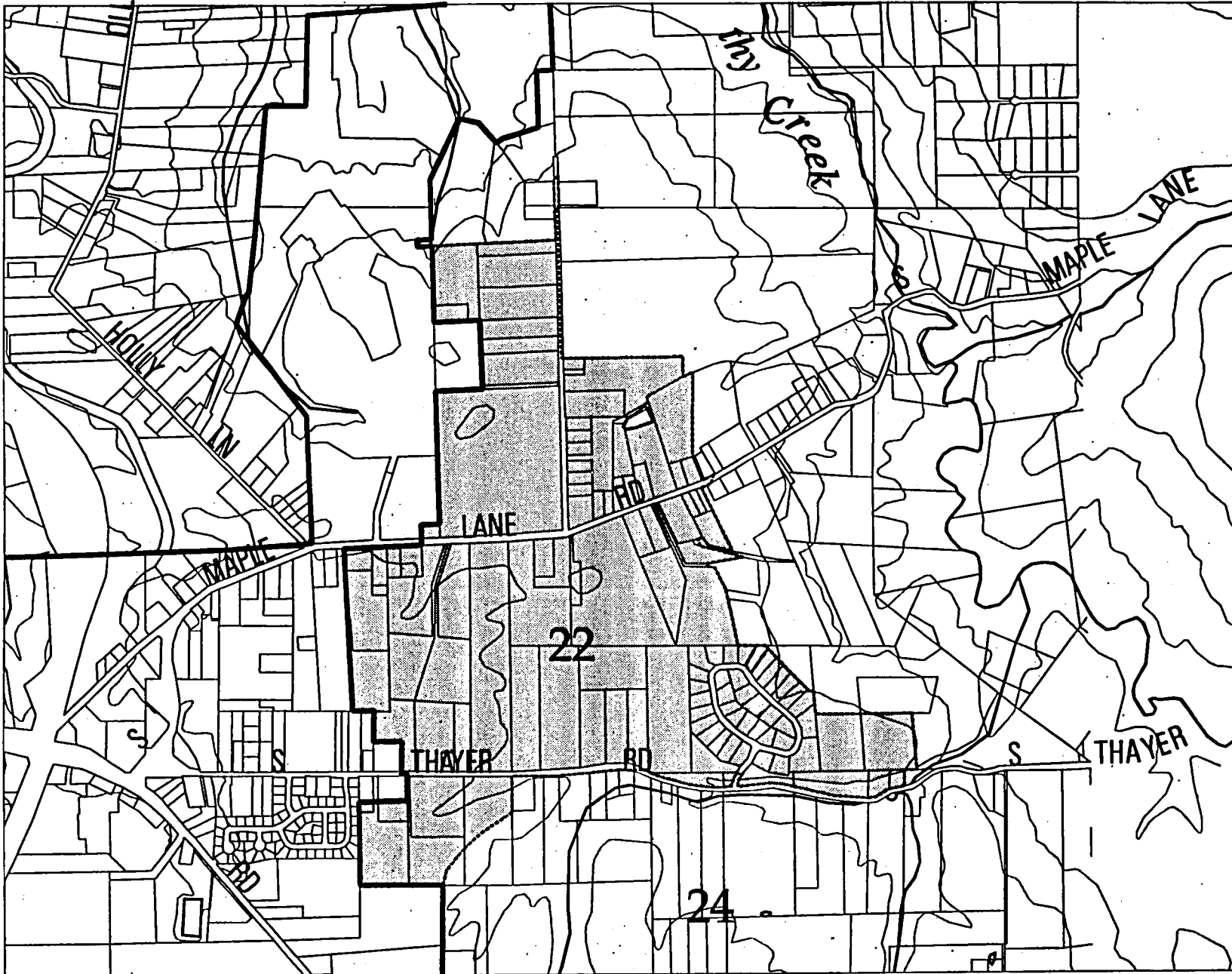
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #21



600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-1312









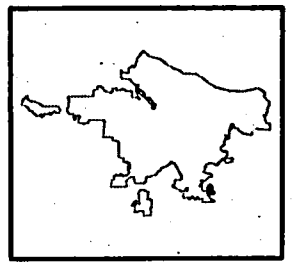
Regional Land  
Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserve
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

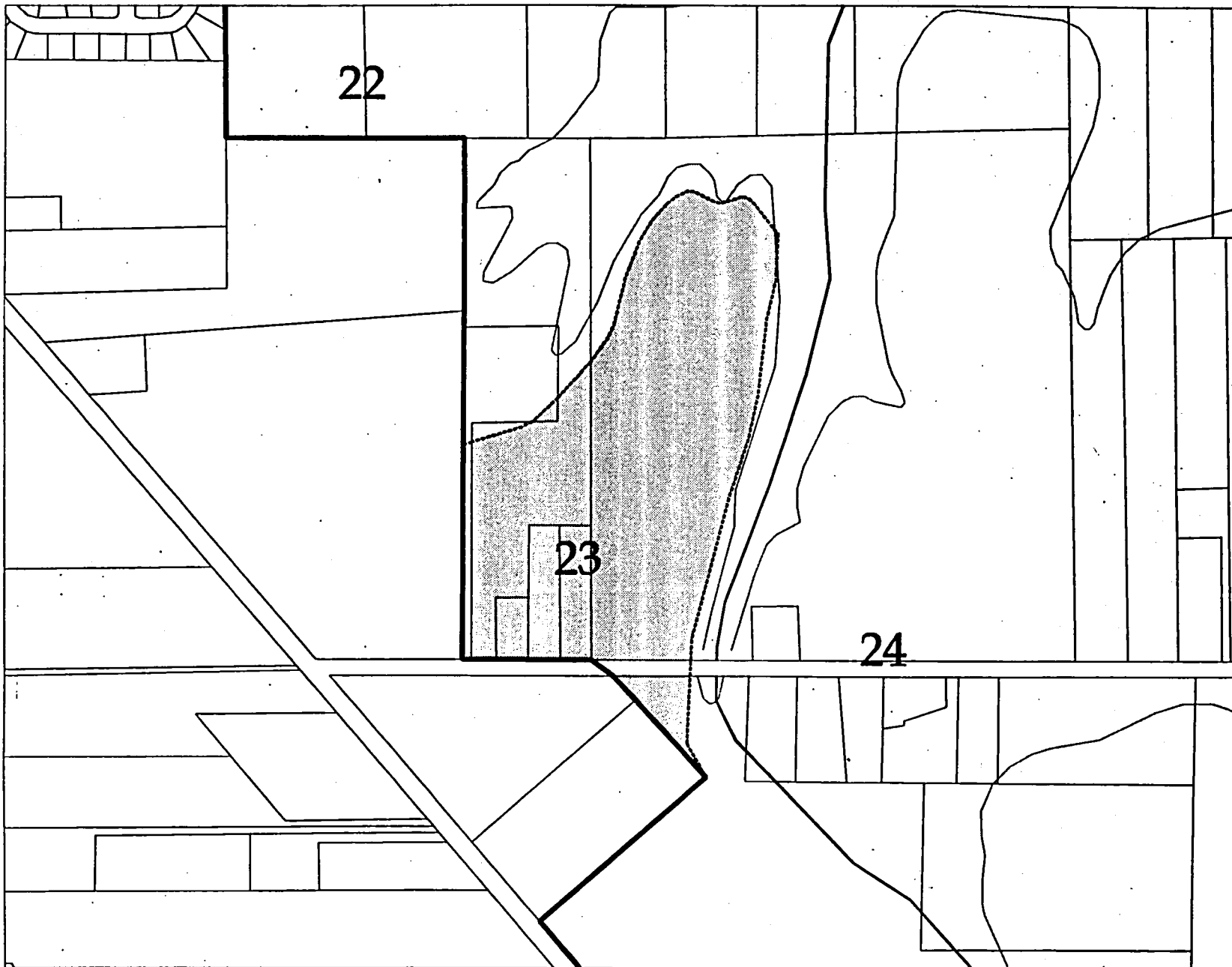
MAP #22



600 NE Grand Ave  
Portland, OR 97232-3734  
(503) 797-3742











Regional Land Information System


## Urban Reserves Tax Lot Boundaries

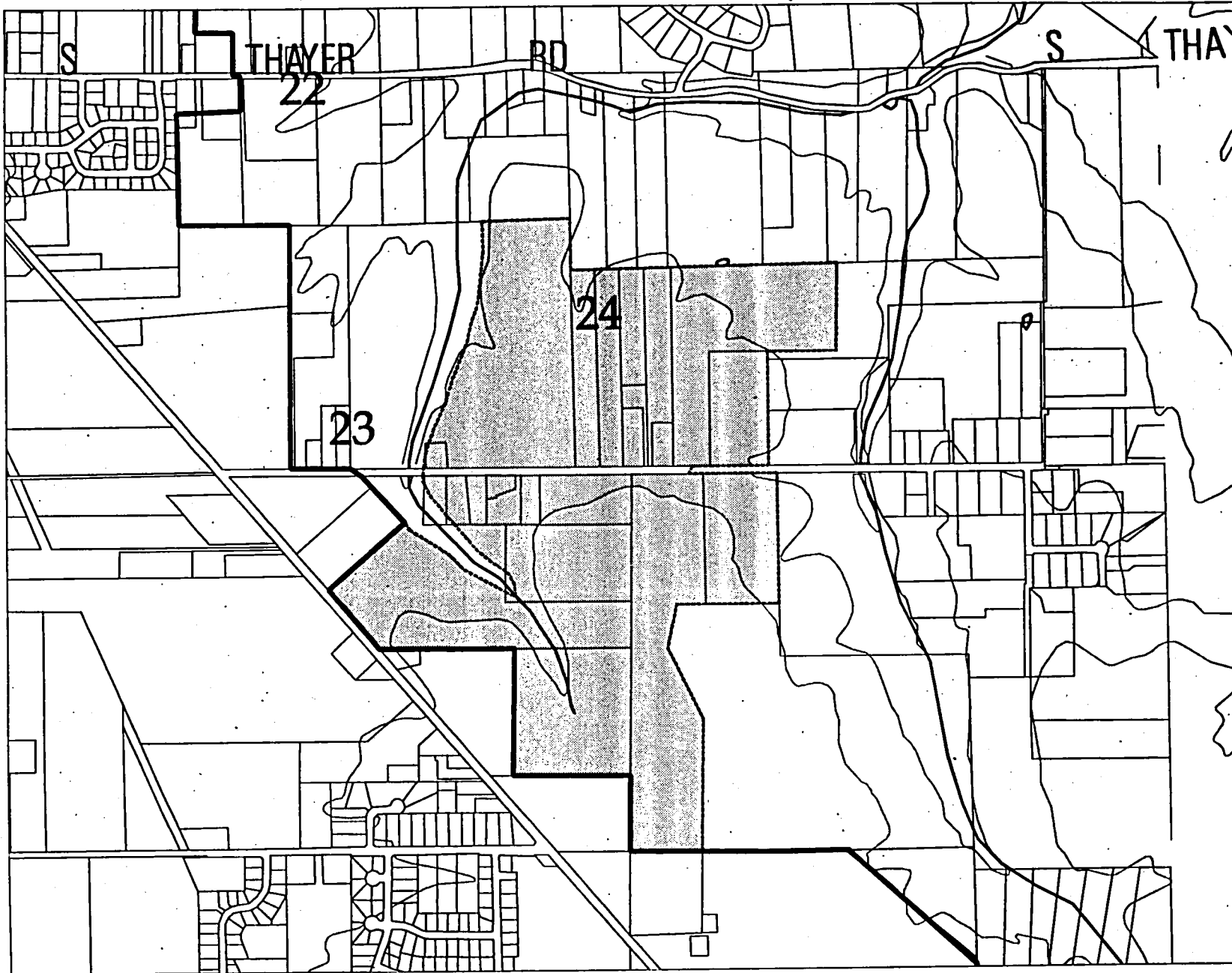
Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

### MAP #23

600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 777-2942









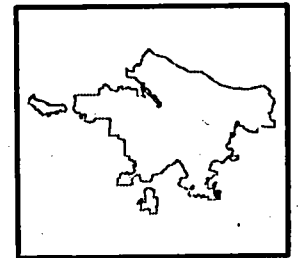
Weighted Land  
Information System

## Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

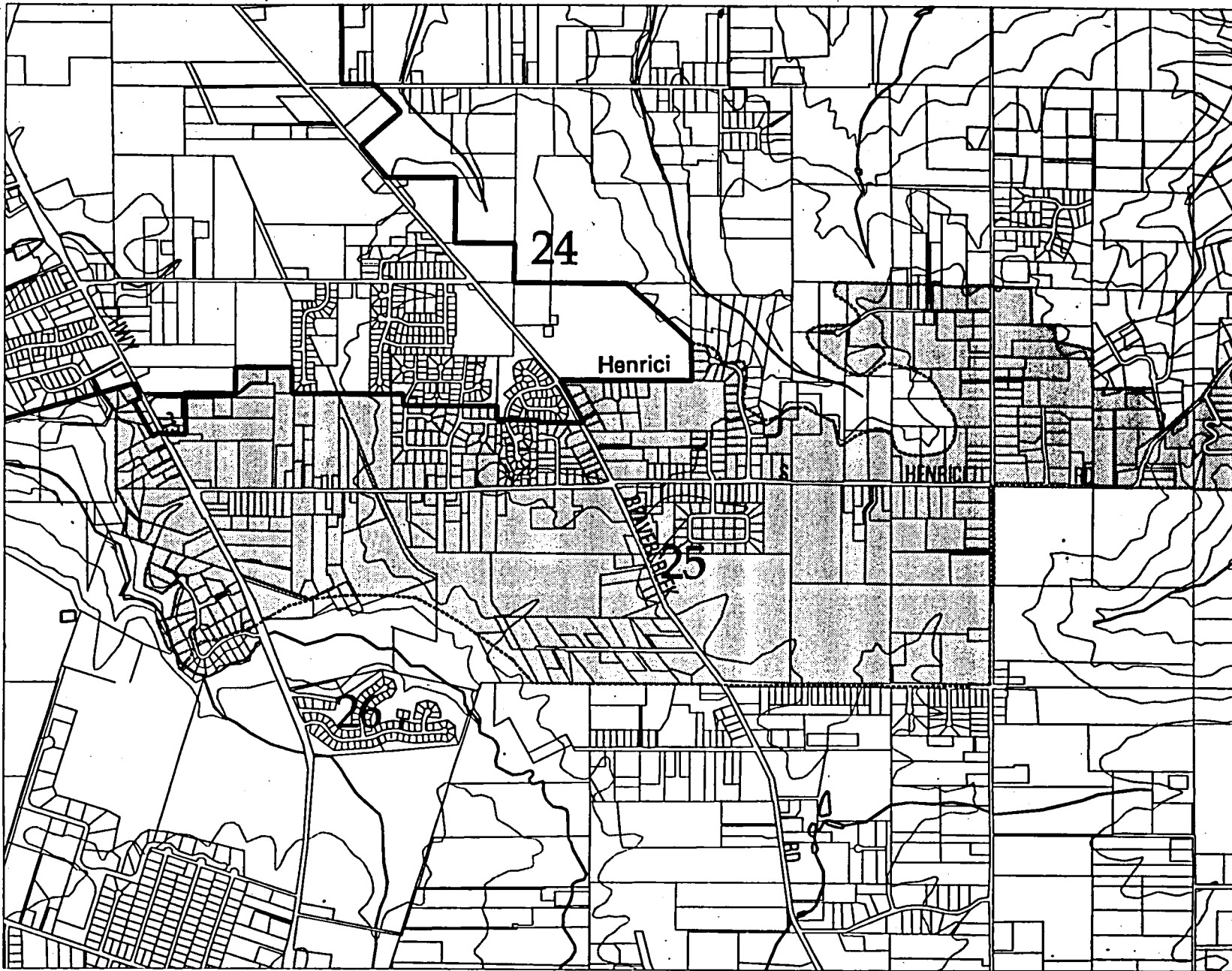
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #24



600 NE Grand Ave  
Portland, OR 97232-3736  
(503) 797-1302









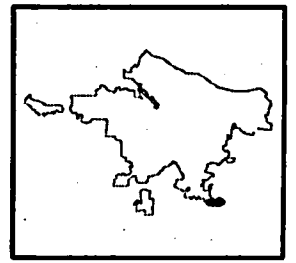
Regional Land Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

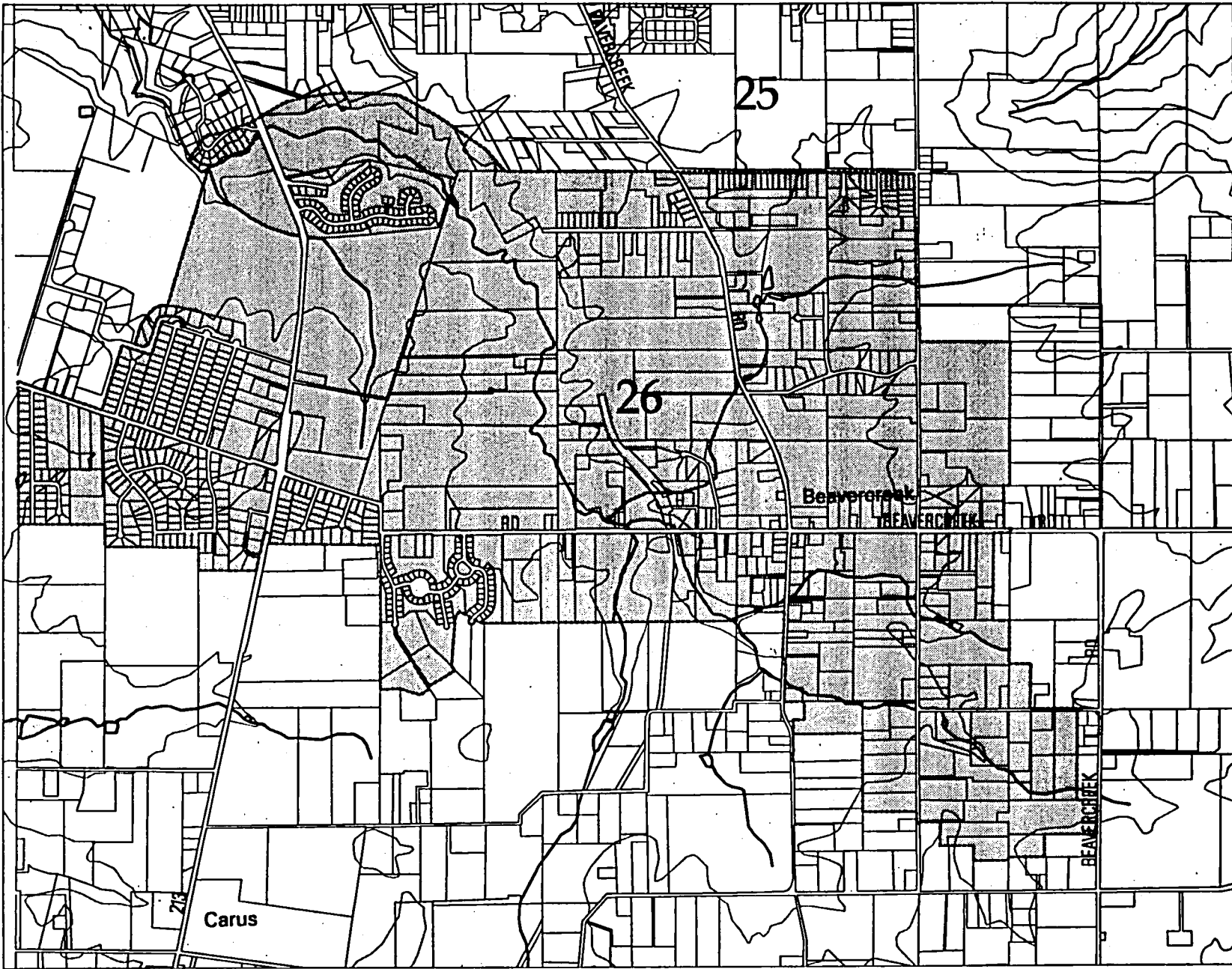
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #25



600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-1212









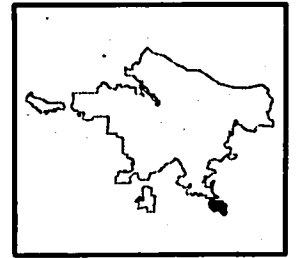
Regional Land  
Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

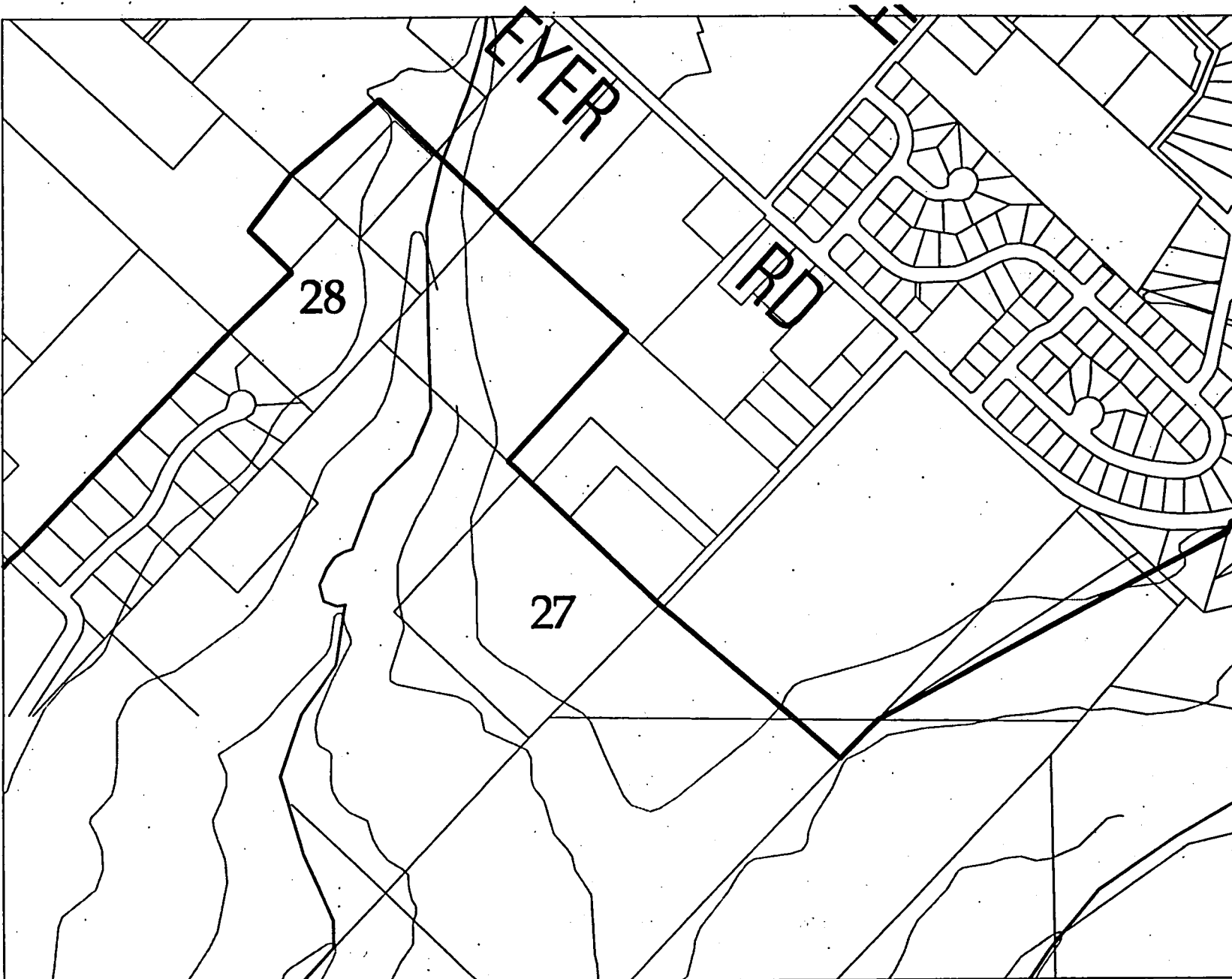
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #26







600 NE Grand Ave  
Portland, OR 97232-2754  
(503) 797-2922



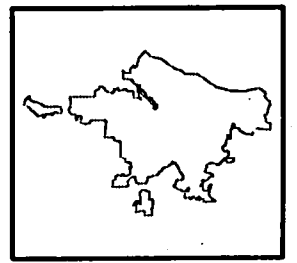


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

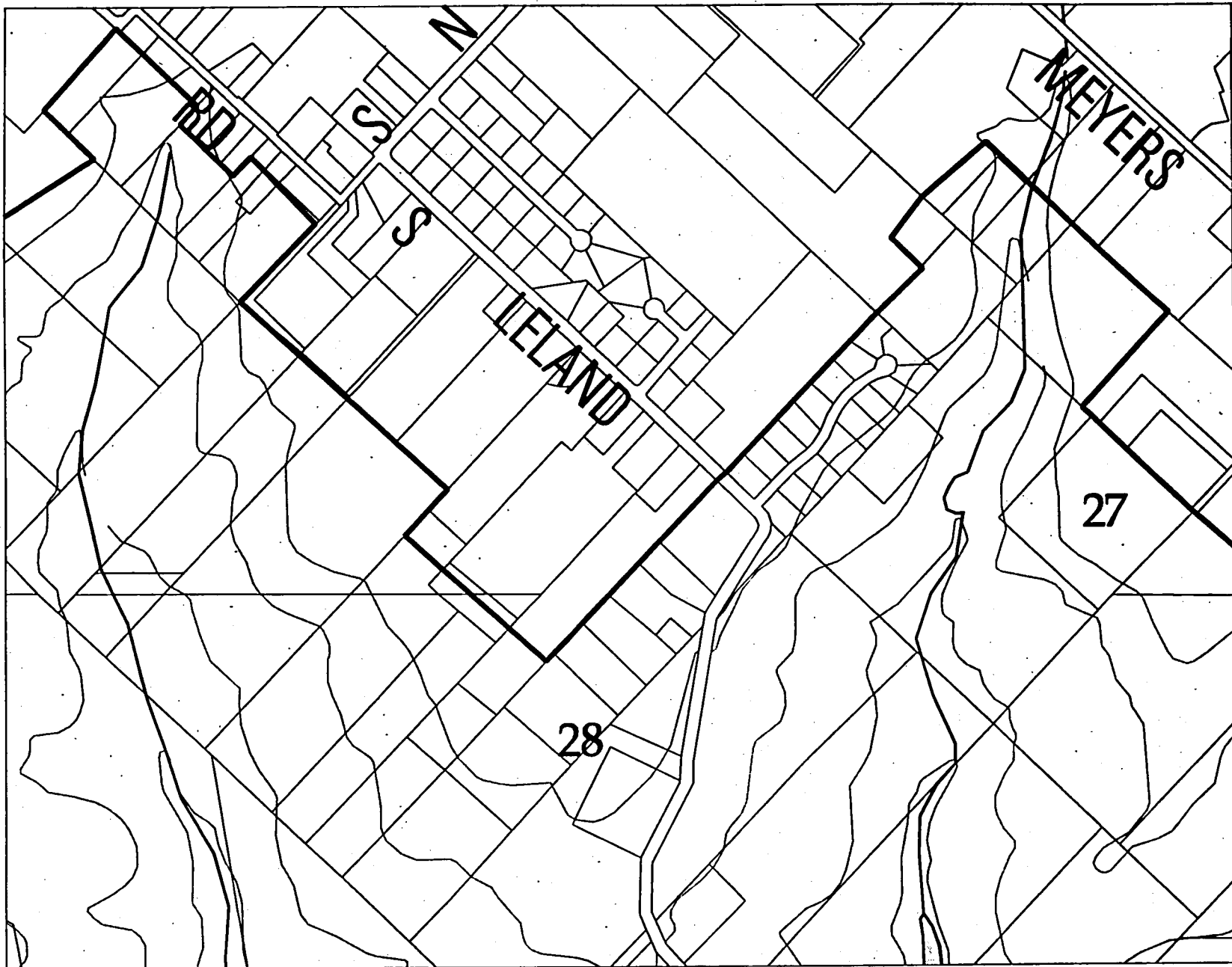
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #27



