



## RESERVES CORE 4 MEETING ANNOTATED AGENDA

Date: Monday, February 8, 2010  
Time: 9:00 a.m. – noon  
Place: Council Chambers, Metro Regional Center, 600 NE Grand Avenue, Portland

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I. Welcome (9:00 – 9:10)

*Debra Nudelman*

- Agenda review
- Approval of minutes from January 11, 2010 Core 4 meeting (*attached*)

II. Core 4 Updates (9:10 – 9:20)

III. Public Comment Results (9:20 – 9:45)

*Core 4 staff*

- Review and discuss public outreach results  
*Desired outcome: Core 4 discussion of public outreach results.*  
*Packet materials: Public comment results document.*

IV. Regional Urban and Rural Reserves (9:45 – 11:00)

*Debra Nudelman/Core 4*

- Strive for agreement on regional urban and rural reserves map.  
*Desired outcome: Core 4 agreement on regional map for February adoption and confirm next steps.*  
*Packet materials: Urban and rural reserves regional map and summary list.*

V. Reserves Intergovernmental Agreements (11:00 – 11:50)

*Dick Benner/Core 4 staff*

- Strive for agreement on reserves intergovernmental agreements (IGAs).  
*Desired outcome: Core 4 agreement on IGAs for February adoption and confirm next steps.*  
*Packet materials: Revised draft IGAs.*

VI. Wrap-up (11:50 – 12:00)

*Debra Nudelman*

- Action review/next steps

VII. Adjourn



January 14, 2009

## MEMORANDUM

**TO:** Reserves Core 4 and Project Management Team Members

**FROM:** Debra Nudelman and Melissa Egan, Kearns & West

**SUBJECT:** Reserves Core 4 Meeting – January 11 Action Items and Meeting Summary

Thank you for your participation and efforts at the Reserves Core 4 Meeting held January 11, 2010 at Metro in Portland, Oregon. This memo includes the upcoming meeting dates, agreed-upon action items, and meeting summary.

Upcoming Meeting Dates	Who	Location
<ul style="list-style-type: none"><li>• <u>February 8, 2009</u> 9:00 am – noon</li></ul>	Core 4 Meeting	Metro Council Chambers
<ul style="list-style-type: none"><li>• <u>March 8, 2009</u> 9:00 am – noon</li></ul>	Core 4 Meeting	Metro Council Chambers

Action Items	Who	When
<ol style="list-style-type: none"><li>1. <u>Information Follow up</u><ul style="list-style-type: none"><li>• Develop and distribute action items and meeting summary</li></ul></li></ol>	Kearns & West	ASAP
<ol style="list-style-type: none"><li>2. <u>Core 4 Information: Requested Tasks</u><ul style="list-style-type: none"><li>• Regarding UR-9, determine the best way to designate to not preclude future connector project</li><li>• Determine which policies currently guide an urban designation going to rural or undesignated, and consider options for Core 4 based on that information</li></ul></li></ol>	PMT  PMT with Dick Benner	Strive for 1/28/10

Action Items	Who	When
<ul style="list-style-type: none"> <li>Review proposed areas of preliminary agreement through Group McKenzie lens to determine what land is developable</li> <li>Develop language for descriptions of alternatives to be shown on best effort proposal map</li> <li>Email draft 5 of the IGA to Core 4</li> </ul>	Metro and PMT  Metro and PMT  John Williams	Strive for 1/28/10   Completed
3. <u>IGA Information: Requested Tasks</u> <ul style="list-style-type: none"> <li>Develop process by which governance is determined for inclusion in IGAs (Optional Element #4)</li> <li>Confer with Richard Whitman from LCDC about how to design the policy to make future “minor revisions” possible</li> <li>Develop definitions for what constitutes a minor, medium or significant revision</li> <li>Provide information to clarify B5 on the Draft IGA as it pertains to rural reserves</li> <li>Provide further information on best mechanism to protect viewshed on Highway 26</li> </ul>	PMT with Dick Benner  Dick Benner  PMT with Dick Benner PMT with Dick Benner  Dick Benner	Strive for 1/28/10

Meeting Documents
<p>The following documents were distributed at this meeting:</p> <ul style="list-style-type: none"> <li>Core 4 Meeting Packet 1-11-10</li> <li>Urban and Rural Reserves Regional Map</li> <li>Core 4 Reserves Status, 1-7-10</li> <li>Intergovernmental Agreement Between Metro and XXXX County to Adopt Urban and Rural Reserves, Draft 5, 1-6-10</li> </ul> <p><i>Copies of these documents can be obtained by contacting Kearns &amp; West</i></p>

## **MEETING SUMMARY**

Attendees: Tom Brian (Washington County), Jeff Cogen (Multnomah County), Kathryn Harrington (Metro), Charlotte Lehan (Clackamas County), plus Core 4 staff, Chuck Beasley (Multnomah County), Dick Benner (Metro), Brent Curtis (Washington County), Mike Dahlstrom (Washington County), Doug McClain (Clackamas County), Karen Schilling (Multnomah County), Marcia Sinclair (Metro), Ray Valone (Metro), John Williams (Metro), Aaron Wilson (Metro). Public attendees:

Cherry Amabisca, Dee Anders, Ed Bartholemy, John Chambers, Carol Chesarek, Danielle Cowan, Jon Holan, Carrie Maclaren, John Messner, Judy Messner, Linda Peters, Doug Rux, Dick Schouten, Pete Truax, Matt Wellner. Facilitation team: Deb Nudelman and Melissa Egan (Kearns & West).

## **NOTES**

### Agenda Review

Deb Nudelman called the meeting to order at 9:10 am. She reviewed the agenda. The main topics for discussion today are the draft intergovernmental agreement and the public outreach events and materials.

### Approval of Minutes

The December 9, 2009 Core 4 meeting summary was approved as final. Kathryn Harrington suggested some additional text be added to the December 16, 2009 Core 4 meeting summary for clarity; the summary was approved as final with that modification.

### Core 4 Updates

The Core 4 had no updates.

### Reserves Intergovernmental Agreements

Dick Benner provided an update on status of the Reserves Intergovernmental Agreement (IGA) document and discussions. He distributed Draft 5 of the IGA. There was a recent meeting of the attorneys from Metro and the three counties and they will meet again near the end of January. They first discussed the required elements then the optional elements; they still need to address the recitals and final version of the text.

Since the Core 4 has last seen the draft IGA, there have been two notable changes in the text. Dick referred the group to section B5, where they propose to add new language, shown in underline and italics below.

A policy that XXXX County will not amend its comprehensive plan or any land use regulation that applies to land designated “Urban Reserve” or “Rural Reserve” to allow uses not allowed, or to allow creation of new lots or parcels smaller than allowed, on the date of adoption of the *county* ordinance designating reserves, *except those uses authorized by amendments to Oregon Revised Statutes or to LCDC rules after adoption of the county ordinance.*

Dick said they tried to anticipate possible legislative changes which may allow for upzoning, or changes in allowable uses, for farmlands. One example is that if a city proposes a new urban road on rural land; this can happen, but it requires an exception. With the changes in the text above, they were trying to address general upzones such as the example given.

The other change to the IGA Dick reviewed concerns section C5, where they propose to remove language, shown in brackets and italics below.

If XXXX County or Metro proposes an amendment to the Agreement, the two parties will convene [a meeting of] the four governments to consider the amendment.

This modification is suggested to provide flexibility for any future process that may need to occur to deal with proposed minor changes to the IGA or UGB. It may be that convening a meeting is desirable, but they do not want to require it in the IGA. Jeff Cogen asked if they had come up with a definition of “minor revision” for the Core 4 to consider. Dick said this is still being discussed among the attorneys.

Dick explained the current thinking around “concept plans,” which are discussed in section A7 of the draft IGA. The attorneys feel it is preferable to keep the language fairly general around concept plans in the IGA. They are working on proposed revisions to Title 11, which addresses planning for newly added acres to the UGB. For questions concerning which city will annex new land, a concept plan will include the basics of what land to adopt, and the specifics will be outlined in the revised Title 11. Brent Curtis added that in the future in Washington County, the cities, rather than the county, will be responsible for land use planning and governance. He wants to continue to explore how this policy will be implemented.

Returning to the “minor revision” topic, Dick mentioned that the attorneys have only had preliminary conversations. They see two main issues: 1) how many acres is “minor?”, and 2) will the process for minor revisions pertain to only urban reserve designations, or will it also include rural reserves? On the second question, per statute there is a little more flexibility for urban reserves, but it is permissible to make rural reserves larger within the 50 year timeframe from when one is designated. Kathryn Harrington asked how undesignated land might come into play concerning minor revisions. Dick said that issue, along with all the other issues, is still under discussion.

Dick encouraged the Core 4 and PMT to be in contact with their lawyers and him if any further questions or issues come up. They are having another meeting in January and welcome input. Tom Brian asked if the draft IGA is part of the upcoming public outreach. Dick responded that yes, it is available for the public to review.

Deb noted that by the end of January, there will be a new best effort draft available for the Core 4 to review and share with their boards before the February 2 meeting. Kathryn said it would be preferable to have a draft by January 28. The Core 4 requested that draft 5 be emailed to them.  
[Action Item]

There was brief discussion about timelines and dates for IGA adoption. Each county and Metro is considering if they will have joint hearings and will confirm their decision and if so, propose dates as soon as possible. Charlotte Lehan said she is concerned about the tight timeline, wondering if it precludes genuine public input. She wants to be sure there is time to synthesize and incorporate feedback and make changes if necessary. The Core 4 all share this concern and will be open to the possibility that they may have to reconvene to consider new information.

#### Public Outreach Events and Materials

John Williams began by reviewing the map that will be featured at the public outreach open houses. He noted that they developed a new numbering system, dividing the region into nine areas, to make

it easier for the public to decipher the information. Marcia Sinclair explained the structure of the open houses; there will be nine stations which correspond to the nine areas, including fact sheets for people to take with them. There will be laptops with Google Earth capabilities, so attendees can enter an address and see what the proposed designation is. Everyone will receive a survey, which can be filled out on paper or on-line. They made every attempt to ensure that the materials available at the open houses were identical to those on-line, making it a virtual open house experience for those who access the information electronically.

Marcia said they sent out 27,000 postcards to announce the series of open houses. In addition, there was a story on OPB radio and each county has the information on their websites. Ads have been placed in newspapers and there is a hotline set up at Metro to receive calls. Mike Dahlstrom added that the materials will all be available in Spanish, and that the hotline can accommodate the Spanish-only speaking population.

Marcia said the public involvement staff is very aware of the tight timeline for getting the comments from the open houses to the Core 4 and will do their best to be sure it happens on time. Kathryn thanked all the staff, acknowledging the vast amount of work that has gone into the public outreach activities and materials. The Core 4 agreed that the latest version of the map was well done and much appreciated.

Deb invited Dick Benner back to the table to discuss the explanatory text that will accompany the map. Dick noted that the law requires Metro and the counties to adopt a common set of findings which will explain to LCDC and the general population why decisions were made. They are still working on a draft of the findings; there is a working draft in circulation. With respect to each area on the map, the findings are an expression of intent. The findings can express the intent of the four governments on numerous issues, such as how many units per acre are to be developed, viewshed protection on Highway 26, and not developing the buttes in urban reserve areas. They would express intentions without making requirements.

Dick added that he cautions the Core 4 against “conditioning” reserves; this is generally done in concept planning. He recommends that if the Core 4 wants to say something about a reserve area, it should be stated in the findings. Tom suggested that if it is desirable to have a special notation, it could also be in an addendum which clearly states, for example, “while not a condition of the designation, the following is noted...” Tom felt a statement such as this could help clarify the record. Charlotte said this is fine for some areas, but not for protecting the view corridor. She said she was assured by Metro that there is a better mechanism for preserving the view corridor than designating a rural reserve. She feels that simply expressing an intention has no weight. Dick said in this case, it may a good idea to revise the agreement with the City of Sandy. Charlotte has concerns about how this might work; it does not make sense to her to work on a two party agreement between Clackamas County and Sandy, and then attempt a four party agreement with Clackamas County, Sandy, Metro and ODOT. Dick said that perhaps this could be accomplished by including it in the IGA. He said that this topic needs further discussion among the attorneys and he will come back to the Core 4 with more information. [Action Item]

Kathryn said that the IGA is now moving beyond the Core 4 to a broader audience of the twenty two elected officials who ultimately need to agree to it. It is important to make sure this document is shared with enough time for a thorough review among each of the county boards and Metro Council.

#### Wrap-up/Summary

The next Core 4 meeting is Monday, February 8, from 9:00 a.m. to noon at Metro.

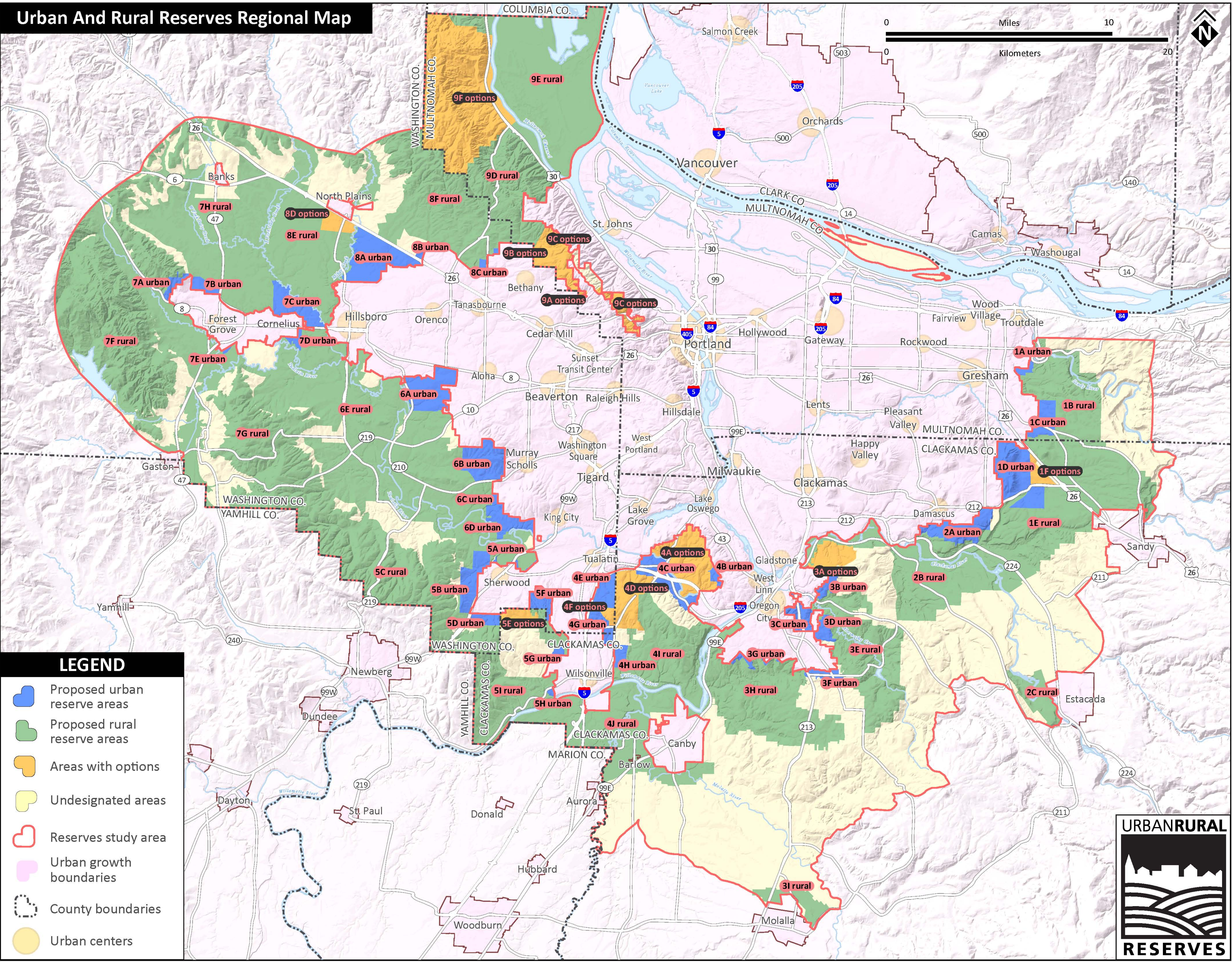
There was no additional business; Deb adjourned the meeting at 10:55.

Meeting summary prepared by Kearns and West.



# Urban And Rural Reserves Regional Map

0 10 Miles  
0 20 Kilometers







## Core 4 Reserves Status

Date: January 11, 2010

### Urban Reserve Proposal for Public Comment

Identifier	Location	Approx. Acreage
1A	Troutdale, SE of City, bounded by UGB on west and SE Stark and SE 282 <sup>nd</sup> Drive on east	186
1C	East of Gresham, south of Lusted Rd, west of 302 <sup>nd</sup> and north of Johnson Creek floodplain	855
1D	Boring/Damascus area, south and west of Hwy 26 (including rural buffer). Includes community of Boring north of SE Kelso Rd	2,691
2A	Damascus, south & southeast of City to bluff and Noyer Creek area	1,576
3B	Oregon City, east of City centered on S Holcomb Blvd.	384
3C	Oregon City, Newell Canyon area	696
3D	Oregon City, east of City centered on S Maple Lane Rd	486
3F	South of Oregon City Centered on S Henrici Rd.	362
3G	Oregon City, three 'bench' areas south of City	220
4B	Stafford/West Linn, small area adjacent to SW Rosemont & SW Solano Rd	162
4C	Stafford, linear strip centered on SW Borland Rd	1,362
4E	Norwood Rd area, north of SW Frobase Rd, east of I-5, & west of SW 65 <sup>th</sup> Ave	845
4G	Northeast Wilsonville, north and south of SW Elligsen Rd	585
4H	East Wilsonville, area bisected by SW Advance Rd.	346
5A	North of Sherwood, small area between the UGB and Tualatin River floodplain	123

5B	West of Sherwood, south of SW Lebeau/SW Scholls-Sherwood Road and north of SW Chapman Rd	1,280
5D	South of Sherwood, south of SW Brookman Rd.	439
5F	Between Sherwood and Tualatin in the vicinity of SW Tonquin Road	568
5G	West Wilsonville, north of SW Tooze Rd & east of SW Graham's Ferry Rd.	120
5H	SW Wilsonville, south of Wilsonville Rd, west of Willamette Way	63
6A	S of Hillsboro, west of SW 209 <sup>th</sup> Ave & north of Rosedale Rd.	2,000
6B	Cooper Mtn., north of SW Scholls Ferry & east of SW Grabhorn Road	1,776
6C	West of West Bull Mt. & north of SW Beef Bend Rd.	559
6D	S of Beef Bend, east of Roy Rogers Rd and north of Tualatin River	519
7A	Northwest Forest Grove, north and south of David Hill Rd	333
7B	North of Forest Grove, between NW Thatcher Rd & Hwy 47, south of NW Purdin Rd.	489
7C	N of Cornelius, north of TV Hwy, west of Dairy Creek & east of NW Cornelius Schefflin Rd	1,409
7D	S of Cornelius, west of SW 345 <sup>th</sup> Ave to Tualatin River	205
7E	S of Forest Grove, south of Elm Street	37
8A	N of Hillsboro, east of McKay Creek, south of Hwy 26 to city boundary	2,670
8B	North of Hwy 26, Northwest quadrant area of Hwy 26/Helvetia Rd Interchange	91
8C	Bethany, two areas, one west of NW 185 <sup>th</sup> and second area north of PCC Rock Creek	173
<b>Total Approximate Acreage</b>		<b>23,610</b>



The above table represents the following acreage break-down for proposed urban reserves for the three counties:

Clackamas County	8,631
Multnomah County	1,041
Washington County	13,938
<b>Total</b>	<b>23,610</b>

### Areas with Options for Public Comment

<b>Identifier</b>	<b>Location</b>	<b>Approx. Acreage</b>
1F	North of Hwy 212, east of SE 282 <sup>nd</sup> and south of Hwy 26	479
3A	North of Oregon City centered on S Forsythe Rd.	1,255
4A	Stafford, north of Tualatin River between West Linn and Lake Oswego	3,170
4D	Stafford Road south of I-205, west of SW Newland Rd and generally east of the Clackamas/Washington County line	2,262
4F	South of SW Frobase Rd and west of SW 65 <sup>th</sup> Ave	273
5E	South of Sherwood, east and west of SW Baker Rd and north of SW Morgan Rd	515
8D	South of Hwy 26, east of NW Gordon Rd, centered on NW Beach Rd	642
9A	Bonny Slope area along NW Laidlaw Rd, adjacent to the City of Portland	145
9B	East of North Bethany Community Plan area along NW Springville Rd	464
9C	South of BPA power line, west and north of the City of Portland, east of Multnomah/Washington County line	2,005
9F	West of Hwy 30, east of Multnomah/Washington County line, north of Rock Creek Rd	12,368
<b>Total Approximate Acreage</b>		<b>23,578</b>

The above table represents the following acreage break-down for areas with options for the three counties:

Clackamas County	7,681
Multnomah County	14,982
<u>Washington County</u>	<u>915</u>
Total	23,578

### **Rural Reserve Proposal for Public Comment**

The acreage break-down for proposed rural reserves for the three counties is:

Clackamas County	70,075
Multnomah County	30,235
<u>Washington County</u>	<u>129,484</u>
Total	229,794



**DRAFT 7**  
February 1, 2010  
**Intergovernmental Agreement**  
**Between Metro and Clackamas County**  
**To**  
**Adopt Urban and Rural Reserves**

This Agreement is entered into by and between Metro and Clackamas County pursuant to ORS 195.141 and 190.003 to 190.110 for the purpose of agreeing on the elements of an ordinance to be adopted by Metro designating Urban Reserves and of an ordinance to be adopted by Clackamas County designating Rural Reserves, all in Clackamas County.

**PREFACE**

*This agreement will lead to the designation of Urban Reserves and Rural Reserves. Designation of the Urban and Rural Reserves by this agreement will help accomplish the purpose of the 2007 Oregon Legislature in enacting Senate Bill 1011, now codified in ORS 195.137 to 195.145 (“the statute”):*

*Facilitate long-term planning for urbanization in the region that best achieves*

- *Livable communities;*
- *Viability and vitality of the agricultural and forest industries; and*
- *Protection of the important natural landscape features that define the region.*

**RECITALS**

*WHEREAS, Metro and Multnomah, Washington and Clackamas Counties (“the four governments”) have declared their mutual interest in long-term planning for the three-county area in which they exercise land use planning authority to achieve the purpose set forth in the statute; and*

WHEREAS, the Oregon Legislature enacted the statute in 2007, at the request of the four governments and many other local governments and organizations in the region and state agencies, to establish a new method to accomplish the goals of the four governments through long-term planning; and

WHEREAS, the statute authorizes the four local governments to designate Urban Reserves and Rural Reserves to accomplish the purposes of the statute, which are consistent with the goals of the four governments; and

WHEREAS, the Land Conservation and Development Commission (“LCDC”) adopted rules to implement the statute on January 25, 2008, as directed by the statute; and

WHEREAS, the statute and rules require the four governments to work together in their joint effort to designate reserves and to enter into formal agreements among them to designate reserves in a coordinated and concurrent process prior to adoption of ordinances adopting reserves; and

WHEREAS, the statute and the rules set forth certain factors to be considered in the designation of reserves, and elements to be included in ordinances adopting reserves; and

WHEREAS, the four governments have followed the procedures and considered the factors set forth in the statute and the rule; and

WHEREAS, the four governments have completed an extensive and coordinated public involvement effort; and

WHEREAS, the four governments have coordinated their efforts with cities, special districts, school districts and state agencies in the identification of appropriate Urban and Rural Reserves;

NOW, THEREFORE, Metro and Clackamas County agree as follows:

### **AGREEMENT**

- A. **Metro agrees to consider the following policies and Urban Reserve designations at a public hearing and to incorporate them in the Regional Framework Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:**
1. A policy that designates as Urban Reserves those areas shown as proposed Urban Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
  2. A policy that determines that the Urban Reserves designated by the Regional Framework Plan pursuant to this Agreement are intended to provide capacity for population and employment for the \_\_ years between 2010 and \_\_\_\_, a total of \_\_ years from the date of adoption of the ordinance designating the reserves.
  3. A policy that gives highest priority to Urban Reserves for future addition to the urban growth boundary (UGB).
  4. A map depicting the Urban Reserves adopted by Metro and the Rural Reserves adopted by Clackamas County following this Agreement.
  5. A policy that Metro will not add Rural Reserves designated by ordinance following this Agreement to the regional UGB for \_\_ years.
  6. A policy that Metro will not re-designate Rural Reserves as Urban Reserves for \_\_ years.



7. A policy that Metro will require a “concept plan”, the required elements of which will be specified in the Urban Growth Management Functional Plan in consultation with the county, for an area of Urban Reserves under consideration for addition to the UGB to be completed prior to the addition. Concept plans *will* address finance, provision of infrastructure, natural resource protection, governance, the planning principles set forth in Exhibit B and other elements critical to the creation of great communities. *Concept plans will provide that areas added to the UGB will be governed and planned by cities prior to urbanization.*
  8. A policy that Metro will review the designations of urban and rural reserves, in coordination with Clackamas, Multnomah and Washington Counties, within 20 years after the adoption of reserves by the four governments pursuant to this agreement.
- B. Clackamas County agrees to consider the following policies and Rural Reserve designations at a public hearing and to incorporate them in its Comprehensive Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:**
1. A policy that designates as Rural Reserves the areas shown as proposed Rural Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
  2. A map depicting the Rural Reserve” designated by the Comprehensive Plan and the Urban Reserves adopted by Metro following this Agreement.
  3. A policy that Clackamas County will not include Rural Reserves designated pursuant to this Agreement in the UGB of any city in the county for \_\_\_ years from the date of adoption of the ordinance designating the reserves.
  4. A policy that the county will not re-designate Rural Reserves as Urban Reserves for a city in the county for \_\_\_ years from the date of adoption of the ordinance designating the reserves.
  5. A policy that commits the county to participation in development of a concept plan for an area of Urban Reserves under consideration for addition to the UGB.
  6. A policy that the county will review the designations of Urban and Rural Reserves, in coordination with Metro and Multnomah and Washington Counties, within 20 years after the adoption of reserves by the four governments pursuant to this agreement.
- C. Clackamas County and Metro agree to follow this process for adoption of the ordinances that will carry out this Agreement:**
1. Each government will hold at least one public hearing on its draft ordinance prior to its adoption.

2. Metro and the county will hold their final hearings and adopt their ordinances no later than \_\_\_\_\_, 2010.
  3. If testimony at a hearing persuades Metro or the county that it should revise its ordinance in a way that would make it inconsistent with this Agreement, then it shall continue the hearing and propose an amendment to the Agreement to the other party and to Multnomah and Washington Counties.
  4. If Clackamas County or Metro proposes an amendment to the Agreement, the two parties will convene the four governments to consider the amendment. *If the four governments decide to revise the agreement, Clackamas County and Metro shall make conforming revisions to this agreement.*
  5. Metro and Clackamas County will adopt a common set of findings, conclusions and reasons that explain their designations of Urban Reserves and Rural Reserves as part of their ordinances adopting the reserves.
  6. *Metro and Clackamas County will establish, in coordination with Multnomah and Washington Counties, a process for making minor revisions to boundaries between Urban Reserves and undesignated land that can be made at the time of concept planning, and a process for making minor additions to Rural Reserves, with notice to, but without convoking all four reserves partners.*
  7. Within 45 days after adoption of the last ordinance adopting reserves of the four governments, Clackamas County and Metro will submit their ordinances and supporting documents to LCDC in the manner of periodic review.
- D. Clackamas County and Metro further agree to work with the city of Sandy to revise their three-party Intergovernmental Agreement on Green Corridors and Rural Reserve and Population Coordination, dated December 3, 1997, to ensure protection of visual resources along U.S. Highway 26 between the Metro urban growth boundary and the Sandy urban growth boundary.*

CLACKAMAS COUNTY

METRO

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Lynn Peterson  
Chair, Clackamas County  
Board of Commissioners

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David Bragdon,  
Metro Council President

**DRAFT\***  
February 1/2010

**Exhibit B to Agreement between Metro and Clackamas County**

**PRINCIPLES FOR CONCEPT PLANNING OF URBAN RESERVES**

1. Concept planning for specific, enumerated Urban Reserves on the Urban and Rural Reserves map may occur separately and at different times.
2. A concept plan for any Urban Reserve area must be approved by the county, the city or cities who will govern the area and Metro.
3. The following cities shall be invited to participate in concept planning of the following Urban Reserves:
  - Areas 1D and 1F (Clackanomah) – Damascus, Gresham and Sandy
  - Area 3C (Newell Creek Canyon/Holly Lane) – Oregon City
  - Area 4A (North Stafford Area) – Tualatin, Lake Oswego and West Linn
  - Area 4C (North Borland Road ) - Tualatin, Lake Oswego and West Linn
4. Concept plans shall provide that any area added to the UGB shall be governed by one or more of the following cities, or a new city, with preferences to the following:
  - Areas 1D and 1F (Clackanomah) – Damascus and Gresham
  - Area 3C (Newell Creek Canyon/Holly Lane) – Oregon City
  - Area 4A (North Stafford Area) – Tualatin, Lake Oswego and West Linn
  - Area 4C (North Borland Road ) - Tualatin, Lake Oswego and West Linn
5. Concept planning for Urban Reserve areas that are suitable for industrial and other employment uses – such as portions of Clackanomah and the Borland Road area - will recognize the opportunity to provide jobs in this part of the region.
6. Concept planning for Urban Reserve areas that are suitable for a mix of urban uses – such as the Borland Road area – will recognize the opportunity to provide employment and mixed-use centers with housing at higher densities and employment at higher floor-to-area ratios, and will include designs for a walkable, transit-supportive development pattern.
7. Concept planning shall recognize environmental and topographic constraints and habitat areas, such as the buttes in the Clackanomah area, Newell Creek Canyon in Urban Reserve Area 3C and the riparian areas along creeks in the North Stafford Area and will reduce housing and employment capacity expectations accordingly.
8. Concept planning for the portion of the Clackanomah area along Highway 26 will recognize the need to provide and protect a view corridor considering, among other things,



landscaping, signage and building orientation. Metro and Clackamas County also recognize the need to work with the City of Sandy to revise the existing intergovernmental agreement among the parties.

*\*The Clackamas County Board and the Metro Council have not yet reviewed and accepted this statement of principles for purposes of attachment to the IGA.*

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WHEREAS, the Oregon Legislature enacted the statute in 2007, at the request of the four governments and many other local governments and organizations in the region and state agencies, to establish a new method to accomplish the goals of the four governments through long-term planning; and

WHEREAS, the statute authorizes the four local governments to designate Urban Reserves and Rural Reserves to accomplish the purposes of the statute, which are consistent with the goals of the four governments; and

WHEREAS, the Land Conservation and Development Commission (“LCDC”) adopted rules to implement the statute on January 25, 2008, as directed by the statute; and

WHEREAS, the statute and rules require the four governments to work together in their joint effort to designate reserves and to enter into formal agreements among them to designate reserves in a coordinated and concurrent process prior to adoption of ordinances adopting reserves; and

WHEREAS, the statute and the rules set forth certain factors to be considered in the designation of reserves, and elements to be included in ordinances adopting reserves; and

WHEREAS, the four governments have followed the procedures and considered the factors set forth in the statute and the rule; and

WHEREAS, the four governments have completed an extensive and coordinated public involvement effort; and

WHEREAS, the four governments have coordinated their efforts with cities, special districts, school districts and state agencies in the identification of appropriate Urban and Rural Reserves;

NOW, THEREFORE, Metro and Clackamas County agree as follows:

### **AGREEMENT**

- A. **Metro agrees to consider the following policies and Urban Reserve designations at a public hearing and to incorporate them in the Regional Framework Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:**
1. A policy that designates as Urban Reserves those areas shown as proposed Urban Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
  2. A policy that determines that the Urban Reserves designated by the Regional Framework Plan pursuant to this Agreement are intended to provide capacity for population and employment for the \_\_ years between 2010 and \_\_\_\_, a total of \_\_ years from the date of adoption of the ordinance designating the reserves.
  3. A policy that gives highest priority to Urban Reserves for future addition to the urban growth boundary (UGB).
  4. A map depicting the Urban Reserves adopted by Metro and the Rural Reserves adopted by Clackamas County following this Agreement.
  5. A policy that Metro will not add Rural Reserves designated by ordinance following this Agreement to the regional UGB for \_\_ years.
  6. A policy that Metro will not re-designate Rural Reserves as Urban Reserves for \_\_ years.



7. A policy that Metro will require a “concept plan”, the required elements of which will be specified in the Urban Growth Management Functional Plan in consultation with the county, for an area of Urban Reserves under consideration for addition to the UGB to be completed prior to the addition. Concept plans *will* address finance, provision of infrastructure, natural resource protection, governance, the planning principles set forth in Exhibit B and other elements critical to the creation of great communities. *Concept plans will provide that areas added to the UGB will be governed and planned by cities prior to urbanization.*
  8. A policy that Metro will review the designations of urban and rural reserves, in coordination with Clackamas, Multnomah and Washington Counties, within 20 years after the adoption of reserves by the four governments pursuant to this agreement.
- B. Clackamas County agrees to consider the following policies and Rural Reserve designations at a public hearing and to incorporate them in its Comprehensive Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:**
1. A policy that designates as Rural Reserves the areas shown as proposed Rural Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
  2. A map depicting the Rural Reserve” designated by the Comprehensive Plan and the Urban Reserves adopted by Metro following this Agreement.
  3. A policy that Clackamas County will not include Rural Reserves designated pursuant to this Agreement in the UGB of any city in the county for \_\_\_ years from the date of adoption of the ordinance designating the reserves.
  4. A policy that the county will not re-designate Rural Reserves as Urban Reserves for a city in the county for \_\_\_ years from the date of adoption of the ordinance designating the reserves.
  5. A policy that commits the county to participation in development of a concept plan for an area of Urban Reserves under consideration for addition to the UGB.
  6. A policy that the county will review the designations of Urban and Rural Reserves, in coordination with Metro and Multnomah and Washington Counties, within 20 years after the adoption of reserves by the four governments pursuant to this agreement.
- C. Clackamas County and Metro agree to follow this process for adoption of the ordinances that will carry out this Agreement:**
1. Each government will hold at least one public hearing on its draft ordinance prior to its adoption.

2. Metro and the county will hold their final hearings and adopt their ordinances no later than \_\_\_\_\_, 2010.
  3. If testimony at a hearing persuades Metro or the county that it should revise its ordinance in a way that would make it inconsistent with this Agreement, then it shall continue the hearing and propose an amendment to the Agreement to the other party and to Multnomah and Washington Counties.
  4. If Clackamas County or Metro proposes an amendment to the Agreement, the two parties will convene the four governments to consider the amendment. *If the four governments decide to revise the agreement, Clackamas County and Metro shall make conforming revisions to this agreement.*
  5. Metro and Clackamas County will adopt a common set of findings, conclusions and reasons that explain their designations of Urban Reserves and Rural Reserves as part of their ordinances adopting the reserves.
  6. *Metro and Clackamas County will establish, in coordination with Multnomah and Washington Counties, a process for making minor revisions to boundaries between Urban Reserves and undesignated land that can be made at the time of concept planning, and a process for making minor additions to Rural Reserves, with notice to, but without convoking all four reserves partners.*
  7. Within 45 days after adoption of the last ordinance adopting reserves of the four governments, Clackamas County and Metro will submit their ordinances and supporting documents to LCDC in the manner of periodic review.
- D. Clackamas County and Metro further agree to work with the city of Sandy to revise their three-party Intergovernmental Agreement on Green Corridors and Rural Reserve and Population Coordination, dated December 3, 1997, to ensure protection of visual resources along U.S. Highway 26 between the Metro urban growth boundary and the Sandy urban growth boundary.*

CLACKAMAS COUNTY

METRO

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Lynn Peterson  
Chair, Clackamas County  
Board of Commissioners

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David Bragdon,  
Metro Council President

**DRAFT 6**  
February 1, 2010  
**Intergovernmental Agreement**  
**Between Metro and Multnomah County**  
**To**  
**Adopt Urban and Rural Reserves**

This Agreement is entered into by and between Metro and Multnomah County pursuant to ORS 195.141 and 190.003 to 190.110 for the purpose of agreeing on the elements of an ordinance to be adopted by Metro designating Urban Reserves and of an ordinance to be adopted by Multnomah County designating Rural Reserves, all in Multnomah County.

**PREFACE**

*This agreement will lead to the designation of Urban Reserves and Rural Reserves. Designation of the Urban and Rural Reserves by this agreement will help accomplish the purpose of the 2007 Oregon Legislature in enacting Senate Bill 1011, now codified in ORS 195.137 to 195.145 (“the statute”):*

*Facilitate long-term planning for urbanization in the region that best achieves*

- *Livable communities;*
- *Viability and vitality of the agricultural and forest industries; and*
- *Protection of the important natural landscape features that define the region.*

**RECITALS**

*WHEREAS, Metro and Multnomah, Washington and Clackamas Counties (“the four governments”) have declared their mutual interest in long-term planning for the three-county area in which they exercise land use planning authority to achieve the purpose set forth in the statute; and*

WHEREAS, the Oregon Legislature enacted the statute in 2007, at the request of the four governments and many other local governments and organizations in the region and state agencies, to establish a new method to accomplish the goals of the four governments through long-term planning; and

WHEREAS, the statute authorizes the four local governments to designate Urban Reserves and Rural Reserves to accomplish the purposes of the statute, which are consistent with the goals of the four governments; and

WHEREAS, the Land Conservation and Development Commission (“LCDC”) adopted rules to implement the statute on January 25, 2008, as directed by the statute; and



WHEREAS, the statute and rules require the four governments to work together in their joint effort to designate reserves and to enter into formal agreements among them to designate reserves in a coordinated and concurrent process prior to adoption of ordinances adopting reserves; and

WHEREAS, the statute and the rules set forth certain factors to be considered in the designation of reserves, and elements to be included in ordinances adopting reserves; and

WHEREAS, the four governments have followed the procedures and considered the factors set forth in the statute and the rule; and

WHEREAS, the four governments have completed an extensive and coordinated public involvement effort; and

WHEREAS, the four governments have coordinated their efforts with cities, special districts, school districts and state agencies in the identification of appropriate Urban and Rural Reserves;

NOW, THEREFORE, Metro and Multnomah County agree as follows:

### **AGREEMENT**

- A. **Metro agrees to consider the following policies and Urban Reserve designations at a public hearing and to incorporate them in the Regional Framework Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:**
1. A policy that designates as Urban Reserves those areas shown as proposed Urban Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
  2. A policy that determines that the Urban Reserves designated by the Regional Framework Plan pursuant to this Agreement are intended to provide capacity for population and employment for the \_\_ years between 2010 and \_\_\_\_, a total of \_\_ years from the date of adoption of the ordinance designating the reserves.
  3. A policy that gives highest priority to Urban Reserves for future addition to the urban growth boundary (UGB).
  4. A map depicting the Urban Reserves adopted by Metro and the Rural Reserves adopted by Multnomah County following this Agreement.
  5. A policy that Metro will not add Rural Reserves designated by ordinance following this Agreement to the regional UGB for \_\_ years.
  6. A policy that Metro will not re-designate Rural Reserves as Urban Reserves for \_\_ years.

7. A policy that Metro will require a “concept plan”, the required elements of which will be specified in the Urban Growth Management Functional Plan in consultation with the county, for an area of Urban Reserves under consideration for addition to the UGB to be completed prior to the addition. Concept plans *will* address finance, provision of infrastructure, natural resource protection, governance and other elements critical to the creation of great communities. *Concept plans will provide that areas added to the UGB will be governed and planned by cities prior to urbanization.*
8. A policy that Metro will review the designations of Urban and Rural Reserves, in coordination with Clackamas, Multnomah and Washington Counties, within 20 years after the adoption of reserves by the local governments pursuant to this agreement.

**B. Multnomah County agrees** *to consider the following policies and Rural Reserve designations at a public hearing and to incorporate them in its Comprehensive Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:*

1. A policy that designates as Rural Reserves the areas shown as proposed Rural Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
2. A map depicting the Rural Reserves designated by the Comprehensive Plan and the Urban Reserves adopted by Metro following this Agreement.
3. A policy that Clackamas County will not include Rural Reserves designated pursuant to this Agreement in the UGB of any city in the county for \_\_\_ years from the date of adoption of the ordinance designating the reserves.
4. A policy that the county will not re-designate Rural Reserves as Urban Reserves in the county for \_\_\_ years from the date of adoption of the ordinance designating the reserves.
5. A policy that commits the county to participation in development of a concept plan for an area of Urban Reserves under consideration for addition to the UGB.
6. A policy that the county will review the designations of Urban and Rural Reserves, in coordination with Metro and Clackamas and Washington Counties, within 20 years after the adoption of reserves by the four governments pursuant to this agreement.

**C. Multnomah County and Metro agree** to follow this process for adoption of the ordinances that will carry out this Agreement:

1. Each government will hold at least one public hearing on its draft ordinance prior to its adoption.
2. Metro and the county will hold their final hearings and adopt their ordinances no later than \_\_\_\_\_, 2010.

3. If testimony at a hearing persuades Metro or the county that it should revise its ordinance in a way that would make it inconsistent with this Agreement, then it shall continue the hearing and propose an amendment to the Agreement to the other party and to Clackamas and Washington Counties.
4. If Multnomah County or Metro proposes an amendment to the Agreement, the two parties will convene the four governments to consider the amendment. *If the four governments decide to revise the agreement, Multnomah County and Metro shall make conforming revisions to this agreement.*
5. Metro and Multnomah County will adopt a common set of findings, conclusions and reasons that explain their designations of Urban Reserves and Rural Reserves as part of their ordinances adopting the reserves.
6. *Metro and Multnomah County will establish, in coordination with Clackamas and Washington Counties, a process for making minor revisions to boundaries between Urban Reserves and undesignated land that can be made at the time of concept planning, and a process for making minor additions to Rural Reserves, with notice to, but without convoking all four reserves partners.*
7. Within 45 days after adoption of the last ordinance adopting reserves of the four governments, Multnomah County and Metro will submit their ordinances and supporting documents to LCDC in the manner of periodic review.

MULTNOMAH COUNTY

METRO

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Ted Wheeler  
Chair, Multnomah County  
Board of Commissioners

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David Bragdon,  
Metro Council President



**DRAFT 6**  
February 1, 2010  
**Intergovernmental Agreement**  
**Between Metro and Washington County**  
**To**  
**Adopt Urban and Rural Reserves**

This Agreement is entered into by and between Metro and Washington County pursuant to ORS 195.141 and 190.003 to 190.110 for the purpose of agreeing on the elements of an ordinance to be adopted by Metro designating Urban Reserves and of an ordinance to be adopted by Washington County designating Rural Reserves, all in Washington County.

**PREFACE**

*This agreement will lead to the designation of Urban Reserves and Rural Reserves. Designation of the Urban and Rural Reserves by this agreement will help accomplish the purpose of the 2007 Oregon Legislature in enacting Senate Bill 1011, now codified in ORS 195.137 to 195.145 (“the statute”):*

*Facilitate long-term planning for urbanization in the region that best achieves*

- *Livable communities;*
- *Viability and vitality of the agricultural and forest industries; and*
- *Protection of the important natural landscape features that define the region.*

**RECITALS**

*WHEREAS, Metro and Multnomah, Washington and Clackamas Counties (“the four governments”) have declared their mutual interest in long-term planning for the three-county area in which they exercise land use planning authority to achieve the purpose set forth in the statute; and*

WHEREAS, the Oregon Legislature enacted the statute in 2007, at the request of the four governments and many other local governments and organizations in the region and state agencies, to establish a new method to accomplish the goals of the four governments through long-term planning; and

WHEREAS, the statute authorizes the four local governments to designate Urban Reserves and Rural Reserves to accomplish the purposes of the statute, which are consistent with the goals of the four governments; and

WHEREAS, the Land Conservation and Development Commission (“LCDC”) adopted rules to implement the statute on January 25, 2008, as directed by the statute; and

WHEREAS, the statute and rules require the four governments to work together in their joint effort to designate reserves and to enter into formal agreements among them to designate reserves in a coordinated and concurrent process prior to adoption of ordinances adopting reserves; and

WHEREAS, the statute and the rules set forth certain factors to be considered in the designation of reserves, and elements to be included in ordinances adopting reserves; and

WHEREAS, the four governments have followed the procedures and considered the factors set forth in the statute and the rule; and

WHEREAS, the four governments have completed an extensive and coordinated public involvement effort; and

WHEREAS, the four governments have coordinated their efforts with cities, special districts, school districts and state agencies in the identification of appropriate Urban and Rural Reserves;

NOW, THEREFORE, Metro and Washington County agree as follows:

### **AGREEMENT**

- A. **Metro agrees to consider the following policies and Urban Reserve designations at a public hearing and to incorporate them in the Regional Framework Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:**
1. A policy that designates as Urban Reserves those areas shown as proposed Urban Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
  2. A policy that determines that the Urban Reserves designated by the Regional Framework Plan pursuant to this Agreement are intended to provide capacity for population and employment for the \_\_ years between 2010 and \_\_\_\_, a total of \_\_ years from the date of adoption of the ordinance designating the reserves.
  3. A policy that gives highest priority to Urban Reserves for future addition to the urban growth boundary (UGB).
  4. A map depicting the Urban Reserves adopted by Metro and the Rural Reserves adopted by Washington County following this Agreement.
  5. A policy that Metro will not add Rural Reserves designated by ordinance following this Agreement to the regional UGB for \_\_ years.
  6. A policy that Metro will not re-designate "Rural Reserves" as Urban Reserves for \_\_ years.

7. A policy that Metro will require a “concept plan”, the required elements of which will be specified in the Urban Growth Management Functional Plan in consultation with the county, for an area of Urban Reserves under consideration for addition to the UGB to be completed prior to the addition. Concept plans *will* address finance, provision of infrastructure, natural resource protection, governance and other elements critical to the creation of great communities. *Concept plans will provide that areas added to the UGB will be governed and planned by cities prior to urbanization.*
8. A policy that Metro will review the designations of Urban and Rural Reserves, in coordination with Clackamas, Multnomah and Washington Counties, within 20 years after the adoption of reserves by the four governments pursuant to this agreement.

**B. Washington County agrees** *to consider the following policies and Rural Reserve designations at a public hearing and to incorporate them in its Comprehensive Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:*

1. A policy that designates as Rural Reserves the areas shown as proposed Rural Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
2. A map depicting the Rural Reserves designated by the Comprehensive Plan and the Urban Reserves adopted by Metro following this Agreement.
3. A policy that Washington County will not include Rural Reserves designated pursuant to this Agreement in the UGB of any city in the county for \_\_\_ years from the date of adoption of the ordinance designating the reserves.
4. A policy that the county will not re-designate Rural Reserves as Urban Reserves for a city in the county for \_\_\_ years from the date of adoption of the ordinance designating the reserves.
5. A policy that commits the county to participation in development of a concept plan for an area of Urban Reserves under consideration for addition to the UGB.
6. A policy that the county will review the designations of Urban and Rural Reserves, in coordination with Metro and Clackamas and Multnomah Counties, within 20 years after the adoption of reserves by the four governments pursuant to this agreement.

**C. Washington County and Metro agree** to follow this process for adoption of the ordinances that will carry out this Agreement:

1. Each government will hold at least one public hearing on its draft ordinance prior to its adoption.
2. Metro and the county will hold their final hearings and adopt their ordinances no later than \_\_\_\_\_, 2010.

3. If testimony at a hearing persuades Metro or the county that it should revise its ordinance in a way that would make it inconsistent with this Agreement, then it shall continue the hearing and propose an amendment to the Agreement to the other party and to Clackamas and Multnomah Counties.
4. If Washington County or Metro proposes an amendment to the Agreement, the two parties will convene the four governments to consider the amendment. *If the four governments decide to revise the agreement, Washington County and Metro shall make conforming revisions to this agreement.*
5. Metro and Washington County will adopt a common set of findings, conclusions and reasons that explain their designations of Urban Reserves and Rural Reserves as part of their ordinances adopting the reserves.
6. *Metro and Washington County will establish, in coordination with Clackamas and Multnomah Counties, a process for making minor revisions to boundaries between Urban Reserves and undesignated land that can be made at the time of concept planning, and a process for making minor additions to Rural Reserves, with notice to, but without convoking all four reserves partners.*
7. Within 45 days after adoption of the last ordinance adopting reserves of the four governments, Washington County and Metro will submit their ordinances and supporting documents to LCDC in the manner of periodic review.

WASHINGTON COUNTY

METRO

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Tom Brian  
Chair, Washington County  
Board of Commissioners

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David Bragdon,  
Metro Council President

**MATERIALS FOLLOWING THIS PAGE WERE DISTRIBUTED AT THE MEETING**



**DRAFT 8**  
February 4, 2010  
**Intergovernmental Agreement**  
**Between Metro and Clackamas County**  
**To**  
**Adopt Urban and Rural Reserves**

This Agreement is entered into by and between Metro and Clackamas County pursuant to ORS 195.141 and 190.003 to 190.110 for the purpose of agreeing on the elements of an ordinance to be adopted by Metro designating Urban Reserves and of an ordinance to be adopted by Clackamas County designating Rural Reserves, all in Clackamas County.

**PREFACE**

*This agreement will lead to the designation of Urban Reserves and Rural Reserves. Designation of the Urban and Rural Reserves by this agreement will help accomplish the purpose of the 2007 Oregon Legislature in enacting Senate Bill 1011, now codified in ORS 195.137 to 195.145 (“the statute”):*

*Facilitate long-term planning for urbanization in the region that best achieves*

- *Livable communities;*
- *Viability and vitality of the agricultural and forest industries; and*
- *Protection of the important natural landscape features that define the region.*

**RECITALS**

*WHEREAS, Metro and Multnomah, Washington and Clackamas Counties (“the four governments”) have declared their mutual interest in long-term planning for the three-county area in which they exercise land use planning authority to achieve the purpose set forth in the statute; and*

WHEREAS, the Oregon Legislature enacted the statute in 2007, at the request of the four governments and many other local governments and organizations in the region and state agencies, to establish a new method to accomplish the goals of the four governments through long-term planning; and

WHEREAS, the statute authorizes the four local governments to designate Urban Reserves and Rural Reserves to accomplish the purposes of the statute, which are consistent with the goals of the four governments; and

WHEREAS, the Land Conservation and Development Commission (“LCDC”) adopted rules to implement the statute on January 25, 2008, as directed by the statute; and

WHEREAS, the statute and rules require the four governments to work together in their joint effort to designate reserves and to enter into formal agreements among them to designate reserves in a coordinated and concurrent process prior to adoption of ordinances adopting reserves; and

WHEREAS, the statute and the rules set forth certain factors to be considered in the designation of reserves, and elements to be included in ordinances adopting reserves; and

WHEREAS, the four governments have followed the procedures and considered the factors set forth in the statute and the rule; and

WHEREAS, the four governments have completed an extensive and coordinated public involvement effort; and

WHEREAS, the four governments have coordinated their efforts with cities, special districts, school districts and state agencies in the identification of appropriate Urban and Rural Reserves;

NOW, THEREFORE, Metro and Clackamas County agree as follows:

### **AGREEMENT**

- A. **Metro agrees to consider the following policies and Urban Reserve designations at a public hearing and to incorporate them in the Regional Framework Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:**
1. A policy that designates as Urban Reserves those areas shown as proposed Urban Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
  2. A policy that determines that the Urban Reserves designated by the Regional Framework Plan pursuant to this Agreement are intended to provide capacity for population and employment for the \_\_ years between 2010 and \_\_\_\_, a total of \_\_ years from the date of adoption of the ordinance designating the reserves.
  3. A policy that gives highest priority to Urban Reserves for future addition to the urban growth boundary (UGB).
  4. A map depicting the Urban Reserves adopted by Metro and the Rural Reserves adopted by Clackamas County following this Agreement.
  5. A policy that Metro will not add Rural Reserves designated by ordinance following this Agreement to the regional UGB for \_\_ years.
  6. A policy that Metro will not re-designate Rural Reserves as Urban Reserves for \_\_ years.

7. A policy that Metro will require a “concept plan”, the required elements of which will be specified in the Urban Growth Management Functional Plan in consultation with the county, for an area of Urban Reserves under consideration for addition to the UGB to be completed prior to the addition. Concept plans *will* address finance, provision of infrastructure, natural resource protection, governance, the planning principles set forth in Exhibit B and other elements critical to the creation of great communities. *Concept plans will provide that areas added to the UGB will be governed and planned by cities prior to urbanization.*
  8. A policy that Metro will review the designations of urban and rural reserves, in coordination with Clackamas, Multnomah and Washington Counties, within 20 years after the adoption of reserves by the four governments pursuant to this agreement.
- B. Clackamas County agrees to consider the following policies and Rural Reserve designations at a public hearing and to incorporate them in its Comprehensive Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:**
1. A policy that designates as Rural Reserves the areas shown as proposed Rural Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
  2. A map depicting the Rural Reserve” designated by the Comprehensive Plan and the Urban Reserves adopted by Metro following this Agreement.
  3. A policy that Clackamas County will not include Rural Reserves designated pursuant to this Agreement in the UGB of any city in the county for \_\_\_ years from the date of adoption of the ordinance designating the reserves.
  4. A policy that the county will not re-designate Rural Reserves as Urban Reserves for a city in the county for \_\_\_ years from the date of adoption of the ordinance designating the reserves.
  5. A policy that commits the county to participation in development of a concept plan for an area of Urban Reserves under consideration for addition to the UGB.
  6. A policy that the county will review the designations of Urban and Rural Reserves, in coordination with Metro and Multnomah and Washington Counties, within 20 years after the adoption of reserves by the four governments pursuant to this agreement.
- C. Clackamas County and Metro agree to follow this process for adoption of the ordinances that will carry out this Agreement:**
1. Each government will hold at least one public hearing on its draft ordinance prior to its adoption.

2. Metro and the county will hold their final hearings and adopt their ordinances no later than \_\_\_\_\_, 2010.
  3. If testimony at a hearing persuades Metro or the county that it should revise its ordinance in a way that would make it inconsistent with this Agreement, then it shall continue the hearing and propose an amendment to the Agreement to the other party and to Multnomah and Washington Counties.
  4. If Clackamas County or Metro proposes an amendment to the Agreement, the two parties will convene the four governments to consider the amendment. *If the four governments decide to revise the agreement, Clackamas County and Metro shall make conforming revisions to this agreement.*
  5. Metro and Clackamas County will adopt a common set of findings, conclusions and reasons that explain their designations of Urban Reserves and Rural Reserves as part of their ordinances adopting the reserves. *Metro and the county will incorporate maps into their respective plans that show both the Urban and Rural Reserves in Exhibit A to this agreement, with the county showing only the reserves in the county.*
  6. *Metro and Clackamas County will establish, in coordination with Multnomah and Washington Counties, a process for making minor revisions to boundaries between Urban Reserves and undesignated land that can be made at the time of concept planning, and a process for making minor additions to Rural Reserves, with notice to, but without convoking all four reserves partners.*
  7. Within 45 days after adoption of the last ordinance adopting reserves of the four governments, Clackamas County and Metro will submit their ordinances and supporting documents to LCDC in the manner of periodic review.
- D. *Clackamas County and Metro further agree to work with the city of Sandy to revise their three-party Intergovernmental Agreement on Green Corridors and Rural Reserve and Population Coordination, dated December 3, 1997, to ensure protection of visual resources along U.S. Highway 26 between the Metro urban growth boundary and the Sandy urban growth boundary.***

CLACKAMAS COUNTY

METRO

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Lynn Peterson  
Chair, Clackamas County  
Board of Commissioners

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David Bragdon,  
Metro Council President

**DRAFT**  
February 1/2010

**Exhibit B to Agreement between Metro and Clackamas County**

**PRINCIPLES FOR CONCEPT PLANNING OF URBAN RESERVES**

1. Concept planning for specific, enumerated Urban Reserves on the Urban and Rural Reserves map may occur separately and at different times.
2. A concept plan for any Urban Reserve area must be approved by the county, the city or cities who will govern the area and Metro.
3. The following cities shall be invited to participate in concept planning of the following Urban Reserves:
  - Areas 1D and 1F (Clackanomah) – Damascus, Gresham and Sandy
  - Area 3C (Newell Creek Canyon/Holly Lane) – Oregon City
  - Area 4A (North Stafford Area) – Tualatin, Lake Oswego and West Linn
  - Area 4C (North Borland Road ) - Tualatin, Lake Oswego and West Linn
4. Concept plans shall provide that any area added to the UGB shall be governed by one or more of the following cities, or a new city, with preferences to the following:
  - Areas 1D and 1F (Clackanomah) – Damascus and Gresham
  - Area 3C (Newell Creek Canyon/Holly Lane) – Oregon City
  - Area 4A (North Stafford Area) – Tualatin, Lake Oswego and West Linn
  - Area 4C (North Borland Road ) - Tualatin, Lake Oswego and West Linn
5. Concept planning for Urban Reserve areas that are suitable for industrial and other employment uses – such as portions of Clackanomah and the Borland Road area - will recognize the opportunity to provide jobs in this part of the region.
6. Concept planning for Urban Reserve areas that are suitable for a mix of urban uses – such as the Borland Road area – will recognize the opportunity to provide employment and mixed-use centers with housing at higher densities and employment at higher floor-to-area ratios, and will include designs for a walkable, transit-supportive development pattern.
7. Concept planning shall recognize environmental and topographic constraints and habitat areas, such as the buttes in the Clackanomah area, Newell Creek Canyon in Urban Reserve Area 3C and the riparian areas along creeks in the North Stafford Area and will reduce housing and employment capacity expectations accordingly.
8. Concept planning for the portion of the Clackanomah area along Highway 26 will recognize the need to provide and protect a view corridor considering, among other things,



landscaping, signage and building orientation. Metro and Clackamas County also recognize the need to work with the City of Sandy to revise the existing intergovernmental agreement among the parties.

**DRAFT 7**  
February 4, 2010  
**Intergovernmental Agreement**  
**Between Metro and Multnomah County**  
**To**  
**Adopt Urban and Rural Reserves**

This Agreement is entered into by and between Metro and Multnomah County pursuant to ORS 195.141 and 190.003 to 190.110 for the purpose of agreeing on the elements of an ordinance to be adopted by Metro designating Urban Reserves and of an ordinance to be adopted by Multnomah County designating Rural Reserves, all in Multnomah County.

**PREFACE**

*This agreement will lead to the designation of Urban Reserves and Rural Reserves. Designation of the Urban and Rural Reserves by this agreement will help accomplish the purpose of the 2007 Oregon Legislature in enacting Senate Bill 1011, now codified in ORS 195.137 to 195.145 (“the statute”):*

*Facilitate long-term planning for urbanization in the region that best achieves*

- *Livable communities;*
- *Viability and vitality of the agricultural and forest industries; and*
- *Protection of the important natural landscape features that define the region.*

**RECITALS**

*WHEREAS, Metro and Multnomah, Washington and Clackamas Counties (“the four governments”) have declared their mutual interest in long-term planning for the three-county area in which they exercise land use planning authority to achieve the purpose set forth in the statute; and*

WHEREAS, the Oregon Legislature enacted the statute in 2007, at the request of the four governments and many other local governments and organizations in the region and state agencies, to establish a new method to accomplish the goals of the four governments through long-term planning; and

WHEREAS, the statute authorizes the four local governments to designate Urban Reserves and Rural Reserves to accomplish the purposes of the statute, which are consistent with the goals of the four governments; and

WHEREAS, the Land Conservation and Development Commission (“LCDC”) adopted rules to implement the statute on January 25, 2008, as directed by the statute; and

WHEREAS, the statute and rules require the four governments to work together in their joint effort to designate reserves and to enter into formal agreements among them to designate reserves in a coordinated and concurrent process prior to adoption of ordinances adopting reserves; and

WHEREAS, the statute and the rules set forth certain factors to be considered in the designation of reserves, and elements to be included in ordinances adopting reserves; and

WHEREAS, the four governments have followed the procedures and considered the factors set forth in the statute and the rule; and

WHEREAS, the four governments have completed an extensive and coordinated public involvement effort; and

WHEREAS, the four governments have coordinated their efforts with cities, special districts, school districts and state agencies in the identification of appropriate Urban and Rural Reserves;

NOW, THEREFORE, Metro and Multnomah County agree as follows:

### **AGREEMENT**

- A. **Metro agrees to consider the following policies and Urban Reserve designations at a public hearing and to incorporate them in the Regional Framework Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:**
1. A policy that designates as Urban Reserves those areas shown as proposed Urban Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
  2. A policy that determines that the Urban Reserves designated by the Regional Framework Plan pursuant to this Agreement are intended to provide capacity for population and employment for the \_\_ years between 2010 and \_\_\_\_, a total of \_\_ years from the date of adoption of the ordinance designating the reserves.
  3. A policy that gives highest priority to Urban Reserves for future addition to the urban growth boundary (UGB).
  4. A map depicting the Urban Reserves adopted by Metro and the Rural Reserves adopted by Multnomah County following this Agreement.
  5. A policy that Metro will not add Rural Reserves designated by ordinance following this Agreement to the regional UGB for \_\_ years.
  6. A policy that Metro will not re-designate Rural Reserves as Urban Reserves for \_\_ years.

7. A policy that Metro will require a “concept plan”, the required elements of which will be specified in the Urban Growth Management Functional Plan in consultation with the county, for an area of Urban Reserves under consideration for addition to the UGB to be completed prior to the addition. Concept plans *will* address finance, provision of infrastructure, natural resource protection, governance, *the planning principles set forth in Exhibit B* and other elements critical to the creation of great communities. *Concept plans will provide that areas added to the UGB will be governed and planned by cities prior to urbanization.*
  8. A policy that Metro will review the designations of Urban and Rural Reserves, in coordination with Clackamas, Multnomah and Washington Counties, within 20 years after the adoption of reserves by the local governments pursuant to this agreement.
- B. Multnomah County agrees** *to consider the following policies and Rural Reserve designations at a public hearing and to incorporate them in its Comprehensive Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:*
1. A policy that designates as Rural Reserves the areas shown as proposed Rural Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
  2. A map depicting the Rural Reserves designated by the Comprehensive Plan and the Urban Reserves adopted by Metro following this Agreement.
  3. A policy that Multnomah County will not include Rural Reserves designated pursuant to this Agreement in the UGB of any city in the county for \_\_\_ years from the date of adoption of the ordinance designating the reserves.
  4. A policy that Multnomah County will not re-designate Rural Reserves as Urban Reserves in the county for \_\_\_ years from the date of adoption of the ordinance designating the reserves.
  5. A policy that commits Multnomah County to participation in development of a concept plan for an area of Urban Reserves under consideration for addition to the UGB.
  6. A policy that the county will review the designations of Urban and Rural Reserves, in coordination with Metro and Clackamas and Washington Counties, within 20 years after the adoption of reserves by the four governments pursuant to this agreement.
- C. Multnomah County and Metro agree** to follow this process for adoption of the ordinances that will carry out this Agreement:
1. Each government will hold at least one public hearing on its draft ordinance prior to its adoption.

2. Metro and the county will hold their final hearings and adopt their ordinances no later than \_\_\_\_\_, 2010.
3. If testimony at a hearing persuades Metro or the county that it should revise its ordinance in a way that would make it inconsistent with this Agreement, then it shall continue the hearing and propose an amendment to the Agreement to the other party and to Clackamas and Washington Counties.
4. If Multnomah County or Metro proposes an amendment to the Agreement, the two parties will convene the four governments to consider the amendment. *If the four governments decide to revise the agreement, Multnomah County and Metro shall make conforming revisions to this agreement.*
5. Metro and Multnomah County will adopt a common set of findings, conclusions and reasons that explain their designations of Urban Reserves and Rural Reserves as part of their ordinances adopting the reserves. *Metro and the county will incorporate maps into their respective plans that show both the Urban and Rural Reserves in Exhibit A to this agreement, with the county showing only the reserves in the county.*
6. *Metro and Multnomah County will establish, in coordination with Clackamas and Washington Counties, a process for making minor revisions to boundaries between Urban Reserves and undesignated land that can be made at the time of concept planning, and a process for making minor additions to Rural Reserves, with notice to, but without convoking all four reserves partners.*
7. Within 45 days after adoption of the last ordinance adopting reserves of the four governments, Multnomah County and Metro will submit their ordinances and supporting documents to LCDC in the manner of periodic review.

MULTNOMAH COUNTY

METRO

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Ted Wheeler  
Chair, Multnomah County  
Board of Commissioners

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David Bragdon,  
Metro Council President



**FINAL DRAFT\***

February 4/2010

**Exhibit B to Agreement between Metro and Multnomah County**

**PRINCIPLES FOR CONCEPT PLANNING OF URBAN RESERVES**

1. Concept planning for specific, enumerated Urban Reserves on the Urban and Rural Reserves map may occur separately and at different times.
2. A concept plan for any Urban Reserve area must be approved by the county, the city or cities who will govern the area and Metro.
3. The following cities shall be invited to participate in concept planning of the following Urban Reserves:
  - Areas 1A (Clackanomah) – Troutdale and Gresham
  - Area 1C (Clackanomah) Gresham
4. Concept plans shall provide that any area added to the UGB shall be governed by one or more of the following cities, or a new city, with preferences to the following:
  - Areas 1A (Clackanomah) – Troutdale
  - Area 1C (Clackanomah) – Gresham
5. Concept planning for Urban Reserve areas that are suitable for industrial and other employment uses – such as portions of Clackanomah - will recognize the opportunity to provide jobs in this part of the region.
6. Concept planning for Urban Reserve areas that are suitable for a mix of urban uses – such as Area 1C – will recognize the opportunity to provide employment and mixed- use centers with housing at higher densities and employment at higher floor-to-area ratios, and will include designs for a walkable, transit-supportive development pattern.
7. Concept planning shall recognize environmental and topographic constraints and habitat areas and will reduce housing and employment capacity expectations accordingly.

**DRAFT 7**  
February 4, 2010  
**Intergovernmental Agreement**  
**Between Metro and Washington County**  
**To**  
**Adopt Urban and Rural Reserves**

This Agreement is entered into by and between Metro and Washington County pursuant to ORS 195.141 and 190.003 to 190.110 for the purpose of agreeing on the elements of an ordinance to be adopted by Metro designating Urban Reserves and of an ordinance to be adopted by Washington County designating Rural Reserves, all in Washington County.

**PREFACE**

*This agreement will lead to the designation of Urban Reserves and Rural Reserves. Designation of the Urban and Rural Reserves by this agreement will help accomplish the purpose of the 2007 Oregon Legislature in enacting Senate Bill 1011, now codified in ORS 195.137 to 195.145 (“the statute”):*

*Facilitate long-term planning for urbanization in the region that best achieves*

- *Livable communities;*
- *Viability and vitality of the agricultural and forest industries; and*
- *Protection of the important natural landscape features that define the region.*

**RECITALS**

*WHEREAS, Metro and Multnomah, Washington and Clackamas Counties (“the four governments”) have declared their mutual interest in long-term planning for the three-county area in which they exercise land use planning authority to achieve the purpose set forth in the statute; and*

WHEREAS, the Oregon Legislature enacted the statute in 2007, at the request of the four governments and many other local governments and organizations in the region and state agencies, to establish a new method to accomplish the goals of the four governments through long-term planning; and

WHEREAS, the statute authorizes the four local governments to designate Urban Reserves and Rural Reserves to accomplish the purposes of the statute, which are consistent with the goals of the four governments; and

WHEREAS, the Land Conservation and Development Commission (“LCDC”) adopted rules to implement the statute on January 25, 2008, as directed by the statute; and

WHEREAS, the statute and rules require the four governments to work together in their joint effort to designate reserves and to enter into formal agreements among them to designate reserves in a coordinated and concurrent process prior to adoption of ordinances adopting reserves; and

WHEREAS, the statute and the rules set forth certain factors to be considered in the designation of reserves, and elements to be included in ordinances adopting reserves; and

WHEREAS, the four governments have followed the procedures and considered the factors set forth in the statute and the rule; and

WHEREAS, the four governments have completed an extensive and coordinated public involvement effort; and

WHEREAS, the four governments have coordinated their efforts with cities, special districts, school districts and state agencies in the identification of appropriate Urban and Rural Reserves;

NOW, THEREFORE, Metro and Washington County agree as follows:

### **AGREEMENT**

- A. **Metro agrees to consider the following policies and Urban Reserve designations at a public hearing and to incorporate them in the Regional Framework Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:**
1. A policy that designates as Urban Reserves those areas shown as proposed Urban Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
  2. A policy that determines that the Urban Reserves designated by the Regional Framework Plan pursuant to this Agreement are intended to provide capacity for population and employment for the \_\_ years between 2010 and \_\_\_\_, a total of \_\_ years from the date of adoption of the ordinance designating the reserves.
  3. A policy that gives highest priority to Urban Reserves for future addition to the urban growth boundary (UGB).
  4. A map depicting the Urban Reserves adopted by Metro and the Rural Reserves adopted by Washington County following this Agreement.
  5. A policy that Metro will not add Rural Reserves designated by ordinance following this Agreement to the regional UGB for \_\_ years.
  6. A policy that Metro will not re-designate "Rural Reserves" as Urban Reserves for \_\_ years.

7. A policy that Metro will require a “concept plan”, the required elements of which will be specified in the Urban Growth Management Functional Plan in consultation with the county, for an area of Urban Reserves under consideration for addition to the UGB to be completed prior to the addition. Concept plans *will* address finance, provision of infrastructure, natural resource protection, governance and other elements critical to the creation of great communities. *Concept plans will provide that areas added to the UGB will be governed and planned by cities prior to urbanization.*
8. A policy that Metro will review the designations of Urban and Rural Reserves, in coordination with Clackamas, Multnomah and Washington Counties, within 20 years after the adoption of reserves by the four governments pursuant to this agreement.

**B. Washington County agrees** *to consider the following policies and Rural Reserve designations at a public hearing and to incorporate them in its Comprehensive Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:*

1. A policy that designates as Rural Reserves the areas shown as proposed Rural Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
2. A map depicting the Rural Reserves designated by the Comprehensive Plan and the Urban Reserves adopted by Metro following this Agreement.
3. A policy that Washington County will not include Rural Reserves designated pursuant to this Agreement in the UGB of any city in the county for \_\_\_ years from the date of adoption of the ordinance designating the reserves.
4. A policy that the county will not re-designate Rural Reserves as Urban Reserves for a city in the county for \_\_\_ years from the date of adoption of the ordinance designating the reserves.
5. A policy that commits the county to participation in development of a concept plan for an area of Urban Reserves under consideration for addition to the UGB.
6. A policy that the county will review the designations of Urban and Rural Reserves, in coordination with Metro and Clackamas and Multnomah Counties, within 20 years after the adoption of reserves by the four governments pursuant to this agreement.

**C. Washington County and Metro agree** to follow this process for adoption of the ordinances that will carry out this Agreement:

1. Each government will hold at least one public hearing on its draft ordinance prior to its adoption.
2. Metro and the county will hold their final hearings and adopt their ordinances no later than \_\_\_\_\_, 2010.

3. If testimony at a hearing persuades Metro or the county that it should revise its ordinance in a way that would make it inconsistent with this Agreement, then it shall continue the hearing and propose an amendment to the Agreement to the other party and to Clackamas and Multnomah Counties.
4. If Washington County or Metro proposes an amendment to the Agreement, the two parties will convene the four governments to consider the amendment. *If the four governments decide to revise the agreement, Washington County and Metro shall make conforming revisions to this agreement.*
5. Metro and Washington County will adopt a common set of findings, conclusions and reasons that explain their designations of Urban Reserves and Rural Reserves as part of their ordinances adopting the reserves. *Metro and the county will incorporate maps into their respective plans that show both the Urban and Rural Reserves in Exhibit A to this agreement, with the county showing only the reserves in the county.*
6. *Metro and Washington County will establish, in coordination with Clackamas and Multnomah Counties, a process for making minor revisions to boundaries between Urban Reserves and undesignated land that can be made at the time of concept planning, and a process for making minor additions to Rural Reserves, with notice to, but without convoking all four reserves partners.*
7. Within 45 days after adoption of the last ordinance adopting reserves of the four governments, Washington County and Metro will submit their ordinances and supporting documents to LCDC in the manner of periodic review.

WASHINGTON COUNTY

METRO

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Tom Brian  
Chair, Washington County  
Board of Commissioners

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David Bragdon,  
Metro Council President

## URBAN AND RURAL RESERVES



**Core 4 Review DRAFT 2 (2/8/10)**

# Public comment report

**Phase 4 – January 2010**



Find additional information on Urban and rural reserves at:

**Metro**

[www.oregonmetro.gov/reserves](http://www.oregonmetro.gov/reserves)

Marcia Sinclair, public involvement coordinator, 503-797-1814  
[reserves@oregonmetro.gov](mailto:reserves@oregonmetro.gov)

**Clackamas County**

[www.clackamas.us/transportation/planning/reserves.htm](http://www.clackamas.us/transportation/planning/reserves.htm)

Ellen Rogalin, public involvement coordinator, 503-742-4274  
[ellenrog@co.clackamas.or.us](mailto:ellenrog@co.clackamas.or.us)

**Multnomah County**

[www2.co.multnomah.or.us/reserves](http://www2.co.multnomah.or.us/reserves)

Ken Born, Planner, 503-988-5050  
[Ken.Born@co.multnomah.or.us](mailto:Ken.Born@co.multnomah.or.us)

**Washington County**

[www.co.washington.or.us/reserves](http://www.co.washington.or.us/reserves)

Mike Dahlstrom, public involvement coordinator, 503-846-8101  
[reserves@co.washington.or.us](mailto:reserves@co.washington.or.us)

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## EXECUTIVE SUMMARY

The fourth phase of the Urban and Rural Reserves designation process began with mapping proposed urban and rural reserves, and option areas, by the Core 4 after months of study and discussion.

In December 2009, the Core 4, in consultation with their respective commissions and council, came to a decision on a map of proposed urban reserves, proposed rural reserves and options areas to present to the public for review and comment in January 2010. And the public did respond.

- More than 850 people attended open houses,
- 237 people signed up to speak at Metro Council public hearings,
- There were more than 11,000 hits on the online open house web pages
- More than 400 people completed all or part of questionnaires at open houses or online

One of our goals for the Phase 4 public outreach process was to reach people who hadn't been involved in the process before. While specific data was not gathered on this point, it was very apparent that a significant number of people at the open houses were coming in for the first time with specific questions about the impact of the reserves process on their property.

The residence of survey respondents was split fairly evenly between urban and rural. The majority of respondents commented on the region or area in which they live or own property, noting particularly whether they agree with the proposed designated, disagree with it or, in the case of options areas, expressing which option they prefer. Many people expressed views in support of protecting rural areas, preserving high value farmland and/or filling up current unused or under-used land inside the UGB before expanding the UGB. A significant number also specifically expressed support for using the reserves map prepared by the Agriculture and Natural Resources Coalition.

The response rate by area reflected the level of interest and concern in the area. The response rate for the nine areas, from most to least, was:

433 respondents:	Area 9, West Multnomah County
355 respondents:	Area 4, Stafford/Canby
173 respondents:	Area 5, Southwest Region
137 respondents:	Area 8, North Washington County
72 respondents:	Area 1, Clackanomah
62 respondents:	Area 3, Greater Oregon City
60 respondents:	Area 6, West/Central Washington County
41 respondents:	Area 7, West Washington County
29 respondents:	Area 2, Damascus/Estacada

The general opinion from the majority of respondents was to maintain and/or increase rural reserve areas, do not add urban areas or only after developing land inside the UGB (fill in inside the UGB, especially Damascus, first), and protect farmland, forests and natural resource lands that cannot be replaced once they are gone. Just over half of respondents felt the amount of urban land designated was appropriate; nearly three fourths of respondents (71%) thought the proposed rural reserves do not protect the right lands across the region.

**Areas 3A, 4A, 4D and 5E** -- Similarly, of the respondents who addressed the question about whether one or more of the four options areas (3A, Clackamas Heights; 4A, Stafford Basin; 4D, east of Wilsonville, and 5E, South of Sherwood) should be developed, 44 % said no, 37% said it was okay to designate one or more an urban reserve in trade for protecting high quality farm land and only 19% advocated for developing one or more of the areas regardless of whether it would protect farmland. The four areas

ranked as follows in terms of priority for urbanization, with the first area being highest: 1) Clackamas Heights; 2) east of Wilsonville, 3) Stafford Basin, and 4) south of Sherwood.

**Area 1F Options** -- Another option area was 1F along Highway 26 near Highway 212. Of the people who responded to the question about whether to designate the area as a rural or urban reserve, 63% opted for rural reserve and 37% opted for urban reserve. In answering whether to allow commercial development adjacent to Highway 26, respondents were fairly evenly divided, with 54% supporting no commercial development and 46% favoring a visual buffer along Highway 26.

**Area 5E Options** – The vast majority of people who responded to the question on whether the area north of Rock Creek and Morgan Roads should be designated urban reserve *or* should be designated urban reserve except for the Tonquin Geologic Area, expressed support for rural reserve for the entire area. More than 86% of the 140 people who responded and/or commented support rural designation for all of 5E, four percent supported urban designation for the entire area and eight percent opted for urban for all but the Tonquin Geologic Area. Nine people took the time to comment on the proposed I-5/99W connector – five oppose it, three support construction of the connector and one expressed support for the connector as long as it wasn't built on farm lands.

**Area 8D Options** – Around the City of North Plains, public sentiment also favored rural reserves. Of the 84 people who responded to the question, 45 (54%) said the area south of Highway 26 should be designated as a rural reserve; 39 (46%) prefer the area be undesignated. People who opted for rural reserve commented on Highway 26 serving as an effective edge, the high quality soils around North Plains and added stress to the interchange with additional growth to the south. Those preferring the area be undesignated cited such reasons as the area being better suited for industrial use, services already available and not fair to limit growth of a city outside Metro's jurisdiction.

**Area 9A, 9B, 9C and 9F Options** – The pattern continued in Area 9, with all four options areas overwhelmingly responded to by people who support rural reserves.

- Area 9A: 73% favor rural reserve, 14% recommend no designation and slightly less than 14% support for urban reserves. Major reasons given for choosing rural designation included valuable wildlife habitat, lack of high capacity public transit, topography makes area difficult to develop. Urban reserve proponents noted the area is near existing services, limited development would improve services, not suitable for farming, surrounded by development, wildlife already diminishing and needs to be available for future growth.
- Area 9B: 74% favor rural reserve; and 13% each support either urban reserve or no designation. Reasons for supporting rural reserve include the value of a buffer between urban Washington County and Forest Park, roads and schools already overcrowded, infrastructure would be expensive, no transit options and valuable wildlife and habitat areas. Reasons for supporting urban reserves included the proximity to urban Washington County, pedestrian connectivity and services already available and conflicted agriculture land.
- Area 9C: 86% favor rural reserve and 14% support no designation. Rural reserve supporters cited steep slopes and landslide danger, numerous watersheds and wildlife habitats, and a buffer for Forest Park. People supporting no designation noted existing protections are adequate if not needed for future urban development, steep slope development is more possible because of progress made by engineers/architects and road improvements are needed.
- Area 9F: 74% favor rural designation for the entire area; 13% expressed support for rural reserve near Scappoose with the remainder not designated, and another 13% opted for no designation for the entire area. People advocating rural reserve pointed to the threat of urbanization from Highway 30 and the Multnomah Channel, need to protect local farmers, terrain and wildlife habitat not suitable for development.

## PHASE 4 OVERVIEW

The reserves process has been in the news, under discussion in community and stakeholder meetings, and considered in the context of regional and local planning processes for more than two years. From September 2008 through December 2009, staff and elected officials from all four jurisdictions distributed information at community events and made presentations to citizen groups as well as professional, agriculture, business and commerce organizations. Members of the regional Reserves Steering Committee (RSC) and county advisory committees conducted outreach and advocacy through their respective networks.

The regional Reserve Steering Committee completed its work September 23, 2009 with recommendations presented to the Core 4. Since then the Core 4 members have studied and reviewed vast amounts of information prepared by staff, visited with people and organizations throughout the region and met regularly to discuss and deliberate on potential urban and rural reserve lands throughout the three-county area.

The reserves process has been regularly covered by the *Oregonian* and a variety of community papers, the Capital Press Pacific Northwest agricultural weekly, and national magazines, as well as on Oregon Public Broadcasting radio. Clackamas, Multnomah, Washington counties and Metro have solicited and welcomed comment from the public throughout this phase with outreach, meetings, public hearings and other communications with their constituencies.

## LETTERS, EMAILS AND OTHER COMMUNICATIONS

The high volume of phone inquiries, email and letters indicates a growing community awareness of, and interest in, the process and its ramifications. In the last half of 2009 and first month of 2010, the three counties and Metro received hundreds of letters and emails related to the reserves process. Many of those focused on the debate between expanding the UGB and protecting foundation farmland. Others had comments about specific areas of the region, including the Helvetia region in Washington County, the West Hills in Multnomah County and the Stafford Basin in Clackamas County. And still others, who began to see lines drawn on maps that could affect their property, had questions, comments and concerns about the possible impact of reserve designation on themselves and their families.

## OUTREACH ACTIVITIES

Elected officials, staff and partners continued to present project information to organizations, agencies, interest groups, community and neighborhood organizations, and regional and county level planning coalitions and advisory committees; engaged in radio and newspaper interviews and taped community television programs. Project updates were regularly provided to partner organizations representing business, development, agriculture, environmental, and neighborhood interests.

## OPEN HOUSES

The culmination of the Phase 4 outreach process came in January 2010 with six regional open houses, four Metro public hearings and a virtual open house hosted on the Metro web site. The chart below shows the number of people who signed in at each open house and the number of people who testified at each Metro public hearing.