600 NE Grand Ave  
Portland, OR 97132-2796  
(503) 797-1912









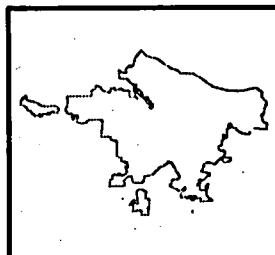
Regional Land Information System

## Urban Reserves Tax Lot Boundaries


Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

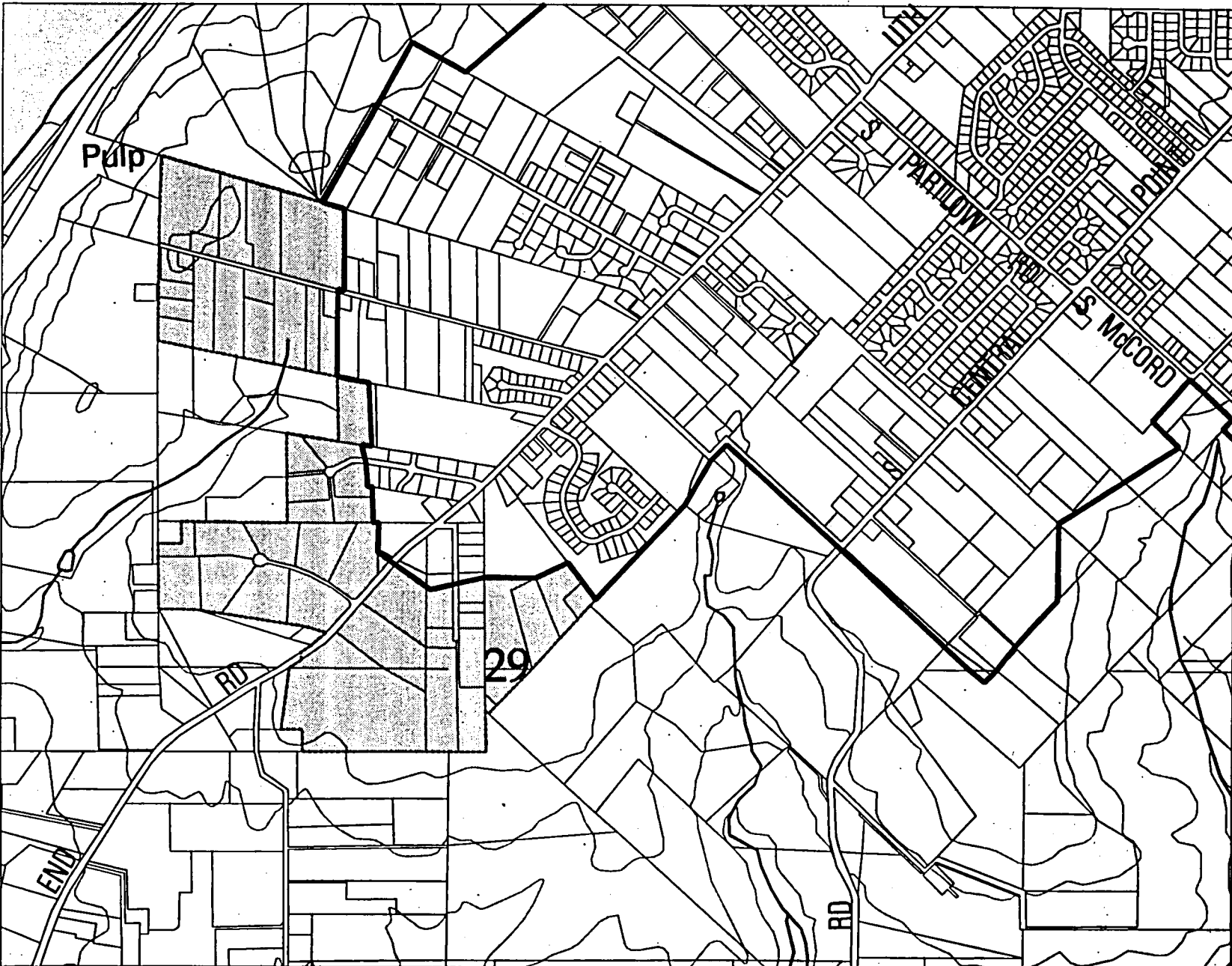
### MAP #28



600 NE Grand Ave  
Portland, OR 97232-2756  
(503) 597-1962











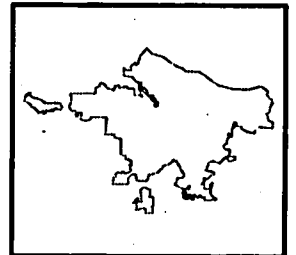
Regional Land Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

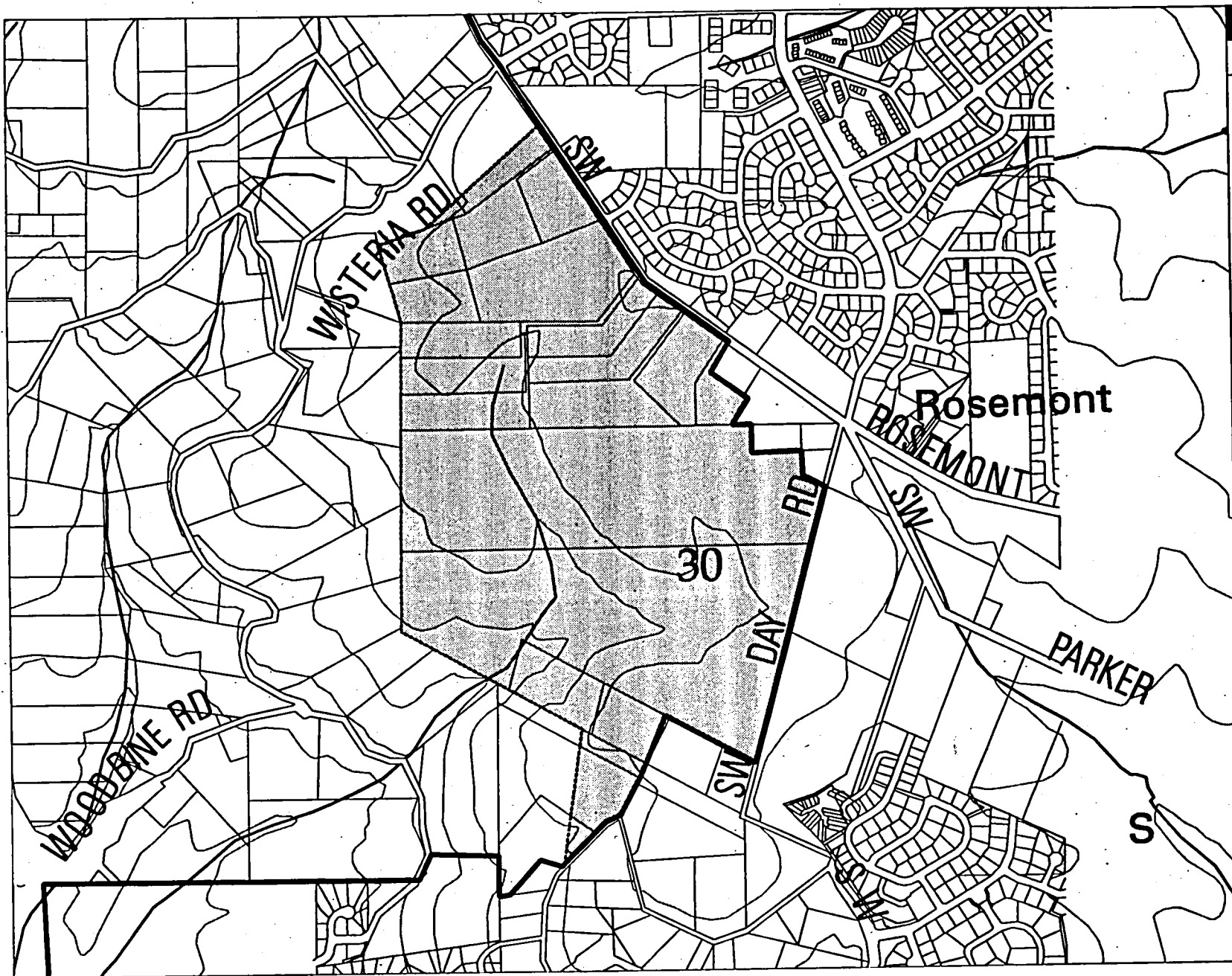
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #29



600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-2732









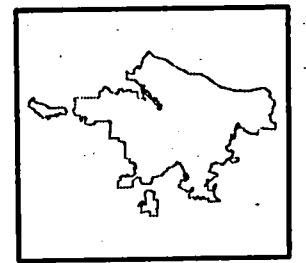
Regional Land Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

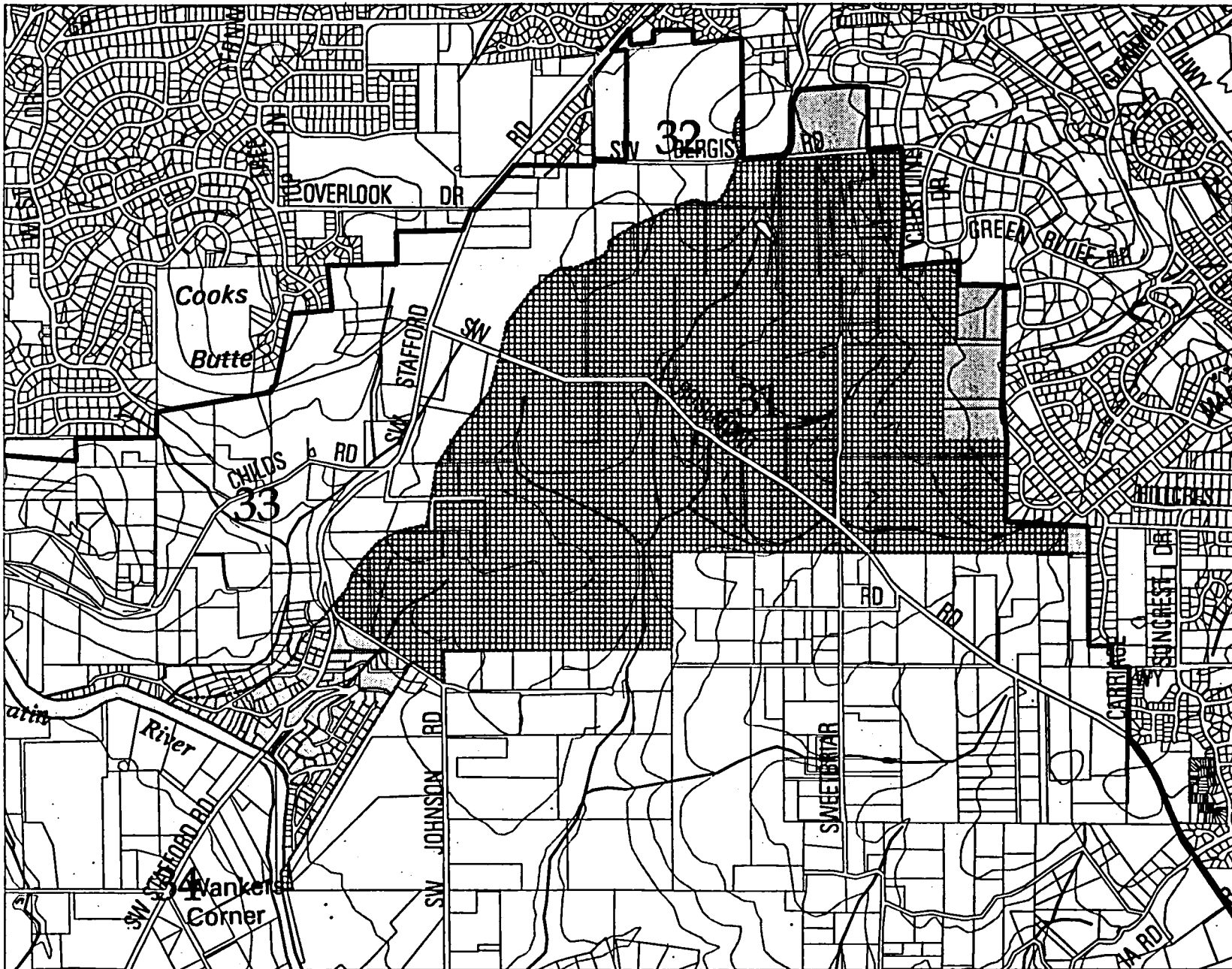
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #30



800 NE Grand Ave  
Portland, OR 97232-2796  
(503) 997-1962









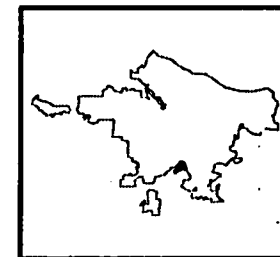
Regional Land Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

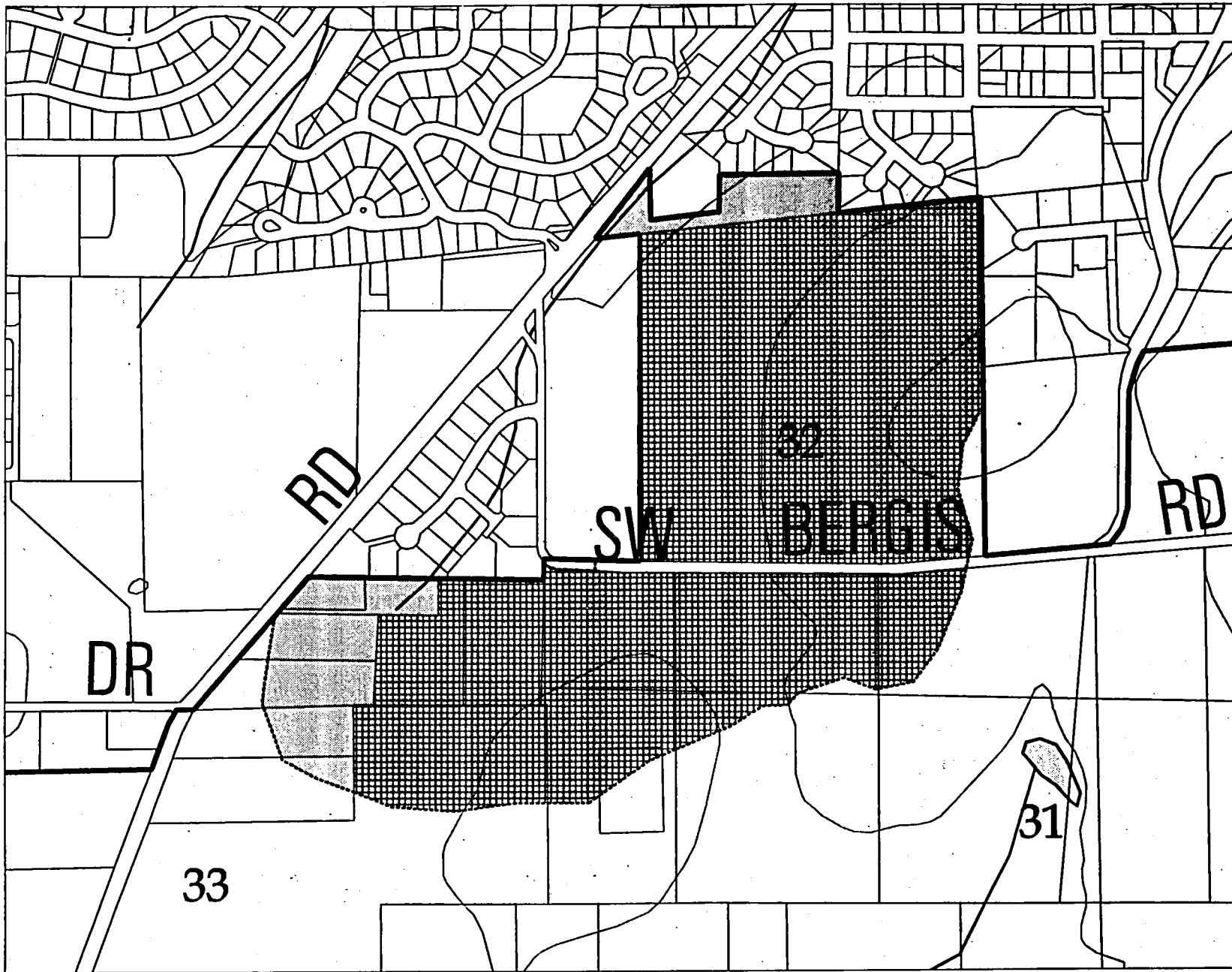
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #31



609 NE Grand Ave  
Portland, OR 97232-2796  
(503) 797-1262









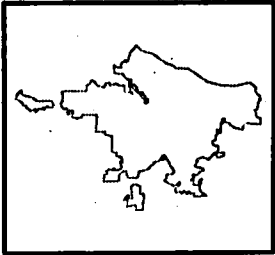
Regional Land Information System

## Urban Reserves Tax Lot Boundaries


Staff Recommendation  
2-3-97

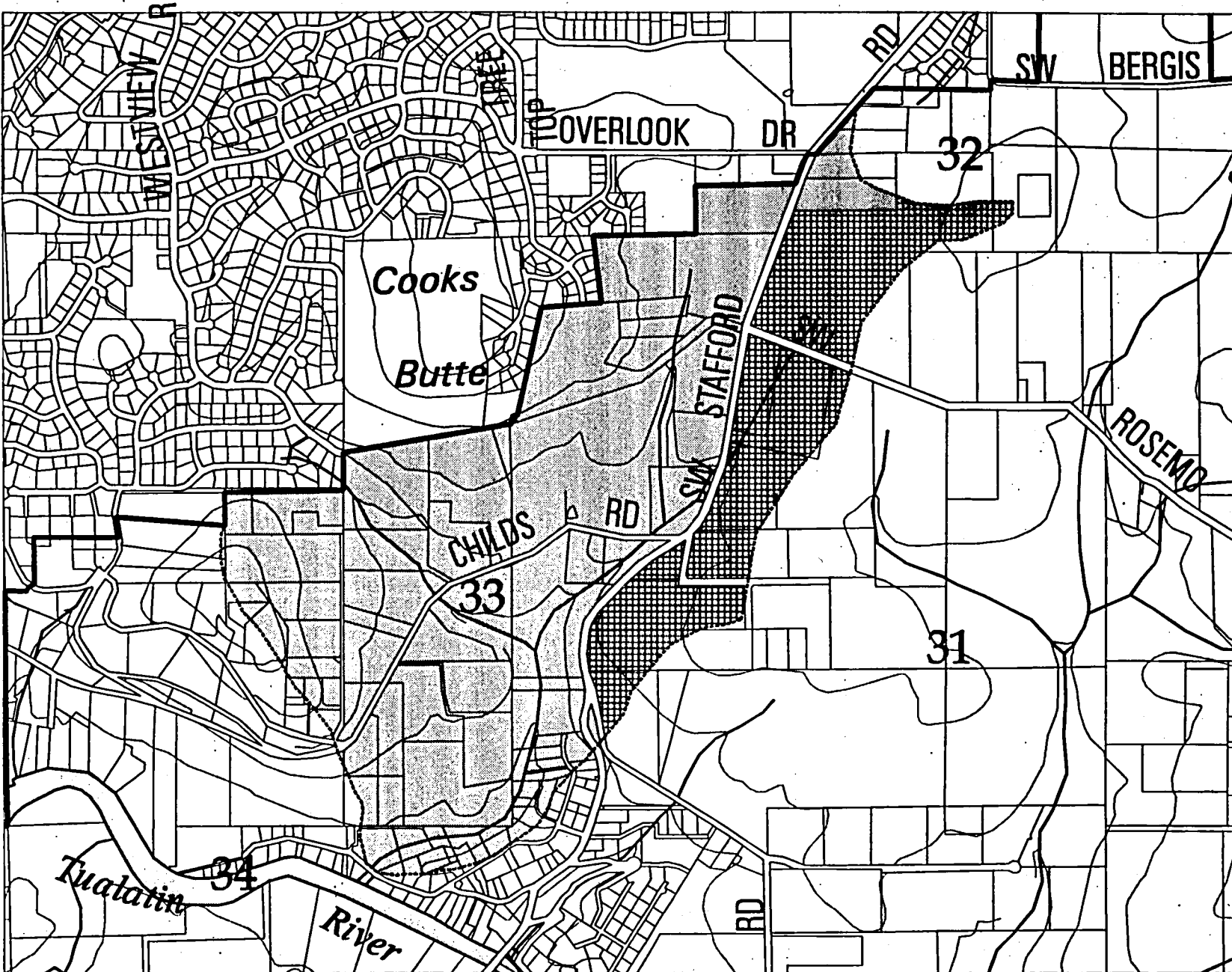
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #32



600 NE Grand Ave  
Portland, OR 97232-2796  
(503) 797-1762









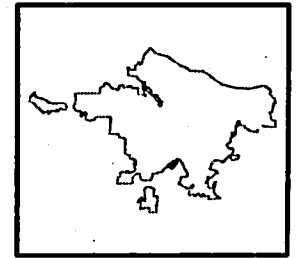
Regional Land  
Information System

## Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #33







600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-7412

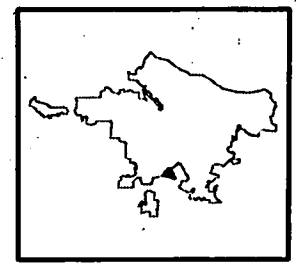


# Urban Reserves Tax Lot Boundaries

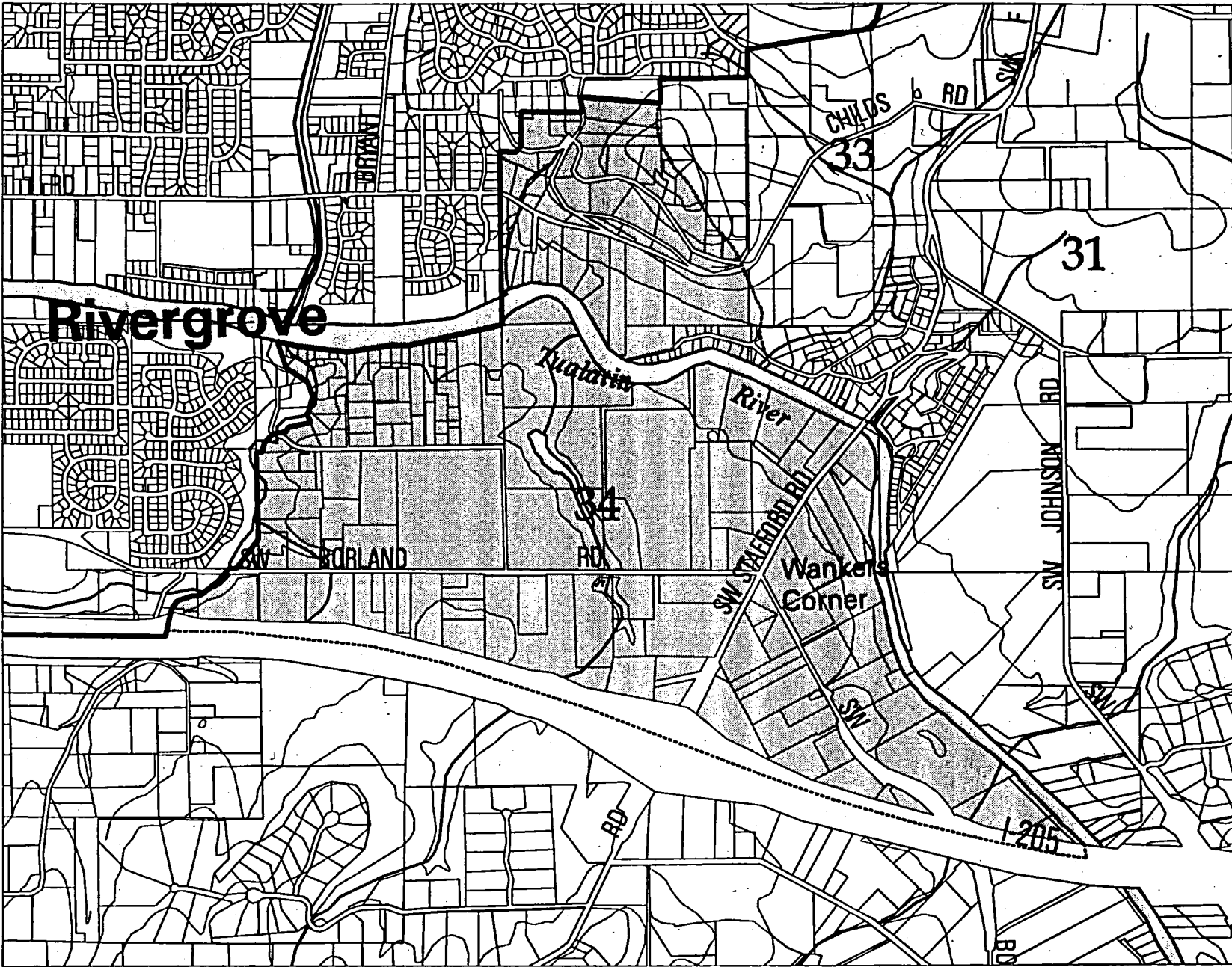
Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

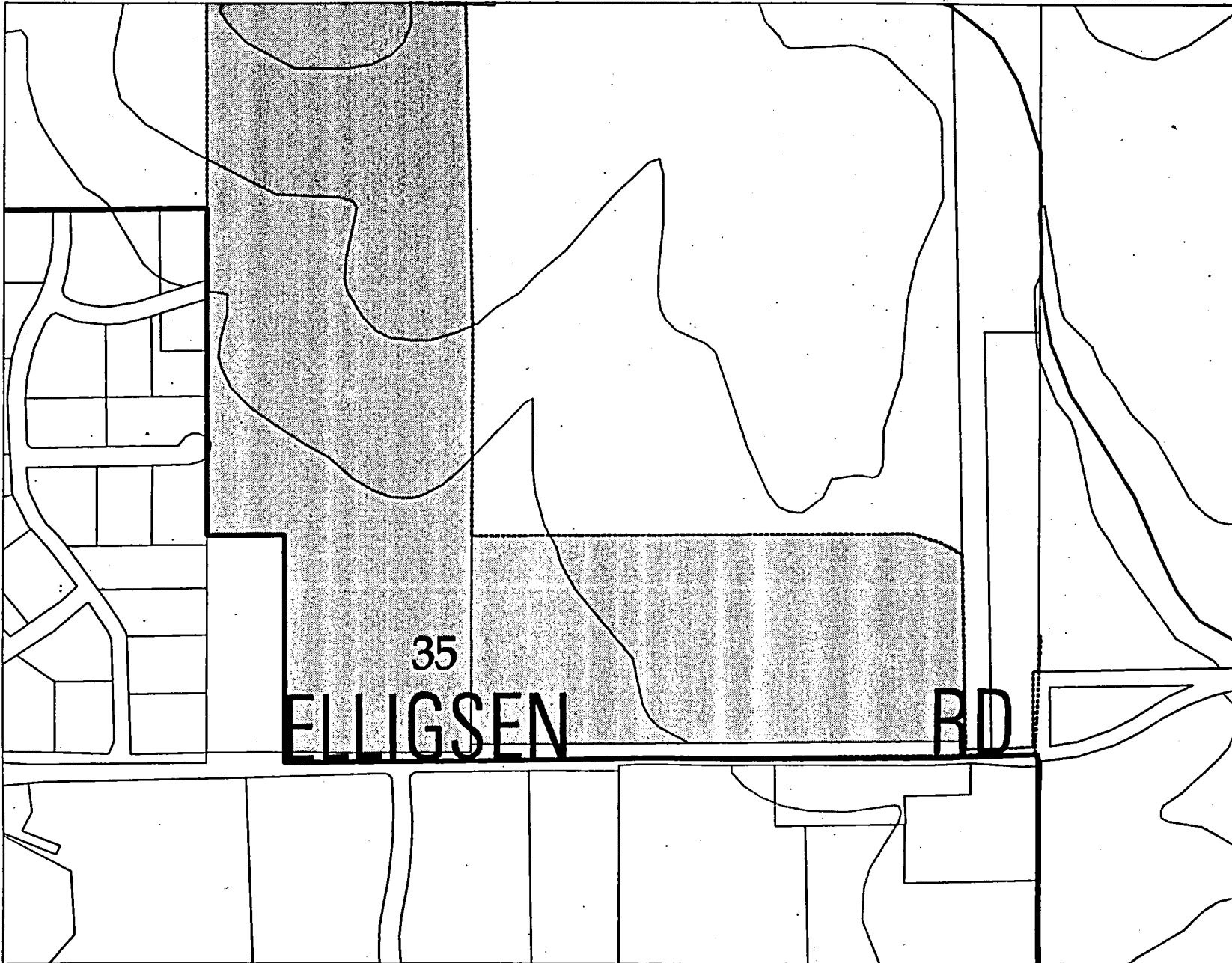
## MAP #34



600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 777-1242









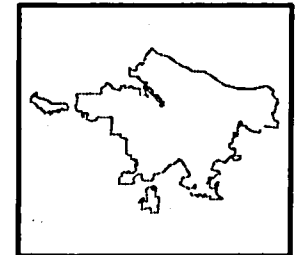


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

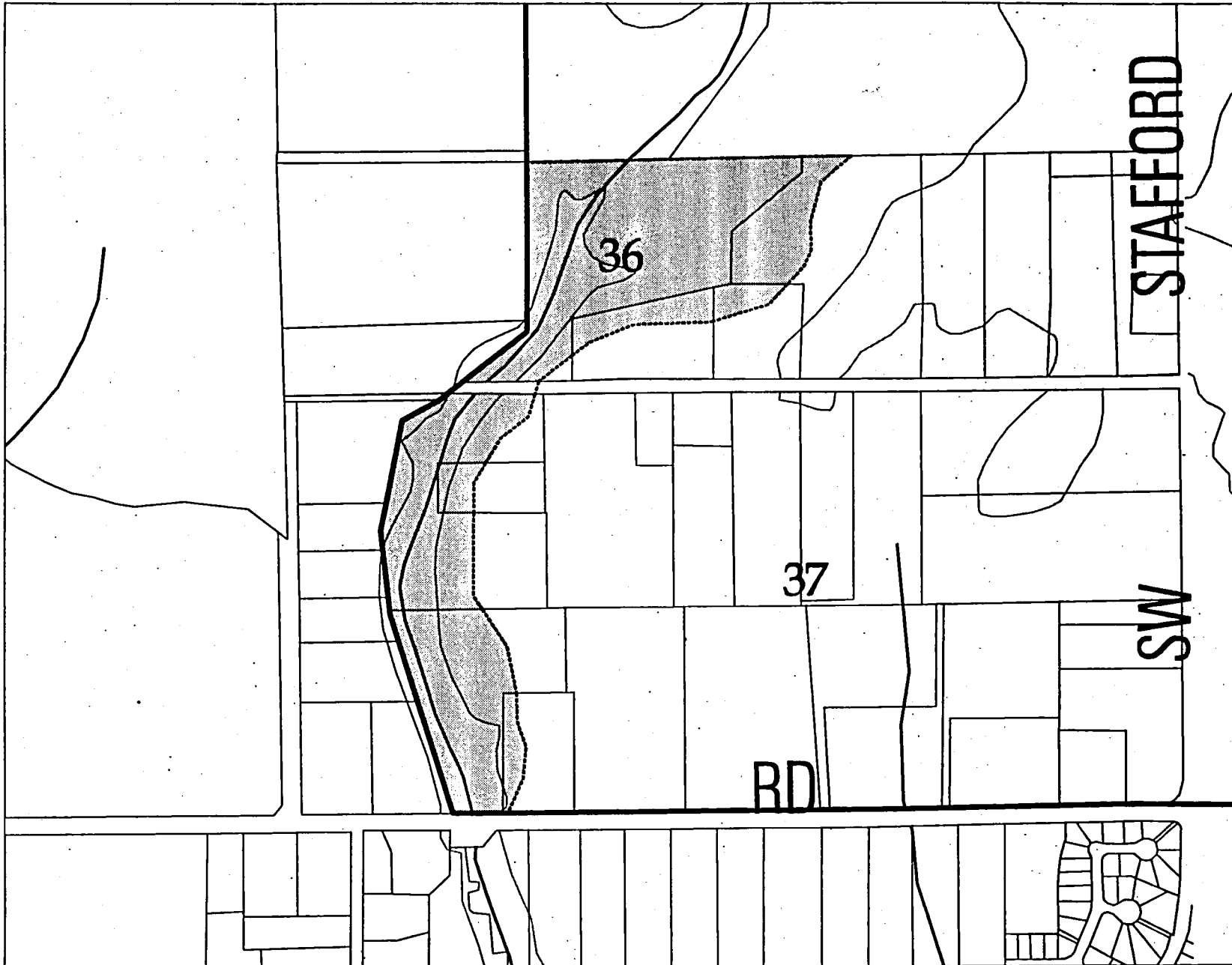
## MAP #35



600 NE Grand Ave  
Portland, OR 97232-2756  
(503) 797-2762









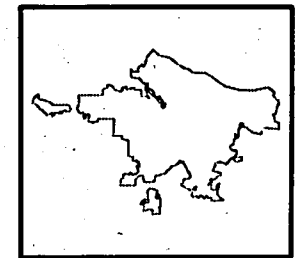


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

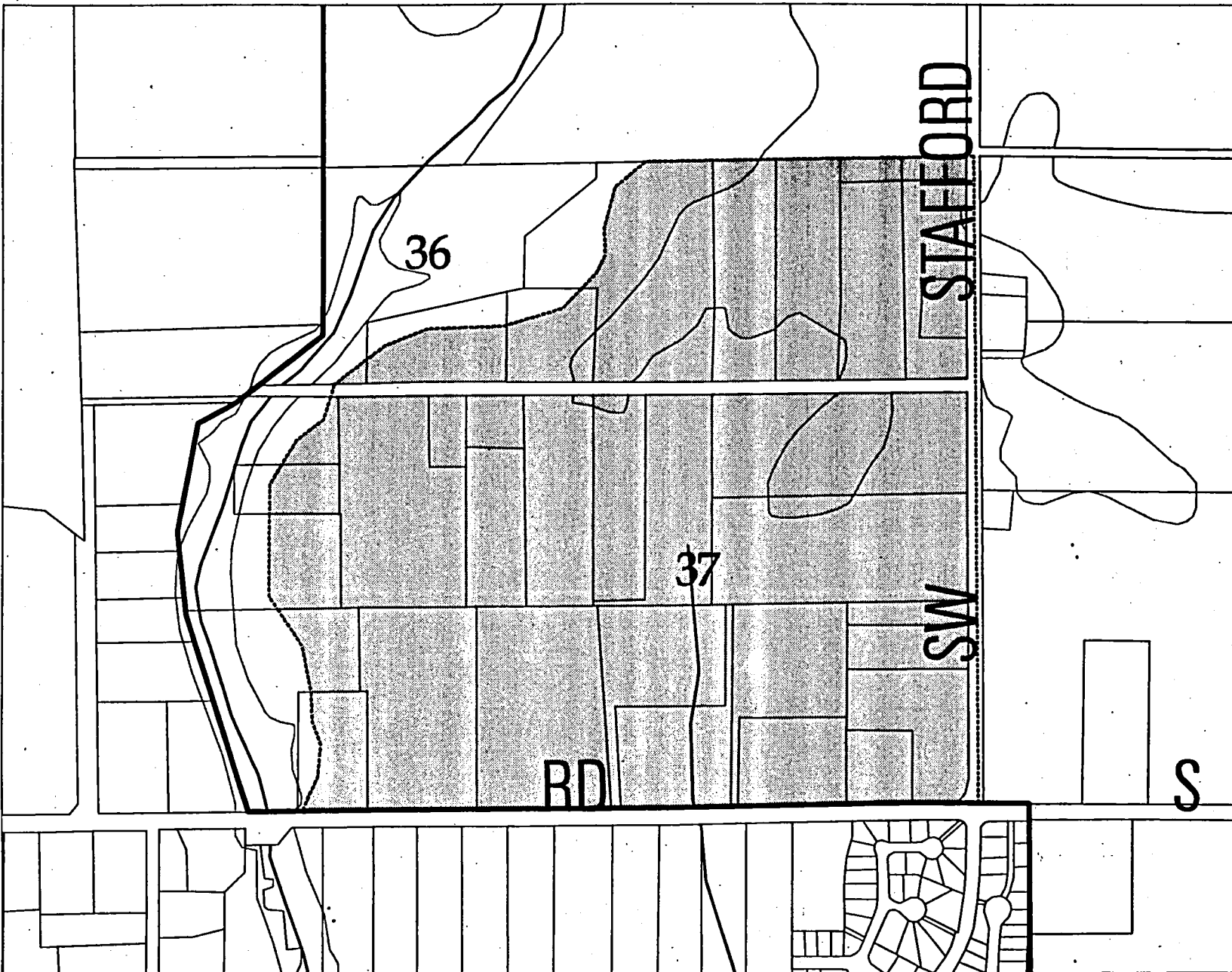
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #36







600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-3762



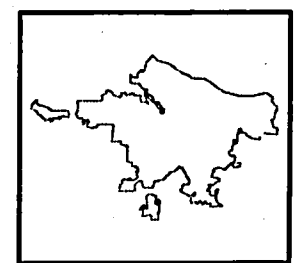


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

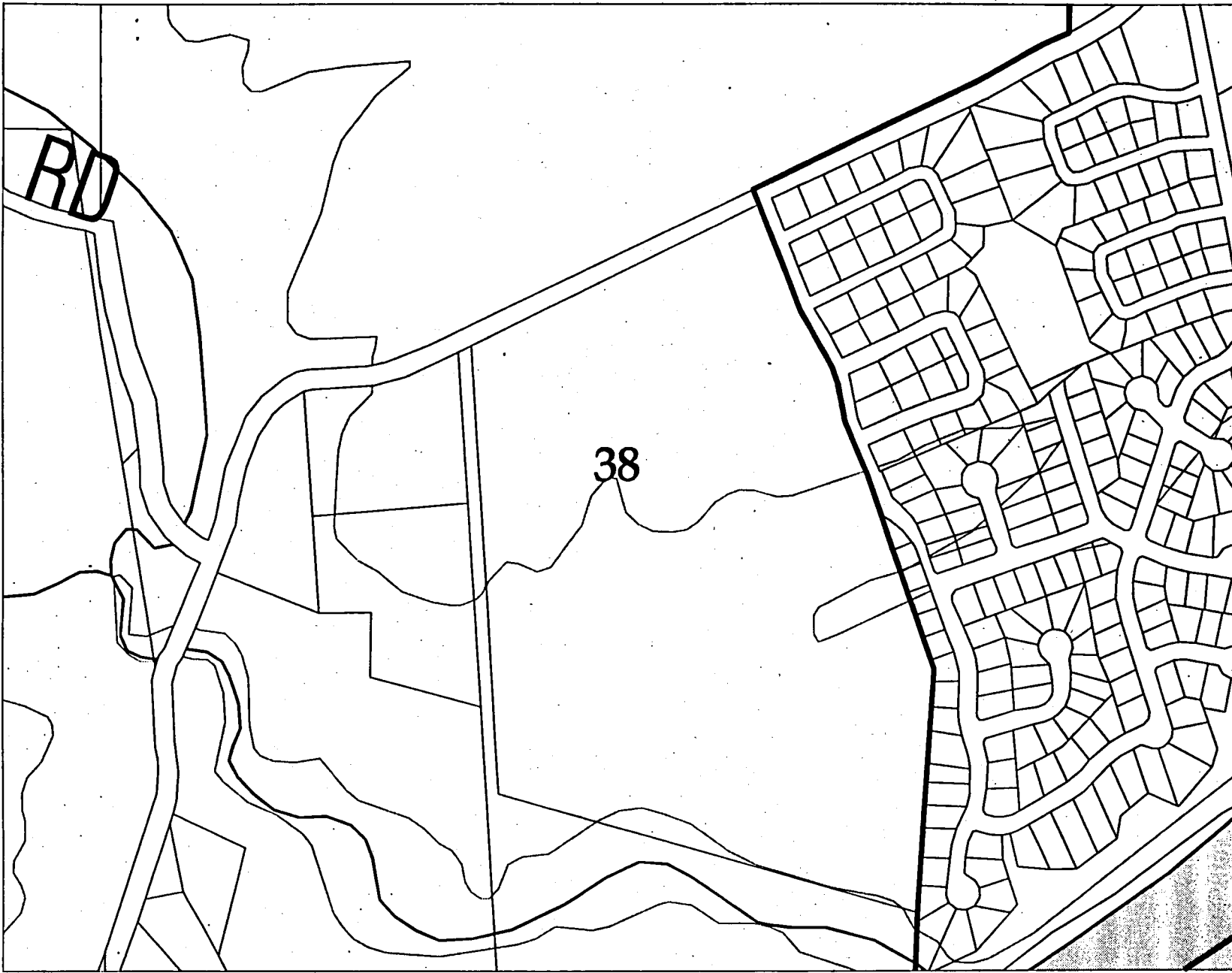
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #37



600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-5742









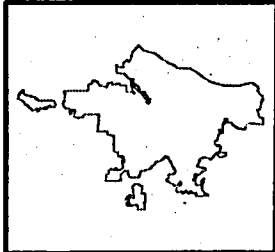
**R L I S**  
 Regional Land Information System

## Urban Reserves Tax Lot Boundaries


Staff Recommendation  
 2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

### MAP #38







600 NE Grand Ave  
 Portland, OR 97232-2796  
 (503) 797-1962

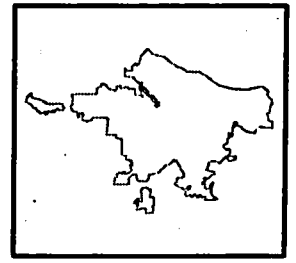


# Urban Reserves Tax Lot Boundaries

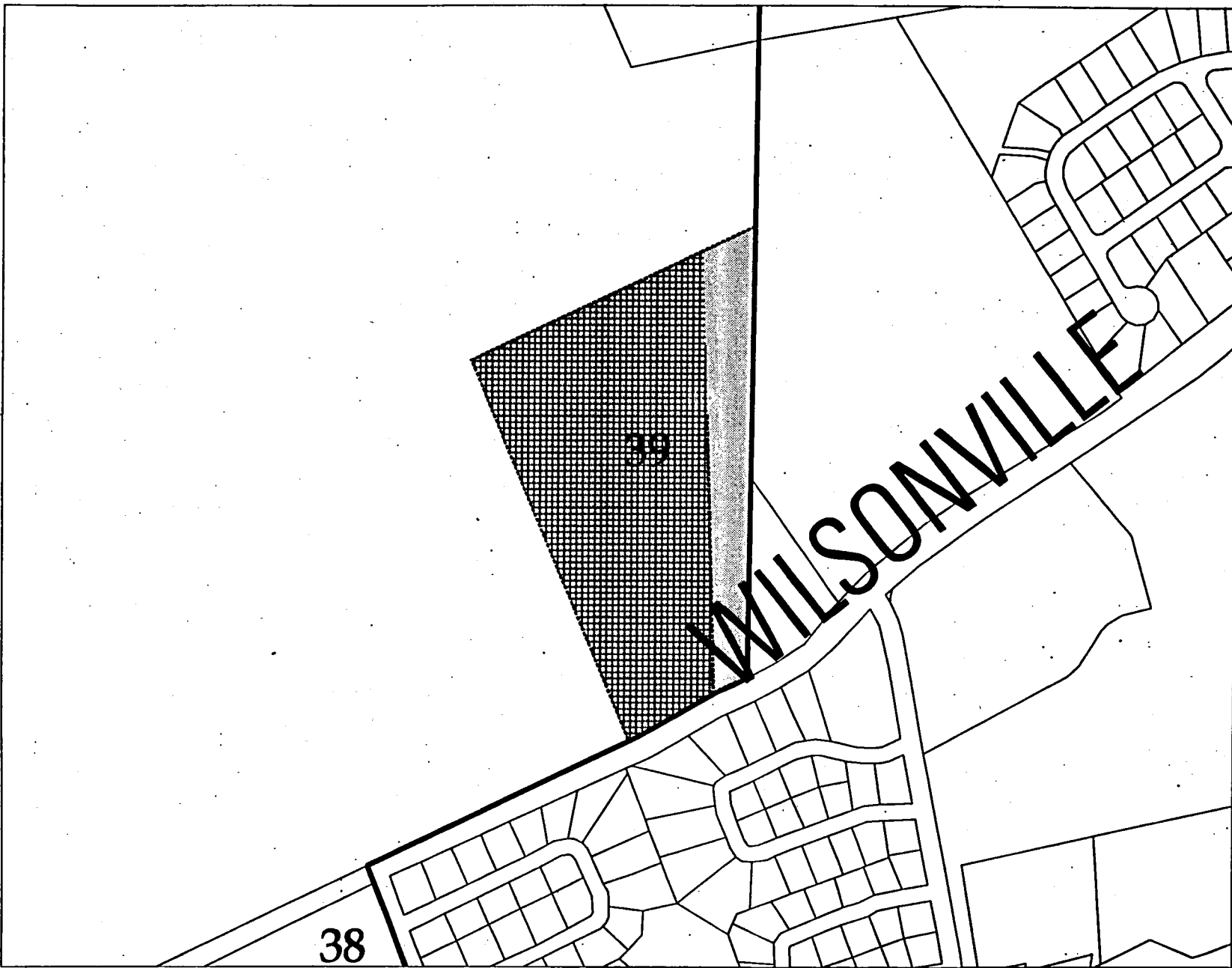
Staff Recommendation  
2-3-97

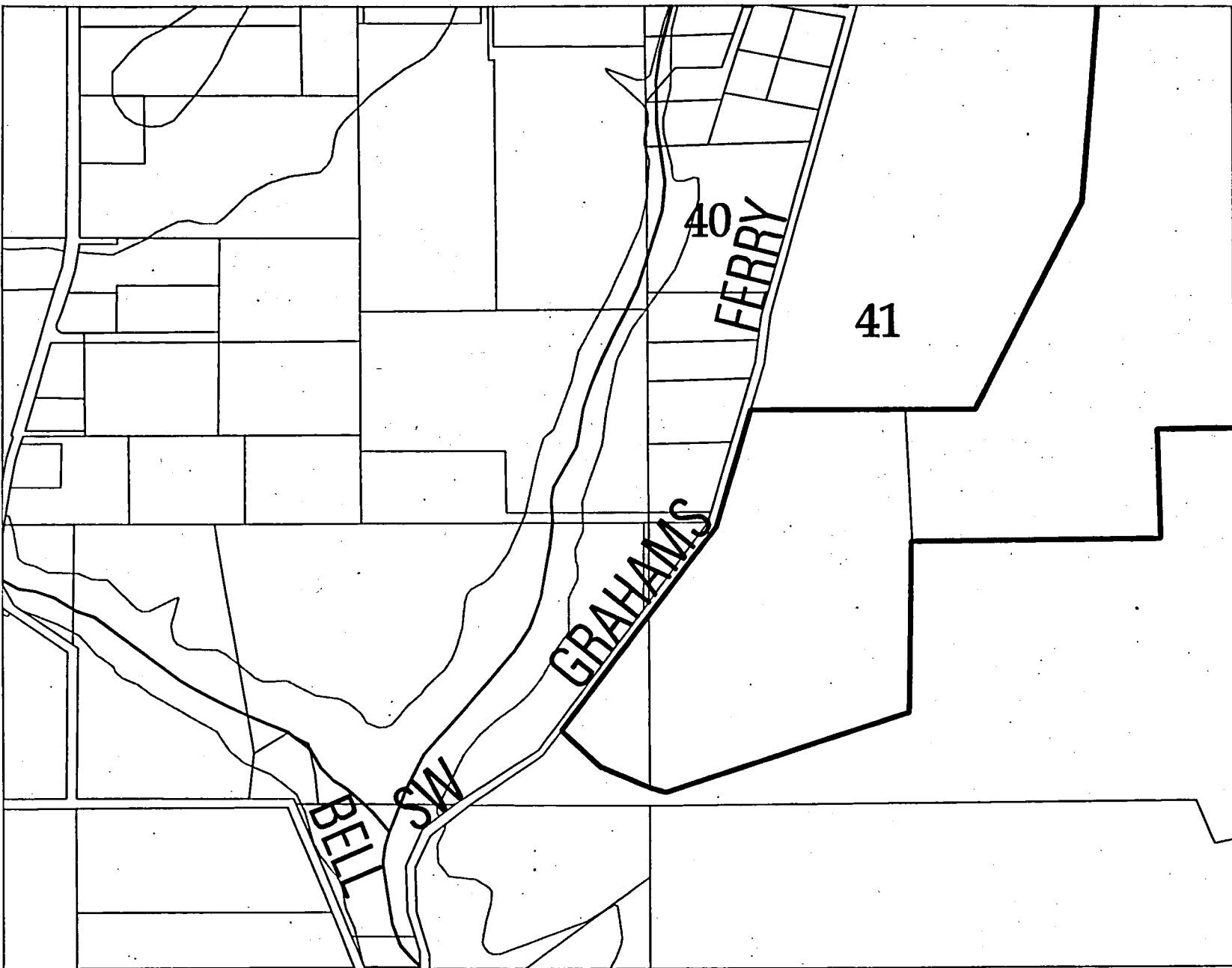
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #39







600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-1762



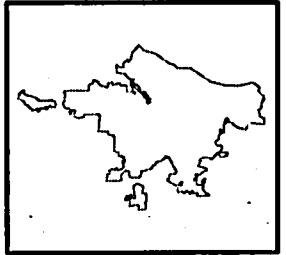


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #40

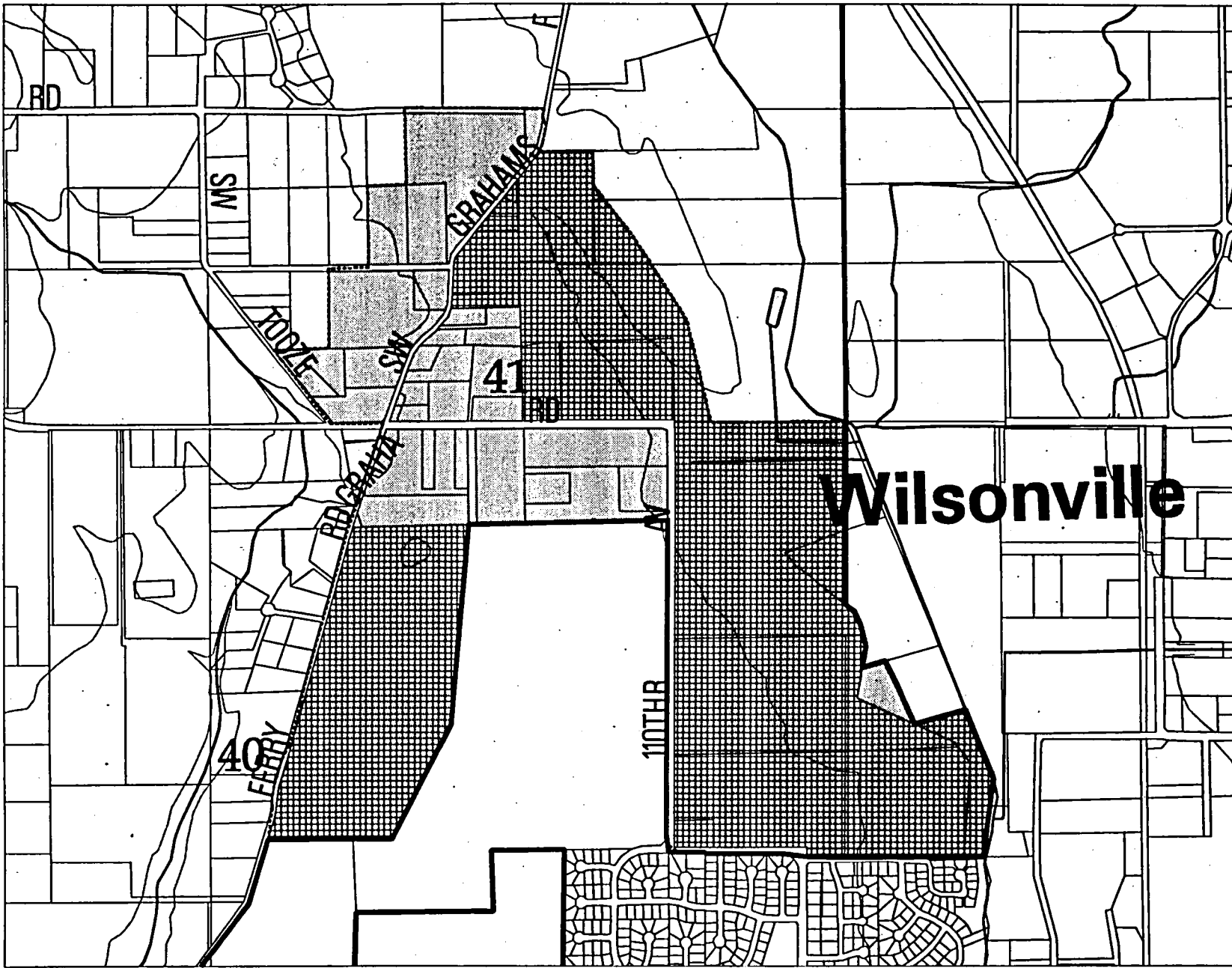


600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-1242







METRO





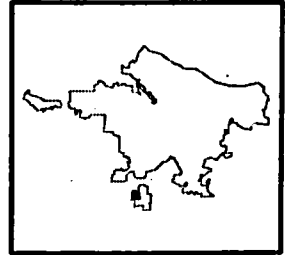
# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