Date	Location		Participants
Jan 11	Multnomah County East Gresham	Open House	75
		Metro Public Hearing	23
Jan 14	Metro Regional Center	Open House	86

	Portland	Metro Public Hearing	62
Jan 16	Wash County Public Services Bldg, Hillsboro	Open House	112
Jan 19	Clack County Development Services Bldg, Oregon City	Open House	180
Jan 20	Sherwood City Hall/Library, Sherwood	Open House	128
		Metro Public Hearing	79
Jan 21	Wilsonville City Hall, Wilsonville	Open House	277
		Metro Public Hearing	73
	<b>TOTAL</b>	<b>Open Houses</b>	<b>858</b>
		<b>Metro Public Hearings</b>	<b>237</b>
Jan 11-22	Virtual open house web site visits		<b>1980</b>

The heart of the open houses was a regional map of proposed urban and rural reserves that in December 2009 the Core 4, in consultation with their respective commissions and council, agreed to present to the public for review and comment (Appendix A). To help the public digest all the information in bite-sized pieces, the map was split into nine sub-regions, with areas of proposed urban reserves, rural reserves and optional areas within each. Starting at the region's eastern edge and moving clockwise to the western edge, the nine sub-regions were:

1. **Clackanomah** – From Troutdale to Sandy, including portions of Multnomah and Clackamas County
2. **Damascus/Estacada** – The region's southeastern corner, in Clackamas County, including Eagle Creek and the Clackamas River
3. **Great Oregon City** – From the Clackamas River to Beavercreek and Molalla, in Clackamas County
4. **Stafford/Canby** – In Clackamas County, including land east of Wilsonville and west of the Willamette River
5. **Southwest Region** – Southwest Clackamas County and southeast Washington County from Sherwood and Wilsonville to the Yamhill and Marion county lines
6. **West/Central Washington County** – South of Hillsboro, west of Beaverton
7. **West Washington County** – Including Forest Grove, Cornelius and Banks
8. **North Washington County** – Hillsboro, North Plains and Helvetia
9. **West Multnomah County** – The Tualatin Mountains to Sauvie Island and Scappoose

Large maps of each of the sub-regions were prepared to help the public get the “big picture” of each, and facts sheets (which included a small copy of the sub-region map) were prepared for each sub-region (Appendix B). In addition, the open houses featured table-sized aerial maps of the three-county region showing property lines and the proposed urban, rural and option areas. These maps were not available for distribution, but they were a very popular item at the open houses as residents and business owners, for the first time, could see their property in relation to the proposed reserves.

The third major component of the open houses was a survey which asked both multiple-choice and open-ended questions to give people a chance to express their views on the proposed reserves. Specific questions were asked for each of the areas that were designated as option areas on the maps to encourage meaningful and relevant input for each area.

There was also video information at the open houses. Google Earth was used to show the topography, vegetation and development in each of the sub-regions. In addition, the Core 4 members were the

narrators of a 10-minute video that discussed the reserves process and explained its importance to Portland area residents now and in the future.

All of these open house components, except for the table-sized property line maps, were also available online at the virtual open house. An interactive map served in place of the large aerials. Online visitors could zoom into their property or other area of interest to determine proximity to proposed reserves. They could also toggle to a terrain map layer to view topography.

Four of the open houses – one in each county and one at the Metro Regional Center – were followed by an opportunity for the public to give testimony to the Metro Council. Both spoken and written testimony was shared at these hearings.

## PUBLIC COMMENT OVERVIEW

The regional open houses, questionnaires, online surveys and presentations focused on informing people about the proposed urban and rural reserves and options, and giving people the chance to ask questions and express their views. The questionnaires and online survey posed questions about the region in general, each of the sub-regions and each area in each sub-region. Multiple choice questions were asked about areas for which specific options were posed. Because of the complexity of the issues involved, the multiple choice questions were prefaced by explanatory paragraphs (Appendix C).

This report provides summaries of responses to questions asked. Scattered throughout are selected verbatim quotations that represent the sentiments expressed by many. The complete spreadsheets of responses will be posted on the Metro web site at [www.oregonmetro.gov/reserves](http://www.oregonmetro.gov/reserves).

### Survey Caveats:

- A number of responses included language referencing other sections of summaries such as “Same as 7B” or “Same as above” which could not be traced using the summary analysis process. These responses will be more thoroughly represented when the entire survey is compiled in a data-based spreadsheet to track individual inputs.
- No validation requirement was used in this process that would limit any one person from responding multiple times either online or online and through written surveys.
- A number of respondents put the same response in all or many categories regardless of whether the response was relevant to that category.
- In the following summary, the survey questions are abbreviated for ease of reading. The complete questions can be found on the survey in the appendix.
- Numbers are used throughout this report, but often do not tally because of a variety of factors, including the many different ways questions were answered, answers that were not relevant to the question, questions that were not answered, etc.

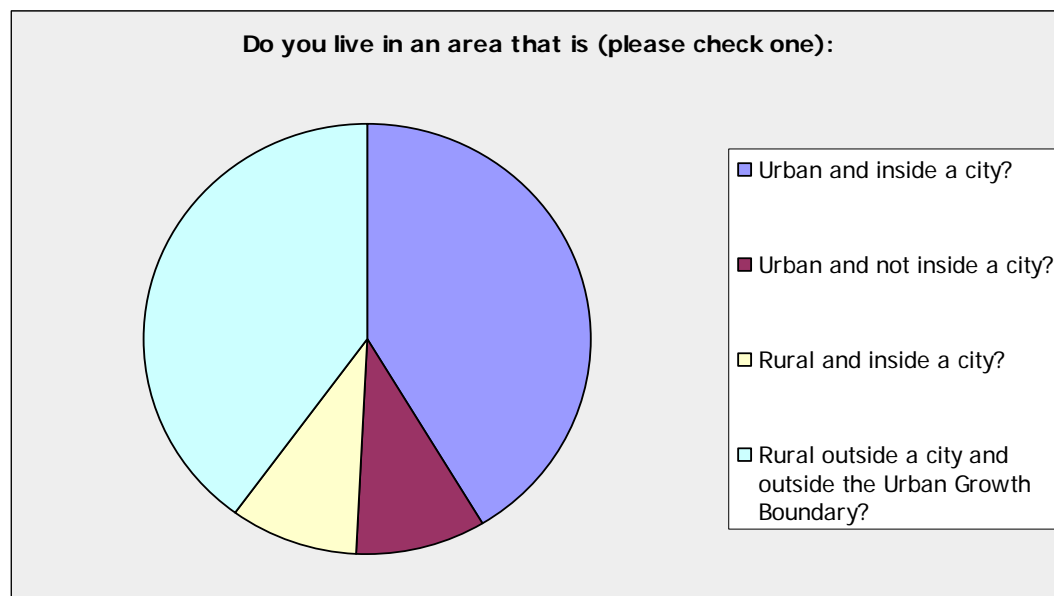
**Quotable Quote:** *It is about time this process gets fixed. too many of these open houses. Let us get on with it! Let's get'er done!*



## SECTION 1: REGIONAL RESERVES SYSTEM

**Total Responses: 430**

Where respondents live	Number	Percentage
Urban and inside a city	169	41.4
Urban and not inside a city	38	9.3
Rural and inside a city	38	9.3
Rural outside a city and outside the urban growth boundary	171	40.0



**3. Urban reserves are lands that, if needed, could be developed efficiently to provide jobs, homes and shopping areas for future residents. Rural reserves are areas where farms, forests and natural areas are protected from the pressures of urbanization for the next 40 to 50 years. ...To meet our future land needs, after land inside the urban growth boundary is efficiently developed, we can urbanize more difficult areas at lower densities and greater expense or we can construct houses and businesses on higher quality agricultural land. Please indicate your preference by placing a checkmark in the appropriate box below. (328 responses)**

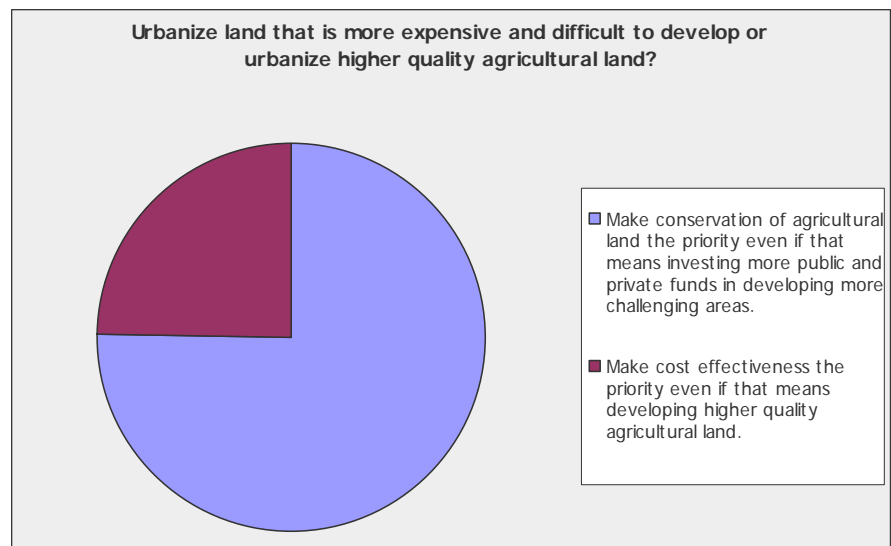
Answer options	Number	Percentage
Make conservation of agricultural land the priority even if that means investing more public and private funds in developing more challenging areas.	249	75.3
Make cost effectiveness the priority even if that means developing higher quality agricultural land.	79	24.7

### Summary of 154 additional comments

- 101 support conserving agricultural land
  - Can't replace farmland, agricultural sustainability is vital to future
  - Support ag/nat resources coalition map
  - Save prime farmland, use conflicted land
  - Save French Prairie

- Development near farmland needs to be compatible
- 18 support redevelopment inside the UGB first, spending limited money there
- 10 said there is a need for balance between cost-effectiveness and farmland conservation
- 5 said employment use should be the highest priority for urban reserves
- 4 recommend urbanizing Stafford
- 2 said cost-effectiveness is more important than saving farmland

Remaining comments addressed other issues such as specific proposed reserve designations, desire for open space and discomfort with the process.



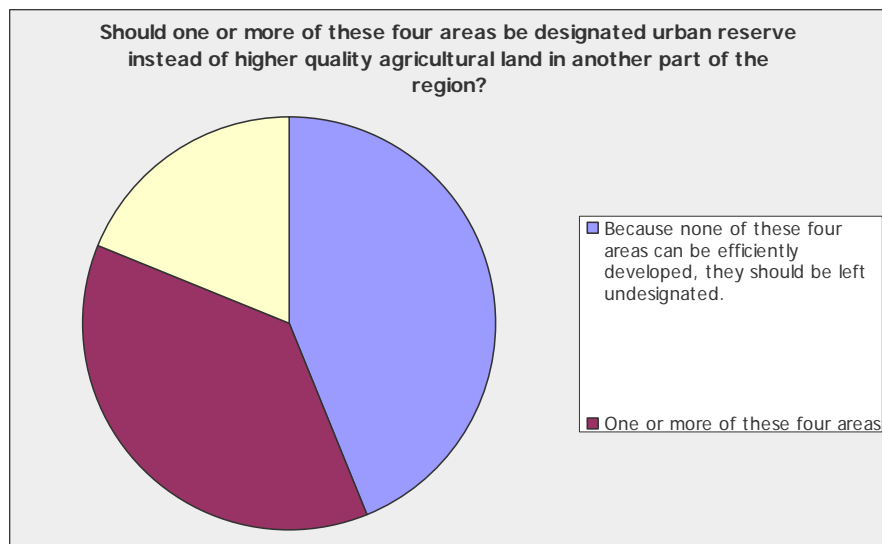
**4. Metro and the counties are considering four areas (3A Clackamas Heights, 4A Stafford Basin, 4D east of Wilsonville and 5E south of Sherwood) for employment and residential development. These are areas that offer some development opportunities but each poses challenges to efficient development. Elected officials are considering three alternatives. Please choose the alternative you prefer: Should one of more of these four areas be designated urban reserve instead of higher quality agricultural land in another part of the region? Please place a checkmark next to the alternative you prefer. (264 responses)**

Answer options	Number	Percentage
Because none of these four areas can be efficiently developed, they should be left undesignated.	117	44.0
One or more of these four areas should be designated as an urban reserve in trade for protecting high quality agricultural land that is currently proposed in urban reserve elsewhere in the region.	92	37.1
One or more of these four areas should be designated an urban reserve and developed to the degree possible even though it may not reach the same density as many other parts of the region. This area should be added as an additional urban reserve.	47	19.0
Please prioritize among these areas by writing in a number with number 1 next to the highest priority area for urbanization and 4 next to the lowest: <ul style="list-style-type: none"> <li>○ 3A Clackamas Heights</li> <li>○ 4A Stafford Basin</li> <li>○ 4D east of Wilsonville</li> <li>○ 5E south of Sherwood</li> </ul>	(Average rating) 2.30 2.42 2.34 2.87	

### Summary of 100 additional comments:

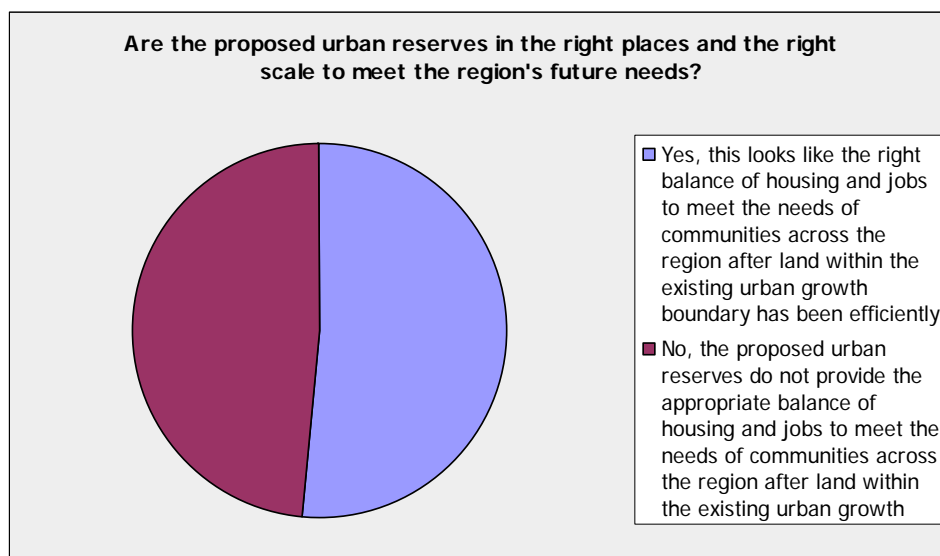
- 12 said all option areas should be urban reserves
- 7 said some should be urban, did not specify which ones
- 7 said none of these options should be designated urban
- 7 said all option areas should be rural reserves
- 4 said some option areas should be rural reserves but did not specify which ones
- 3 said all option areas should be undesignated
- 5 wanted 5E designated rural
- 7 respect all farm land; maintain it

There were a number of single comments recommending specific designations for one or more of the areas either urban or rural. Two voiced agreement with Ag/Coalition map. Several recommended working with local people to determine the future of the area.



**5. Urban reserves are intended to help “complete” existing cities by providing land for homes, shops or industries—whichever land use will best fulfill each community’s vision for its future. Some of the proposed urban reserves are intended to serve as industrial areas to provide jobs. Do you think the size and location of the proposed urban reserves shown on the map are appropriate to accommodate the region’s needs for the next 40 to 50 years? (208 responses)**

Answer options	Number	Percentage
Yes, this looks like the right balance of housing and jobs to meet the needs of communities across the region after land within the existing urban growth boundary has been efficiently developed.	107	51.4
No, the proposed urban reserves do not provide the appropriate balance of housing and jobs to meet the needs of communities across the region after land within the existing urban growth boundary has been efficiently developed.	101	48.6



**7. Looking at the regional map I would change the amount of land and its use in these locations (122 responses):**

	More jobs land:	Less jobs land	More housing land:	Less housing land	Response Count
Area 1: Clackanomah	<b>54.9% (28)</b>	39.2% (20)	31.4% (16)	41.2% (21)	51
Area 2: Damascus/Estacada	35.3% (18)	<b>51.0% (26)</b>	27.5% (14)	<b>51.0% (26)</b>	51
Area 3: Greater Oregon City	<b>59.6% (31)</b>	30.8% (16)	36.5% (19)	40.4% (21)	52
Area 4: Stafford/Canby	30.5% (25)	51.2% (42)	36.6% (30)	<b>54.9% (45)</b>	82
Area 5: Southwest Region	37.3% (19)	47.1% (24)	23.5% (12)	<b>52.9% (27)</b>	51
Area 6: West/Central Washington County	41.1% (23)	42.9% (24)	28.6% (16)	<b>55.4% (31)</b>	56
Area 7: West Washington County	38.7% (24)	46.8% (29)	22.6% (14)	<b>58.1% (36)</b>	62
Area 8: North Washington County	36.5% (23)	46.0% (29)	38.1% (24)	<b>49.2% (31)</b>	63
Area 9: West Multnomah County	<b>40.7% (22)</b>	31.5% (17)	<b>40.7% (22)</b>	<b>40.7% (22)</b>	54

**Summary of 60 additional comments**

23 recommend reducing the scale of urban reserves and/or focus inside first

- o use existing developed areas
- o too much land proposed for urban reserves
- o reduce to 15,000 acres
- o save farm land
- o keep more land rural
- o use Agriculture Natural Resource Coalition map

5 recommend more urban reserve lands or more undesignated to provide flexibility

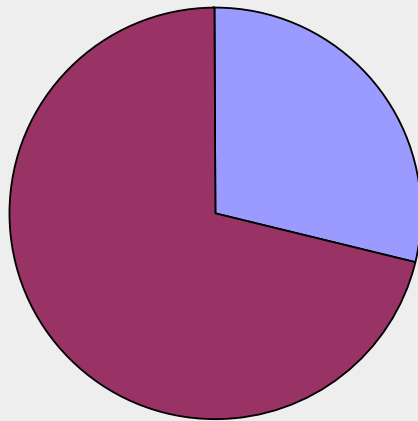
- o more land for jobs
- o more land south of the Willamette for jobs
- o more housing opportunities north and south of Hillsboro, not just jobs

Remaining comments addressed urbanization or protection of specific properties or areas, recommended creating a jobs-housing balance or urbanizing areas next to transportation corridors.

**8. Rural reserves are intended to protect our best agricultural lands, working forests and significant natural features from urbanization for the next 40 to 50 years. Do you think the size and location of the proposed rural reserves shown on the map are appropriate to protect our most important natural resource lands? Please check one. (302 responses)**

Answer options	Number	Percentage
Yes, it looks like the right rural and natural lands are protected across the region.	85	28.9
No, the proposed rural reserves do not protect the right lands across the region.	209	71.1

**Are these the right locations and scale of rural reserves to protect our most important farms, forests and natural areas?**



- Yes, it looks like the right rural and natural lands are protected across the region.
- No, the proposed rural reserves do not protect the right lands across the region.

**Looking at the regional map, I would change the amount of land designated rural reserve in these locations to protect these resources: (71 responses)**

	Agriculture	Forest	Natural features	Response Count
Area 1: Clackanomah	<b>73.1% (19)</b>	23.1% (6)	61.5% (16)	26
Area 2: Damascus/Estacada	<b>63.6% (21)</b>	54.5% (18)	54.5% (18)	33
Area 3: Greater Oregon City	62.1% (18)	41.4% (12)	<b>65.5% (19)</b>	29
Area 4: Stafford/Canby	<b>86.8% (33)</b>	47.4% (18)	50.0% (19)	38
Area 5: Southwest Region	<b>70.4% (19)</b>	37.0% (10)	59.3% (16)	27
Area 6: West/Central Washington County	<b>83.3% (30)</b>	36.1% (13)	47.2% (17)	36
Area 7: West Washington County	<b>90.2% (37)</b>	36.6% (15)	43.9% (18)	41
Area 8: North Washington County	<b>87.5% (35)</b>	35.0% (14)	52.5% (21)	40
Area 9: West Multnomah County	54.1% (20)	<b>64.9% (24)</b>	<b>64.9% (24)</b>	37

**Summary of additional 178 comments**

- 81 expressed support for the Ag/Natural Resources Coalition map
  - 14 recommend protecting all farms that were zoned EFU, or foundation, prime or Class 1,2 soils
  - 11 recommended more rural reserve lands in Area 5, primarily to protect the Tonquin
- Geological Area 10 recommended expanded rural reserves in Area 4, Stafford.

Several recommended expanding the amount of rural land in various parts of Clackamas County. The remaining comments recommended rural designation for individual areas or properties or addressed other aspects of the reserves process.

### **Additional comments on the regional reserves system (223 comments)**

- 66 requested that elected officials complete the reserves process
- 42 focused on an urban or rural recommendation for a specific reserve
  - 3 focused on specific areas of the region
- 19 want farms and forests and natural areas protected
- 11 support the ag/natural resources map
- 10 said there needs to be more land designate urban, 2 said more industrial/jobs land
- 9 want the focus to be on redeveloping lands already inside UGB
- 5 want compact development
- Several thanked officials for the process and hard work. A few focused on specific areas/ properties.
  - More emphasis should be placed on policies to strengthen communities--whether it is the struggling Cornelius and Forest Groves in the region or the Agricultural community.
- 8 commented on aspects of the process
  - I realize this is an extremely complex and difficult process. Officials should look at the lands personally rather than just rely on maps. One can not get a feel of a location by reviewing a map.

## SECTION 2: SPECIFIC AREAS

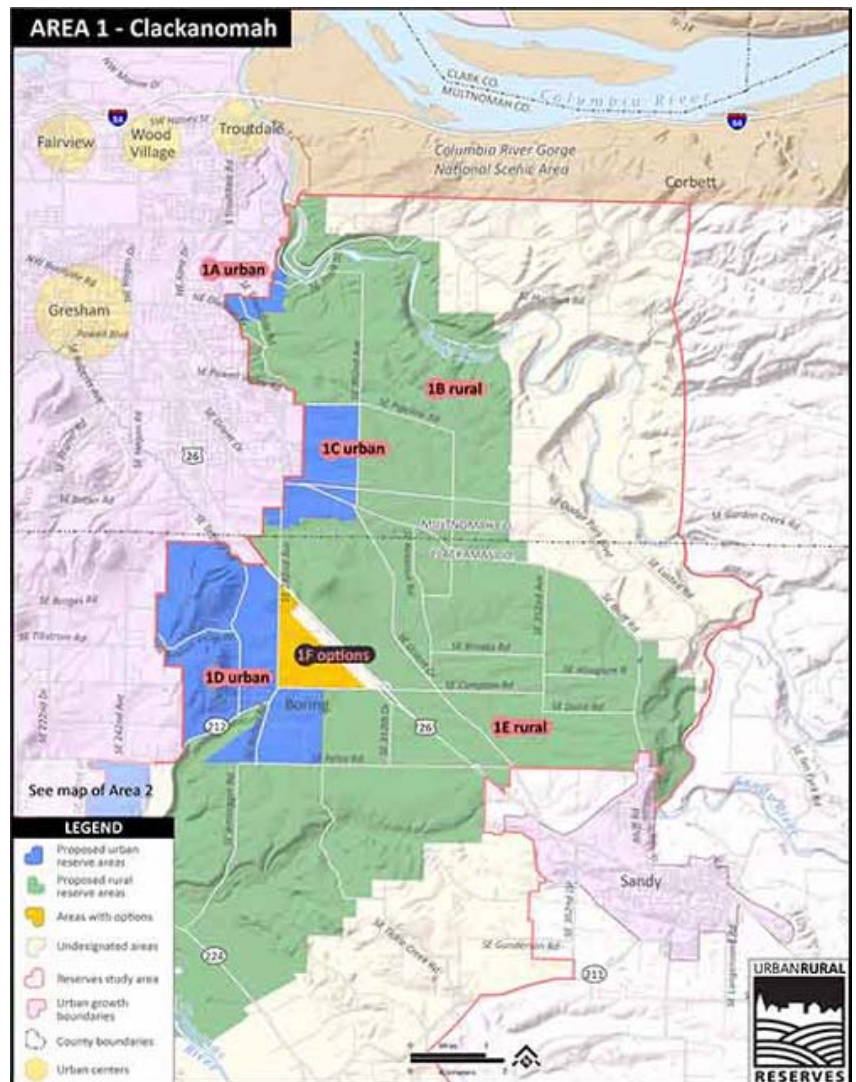
### Area 1: Clackanomah

Number of responses: 106

Urban inside a city:	50
Urban not inside a city:	4
Rural inside a city:	4
Rural outside city/UGB:	38

#### Summary of General Comments (9)

- I applaud the proposed creation of the new Clackanomah County. All West Multnomah County lands should be ceded to the City of Portland. It is my fervent hope and belief that Multnomah County will cease to exist as a political entity by the year 2040. That would truly make "The Best Place"!
- This area is beautiful and rich in agricultural lands. As a resident farmer, I believe in the importance of keeping land available for farms that grow food. Does the need for locally grown food enter into discussions, or only the need for home building?
- I disfavor urban designations at the finger fringes of the metro area (east and west), especially east given the Damascus situation.
- Area 1, especially, 1F, not needed for urban reserves because Damascus needs 50 years to develop. Don't add conflicts/competition from east of the city.
- Our 37 acres would make great industrial land, it has good access to roads and would be cheap and easy to develop. If the rule with Sandy is broken, then we should have the same privileges as our neighbors.



#### Comments on Proposed Reserve Area 1A (13 answered question, 19 commented)

- 12 support rural reserves
  - Foundation land with great soil, no water limitation, close to the urban area for local food security. Troutdale has room for infill.
  - No housing need, urban will be expensive to build, serve and difficult for transit.
  - No urban reserve on high-value farmland.
  - Why doesn't Multnomah County value its foundation farm land?
- 7 recommend urban reserves
  - Best location to bring into the UGB for compact urban forum - near existing services.
  - Include entire proposed UR area as UR and add SWC of 212/26 to UR as well.



- Maintain green space separation between Gresham and Sandy as forest, farm, or habitat.
- All land should be studied individually. Farmers should farm the best land and developers should build where suitable.
- Reluctantly support inclusion of this as an urban reserve

#### **Comments on Proposed Reserve Area 1B** (8 answered question, 14 commented)

- 5 support rural reserves
  - Rural to protect nurseries, creeks, and adequate services.
  - MUCH bigger rural reserve. Why be stingy about protecting Sandy River Gorge and high value farmland west of the river?
  - Sandy River Gorge is a regional landmark and most valuable wildlife habitat in Mult County
  - Include all farmland to the west of the gorge.

#### **Comments on Proposed Reserve Area 1C** (8 answered question, 14 commented)

- 1 supports urban reserves
  - Allow growth for Gresham – larger parcels with easily developable slopes and sewer along Kelly Creek. The three schools should be in urban area.
- 4 support rural reserves
  - Most is EFU and actively farmed, except for Orient area, same as other property. Proposal creates near urban island with no freeway access for industrial, no Springwater connection
  - Rural reserve on this foundation ag land.
  - Adopt Ag/Nat Resources map – don't lose this farming area; Gresham has much room for infill
- Specific Suggestion
  - This urban reserve should be smaller and not include the Johnson Creek watershed.

#### **Comments on Proposed Reserve Area 1D** (11 answered question, 17 commented)

- 4 support urban reserves
  - Support urban reserve after adjacent Damascus areas urbanize.
  - Boring should be urban, has a major traffic exchange.
  - Urban planning will protect the buttes and there is flat land for employment and residential.
- 5 support rural reserves
  - Adopt recommendations of the Ag and Nat Resources Coalition – Boring expansion not needed.
  - Keep butte in rural reserve unless we know the butte will be protected in the urban area.
  - Bad idea to put housing & businesses on foundation ag land.
  - Urban unnecessary given redevelopment potential in east metro -- Damascus was unnecessary.

#### **Comments on Proposed Reserve Area 1E** (13 answered question, 19 commented)

- 3 recommend urban reserves
  - Urban on both sides of 212, up to 26 – help finance road improvements, corridor development.
  - Damascus traffic will travel along Highway 212, even if 1E and 1F are designated as rural.
- 10 support rural reserves
  - Designate rural due to proximity to Highway 26, foundation farm land. Find other areas for jobs.
  - Keep UGB from Sandy. What happened to no development/ag between Gresham and Sandy?
  - Protect the good-sized nurseries, rolling fields and creeks.
  - Adopt the Agr and Nat Resources Coalition map.
  - Foundation agricultural land more important than urban; vacant land in Damascus.
- Specific Suggestions
  - Extend east to 312th or Highway 26

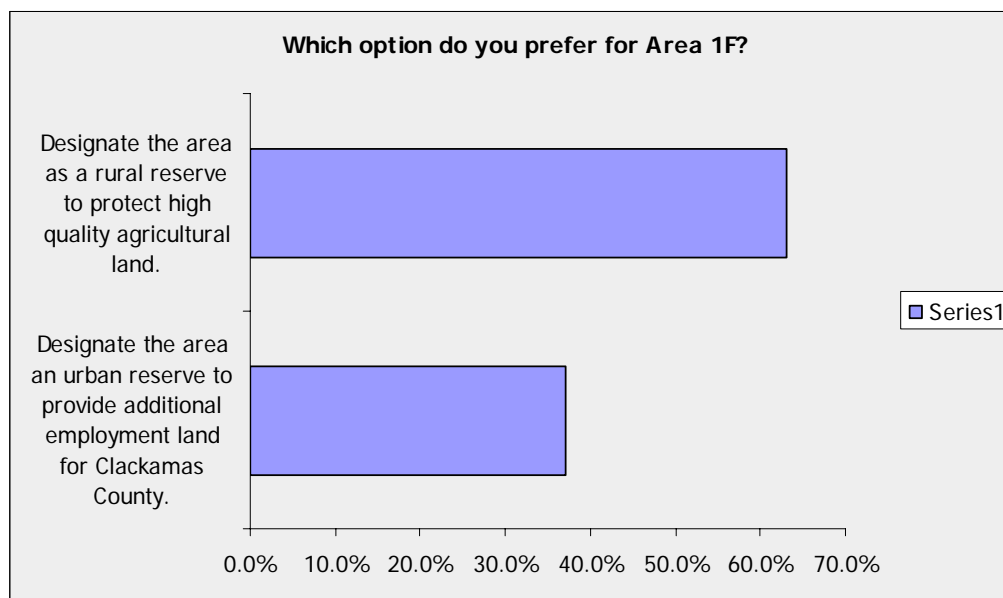
**Quotable Quote:** *It's impossible to wrongly reserve valuable rural resources for rural use. We or posterity can correct any error if a rural reserve choice may prove to have been wrong. But err in designating such land for urban use, and there will be no practical remedy, only regret.*

## Option 1F

### 1. Should Option 1F along Highway 26 near Highway 212 be designated urban or rural?

**Clackamas County has plenty of land for housing but not for jobs. There are few places outside the current urban growth boundary in Clackamas County that offer opportunities for future industrial development. This triangle-shaped area at the junction of Highway 26 and Highway 212 is one of the few places in Clackamas County that could serve as an industrial or manufacturing site. It is big enough and has easy access to a major highway. It is also foundation farmland. Please place a checkmark next to the alternative you prefer. (73 responses)**

Answer options	Number	Percentage
Designate the area an urban reserve to provide additional employment land for Clackamas County.	27	37.0
Designate the area as a rural reserve to protect high quality agricultural land.	46	63.0



## Summary of Comments

- Urban reserves
  - Support an employment center in Clackamas County, and allow Clackamas to compete with Washington County.
  - Add jobs land along existing road infrastructure – help Damascus grow. Visual buffer ok although view between Gresham and Sandy isn't spectacular enough to give up jobs or tax base.
  - OK for limited urbanization
  - Urban because of existing significant non-farm uses occupy portions of the area and need for industrial development.
  - This area already has a wrecking yard, very large church, horse stable and a nursery on a hillside -- not much farm ground.

- Favor urban reserve option that allows property owners both clarification of their standing, and avoids the indefinite "undesignated" status. The Green Corridor agreement shouldn't punish property owners with an ambiguous definition.
- Rural reserves
  - Rural to avoid urban sprawl and limited separation between the cities.
  - Any arguments for preservation of farmland in the Stafford Triangle apply even more to this area. Unlike Stafford, all the surrounding land is in agricultural use, so continued farming is more viable. If "employment land" is needed, expand Sandy's urban reserve to the north or south; there is no compelling reason to add this to the Metro UGB. If property (profit) interests win out, however, there MUST be a large planted buffer to at least give the visual impression of separation between Sandy and Gresham.
  - Local farms and food more important as food transportation costs rise.
  - The point is not the visual effects; the point is the land use -- rural.

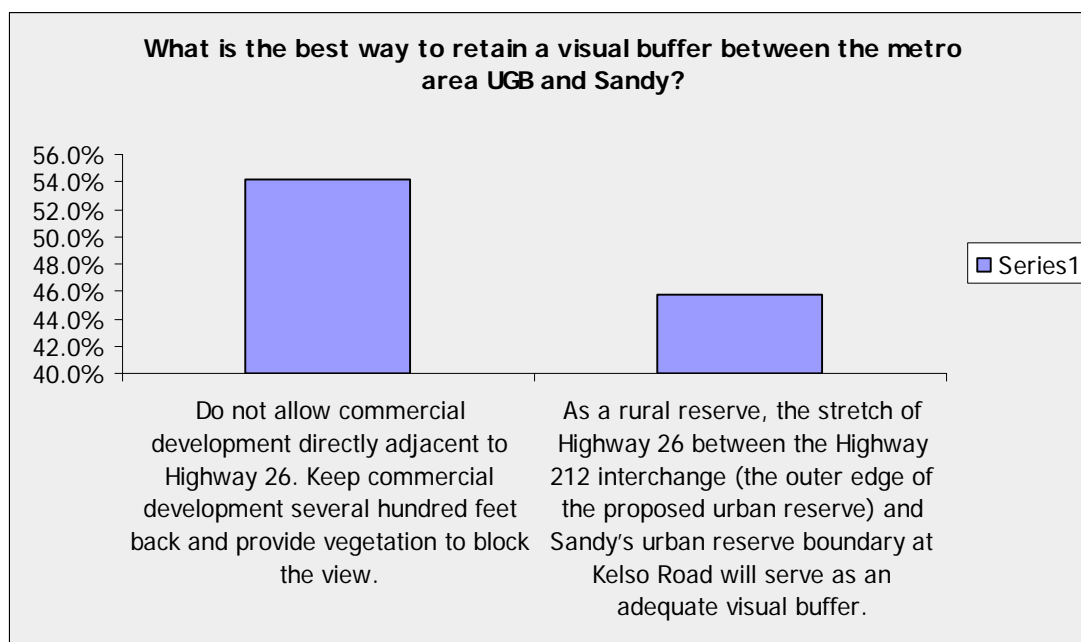
**2. There is an agreement between Metro, Clackamas County and the City of Sandy to retain a greenbelt along Highway 26 east of Gresham to maintain a visual buffer between the Portland metropolitan area and Sandy. If this area is designated an urban reserve how might the visual buffer be retained between the communities? (72 responses)**

Answer options	Number	Percentage
Do not allow commercial development directly adjacent to Highway 26. Keep commercial development several hundred feet back and provide vegetation to block the view.	39	54.2
If it is designated a rural reserve, the stretch of Highway 26 from the Highway 212 interchange (the outer edge of the proposed urban reserve) to Sandy's urban reserve boundary at Kelso Road will serve as a visual buffer.	33	45.8

#### Summary of Comments and Suggestions

- Keep commercial development 250 feet back from Highway 26.
- Smart economically to develop this land, but keep the buffer for Sandy.
- Place industrial near noisy highways rather than housing.
- Allow development up to Hwy 26 and 212 to increase tax base for roads.
- 1F is already developed with urban-like uses (wrecking yards etc.); there is no "green belt" to protect. Urban redevelopment rules will improve built area, but as rural there will be no improvement.
- A "visual buffer" not needed if there are landscaping requirements – 100' width.
- Hwy 212 can provide points of entry for future corporate park or additional business entities.  
Hwy 212 can be expanded from 2 lanes to 4 lanes from where 26 and 212 intersect and 282nd.

**Quotable Quote:** *Both my academic and professional experience have taught me that in planning there are two things that people find most troubling and truly turns them out in droves – sprawl unless it's their sprawl, and density only if its applied in someone else's neighborhood.*



## Area 2: Damascus/Estacada

### Summary of General Comments

#### Number of responses: 29

Urban inside a city:	10
Urban not inside a city:	1
Rural inside a city:	0
Rural outside city/UGB:	9

#### Comments: 15

8 – Protect farm and forest land

5 -- Keep area rural

- Moved here for rural life, clean air, open spaces
- Need more agricultural land
- Poor transportation connections
- Protect wildlife corridors, fish habitat

1 – Infill inside UGB

**Quotable Quote:** *Conflicted ag land is conflicted because land surrounding it has been allowed to split and develop.*

#### AREA 2A – URBAN (20 comments)

9 – Support rural reserves

- Lots of undeveloped land in Damascus; don't need more
- Keep rural areas rural – clean air, open spaces
- Topography would make infrastructure difficult
- Keep growth in Oregon City

8 – Protect farm and forest land

2 -- Support some urban, some rural

- Add land already in Damascus to urban; keep rest rural
- Make farmland portions rural

1 – Support urban reserves

**Quotable Quote:** *Though most is conflicted agricultural land, I disapprove of UGB expansion at the finger fringes of the metro (east and west) given the redevelopment potential of areas within the UGB.*

#### AREA 2B – RURAL (14 comments)

8 – Protect farm and forest land

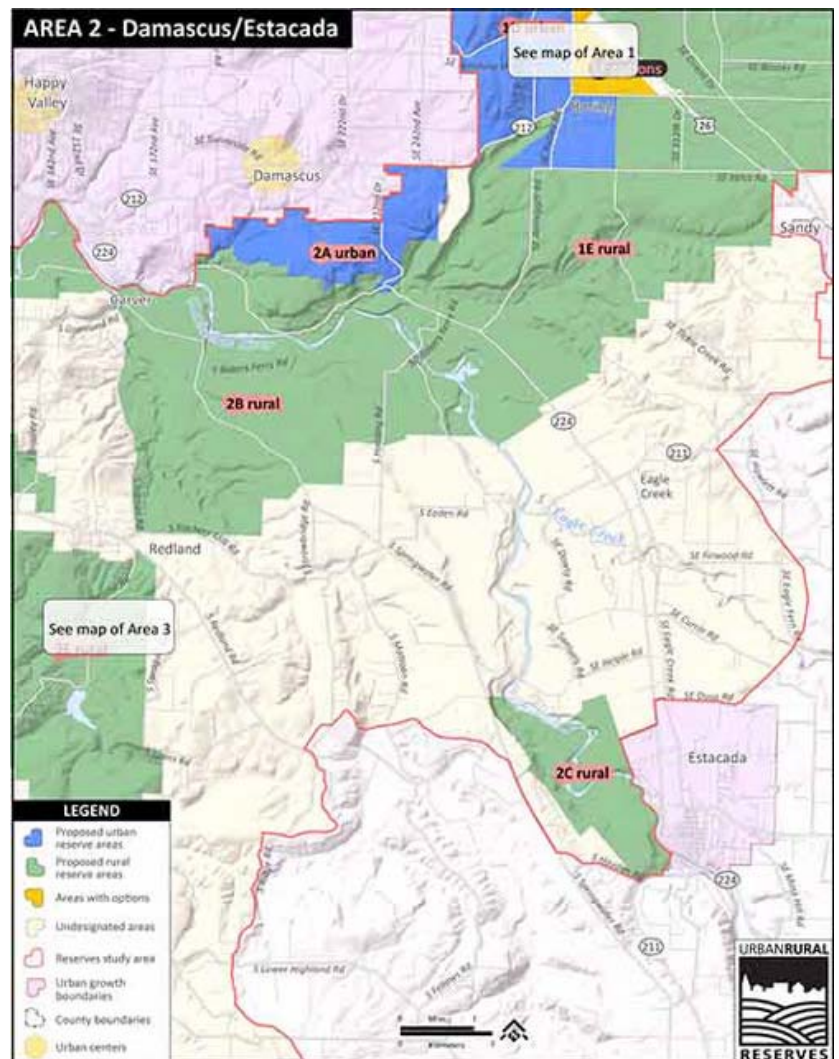
6 – Support rural reserves

- Need more rural/agricultural areas
- Estacada doesn't need any more housing pockets

#### Specific Suggestions

- Add all land between Springwater Rd & Fischer's Mill Rd. Use Clear Creek drainage as guide.