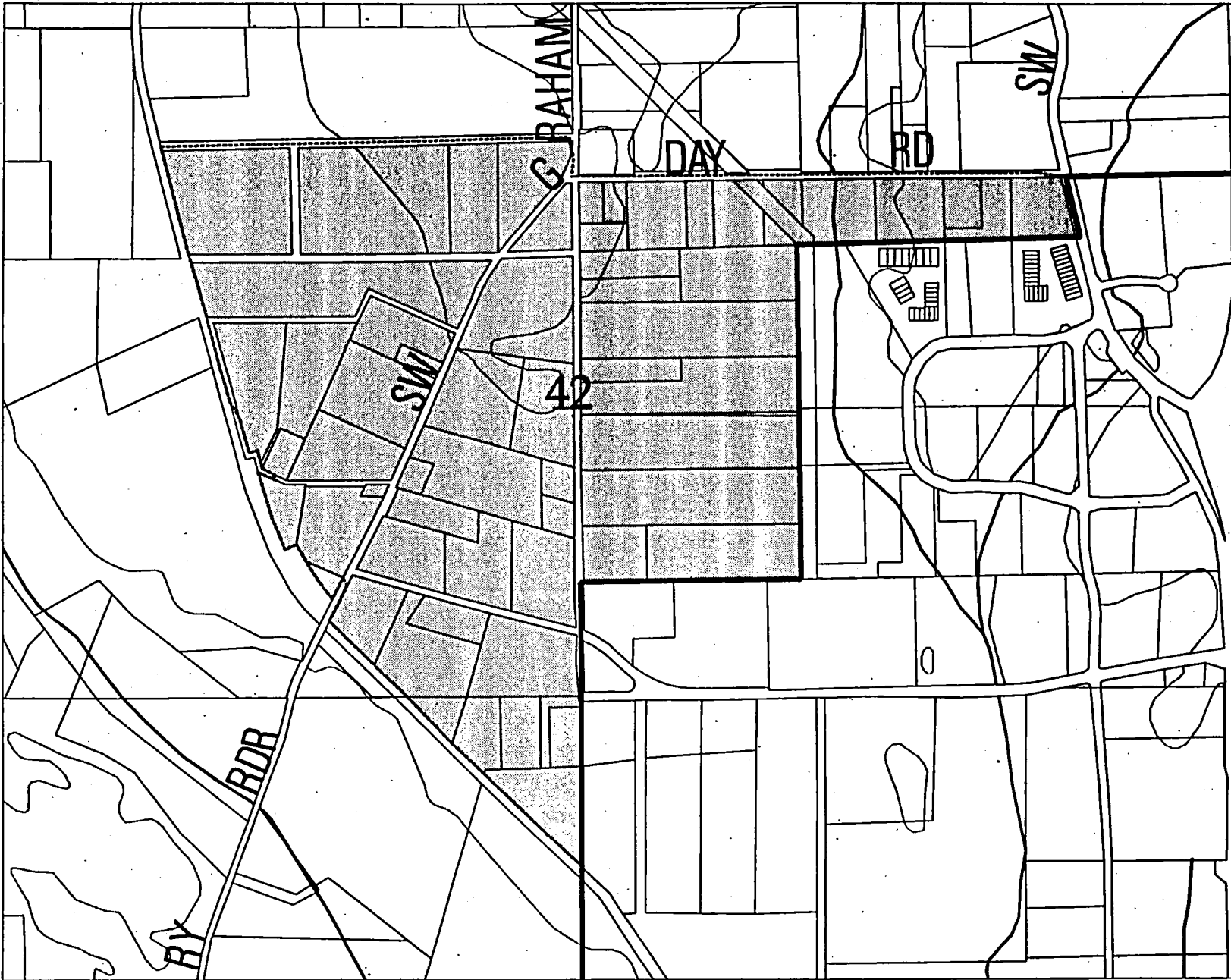
MAP #41

# Wilsonville







608 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-2962



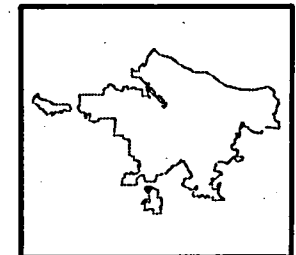


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

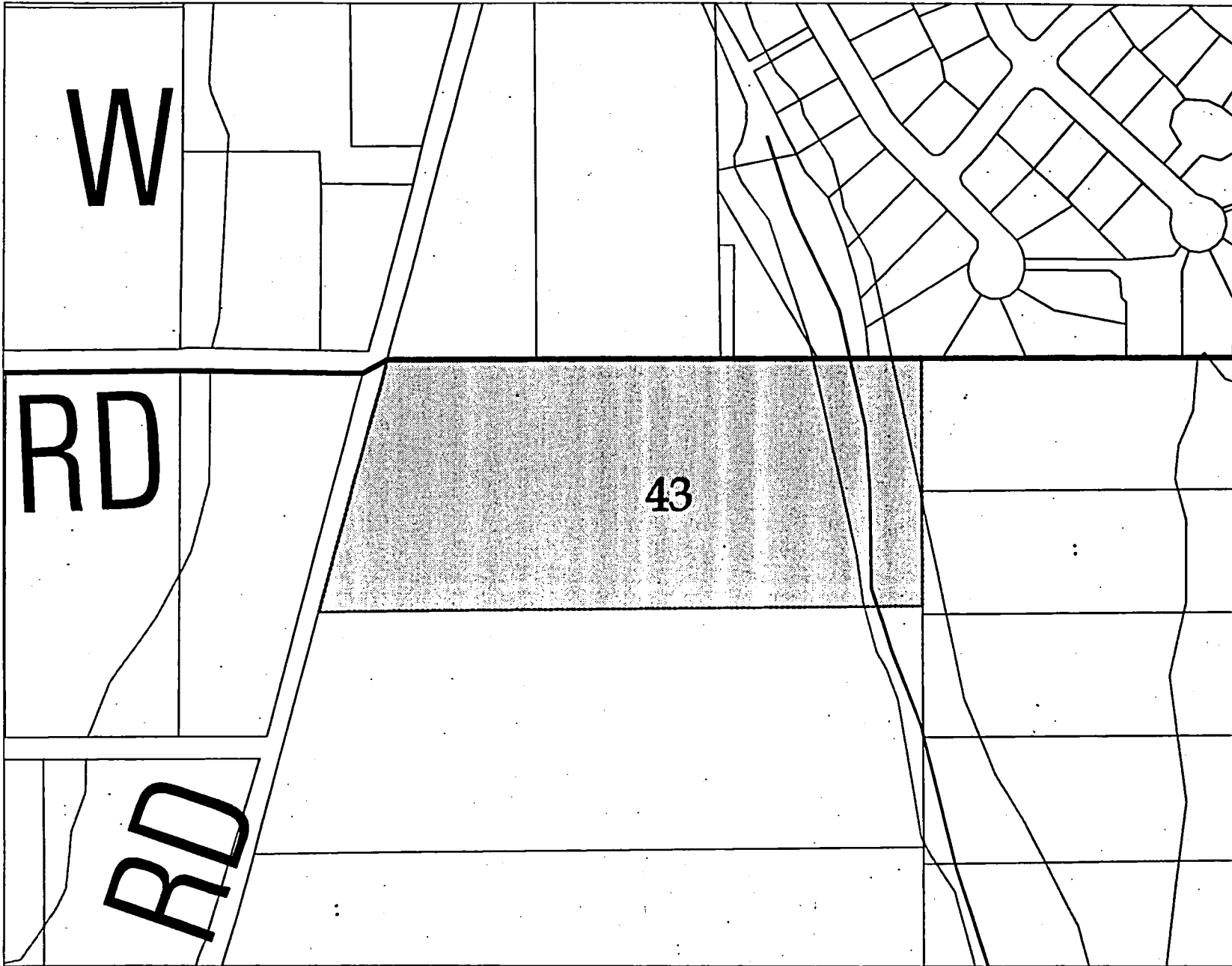
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #42







600 NE Grand Ave  
Portland, OR 97232-2734  
(503) 797-1762



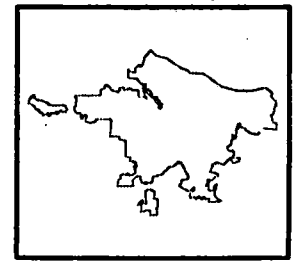


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

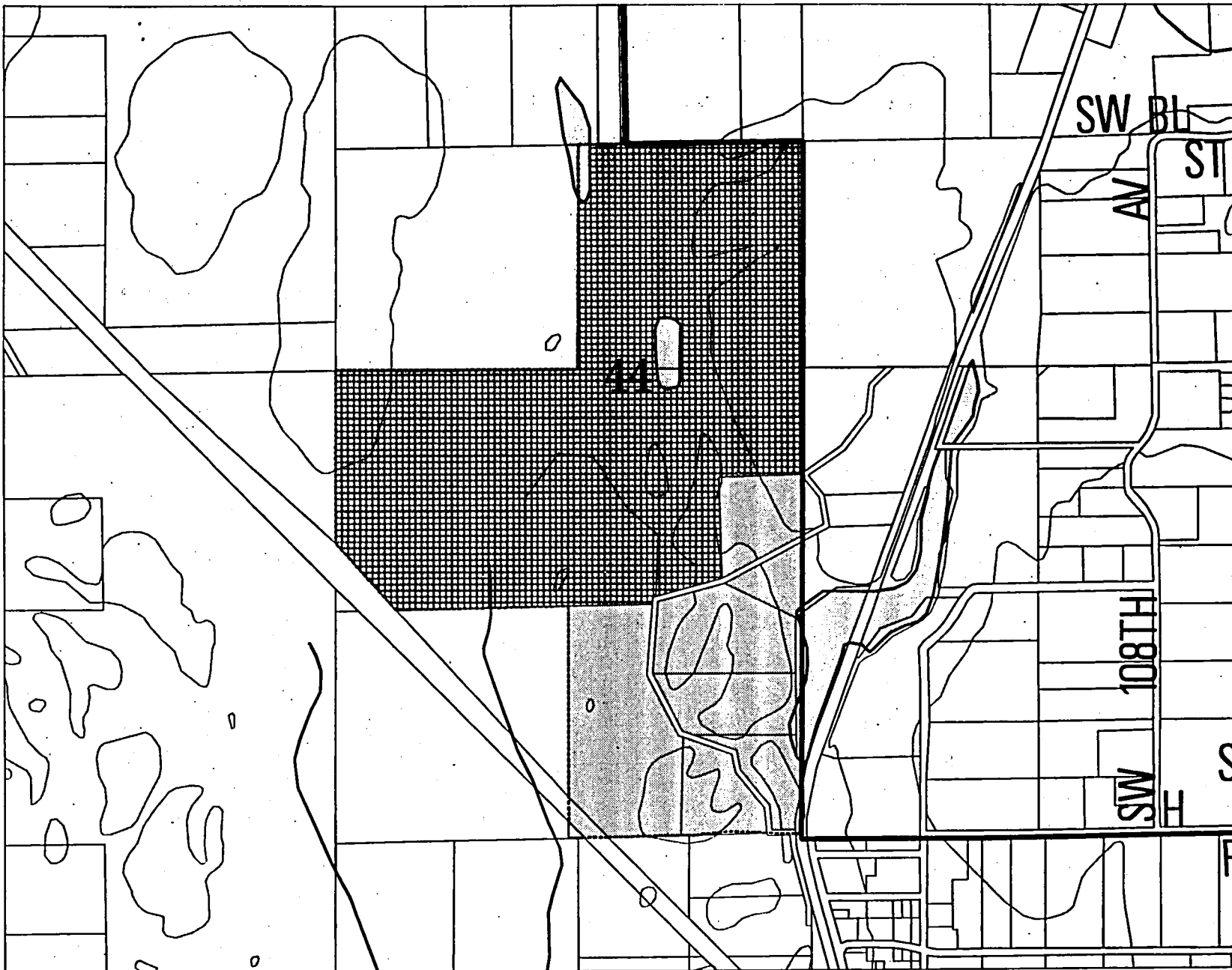
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #43



600 NE Grand Ave  
Portland, OR 97232-2734  
(503) 799-1912









R L I S

Regional Land Information System


## Urban Reserves Tax Lot Boundaries

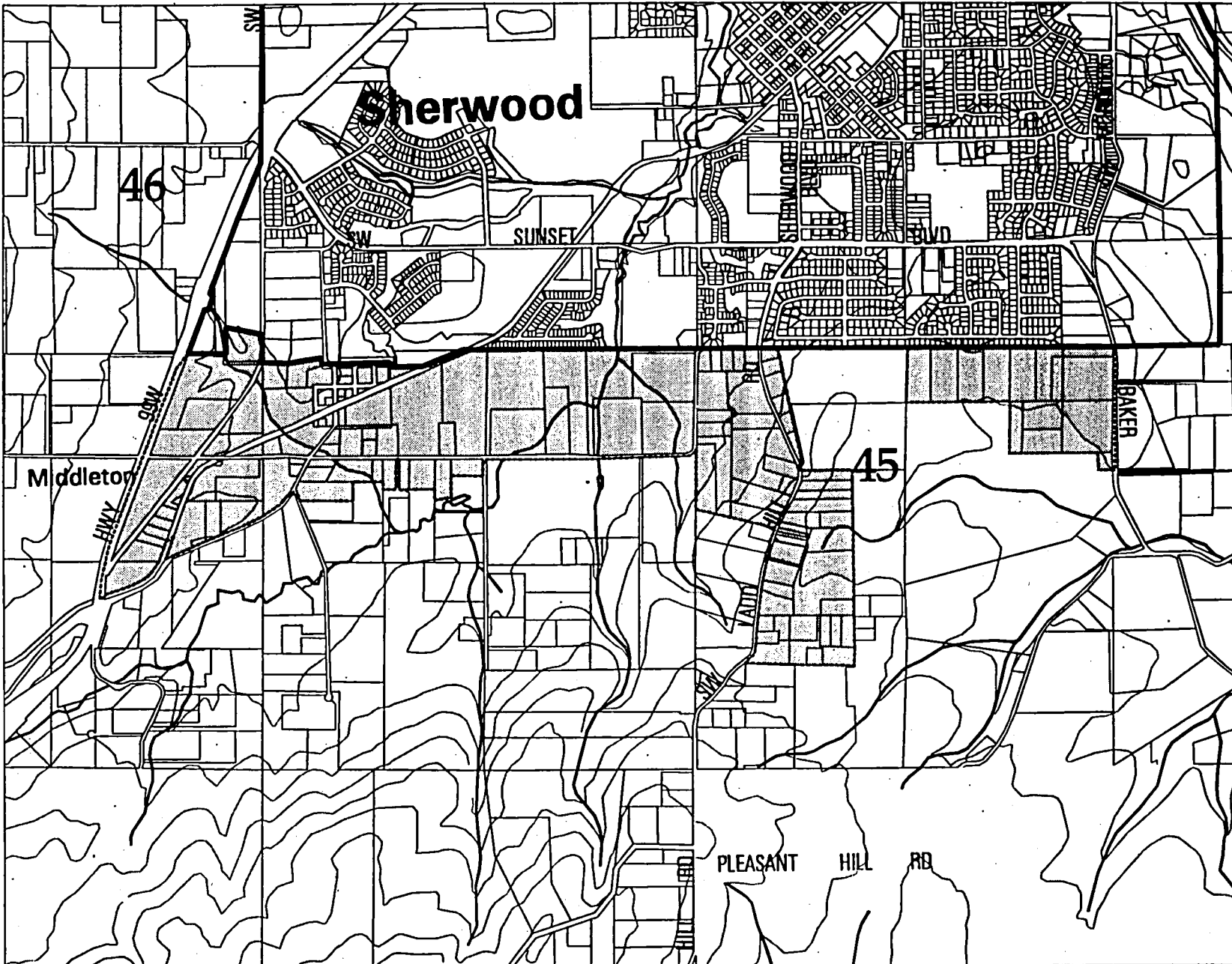
Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

### MAP #44

600 NE Grand Ave  
Portland, OR 97232-2756  
(503) 777-1212









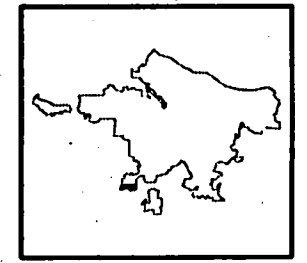
Regional Land Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #45







600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-1242



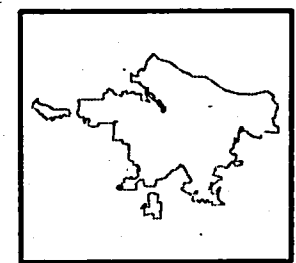


# Urban Reserves Tax Lot Boundaries

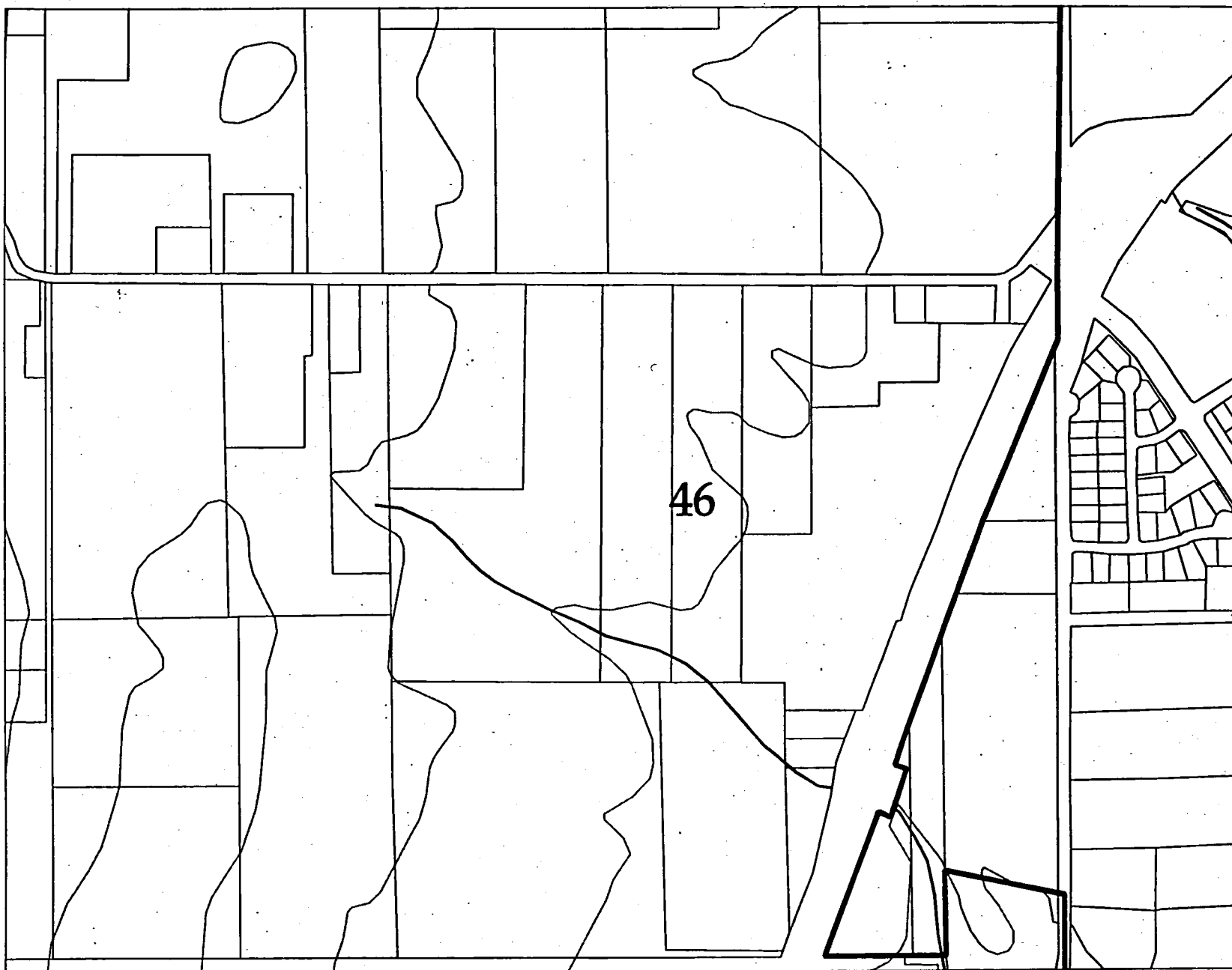
Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #46







600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-1702

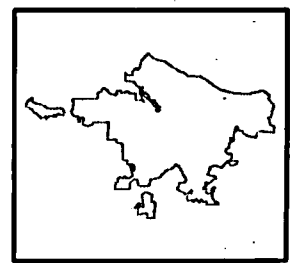


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserve
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #47



600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-1742



# King City

131ST

FISCHER

47





HWY



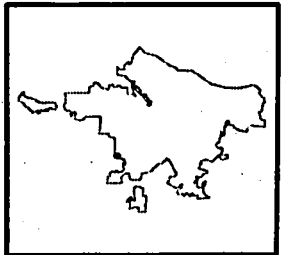
Regional Land  
Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

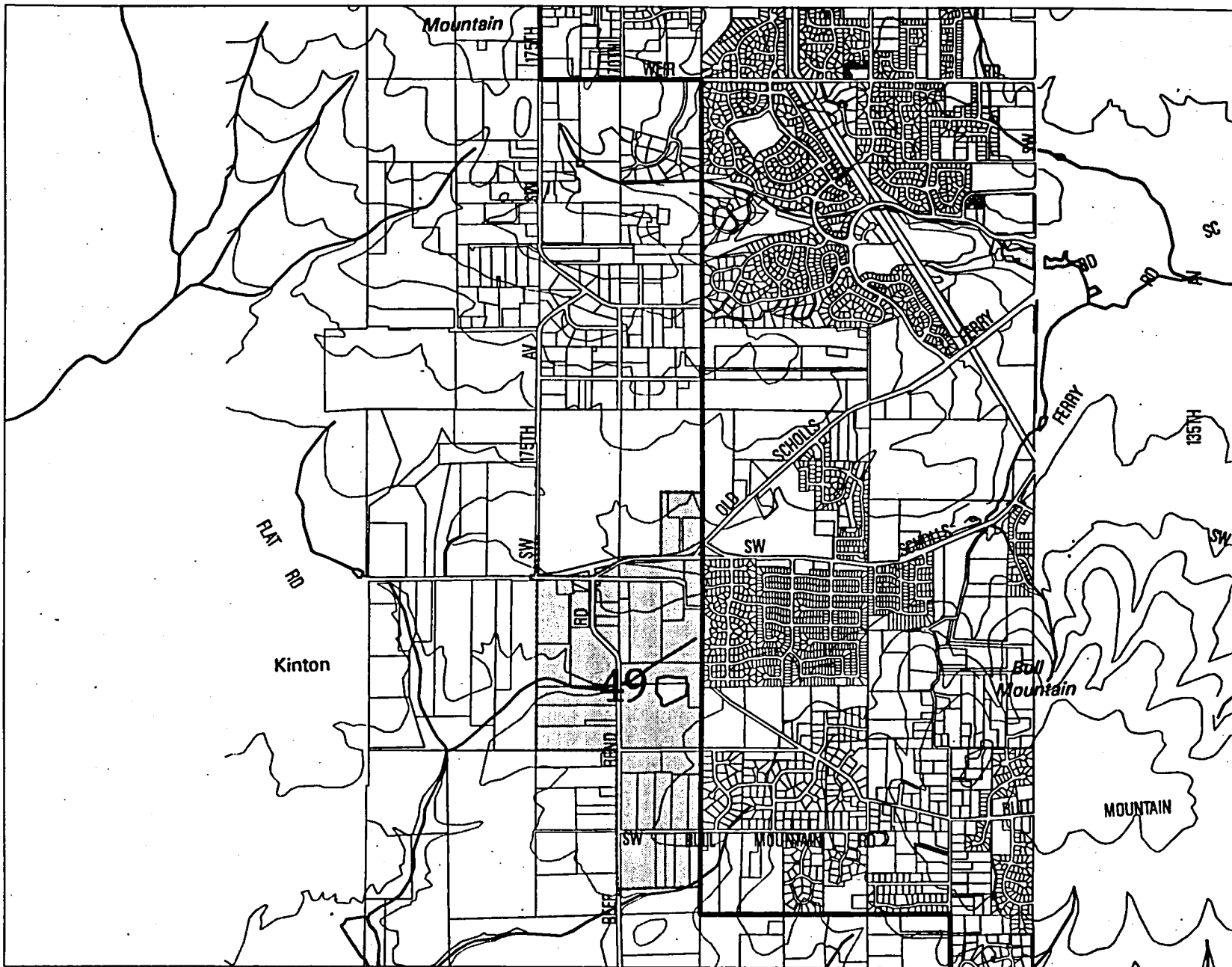
## MAP #48



600 NE Grand Ave  
Portland, OR 97232-2734  
(503) 797-1712



METRO







**R L I S**

Regional Land Information System


## Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary





### MAP #49

608 NE Grand Ave  
Portland, OR 97232-2736  
(503) 777-2942

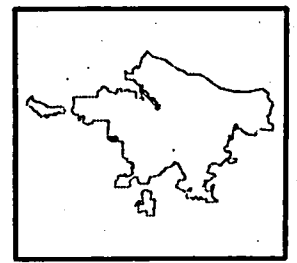


# Urban Reserves Tax Lot Boundaries

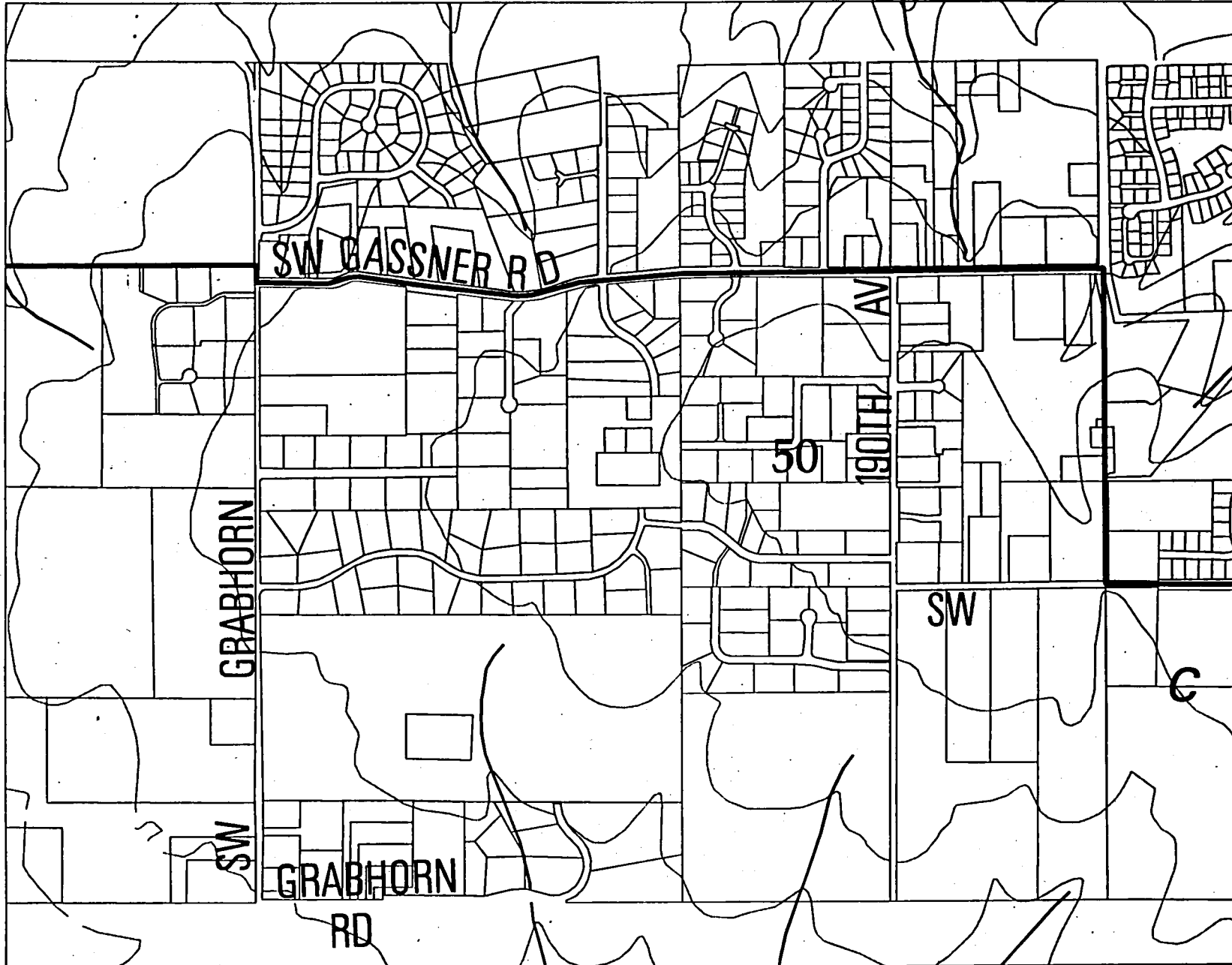
Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #50