**Quotable Quote:** *To bring more people into our system that is already overloaded with people 'in need' -- who can't/don't take care of themselves is a DRAIN on the TAXPAYERS of our community. ...Let those folks move to the state of Washington or Alaska.*



**AREA 2C – RURAL (14 comments)**

8 – Protect farm and forest land

6 – Support rural reserves

**Quotable Quote:** *We overbuilt greater Clackamas in the Happy Valley, Damascus, and Boring areas already. Vacant, overbuilt crappy houses crammed together.*



## Area 3: Greater Oregon City

### Number of responses: 62

Urban inside a city:	6
Urban not inside a city:	5
Rural inside a city:	0
Rural outside city/UGB:	42

### General Comments: 18

- 3 – Delay final decision. . .
  - Until LIDAR maps are available
  - Until decision-makers physically examine boundaries
  - Until all land is ground-truthed
- 3 – Support mix designation
  - More urban and undesignated
  - Some urban, some rural
  - Jobs land for Oregon City; no more housing land
- 10 – Support rural
  - Preserve farm, timber and resource land
  - Too many urban reserves proposed in the area

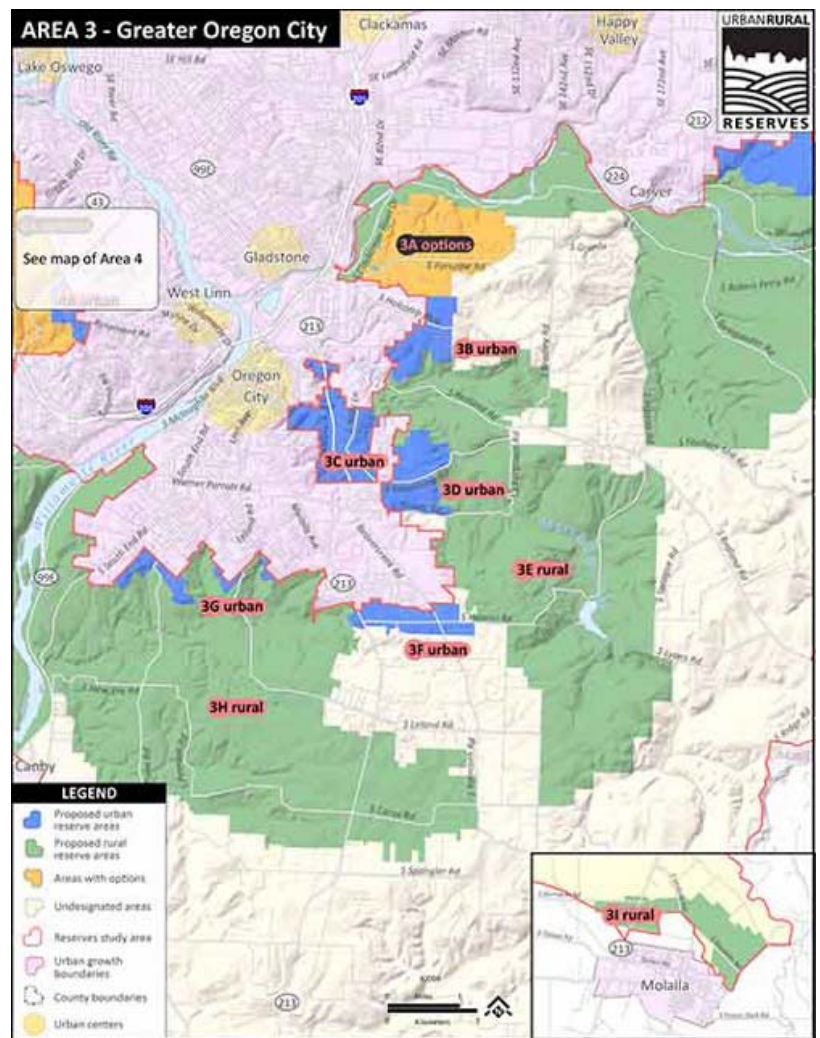
### Specific Suggestions

- Have a higher level of government permanently protect Newell Canyon, Newell Creek Canyon, the streams, fish, salmon and wildlife corridors.
- Drive down Pam or Hilltop and see that it is not a candidate for inclusion in Urban Reserves. Three Rivers Land Conservancy would accept this prime habitat as conservation easements.
- Pam Drive and Morel Drive need to be removed from 3B and included in 3E

**Quotable Quote:** *Compared to Washington County, Clackamas County has too little farmland for local food production. That remaining should be protected.*

### AREA 3A – OPTIONS (URBAN OR ALL OR PART UNDESIGNATED) (24 comments)

- 8 – Protect farm and forest land
- 6 – Support rural reserve
  - Too hilly; difficult topography to build on
  - Cannot be integrated well into the area
- 5 – Support urban reserve
  - Trade off for some property in 3B
  - Bordered on two sides by UGB and Oregon City
  - Services are OK
- 3 – Part urban
  - At least that portion up Forsythe Road from Swan Ave to Brunner Road
  - At least southwestern portion
- 2 – Specific property requests





### **Specific Suggestions**

- Consider a connector road between Holcomb Rd and Forsythe Rd dumping onto Forsythe at Gerkman Rd (private road) to help with any transportation issues (and the road is already there).
- Encourage Metro and Clackamas County Commissioners to physically tour the properties that are to be included in these new reserves, rather than relying on maps or aerial photographs.

**Quotable Quote:** *Not every nook and cranny needs to be developed!*

### **AREA 3B –URBAN (20 comments)**

11 – Support all or part rural

- Landslide area
- Steep hills
- Floodplains
- Class A wildlife habitat
- Physically divided with no access from Highway 213

8 – Protect farm and forest land

1 – Support urban reserves (reluctantly)

### **Specific Suggestions**

- Remove Pam Drive and Morel Drive from 3B
- Use LIDAR maps
- Have a higher level of government permanently protect Newell Canyon, Newell Creek Canyon, the streams, fish, salmon and wildlife corridors.
- Good developable property along South Holcomb

**Quotable Quote:** *I like the way the Urban/Rural line bisects a dead end street. My next door neighbor can remain rural? Nice planning.*

### **AREA 3C –URBAN (14 comments)**

8 – Protect farm and forest land

5 – Urban reserves not appropriate

- Doesn't meet urban reserve factors
- Meets some rural reserve factors
- Holly Lane not suitable for more development; too much traffic already

1 – Support urban reserves

### **Specific Suggestions**

- Check LIDAR maps before making any decisions

**Quotable Quote:** *The area sorely lacks the many arterials necessary to efficiently move traffic.*

### **AREA 3D –URBAN (14 comments)**

8 – Protect farm and forest land

4 – Urban not appropriate in landslide areas (parts of Maplelane and Thayer Road)

1 – Good close-in farmland

1 – Support urban (reluctantly)

### **Specific Suggestions**

- Check LIDAR maps before making any decisions
- Include Thayer Lane in UGB – it is surrounded by UGB

**Quotable Quote:** *With the current landslide maps Metro is using, and without a hazards program in place, Metro is unable to identify the plethora of landslides in this area.*

### **AREA 3E –RURAL (21 comments)**

- 8 – Protect farm and forest land
- 7 – Expand this rural reserve area
- 5 – Support rural reserve
- 2 – Seek Metro protection for Newell Creek, Newell Creek Canyon and related areas

#### **Specific Suggestions**

- Expand area to include
  - Pam Drive neighborhood
  - Beavercreek
  - More riparian and wildlife habitat around Holcomb/Abernethy Creek drainages
- Continue rural area to 3H

**Quotable Quote:** *My professional way of life wouldn't mix well with subdivisions and the consequences of population explosions and the traffic.*

#### **AREA 3F –URBAN (16 comments)**

- 8 – Protect farm and forest land
- 4 – Support rural reserves
  - Urban reserve opposed by Oregon City and Hamlet of Beavercreek
  - Not needed for connectivity
- 4 – Support some urban, some rural
  - Some areas too steep, landslide-prone, for development
  - North of Henrici Road OK for urban; already developed.
- 1 – Support urban reserves

#### **Specific Suggestions**

- Check LIDAR data for specific information on landslides, steep slopes, etc.
- Draw a southern boundary along Carus Road between Kamrath and Beavercreek so the area between 3H and 3E can be rural to form a contiguous rural band separating Oregon City and land south of Carus.

**Quotable Quote:** *The Henrici Road area, between Beavercreek Rd and Redland Rd, is very constrained. Even preliminary landslide maps show this to be an area of difficult terrain, filled with many slides and very challenging to development.*

#### **AREA 3G –URBAN (12 comments)**

- 8 – Protect farm and forest land
- 2 – Support all or partially rural reserve
  - Protect beavers and other small wildlife
  - Don't/shouldn't develop on steep slopes, Jory soil good for viti-culture
- 1 – Support urban reserve, maybe
- 1 – Support urban reserve
- 1 – Specific property request

**Quotable Quote:** *It would be a shame to lose viti-culture potential for the sake of very few more home sites.*

#### **AREA 3H –RURAL (15 comments)**

- 8 – Protect farm and forest land
- 4 – Support rural reserve
- 3 – Support expanded rural reserve

#### **Specific Suggestions**

- More rural reserves east of Canby
- Extend rural reserves to 3E
- Expand rural into undesignated area of Beavercreek

**Quotable Quote:** *Too much urbanization will destroy the trees we need for their life giving oxygen.*

**AREA 3I –RURAL (11 comments)**

8 – Protect farm and forest land

2 – Support rural reserve

1 – Specific property request

**Specific Suggestion**

- Enlarge and extend this rural reserve northeasterly to the Molalla River and northerly to State Highway 213 to prevent urban encroachment from the south by the city of Molalla

**Quotable Quote:** *This would create a buffer zone to prevent urban encroachment by the city of Molalla.*

## Area 4: Stafford/Canby

**Number of responses: 355**

Urban inside a city:	155
Urban not inside a city:	15
Rural inside a city:	22
Rural outside city/UGB:	121

**General Comments: 84**

23 – Do not urbanize the area

- Make use of existing urban, undeveloped land first, including in neighboring cities
- Already too much undeveloped land in UGB, e.g., Damascus
- Protect natural areas, rural life
- Needed infrastructure would be too expensive
- No surrounding cities want the area
- Don't urbanize in Clackamas County just to offset foundation land in Washington County

17 – Support rural reserve for entire area

- Agree with Clackamas County's original recommendation
- Urbanization would be expensive
- Support wishes of surrounding cities
- Unique ecological and historic area that should be preserved
- Fits rural reserves criteria
- Don't give in to people/developers who just want to enrich themselves

14 – Support urban reserve for Areas A, B and C

- All land inside I-205 should be urban
- Urban designation will provide the most protection for tree canopies and stream corridors
- Development in this area is overdue; surrounded by urban areas
- Consider vision of Stafford Hamlet

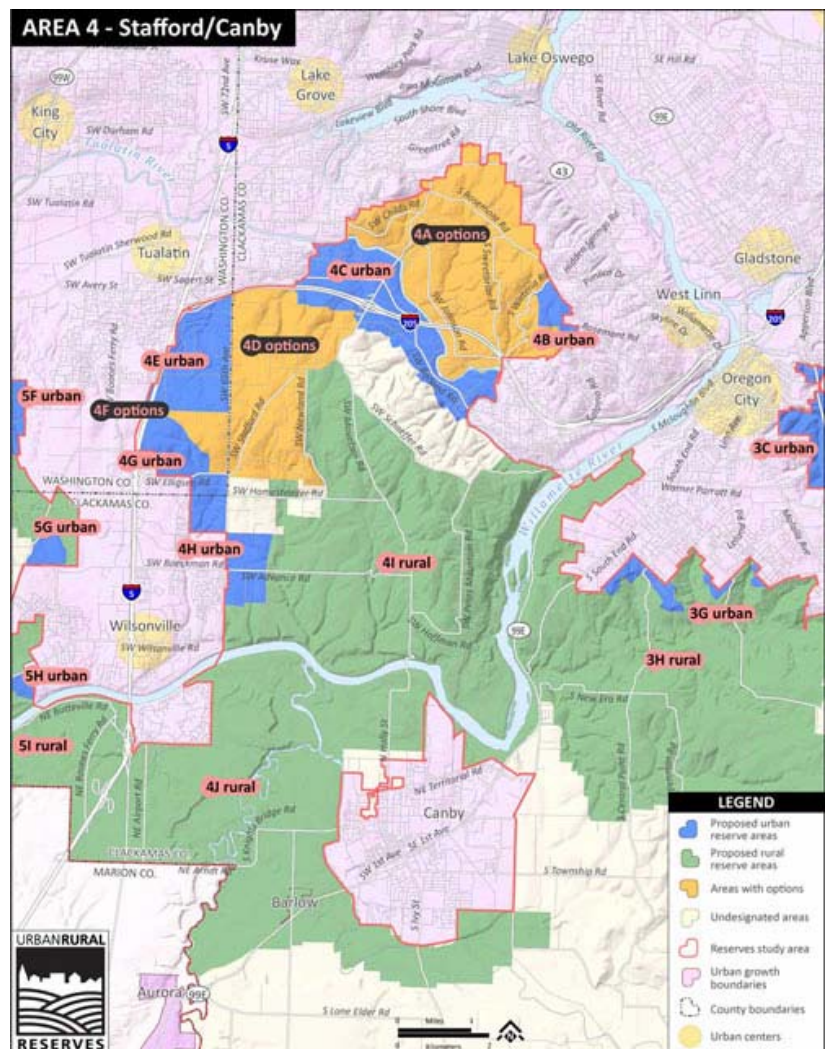
8 – Protect farm and forest land

11 – Support a mix of designations for the area

- Urban around Borland Road; rural or undesignated for the rest
- No urban south of I-205
- No urban south of Tualatin River

4 – Support undesignated for entire area

- Need flexibility for the future
- Support Stafford Hamlet
- Protect as much natural space and habitat as possible



- City of Canby needs room for healthy growth

4 – Thanks for your work/good luck

3 – Road construction suggestions

### Specific Suggestions

- Use drainage basins as dividing lines between urban and rural reserves.
- Develop parks and wildlife refuge areas along the Tualatin River.

**Quotable Quote:** *The reserves designations need to be based upon a realistic assessment of how urban services will be delivered. We don't need more land that ultimately comes in to the UGB to languish.*

### AREA 4A –OPTIONS (URBAN, PART URBAN AND/OR RURAL AND/OR UNDESIGNATED) (112 comments)

39 – Support rural reserve

- Adding infrastructure would be difficult and expensive
- Steep slopes with landslide potential
- Important wildlife corridors, riparian areas, vistas
- Local agriculture/food system opportunities
- Listen to voters of Stafford Hamlet who predominantly want rural reserve
- Does not meet most urban reserve criteria; does meet rural reserve criteria
- Neighboring cities and county do not want urban
- Development would destroy way of life that has existed for nearly 100 years

36 – Support urban reserve

- Good non-farm ground that can be developed; poor soils and small farms
- Can have residential and employment land with green set-asides for streams, rivers and wildlife
- Support Stafford Hamlet vision for long-term development
- Preserve true sustainable agricultural production on foundation farmland elsewhere in region
- Target population density inside the I-205 corridor, with preservation outside of it.
- Residents would benefit from local services
- Decide based on state law, not emotional rhetoric
- Close to existing transportation and services
- Already adequate provisions for preserving natural areas in Wilson Creek drainage
- Logical extension of the Metro area; no reason to have a hole in the UGB

14 – Do not urbanize

- Very expensive to develop
- Good close-in land for food
- Not wanted by neighboring cities
- Development would increase traffic, crime, pollution and stress
- Low percentage of buildable acres
- Surface water run-off from urbanization would be a disaster

8 – Protect farm and forest land

5 – Support having options

- Let the people in the area choose
- Good to have options

4 – Support undesignated

1 – Support combination of urban and undesignated

1 – Support combination of rural and undesignated

### **Specific Suggestions**

- Combine 4A, 4B and 4C to make one contiguous area.
- Designate the area urban and develop it as a model community integrating open space, mixed density living, recreation and business.

**Quotable Quote:** *We do not want to look all the same along our freeways and roads . . .developed, commercial and Californian.*

### **AREA 4B –URBAN (54 comments)**

#### **25 – Support urban reserve**

- Services exist nearby and providing more could be done at a reasonable cost
- School district recently had a nearby site approved for annexation into West Linn
- Close to I-205
- No foundation farmland
- No reason to have a hole in the UGB
- Great opportunities for jobs and housing

#### **21 – Support rural reserve**

- Steep slopes, landslide potential, wildlife corridors, riparian areas
- Infrastructure would be expensive
- No access to transportation – roads are too small
- Don't give developers a "foot in the door" for Stafford
- Surrounding cities don't want it.
- Don't need more houses in an already glutted market
- Respect the wishes of the people who live here

#### **8 – Protect farm and forest land**

#### **7 – Do not urbanize**

- Area is too pretty to develop
- No transit
- Successfully sued twice in the past to keep urbanization away
- Protect people who elected you, not people who are coming in the future

#### **4 – Support undesignated**

- Need to solve infrastructure problems before adding to urban reserve
- Cities don't want urban; leave undesignated until cities change their minds

#### **9 – Miscellaneous**

- Only make urban under certain conditions
- Ask West Linn
- School district has proposed elementary school in the area

### **Specific Suggestions**

- All land east of Wisteria and Woodbine should be urban with large lot sizes and green space and tree canopy
- East of Wisteria Road should be urban
- Develop area adjacent to Tanner Basin neighborhood

**Quotable Quote:** *This area should be earmarked urban. Any other designation would go against the basic successful growth guidelines Metro has been using for many years.*

## **AREA 4C –URBAN (109 comments)**

### **26 – Support urban reserve**

- Natural for urbanization because of location and proximity to freeways
- Need more jobs in this area
- We need public utilities in this area
- Urbanize along with entire Stafford area
- Area is already being urbanized

### **24 – Support rural reserve**

- Congestion already a problem.
- West Linn already exceeds required density.
- Needed transportation infrastructure would cost billions of dollars.
- The surrounding cities don't want it.
- Urbanization would hurt the Tualatin River.
- Maintain character and integrity of Stafford Basin.
- Support existing local businesses – don't add new ones to compete.

### **24 – Do not urbanize**

- Already too much traffic with addition of churches; too much congestions; Willamette Falls Drive is backed up; people drive through and destabilize Historic Willamette area of West Linn
- Protect rural open spaces
- Concerned about impact on the environment
- Should be enough that it's a beautiful place to live without being developer-ready or commercial farmland
- Urbanization would destroy this happy, peaceful community
- Listen to the people who live here

### **8 – Protect farm and forest land**

### **6 – Separate area south of I-205 and Tualatin River from the rest– make south rural, north urban**

- Don't develop right by the Tualatin River
- The northern part is relatively flat and the residents want it to be urban

### **4 – Support urban or undesignated**

- Already many urban/industrial uses– schools, churches, traffic, industrial, commercial

### **3 – Support undesignated**

- I'm a business owner and rezoning the land would put me out of business
- Numerous other area in the region can be used for urban growth; doesn't have to happen here

### **2 – Nobody notified us this was going on**

#### **Specific Suggestions**

- South Borland Road below I-205 should be rural, not urban, because of negative urban impacts and fertile farmland.
- Fix leaky septic systems.
- Protect natural areas along the river
- Place a wide buffer between development and the Tualatin River, not just a 200-foot setback.

**Quotable Quote:** *There is great opportunity for jobs and housing here. Don't let the cities make this planning decision. It's important that when looking at a 50-year horizon current bickering not get in the way of good land use.*



## **AREA 4D –URBAN OR UNDESIGNATED (77 comments)**

### **26 – Support rural reserve**

- Difficult to develop because of farms, small lots, topography
- Cost-prohibitive to develop the area
- Maintain integrity and character of Stafford Basin
- Urbanization will increase congestion; reduce quality of life
- Don't lose viable farmland to development
- Surrounding cities don't want it
- Starting a new city doesn't make sense because of the nearby county border

### **12 – Support urban reserve**

- Mostly marginal terrain and many small lots
- Close to I-205 and I-5
- Leaving the land undeveloped would create a very expansive area for the very wealthy, which would drive up land costs even more
- Cities may not want the area now, but might want it 10 years from now
- Already becoming residential
- Great opportunity for jobs and housing

### **10 – Do not urbanize**

- Preserve the forests.
- Not easy to add infrastructure.
- Develop at higher density without city water and sewer.
- We don't need any additional urban land – we already have Damascus
- Many active small farms and undulating topography
- Develop closer to I-5 corridor
- Without road improvements, development would be a disaster
- Consider the wishes of people who live in the area

### **8 – Protect farm and forest land**

### **8 – Support undesignated**

- Some minor development with light agriculture and greenspaces
- Development challenges
- Keep as rural agricultural
- Don't need more urban land
- Inefficient for the level of urban densities desired
- Pete's Mountain has poor farmland, too windy and colder than surrounding area

### **3 – Support urban reserve after areas 4A, 4B and 4C are urbanized**

### **2 – Would rather not go urban, but prefer urbanizing 4D rather than 4A**

### **Specific Suggestions**

- Drainage basins should be the natural criteria for urban/rural boundaries.
- Recommend village-type development with houses clustered in specific locations – human footprint is evident but not overwhelming
- Concentrate employment center within Wilsonville city limits

**Quotable Quote:** *Why not encourage more small organic farming? Now that Wilsonville and Tualatin have changed their water supply, it should be possible to grant more water rights.*

#### **AREA 4E –URBAN (34 comments)**

##### **18 – Support rural reserve**

- Productive farms operate here
- Maintain integrity and character of Stafford Basin
- Urbanization, resulting in increased congestion and decreased quality of life, doesn't fit with Metro mission of promoting sustainability
- Don't sacrifice quality of life for developers' profits
- Surrounding cities don't want the area

##### **16 – Support urban reserve**

- Makes sense to develop along I-5
- Great jobs and housing opportunities
- Looks like urban near freeway

##### **8 – Protect farm and forest land**

##### **5 – Mixed**

- Support urban south of Tualatin
- Areas further out from I-205 should be rural or undesignated
- Has potential, but needs road improvements and has some farming
- Add to urban after the rest of Stafford is urbanized
- Protect streams

##### **4 – Do not urbanize**

- We have enough urban land
- Good farmland
- Listen to the people who live here

##### **1 – Support undesignated**

##### **1 – People should have options**

##### **1 – Is this area needed to force the bypass to I-5 from Washington County?**

#### **Specific Suggestions**

- Reduce all proposed urban areas to 15,000 acres by taking a little off each area.

**Quotable Quote:** *As our society transitions away from fossil fuels, agricultural land near our urban centers will become more and more important.*

#### **AREA 4F –URBAN OR UNDESIGNATED (45 comments)**

##### **17 – Support rural reserve**

- Maintain integrity and character of Stafford Basin
- Urbanization doesn't coincide with Metro's mission of sustainability
- Surrounding cities want the area to be rural
- Viable farmlands

##### **11 – Support urban reserve**

- Mostly marginal terrain and many small lots
- Great opportunities for jobs and housing

##### **8 – Protect farm and forest land**

##### **5 – Do not urbanize**

- Already enough land in existing UGB
- Many large plots of land with houses, some with farms
- Difficult to add city infrastructure
- Listen to the people who live in the area

##### **1 – Support undesignated**

##### **1 – Urbanize after the rest of Stafford is developed**

**Quotable Quote:** *Urbanization could only be justified if use was restricted to high density job creation, not residential, retail and professional services.*

**AREA 4G –URBAN (59 comments)**

22 – Support urban reserve

- So the Oregon Veterans Center can be built here
- Great job and housing opportunities

19 – Support rural reserve

- Important agriculture land
- Maintain integrity and character of Stafford Basin
- Surrounding cities don't want the area.

8 – Protect farm and forest land

4 – Do not urbanize

- Need buffers and barriers to protect the hoot owls that are here late fall through spring
- Important agricultural land
- Have enough urban land already
- Listen to the people who live here

1 – Support undesignated

- Marginal farm properties

1 – Give people options

**Quotable Quote:** *Keep development along the I-5 corridor and get light-rail running into Portland!*

**AREA 4H –URBAN (51 comments)**

23 – Support rural reserve

- Only one road into area – bad access
- Expensive to develop due to water limitations in Wilsonville area
- Large working farms
- Difficult to serve with water, sewer and transportation
- Maintain rural character
- Area cities don't want the land

12 – Support urban reserves

- Adjacent to Wilsonville
- No water for agriculture

8 – Protect farm and forest land

4 – Do not urbanize

- Already enough urban land
- Listen to people who live here

1 – Support rural reserve or options

**Specific Suggestions:**

- Also include undesignated area to the north of 4H in urban reserve.
- Metro should force the school district to look for land to build new schools inside the UGB and force Wilsonville to build baseball and soccer fields inside its current UGB.
- Reduce all proposed urban areas to 15,000 acres by taking a little off of each.

**Quotable Quote:** *The transportation issues together with the area's size, only about 170 acres of land available for development, will limit the type of development possible in this area.*

#### **AREA 4I –RURAL (70 comments)**

##### **44 – Support rural reserve**

- Meets rural reserve factors
- Habitat for threatened and endangered species
- Protect agricultural land
- Recreational opportunities for people from throughout the region
- Good buffer between West Linn and Wilsonville and Tualatin
- Recommended as rural by Clackamas County

##### **8 – Protect farm and forest land**

##### **6 – Do not urbanize**

- Many historic farms and buildings
- Beautiful area with irreplaceable natural resources and important watershed

##### **4 – Support urban reserve**

- May be needed for expansion for Wilsonville for housing

##### **3 – Support undesignated**

- Not high-value farmland, especially those on the hill by or off Schaeffer Road
- Too much rural designation – need more undesignated

#### **Specific Suggestions**

- Leave area east of Schaeffer Road, north side of Pete’s Mountain Road, undesignated
- Have 10-20-acre lots for smaller hobby farms and specialty crops – area is rural in nature, but no water for farmers.
- Combine the undesignated area north of Schaeffer Road into rural with the 4I Pete’s Mountain
- Give thought to urban edges as they divide some farms – follow the natural divides and property owners’ needs.

**Quotable Quote:** *This is a remarkably beautiful area of the county that has irreplaceable natural resources. It includes a historically important corridor along the Willamette River and two areas sufficiently unique that the Nature Conservancy has invested in preservation.*

#### **AREA 4J–RURAL (152 comments)**

##### **114 – Support rural reserve**

- Don’t pave over good alluvial soil
- Keep French Prairie as rural reserve
- No infrastructure available to handle development
- We have enough traffic already
- Cities need to build up, not take valuable food land
- We are stewards of the land, not owners

##### **12 – Support undesignated**

- I-5 corridor is too valuable to urban development to be locked up for 50 years as a rural reserve
- Leave land undesignated between Canby and Willamette River – City of Canby will need it for future growth
- Logical area for City of Canby expansion
- Leave options for farmers in the area; not great farmland – farmers may want to leave and let Canby expand
- Conflicted farmland
- Do not develop land between Aurora and Wilsonville

##### **9 – Do not urbanize**

- Put people over profits
- Existing roads can’t handle development
- Maintain excellent farmland

- Protect farmland from development
- Don't let Canby expand boundaries onto world-class productive soils

8 – Protect farm and forest land

4 – Support urban reserve

1 – Do not remain rural

- Landlocked farmland; conflicts coming with urban growth

**Quotable Quote:** *I don't know why everyone is so worried about saving farmland when they should worry about saving the farmer.*

## Area 5: Southwest Region

Number of responses: 173

Responses from:

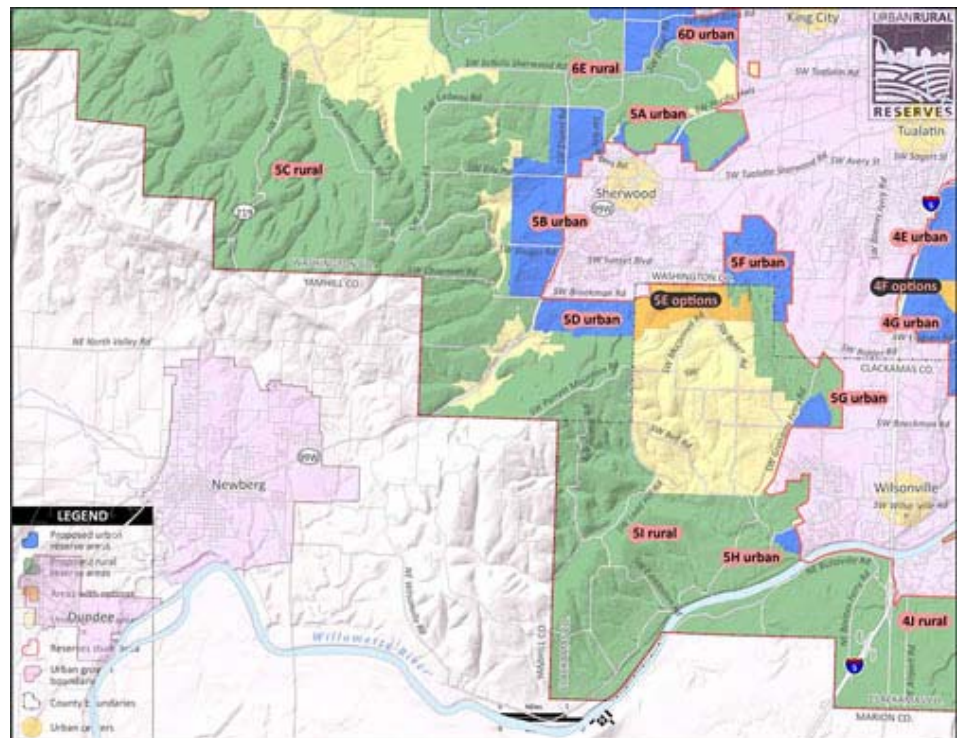
- Urban and inside a city – 59
- Urban and not inside a city – 8
- Rural and inside a city – 15
- Rural, outside a city and outside UGB - 51

### Area 5 – Additional Comments (28)

- 5 support rural reserves and/or expansion
  - 5G should be rural
  - 2 suggest 5E be completely rural
  - 5E undesignated area should be rural
  - All undesignated lands should be rural
  - Extend rural reserve to Baker/Tooze Rd
  - Use Agricultural/Natural Resources Coalition Map – all French Prairie and lands south of Willamette should be rural
- 3 support urban reserves and/or expansion
  - Need more urban and undesignated lands
  - More undesignated – less urban

### General

- Protect farm and forest land
- Do not support expansion around Sherwood – will not prove sustainable (single-family subdivisions distant from urban core)
- Not a lot of top quality farmland, and what there is needs to be protected to preserve the agricultural industry in Washington County. If a city does not have less desirable land to expand, then some ingenuity must be used to provide housing/jobs with existing footprint.
- Farms too small to be productive and are restricted by County regulations to a point they can't effectively operate. Urban expansion has made us open to complaints about farm activities; more traffic has left us with cars driving through fences into pastures, fireworks disturb livestock and increased liability of neighborhood kids climbing into pastures to play with livestock.
- Consider the positive contribution that our conservation areas, rivers and wetlands and rural communities give to the metro area.
- Limit urban development to communities that already have good transportation, not on important agricultural lands. If you develop these areas the Tualatin National Wildlife Refuge will become an island, which will severely impact wildlife corridors and habitat.
- No on 5A, 5B, 5D, 6D urban!



**Quotable Quote:** We need a symbiotic approach to progress, blending work, housing, agriculture, parks open space and shopping into an environmentally friendly and livability friendly picture.

**Area 5A – Urban (23 comments)**

- 8 support protecting farm and forest land
- 5 support urban reserve
- 5 opposed to urbanization of this area
  - 2 cite need to protect Foundation agricultural land
  - 2 cite need to protect Wildlife Refuge
  - Sherwood cannot support additional growth

**Area 5B – Urban (28 comments)**

- 12 support urban reserve designation
  - 8 fully support
  - 4 partial or conditional support
- 8 support protecting farm and forest land
- 6 oppose urban reserve designation
  - 4 cite need to protect farm lands
  - 2 recommend rural reserve designation

**Area 5C – Rural (23 comments)**

- 12 support rural reserve designation
- 8 support protecting farm and forest land
- The undesignated lands to the north should also be designated rural reserve

**Area 5D – Urban (26 comments)**

- 8 support protecting farm and forest land
- 7 support proposed urban reserve designation
- 7 oppose urban reserve designation and support rural
- A farmer who manages 60 acres of hazelnuts recommends rural reserve designation

**Area 5E – Options (140 comments)**

- 6 support urban reserve designation for entire area
- 12 support urban reserve designation of all but the Tonquin Geologic Area
- 114 support rural reserve designation for this entire area

72 people provided additional comments:

- 33 support rural reserve designation of entire area
- 29 support protection of Tonquin Geologic Area
- 9 commented on the I-5 / 99W connector
  - 5 oppose building the connector in this area
  - 3 support construction of the connector
  - Support construction of the connector, but not on farm lands.
- 8 recommend designation of at least a portion of the area as urban reserve
- 8 supported protecting farm and forest land
- 4 also support urban reserve designation of remainder of area

**Area 5G – Urban (26 comments)**

- 8 support proposed urban reserve designation
- 8 support farm and forest land
- 7 recommend protecting area for farming or designating it rural reserve
- Size of area should be smaller



**Area 5H – Urban** (24 comments)

- 8 support protecting farm and forest land
- 7 support urban reserve designation
- 4 recommend maintaining area as rural or note importance of agricultural lands
- Urban development should not go south of the Willamette River

**Area 5I – Rural** (52 comments)

- 24 support protecting all of French Prairie including Champoeg/Butteville area
- 14 support the proposed rural reserves designation
- 8 support protecting farm and forest land
- Concerned about limited groundwater/domestic water supply
- This area is not high value farmland – no water
- More needs to be undesignated

**Quotable Quote:** *Tread lightly on further restricting individual property rights. They are the backbone of this country.*

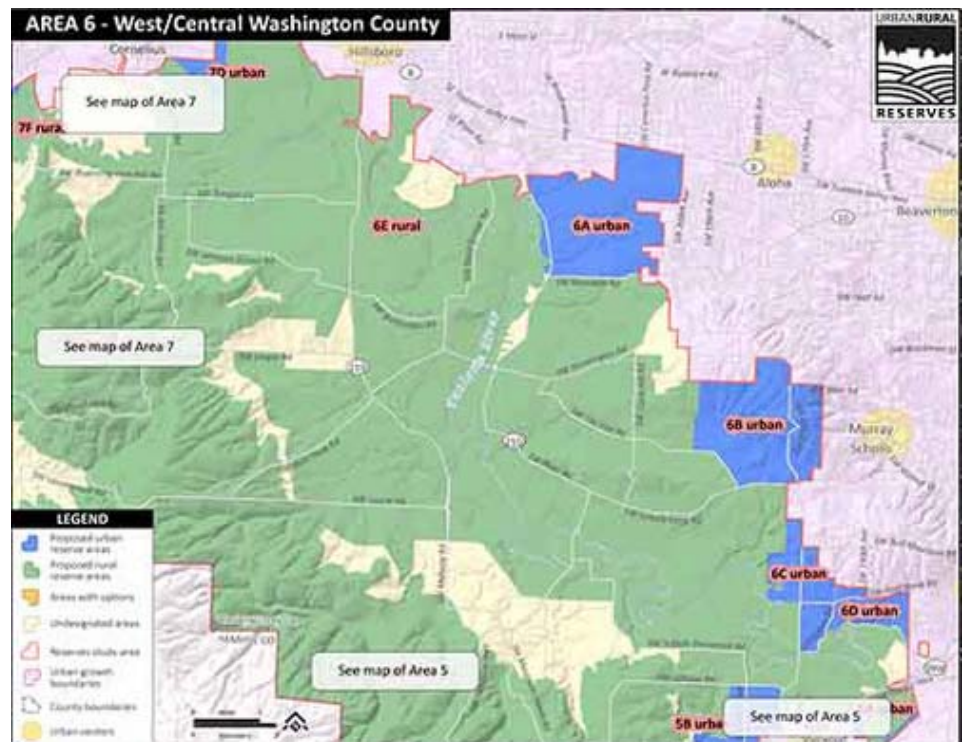
## Area 6: West/Central Washington County

**Number of responses:** 60

**Responses from:**

- Urban and inside a city – 20
- Urban and not inside a city – 6
- Rural and inside a city – 1
- Rural, outside a city and outside UGB – 23

Specific comments to the areas for Area 6 (6A-6D) range from 17 to 24 per area with an overall average of 20.3 responses for all combined sub-areas. Nineteen comments were submitted in the overall comments for Area 6. Each of the four areas generated detailed comments. Summaries from each area are provided below.



### Area 6 – Additional Comments (27)

- 12 support recommended rural reserves and/or expansion
  - 2 suggest all of Cooper Mountain be in rural reserves
  - Establish rural reserves to minimize run-off, erosion and stormwater
  - Several suggest restraining urban sprawl and protecting foundation farmland
- 2 support recommended urban reserves and/or expansion
  - It's time to move forward with 6A providing intelligent development along TV Highway and Farmington areas
  - Density near transportation is a good thing
  - Area should be developed but to low density due to capacity constraints.

#### General

- Protect farm and forest land
- Development of large parcels (6A & 6B) will make things worse for current residents and will not draw future residents without massive investments in education and infrastructure – money the state does not have
- No No No and No! By your own admission this is primarily foundation land
- Economy is in a free fall, businesses are laying off or shuttering every day and no one has any idea how long it will take to recover from this mess. I can't justify taking away land that has been in some people's families for generations and attempting to give it to a business community that doesn't want it and couldn't afford it even if they did. There is already too much urban sprawl in Washington County
- Disagree with any concept that locks up land and prevents development for 40 years. The Oregon State LCDC rules required land use trends be evaluated every 5 years for a reason. Evaluating development needs for a 40 year look ahead is impossible. Negative consequences of inadequate evaluation are tremendous. Do not restrict evaluation to every 40 years.

- A 40-50 year lock up of land is not in the best interest of the people of the area, tying up land my grand children could not use to the fullest extent as a property owner. If you want to limit development, buy the rights.

**Quotable Quote:** *Be leaders in putting people and the environment first.*

**Area 6A – Urban (32 comments)**

- 10 support urban reserve designation. Three call out the South Hillsboro Planning Area only for urban designation
- 8 support protecting farm and forest land
- 7 support rural reserve designation
  - Limit development of St. Mary's property without Reserves Golf Course
- Remaining comments lacked direct reference to reserves but could be categorized as supporting or not supporting urban development. 7 answers were evenly split. Key themes were:
  - Protect the former St. Mary's property for agriculture
  - Protect Butternut Creek, the Tualatin River and foundation farmland
  - Constraints on existing infrastructure preclude further development
  - The need for quality jobs the area could be provided through development
  - Areas along 209th and to the west could accommodate urban development without interfering with major agriculture

**Area 6B – Urban (31 comments)**

- 12 support rural designation
  - Protect foundation farmland
  - Worry about future urban expansions to the west
  - Concerned over flooding and erosion of hilly areas
  - Redevelop existing land more effectively before expanding
  - Large portions of the area are on Metro's inventory
  - Farmland is vital to our health, well-being and future food security.
- 8 support urban designation
  - The area is already relatively well developed, creating a hindrance to farming activities
  - Extension of services can be easily facilitated
  - Smaller parcel sizes limit agricultural blocks
  - Lack of a viable farm community for many years
  - Land should be used for its best purpose
  - Challenge the notion of foundation farm land being descriptive of the best soils
- 8 support protecting farm and forest land

**Area 6C – Urban (25 comments)**

- 8 support protecting farm and forest land
- 7 felt the area should be designated rural
  - Protect Tualatin NWR with buffer; urbanize east of Roy Rogers and north of Beef Bend
  - A larger buffer to the Tualatin River
  - Foundation soils need protection
  - Small farms and farmland need agricultural protection
- 4 called for urban designation
  - Could support urban if area's west boundary stopped at Roy Rogers Rd rather than the river

**Area 6D – Urban (25 comments)**

- 8 called for rural reserve designation
  - Add rural reserve to better protect the floodplain
  - Redevelop more efficiently within the existing UGB
  - A larger buffer to the Tualatin River
  - Foundation soils need protection
  - Small farms and farmland need agricultural protection
- 8 support protecting farm and forest land
- 5 called for urban designation

## Area 7: West Washington County

**Number of responses:** 41

**Responses from:**

- Urban and inside a city – 16
- Urban and not inside a city – 1
- Rural and inside a city – 1
- Rural, outside a city and outside UGB – 13

Specific comments range from 10 to 16 per area with an overall average of 11.4 responses. Fifteen comments were submitted in the overall comments for Area 7. Area 7C (northeast of Cornelius) and overall comments for Area 7 generated the most detail. Summaries from each area are below.

### Area 7 – Additional Comments (23 comments)

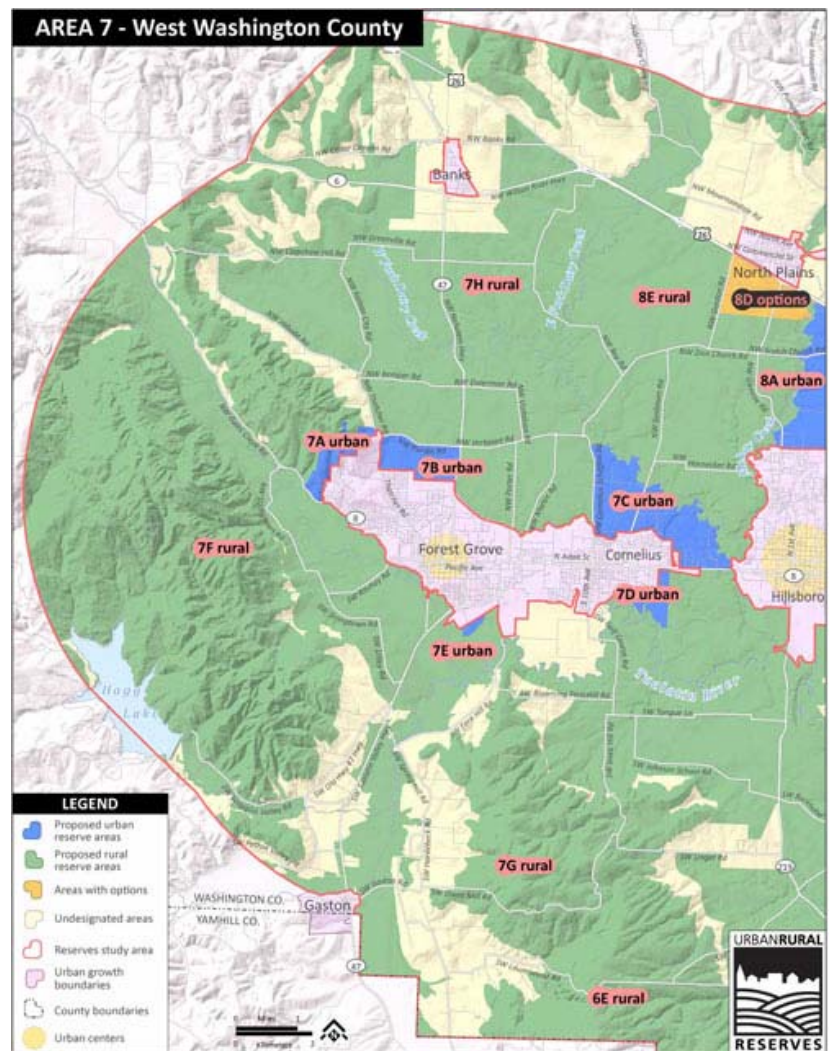
- 8 support protecting farm and forest land
- Most support no further urbanization
- 2 support more urban reserves and/or undesignated land; an additional comment stated "All ok as labeled."
- Several mentioned high soil quality and preservation of flood plains
- 2 noted the need to redevelop existing land prior to expanding onto new lands
- 2040 centers in Aloha, Cedar Mill, Raleigh Hills have not been developed adequately
- Lands around Forest Grove and Cornelius should not be developed inasmuch as those cities "are the outmost finger of the Metro region."
- Cornelius should merge with Forest Grove or Hillsboro to preserve farmland
- The mitigated wetlands from the Barney project south of Forest Grove and Cornelius should be rural, and stream corridors and headlands should have a ¼-mile buffer on either side

### Area 7A – Urban (19 comments)

- 8 support protecting farm and forest land
- 6 support urban reserve designation
- 2 support rural reserve designation
- 2 noted Gales Creek has been designated critical habitat for steelhead

### Area 7B – Urban (18 comments)

- 8 support protecting farm and forest land
- 2 specifically supported urban designation





- 2 addressed the issue of set-asides for jobs/housing, believing the area will simply be suburban development without a jobs mix
- Comments generally were not in favor of this area being designated as an urban reserve, with four comments specifically requesting rural reserve designation
- Loss of "prime" soils was a concern for several

#### **Area 7C – Urban (24 comments)**

- Comments predominantly against urban designation and for a rural reserve.
  - 8 favor protecting farm and forest land
  - Leave undesignated
  - 2 noted its suitability for the future growth of Washington County and Cornelius in particular, noting a lack of employment opportunities in that city
  - 2 preferred rural designation due to the confluence of the main creeks
  - 1 have a petition with 34 signatures requesting rural reserve status
  - Farm uses in the area, the extent of the inputs on our 52-acre century farm and wildlife we have seen in the area
  - 2 stated Council Creek should define the limits to urban growth
  - 2 said Cornelius should use up its available vacant land first

#### **Area 7D – Urban (20 comments)**

- 6 agree with the proposed designation of urban
  - Originally included in urban reserve and since removed - they want to urbanize
  - Urban reserve boundary should go from 334th & TV Hwy west to 345th, not just 345th
- 8 support protecting farm and forest land
- 4 comments specifically requested rural reserve status for the area, noting it being foundation farmland

#### **General**

- Be careful

#### **Area 7E – Urban (18 comments)**

- 8 support protecting farm and forest land
- 6 support proposed designation
- 2 propose rural reserve with the identical language as other sub-sections responses.
  - Reluctant acceptance of urban designation given the small size
  - Urbanize, but control runoff

#### **Area 7F – Rural (22 comments)**

Most input conveying support was concise, one-line answers

- 9 indicated strong preference for rural designation
- 8 support protecting farm and forest land
- Gales Creek as critical habitat for federally listed steelhead
- More land should be left undesignated, particularly the mountainous area around Hagg Lake

#### **Area 7G – Rural (18 comments)**

- 9 support the rural reserve designation on the Hosticka map.
  - Wapato Lake vicinity should also be in the reserve due to its value to wildlife, particularly migratory ducks, geese and swans
  - All undesignated in this should be in a rural designation
- 8 support protecting farm and forest land

#### **Area 7H – Rural (18 comments)**

- 9 support the rural reserve designation on the Hosticka map

- 8 support protecting farm and forest land
- The undesignated areas around Banks are too large and should be in a rural reserve

**Quotable Quote:** *God only made so much land that is fit to raise crops on and when it is covered with cement and asphalt what will we eat?*



## Area 8: North Washington County

**Number of responses: 137**

**Responses from:**

- Urban and inside a city – 55
- Urban and not inside a city – 22
- Rural and inside a city – 3
- Rural, outside a city and outside UGB – 39

### Area 8 – Additional Comments (48)

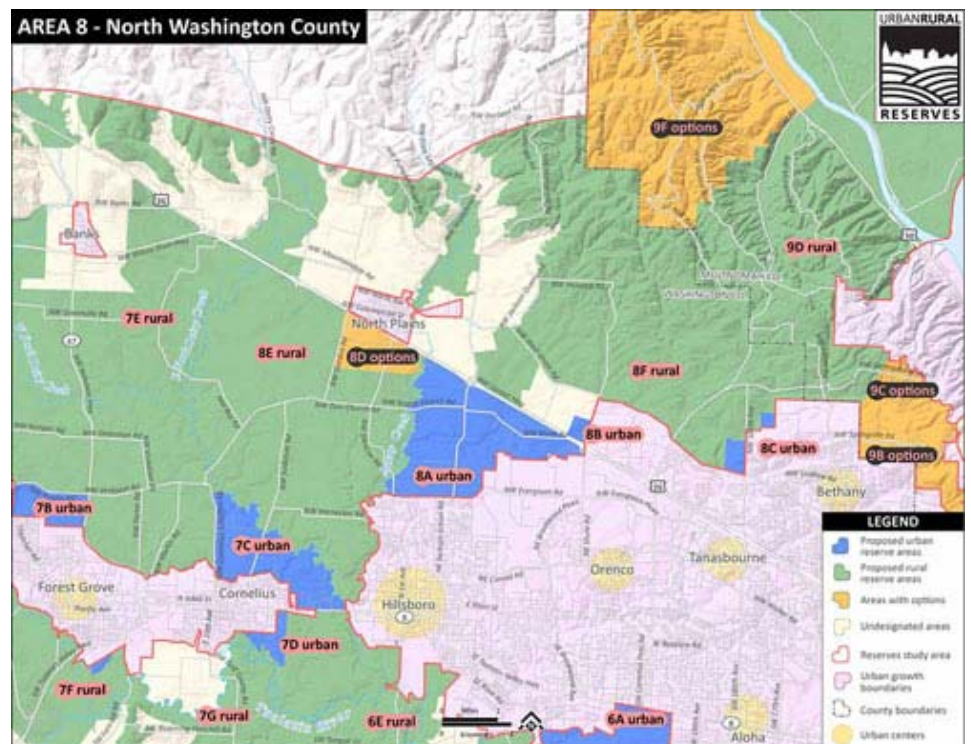
- 33 support recommended rural reserves and/or expansion
  - 9 suggest all undesignated lands be included in rural reserves
  - 8 support protecting farm and forest lands
  - 8 suggest all lands north of Hwy 26 be rural except for 8C which should be urban
  - Placing land just west of Helvetia and north of West Union in undesignated is illogical
  - The infrastructure it would take to open up these areas is too expensive for the urban and rural citizenry
  - If class 1 land and land with hydric soils are put into the urban designation, you risk national security. There is land around the Metro area that is not class 1, is not hydric and is not prime agriculture – should be considered for urban and commercial growth
- 8 support existing urban reserve areas
  - 4 suggest expanding urban reserves and/or undesignated areas
  - This land has the capacity to be the next Intel or Nike. Keep homes near the jobs
  - We need more urban reserves and undesignated areas for potential growth
  - Those living in 8A have become keenly aware of population pressure. It seems practical and just to make this area urban reserve because of access to Hwy 26, a 6-foot diameter pipeline, a gas line and proximity to the airport and Intel

### General

- Washington County is worried about huge influxes of people coming our way. Those people were coming for cheap jobs. The cheap jobs are gone. The tide is flowing away from our shores. I lived through this reverse population cascade in NY. We do not need to get ready for a future that is not coming when we have never gotten ready (transportation-wise) for what we already have. Before adding 1 more inch of developable land, do something realistic about moving people and supplies.

### AREA 8A –Urban (65 comments)

- 30 recommend rural reserves
  - Protect farmland
  - Protect family history
  - Too much urban pressure
- 22 support urban reserves



- Need for jobs
- Large industrial availability
- Farming is impractical (a few)
- 8 supported protecting farm and forest land
- 5 suggest smaller urban reserves and preserving the rest through rural designation

#### **Area 8B – Urban (32 comments)**

- 31 recommend rural reserves
  - Don't add "pockets" of urbanization
  - Better to keep Hwy 26 as an impenetrable boundary
  - UR designation unnecessary as place-holder for interchange – examples of other interchanges on EFU at Jackson School Road
  - Interchange can be built compactly and not take much farm land
  - County interpretation that interchange requires industrial site could be challenged by Metro and LCDC
  - If [interchange] is designated urban, it could be appeal-able
  - Urban designation opens door to eventual loss of huge amount of foundation farmland, especially if adjacent land is left un-designated
  - Protect Oregon Oak woodland and riparian habitat for Waible Creek
- 8 supported protecting farm and forest land
- 7 support urban reserves recommendation
  - Not even as much land as added last time and this is supposed to last 50 years?
  - Makes efficient use of expensive infrastructure

#### **General**

- This area is appropriate once existing capacity is efficiently used
- Leave the area undesignated and allow current owners to decide

#### **Area 8C – Urban (58 comments)**

- 31 support urban reserves recommendation
  - 12 support only with urban reserve limits being south of Rock Creek floodplains
  - Infrastructure already to support development
  - With tightly controlled planning this area could provide a nice mix of housing, parks and light industry
  - Abbey Creek and Rock Creek stream corridors should be urban so they can transfer to public ownership for parks, trails and other public recreation
  - Near areas where investments are in planning or committed – logical step towards making the most efficient use of public and private investment
  - Excellent opportunity to get part of Bethany Lake to Forest Park trail system
- 11 recommend rural reserves
  - Most listed on Metro's Natural Resources Inventory
  - Headwaters of Rock Creek
  - Contains foundation agricultural land
  - Traffic is bad, more homes will make it worse
- 8 support protecting farm and forest land

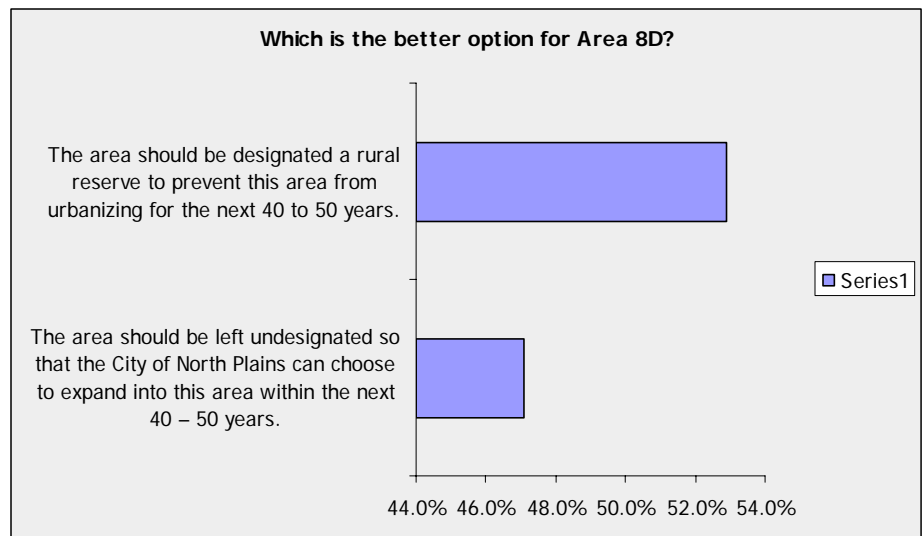
#### **General**

- Leave Area 8C rural between existing UGB and Cornelius Pass Road makes no sense
- More urban reserve around 8C – less urban reserves in foundation lands elsewhere
- Shift 8C to possibly connect Bethany/North Bethany with Cornelius Pass Road
- No undesignated areas – they will be treated as urban reserves by speculators
- Allow rural landowners to develop and use their land how they wish

**Quotable Quote:** *While the choice is difficult, growth is required. A "broad brush stroke" decision will not serve the public needs for farm land or housing.*

#### Area 8D – Options -- City of North Plains (47 comments)

- 39 support area south of Hwy 26 being undesignated
- 45 support area south of Hwy 26 being rural reserves
- 23 recommend rural reserves
  - Highway 26 is an effective edge/buffer
  - Most land around North Plains contains more than 20% Class 1 soils
  - Will create a divided town
  - North Plains wants to stay separated from Hillsboro, so should not go south of highway
  - Growth on south side will stress interchange
- 10 support leaving the area with no designation
  - 8 supported protection of farm and forest lands
  - 3 support no designation but suggest Beech Road and Glenco Roads as boundaries
  - Area will be better served for industrial use – services already available
  - This makes more sense than going north
  - Not fair to limit growth of a community outside of Metro’s jurisdiction



#### General

- Leaving an area undesignated defeats the whole purpose of this process

#### Area 8E – Rural (48 comments)

- 38 support rural reserves recommendations
  - 8 suggested extending rural reserves to undesignated areas around North Plains and Banks
  - Areas 8E and 8F should meet with no un-designated lands left to protect drainages and riparian zones
- 8 suggest protecting farm and forest lands
- 2 suggest urban reserve designation

#### Area 8f – Rural (49 comments)

- 40 support rural reserves recommendations
  - 13 suggest that all undesignated lands in the area also become rural reserves
  - Vast acreages of undesignated land was a mistake by planners because they thought without irrigation this land was not prime
- 8 suggest protecting farm and forest lands
- More urban reserve designation

#### General

- Why are undesignated areas not given a separate comment box? They are not part of the rural or urban reserve areas.



## Area 9: West Multnomah County

Number of people who answered at least one question: 433

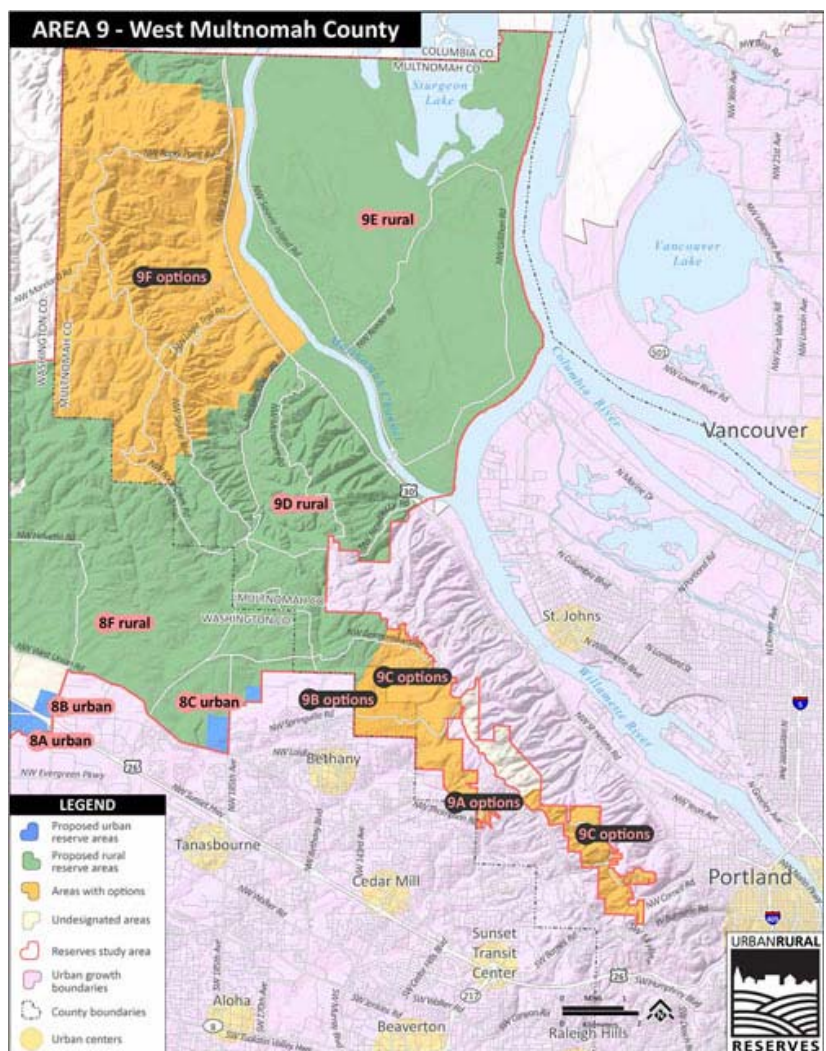
Total comments on all questions: 731

Responses from:

- Urban and inside a city – 207
- Urban and not inside a city – 81
- Rural and inside a city – 46
- Rural, outside a city and outside UGB – 76

### General Comments (126)

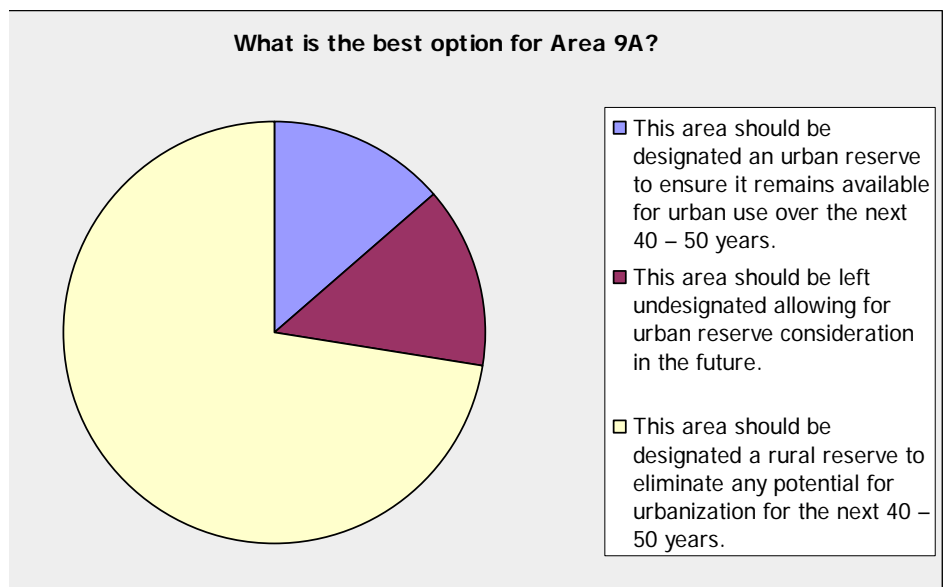
- 273 support rural reserves
  - Model Portland after efficient higher density US/European cities – NY, Chicago, Paris
  - Once urbanized, can't return to rural, but rural can be used as urban in the future if needed.
  - Areas 9B and C were recommended for rural by CAC, neighborhood association, Planning Commission, and many affected residents – these should be followed.
  - Area roads (Cornell is example) connecting to the urban area cannot handle more traffic
  - Use existing urban areas on west side, and keep this area rural to give green space
  - Natural area gives Silicon Forest a sense of place that helps recruit industries
  - We can't make farmland or wildlife corridors and so should preserve what we have.
  - Of critical concern is protecting headwater streams, winter migration connection routes that elk, deer, bear and other species use to migrate from coastal areas into Forest Park area.
  - Portland can accommodate long-term growth – so no more land is needed for urbanization. Rural allows landscape functions (growing food and fiber, keeping streams clean and cooled, fixing CO2, and providing habitat for native plants and animals.
  - Urbanize existing areas with access to public transportation.
  - Important for wildlife habitat, water quality, sense of place and forestry, subject to slope hazards and lacks pre-existing urban infrastructures. Not possible to develop cost effective urban infrastructures that preserve important natural landscape features, and minimize adverse effects on farm and forest practices, as required by the urban reserve factors
    - Dismayed that undesignated/urban still under consideration despite thorough work of Multnomah County Reserves Citizens Advisory Committee and its recommendation for rural reserve status, as well as the input received from multiple hearings.
    - Family owned property on Old Germantown Road since 1956, lived here 30 years.
    - Pockets of easy-to-develop farm land within the 9A, B, C area should not doom the entire 9A, B, C area to urban or undesignated status.



- In addition to supporting sustainable agriculture, farmland in 9A, B, C buffers urban Washington County and rural reserves of Multnomah County.
- Meet future housing needs within the existing UGB as European cities have. Accept limits to expansion around cities and use existing urban resources with more creativity.
- Undesignated passes leadership choices to the future and leaves land vulnerable to continued speculation.
- 52 recommend no designation
- 50 recommend urban reserves
  - Designate area out to Cornelius Pass Rd. urban with conditions for unique opportunity to demonstrate ability to accommodate population growth and protect natural landscapes.
  - Area 9 should be incorporated into the City of Portland
  - Take long-term regional look, proximity to infrastructure, jobs and conflicted farmland make it logical for urban. Main opposition is NIMBY in West Portland.
  - Politics and special interest groups are departing from common sense and planning logic to designate the southernmost area abutting a huge development as rural.
  - This seems like a one-sided survey produced by people who already made up their minds.
- 8 support protecting farm and forest lands

**Option Area 9A – designate urban, rural, or no designation (375 answered question, 185 commented)**

- 273 support rural reserves
  - Area can be a wildlife habitat extension of Forest Park
  - High value natural features; difficult to serve for urban
  - Adequate commercial services in the area
  - Area 93 should be fixed; designate 9A rural.
  - Roads are over capacity now – don't increase problems
  - No high capacity transit corridor in the area
  - Focus dollars in higher density walkable neighborhoods with transit
  - Build up, not out
  - Low urban development potential and Portland/Multnomah County don't provide urban services – why leave it open to development?
  - Mud slides in the 90's, geologically fragile with streams and fault lines, too hilly to develop
- 52 recommend no designation
  - Logical connection for Area 93, Portland decision makers will change in future.
- 50 recommend urban reserves
  - Near existing services
  - Limited development would improve local services for existing/future residents
  - A small urban reserve would be acceptable
  - Not suitable/viable for farming and surrounded by development
  - Wildlife is already diminishing, less important to protect

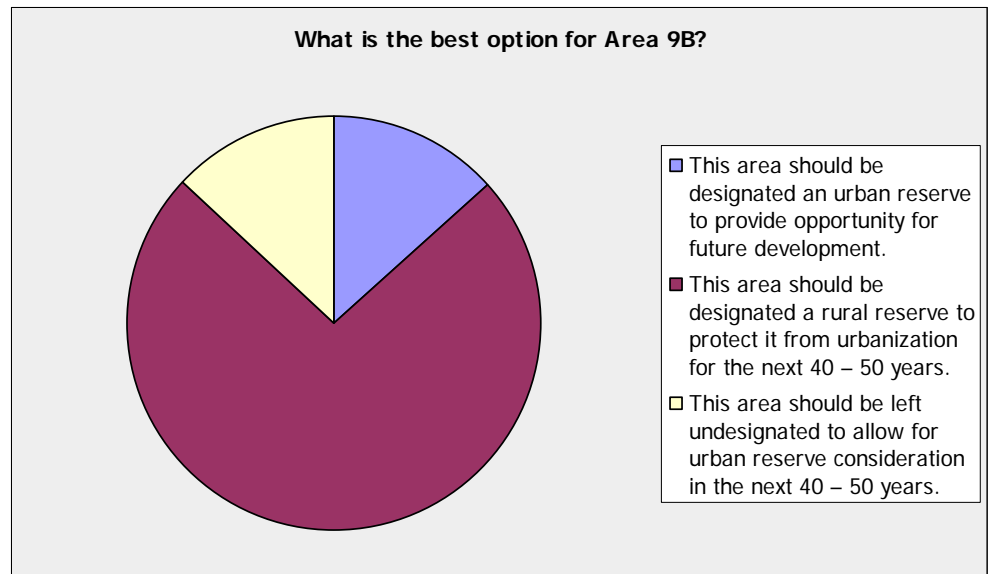


- Keep available for future growth
- Good area for estate style homes
- 8 support protecting farm and forest land

**Option Area 9B – designate urban, rural, or no designation (372 answered question, 132 commented)**

- 49 recommend urban reserves

- Incorporate into Portland
- Urban Washington County is less than a mile away
- 10 minute walk to Bethany Village Town Center
- Pedestrian connectivity and other services available
- A good place to leverage infrastructure investments, a key principle of reserves



- Transportation circulation and adjacent city services sufficient for moderate development
- Would help much needed north/south Saltzman to Springville Rd. connection, connectivity to N. Bethany, and reduce trips on Kaiser Rd. Skyline Blvd.
- Adjacent to Bethany, N. Bethany, and is conflicted ag land – preserve foundation ag land and urbanize conflicted areas
- Designate urban because of Washington County willingness to serve, leverage public investments for N. Bethany, proximity to Bethany Town Center and PCC creates a more complete community, developing conflicted ag land saves foundation land.
- Undesignated leaves the area in limbo and reduces use of planned middle school.
- Area would have been in N. Bethany if not for the Washington/Multnomah County line.
- Provide for suburban development – too expensive for most people to live in high density residential
- Undesignated too uncertain for planning and land valuation, and N. Bethany will result in profound changes in the area. Either extend urban to Germantown Rd. or leave all rural

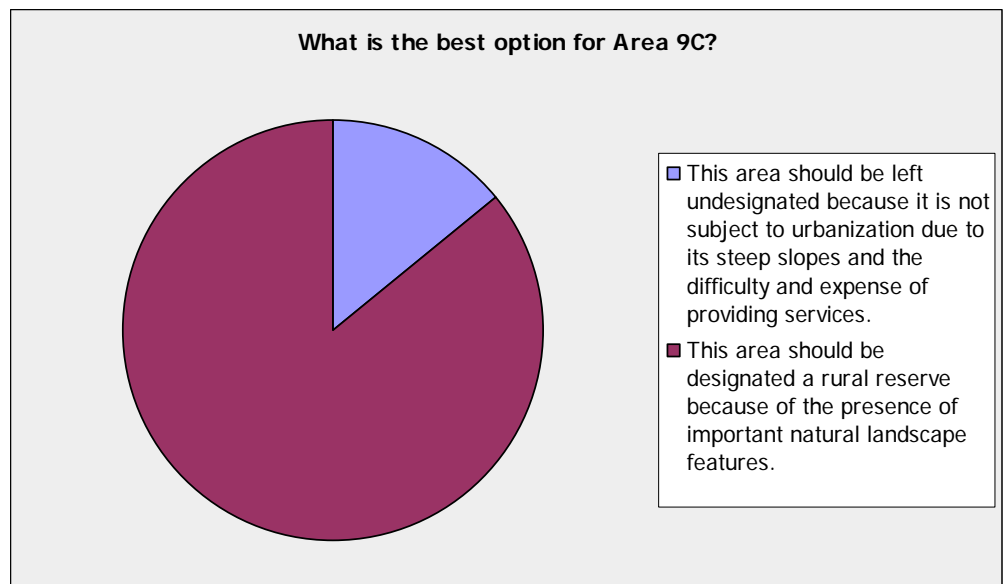
- 274 support rural reserves

- Close-in forest and farmland improves Portland livability
- Part of a buffer between urban Washington County and Forest Park
- Contains important watershed and valuable wildlife including elk, migratory and threatened birds, mammals, and connections to Forest Park
- Support the Agriculture and Natural Resources Coalition map
- Provides recreation and small farm access for people who live in crowded neighborhoods
- Malinowski Farms is a valuable local food source
- Farms needed for food and land security if shipping food becomes a challenge
- Multnomah County CAC found it unsuitable for urban
- Roads overburdened and not suitable for urban traffic – Skyline has limited improvement potential, Germantown already dangerous and frequently closed due to weather
- Schools crowded

- No nearby services such as grocery or neighborhood commercial
- Area requires expensive infrastructure and so is not cost effective
- Undesignated is same as urban, leaves the door open for development
- No adjacent city and no transit options
- Not adjacent to a city, Beaverton is 2 miles away and unlikely service provider through annexation, Bethany residents don't want to pay higher city taxes
- 49 recommend no designation
  - Area too politicized for urban or rural – leave undesignated while further study take place
  - People without financial interest recognize it doesn't meet urban or rural factors
- 8 support protecting farm and forest lands

**Option Area 9C– leave undesignated, designate rural reserve (353 answered question, 93 commented)**

- 304 recommend rural reserve
  - Area borders the UGB and must be designated per this process
  - Undesignated doesn't guarantee protection, close the door to expensive development
  - Undesignated is hardship for farmers to plan, obtain loans – let farmers invest in their farms.



- Steep slopes, landslides indicate development would further destabilize. Steepness has prevented development for the last 100 years -cost.
- Contains active forestry operations
- Tualatin Mountains are a popular landscape feature, keep regional character with rural
- Many watersheds and much wildlife habitat – preserve Forest Park connections
- Provides a retreat from the pressures of life in an urban environment
- Access to local organic food produced through careful stewardship
- Protect for us and for the next generation to remind of the value of our food/nature
- Area contributes to livability of Portland, close to farm, forests, wildlife
- Unsuitable road system for urban traffic – roads now dangerous, overloaded
- No high capacity transit corridor
- Development would pollute streams, vehicles would clog roadways, and more hillsides would be pocked and scarred by houses and shopping centers we don't need
- Rural for Forest Park buffer.
- 49 recommend no designation
  - If not needed for urban in future, existing protections are more than adequate
  - Modern engineers and architects have solved many problems for steep slope development
  - Urbanize to force needed road improvements
  - Creative development with access to trails and buffering edges is worth discussing – crises in the next 15-40 years could be avoided with insight/rational planning



- 8 recommend protecting farm and forest land

**Quotable Quote:** *Immediacy of farms, local produce, natural reserves, and buffers for clean air are not only some of Portland's prides, but will also be hallmarks for any great city in the next few decades. Let's stay ahead of the curve and not give away our greatness so easily.*

**Area 9D Comments – (117 answered question, 125 commented)**

- Support for urban reserves
  - South part at Kaiser/Germantown road should be urban– abuts UGB and planned community of 15,000
  - South part is suitable for urban, adjacent to the current UGB, accessible to downtown Portland, the Silicon Forest, Scappoose and St. Helens. Has a Portland K-8 school and less significant farmland.
  - Kaiser and Germantown will have tremendous congestion from new development
  - Multnomah County should provide more urban reserve.
  - 62 acres in the family for over 100 years should not be considered farm land or designated rural under safe harbor. This is land taking - the same issues we faced during the mid 70's.
  - Germantown/Kaiser Rd should be urban, proximity to UGB, N. Bethany, streams and creeks can be better maintained in urban, parks and trails are more likely within an urban designation. It makes no sense for rural.
  - Too much urban pressure to keep rural.
  - Areas 9B, 9C and 9D should be urban due to problems with low aquifer, upgrades to existing transportation needed (Germantown/Kaiser exceed capacity now) and 15,000 people in Bethany/N. Bethany will increase need, area is no longer rural. Putting N. Bethany sewer into Abbey/Alder creek for gravity flow will save a lot of money.
  - SE corner of 9D should be urban to finance improvement of Germantown/Kaiser Rd. intersection, bring in water, bicycle lanes and parks. Rural would not provide this funding.
- Support for rural reserves
  - Need wild areas by urban for aesthetics, recreation, maintenance of sustainable ecosystem
  - Protect wildlife corridors connecting Forest Park to rural lands west and north
  - Increased traffic on rural roads impact wildlife. Elk habitat being reduced
  - Contains important farm and forestland
  - Protect farmland – it is finite and can't be manufactured
  - Rural allows for direct-to-consumer local food; Malinowski Farm is example of sustainable agriculture that attracts people to this part of the country.
  - Protect close-in farms, forests, and natural resources - support Agriculture and Natural Resources Coalition reserves map.
  - Beautiful area is a retreat from pressures of urban life; keep Portland livable
  - Rural reserve encourages alternative ways to urbanize and increase urban density
  - Maintain livability of existing residents by keeping it rural
  - Should remain a rural reserve. Forest Park is critical habitat for animals, plants and people

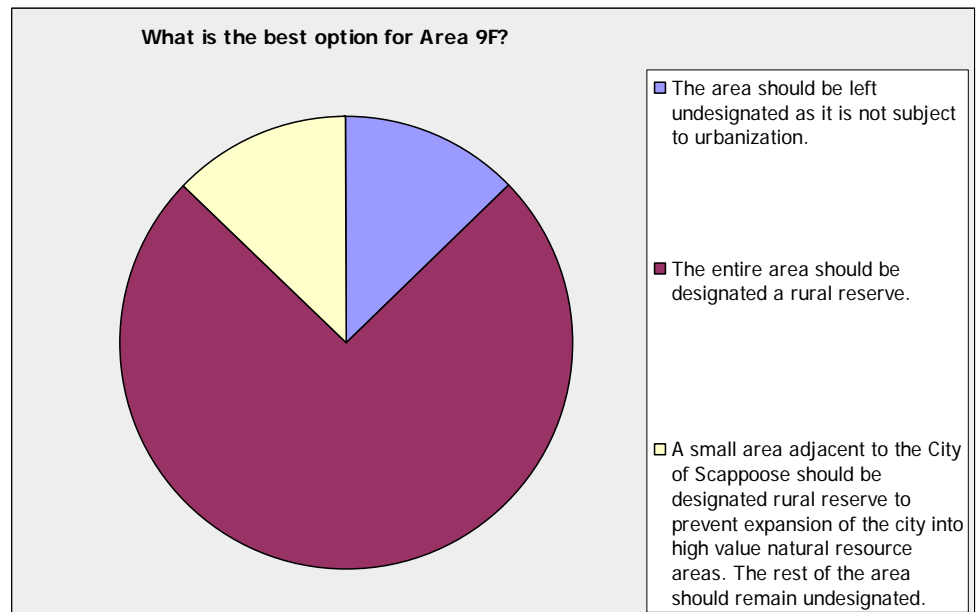
**Area 9E Sauvie Island Comments – (103 answered question, 111 commented)**

- Support for urban reserves
  - Multnomah County should provide more urban reserves
- Support for rural reserves
  - Foundation agricultural land
  - Should be highest priority for rural reserve
  - Wildlife habitat, migratory and resident birds

- Urban would require one or two large bridges for access and shipping channel. Given limited funding, there are many places where the relative payback dwarfs the value
- Sauvie Island is one of our state treasures - definitely designate rural reserve
- Opportunity it affords for the urban population to experience the rural area
- Development of Sauvie Island would be a travesty. Considering the geology, natural resources and established community, adhere to the rule to "tread lightly on the land".

**Option Area 9F – leave undesignated, entire area rural, or make the small near Scappoose rural and the rest undesignated (332 answered question, 75 commented)**

- 42 recommend no designation
  - Don't use reserves to stop anything, only to protect best farm land.
  - Growth near Scappoose not nearly as prevalent as Multnomah County and City of Portland. Scappoose needs to justify expansion based on population density.
- 247 support rural reserves
  - Leaving undesignated invites abuse, doesn't protect the land – designate rural.
  - Why only designate part of it? What is the downside of designating it all rural?
  - The argument about not being subject to urbanization due to being more than 3 miles from a current urban area ignores the existence of cars that travel 50+ miles an hour.
  - Foundation forest land, high value wildlife habitat, part of critical connection between Forest Park and the Coast Range, protect headwater streams critical to watershed health
  - Mountains are a regional landmark, define Portland region and are critical to our sense of place.
  - Terrain, wildlife habitat -- not fit for urban development, designate rural reserve
  - Protect a minimum out 3 miles from the Scappoose UGB. The entire area is a better idea
  - Area threatened by Multnomah Channel marinas adding floating homes at urban density
  - Hwy 30 adds significant threat. Rural areas between Columbia County and Scappoose are defacto commercial/urban.
  - Urban pressures could come from the north -- wiser to designate the area rural reserve than to try to fence in Scappoose in such an obvious (and somewhat insulting) manner
  - Rural reserve enables farmers, foresters to plan long-term; discourages speculative land acquisition which keeps lands tied up and unproductive
  - Folks live here because of the rural setting; don't ruin it by urbanizing it!
  - Endorse the Agriculture and Natural Resources Coalition map
    - 3 miles beyond UGB doesn't seem at risk today but in 20-40 years it could be. Complete rural reserves in NW Multnomah Co. makes intent and character of area clear
    - Subject to landslides and earthquake risks
    - Rocky Point Road and Skyline are heavily biked, recreationally.
- 43 rural near Scappoose, balance no designation
  - Support rural, but smaller to prevent Scappoose expansion into natural resource areas.



### SECTION 3: TESTIMONY BEFORE THE METRO COUNCIL

During the Phase 4 comment period, the Metro Council held four public hearings at locations in Gresham, Portland, Sherwood and Wilsonville. This provided residents of each of the counties, as well as those in the urban center, opportunities to share their views on reserves with the entire council. The number of people testifying was as follows: Gresham – 23; Portland – 62; Sherwood – 79; Wilsonville – 73.

Some people addressed regional issues, some county concerns, and many made comments on specific proposed reserves or on a specific property.

The mayors of Portland, Beaverton, Cornelius, Canby, West Linn, Sherwood, Hillsboro, Forest Grove, and Tigard, in many cases joined by one or more of their city councilors, commissioners and professional staff, made their case for larger, smaller or different configuration of reserves adjacent to their cities and across the region. Several asked that boundaries be modified or that land be made available for specific purposes. For example, Hillsboro Mayor Willey noted he is in agreement with 99% of the Core 4 map but seeks additional industrial land north of his city while Portland Mayor Sam Adams testified that 15,000 acres was enough urban reserve land to serve the region. Several people spoke on behalf of advocacy organizations. Among these were several members of the regional Reserves Steering Committee. In addition, views were shared by representatives from chambers of commerce, neighborhood and homeowner associations, retirement communities, friends groups, economic and business coalitions, environmental organizations, soil and water conservation districts and farm bureaus. The most frequently repeated comments are as follows:

- 25 support the Agriculture and Natural Resources Coalition map
- 6 support the current Core 4 map or agree with most of it
- 2 support the Bragdon/Hosticka map
- 13 support generally protecting farmland
- 5 request more land generally in rural reserves
- 10 request more jobs and industrial land
- 8 support compact growth
- 3 request more land in urban reserves

Much of the rest of the testimony focused on specific areas of the region (counties or landscapes) and specific proposed reserves. Several recommended specific boundary changes. Twenty people testified in favor of one designation or another for their specific property.

- **Area 4, specifically Area 4A (Stafford Basin)** was the most discussed area with 56 people testifying. Of these 8 wanted it rural. One of these speakers brought a petition signed by 203 West Linn residents requesting that Stafford remain rural. Ten wanted the basin to remain undesignated, 7 not urban, 3 urban and 1 wanted to establish transfer of development rights. Additionally, 16 people testified regarding Canby, 12 of whom requested that the area to the north be undesignated.
- **Area 5E** was discussed by 14 people who mostly recommended that it be rural or at least not urban citing topographic challenges and protection of the Tonquin Geological Area.
- **Area 8A** was addressed by seven individual property owners and the City of Hillsboro was primarily in favor of urban designation with one representative of nine area farming families requesting that it be rural. Five people requested that 8B be rural or undesignated and five also sound rural designation for 8F.

- **Area 9** as a whole was discussed by 17 speakers who requested rural reserve designation. One of them represented the 650-member Oak Hills Homeowners Association, north of Beaverton.
- **Area 9B** was addressed by seven property owners requesting that the area be in urban reserve. One of these speakers presented a petition with 25 signatures supporting urban reserve designation for greater Bethany. One representative spoke on behalf of the 900-member Clairemont Retirement Community asking that 9B be designated rural, citing concerns for safety of community residents.



## Core 4 Reserves Status

Date: February 8, 2010

### Areas that were urban reserve proposals for public comment on previous Core 4 map

Area ID	Location	Approx. acreage on previous Core 4 map	Change from previous Core 4 map
1A	Troutdale, SE of City, bounded by UGB on west and SE Stark and SE 282 <sup>nd</sup> Drive on east	186	Area becomes undesignated.
1C	East of Gresham, south of Lusted Rd, west of 302 <sup>nd</sup> and north of Johnson Creek floodplain	855	-
1D	Boring/Damascus area, south and west of Hwy 26 (including rural buffer). Includes community of Boring north of SE Kelso Rd	2,691	-
2A	Damascus, south & southeast of City to bluff and Noyer Creek area	1,576	Urban reserve reduced to 1,233 acres, remainder now rural reserve.
3B	Oregon City, east of City centered on S Holcomb Blvd.	384	Boundary adjustments, now 316 acres.
3C	Oregon City, Newell Canyon area	696	-
3D	Oregon City, east of City centered on S Maple Lane Rd	486	Boundary adjustments, now 570 acres.
3F	South of Oregon City Centered on S Henrici Rd.	362	Boundary adjustments, now 419 acres.
3G	Oregon City, three 'bench' areas south of City	220	Minor boundary adjustments, now 226 acres.
4B	Stafford/West Linn, small area adjacent to SW Rosemont & SW Solano Rd	162	-
4C	Stafford, linear strip centered on SW Borland Rd	1,362	-
4E	Norwood Rd area, north of SW Frobase Rd, east of I-5, & west of SW 65 <sup>th</sup> Ave	845	Minor boundary adjustments, now 841 acres.