600 NE Grand Ave  
Portland, OR 97232-2756  
(503) 797-3762



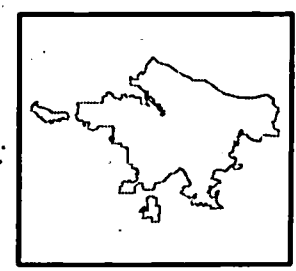


# Urban Reserves Tax Lot Boundaries

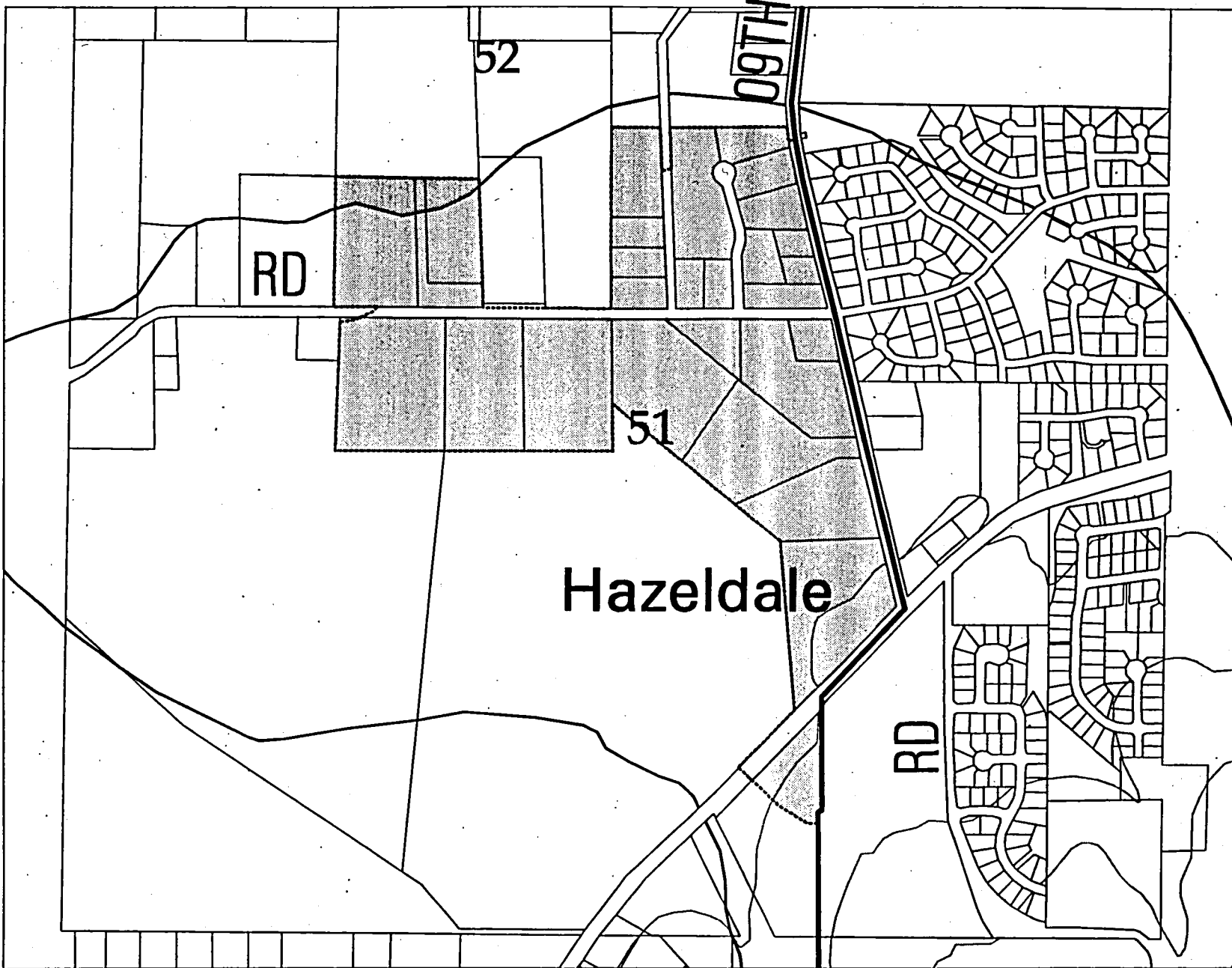
Staff Recommendation  
2-3-97

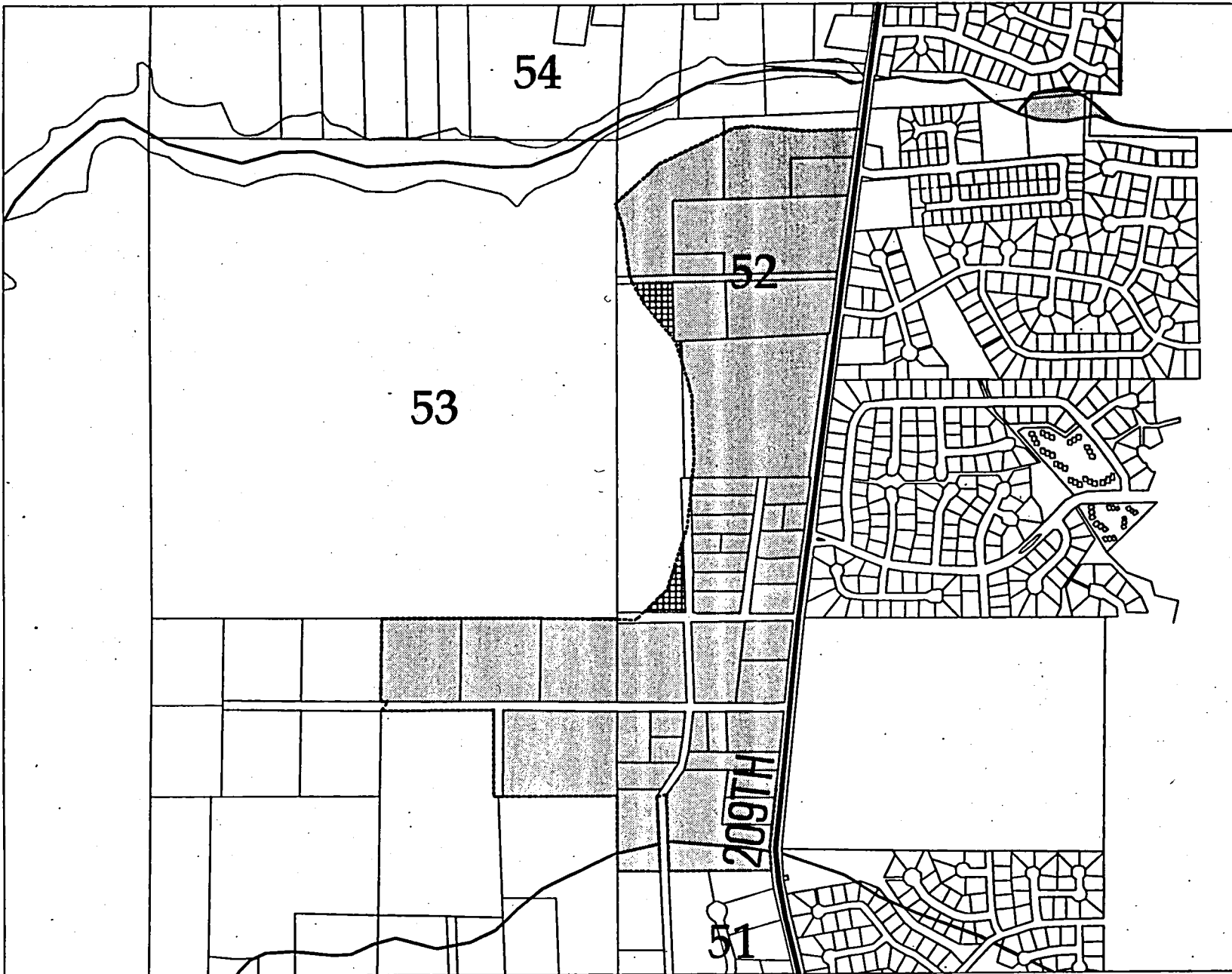
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #51







600 NE Grand Ave  
 Portland, OR 97232-2756  
 (503) 797-1762



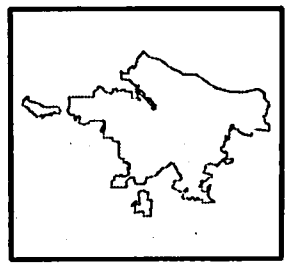


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #52







600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-1262

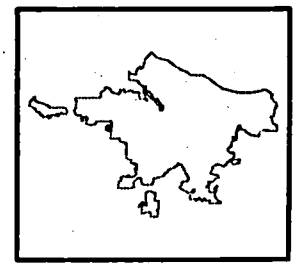


# Urban Reserves Tax Lot Boundaries

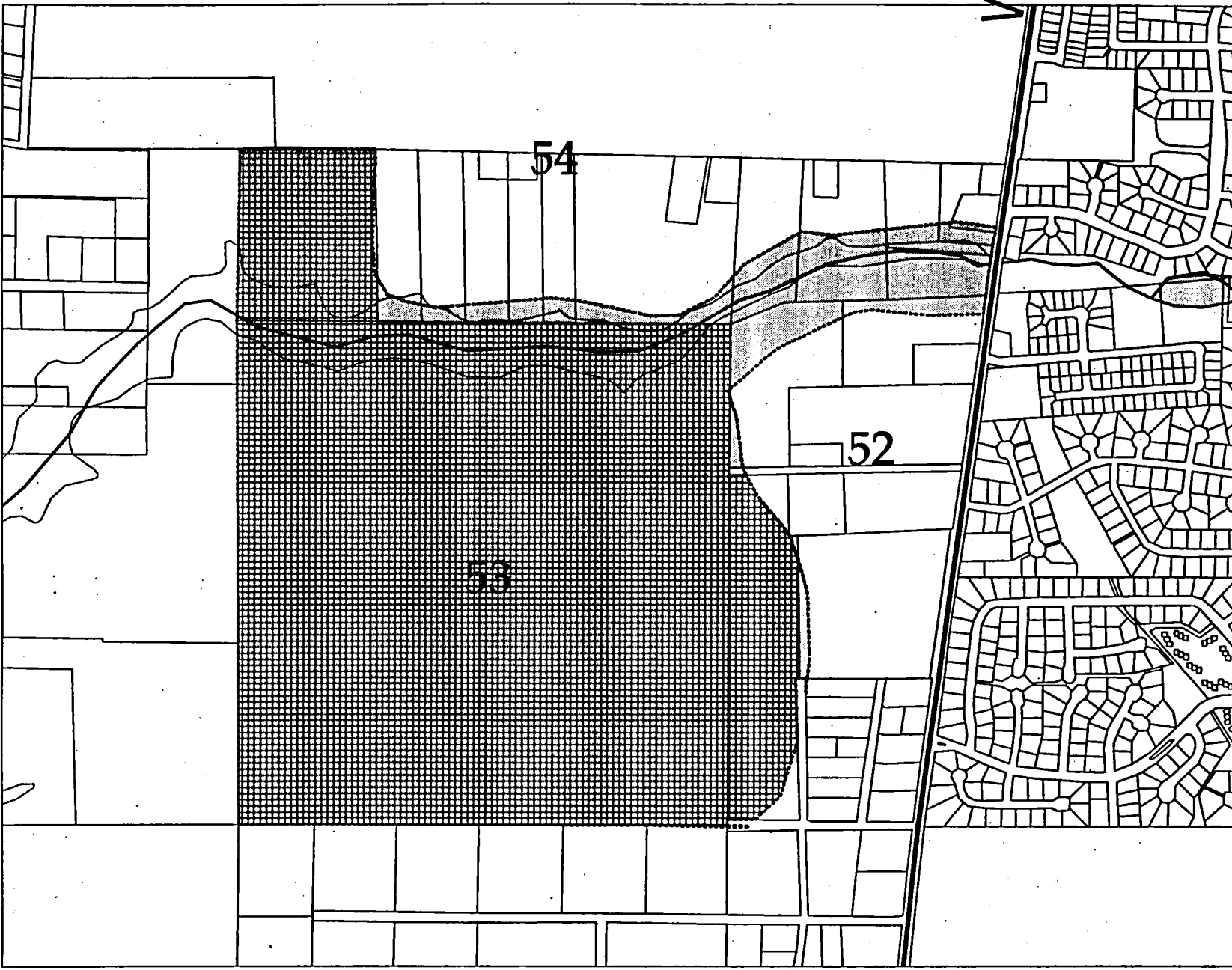
Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #53







600 NE Grand Ave  
Portland, OR 97232-3736  
(503) 797-3762

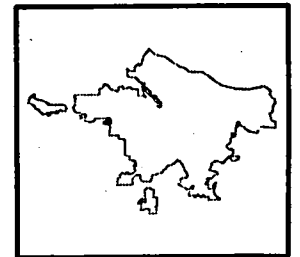


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserve
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

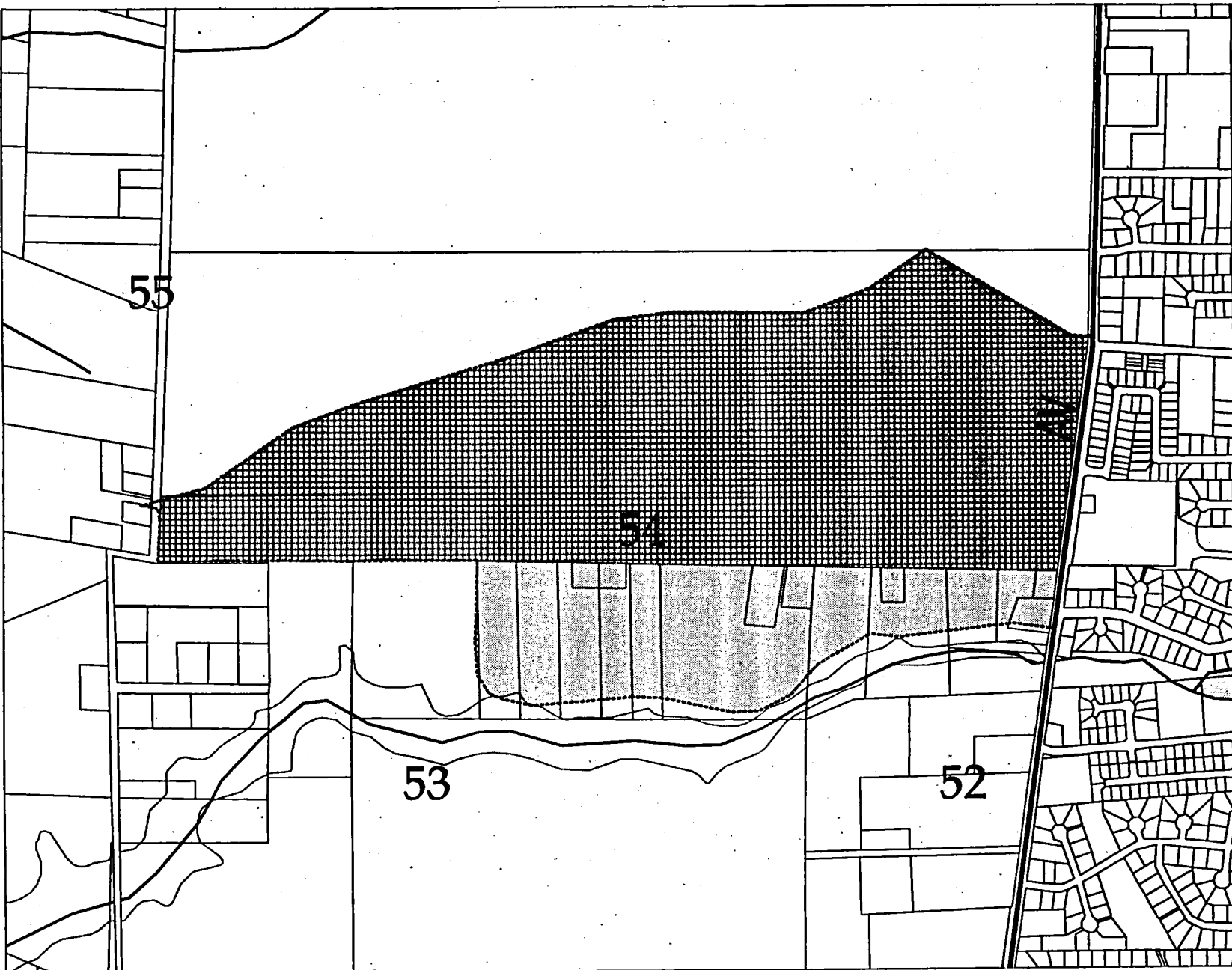
## MAP #54

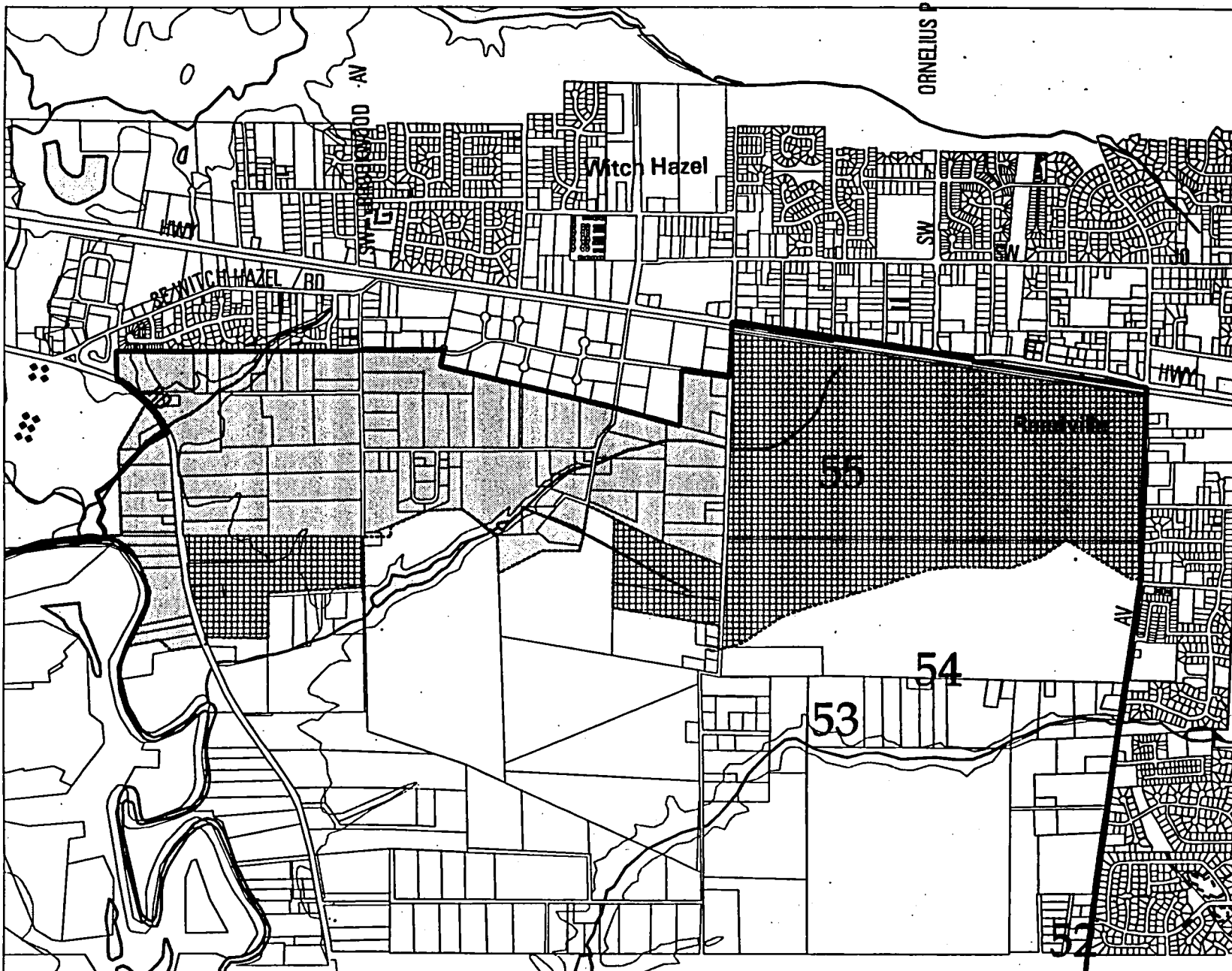


600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-1912



METRO









**R L I S**

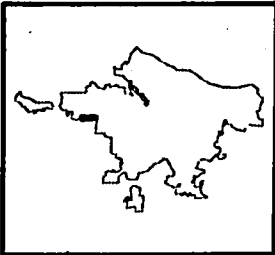
Regional Land Information System

## Urban Reserves Tax Lot Boundaries


Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

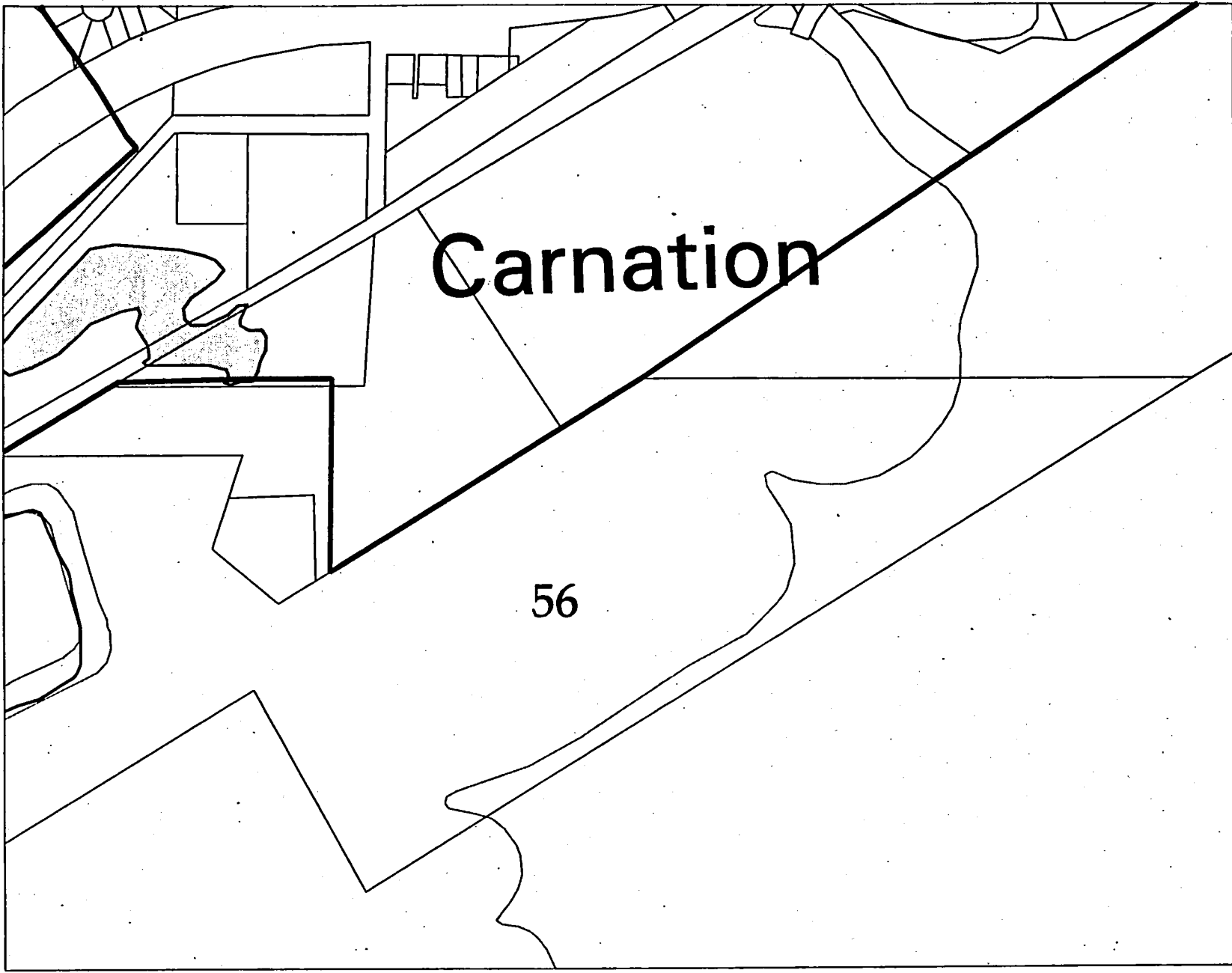
### MAP #55



600 NE Grand Ave  
Portland, OR 97231-2734  
(503) 797-2902











R L I S

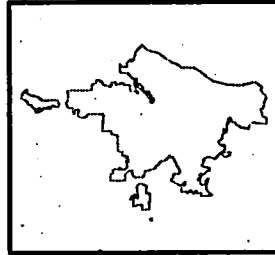
Regional Land Information System

### Urban Reserves Tax Lot Boundaries


Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

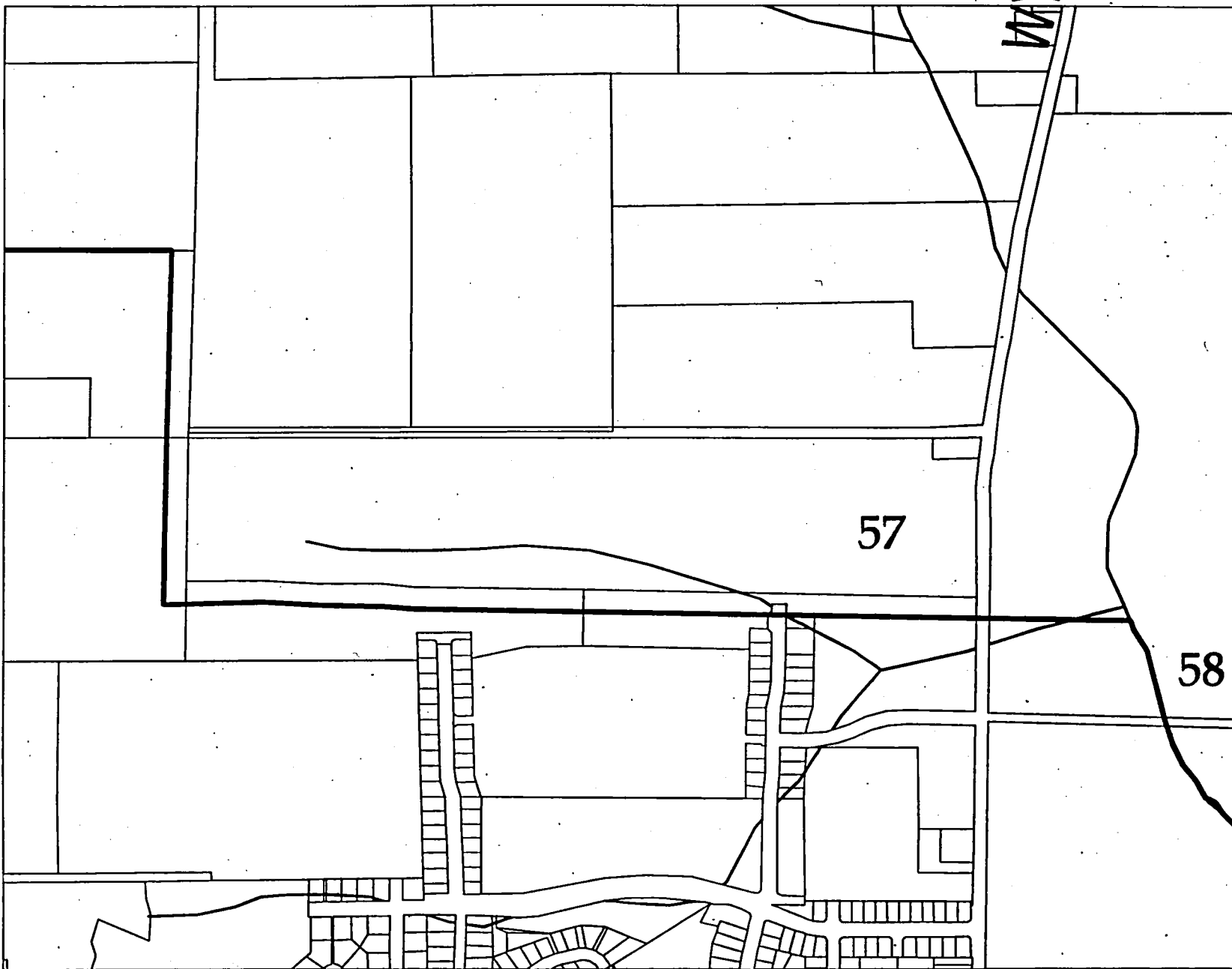
## MAP #56



600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-2962







METRO



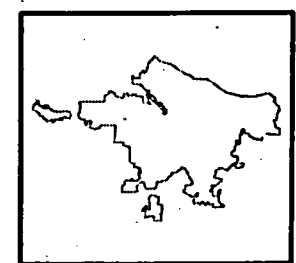
Regional Land Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