4G	Northeast Wilsonville, north and south of SW Elligsen Rd	585	-
4H	East Wilsonville, area bisected by SW Advance Rd.	346	Boundary adjustments, now 269 acres.
5A	North of Sherwood, small area between the UGB and Tualatin River floodplain	123	-
5B	West of Sherwood, south of SW Lebeau/SW Scholls-Sherwood Road and north of SW Chapman Rd	1,280	Option area 5J created south of Edy Road, urban area now 1,135 acres.
5D	South of Sherwood, south of SW Brookman Rd.	439	Option area 5K created SE of Middleton Road, urban area now 289 acres.
5F	Between Sherwood and Tualatin in the vicinity of SW Tonquin Road	568	-
5G	West Wilsonville, north of SW Tooze Rd & east of SW Graham's Ferry Rd.	120	Boundary adjustments, now 127 acres.
5H	SW Wilsonville, south of Wilsonville Rd, west of Willamette Way	63	-
6A	South of Hillsboro, west of SW 209 <sup>th</sup> Ave & north of Rosedale Rd.	2,000	-
6B	Cooper Mtn., north of SW Scholls Ferry & east of SW Grabhorn Road	1,776	-
6C	West of West Bull Mt. & north of SW Beef Bend Rd.	559	-
6D	South of Beef Bend, east of Roy Rogers Rd and north of Tualatin River	519	-
7A	Northwest Forest Grove, north and south of David Hill Rd	333	-
7B	North of Forest Grove, between NW Thatcher Rd & Hwy 47, south of NW Purdin Rd.	489	-
7C	North of Cornelius, north of TV Hwy, west of Dairy Creek & east of NW Cornelius-Schefflin Rd	1,409	Floodplain removed from urban; 783 acres north of Council Creek becomes option area 7I; 137 acres south of Council Creek remains urban.
7D	South of Cornelius, west of SW 345 <sup>th</sup> Ave to Tualatin River	205	-
7E	South of Forest Grove, south of Elm St.	37	-
8A	North of Hillsboro, east of McKay Creek, south of Hwy 26 to city boundary	2,670	-

8B	North of Hwy 26, Northwest quadrant area of Hwy 26/Helvetia Rd Interchange	91	-
8C	Bethany, two areas, one west of NW 185 <sup>th</sup> and second area north of PCC Rock Creek	173	-

**Areas that had options for public comment on previous Core 4 map**

<b>Area ID</b>	<b>Location</b>	<b>Approx. Acreage on previous Core 4 map</b>	<b>Change from previous Core 4 map</b>
1F	North of Hwy 212, east of SE 282 <sup>nd</sup> and south of Hwy 26	479	Area becomes urban reserve; extended to Hwy 26. New size is 655 acres.
3A	North of Oregon City centered on S Forsythe Rd.	1,255	Entire area becomes undesignated.
4A	Stafford, north of Tualatin River between West Linn and Lake Oswego	3,170	Entire area becomes urban reserve.
4D	Stafford Road south of I-205, west of SW Newland Rd and generally east of the Clackamas/Washington County line	2,262	Area becomes urban reserve, boundary shifted in SE portion. Urban reserve is now 1,531 acres, remainder undesignated.
4F	South of SW Frobase Rd and west of SW 65 <sup>th</sup> Ave	273	-
5E	South of Sherwood, east and west of SW Baker Rd and north of SW Morgan Rd	515	Area retains “options” status, boundaries adjusted to east. New size is 671 acres.
8D	South of Hwy 26, east of NW Gordon Rd, centered on NW Beach Rd	642	Area becomes undesignated.
9A	Bonny Slope area along NW Laidlaw Rd, adjacent to the City of Portland	145	Area retains “options” status.
9B	East of North Bethany Community Plan area along NW Springville Rd	464	Area retains “options” status.
9C	South of BPA power line, west and north of the City of Portland, east of Multnomah/Washington County line	2,005	Area becomes rural reserve.
9F	West of Multnomah Channel, east of Multnomah/Washington County line, north of Rock Creek Rd	12,368	Area becomes rural reserve.



### New option areas

Identifier	Location	Approx. Acreage	Notes
5J	East of Sherwood, east of Elwert Rd. and south of Edy Rd.	144	See 5B above.
5K	South of Sherwood, south of Brookman Rd.	150	See 5D above.
7I	North of Cornelius, west of the Dairy Creek floodplain and east of Cornelius-Schefflin Rd.	783	See 7C above.

#### **Total acreage on the February 8 Core 4 map:**

Rural reserve: 270,689 acres

Urban reserve: 27,127 acres

Option: 2,357 acres

#### **Totals by county on the February 8 Core 4 map:**

Clackamas County:

Rural reserve: 70,545 acres

Urban reserve: 13,653 acres

Option: 671 acres

Multnomah County:

Rural reserve: 48,554 acres

Urban reserve: 855 acres

Option: 609 acres

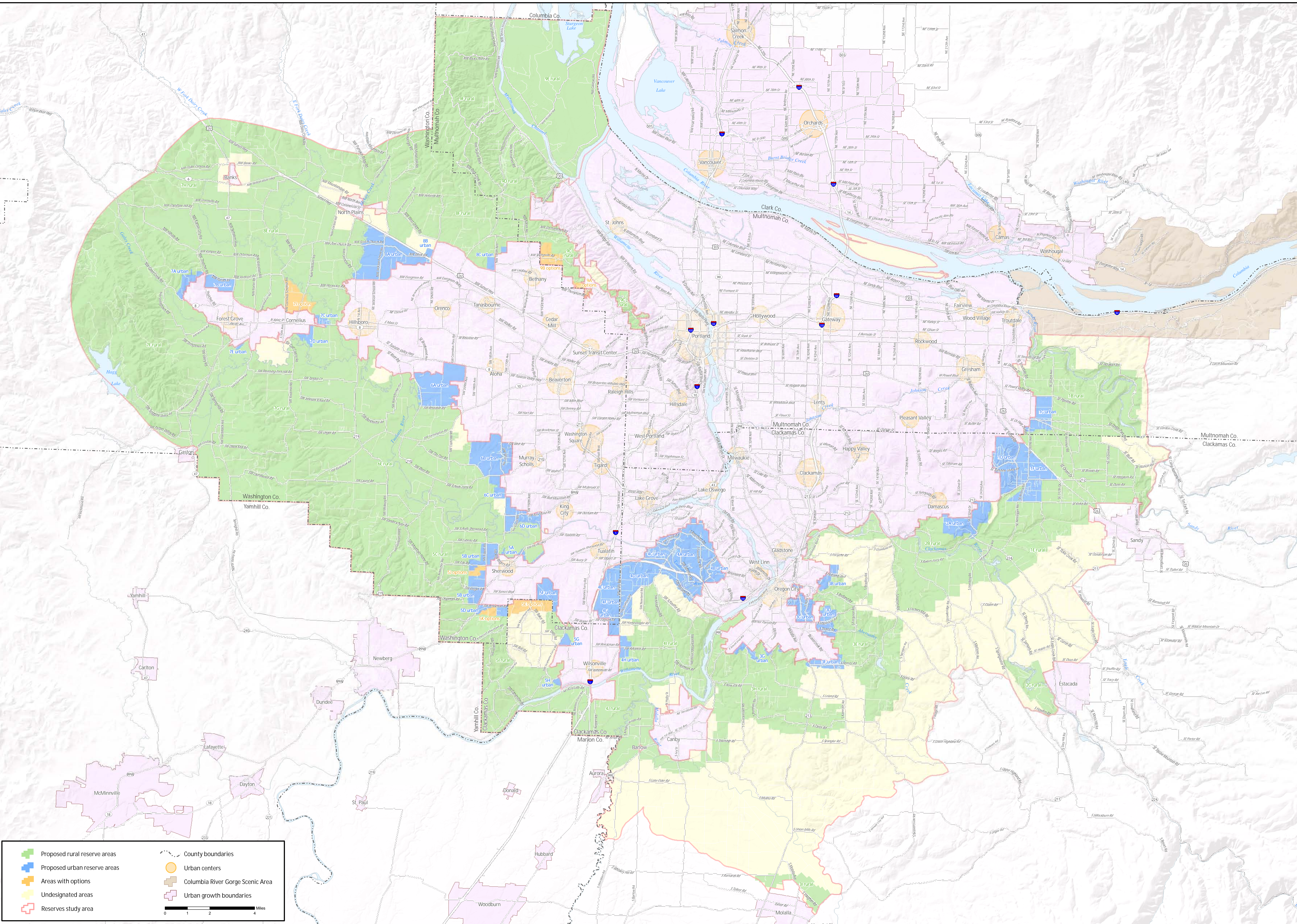
Washington County:

Rural reserve: 151,590 acres

Urban reserve: 12,619 acres

Option: 1,078 acres







Urban and Rural Reserves - Public Comments

January 11-22, 2010

DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/11/2010	<b>Form Letter:</b> Save the Region's Farm Land and Natural Resources; Current proposal includes too much valuable farmland as Urban Reserves. Larger Rural Reserves will protect our region's farmers and provide them with greater certainty that their farms won't be targets for urban development. 14 Letters in File	TO: Reserves
1/11/2010	Email: City of Portland, along with Forest Park, and all neighborhoods, land conservation districts, water districts, and all of the people who live on Springdale road in this area in question are solidly and unanimously opposed to urban development.	TO: Rex Burkholder FROM: William Miller
1/11/2010	Reserves Core 4 meeting packet, including: * Reserves Core 4 Summary Notes for December 9, 2009 meeting * Reserves Core 4 Summary Notes for December 16, 2009 meeting * List of Urban and Rural Reserves Open Houses and Hearings-Jan. 2010 * Materials distributed at meeting: Core 4 Reserve Status, 1/7/2010, Urban Reserve Proposal for Public Comment; Urban and Rural Reserves Regional Map; Draft 5 Intergovernmental Agreement Between Metro and XXXX County to Adopt Urban and Rural Reserves. <div>* Agenda</div>	TO: Reserves Core 4
1/11/2010	URR Metro Council Hearing Comment No.1: Wants to discuss the loss in property values of small parcel property owners between the cities and the farms.	TO: Metro Council FROM: Richard Crampton
1/11/2010	URR Metro Council Hearing Comment No. 2: His property at 26950 NW Meek Rd. in Hillsboro has been designated as UR-C on some of the recent planning maps of our region. He owns 15 acres on the south side of Meek Rd. and is in favor in designating this area as an Urban Reserve. See attached letter dated Jan 11, 2010	TO: Metro Council FROM: Frank Mesmer
1/11/2010	URR Metro Council Hearing Comment No. 3: No written comments	TO: Metro Council FROM: Jonathan Schlueter
1/11/2010	URR Metro Council Hearing Comment No. 4: Lists 3 properties in Boring, 30401 SE Hwy 212, 30357 SE Hwy 212, and 30365 SE Hwy 212, and land left of Boring back do not fit the legal description of Rural Reserves. Feels that these properties fit within the Urban Reserve. See attached maps and notes.	TO: Metro Council FROM: Dee Anders
1/11/2010	URR Metro Council Hearing Comment No. 5: No comments or testimony on comment form. She is with the Commercial Real Estate Economic Coalition.	TO: Metro Council FROM: Bev Bookin
1/11/2010	URR Metro Council Hearing Comment No. 6: No comments or testimony on comment form. He is with East Metro Economic Alliance	TO: Metro Council FROM: Travis Stovall
1/11/2010	URR Metro Council Hearing Comment No. 7: Tax Lot 14E32C00411 has been operating as business property since the 1960's. It butts up to urban and would be very difficult to return to agricultural. Property is ideally commercial at junction of Hwy 26 and Hwy 212.	TO: Metro Council FROM: Marlan Ruhlana
1/11/2010	URR Metro Council Hearing Comment No. 8: Comments regarding Ag-Natural Resource Coalition Map.	TO: Metro Council FROM: Greg Mecklem
1/11/2010	URR Metro Council Hearing Comment No. 9: <b>Emailed 1/12/10</b>	TO: Metro Council FROM: Laura Masterson
1/11/2010	URR Metro Council Hearing Comment No.10: Changing North Canby from Rural Reserve to undesignated.	TO: Metro Council FROM: Jerry Simnitt

Urban and Rural Reserves - Public Comments

January 11-22, 2010

DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/11/2010	URR Metro Council Hearing Comment No.11: Land north of Canby should be left undesignated as desired by Canby City Council.	TO: Metro Council FROM: Susan Myers
1/11/2010	URR Metro Council Hearing Comment No.12: In support of allowing property north of Canby to remain undesignated.	TO: Metro Council FROM: Catherine Davis
1/11/2010	URR Metro Council Hearing Comment No.13: Supports the overall recommendations made by the Citizens Advisory Committee for Urban and Rural Reserves and the Agriculture and Natural Resources Coalition Map presented today, wants to preserve these rural areas> No Urban Reserves in Troutdale, More restraint for Urban Reserves in Gresham and Rural Reserve between the Sandy River & the National Scenic Area. (see attached testimony dated Jan 10, 2010)	TO: Metro Council FROM: Pat Anderson
1/11/2010	URR Metro Council Hearing Comment No.14: Please save prime farmland.	TO: Metro Council FROM: Shari Sirkin and Bryan Dickerson
1/11/2010	URR Metro Council Hearing Comment No.16: Bring property into UGB that can be developed with existing infrastructure. No repeat of Damascus type annexation No ability to develop in a timely manner or economic manner.	TO: Metro Council FROM: Jay Hinrichs
1/11/2010	URR Metro Council Hearing Comment No.17: Supports the Agriculture & Natural Resource Coalition Map. Encourages us to invest in the Metro Region's existing urban areas through infill & redevelopment, instead of building irreversible new development on some of Oregon's richest soil. See attached testimony dated January 11, 2010	TO: Metro Council FROM: Michele Knaus
1/11/2010	URR Metro Council Hearing Comment No.18: Important to allow expansion in areas next to current UGB edges so as not to promote sprawl.	TO: Metro Council FROM: Michael Hanks
1/11/2010	URR Metro Council Hearing Comment No.19: Wants to live on a farm when they are done traveling and then wants to pass it on to their children.	TO: Metro Council FROM: Zia Shonk and Dave Shonk
1/11/2010	URR Metro Council Hearing Comment No.20: Purpose of reserves, Inconsistent Multnomah Co. Reserves recommendations. Multnomah Co. Reserves CAC recommendations reflected in Ag/Nat Resources group Reserves recommendations.	TO: Metro Council FROM: Carol Chesarek
1/11/2010	URR Metro Council Hearing Comment No.21: Adopt small or zero urban reserves. There hasn't apparently been sufficient demonstrable evidence of need for urban reserves in East County. High value farmland and natural resources are not worth the sacrifice.	TO: Metro Council FROM: Richard Till
1/11/2010	URR Metro Council Hearing Comment No. 22: Concerned about county's decision to create urban reserves-not showing dedication to livable cities in Gresham & Troutdale-commitment to climate change legislation when putting efforts into sprawl-cost to develop on edges vs within urban areas-degradation of valuable farmland especially near Troutdale.	TO: Metro Council FROM: Katie Pearmine
1/11/2010	URR Metro Council Hearing Comment No. 23: Specific reserves recommendations for the south NW Hills area in Multnomah County Powerline/Germantown Rd./ Lower Springville Rd (County map areas 7a and 7b) including areas known as East Bethany and Bonny Slope East; the City of Portland recommends that both areas be designated rural reserve.	TO: Metro Council FROM: Sam Adams, Mayor of Portland

Urban and Rural Reserves - Public Comments  
January 11-22, 2010

DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/11/2010	Letter: Membership of Post No. 42 of the American Legion supports the Wilsonville Veteran's Center vision and asks that area UR-Q be designated urban reserve	TO: Metro Council FROM: Michael Mercier
1/11/2010	Letter: Request that property at 25550 NW Meek Rd (100 acres) and 2330 SW 325th (84 acres), both in Hillsboro, be included in urban reserves designation	TO: Reserves Core 4 FROM: Jerry Erdman
1/11/2010	Email: Current proposal includes too little land for Urban Reserves. Duplicate emails sent to all Metro Councilors. 1 copy retained for file.	TO: David Bragdon FROM: Jim Standing
1/11/2010	Email: Save the Region's Farm Land and Natural Resources. Current proposal includes too much valuable farmland as urban reserves. Dismayed at all the important lands already lost to development. Duplicate emails sent to all Metro Councilors. 1 copy retained for file.	TO: Robert Liberty FROM: Dianne Ensign
1/11/2010	Email: Response to Dick Schouten's email on 1/7/10 regarding areas UR-6 and UR-H. Disagrees with Dick Schouten's statement that most people feel that UR-H should be urbanized. Rural reserves would protect these areas from impacts of urbanization and future conflicts over development. Important that these headwaters areas are not urbanized to prevent runoff problems.	TO: Carl Hosticka FROM: Brian Wegener
1/12/2010	<b>Form Letter:</b> Save the Region's Farm Land and Natural Resources; Current proposal includes too much valuable farmland as Urban Reserves. Larger Rural Reserves will protect our region's farmers and provide them with greater certainty that their farms won't be targets for urban development. 5 Letters in File	TO: Reserves
1/12/2010	Email: Urges the Metro Council, and Washington, Clackamas and Multnomah counties to listen to our region's planners, farmers and conservationists and recognize that 15,000 acres of urban reserves is the right number to meet our economic needs while safeguarding precious rural land.	TO: Metro FROM: Mayor Sam Adams
1/12/2010	Email: Opposed to inclusion of the property lying north of the Tualatin River in the Urban Reserve. Written of behalf of Marion Jones.	TO: Reserves FROM: Deam C. Werst
1/12/2010	Email: Subject: Undesignated for area 7, North Stafford; Opposed to including the Stafford area north of the Tualatin River within the Urban Reserve boundary. Wants undesignated status.	TO: Kathryn Harrington, bcc@co.clackamas.or.us, district2@co.multnomah.or.us, Tom Brian & Reserves FROM: Sophie Alweis
1/12/2010	Email: Subject: OR Veterans Foundation/Veterans Center/Urban Reserves; Location: 51 acres in S. Washington Co., Metro map area UR-Q, within Area 5. Wants this land designated appropriately so it can be used to build a Veterans Center.	TO: Reserves FROM: Cindy Allison
1/12/2010	Letter: In support for including the 51 acre site of the proposed OR Veterans Center in Metro's Urban Reserves. The site is on the east side of I-5 on Metro map area UR-Q, area 5.	TO: Metro FROM: Matt Wingard
1/12/2010	Email: Response to Ag and NR map; from Director of Government Relations of Oregon Association of Nurseries thanking Councilor Harrington for the work done to date and look forward to next part of process. Included text from OAN website stating that a coalition of ag and conservation groups have announced they had developed an alternative to most recent Core 4 plan. Email copied to Michael Jordan, David Bragdon, Robert Liberty, Carlotta Collette, Carl Hosticka, Rex Burkholder and Rod Park	TO: Kathryn Harrington From: Jeff Stone

Urban and Rural Reserves - Public Comments

January 11-22, 2010

DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/12/2010	Email: Believes that areas designated on the Core 4 map as 9A, 9B, and 9C should be incorporated directly into the City of Portland. Feels that the current Metro practice of allowing private property lines to be used as the UGB is unfair.	TO: Rex Burkholder & David Bragdon FROM: Carl N. Kestic
1/13/2010	<b>Form Letter:</b> Save the Region's Farm Land and Natural Resources; Current proposal includes too much valuable farmland as Urban Reserves. Larger Rural Reserves will protect our region's farmers and provide them with greater certainty that their farms won't be targets for urban development. 4 Letters in File	TO: Reserves
1/13/2010	Email: Feels that the West of Sandy River Plan was largely, if not completely, ignored. A great deal of time and effort went into this plan and the wishes of the community are very clear -an Urban Reserve within the planning area is completely counter to the policies -policies adopted by Multnomah County. Also requested that copies go to all council members.	TO: Rod Park FROM: Marje Ferek
1/13/2010	Letter: Request that property at 25550 NW Meek Rd (100 acres) and 2330 SW 325th (84 acres), both in Hillsboro, be included in urban reserves designation	TO: Reserves Core 4 FROM: Maxine Erdman
1/13/2010	Letter: Family owns property on west side of Jackson School Rd just south of hwy 26 in the northwest corner of urban reserve area C; she supports the most recent map.	TO: David Bragdon, Rod Park, Carlotta Collette, Carl Hosticka, Kathryn Harrington, Rex Burkholder, Robert Liberty
1/13/2010	Email: Subject: Stafford area reserve process; Feels that 24,000 acres is way too much land designated for urban reserves. The Stafford area should remain undesignated or rural.	TO: Kathryn Harrington, bcc@co.clackamas.or.us, district2@co.multnomah.or.us, Tom Brian & Reserves FROM: Lois Reed
1/13/2010	Email: Please designate more Urban Reserves in the area surrounding North Bethany, and retain our opportunity for well planned growth.	TO: Core 4, Metro Councilors, Washington and Multnomah Co. Commissioners FROM: Eldon Burger
1/13/2010	Email: Encourages designating the land between Cornelius Pass Road and 185th, North of West Union and South of Germantown Road as Urban Reserve.	TO: Reserves, cao@co.washington.or.us, Deborah.1bogstad@co.multnomah.or.us, Mike Dahlstrom FROM: John Metcalf

Urban and Rural Reserves - Public Comments

January 11-22, 2010

DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/13/2010	Metro Policy Advisory Committee (MPAC) Meeting Packet includes: * Agenda * Item No. 7.1 Urban and Rural Reserves update and discussion of draft intergovernmental agreements presented by John Williams * Resolution No. 09-4100, Includes Exhibit A: Draft 4, dated 12/17/2009, Intergovernmental Agreement Between Metro and XXX County to Adopt Urban & Rural Reserves; Exhibit B: Map, Core 4 Urban and Rural Reserve Proposal for Public Comment and Exhibit C: Schedule for Phase IV Public Events, Jan. 6-21, 2010 * Resolution No. 09-4101, Includes Exhibit A: Guiding Principles for Urban and Rural Reserves Analysis and Designation Dated March 2009. * Memo from John Williams to MPAC, dated 1/5/2010: Includes Status Update, Decision Timeline and Upcoming dates for Urban & Rural Reserves	
1/13/2010	Metro Policy Advisory Committee (MPAC) attachment to the Public Record No. 011310j-03, PowerPoint: Urban and Rural Reserves Update	
1/13/2010	Metro Policy Advisory Committee (MPAC) attachment to the Public Record No. 011310j-04, Core-4 Reserves Status, dated 1/11/2010	
1/13/2010	Metro Policy Advisory Committee (MPAC) attachment to the Public Record No. 011310j-05, Map: Urban and Rural Reserves Regional Map	
1/13/2010	Metro Policy Advisory Committee (MPAC) attachment to the Public Record No. 011310j-06, Map: Agriculture and Natural Resources Coalition Proposed Reserve Areas, dated 1/11/2010	
1/13/2010	Metro Policy Advisory Committee (MPAC) attachment to the Public Record No. 011310j-07, Graph: COO Recommendations on Regional Urban Reserves	
1/13/2010	Metro Policy Advisory Committee (MPAC) attachment to the Public Record No. 011310j-08, January 2010 Reserves Open House and Hearing Schedule	
1/13/2010	Metro Policy Advisory Committee (MPAC) attachment to the Public Record No. 011310j-09, Letter From Metro Councilors to Clackamas County Commission Re: Stafford, dated 12/16/2009	TO: Lynn Peterson & Members of Clackamas Co. Commission FROM: David Bragdon, Kathryn Harrington, Carl Hosticka and Carlotta Collette
1/13/2010	Metro Policy Advisory Committee (MPAC) attachment to the Public Record No. 011310j-10, Letter From City of Portland to Metro Council Re: Testimony on Urban & Rural Reserves, dated 1/11/2010.	TO: David Bragdon & Metro Councilors FROM: Mayor Sam Adams & Commissioner Amanda Fritz
1/13/2010	Metro Policy Advisory Committee (MPAC) attachment to the Public Record No. 011310j-11, Email From Mayor Sam Adams Re: Reserves Testimony, dated 1/11/2010	
1/13/2010	Minutes: Metro Policy Advisory Committee (MPAC)	TO: MPAC FROM: Milena Hermansky



Urban and Rural Reserves - Public Comments

January 11-22, 2010

DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/13/2010	Email: Response to article Neighborhood Activist section of January 10 edition of Northwest Examiner entitled "What Future Do We Want for the West Hills", supporting Urban Designation of area west of Skyline Blvd from the city limits to Cornelius Pass Road. All Metro Councilors received email.	To: Metro Council System Account FROM: Allan Luethe on behalf of Jerry Grossnickle
1/13/2010	Email: Owner of acreage in stafford area, requesting area be designated as an urban reserve.	TO: Carlotta Collette, David Bragdon, Rod Park, Carl Hosticka, Kathryn Harrington, Rex Burkholder, Robert Liberty FROM: Don and Milynn Schaefer
1/13/2010	Email: Save the Region's Farm Land, Natural Resources and Beauty. Saving rural space for farming and recreation is crucial to quality of life in Washington County. The current proposal includes too much valuable farmland. Duplicate email sent to all Metro Councilors. 1 copy retained for record.	TO: David Bragdon FROM: Christina Harrington
1/14/2010	Email: Subject: Stafford Triangle; Serious traffic concern due to I-205 and doesn't want to see more development without first developing a transportation plan that can handle additional residents or business traffic.	TO: Reserves FROM: Gail Holmes
1/14/2010	URR Metro Council Hearing Comment No. 1: Presented plan that has urban reserve acreage consistent with the population, employment and acreage amounts in the recommendations of the Metro COO; map was prepared by agricultural and conservation groups. Compared ag/conservation map with Core 4 map. "We should really look at what we're buying." Used Nature in Neighborhood GIS inventory to see how dense resources are on certain areas. North of Cornelius merits rural reserve protection, as does Cooper Mountain, east of Sherwood (area 5f) -- which includes acquisition area of Tualatin National Wildlife Refuge. A 40 year range for urban reserves is easier to predict. Middle population range is what the COO report addressed. <b>Q: Is that marked as purple (or tan) areas? A: Purple areas fall into low end of urban reserve need (15K acres) plus another 6000 acres of potential urban reserves.</b> There is a mix of riparian and other resources in these proposed rural areas; see attached letter dated Jan 14, 2010.	TO: Metro Council FROM: Brian Wegener, Tualatin Riverkeepers
1/14/2010	URR Metro Council Hearing Comment No. 2: Speaking on behalf of Lake Oswego City Council and people of LO, the speaker reinforces city message that Stafford area (particular 4a) does not meet criteria for either urban or rural reserves and should maintain as undesignated status. They are in favor of focusing on our existing city centers.	TO: Metro Council FROM: Sally Moncreiff, City Councilor, City of Lake Oswego
1/14/2010	URR Metro Council Hearing Comment No. 3: 7548 N Chatauqua, Portland. Designate all of west hills west of Forest Park (9a, b, c) as urban reserve. Undesignated would be disservice to area residents - will have to revisit the issue again. No designation may decrease property values. Owns acreage between Springville Rd. and Washington County line. Increased elk population makes farming difficult. Urban reserves can take advantage of existing infrastructure or be connected to other areas easily. Already has TriMet service on Springville Rd. See attached letter dated Jan 14, 2010.	TO: Metro Council FROM: Dale Berger

Urban and Rural Reserves - Public Comments

January 11-22, 2010

DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/14/2010	URR Metro Council Hearing Comment No. 4: Supports map prepared by the agriculture and natural resources coalition. Owns farm in Gales Creek. Speaker has worked in economic development. Fresh, local, seasonal food is an important industry cluster. It is an emerging contributor to the local economy. Food culture supports knowledge-based economy. Need infrastructure to support this cluster. Land brought into urban reserve would have higher prices, making farming more difficult. See attached document	TO: Metro Council FROM: Anne Berbinger
1/14/2010	URR Metro Council Hearing Comment No. 5: Speaker is chief petitioner for Stafford hamlet. Majority of residents cherish Stafford's rural character. Need to preserve northern Stafford's rural legacy. Only one area of consensus for development: Borland Rd. area (area 4c). Most important to consider is that there is less than 1000 developable acres. Cities in area remain opposed to providing services. Clackamas County has presented a reasonable compromise. SB 1011 neglected to address buffer areas. We've got 50 years to think about how to deal with buffer zones; can work with Legislature to create language that speaks to buffer zones. speaker personally supports rural reserve, not sure if would be agreed to. See attached documents called "Stafford" signed by Dave Adams and publication "Stafford Hamlet Values and Vision." Email containing the same information sent to Carl Hosticka on January 8, 2010	TO: Metro Council FROM: Dave Adams
1/14/2010	URR Metro Council Hearing Comment No. 6: Cornelius needs land and has chosen areas that are not the best farmland to accommodate future growth. Core 4 map is not all that city wanted, but it is the best approach overall. Q: Previous maps indicated agreement on areas southeast of city for urban reserve; what is city's criteria for going north and northeast rather southeast? A: Both areas north and south are Tier Two Ag Lands. Southeast area doesn't help with jobs need -- there is poor access. Northern areas, along edges of existing industrial area, are better. Council Creek really isn't a boundary now. Land has been purchased in southern area that would be ideal for housing at 2040-level densities.	TO: Metro Council FROM: Richard Meyer, staff, City of Cornelius
1/14/2010	URR Metro Council Hearing Comment No. 7: Portland resident asks, how many of you live packed in like sardines? Sees Metro promoting packed in, dense development. Government should accommodate lifestyles of people, not tell them how/where to live, work or commute. Biggest threat to ecosystem is overpopulation of human race, not individual lifestyles. Nowhere in Metro's plans are discussions about promoting smaller families, less population growth. Economic growth does not require population growth and cannot be supported with government subsidies. Alternative transportation users need to pay their own way. Streetcars should be scrapped unless they can pay their own way. See attached document dated Jan 14, 2010	TO: Metro Council FROM: Terry Parker

Urban and Rural Reserves - Public Comments  
January 11-22, 2010

DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/14/2010	URR Metro Council Hearing Comment No. 8: Area west of I-5, southeast of Sherwood, between areas 5d and 5f. This is 5e option area, particularly eastern edge -- urges 5e area receive an urban reserve designation, plus area to east slated for rural designation. There is an area constrained for agriculture. This area will soon be served by new transportation improvements. Creating an island of rural reserve amongst urban reserves with services is not advisable. Urban reserve designation in 5e does not need to conflict with Tonquin Trail and other active transportation improvements. Q: You feel area is isolated from farming. Area to south has some farming operations; why do you feel this is isolated? A: If area north or east goes urban, it would be isolated. This area is conflicted because of terrain and soil types. Area to south does not carry significant farm values. Q: Wegener pointed out this has high value natural resources. How can we preserve high value natural resources in urban reserve? A: The area near the wildlife refuge has value. There is a break in terrain to the south. The Tonquin scablands area has geographic formations that does not have significant land form. Doesn't have significant protections in place today. See attached map.	TO: Metro Council FROM: Steve Pfeiffer on behalf of Metropolitan Land Group
1/14/2010	URR Metro Council Hearing Comment No. 9: Affirms city of Canby position in agreement with Core 4 map. Represents negotiated position between city and county board with regard to designation of rural reserves north of Canby and lack of rural reserve designation to the east. City had sought more undesignated lands north of Canby. No designation east of Canby supported by city and county. City would support any decision to expand undesignated lands north of city and opposes any changes to undesignated lands to the east; area to the east has 1300 acres that is flat, then you get into more hilly territory. Parret Creek provides natural break. See attached letter from the City of Canby dated Jan 14, 2010.	TO: Metro Council FROM: Bryan Brown, City of Canby Planning Director
1/14/2010	URR Metro Council Hearing Comment No. 10: Option 1f. Hwy 26 and Hwy 212, tax lot 200 and other addresses nearby - if area goes rural, that's fine. If it goes urban, should bring all of 1000 foot strip in as urban to give cities and counties a say in how it is developed. If 1000 foot strip remains rural, it will look the same in 40 or 50 years. Infrastructure exists there. Area is suitable for urban designation. Wants to see more economic activity--particularly high technology--come to the area. See attached documents "Urban and Rural Reserves, Section 9 Boring OR 1F Options, John Chambers and Dee A Anders," and bound publication "Portland Metro Urban and Rural Reserves vision 2010-2050/60 Core 4 reserves - shaping the next 50 years"	TO: Metro Council FROM: Dee Anders
1/14/2010	URR Metro Council Hearing Comment No.11: Forest Grove resident. Owns 40 acre parcel between Forest Grove and Banks. Raises fresh produce and sells hogs. Contributes to emerging sector of fresh food. Income comes solely from farming operations. Earlier proposed urban reserves came within half mile of property. Endorses map presented by ag/natural resources coalition. Farmland in urban reserve would likely be too expensive, and long-range planning needed for agriculture business cannot tolerate insecurity provided by urban reserve designation. Be cautious and conservative in bringing farmland into urban reserves. See attached letter dated Jan 14, 2010	TO: Metro Council FROM: Chris Roehm

Urban and Rural Reserves - Public Comments

January 11-22, 2010

DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/14/2010	URR Metro Council Hearing Comment No. 12: Concern with area at intersection of Thompson and McDaniel Rd. Area is in unincorporated Multnomah County. Not sure if his property is in area 9a. His property is landlocked by Washington County line and Forest Heights. Property can't be farmed (2.94 acres). Couldn't sell property due to uncertainty over designation. Why can't this area be developed; is not farming land. Counties and cities should bring in land adjacent to the City of Portland for urban reserve.	TO: Metro Council FROM: John P. Cherry
1/14/2010	URR Metro Council Hearing Comment No. 13: Very little growth has taken place in recent UGB expansion areas. Rural reserves in northwest sector provide options. Remaining rural lands in Multnomah County should be preserved as rural reserves (area 9). See attached letter and map dated Jan 14, 2010	TO: Metro Council FROM: Jim Emerson, Forest Park Neighborhood Assn
1/14/2010	URR Metro Council Hearing Comment No. 14: written comment; did not testify. Stafford soils are too poor and land too steep to profitably farm. Only urban designation should be considered. Use all of Stafford for residential and employment land; save profitable farmland in other areas.	TO: Metro Council FROM: Mike Miller
1/14/2010	URR Metro Council Hearing Comment No. 15: Lives in Springville Rd. area (area 9b). Supports local food economy. Area 9b could be haven for community-supported agriculture and for wildlife. This area should be a rural reserve and meets criteria for rural reserves. Supports agriculture and natural resources coalition map. Designate all of area 9 in West Hills as rural reserve. See attached document detailing concerns.	TO: Metro Council FROM: Mary Telford
1/14/2010	URR Metro Council Hearing Comment No. 16: Bought property many years ago out in the country. Does not want it disturbed. Wants to keep property rural and have birds, animals, farms around it. Property is on Springville Rd. and Springville Lane (in area 9). See attached letter dated August 10, 2009	TO: Metro Council FROM: Winifred Miller
1/14/2010	URR Metro Council Hearing Comment No. 17: Lived on five acres off Springville Rd. All of area 9 in West Hills should be designated as rural reserve. City of Portland supports rural reserve designation there. Area has low to medium suitability for urban reserve. Multnomah County citizen advisory committee recommended rural reserve. Consider ability to move people from homes to jobs and infrastructure necessary if urban reserves are designated- would provide more congestion on existing roads. See attached letter dated Jan 14, 2010 from Mollie and Ted Nelson.	TO: Metro Council FROM: Mollie Nelson
1/14/2010	URR Metro Council Hearing Comment No. 18: 2206 Tannler Dr., West Linn. Opposes urban reserve and supports rural reserve designation for all of Stafford area. Transportation infrastructure costs would be at least \$500 million for urban reserve. Households would bear enormous costs for services. Seventy percent of citizens of West Linn, polled by city, do not want urbanization of Stafford. 203 citizens have signed petition supporting rural reserve. All of recent Metro density goals have been met or exceeded in West Linn and city is willing to do more. Petitions Attached	TO: Metro Council FROM: Roberta Schwartz

Urban and Rural Reserves - Public Comments

January 11-22, 2010

DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/14/2010	URR Metro Council Hearing Comment No. 19: Speaking about an area of Canby, north of city (area 4J). City of Canby, Chamber of Commerce, farm bureau all support that area being undesignated. Canby needs flexibility for growth. If all of Canby's growth is funnelled to east, it will isolate Canby's downtown. There is a natural interaction between downtown and northern area bounded by Molalla and Willamette rivers. Does not believe city opposes undesignated area north of city. See attached letter dated Jan 14, 2010.	TO: Metro Council FROM: Esther Nelson
1/14/2010	URR Metro Council Hearing Comment No. 21: Represents city view that Stafford area should remain rural. Council has voted unanimously twice in favor of rural reserve designation. Supports hamlet vision. Stafford is a vibrant rural community. To provide services to Borland area, could cost as much as \$1 billion. It would be very expensive to provide infrastructure to constrained areas in Stafford. Adding increased population to this area adds to transportation constraints. Infrastructure costs will not provide affordability to residents or businesses. West Linn seeks to increase development in existing urban areas, as Lake Oswego supports. City recognizes need to look at how main streets work, develop more businesses in Willamette area and along Hwy. 43. Q: How far along are discussions to accommodate more population in West Linn? A: New planning director, new resources being focused on West Linn. Nearly every map has shown some urban potential along Borland Rd. Risks creating an island of urban development, and the City is concerned about that. Does not see ability to support urban concentrations in Stafford area generally. Regarding specific area proposed to be served by West Linn near Wankers Corner, West Linn never asked for that and county policy advisory committee did not	TO: Metro Council FROM: Teri Cummings, Councilor, City of West Linn
1/14/2010	URR Metro Council Hearing Comment No. 23: South Cooper Mountain land owners. Appreciates consideration as urban reserve. Makes sense for area to be planned together, not piecemeal. Ric Stephens is working with group to help design area.	TO: Metro Council FROM: Ed Bartholomey
1/14/2010	URR Metro Council Hearing Comment No. 24: Organic education professional. Works at Luscher Farm in Stafford area. The speaker and Oregon Tilth supports the ag/natural resources coalition map. See attached letter and map from Chris Schreiner, Oregon Tilth, dated Jan 11, 2010.	TO: Metro Council FROM: Connor Voss
1/14/2010	URR Metro Council Hearing Comment No. 25: The Core 4 map is a solution that is acceptable. Bragdon/Hosticka map is preferable over Liberty/Park map with some exceptions. Liberty/Park/Burkholder map is one of very best solutions except to add areas 7a, 7b, and 7c. Core 4 map brings a lot of the issues/concerns together and will meet needs for about 35-40 years. Liberty/Park/Burkholder map provide less urban reserves. Area 8a is probably overkill. Core 4 solution of reducing area north of Hwy. 26 was necessary - took a lot of farmland out that supports organic farming. Area 7b should not have industrial or residential zoning in eastern portion of 7b and should have industrial in western portion of 7b. If he could, he would redesignate some industrial land already inside city of Forest Grove as residential. Area 7a can't be served unless area 7b is included. Cornelius does not have jobs/housing balance. Putting jobs in 8a could be balanced with existing residents, would reduce carbon footprint of travel to Hwy. 26 and into town. We need to have sufficient industrial areas to support sufficient industrial sites.	TO: Metro Council FROM: Richard Kidd

Urban and Rural Reserves - Public Comments

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/14/2010	URR Metro Council Hearing Comment No. 26: Had been both amused and angered by those from other jurisdictions telling Washington County where and how to develop. Believes in 10 to 20 years there will be a future Metro Council that will want to re-do the reserves effort. Concerned about ag/natural resource coalition map as being too heavy on rural reserves. Believes urban reserves proposed for Washington County are inadequate.	TO: Metro Council FROM: John Leeper
1/14/2010	URR Metro Council Hearing Comment No. 27: Represents Coalition for a Prosperous Region. Urges Metro Council to designate 34,000 acres of initial Washington Co. urban reserves and the rest as undesignated land. Believes this best achieves balance with natural resources and features and supports economic growth. Bragdon/Hosticka map provides 8 acres of rural reserve for every 1 acre of urban reserve. Urban reserves have gradually been whittled down. Having a cushion of undesignated land is necessary for flexibility in next 50 years. In Washington County, the proposed maps have no room or flexibility if our projections today are wrong. The alignment of rural reserve along urban acreage is the more serious concern. If 90 percent of all land within three-mile radius is saved for farmland, leaving only 10 percent for future employment and population growth is a little tight.	TO: Metro Council FROM: Beverly Bookin
1/14/2010	URR Metro Council Hearing Comment No. 28: UR-1 -- part of option 9b (the "L"). Represents East Bethany owners collaborative - majority of ownership in UR-1. This area is east of North Bethany UGB addition, for which comprehensive planning is almost complete. UR-1 has been noted as conflicted agricultural land and is suitable for urban development. Washington County could provide services. It is within walking distance of Bethany town center and PCC Rock Creek campus. This presents a novel opportunity to create a great community. See attached letter dated January 14, 2010.	TO: Metro Council FROM: Thomas VanderZanden
1/14/2010	URR Metro Council Hearing Comment No. 29: Speaking on behalf of board of Claremont Retirement Community (900 residents), located at West Union Ave and Kaiser Rd, dissected by Bethany Blvd; supports adding East Bethany (area 9B) as rural reserve. Is extremely concerned about safety of residents on Bethany Blvd. and Kaiser Rd. See attached letter dated Jan 14, 2010	TO: Metro Council FROM: Charles Murphy
1/14/2010	URR Metro Council Hearing Comment No. 30: Lives on NW Skyline Blvd. Supports proposed designations of urban and rural reserves on the ag/natural resources coalition map. Especially supports designations of areas 9 as rural reserve. This could protect forest and natural habitat resources in western Multnomah County.	TO: Metro Council FROM: George Sowder
1/14/2010	URR Metro Council Hearing Comment No. 31: 28,000 customers at five Portland-area farmer's markets per week. We must maintain adequate land supply to support local agriculture and food supply. Agriculture is a viable industry competing in a global marketplace. Area out in east Clackamas Co. (1b?) designated as urban reserve s a concern. Concerned about all agriculture. Need to look at preserving farming for future generations. Supports agriculture and natural resources coalition.	TO: Metro Council FROM: Rosemarie Cordello, President of the Board, Portland Farmer's Market