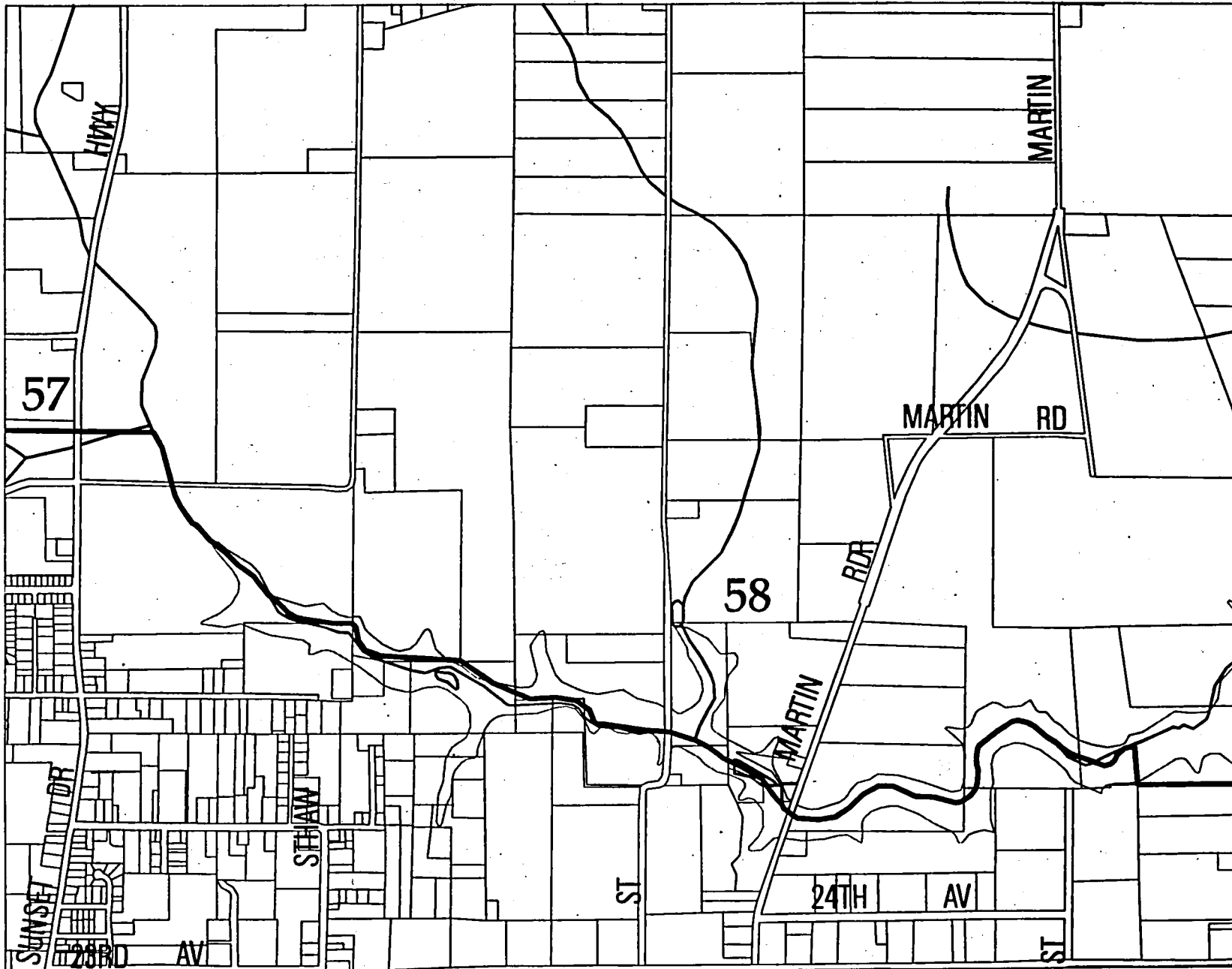
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #57



600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-2762









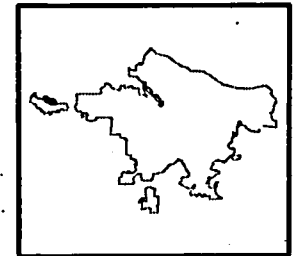
Regional Land  
Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

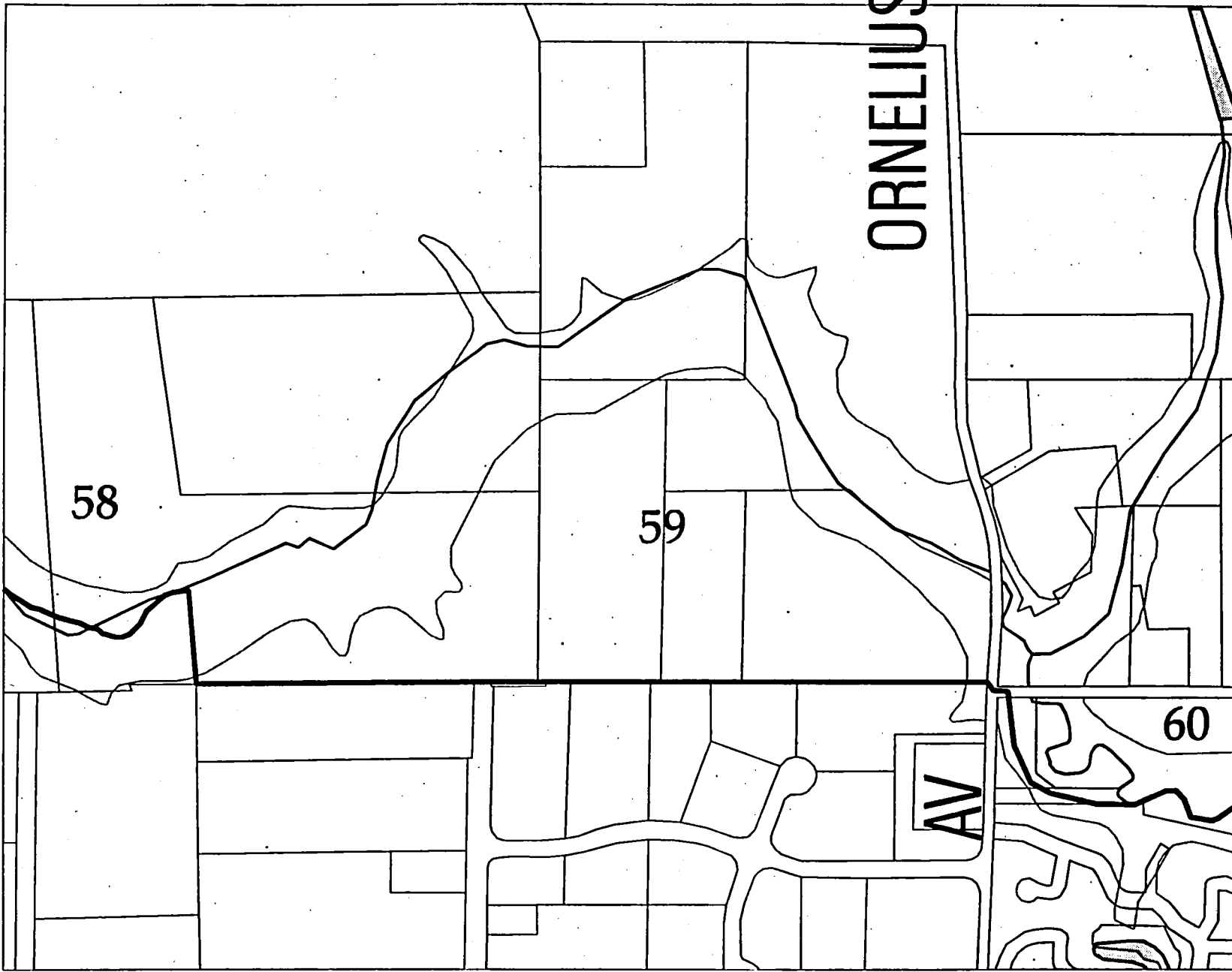
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #58



600 NE Grand Ave  
Portland, OR 97232-2756  
(503) 997-1962





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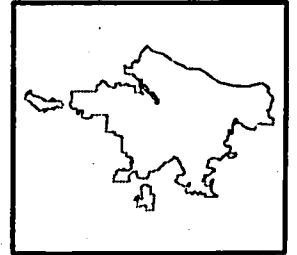
Regional Land Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

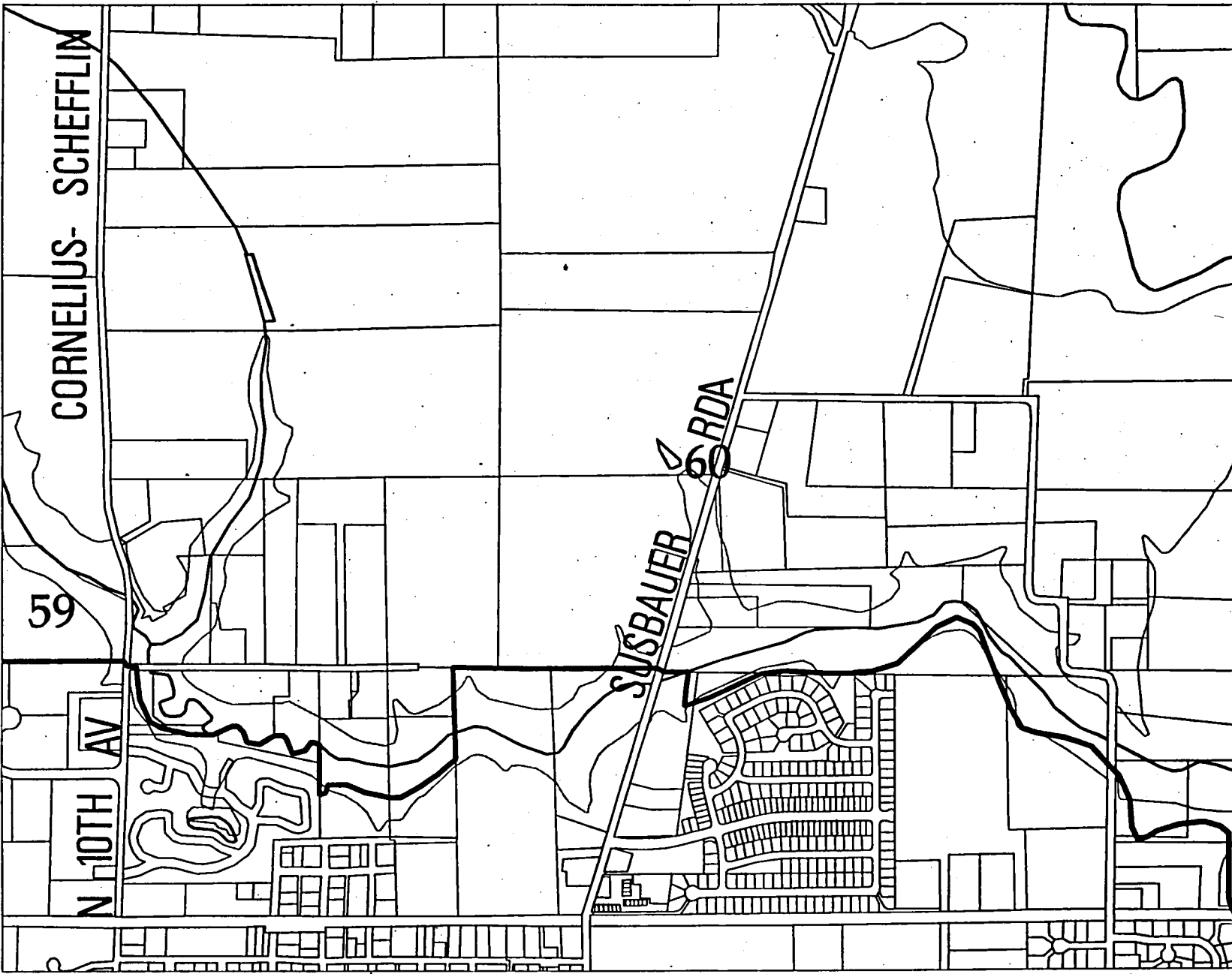
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #59







600 NE Grand Ave  
Portland, OR 97232-2756  
(503) 797-1962



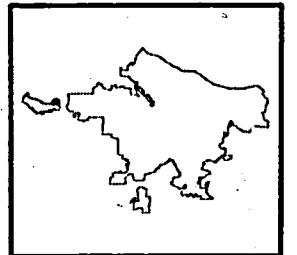


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

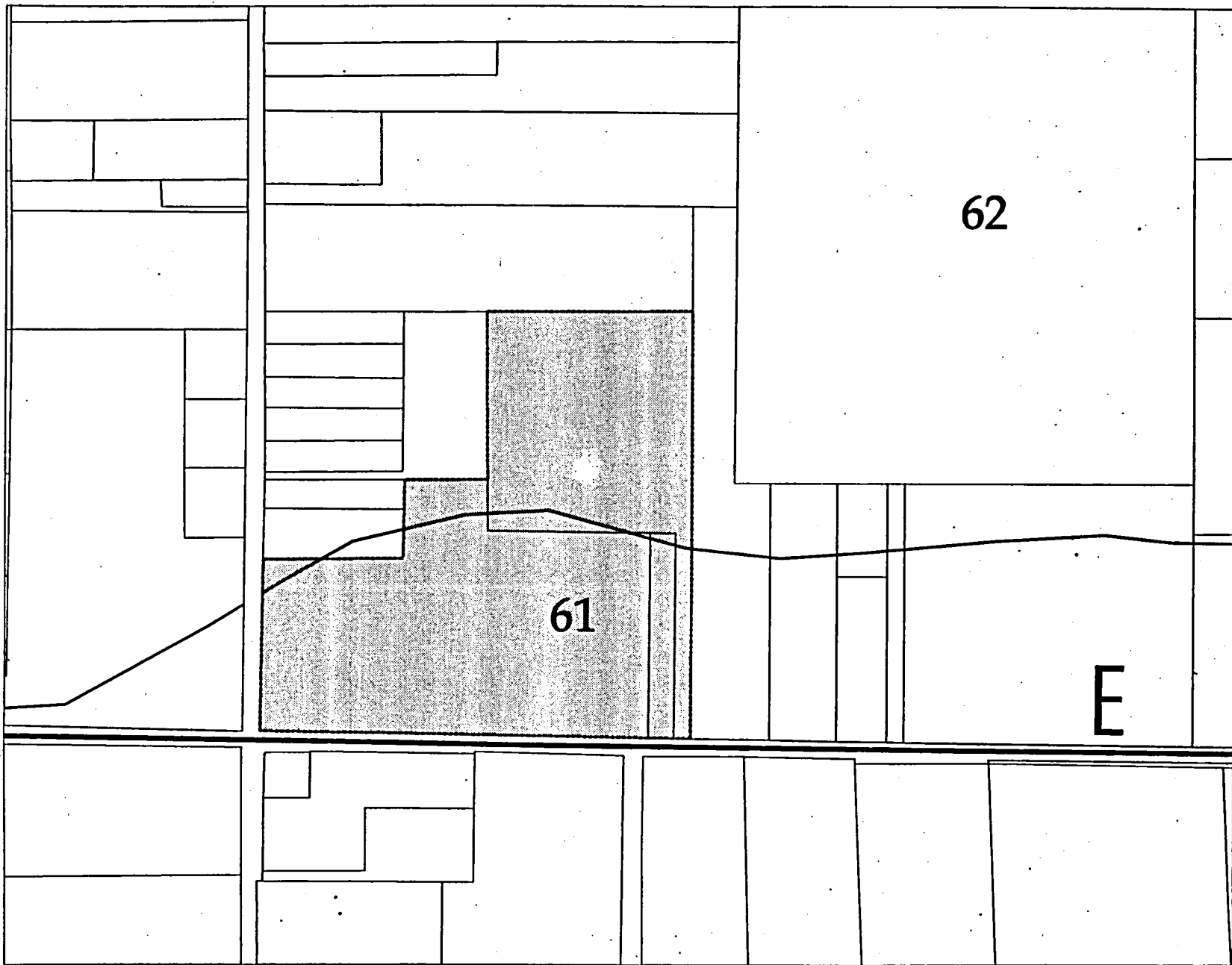
MAP #60



609 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-2362









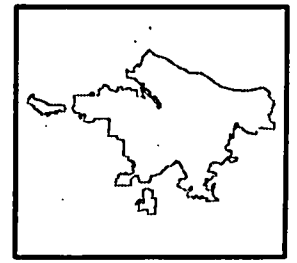


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #61







600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-1262



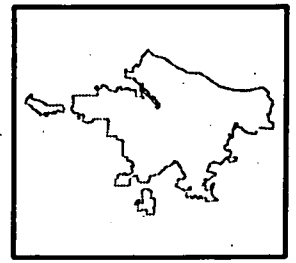


# Urban Reserves Tax Lot Boundaries

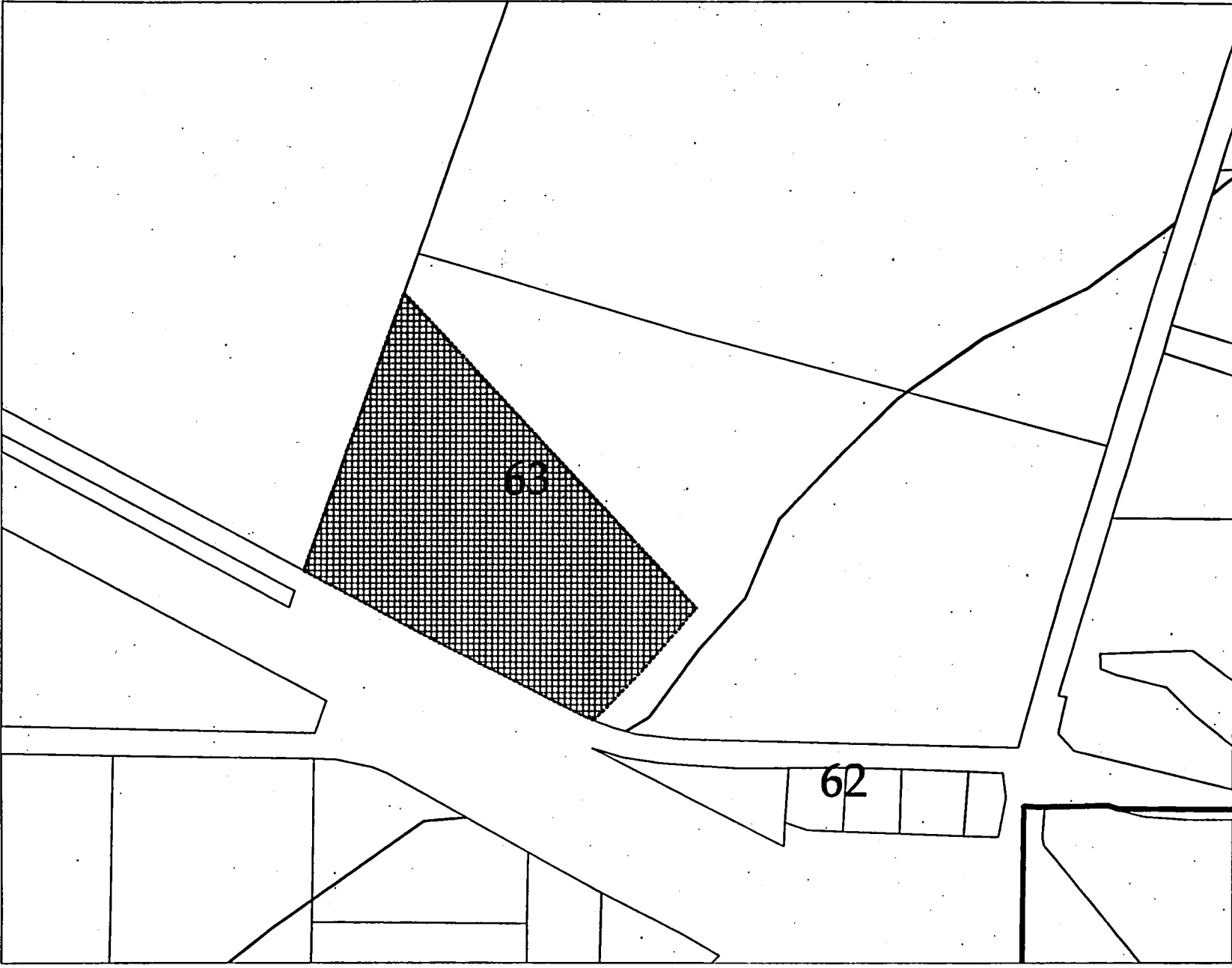
Staff Recommendation  
2-3-97

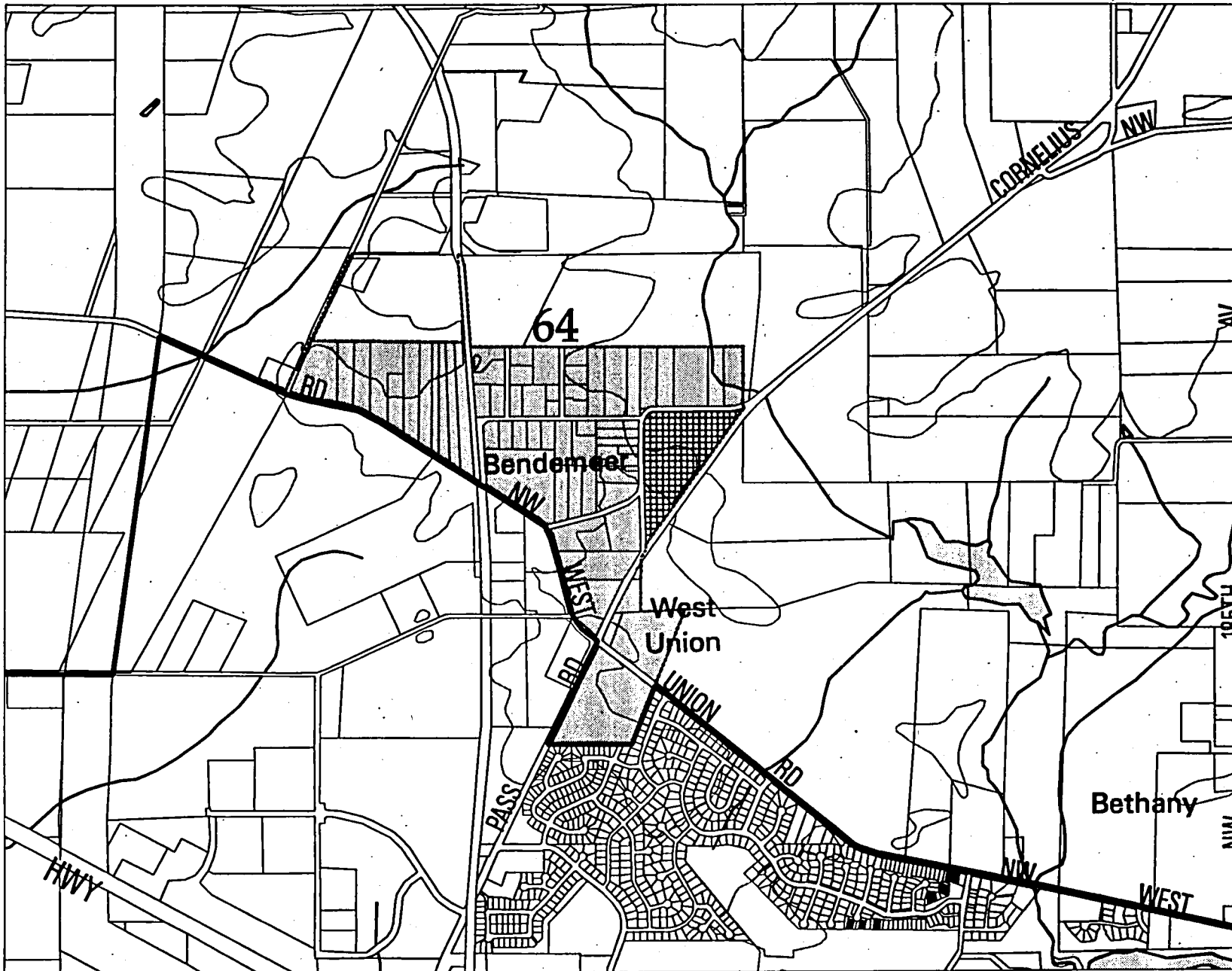
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #63



600 NE Grand Ave  
 Portland, OR 97232-2754  
 (503) 757-1212









Regional Land Information System


## Urban Reserves Tax Lot Boundaries

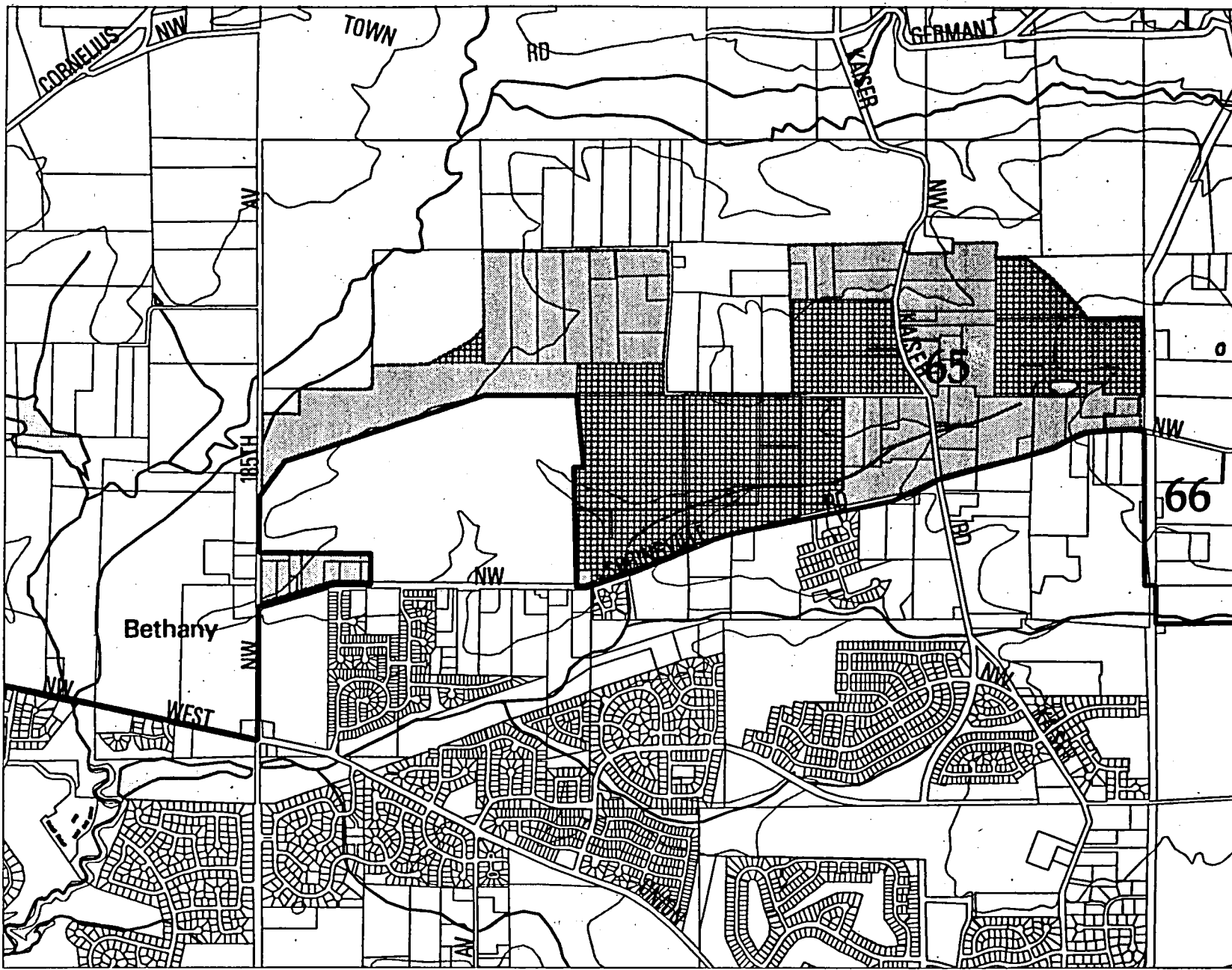
Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

### MAP #64

600 NE Grand Ave  
Portland, OR 97132-3756  
(503) 797-1242









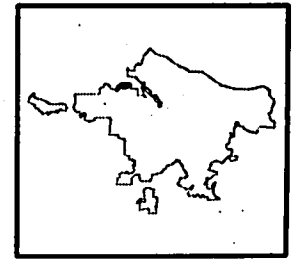
Regional Land Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