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/14/2010	URR Metro Council Hearing Comment No. 32: Grows vegetables in Canby area - fourth generation of Montecucco Farms north of Canby. Firmly opposes rural reserve designation on area north of Canby. It is not capable of sustaining long-term farming. Area is land locked. There is nowhere close by to grow farming operation. Has to transport food and equipment through Canby to other farming sites. Area north of Canby has been parceled out among several land owners. Not great place to farm long-term. Zoning laws already work; no need to add rural reserves. City residents should be able to annex area through voter approval. Leave the area undesignated. See attached hardcopy of comments.	TO: Metro Council FROM: Jason Montecucco
1/14/2010	URR Metro Council Hearing Comment No. 33: Lives in Helvetia. Is a community-supported agricultural farmer. In areas 8c and 8b - concerned about undesignated area. There are plans to expand dairy farm operations there. Further areas down West Union Rd. that are undesignated are in areas where some farmers want to continue farming. Please look at ag/natural resources map - that map is well supported. Turn 8b into a rural designation. See attached letter from Lyn Jacobs and Juvencio Argueta dated Jan 14, 2010	TO: Metro Council FROM: Lynn Jacobs
1/14/2010	URR Metro Council Hearing Comment No. 34: Concerned that suburban development puts pressure on maintenance of city core. Cannot imagine adding more land and more infrastructure to city. Would like to see more rural reserves, to have land taken care of by farmers and conservation groups and have more food grown locally. Please accept the ag and natural resources coalition's proposed reserve areas.	TO: Metro Council FROM: Catherine Mushel
1/14/2010	URR Metro Council Hearing Comment No. 35: Has landlocked piece of land in area 8a. Has business adjacent to area 8a. Wants to have his children able to build on this land. There is about 175 acres of family land. Proximity to Hwy. 26 makes this desirable for development. There will be inevitable growth in this area.	TO: Metro Council FROM: Norman Relidon
1/14/2010	URR Metro Council Hearing Comment No. 36: Lives in Hillsboro in area 8b. Keep area 8b west boundary at McKay Creek. Land has been in same ownership since 1800s. Has seen erosion in value of property from urban takings. L is below Meeks Rd. and Scotts Church Rd Q: P. 2, question 4 speaks to quantifiable evidence that farmland uses would not lose critical mass. How should Metro question assumptions about farmland use? A: Taking a portion of dryland farming won't take some farm operations out of business. Request to include 200 acres of property located north of Evergreen Rd., east of McKay Cr, south of hwy 26 and west of Jackson Rd in urban reserve. See attached written comment.	TO: Metro Council FROM: Dana McCullough
1/14/2010	URR Metro Council Hearing Comment No. 37: Reject suggestion that portions of area 9 be left undesignated. Follow suggestions of Mult. Co. CAC and City of Portland and designate this area as rural reserve. Cites from Jan. 11 letter from Mayor Adams and Commissioner Fritz. See attached letters from Jerry Grossnickle (dated Jan 14) and Mayor Adams and Commissioner Fritz (dated Dec 10)	TO: Metro Council FROM: Jerry Grossnickel
1/14/2010	URR Metro Council Hearing Comment No. 38: Lives in Forest Park area. Urges that area 9 be designated as rural reserve area. Is concerned about habitat degradation from existing development. Further development would not be helpful. There are already significant traffic problems. Providing infrastructure would be very difficult. Supports ag/natural resources coalition reserves map.	TO: Metro Council FROM: Paula Saurageau



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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/14/2010	URR Metro Council Hearing Comment No. 39: Lives on Skyline Blvd. in area 9d. Comments on areas 9a, b, c and f -- supports designating all areas as rural reserve. Views are unique. Monitors western bluebirds in area, which are not currently threatened but are close. Birds are not as common in this area as they used to be.	TO: Metro Council FROM: Cheryl Neal
1/14/2010	URR Metro Council Hearing Comment No. 40: Lives on NW Springville Rd. Owns about 40 acres. Strongly supports including East Bethany as urban reserves. Many neighbors support this as well. This area would be easy to serve. It borders North Bethany on Multnomah County side. Area is close to Bethany Town Center and PCC. There is no large-scale farming in the area. It is hard to make a profit in farming in this area. In UR-1, probably 65 percent of land is owned by those in support of urban reserves. There is a lot of exception land in UR-1. There are a lot of strong planning reasons to include East Bethany as an urban reserve.	TO: Metro Council FROM: Cathy Blumenkron
1/14/2010	URR Metro Council Hearing Comment No. 41: Protecting habitat in streams is very important. Areas around 185th and West Union on the Liberty/Park map is good for rural reserve. Supports making area 9 as rural reserve. Area 9b meets none of the factors for urban reserve. Need to protect close-in farms and natural resources. See attached testimony summary and binder including detailed analysis of area 9.	TO: Metro Council FROM: Joe Rayhawk
1/14/2010	URR Metro Council Hearing Comment No. 42: Ag/natural area coalition map most closely resembles recommendations heard from Mult. Co. Citizen Advisory Committee and was endorsed by planning commission. There are differences in the Core 4 and Bragdon/Hosticka maps. On Area 9, there is more green area on both Metro maps. Believes Commissioners Wheeler and Kafoury are concerned about undesignated lands in this area. On Bragdon/Hosticka map, has concerns about area near Scappoose. State agencies believe there need to be more rural reserves north along Hwy. 30. Need to extend buffers from urban development. Planning commission recommendation is similar to ag/natural resources map for a rural reserve designation for area north of Andy River up to Gorge Scenic Area. See attached written testimony.	TO: Metro Council FROM: Chris Foster
1/14/2010	URR Metro Council Hearing Comment No. 43: Provided packet of letters and other materials from nearby farms. Sells beef and other products to farmers markets. Does not support undesignated areas. Requests that you designate all of Area 9 in the West Hills as Rural Reserve to protect close-in farms, forests and natural resources. He supports the Agriculture and Natural Resources Coalition reserves map.	TO: Metro Council FROM: Greg Malinowski
1/14/2010	URR Metro Council Hearing Comment No. 44: East of Bethany area - farm is being considered as urban reserve. Designate all of area 9 as a rural reserve to protect close-in farms, forests and natural resources. Supports ag/natural resources coalition reserves map. See attached letter from Greg Malinowski and Richard Malinowski dated Jan 14, 2010	TO: Metro Council FROM: Richard Malinowski

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/14/2010	URR Metro Council Hearing Comment No. 45: Spoke about the ag/natural resources coalition map. Map does not come late in process - nothing on map is new. It makes sense from an urban point of view: capacity (urban reserves proposals mirrors largely what COO recommendation illustrates). The region has the capacity to grow in current UGB; past trends in growth would only lend support for 7000 acres of urban reserves (ag/nat. resources map proposes 15,000 acres). Currently have 15,000 acres of undeveloped land inside UGB. South Hillsboro/St. Mary's area -- believes that area is appropriate for employment or industrial use. Land is flat and under one ownership. All areas proposed for rural reserves on ag/natural resources has been raised before county commissions up to this point. The matter is now before the Core 4. It's now a regional decision and Core 4 will need to balance issues that comes before it.	TO: Metro Council FROM: Mary Kyle McCurdy, 1000 Friends of Oregon
1/14/2010	URR Metro Council Hearing Comment No. 46: wildlife reserves/rural reserves	TO: Metro Council FROM: Dianna Cave
1/14/2010	URR Metro Council Hearing Comment No. 47: Lives on NW Springville Rd. Owns 38 acres. Supports urban reserve area in greater Bethany area. 88 acres within UR-1 are identified as exception lands. See attached letter, map, and <b>petition signed by 25 landowners</b> requesting inclusion of their land in an urban reserve	TO: Metro Council FROM: Dorothy Hartlow
1/14/2010	URR Metro Council Hearing Comment No. 48: Need to minimize urban preserves and maximize rural preserves.	TO: Metro Council FROM: Rand Schenck
1/14/2010	URR Metro Council Hearing Comment No. 49: Represents Homebuilders Association of Metropolitan Portland, which supported SB 1011. Doesn't believe legislation was meant to lock in UGB. 25,000 acres of urban reserves with less than 10 percent of recent land used is a misrepresentation - it's a 20 year supply. Questions density assumptions on outlying areas. Holding tight UGB will result in higher housing and land prices. About 160,000 to 200,000 more households needed.	TO: Metro Council FROM: Gordon Root
1/14/2010	URR Metro Council Hearing Comment No. 50: Please designate all of area 9 as rural reserve, including area 9b. It cannot support great communities and has natural landscape features. Does not meet eight Great Community characteristics. People enjoy benefits from local farms. Please consider future of children in this area who support local farms. She supports the agriculture and natural resources coalition reserves map.	TO: Metro Council FROM: Millie Skach
1/14/2010	URR Metro Council Hearing Comment No. 51: Multnomah County does not provide urban services. City of Portland concluded it would be expensive to develop and serve areas 9 a, b and c. Mult. Co. CAC recommended rural reserves in all of area 9, as did the county planning commission. Supports rural reserve designation for all of area 9, along with area 8b north of Helvetia. Supports ag/natural resources coalition map. See attached written testimony, letter dated Dec. 16, 2009 and map.	TO: Metro Council FROM: Carol Chesarek
1/14/2010	URR Metro Council Hearing Comment No. 52: Lives on farm grandfather bought in 1894. Farm has been smaller scale, did not provide enough income to support a family. Land is on Springville Rd. and borders Washington County and eastern end of Bethany expansion. Has large 10 million gallon water tanks nearby in Multnomah County that cannot serve farm. Considers himself part of Washington County. Cannot afford equipment to replace what a commercial farm requires. What do we do when we don't farm?	TO: Metro Council FROM: Robert Zahler

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/14/2010	URR Metro Council Hearing Comment No. 53: Concerned about undesignated lands around North Plains and Banks - leaves them vulnerable to speculation and compromises agricultural uses. These undesignated lands meet all the factors for rural reserves. Do not meet factors for urban reserves. On map, provided, the smaller circle near Jackson School Rd. has the best soil profile in Washington County. See attached testimony and two maps.	TO: Metro Council FROM: Greg Mecklem, Washington County Farm Bureau
1/14/2010	URR Metro Council Hearing Comment No. 55: Keep area 9b and all west hills as rural. Mother lives in area 9b -- has fallen in love with the area. Lots of wildlife there, including elk herd. You're deciding my future - wants future to include the amazing beauty she has been fortunate to live with.	TO: Metro Council FROM: Callie Goldfield
1/14/2010	URR Metro Council Hearing Comment No. 56: Ask Metro recommend to Multnomah County that rural reserves be designated in all of area 9. Many groups have weighed in on side of rural reserves for this area, including five neighborhood associations.	TO: Metro Council FROM: Susan Andrews
1/14/2010	URR Metro Council Hearing Comment No. 57: Represents cycling community, particularly Team Beer. The reason for the UGB is to provide "wonderful magical places" outside. Would like to keep great cycling areas outside of the UGB.	TO: Metro Council FROM: Ben Davis
1/14/2010	URR Metro Council Hearing Comment No. 58: Lives in Area 9 along Springville Rd. Concerned about traffic congestion in area. East Bethany area is not designed for increased traffic. In support of rural reserves in area 9.	TO: Metro Council FROM: Kirk Andrews
1/14/2010	URR Metro Council Hearing Comment No. 59: Former Washington Co. chair. Supports ag/natural resources coalition map. Hopes Metro will be able to use the map to look at regional picture of "smart growth" that concentrates growth in existing urban areas and provides protection for rural resources.	TO: Metro Council FROM: Linda Peters
1/14/2010	URR Metro Council Hearing Comment No. 60: Organic farmer. Supports ag/natural resources coalition map. There are lots of young farmers who are interested in farming at the urban fringe. Regarding Troutdale, the Mult. Co. CAC did not recommend urban reserve near Troutdale. Wants to hear from Commissioners as to their reasons for proposing an urban reserve there. This process is not about individual farms; it is about a regional decision to protect the best farmland in the region. Ag/natural resources map has 15,000 acres of urban reserves plus additional acreage in "option" areas. It offers land for urbanization that would not be available under current system (based on soils hierarchy).	TO: Metro Council FROM: Laura Masterson
1/14/2010	URR Metro Council Hearing Comment No. 61: Adopt the agriculture and natural resources map. Change undesignated areas north of 26 to rural reserve. Change area 8b to a rural reserve designation. Place area north of hwy 26 known as Helvetia in rural reserve. Submitted written comment only.	TO: Metro Council FROM: Steve Jacobs
1/14/2010	URR Metro Council Hearing Comment No. 62: Stafford: Clackamas County has provided an honest compromise; take 600 acres of housing and employment land on Borland Rd and leave the northern section undesignated; do not designate it all as urban reserve.	TO: Metro Council FROM: Dave Adams
1/14/2010	Email: Don't pave over our region's treasures. Resident of Halsey, OR. Duplicate emails sent to Rod Park and Rex Burkholder. 1 copy retained for record.	TO: Carl Hosticka FROM: Joy Sisto
1/15/2010	Email: Read your piece on Urban Reserves. Was impressed by the outcome from Bragdon & Hosticka. Includes reply from Rex Burkholder to Henry Hewitt.	TO: Rex Burkholder FROM: Henry Hewitt

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/15/2010	Letter: Agriculture and Conservation Reserves Input. Although alleged, the agricultural and conservation coalition reserves map was not presented at the 11th hour. During the Reserves proces, Reserves were given a short shrift as virtually all of the discussion focused on Urban reserves. Their coalition met after Reserves committee disbanded to continue work on both Rural and Urban Reserves. Outcome of that work was a recommendation that reflects what the Core 4 had heard throughout the RSC process.	TO: Metro Council, Reserves Core 4, MPAC FROM: Mike Houck
1/15/2010	Email: Support the Agriculture and Natural Resource Coalition Reserves Map. Duplicate copies sent to Metro Council. 1 copy retained for record.	TO: Rod Park FROM: Lyneil Vandermolten
1/15/2010	Email: In response to Carl Hosticka's comments made at 1/14/10 hearing about the ag/NR coalition as being untimely for presenting a map to Metro during its first of hearings to determine a final decision on designation of reserves. Metro should refer to hearing as informational meeting. Save Helvetia and other groups on Washington County were repeatedly rebuffed in a process that seemed to only value opinions of city mayors and planning directors. Copies to Metro Council. 1 copy retained for record.	TO: Carl Hosticka FROM: John Platt
1/15/2010	Email: Give Cornelius reasonable room to grow out as well as up. Attachments include: two one page summaries of the suitability of thea area North of Cornelius to Dairy Creek and area southeast of town to the Tualatin River, key suitability factor maps and map showing result of Washington County's analysis of agriculture land suitability. Areas sout of Dairy Creek and north of the Tualatin River are not the best agriculture land in the area.	TO: Rex Burkholder and Carlotta Collette FROM: Richard Meyer
1/16/2010	Email: Asking for support of the Agriculture and Natural Resources Coalition's proposal for reserve area designations, and in particular, asking that Area 1A in Troutdale be designated as Rural Reserve. Also includes reply Email from Kathryn Harrington.	TO: Kathryn Harrington FROM: Sara Grigsby
1/16/2010	Letter: Owners of 7 acres at 33442 SW Tualatin Hwy wish to see their property included in an urban reserve; includes map	TO: Kathryn Harrington, Charlotte Lehan, Jeff Cogen, Tom Brian, Richard Meyer FROM: Barbara Hadley and Karen Palenik
1/16/2010	Letter: Farmland between Council and Dairy Creeks can't be replaced and should continue to be zoned for agricultural use only. Cornelius and Forest Grove should fight to save the Dairy Creek valley instead of trying to pave it, emulating Hillsboro and Beaverton urban sprawl.	TO: Metro Council FROM: Nancy Cable
1/16/2010	Note from January 16 Open House forwarded by Mike Dahlstrom on 1/27/2010. Do not build on your farm land or rural areas. Please preserve the Oregon way of life. Protect the animals, farms and just plain land. Lives in Hillsboro.	TO: Reserves FROM: Stephanie Rosso
1/17/2010	Email: In favor of the latest UGB map which would include their property for future expansion for Urban Reserves.	TO: Reserves, Jon Holan FROM: Tim & Freda Boyles

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/17/2010	Email: Supports a designation of Urban Reserve for Area 9B. Please do your best to preserve foundation agriculture land where it exists.	TO: Resrves,cao@co,ashingto n.or.us,Deborah.1bogstad@ co.multnomah.or.us, & Mike Dahlstrom FROM: Hank Skade
1/17/2010	Email: Wants Metro's support by designating the OR Veterans Center land, Metro map area UR-Q, within area 5, be included in the Urban Reserves	TO: Reserves FROM: CDR Ronald H. Youngman
1/17/2010	Email: Believes that his property should be considered for addition in the section 3G Urban Reserve area. The site address is 20075 S. Leland Rd., Oregon City, OR. 97045	TO: Carlotta Collette FROM: Michael Hamlin
1/17/2010	Email: Support the Agriculture and Natural Resources Reserves Map. She believes this map represents a better plan for the region.	TO: Kathryn Harrington FROM: Geert Aerts
1/17/2010	Email: Support the Agriculture and Natural Resources Reserves Map. He believes this map represents a better plan for the region.	TO: Kathryn Harrington FROM: Richard Schramm
1/17/2010	Email: Urban Reserves, Small is Smart; Rural Reserves, Big is Beautiful. Duplicate emails sent to Rod Park, Carlotta Colette, Rex Burkholder. 1 copy retained for record.	TO: Carlotta Colette FROM: Jim Sitzman
1/17/2010	Email: Support Oregon Veterans Center by designating area UR-Q area 5 as Urban reserves	TO: David Bragdon FROM: Renee Anderson
1/17/2010	Email: Save the Region's Farm Land and Natural Resources. Support map proposed by a coalition of conservation organizations and farming groups. Current proposal includes too much valuable farmland. Duplicate emails sent to Metro Council. 1 copy retained for record.	TO: Rod Park FROM: Joan Steinfeld
1/17/2010	Email: Attached letter in support of inclusion of Stafford Triangle into Urban Reserve and save other acres of primary farmland in other areas. Stafford Resident.	TO: Carlotta Collette, David Bragdon, Rod Park, Carl Hosticka, Kathryn Harrington, Rex Burkholder, Robert Liberty FROM: Ronald Hanlon
1/17/2010	Email: Support Stafford as Urban Reserve. Responds to Andy Parker's column.	TO: Carlotta Collette, David Bragdon, Rod Park, Carl Hosticka, Kahthryn Harrington, Rex Burkholder, Robert Liberty FROM: Mike Stewart



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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/18/2010	Email: Requests that you continue to maintain the Undesignated Status for Area 7, North Stafford;	TO: Carlotta Collette, Carl Hosticka, Kathryn Harrington, Robert Liberty, bcc@co.clackamas.or.us, Tom Brian & Reserves FROM: Sabrina Rokovitz
1/18/2010	Email: Forest Park Neighborhood Assn. forwarded Email dated January 15, 2010, from Dianna Schmid & Kel Snyder, that was sent to them. Subject: In support for the Citizen Advisory Committee's recommendations regarding Rural Reserves, particularly in Areas 5, 6 & 7.	TO: district2@co.multnomah.or.us, district3@multnomah.or.us, district4@co.multnomah.or.us, Metro Council System Account FROM: Jerry Grossnickle
1/18/2010	Letter: Stafford area should get urban reserve status	TO: Metro Councilors FROM: Charles Hoff
1/18/2010	Letter submitted at Oregon City Open House: Serres Family land is bisected by the existing Urban Growth Boundary. The Option designation presently placed on 3A makes it extremely difficult to make logical plans for the future with any degree of certainty. For this reason we request that all of the Serres property not already within the Urban Growth Boundary be included in the Urban Reserves area. Address is 14703 S. Forsythe Rd., Oregon City, OR.	TO: Kathryn Harrington, Carlotta Collette & Charlotte Lehan FROM: Edward, William & Daniel Serres
1/18/2010	Email: Property owners of 94 acres, 11525 NW Springville Rd. In favor of rural reserves. Passion is driven by preervation of farm land. Cannot see positive in developing rural farmland. Duplicate copies sent to Rod Park, David Bragdon, Rex Burkholder, Kathryn Harrington and Robert Liberty. 1 copy retained for record.	TO: Carlotta Colette FROM: Evanka Beovich, Louie Beovich, Matilda Beovich Moulazimis and family, Marie Beovich Archambault and Family, Cathy Beovich Jenney and family.
1/18/2010	Email: Stafford resident, 5 acres, requesting urban designation, thus allowing Metro to protect other property in the region that has foundation farmland.	TO: David Bragdon, Rod Park, Carlotta Colette, Robert Liberty FROM: Elizabeth Rogers
1/19/2010	Letter submitted at Oregon City Open House: Wants to remove the Urban Reserve designation from the following properties; 20020 S. White Lane, Oregon City; 19775 S. Central Point Rd., Oregon City; 20036 S. White Lane, Oregon City; 20016 S. White Lane, Oregon City; & 19802 S. Central Point Rd, Oregon City. At the very least Metro should ground proof these properties, supplemented with a close inspection of aerial photos showing contours, slopes & other natural features.	TO: Metro Councilors & Core 4 FROM: John Martinson, Jr.

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/19/2010	Maps submitted at Oregon City Open House: Maps of McCord Rd. property in Oregon City.No letter or statement included.	TO: Metro Council FROM: Mark Herring
1/19/2010	Letter: Request of boundary adjustment on boundary between area 3B urban reserve and 3E rural reserve; Pam Drive neighborhood should be included in rural reserve; includes 4 maps	TO: Planning Committee Members FROM: Tammy and David Lundell
1/19/2010	Letter: Urban reserves in Stafford area would bring environmental disaster in the Tualatin River Watershed area; there is no infrastructure in this area; north Stafford area 7 should be undesignated	TO: Kathryn Harrington, Charlotte Lehan, Jeff Cogen, Tom Brian FROM: Charles and Nancy Boland
1/19/2010	Email: Wish to see 3E and 3H rural reserves remain at least that size or expanded into undesignated area of Beaver Creek	TO: Hearing Officer FROM: Robert H. Ward and Connie Luna
1/19/2010	Email: Minimize growth by not designating area 4A northeast of the Tualatin River as an urban reserve	TO: Metro Members FROM: Gina and Marc Olson
1/19/2010	Letter submitted at Oregon City Open House: The designation of the entire Stafford triangle as an urban reserve will so seriously destroy the character of West Linn that the reason most residents originally chose to live in this area will no longer exist. Petitions you to minimize the growth by not designating area 7 (north Stafford).	TO: Charlotte Lehan FROM: Gina & Marc Olson
1/19/2010	Letter submitted at Oregon City Open House: Wants to have you reconsider the proposed designation of Rural Reserves for land abutting Canby's Urban Growth Boundaries. Please change from Rural to Undesignated the land north of Canby and the areas south and east of Canby that are north of the Molalla River. Also includes map.	TO: Clackamas County Commissioners FROM: Randy Carson
1/19/2010	Email: Allow construction of an Oregon Veteran's Center by designating area UR-Q, area 5, as urban reserves	TO: Metro Councilors FROM: Joanne K. Krussman
1/19/2010	Email: Believes that the entire Stafford area should be viewed, from a planning standpoint, as a single entity and not in a piecemeal manner. Doesn't understand how, if they should be designated Urban Reserve, any progress can ever be made if the surrounding cities refuse governance and in effect have a perpetual veto on any development in the area.	TO: Carlotta Collette FROM: Erik Eselius
1/19/2010	<b>Form Letter:</b> Subject: Support the Agriculture and Natural Resource Coalition Reserves Map. 4 Letters Included	TO: Reserves
1/19/2010	Email: Stafford resident in support of designating Stafford as Urban Reserve.	TO: David Bragdon, Carlotta Collette, Rod Park, Carl Hosticka, Kathryn Harrington, Rex Burkholder, Robert Liberty FROM: Molly Hanlon

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/19/2010	Email: In favor of Stafford being designated as Urban Reserve. Duplicate copies sent to all Metro Councilors. 1 copy retained for record.	To: David Bragdon FROM: Larry Dreeke
1/19/2010	Agenda - Metro Council Work Session	
1/19/2010	Minutes -Metro Council Work Session	
1/20/2010	Email: Support the Oregon Veteran's Center by designating area UR-Q, area 5 as urban reserves	TO: Oregon Metro FROM: Tom and Ann Ray
1/20/2010	Email: Supports the efforts of the Stafford Hamlet and the vision articulated in the Hamlet Vision and Values Statements. Wants the designation decision for the Stafford Triangle Area to be Urban Reserve so that we can have a chance to help plan for a thoughtful, sustainable future for the area in which we live.	TO: Carlotta Collette FROM: Rich Martin
1/20/2010	Email: Subject: Area 4, Stafford/Canby-4-G Urban?; Please preserve and protect this section, 4-G, from urban development.	TO: Reserves FROM: Donovan Jacobs
1/20/2010	Email: Response to Email sent to URR Interested Parties; Asks that you do not step on the people who have paid taxes in this county, have owned property, and moved up to where they are now through hard work and perseverance, only to be told that their dreams from many years of hard work were a waste of time and they should be happy without their dreams becoming realities.	TO: Reserves FROM: Margie MJBADL@Juno.com
1/20/2010	Email: Please retain Area 98 as Rural Reserve	TO: Reserves FROM: Laura S. Bishop
1/20/2010	Letter: Comments from Oregon Board of Agriculture for consideration in your deliberations dealing with the designation of Rural and Urban Reserves within the Metro region. Board of Agriculture has followed Urban Growth issues in the region and the ongoing reserves process and is concerned that the process has become too political. The board supports the designation of Rural and Urban Reserves that is based on the factors found in state law. The board also supports the analysis and conclusions found in the report completed by the Oregon Department of Agriculture entitled Identification and Assessment of Long-Term Commercial Viability of Metro region Agricultural Lands, January 2007. We ask that the findings and conclusion contained within this report be given strong consideration in deliberations leading to the designation of Rural and Urban Reserves.	TO: Metro Council, Core Four, Multnomah Co. Board of Commissioners, Clackamas Co. Board of Commissioners & Washington Co. Board of Commissioners FROM: Bob Levy, Chair, OR Dept. of Agriculture
1/20/2010	Letter with Petitioner's Document: Residents north of Council Creek and east of Susbauer Road are opposed to expanding the Urban Growth Boundary, converting valuable farmland for industrial and residential development. They encourage city planners in Cornelius to fully utilize the hundreds of acres that are currently available and already zoned for development. Petition signed by 34 residents.	To David Bragdon & members of Metro Council FROM: Melissa J. Jacobsen
1/20/2010	Letter: Re: Urban & Rural Reserves Testimony - Technical Map Correction; Requesting that an adjustment be made to the Rural Reserves boundaries to avoid the circumstance of a mixed designation for the CEMEX property which is located south of Barlow and the City of Canby. Map enclosed showing location of property.	TO: David Bragdon & Metro Council, Chuck Rose, Clackamas Co. Board of Commissioners, Doug McClain, Maggie Dickerson & Paul Hribernick FROM: Caroline E.K. MacLaren

Urban and Rural Reserves - Public Comments

January 11-22, 2010

DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/20/2010	Letter: Re: Designation of Area 3A Clackamas Heights as an Urban Reserve; They represent Joe Spaziani and Steve Piazza, owners of approximately 100 acres in the area referred to as 3A on the Core 4's map dated January 7, 2010. Their clients respectfully request that the Metro Council recommend Clackamas Heights as an Urban Reserve.. They list reasons why Clackamas Heights is well suited for inclusion as an Urban Reserve. Also included are attachments: 1-Clackamas Heights Conceptual Land Use Plan Map, prepared by Westlake Consultants, Inc.; 2-Clackamas Heights Balanced Center Development, prepared by Crandall-Arambula, PC; 3-Yield Analysis, prepared by Westlake Consultants, Inc.	TO: David Bragdon, Metro Councilors, Clackamas Co. Board of Commissioners, Doug McClain, Maggie Dickerson, Joe Spaziani, Steve Piazza, Westlake Consultants, Inc., Crandall & Arambula, PC FROM: Noah W. Winchester
1/20/2010	URR Metro Council Hearing Comment No. 1: Asks for support 4G as urban reserves, currently being planned as an Oregon Veteran's Center that will have several components. Work has been underway for 5 years. Veteran's center currently is crowded, overwhelming. Knows that we must do something better for our veterans. See attached letters dated Jan 20, 2010	TO: Metro Council FROM: Elizabeth Peters and Kathy Carlson
1/20/2010	URR Metro Council Hearing Comment No.4: Area 5C: designated rural reserve; does this negate the rights under HB 2229? The HB says that it should cover quality of life and should be fair to all taxpayers. Need to define it better than we can do nothing for 50 years. See attached testimony and pamphlet.	TO: Metro Council FROM: Cheryl Edwards
1/20/2010	URR Metro Council Hearing Comment No. 5: Galwaith-Green families' land adjacent to Sherwood industrial park on Greenwood Ln: requests that these lots be included in the urban reserve designation. Tax lot 103 does contain wetlands that could be used as a buffer. See attached letter. (UR 8?)	TO: Metro Council FROM: Tamara Green
1/20/2010	URR Metro Council Hearing Comment No. 6: Lives on Roy Rogers Rd in 6C: shows as undesignated but would rather it be included into the UGB. Constantly trying to move farm machinery on a 55 mile an hour road, limited site lines from driveways, several fatalities. Safest thing that could happen is that area could be developed. Farmers in the area are ready to move onto other areas. Willing to be annexed by the City of Tigard.	TO: Metro Council FROM: Bill Kenny
1/20/2010	URR Metro Council Hearing Comment No. 7: Would like to see areas 5E and 5F kept rural; did not testify.	TO: Metro Council FROM: John F. Alto
1/20/2010	URR Metro Council Hearing Comment No. 8: Did not testify.	TO: Metro Council FROM: Joseph Schaeter
1/20/2010	URR Metro Council Hearing Comment No. 9: of NW Jackson School Rd, representing 10 lots, 461 acres. Many more south and west want to stay with the original decision to put 8A in urban reserve. Is a natural extension of Hillsboro. East of McKay cannot be irrigated, is not a candidate for fresh market farming. Has had several development possibilities. See attached testimony and map.	TO: Metro Council FROM: Dana McAllough

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/20/2010	URR Metro Council Hearing Comment No. 10: Lives in Aloha, has a 77 acre parcel, supports urban reserve in area 8A. Last several years, land around has been in grass and flowers. There is a group of farmers promoting rural, but the owners of the land wish it to come into urban reserve. Most rural property owners have not been polled objectively. Not easy for older owners to attend. Land is artificially devalued.	TO: Metro Council FROM: Norm Ralston
1/20/2010	URR Metro Council Hearing Comment No. 11: Represents owners George and Arlene McFaul who have 107 acres of tax lots 302, 303, and 304 in Washington County near Hillsboro city limits. Difficult to understand process to bring property into UGB. Area 8A is a natural for urban reserve. No trees, ponds, creeks, is flat, only good for grass varieties. See attached testimony.	TO: Metro Council FROM: Alex Reverman
1/20/2010	URR Metro Council Hearing Comment No. 12: Works in silicon forest, involved in CPO 7. To leave any area along UGB undesignated dilutes efforts and process will have to be repeated again. Farmers hindered in long term efforts, will bring on lawsuits by speculators. Multnomah County area 9 should be made rural. Urban designation will cause loss of farming. No high capacity corridor in this area, no existing jurisdiction to expand into. Beauty in having healthy farms and wildlife close in. Supports ag and natural resources map. See attached testimony.	TO: Metro Council FROM: Kevin O'Donnell
1/20/2010	URR Metro Council Hearing Comment No.13: Runs a 10 acre farm. Wants to see these areas 5E and 5F as rural reserves. Also wants to see areas 5I and 5J as rural reserves. Opposes sprawl that leads to low-paying jobs. Groups want to put in connector, thus there is a proposal for urban reserve. If we want to stop the spawl in areas unsuitable for development, look at areas west of Sherwood for development. South of Sherwood should be in rural reserves.	TO: Metro Council FROM: Tracey Erway
1/20/2010	URR Metro Council Hearing Comment No. 14: Representing Save Helvetia, see attached letter. 8B does not have to be designated urban reserve in order to serve ODOT intersection. Urban scale roads can be located in exclusively rural areas. Nothing in factors discuss needs of landowners. 8B is a crack in the door to urbanization. Proposed area is larger than what is needed for the connector. Concern also re: large no. of acres north of 26 that are undesignated in 8F. These lands should be designated rural reserve. Letter explains why each of these areas fit factors for rural reserve. See attached letter dated Jan 20, 2010.	TO: Metro Council FROM: Carrie Richter, office of Garvey, Schubert, Barer
1/20/2010	URR Metro Council Hearing Comment No. 15: Owners of 10 acres in area 6B being considered for urban reserve status; supports designation; designation has widespread support by property owners. Concern re: using Scholls Ferry Rd. Would recommend going one tax lot to the other side of the road so road can be better utilized. See attached testimony.	TO: Metro Council FROM: Tory Garcia
1/20/2010	URR Metro Council Hearing Comment No. 16: Represents Jin Park who has properties in area 8A (property is majority of 8A) and in area 6A (40 acres). Supports inclusion of 6A in urban reserve. 8A has long been considered suitable for urban uses. Designating that latter as urban meets several development goals. See attached testimony dated Jan 20, 2010.	TO: Metro Council FROM: Thomas VanderZanden
1/20/2010	URR Metro Council Hearing Comment No. 17: City of Tualatin comments on urban and rural reserves: oppose urban reserve designation of land east of 65th, oppose urban reserve designation in the Stafford Basin, support land east of I-5 and west of 65th as an urban reserve, support land south of Sherwood and Tualatin as an urban reserve; did not testify.	TO: Metro Council FROM: Monique Biekman, City of Tualatin



Urban and Rural Reserves - Public Comments

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/20/2010	URR Metro Council Hearing Comment No. 18: Developed Sherwood Plaza at 6 corners, trips have been increasing, working on developing 57 acres next to Target. New development will be a mix of retail and office space. Negotiating with large national companies, is concerned with access to I-5. Would like to see I-5 connector completed. Please designate 5D as an urban reserve to increase growth and density in Sherwood.	TO: Metro Council FROM: Matt Langer
1/20/2010	URR Metro Council Hearing Comment No. 19: Commented on the history of density as related to west side light rail: was in congress at that time (1993). There was big competition for the money from L.A. for west side light rail. We got the money because we promised that we could guarantee the density. Things that happen today can impact what happens in Congress tomorrow. We can show that we do not agree with sprawl; we need to stick with commitment of density and ridership.	TO: Metro Council FROM: Elizabeth Furse
1/20/2010	URR Metro Council Hearing Comment No. 20: Opposes area 5E as an urban reserve. Natural geographic area of Tonquin Scablands, is hard to develop. Area should also be protected. Proposed urban designation is because of connector, which is a failed idea not a transportation solution. We have great and productive farmlands that we want to see continue.	TO: Metro Council FROM: Leann Bennett
1/20/2010	URR Metro Council Hearing Comment No. 21: Has 26 acres in area 6-B; would like to see the area in urban reserves (Clark Hill Rd and Grabhorn Rd.) as it is suited for urban use. Clark Hill Rd is a clear boundary. Group of owners would like to come into urban reserves. See attached aerial photo.	TO: Metro Council FROM: Steven Starkel
1/20/2010	Would like to see Area 8B designated as rural; is difficult to urbanize due to floodplains. There is broad consensus for designation as rural reserves. Ag and natural resources coalition recommend rural reserve. 1400 people have expressed their support. An urban designation in 8B is not required for the connector; There is more land suggested than is needed.	TO: Metro Council FROM: Brian Beinlich
1/20/2010	URR Metro Council Hearing Comment No. 23: It is unwise to urbanize 8B from a hydrologic perspective. ODOT letter tries to justify need for 8B for the interchange: area needs much assessment before any development takes place there. It is an ecological connection, a drainage comes through, silt loam is 8 feet deep, has sub-irrigation and natural drainage; if you develop lower end, will remove 1000s of tons of compression and will do damage uphill. See attached testimony.	TO: Metro Council FROM: Robert Bailey
1/20/2010	URR Metro Council Hearing Comment No.24: Has 37 years of experience with Dept of Agriculture, has concern re: locally grown food and global warming. Area 8B: any area designated as urban will start to harbor weeds, becomes a management problem for nearby farmers. Farmers suffer contamination of noxious weeds from nearby urban areas. See attached testimony.	TO: Metro Council FROM: Hal Brockman
1/20/2010	URR Metro Council Hearing Comment No. 25: Values conservation of nature, smart compact development, affordable housing, walkable neighborhoods. The City of Cornelius supports the Core 4 compromise map.	TO: Metro Council FROM: Jeff Dalin, Councilor, City of Cornelius

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/20/2010	URR Metro Council Hearing Comment No.26: Metro needs to include a sufficient supply of employment land, if do not, will be responsible for undermining economic vitality of the area. Commented on process, that business community opinions have been dismissed. Over a dozen business organizations provided comments. Asked early that unconstrained lands be considered for urban lands; this did not happen. CACs have detailed their needs for urban land. Quality of life to most folks means a job.	TO: Metro Council FROM: Greg Specht
1/20/2010	URR Metro Council Hearing Comment No. 27: Sherwood is at top of list for urban expansion, would like a slower rate of growth. Favor balanced approach around the region. Agrees with Bragdon/Hosticka map. In 11% potential expansion. 3% would be urban reserve. Look to expand a few areas of urban reserve around Sherwood and Washington County. Favors no urban reserve reductions. See attached testimony.	TO: Metro Council FROM: Kieth Mays, Mayor of Sherwood
1/20/2010	URR Metro Council Hearing Comment No. 28: Supports stewardship of the land, farms and dense growth. Brings people here, recruits for jobs, people love to see the UGB. Wants to see 5E as rural reserve, undesignate lands should also be rural reserve. Tonquin Scabland area would have wildlife corridor. Area has natural geographical boundaries, no urban infrastructure, requires protection. There was no unanimous recommendatoin of the connector. See Attached Testimony	TO: Metro Council FROM: James Hook
1/20/2010	URR Metro Council Hearing Comment No. 29: Tualatin businesses and government are working together. City of Tualatin position does represent the whole community. 5E: ? Tualatin says they cannot support Stafford, as do other cities.	TO: Metro Council FROM: Kevin Ferrasci O'Malley, Tualatin Chamber of Commerce
1/20/2010	URR Metro Council Hearing Comment No. 30: Lives in Washington County. The names and numbers keep changing, hard to keep up with the maps. Designations do not affect her two acres, but farmland is irreplaceable. Important and foundation farmland should not be included in urban reserves. Steinfeld's used to use make pickles, had to import cucumbers from Sri Lanka. This area has best agricultural land in the world. We act like a million more people area are a done deal. If we don't build it, maybe they won't come. Water is an issue in Sherwood.	TO: Metro Council FROM: Joan Steinfeld
1/20/2010	URR Metro Council Hearing Comment No.31: Would like to see a larger area of undesignated land to the north of Canby. We would like the extra flexibility in the future for potential growth. Areas to the north and east offer advantages of close-knit village type development. Dark green on map is state parkland; in the light color green areas, we agree with rural designation. Area to east of Canby is outside the 3 mile line. City negotiated with Clackamas County back to a reasonable area that has natural boundaries (1,300 acres); anything beyond, we feel, is not threatened by urban expansion.Canby is completely surrounded by prime foundation land. Best way to expand is residential to the north, commercial/industrial to the east. See attached letter and map dated Jan 20, 2010	TO: Metro Council FROM: Bryan Brown, City of Canby