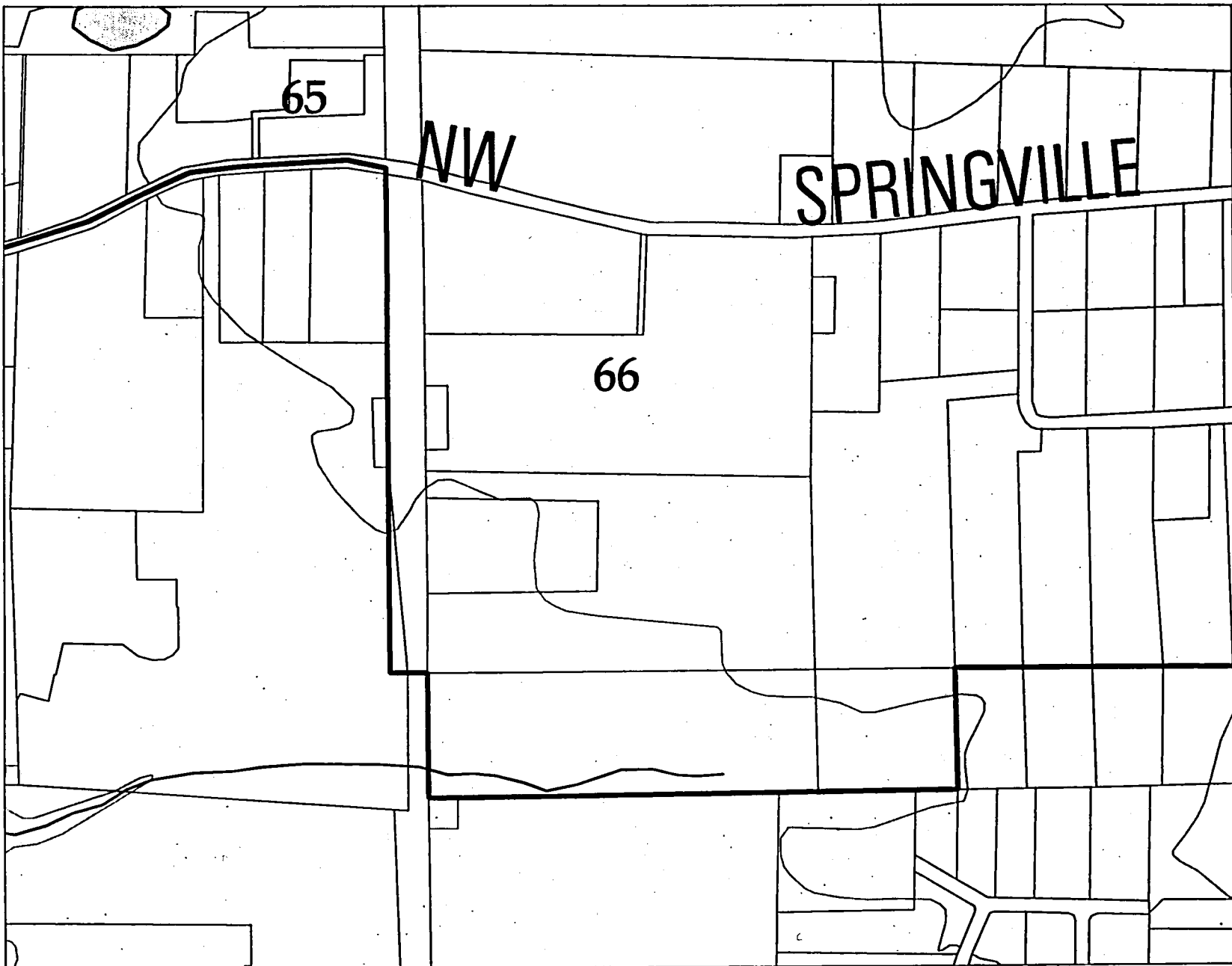
## MAP #65



600 NE Grand Ave  
Portland, OR 97232-3796  
(503) 797-1762









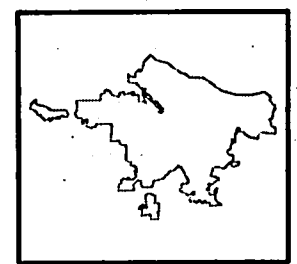


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

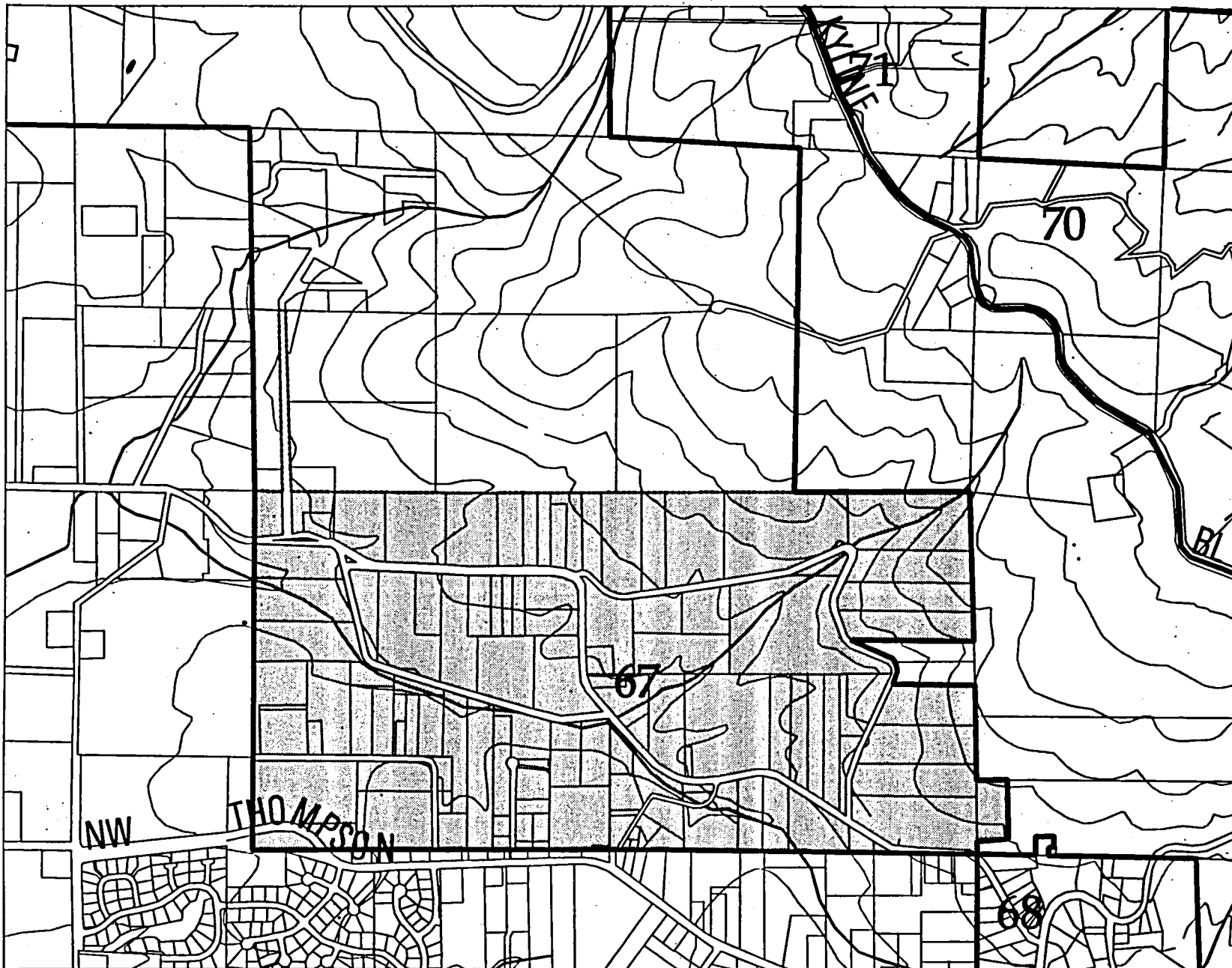
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #66







600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-1242



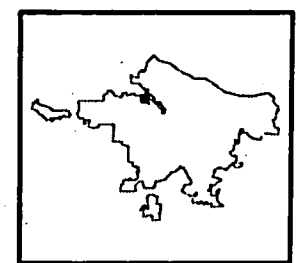


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

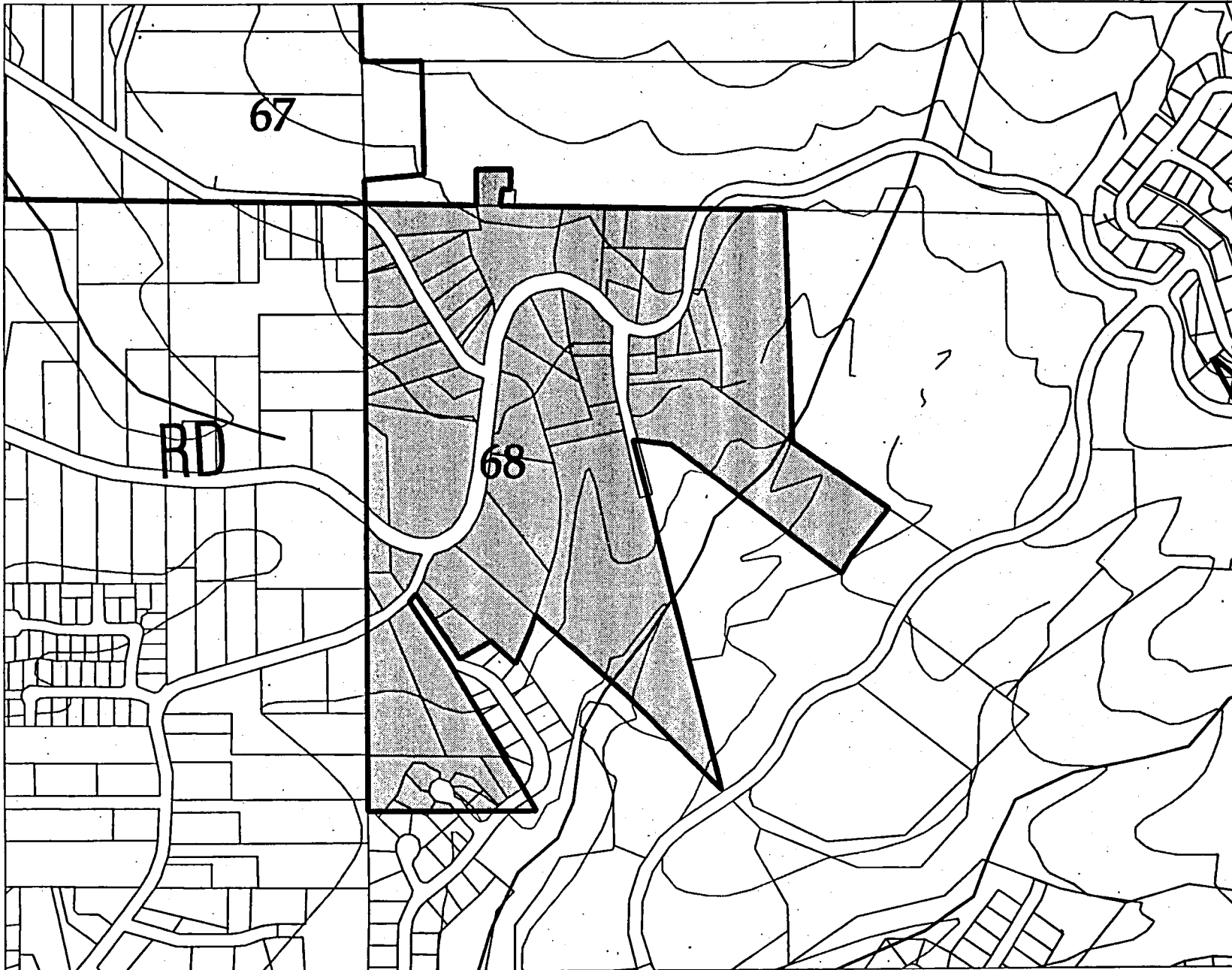
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #67



600 NE Grand Ave  
Portland, OR 97232-2756  
(503) 797-2922









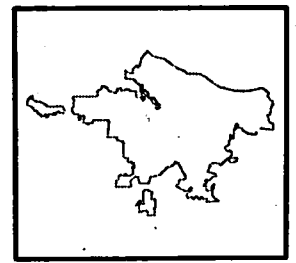
Regional Land Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

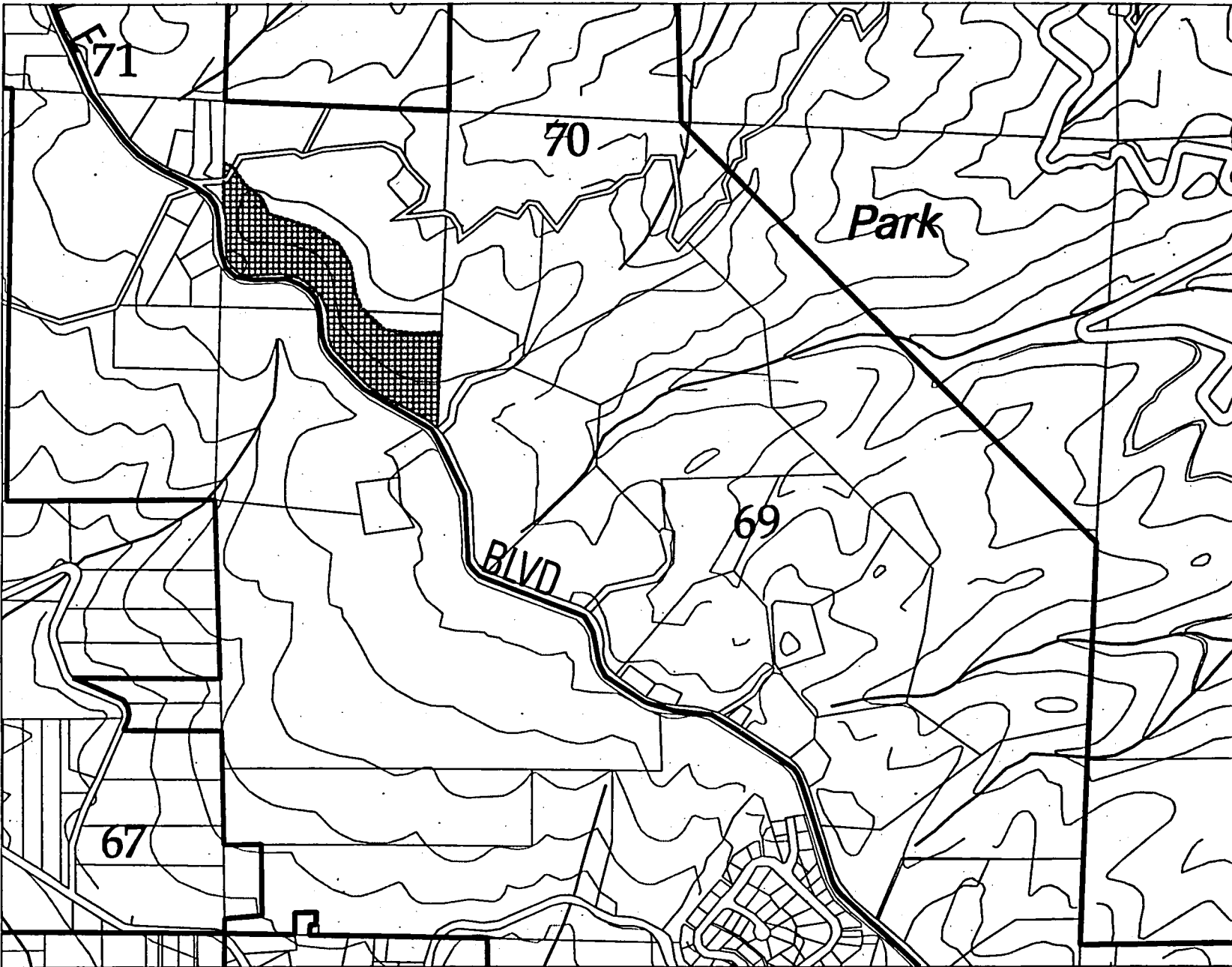
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #68







600 NE Grand Ave  
Portland, OR 97232-3734  
(503) 797-3742



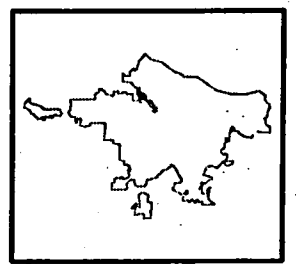


# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

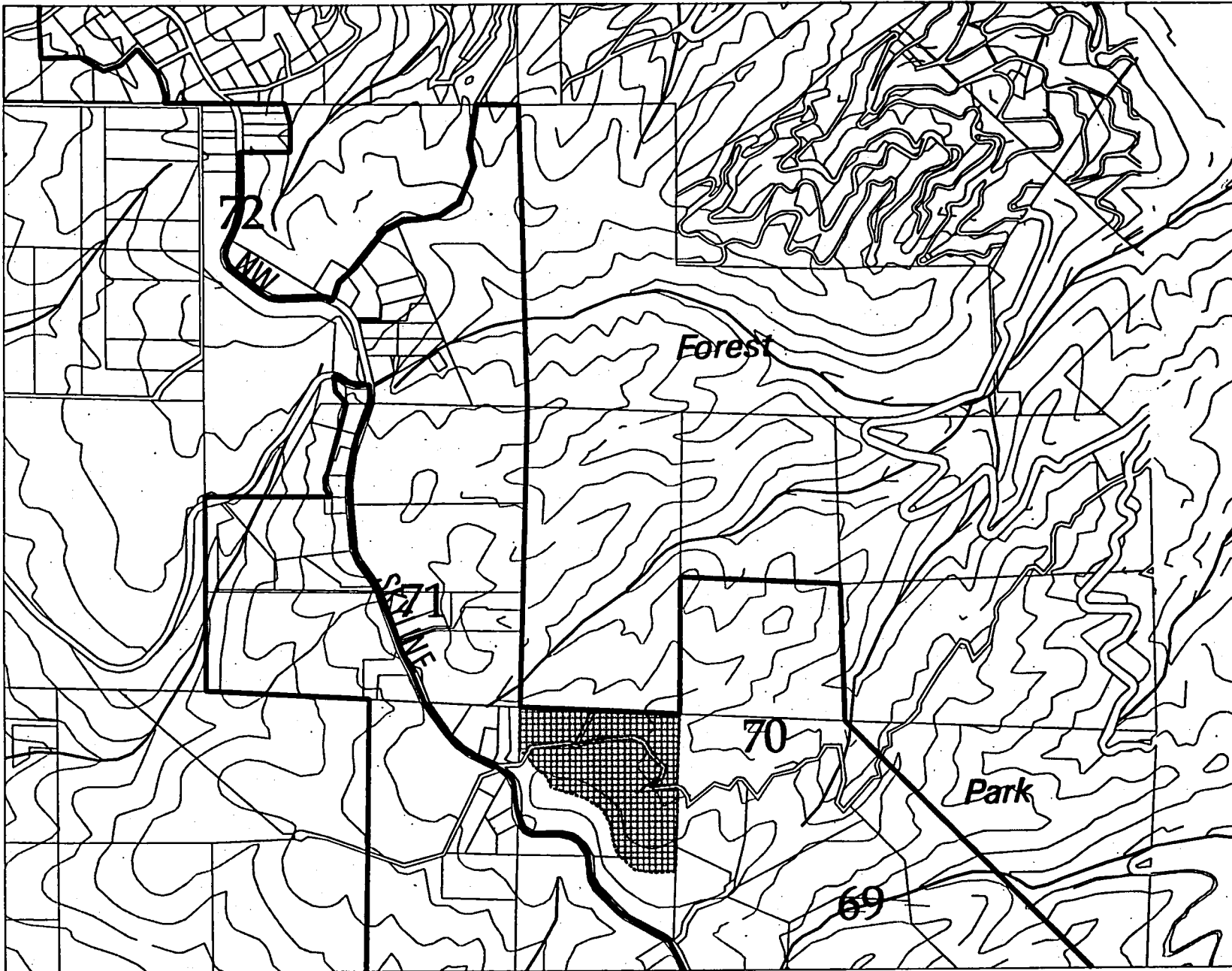
MAP #69



600 NE Grand Ave  
Portland, OR 97232-2756  
(503) 797-1262







METRO



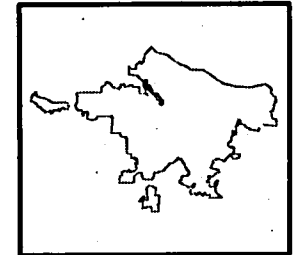
Regional Land  
Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

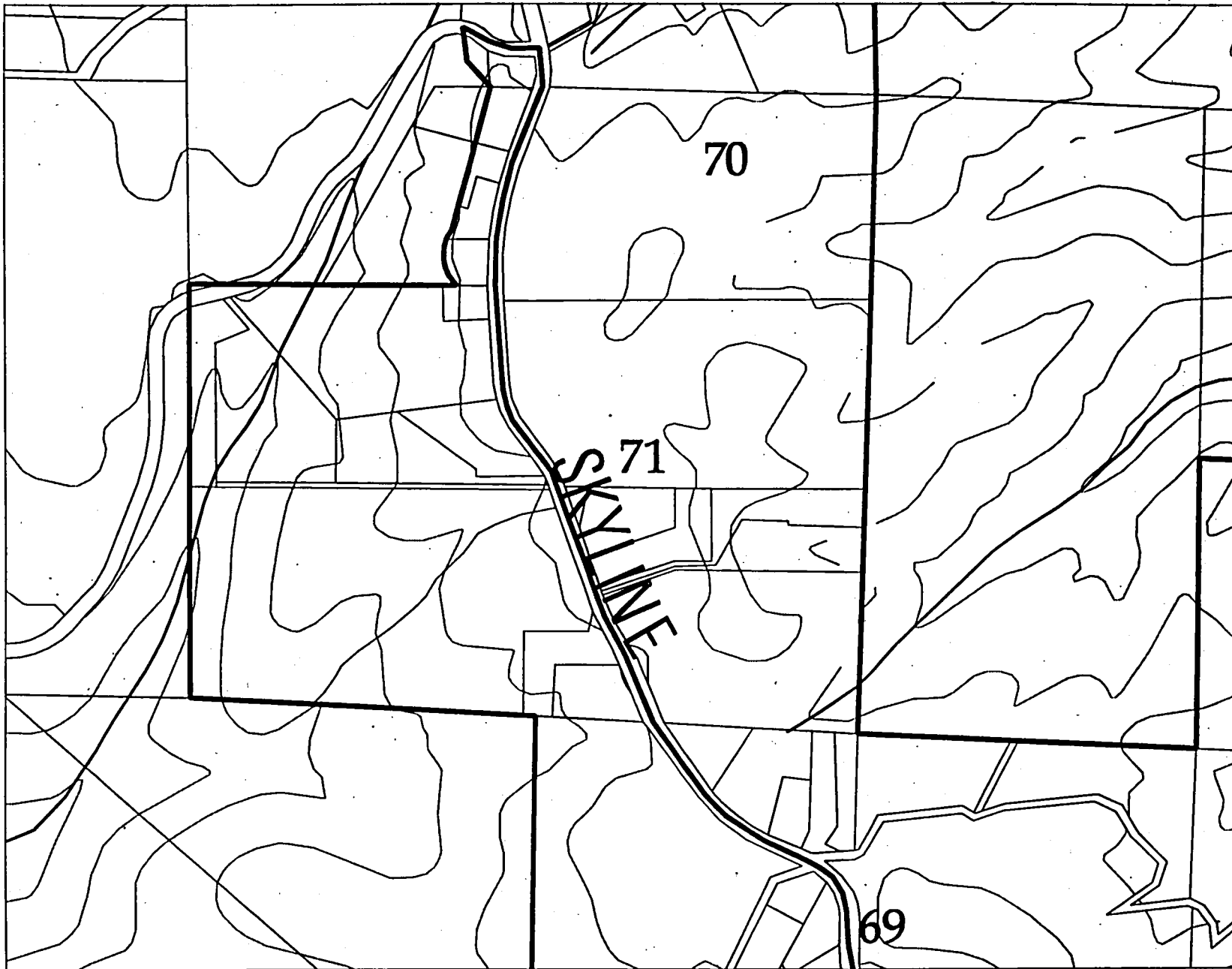
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #70



600 NE Grand Ave  
Portland, OR 97232-2756  
(503) 797-2962









Regional Land Information System


## Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

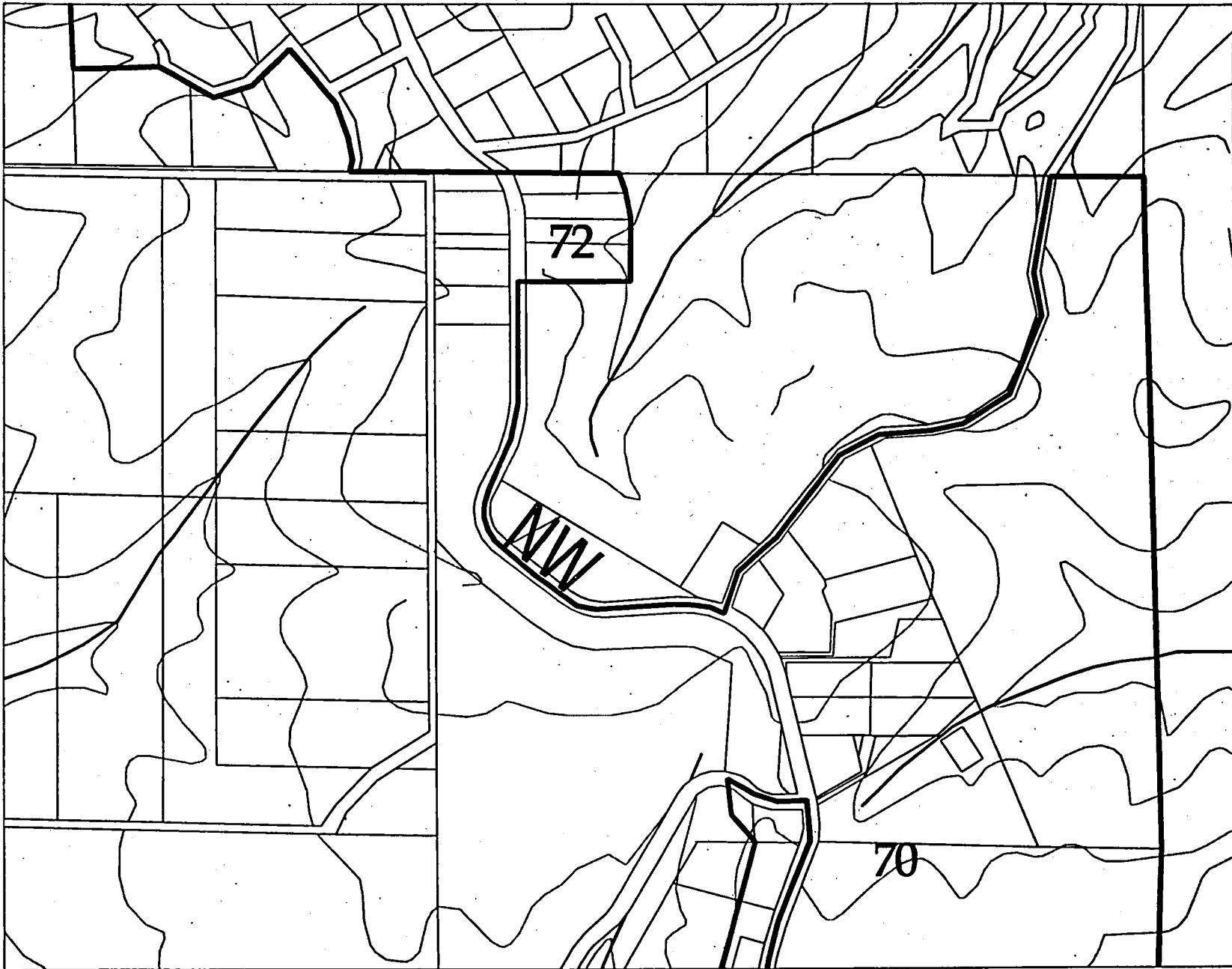
-  Designated Urban Reserves
-  Resource Lands within Urban Reserves
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

### MAP #71

600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 777-1312











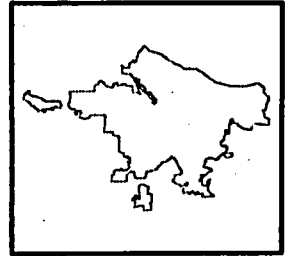
Regional Land  
Information System

# Urban Reserves Tax Lot Boundaries

Staff Recommendation  
2-3-97

-  Designated Urban Reserves
-  Resource Lands within Urban Res
-  Modified Urban Reserve Boundaries
-  Urban Growth Boundary

## MAP #72



800 NE Grand Ave  
Portland, OR 97232-3736  
(503) 777-3762





**METRO**

030697-34

**EXHIBIT**

**TO:** Councilor Susan McLain, Chair, Growth Management Committee  
**FROM:** John Fregonese, Director, Growth Management Services  
**DATE:** March 6, 1997  
**SUBJECT:** Rural Resource Zoning & Urban Reserves

As requested, we have calculated the amount of rural resource lands (those that meet State standards as exclusive farm or forest lands) in the three county area. David Ausherman, Senior Regional Planner compiled these data. The results are on the attached data sheet.

I would be happy to discuss these data with you and members of the Council as needed.

Thank you.

c: Mike Burton, Executive Officer

## Resource Lands Statistics

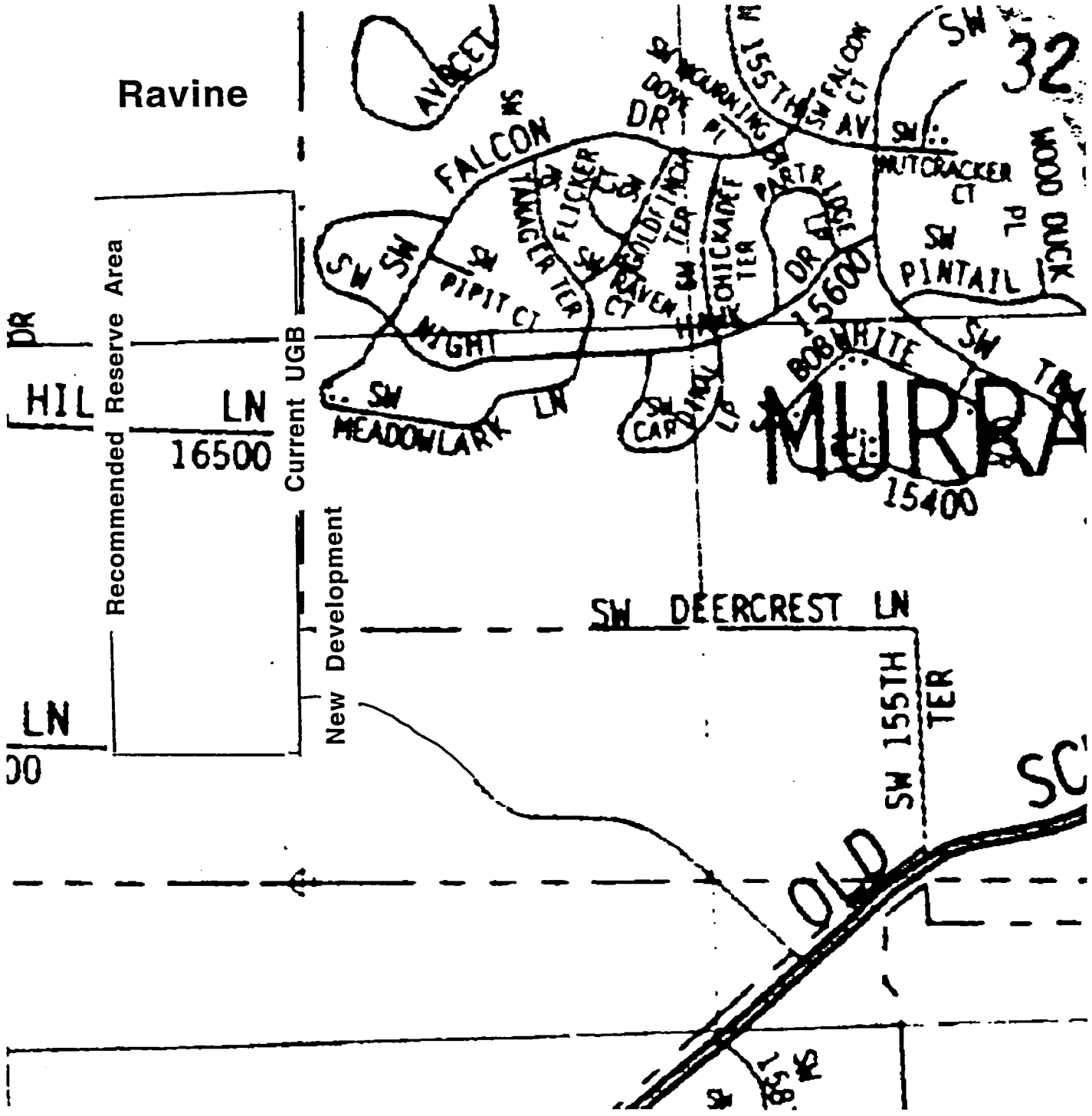
### Comparison of 3 County Resources and Metro Urban Reserves

Total existing EFU lands in the 3 counties	233,553 acres
Acres of EFU lands in proposed Metro Urban Reserves	<u>2,910</u> acres
Remaining EFU lands in 3 Counties	230,623
Acres of existing EFU in Washington County	120,148
Acres of EFU lands in proposed Metro Urban Reserves	<u>1,191</u>
Remaining EFU lands in County	118,957
Acres of existing EFU in Clackamas County	23,370
Acres of EFU lands in proposed Metro Urban Reserves	<u>327</u>
Remaining EFU lands in County	118,957
Acres of existing EFU in Multnomah County	90,034
Acres of EFU lands in proposed Metro Urban Reserves	<u>1,392</u>
Remaining EFU lands in County	88,642

### EFU Lands on Prime (Classes I-IV) Soils - 3 County Totals

Existing Class I Soils	4,185 acres
Urban Reserves	<u>70</u>
Remaining	4,115
Existing Class II Soils	108,037 acres
Urban Reserves	<u>1,082</u>
Remaining	106,955
Existing Class III Soils	52,750 acres
Urban Reserves	<u>1,373</u>
Remaining	51,377
Existing Class IV Soils	33,434 acres
Urban Reserves	<u>341</u>
Remaining	33,093





Ravine

Recommended Reserve Area

Current UGB

New Development

DR

HIL LN

LN  
16500

LN

00

SW DEERCREST LN

SW 155TH LN  
TER

MURRA  
15400

SC

AVISET

SW FALCON LN

SW MOURNING DOVE DR

SW 15TH LN  
SW FALCON CT

SW 32

NUTCRACKER CT

WOOD DUCK PL

PINTAIL PL

SW NIGHT LN

PIPPIT CT

FLICKER LN

RAVEN CT

CHICKEN CT

PARTRIDGE LN

DR 15500

BOBWHITE LN

MEADOWLARK LN

SW CAP LN

SW TER LN

SW TER LN

LP

SW 155TH LN

15400

OLD

SW 158





Received 3/6/97

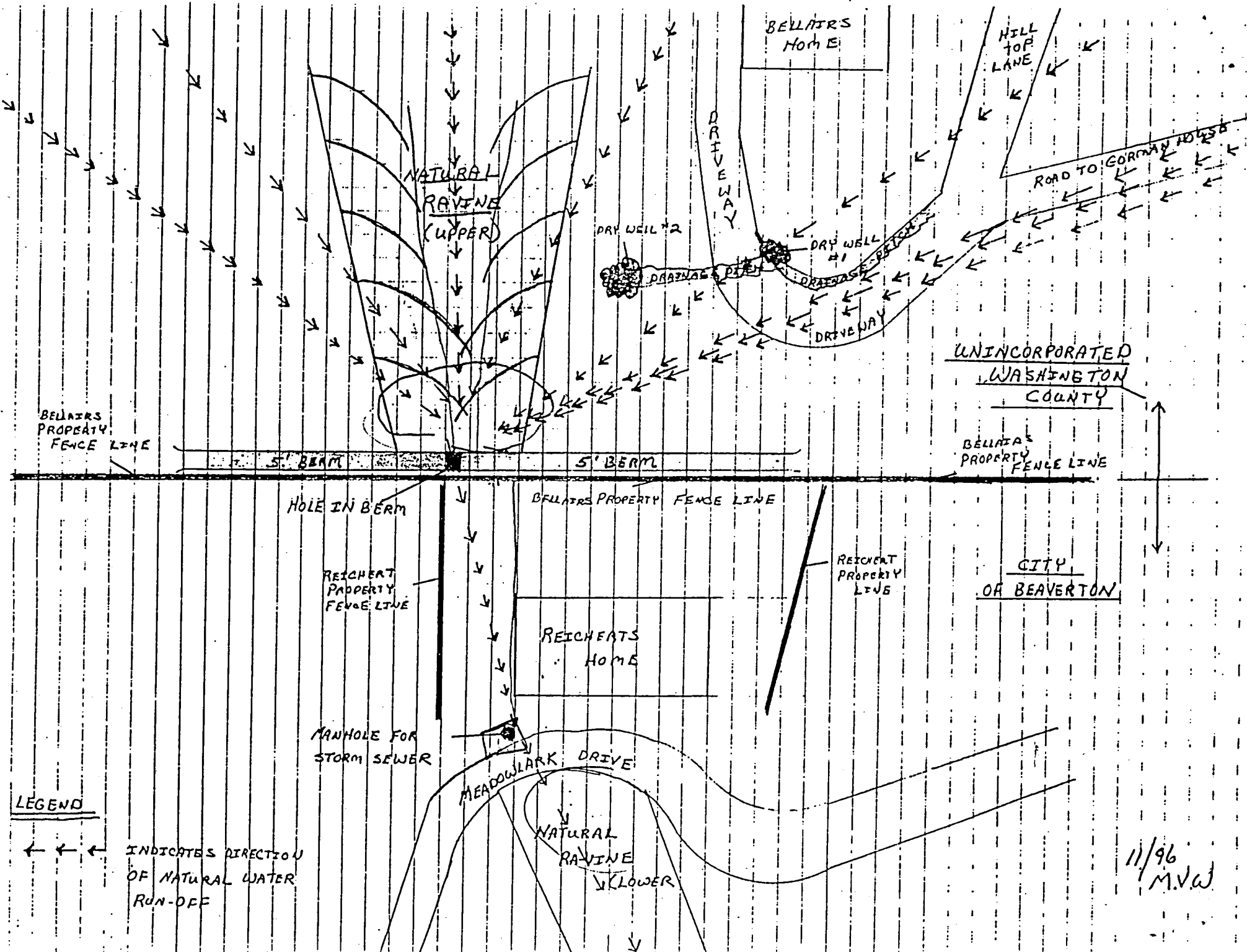


EXHIBIT 030697-36

Kim A Vandehey  
17207 SW Siler Ridge Lane  
Aloha Oregon 97007

5 March 1997

Metro Council:

Presiding Officer, Jon Kvistad  
Councilor, Susan McLain  
Councilor, Ruth McFarland  
Councilor, Patricia McCaig  
Councilor, Ed Washington  
Councilor, Don Morissette  
Councilor Lisa Naito

Re: Deletion of URSA # 49

Dear Councilors:

I agree with Mr. Honeyman's letter to you and wholeheartedly support it. In fact I have said that repeatedly for over 2 years.

Our attorney's letter dated 18 Nov. 1996 also pointed out many of the errors in the Cooper Mountain Petitioners letter. Then at the last possible moment and without any prior notification the council votes to delete URSA # 49. You ignored our testimony for someone's half true argument. What does a citizen have to do to get a government to listen to the truth? You ask for citizen involvement, but you don't really want it.

The Petitioners state over and over that the Summer Creek Drainage is such a Significant Natural Resource Area. Right after your vote on 27 Feb. 1997 I went down to your Greenspaces people and asked them if they would consider buying the land here for greenspace. They could hardly be bothered even if the ravine is donated. I guess that the area is not so significant after all.

As I stated before I asked the Petitioners if they wanted to work on a way we could all get what we all want. They said No! (Of course because they want nothing to develop) I offered my place for sale so they could have their park, but they aren't interested. (Big surprise) They want to control someone else's property without paying for it or allowing anyone to develop it to its best use.

The Washington County Commission Chairwoman Linda Peters says the roads are taxed now. Who's at fault for that? They lured the Business here. I can't see what she

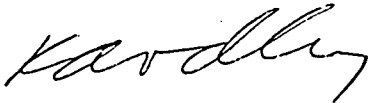
means as the county just widened Murray road to five lanes and is widening Scholls Ferry Road right now.

If Murray hill is a "Town Center" doesn't it make sense that people within a mile of the Town Center be part of it? Our interior roads for this URSA will connect 175th with Weir road and thus cut off a mile from the direction of travel.

Councilor Naito says in her remarks that "we (the Council) are not going to achieve the kind of compact design and will not get any kind of density out of this area because of significant environmental concerns". We think you can do that a number of ways. Even the Metro staff thought that when they made the scores in the URSA-matic. If you decide to make a plan work it will, if you decide it will fail it will. We have the technology to make things happen or not. Let's be positive and make this happen.

I think you need to reconsider and vote For an Amendment to allow the 140 acres in the northern most part of URSA 49 to be an Urban Reserve, as we stated in your 27 Feb. 1997 meeting.

Sincerely yours,



Kim A Vandehey

# EXHIBIT

030697-37

STUART HONEYMAN  
17400 SW REUSSER COURT  
BEAVERTON, OREGON 97007-8772  
(503)590-7174

March 4, 1997

METRO Council :

Presiding Officer, Jon Kvistad  
Deputy Presiding Officer, Susan McLain  
Councilor, Ruth McFarland  
Councilor, Don Morissette  
Councilor, Ed Washington  
Councilor, Lisa Naito  
Councilor, Patricia McCaig

600 NE. Grand Avenue  
Portland, Oregon 97232-2736

Re: Designation of Urban Reserves - URSA #49

Dear Councilors,

Thank you to each and every one of you who made time in your schedules to see me on such short notice today. It was very gratifying to see all of the Councilors hard at work and that six of you took the time to meet me face to face.

As was explained, I left on vacation February 19<sup>th</sup> and returned to find that the northern portion of URSA #49 had been deleted from urban reserves inclusion by Naito Amendment #2 on February 20<sup>th</sup> ("Naito #2"). Mr. Michael Morrissey provided me the brief transcript of the motion and discussion leading to the vote on Naito #2 (see Exhibit A on page 3). I find factual errors were incorporated in the argument to support carrying the amendment. Please take the time to weigh the following:

I. Councilor Naito stated that "As far as utility feasibility, the sewers are not available in that portion". There are appropriately designed and extendible sanitary and storm sewer facilities presently constructed to the east boundary of the northern portion of URSA #49 along the entire length of that boundary with the Murrayhill subdivision (refer to Exhibit B in November 18, 1996 testimony letter to METRO from Schwabe, Williamson & Wyatt). Ongoing development within the UGB is extending additional sewer services to the boundary and shall progress to the south all the way to Scholls Ferry Road. The entire northern portion of URSA #49 is already served by Tualatin Valley Water District, PGE, GTE, NW Natural Gas, and TCI, all of which have main service lines installed. There is also a fire station at the northwest corner of URSA #49.

II. Washington County Commission Chairwoman Peters stated that she opposes the site. She was heavily lobbied by the Petitioners for Cooper Mountain and subsequently made the political decision to oppose the site without regard to the criteria for designating land as urban reserve as listed in OAR 660-21-030(2), in particular factors 3 through 7 of

Goal 14. Washington County DLUT approved all of the local development in URSA #49 and the accompanying utility installation. Chairwoman Peters assessment of the site as very difficult to serve is in error, in fact it is easily and efficiently served. METRO's own engineering study shows this.

III. The "road problem" does not exist. All of Murrayhill's traffic is channeled to Weir Road, Murray Blvd. and Scholls Ferry Road. Northern URSA #49 does not need an outlet into the residential streets of Murrayhill, it should be served by Weir Road, 175<sup>th</sup> and Scholls Ferry Road, the intended major arterial and collector streets. The "internal streets" already developed are appropriately designed and up to current standards for urbanization. Previous development activity has required road right of way dedications that brought all widths up to standards. When urbanization occurs in this area, the accompanying roads shall shorten the travel distance to jobs and commercial centers. "Private easements" do serve as access to two Rural Planned Developments ("RPDs"), but the rest of the area is accessible by public streets and extensions of such. The two RPDs do not block access and extension of public street access. Public transit would be logically expanded into the area from the Murray Blvd. bus route when density provides reason to do so.

IV. METRO staff has shown the area to be topographically acceptable as reflected in the score sheet of Qualifying URSA's (score of 49). The steep land lies in the Summer Creek drainage, which shall be preserved in the course of development. It is currently protected by Significant Natural Resource designation. Ironically, development provides more protection to this stream. Under the Oregon Forest Practices Act, the mature timber is more vulnerable to removal than if urbanization were to occur. The land owners who now use their land as tree farms have the right to harvest the timber resources to make the farms profitable. By not now seeking preservation of this drainage, it may well be set back drastically in regards to its value as greenspace and mature natural condition.

V. The group referred to in the November 18, 1996 Schwabe, Williamson & Wyatt letter owns the large parcels in the northernmost portion of URSA #49. Our properties have no restrictive covenants, conditions or restrictions that are contrary to the 2040 plan. The Rural Planned Development home clusters have been restricted, but do not interfere with future land use of the surrounding larger parcels.

VI. Councilor Naito based the deletion of the northern portion from urban reserves on "environmental constraints". This is not criteria for disqualification. All URSA's have considerable environmental constraints that must be addressed in the course of pursuing the 2040 plan. This should not have been cited as a final reason for deletion of this area.

A disturbing fact I heard from the Councilors and staff is that this decision has been politicized and "horse traded" to make a final package palatable to a majority of the Council for passage at this time. The factual criteria as required by law had been being used until the Naito #2 Amendment was passed. Now the Council is relying on erroneous information and emotional issues that have no place to be used in this decision making process. I ask that this urban reserve site be amended to include the northernmost portion as defined in the November 18, 1996 testimony letter. (As of February 27<sup>th</sup>, Councilor Naito had not reviewed the entire file on URSA #49 and in particular, the

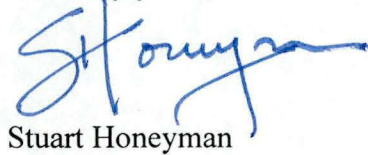


testimony letter). My attorney tells me that we have a strong case to appeal the ordinance as it stands now to LUBA, especially in the light that priority four resource land has been selected over priority one exception land. Steve Morasch from Schwabe, Williamson & Wyatt has sent a letter to Mr. Dan Cooper, METRO General Council, (February 26, 1997) indicating our desire to avoid an appeal and seek a remedy.

Please do not fall prey to those who wish to close the door in the face of so many others. We must make room for our future neighbors. Cooper Mountain is big enough for those who wish to live here if the job is done right. The regional park project has begun to succeed and shall be of great benefit to the environment and the people.

Thank you for your consideration.

Sincerely yours,



Stuart Honeyman

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**Exhibit A**

Item 49  
Site # 49

Metro Council Minutes  
2-20-97

Motion: Councilor Lisa Naito moved the exclusion the northernmost portion of Site 49.

Second: Councilor Patricia McCaig seconded the motion.

Discussion: Councilor Lisa Naito stated that when the Council voted on this parcel in December, 1996, and to exclude that middle EFU (exclusive farm use) portion, it changed the efficiency factors as far as this portion goes. Testimony has come in with respect to the steepness of this exception land and also Summer Creek runs through here. Since we are voting to exclude exception land at this point, I think the record needs to be very clear on what the factors are that warrant that exclusion. As far as utility feasibility, the sewers are not available in that portion. Washington County Commissioners oppose the site. They believe that it is a very difficult one to serve. There is a road problem here. There is no direct access from the existing Urban Growth Boundary on Murray Hill. A lot of internal streets are already developed. There is private easements. There is no transit available. As far as efficiency factors, there is about a 15% slope generally and some of it is quite steep. It is already highly parcelized and there are deed restrictions on some of the properties. There are significant environmental constraints. We are purchasing, through the Green Spaces program, some area near here. It is a significant natural resource area. It is the headwaters of Summer Creek. It is a wildlife corridor. Some of the slopes are about 25%. The Audubon Society has submitted testimony to request removal. In terms of access to town centers, I talked with people in the Murray Hill area who often drive to Lake Oswego which is much farther away rather than Beaverton just because of the traffic and road problems in that area. We are not going to achieve the kind of compact design and will not get any kind of density out of this area because of significant environmental concerns here, I do think that northern portion should be excluded.

Councilor Susan McLain: Again, as I look at the findings, which are really important to me as far as the exception land being deleted. One of the elements that I am concerned about is that you have used the reasoning of efficiency because of steepness and also because of the fact that there are a number of parcels that are small and partitioned. There is, on the corner, what I would call the northeast corner - there are 27 acres there that is in one contiguous piece and has been clear cut. Also, if you would look down at the bottom - let's go to the middle there - on Road 175, there is a fire station and there is at least a twenty-acre piece going up from there that has one or two ownership's and is it a contiguous piece? Would it be your purpose to exclude all of it and just what you consider to be steep and not efficiently served?

Councilor Lisa Naito: In light of the environmental constraints, I believe that the whole northernmost portion should be deleted. With regard to the issues I spoke to earlier, it is not just the topography of individual parcels of the land that may be included but all of the factors that I have mentioned before including the headwaters of the creek, the wildlife corridor, the steepness of the slopes, and the local government has indicated that it is very expensive and difficult to serve and transportation issues as well. I think all of those factors support deleting the whole northern portion.

Vote: Aye - 6; No - 0; Abstain 1 (Councilor Morissette)



P02

Metro Council Meeting  
February 13, 1997  
Page 45

**EXHIBIT**

0 30697-38

fax 797-1793  
attn: Chris Billington

personal  
opinions  
written

Ms. Susan Stevens Hummel, 1600 SW Childs Road, Lake Oswego, OR 97034 appeared to speak and to express about URSA #33, which is <sup>an approximately 50-acre</sup> ~~an 80-acre~~ family farm/forest that straddles ~~the intersection of~~ Childs Road at the intersection ~~with~~ Stafford Road. Her family has owned the farm since the 1950's. The focus of her remarks was on the vegetation, hydrology, topography, and management of ~~the~~ <sup>the</sup> property; specifically the land bordered to the south by Ecotopia Lane, to the east by Stafford Road, and to the north by Childs Road.

Ms. ~~Stevens~~ Hummel reported that from 1981 to 1983 her family planted trees on <sup>approximately</sup> ten acres which had previously been used as cattle pasture. From 1987 to 1992, some of these trees were sold during the Christmas season. In 1996 she initiated a long-term competition/density experiment with the remaining trees. The objective of the study was to measure responses of tree growth, <sup>understorey</sup> ~~understore~~ (sp.?) plant <sup>at least</sup> diversity, and bird species abundance associated with density. Annual measurements are taken in <sup>four</sup> permanent sample plots. Results from the study <sup>may</sup> ~~will~~ help establish guidelines for the conversion and management of Christmas tree plantations in Northwest Oregon. In addition to the young forest they planted, their property has approximately <sup>15</sup> ~~45~~ acres of mature forest. The mature forest is characterized by a diversity of native plant and animal species, three streams, natural springs and slopes of between 30 to 40%. Dominant tree species include Western Red Cedar, Douglas Fir, Western Hemlock, Red Alder, Wild Cherry, and Big Leaf Maple. She offered the testimony as an over-30-year resident of <sup>the</sup> Stafford <sup>area</sup> Triangle, as a forest scientist, and as a citizen.

Ms. ~~Stevens~~ Hummel said the forested land on <sup>the</sup> ~~her~~ property is a current and future asset to the Tualatin River Watershed and to local communities. She said she envisioned an educational forest where children and adults can experience upland and riparian managed forest eco-systems.

\*common names for tree species not capitalized, except the proper name Douglas-fir, (which is hyphenated, since it is not a true fir)

03-05-97 06:26PM FROM 7



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DATE: 5 March 1997

TO: Chris Billington

COMPANY: METRO Council

FAX NUMBER: (503) 797-1973 1793

PHONE NUMBER: \_\_\_\_\_

FROM: Susan Hummel

COMPANY: —

FAX NUMBER: —

PHONE NUMBER: (503) 638-9083

NOTES:

Chris, Here are my revisions to the recorded testimony from 13 Feb 97. Please enter the revisions into the official record prior to 5pm PST on Thurs 6 Mar 97. At your earliest convenience I will appreciate a copy of the official, revised version of my testimony.

Many thanks,  
Susan

TOTAL NUMBER OF PAGES INCLUDING THIS COVER SHEET

2

030697-39

EXHIBIT

Urban Reserves as of 2/27/97

Site #	Total Acres	Resource Acres	Exception Acres
1	532.5	199.6	332.8
2	388.8	88.7	300.1
3	22.3	22.3	0.0
4	123.5	0.0	123.5
5	1,358.5	0.0	1,358.5
6	2,166.3	380.8	1,785.6
7	441.9	0.0	441.9
8	528.7	0.1	528.6
9	561.2	0.0	561.2
10	139.5	0.0	139.5
11	473.0	60.1	412.9
13	65.5	0.0	65.5
14	307.2	42.6	264.6
15	314.7	0.0	314.7
17	188.6	0.0	188.6
18	98.8	0.0	98.8
19	12.2	0.0	12.2
22	337.2	0.0	337.2
23	22.8	0.0	22.8
24	173.4	0.0	173.4
25	1,048.6	0.0	1,048.6
26	2,140.2	0.0	2,140.2
29	189.6	0.0	189.6
30	206.6	0.0	206.6
31	736.4	615.1	121.3
32	87.4	76.0	11.5
33	338.7	71.6	267.0
34	756.5	0.3	756.2
35	71.8	0.0	71.8
36	33.1	0.0	33.1
37	145.5	0.0	145.5
39	13.1	10.4	2.8
41	423.1	286.1	137.0
42	249.1	0.0	249.1
43	10.3	0.0	10.3
44	237.9	189.5	48.4
45	462.9	0.0	462.9
47	82.3	0.0	82.3
48	216.5	0.0	216.5
49	261.6	0.0	261.6
51	84.4	0.0	84.4
52	106.8	1.7	105.1
53	203.5	182.9	20.6
54	191.1	144.1	47.1
55	827.0	414.0	413.0
61	27.6	0.0	27.6
62	53.3	10.0	43.3
63	10.1	10.1	0.0
64	193.8	16.5	177.3
65	485.2	220.4	264.8
67	318.4	0.0	318.4
68	67.6	0.0	67.6
69	14.5	14.4	0.1
70	28.3	28.3	0.0
<b>Total</b>	<b>18,579.2</b>	<b>3,085.4</b>	<b>15,493.9</b>



METRO

## EXHIBIT

030697-40

Date: March 3, 1997

To: Presiding Officer Kvistad, Metro Council

From: <sup>LSS</sup> Larry Shaw, Office of General Counsel

Subject: Technical Amendments

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Two technical amendments have been brought to our attention and included in the attached "E" version of the urban reserve ordinance. After review of these amendments, the Office of General Counsel has determined that these amendments are not material changes requiring further consideration of this ordinance.

1. Ordinance section incorporating the First Tier Map. The UGB procedures in Exhibit A were amended to generalize the reference to the First Tier map, eliminating the reference to this ordinance. The First Tier map attached as part of Exhibit A is now explicitly referenced in Section 5 of the ordinance.
2. Amendments to 3.01.012(e), the "urban reserve plan" added references to "school districts" in addition to the general term "service districts." For consistency, "school districts" is added to 3.01.005(c)(4) and 3.01.015(d).

jep

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