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/20/2010	URR Metro Council Hearing Comment No. 32: Real estate developer says that NW Canby should be undesignated, SE corner between river and existing boundary should also be undesignated. Owns land on Pete's Mountain; property owners there own 810 acres and would like it to be undesignated. Property owners do not want rural reserve designation; is not viable as farmland. Need to include lands south of Sherwood and Wilsonville for the connector. Favors the Bragdon/Hosticka map for minimum urban reserves, but would like more undesignated.	TO: Metro Council FROM: Gordon Root
1/20/2010	URR Metro Council Hearing Comment No. 33: Concerned re: areas 5E and 5F. 5E should remain undesignated, eastern portion should be in Tonquin reserve. This area is not needed to accommodate growth in Sherwood. 5E and 5F do not meet URR factors 1,3,5,7 and 8. 15% o 5A is in Tualatin Wildlife Refuge. Designating it urban is contrary to goals and objectives in Metro document regarding the Tonquin area. See attached testimony and map.	TO: Metro Council FROM: Michael Feves
1/20/2010	URR Metro Council Hearing Comment No. 34: concerned regarding jobs, economy and the tax base; did not testify.	TO: Metro Council FROM: Jonathan Schlueter
1/20/2010	URR Metro Council Hearing Comment No. 35: There is a critical need for large lot industrial users. Support transportation policies that ensure freight mobility. Land at St. Mary's is along TV Hwy and is not easy to get to hwy 26 or hwy 217. This land is called conflicted for ag, but is also conflicted as industrial land. Industries typically do not rely on railroad. Proposed urban reserve between 26 and Hillsboro is ideal because of transportation access.	TO: Metro Council FROM: John Coulter, Hillsboro Planning Commission
1/20/2010	URR Metro Council Hearing Comment No. 36: Represents Newland Communities, the largest property owner in south Hillsboro area. Supports south Hillsboro. Maps are a validation of the 2040 growth concept and are a very compact map.	TO: Metro Council FROM: Jeff Bachrach
1/20/2010	URR Metro Council Hearing Comment No. 37: Emphasized that great communities planning started with south Hillsboro. Felt back then that property should be developed in a way that Metro would be proud of. There are a small number of owners committed to working together.	TO: Metro Council FROM: Thane Tienesen
1/20/2010	URR Metro Council Hearing Comment No. 38: handout: lives on NW Country View Way, owns 62 acres (2 parcels) in West Multnomah County abutting current UGB. This area in 9B should be considered as urban reserve or as undesignated land. Land available for 15,000 people, livable, 2 schools close by, not ag foundation land, no irrigation rights, cannot participate in CSA programs. There is large development to the north. This is devaluation of property. CAC process was dominated by a particular member who lives on Germantown Rd. to keep the area rural. It was a flawed process. She is not a developer, just wants a fair designation. See attached maps and letters.	TO: Metro Council FROM: Sandra Baker
1/20/2010	URR Metro Council Hearing Comment No. 39: Owns 189 acres in middle of South Hillsboro plan. Supports urban reserves for this area. Supports inclusion of this property as shown in Wash County farm bureau map, Liberty/Park map, etc. Portions of S Hillsboro were brought in piecemeal; land that will be brought in will pull the area together. Over half of South hillsboro plan is south of Butternut Creek. See attached testimony.	TO: Metro Council FROM: Joe F. Hanauer

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/20/2010	URR Metro Council Hearing Comment No. 40: Importance of having industrial land north of Hillsboro. Agriculture and industry, density and livability, we need to have all. Senate Bill 1011 was designed to give us certainty. Agrees with 99% of the Core 4 map. See attached letter and news articles.	TO: Metro Council FROM: Jerry Willey, Mayor of Hillsboro
1/20/2010	URR Metro Council Hearing Comment No. 41: Prosperity means being employed. In the beginning, process promised a balanced system. The process has become one of politics. Future growth may be in fragmented or in less than ideal areas, and there are thousands of acres of rural reserves. Look at the economic consequences of your decisions, especially need for large lots for industrial in Washington County. Business coalition map requests 40,000 acres of urban reserves. Employment land should only be used for employment provided there is sufficient land available for other uses (schools, etc). May need to look at combined uses in the area. Includes binder with Research and Source Documentation in support of the recommendations of the Coalition for a prosperous region.	TO: Metro Council FROM: Greg Manning, President of NAIOP
1/20/2010	URR Metro Council Hearing Comment No. 42: West Union Rd. Protect farmland north of 26 and south of West Union rd. Has 78 acre farm across from 8-F, considered for undesignated. Would be harmful to their dairy farm. Want to build onsite organic creamery, requires investment of \$100,000. Industrial sites use a large amount of water. Current well has drilled down to 590 ft.; any new development affects water table. Was at 250 feet in 1970, currently at 500 feet. Depletion of water table and noise from industry will make it impossible to keep milk cows. Undesignated land opens door to uncertainty and urban sprawl. Undesignated is an extension of urban reserves. Adopt ag and natural resource map. See attached testimony.	TO: Metro Council FROM: Casey Schoch
1/20/2010	URR Metro Council Hearing Comment No. 43: Is north of hwy 26, has 309 acres bordering West Union and Jackson Rd. 8-FW should be designated as rural reserves. This area supports long term farming and forest operations. Is all foundation land and contains class one soils. 300 acres and 200 neighboring acres have been farmed for generations. Pocket of undesignated land will lead to development inside of farmland, driving land prices up. Ag and natural resource map does a better job of protecting farmland. Purchased farm 12 years ago, paid price of \$3,500 acre, now going for \$10,000-\$12,000 an acre; across road is going for \$21,000 per acre. Cannot afford to expand our farms at these prices. North Plains is not interested in expanding into 8FW. See attached testimony and map.	TO: Metro Council FROM: Spencer Gates
1/20/2010	URR Metro Council Hearing Comment No. 44: Request change to map: west of City of Tigard area in area 6C. Would accept reduction of acreage with reconfiguration, orienting them to the northern portion of the area. Would move urbanized areas away from TR wildlife refuge. Irregular boundary of urban reserve takes into consideration existing drainages. Additional acres should be undesignated. Would support the City of Sherwood regarding area 5E, that it be considered for urban reserves. 6B would connect up with Scholls Ferry Rd. Area outlined in dark blue on submitted map is area of consideration. See attached letter and map.	TO: Metro Council FROM: Craig Dirksen, Mayor, City of Tigard
1/20/2010	URR Metro Council Hearing Comment No. 45: Commented on 5-F designated as urban (Tonquin Scablands); is part of the wildlife refuge; should not be designated urban. 5B is also recommended as urban - anything north of Edie Rd impacts the refuge and should not be urban. 5A is also in refuge area and should not be urban. A hearing is coming up in Sherwood; will send paperwork to Metro.	TO: Metro Council FROM: Susan Claus

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/20/2010	URR Metro Council Hearing Comment No. 46: Commented on issues unrelated to reserves.	TO: Metro Council FROM: Jim Claus
1/20/2010	URR Metro Council Hearing Comment No. 47: Supports ag and natural resources map. List of signers to map has changed. Based on lower end of population growth. See attached map.	TO: Metro Council FROM: Jeff Stone, Oregon Assn of Nurseries
1/20/2010	URR Metro Council Hearing Comment No. 48: CPO 8 endorses a designation of rural reserve status for lands north of hwy 26 and east of Jackson School Rd. that Washington County RCC recommended as urban or undesignated. Did not testify; see attached letter.	TO: Metro Council FROM: Henry Oberhelman
1/20/2010	URR Metro Council Hearing Comment No. 49: the 3 fingers of undesignated land north of hwy 26 - why are they undesignated? They should be rural reserve. 8D south of North Plains not correct. North Plains did its own studies, has had no discussion with Washington County since. Land was previously undesignated, now is "area with options" What does that mean? Area 8FX is not drawn correctly. 8FP should go along old Pumpkin Ridge. 8D also an area that is not correct. Will send a drawing in to the council. See attached letter.	TO: Metro Council FROM: David Hatcher, Mayor of North Plains
1/20/2010	URR Metro Council Hearing Comment No. 50: Represents Oak Hills Homeowners Association. Supports designating area 9 as rural reserves. Letter supplied, signed by association president Linda Kitchen.	TO: Metro Council FROM: Norm Rose
1/20/2010	URR Metro Council Hearing Comment No. 51: Splitting up Schlichting-Watzel-Sabbe properties north of the UGB off Roy Rogers makes no sense. It is all prime farmland and needs to be consistent. Did not testify.	TO: Metro Council FROM: Bob Schlichting
1/20/2010	URR Metro Council Hearing Comment No. 52: owns 115 acre farm since 1956 in the "L" in area 9B. Represents 400 acres of land just east of Wash Co line. These East Bethany properties are in an area of conflicted farmland, not highly productive. Last ag activity there was nursery and they are pulling out. Mult. Co CAC concluded area is suitable for urban reserve (area 9L). PCC Rock Creek is walking distance, school very nearby, urban infrastructure would be provided by Washington County. Would like to see this land as urban. See attached testimony and map.	TO: Metro Council FROM: Bob Burnham
1/20/2010	URR Metro Council Hearing Comment No. 54: Local grower and resident of Helvetia for 32 years. Hopes for sustainable future based on locally produced organic food. Need to cherish our rich soil, if we lose it we have to rely on importing food. Does not make sense to sacrifice farmland for urban sprawl. Our best assets are favorable climate and good soils. See attached testimony.	TO: Metro Council FROM: Michelle Hascall
1/20/2010	URR Metro Council Hearing Comment No. 55: Resident of area 8FW. Should be rural reserve, is foundation farmland and important for natural resources. Vast areas in 6,7,8 that are undesignated should be rural reserves. They all meet OARs, cannot be served by HCT. Leaving undesignated would lead to speculation. Tualatin Valley has extremely fertile soils, historically half the farmland has been urbanized in this valley. See attached testimony.	TO: Metro Council FROM: Faun Hosey
1/20/2010	URR Metro Council Hearing Comment No. 56: Brooklyn Rd concept plan north will be a major thoroughfare providing for urban areas on both sides of the the road in Sherwood. I-5 connector is an urgent need for the City of Sherwood.	TO: Metro Council FROM: Neil Shannon



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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/20/2010	URR Metro Council Hearing Comment No. 57: Area U6 does not meet the factors for urban designation. Did not testify. See attached letters.	TO: Metro Council FROM: Christine Kosinski
1/20/2010	URR Metro Council Hearing Comment No. 58: Farms 100 acres next to 8FS; this area has been suggested as undesignated, is concerned because it raises questions of future development, will land speculation drive up prices, will it affect Xmas tree business? Would like to see hwy 26 as the rural reserve boundary. See attached letter and map.	TO: Metro Council FROM: Matt Furrow
1/20/2010	URR Metro Council Hearing Comment No. 59: Hillsboro resident represents 7 landowners owning 160 acres in proposed undesignated 8FS. Requests designation of rural reserve. Trees planted 60 year ago grow well on Class 1 and 2 soils; speaker has 30 acres. Very few places have this quality of production. Competes on world market; 35% sold overseas, rest sold to Oregon companies for production of food goods locally. Need certainty to make investment decisions; splitting land into 3 designations creates uncertainty, leads to speculation. City of Hillsboro wants our land for industrial sites, we are foundation lands 3 miles within UGB; rural designation is the only designation that will give us certainty. Supports ag and natural resources map. See attached letter and map.	TO: Metro Council FROM: Don Schoen, Rolling Acre Hazelnuts
1/20/2010	URR Metro Council Hearing Comment No. 60: His land is designated rural reserve, yet farms of the west are designated urban reserve. If he has a road and sewer on his farm, why is he designated rural. Did not testify.	TO: Metro Council FROM: Lloyd Wetzel
1/20/2010	URR Metro Council Hearing Comment No. 61: Area 4J: why is area between Canby and the river undesignated? One way in and out, through residential streets, go through Canby 100 times a day. We are finding less water, problems with farm practices next to residential causes conflict. Farming infrastructure in area has vanished. Farm related support businesses are gone. Classify land north of Canby as undesignated, as the city of Canby has requested. See attached letter and map.	TO: Metro Council FROM: Stephen Montecucco
1/20/2010	URR Metro Council Hearing Comment No. 62: Area has been designated rural based on soils alone. Below blue line and beside red line on the map, there are 215 acres. These are sandy loam, County has agreed to bring this land in, leaving 100 acres of sandy loam running east to west. This last area should not be designated rural as it is parcelized. Clack Co Farm Bureau is also coming out with this position tomorrow. This position on lands north of Canby is in agreement with the City of Canby position. Light green on map designates floodplain. Schrader farm, located on map, did request to be in a rural reserve. See attached maps.	TO: Metro Council FROM: Susan Myers
1/20/2010	URR Metro Council Hearing Comment No. 63: Property at 25460 SW Baker Rd is an island in the middle of an urban area and cannot meet the criteria for agricultural operations. Has berry crops, vegetables, flowers, nursery in area 5E on Baker Rd (60 acres); tough area to farm. Would be better for urban use because properties surrounding is parcelized. Two roads in, weight restrictions, water restrictions in area. Too many conflicts, no ag infrastructure support, wetlands in area. Urges consideration of this property for urban reserve.	TO: Metro Council FROM: Tim Parsons

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/20/2010	URR Metro Council Hearing Comment No. 64: Portland resident owns 120 acres proposed as undesignated in 8FS; wants it to be rural designation to continue farming, also contains native american site. Land is adjacent to 8B (urban reserve); by proposing her land as undesignated, is open to industrial aspirations of Hillsboro. Noxious weeds will contaminate her crops. Need to make Helvetia Rd the boundary in area 8. Land is foundation land within 1/4 mile of the UGB and is foundation farmland. See attached letter and map.	TO: Metro Council FROM: Deloris Grossen
1/20/2010	URR Metro Council Hearing Comment No. 65: Reconsider designation of 8B that is proposed as urban and 8FS that is proposed as undesignated. Washington County Reserve Association scenic tour route should not be undesignated. Box buildings have been built and are vacant, view corridor has been destroyed. Helvetia Rd west to North Plains: if developed, will lose valuable farmland and view corridor. Designate this corridor as rural reserves (8B and 8FS as rural reserves). See letter, map, photos.	TO: Metro Council FROM: Adrian Amabisca
1/20/2010	URR Metro Council Hearing Comment No. 66: Core 4 map is a significant reduction in our aspirations. 700 of 1900 acres are developable. City will gain about 35,000 people over the next 50 years. Core 4 map will not accommodate over 1500 dwelling units. City's identified areas can be served without too much expense, heavily parcelized. Must have flexibility to accommodate growth. Expansion has to be decided as a region; is not imminent.	TO: Metro Council FROM: Mayor Denny Doyle, City of Beaverton
1/20/2010	URR Metro Council Hearing Comment No. 67: Letter on behalf of Scotch Church Rd families and farms (9 farming families) who are within proposed urban reserve UR-C; please designate area of UR-C as rural reserve. Did not testify.	TO: Metro Council FROM: Jean Edwards Muir
1/20/2010	URR Metro Council Hearing Comment No. 68: Expand urban reserves to what cities requested. Did not testify.	TO: Metro Council FROM: Jeff Roberts
1/20/2010	URR Metro Council Hearing Comment No. 69: Lands south of Sherwood and ot the west of I-5 should be rural reserve land. Support small farms. Did not testify.	TO: Metro Council FROM: Ron Johnson
1/20/2010	URR Metro Council Hearing Comment No. 70: Developers in area have similar interests to environmental community. Large developable land; failure to protect would lead to clean water act and endangered species act issues. Need to address issues up front. Title 13 provides protection after the fact, does not protect upland wildlife habitat. Will require plan amendments and alternative processes that do not necessarily lead to protection. There are layers on the map done with Metro that indicate that there are a number of acres of environmentally sensitive lands. Protect resources ahead of time rather than waiting for title 13 after the fact. See attached testimony.	TO: Metro Council FROM: Paul Whitney, Tualatin Riverkeepers
1/20/2010	URR Metro Council Hearing Comment No. 71: Area north of 8A, adjacent to 8B, should remain undesignated (between North Plains and Hillsboro); infrastructure has already been paid for, will become important area in future. Pete's Mtn. should be undesignated. Good for high end homes, is not good farmland.	TO: Metro Council FROM: Ryan O'Brien

Urban and Rural Reserves - Public Comments

January 11-22, 2010

DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/20/2010	<p>URR Metro Council Hearing Comment No. 72: Recruiting manager for Intel: having rural areas north of 26 is a key selling point to attract recruits to this area. Last year UN food and ag report said population will increase to 9 billion people, ag production capacity needs to increase 70%. Helvetia area could attract solar companies, but demand has fallen, China is the biggest solar producer now; solar revolution is happening in China, not here. Germany and Spain have cut their subsidies to the solar market. Genentech factory was built in the middle of the field (wasting land), Hillsboro has not done a good job in how they allocate land to companies. Area along 26 was supposed to be high tech high paying jobs. However, contains retail businesses. Adopt agriculture map and keep industry below 26. See attached letter.</p>	<p>TO: Metro Council FROM: Steve Kasper</p>
1/20/2010	<p>URR Metro Council Hearing Comment No. 73: Worked in high tech for 30 years, grew up on a farm. City of Hillsboro and Washington County are seeking to convert 8B and 8 FS to large lot industrial sites. This concept is flawed. Hi tech are outsourcing their jobs, automation is taking the place of employees. Employees are losing jobs, new jobs hard to obtain by local citizens. 78% of new jobs are created by small businesses; we should be supporting the small businesses. Limited logic of supporting biopharma, solar and other high tech industries. Why are we trying to expand a failing and incomplete infrastructure? Adopt rural reserves for areas north of hwy 26. See attached letter and map.</p>	<p>TO: Metro Council FROM: Allen Amabisca</p>
1/20/2010	<p>URR Metro Council Hearing Comment No. 74: NAIOP members last year presented economic mapping study to RSC. Focused on study areas north of Hillsboro. Subarea south of 26 has lowest property taxes, etc. Information to develop on foundation farmland north of 26 was based on pre-recession 2005 data, is not accurate now. 600 acres of foundation farmland (8B and 8FS) were requested by the City of Hillsboro for industrial development. Adopt the ag and natural resources coalition map. See attached letter and map.</p>	<p>TO: Metro Council FROM: Cherry Amabisca</p>
1/20/2010	<p>URR Metro Council Hearing Comment No. 76: GDP of Portland was compared to other cities. As urban density of cities increases, so does GDP. To protect farm and forestlands, we need to increase densities in urban cores. See attached handout.</p>	<p>TO: Metro Council FROM: Greg Mecklem, Washington County Farm Bureau</p>
1/20/2010	<p>URR Metro Council Hearing Comment No. 77: Stafford resident states that Stafford should be an urban reserve. 1,284 acres are unconflicted. Farms have not been sufficient to provide good income. Area does not have good soil because of salt level. Low habitat areas can be developed further. Lead opponents in areas has less than 2 acres and opposes others making good use of their land.</p>	<p>TO: Metro Council FROM: Mike Stewart</p>
1/20/2010	<p>URR Metro Council Hearing Comment No. 78: did not testify. Asking you to support an Urban Designation with conditions for what is known as 9B or the L and the adjacent lands east and west to the City of Portland and to Cornelius Pass Road. Testimony includes: A Partial Analysis of the Lands West of Forest Park, Letter from the City of Beaverton to Charles Beasley Re: East Bethany Area and map showing 9B and 9C.</p>	<p>TO: Metro Council FROM: Jim Irvine</p>

Urban and Rural Reserves - Public Comments

January 11-22, 2010

DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/20/2010	URR Metro Council Hearing Comment No. 79: regarding 2000 acres between 185th and Banks, 8A (urban area south of 26): go to Sunset Hwy to create borders, because of little irrigation, clay soil types, allow separation of ag traffic and commute traffic. Ag farm bureau does not necessarily represent all of their members. A lot of members do not feel that ag and urban growth have to be in conflict. Farms in area north of North Plains but is moving because of sprays, noise, dust (is currently in UGB).	TO: Metro Council FROM: Marty Cropp
1/20/2010	URR Metro Council Hearing Comment: need 15,217 new dwelling units in the city. Medium density accommodated on 400 or so acres would be 37.5 units per acre. Revised Core 4 map has balance of values. No paper submission. (Found copy of this testimony in Comment No. 66)	TO: Metro Council FROM: Don Mazziotti, City of Beaverton
1/20/2010	URR Metro Council Hearing Comment: oppose urban reserve east of 65th, oppose urban reserve in Stafford, support land south of Tualatin as urban reserve (5E) ; 5F as urban reserve except for one area. See attached document.	TO: Metro Council FROM: Councilor Bateman, City of Tualatin
1/20/2010	Email: Stafford resident in support of designating Stafford as Urban Reserve.	TO: Carlotta Collette, David Bragdon, Rod Park, Carl Hosticka, Kahthryn Harrington, Rex Burkholder, Robert Liberty FROM: Amy Hanlon Newell
1/20/2010	Email: Dismayed to find Newell Creek Canyon - 3C on the greater Oregon City map - designated Urban. Metro spent \$6million to acquire this area, yet stewardship of the canyon will be taken over by Oregon City. If Blue Heron Paper goes out of business, Oregon City will not be in a financial position to be the steward.	TO: Carlotta Collette FROM: Phylis McIntosh
1/20/2010	Email: Please consider supporting the map proposed by a coalition of conservation organizations and farming groups. Better plan for region. Duplicate copies sent to: Rod Park, Kathryn Harrington, Rex Burkholder, Robert Liberty. 1 copy retained for record.	TO: Carlotta Collette FROM: Barb Gorman
1/20/2010	Email: Stafford resident, support efforts of Stafford Hamlet and vision articulated in the Hamlet Vision and Values Statements. Support designating Stafford Triangle Area as Urban Reserve. Duplicate copies sent to David Bragdon, Rod Park, Robert Liberty. 1 copy retained for record.	TO: Rex Burkholder FROM: Rich Martin
1/20/2010	Email: Owner of 29 acres north of Rosemont Road in Stafford - 4A - on current map. Property has never supported a profitable agriculture use. Preserve true sustainable agriculture production on foundation farmland in other parts of the Metro regional planning area. Entire Stafford Hamlet is best kept together as a single unit and not farmland area separated off. Place our land and the entire Stafford Hamlet in Urban Reserves.	TO: Carlotta Collette, David Bragdon, Rod Park, Carl Hosticka, Kathryn Harrington, Rex Burkholder, Robert Liberty FROM: John Kuhl and Ann Kuhl Farr

Urban and Rural Reserves - Public Comments

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/20/2010	Letter: From City of Cornelius: Proposal to Reduce Region's Greenhouse Gases by Balanced Urban Reserve and Urban Growth Boundary Designations. Metro and the rest of the Core 4 should give great weight to the regional goal of local jobs/housing balance in their decisions about where to allow and encourage urban growth over the next 20-50 years Includes attachments showing Cornelius Projected Growth Capacity 2010-2030. <i>Letter written on 1/20/2010 but not received at Metro until 1/27/2010</i>	TO: Metro Council FROM: William Bash, Mayor of Cornelius
1/21/2010	Email: Asking for support of the Agriculture and Natural Resources Coalition's proposal for designation on Urban and Rural Lands, specifically asking that Area 1A in Troutdale be designated as Rural Reserve.	TO: Kathryn Harrington FROM: Sydney Thomson
1/21/2010	Email: Please vote to assure that the Stafford Area is in Rural Reserves, not in Urban Reserves.	TO: Reserves FROM: Kathy Newcomb
1/21/2010	Email: Subject: Future of the West Hills and zoning; Encourages you to preserve these rural reserve areas within the West Hills.	TO: mult.chair@co.multnomah.or.us; district2@co.multnomah.or.us; district1@co.multnomah.or.us; district3@co.multnomah.or.us; district4@co.multnomah.or.us and Metro Council System Account FROM: Deborah Buchanan
1/21/2010	Email: Includes letter: Put our property in the Urban Reserves or at least leave it as undesignated so that you do not take away the versatility of our land. To lock up our land in the Rural Reserves for 50 years is ridiculous, it does not take into account that things change. Property located at 40926 NW Verboort Rd.	TO: Reserves FROM: Sam Van Dyke
1/21/2010	Email: Wants to voice support for the 51 acre site in Washington County, just north of the Mercedes Benz dealership in Wilsonville and East of Interstate 5 to be designated as Urban Reserves.	TO: Reserves FROM: Jim & Ann Allen



Urban and Rural Reserves - Public Comments

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/21/2010	Email: Re: Rural Reserve Area 41; Strongly support designation of Area 41, Pete's Mountain and the lands surrounding it - as a Rural Reserve. It satisfies factors in both the Natural Features and Agricultural Lands categories.	TO: David Bragdon, Rod Park, Carlotta Collette, Carl Hosticka, Kathryn Harrington, Rex Burkholder, Robert Liberty, Metro Council Office, Charlotte Lehan, Jeff Cogan, Tom Brian, Lynn Peterson, Bob Austin, Jim Bernard, Ann Lininger, Board of County Commissioners Office FROM: David & Kay Pollack
1/21/2010	Email: Lives in Urban Reserve Area 4H and does not believe that this area is well suited to be included within the urban reserve area and Wilsonville's UGB. This area, along with additional areas east, have been reviewed in previous UGB expansions and rejected due to factors such as large working farms, inability to be served by sewer, water and transportation services.	TO: Reserves FROM: Bill Ciz
1/21/2010	Email including letter: RE: Area 5G Urban, Parcels 1, 2, and 3 Partition Plat 1995-165. Has had discussions with Metro staff about maps with property lines. The above properties on Grahams Ferry Road are partially included in proposed Urban Reserve Area 5G. Wants to know if the line would be adjusted to property line boundaries. He would like all of the entire properties included in the Urban Reserve.	TO: Metro Councilors & Metro Planning FROM: Bob Hartford
1/21/2010	Email: Wants the following properties to be included in the areas approved for Urban Reserves: 25550 NW Meek Rd., Hillsboro; 2330 SW 325th, Hillsboro. The overriding purpose of having Urban Reserves designation is to allow for and plan for economic and residential needs for 40-50 years. In that regard, I request you support the proposal that would include the above 2 properties. Written by son-in-law of Maxine Erdman	TO: Kathryn Harrington, Charlotte Lehan, Jeff Cogan, Tom Brian & Reserves FROM: Gary Gentemann
1/21/2010	Email: Re: Question asked at Sherwood Open House on January 20, 2010. Her property on Kaiser and Germantown Roads is not Foundation. Also included response from Kathryn Harrington dated January 22, 2010.	TO: Kathryn Harrington FROM: Sandy Baker
1/21/2010	Comment turned in at URR Metro Council Hearing: No Urban for all of North Stafford. Clackamas Co. already more than fair with amount of Urban Reserve and including Damascus not yet used. On existing Urban Reserves agreed on: The 24,000 acres now agreed upon should not be increased any further. (No name on comment card)	TO: Metro Council FROM: Unknown

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/21/2010	Testimony in lieu of speaking: Urge the Core 4 and the Metro Council to designate the 34,340 gross acres initially proposed for Urban Reserves by Washington County, including the 20,000-25,000 gross acres in Urban Reserves and the remainder in undesignated space. It is Metro's objective to keep the green spaces between the Portland UGB and the nearby adjacent communities' UGB's. Each of these communities are connected by roadways and supporting infrastructure. These are exactly the arteries that industrial development can occur at.	TO: Metro Council FROM: Mark Childs
1/21/2010	Letter: Re: Sherwood additional comments on proposed Urban Reserves; If the area currently identified as area 5E is not designated Urban Reserve, it will undermine our ability to provide a complete balanced community that is based on a good transportation system with provisions for employment land and housing. Attachments include: Sherwood Pre-qualifying concept plan, Appendix 2 of Washington County Reserves Coordinating Committee recommendation and Map of proposed modifications to the Bragdon/Hosticka map	TO: Metro Council, Core 4, Jim Patterson, Tom Pessemier & Julia Hajduk FROM: Keith Mays, Mayor
1/21/2010	Letter: Area bounded by Stafford Road, Advance Road, Neuland Creek Canyon and on the north by the boundary line between EFU land and R5 residential land (this block of land is commonly known as the Near East block), should not be placed in Rural Reserve status.	TO: Metro Council FROM: Steve Zandhuisen
1/21/2010	Testimony: Wants to talk about areas 8C, the 9A,B, and C options, and 6C and D. A large portion of the infrastructure needs and costs for N. Bethany occur in area 8C, this in large part is why area 8C is necessary for N. Bethany to be a successful and viable community. These lands can't be confused with Helvetia farm land. The Core 4 and the Washington County technical staff interpreted this land for Urban Reserve, until the Hosticka/Bragdon map was presented on December 11. Feels some areas just need to be left undesignated. Includes map of North Bethany.	TO: Metro Council FROM: Jeff Jorgenson
1/21/2010	Testimony: Feels that the section of 4D, which is drained by Newland Creek, should be Rural Reserve or left undesignated. West Linn has requested a rural zone, which included Pete's Mountain and the fertile valley to the west. The properties along the western side of SW Newland Road should also be Rural Reserve or left undesignated in order to form the western boundary of this proposed Rural Reserve. Includes Map	TO: Metro FROM: Nancy T. Waller, Ph.D.
1/21/2010	Testimony: Why do we need to keep spreading the growth boundaries into the fertile soils and the limited water aquifers that are used to grow healthy organic food and herbs? There is plenty of opportunity and value to be had in staying within the present boundaries and going up like in the European theater.	TO: Metro Council FROM: Michael Arnett
1/21/2010	URR Metro Council Hearing Comment No. 1: Asks that area 4G, the area north of Mercedes Benz dealership, be designated as an urban reserve so that the Veteran's Center can move forward from the planning stages. This project would provide something that does not exist at this point. 34% unemployment rate for veterans in Oregon compared to 11% in the general population. See attached documents.	TO: Metro Council FROM: Rick Peters and Chuck Lusardi
1/21/2010	URR Metro Council Hearing Comment No. 2: Stafford resident refers to Hamlet vision document as a way to harmonize differing views of residents. 70% of residents agree that they do not want to be urbanized, but they want to be fair to their neighbors in terms of fair EFU modifications. Also, would like to see small and controlled development. This is in agreement with the 3 neighboring jurisdictions.	TO: Metro Council FROM: Carol Yamada

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/21/2010	URR Metro Council Hearing Comment No. 4: Spoke regarding concern about the rural designation for Multnomah Channel moorages/marinas. Business is in Area 9; he owns Rivers Bend Marina. This area is a low suitability for rural reserve. Exhibit 6 in packet shows all area 9 with rural designation with no possibility of upzoning and will not allow additional growth in the marina. He needs undesignated in this area. See attached package including maps. Includes revised copy of testimony.	TO: Metro Council FROM: Jan Hamer
1/21/2010	URR Metro Council Hearing Comment No. 5: This process must be completed; we must have predictability for landowners. Agrees with Clack Co. CAC to protect foundation farmland, specifically in French Prairie area. Tonquin Geologic area/Coffee Creek/Coffee Lake: 5F is shown as urban, 5E as option land; please make these areas rural. See attached testimony.	TO: Metro Council FROM: Tony Holt
1/21/2010	URR Metro Council Hearing Comment No. 6: Stafford resident suggests double-loading roads to provide a residential buffer on both sides of the street, for example, on Wisteria. Could put a barrier on both sides. Also, some areas are not difficult to build on; hilly areas have been built on in the past.	TO: Metro Council FROM: Pat Ebert
1/21/2010	URR Metro Council Hearing Comment No. 7: Referencing map 3 in Wilsonville packet, east section of 5E: support rural reserve designation for the eastern portion; it is within the Tonquin geologic corridor. It is among Metro's highest priority riparian areas. The area is in 100 year floodplain, as is land down into area 5F. Land adjoining to the south has been designated as rural reserve area; this is a logical extension of that area.	TO: Metro Council FROM: Steve Hurst, Councilor, City of Wilsonville
1/21/2010	URR Metro Council Hearing Comment No. 8: Thank you for maintaining French Prairie as a rural reserve; needed to preserve high dollar agriculture industries. Requests 1,380 total acres in small parcels around current city limits for primarily residential development. Each of areas mapped in blue (areas 4 and 5); support areas adjacent to the city limits. Have concerns about Tonquin and Coffee Lake. These areas are on Metro landscape features map (area 10 on that map). 3rd map in packet, area 5F, is in wildlife refuge, which is in conflict as it is designated urban reserve. Need to protect Tonquin Corridor. Eastern portion of 5E. 5E and 5F south of Sherwood - seems to be because of the I-5 connector. Will not relieve congestion in surrounding towns. See attached resolution 2225 with maps.	TO: Metro Council FROM: Tim Knapp, Mayor of Wilsonville
1/21/2010	URR Metro Council Hearing Comment No. 9: Owns property at Homesteader and Stafford Rds. (tax lots 900 and 901): this is the northernmost property in east Wilsonville that was suggested in the past for industrial inclusion. Has been a family farm for 80 years and intends to continue farming, but does not want it to be put into a rural reserve. So far it is undesignated, and he is happy with that. See attached map.	TO: Metro Council FROM: Gary Rusher
1/21/2010	URR Metro Council Hearing Comment No. 10: Has property in area 9B, would like it to be developable. Area is conflicted for farming. If an urban reserve, it would support the Bethany village town center. Saltzman Rd. connection to Springville Rd. - extension of road would offset the planning of the "L". Area 5E: supports urban reserve.	TO: Metro Council FROM: Matt Wellner, Metropolitan Land Group
1/21/2010	URR Metro Council Hearing Comment No. 11: Area 5E (eastern) is part of flood plain and should be rural reserve, 4G and 4H should be urban reserve. 4F is a sloping hill area so should be a rural reserve.	TO: Metro Council FROM: Michele Ripple, Councilor, City of Wilsonville

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/21/2010	URR Metro Council Hearing Comment No.12: Strafford Hamlet does not belong in urban reserves. 87% approved the hamlet vision. They can create a concept plan for the area. There is wildlife habitat. Rural business and small farms would benefit from an undesignated or rural status. SDC's only support partial infrastructure costs; taxpayers pay the rest. There are too few residents to make sewer and water cost effective. See attached letter.	TO: Metro Council FROM: Ann Culter
1/21/2010	URR Metro Council Hearing Comment No. 13: Stafford resident says that region wide designation of 24,000 acres for urban is too much. Should be at the lower end, the 15,000 range. Damascus has not been fully used. North Stafford should be undesignated or rural. Jurisdictions cannot afford increased infrastructure costs. See attached testimony.	TO: Metro Council FROM: Larry Read
1/21/2010	URR Metro Council Hearing Comment No. 14: City of Cornelius values healthy industry, cultural diversity, affordable housing choices, walkable communities, etc. Regional map does not provide Cornelius with as much urban space as desired, but there is some space for development they want to do. Supports the regional proposed map as a compromise. Agree with property owners SE of 345th that this area should remain undesignated. Would like to make minor neutral adjustments that make good planning sense. See Attached Testimony.	TO: Metro Council FROM: Bill Bash, Mayor of Cornelius
1/21/2010	URR Metro Council Hearing Comment No. 15: Spoke on preservation of French Prairie farmland and the Tonquin geologic area. French Prairie should be a rural reserve as shown on the ag and natural resource coalition map. Other places grow corn for fuel, we need to preserve land for food. Tonquin should be preserved as a landscape feature and a diverse wildlife habitat. Does not want Langdon farm area urbanized. See attendee testimony	TO: Metro Council FROM: Kari Muldrow
1/21/2010	URR Metro Council Hearing Comment No. 16: 4A should be a rural area. Questions phrase "collaborative governance." Only way to preserve 4A's character is to designate it as a rural reserve. See attached document on Stafford.	TO: Metro Council FROM: David Adams
1/21/2010	URR Metro Council Hearing Comment No. 17: Supports the agriculture and natural resource coalition map. Agrees with using the undesignated rule as a tool while remembering the importance of protecting ag land. Spoke on area 5A and 5B and 5E and 5F. The City of Sherwood areas of urban reserve requests are excessive. 5E and 5F needs to be rural reserve. See attached letter dated Jan 21, 2010	TO: Metro Council FROM: Stacey Rumgay
1/21/2010	URR Metro Council Hearing Comment No. 18: Regarding French Prairie: This is the highest quality ag land in the state so needs to be preserved. Also, preserve the Tonquin geologic area. Over 90% is in Marion County, so we need to protect the area of French Prairie that is in Clackamas County. Developing this area will leave it employment neutral, which will serve few, profit few and feed none. See the attached handout, including map.	TO: Metro Council FROM: Ben Williams
1/21/2010	URR Metro Council Hearing Comment No. 19: You cannot tax what we do not earn; we have to provide for employment needs of the area. Jobs generate payroll and income taxes. Maps show urban areas expanding by 11%; 220,000 acres are for rural reserves, 28,000 acres for urban needs. If willing to develop within the urban areas, this will work, but not all areas are available to be developed. See attached graph.	TO: Metro Council FROM: Jonathan Schlueter, Westside Economic Alliance

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/21/2010	URR Metro Council Hearing Comment No. 20: Public sentiment regarding the Stafford area strongly favors rural designation. Stafford does not fit easily into either urban or rural reserve criteria. Area 4A and area 4C (south east area) are being considered for urban designation. Just to save foundation land elsewhere is not a reason to designate these areas as urban. There were 203 signatures and another 22 residents on petitions that were for rural designation. Summary was created from spreadsheets summarizing public letters but this summary was flawed. Residents strongly refuse urban designation. 85% want it kept semi-agricultural. See attached testimony.	TO: Metro Council FROM: Alan Rosenfeld
1/21/2010	URR Metro Council Hearing Comment No. 21: 4C, Borland Rd area has serious transportation problems, does not meet urban criteria, and development would have negative impact on the existing communities. Willamette Nieghborhood Assn (5000 residents), requests rural designation. See attached testimony.	TO: Metro Council FROM: Midge Pierce
1/21/2010	URR Metro Council Hearing Comment No. 22: Asks that you look at Stafford as a whole and make it rural or undesignated (area 4). See attached testimony.	TO: Metro Council FROM: Julia Simpson
1/21/2010	URR Metro Council Hearing Comment No. 23: The Stafford Basin should have a rural reserve designation to retain the livability and affordability of the area, including in the three surrounding cities. The three cities cannot be expected to supply infrastructure to the Stafford Basin. Only 5 areas of infrastructure can be charged to SDC's (most cities do not charge fully for SDC's), leaving the rest of the cost to the taxpayers. This would be a costly area to urbanize. See attached testimony.	TO: Metro Council FROM: Robert Thomas
1/21/2010	URR Metro Council Hearing Comment No. 24: Regarding areas 4A through 4D: Can designations stand up? Will we arrive at an empirical result or descend into horse-trading? Have to look at how designations are made; to benefit profit-takers, or do we conserve and re-purpose the old? Adhere to the factors and the spirit of the process. See attached testimony.	TO: Metro Council FROM: Kevin Bryck
1/21/2010	URR Metro Council Hearing Comment No. 25: Clackamas County Farm Bureau is not part of ag and natural resource coalition. Spoke regarding designations in the City of Canby area. Objects to area north of Canby designated as rural; should be undesignated. Area is landlocked except through residential streets of Canby. There are over 80 owners of this land. There are no buffers with surrounding residential areas. See attached map and letter.	TO: Metro Council FROM: Jason Montecucco, Clackamas County Farm Bureau
1/21/2010	URR Metro Council Hearing Comment No. 26: Reconsider proposed designations north and south and east of Canby; change to undesignated. South and east of Canby: would like this area to be undesignated. Easternmost section cannot be farmed because of interface with residential areas. East Molino Rd is not being farmed. Should be undesignated. Owners south of Canby, along Mollala River, (owners Larry and Betty Faist) should be undesignated instead of rural reserve. East and north would be good for commercial and industrial. See attached testimony.	TO: Metro Council FROM: Randy Carson
1/21/2010	URR Metro Council Hearing Comment No. 27: Comment on 5G on west side of Wilsonville: proposes that area be expanded north, with Coffee Creek and floodplain as boundaries. If it were residential, would provide the nearest housing for any jobs in Wilsonville industrial area. Desired buffer zone would be maintained by existing Metro land. There is an outstanding area that could be parkland. Currently there is not access to the Metro public space, but urbanizing that area could provide access.	TO: Metro Council FROM: Michael J. Weedman



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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/21/2010	URR Metro Council Hearing Comment No. 28: Stafford Triangle north of Tualatin River, would like to emphasize that it should be designated as rural reserve. Would be difficult and expensive to develop this area. The roadways are seriously compromised already. Would have to have significant changes to hwy 43, 205 and the Stafford interchange. The rural reserve factors do apply to the Stafford Triangle, especially north of Tualatin River (lists factors). There is potential for localized agriculture in this area. See attached testimony.	TO: Metro Council FROM: Scott Hinkle
1/21/2010	URR Metro Council Hearing Comment No. 29: provided written testimony opposing designating 5E and 5F as urban. Preserving undeveloped farmland and bringing jobs back from overseas are important to her.	TO: Metro Council FROM: Christine Warren
1/21/2010	URR Metro Council Hearing Comment No. 30: Objects to putting any foundation farmland or natural resource land in urban reserves; they are public assets. It is not necessary to use this land to provide employment lands. Stop taking the course of the expedient and do what is right. See attached testimony.	TO: Metro Council FROM: Theresa M Kohlhoff
1/21/2010	URR Metro Council Hearing Comment No. 31: Group opposes annexations when it involves taking good farmland. If the City of Canby want designations changed from rural, the rural associations around Canby were not notified. All 4 associations were not contacted about this process. See attached testimony.	TO: Metro Council FROM: Robert Backstrom
1/21/2010	URR Metro Council Hearing Comment No. 32: Ag and natural resource map is a sensible compromise. Metro region has the very best and most productive soils in the entire country. We need to save what we can of what's left. Supports the ag and natural resource map. Includes testimony and letter dated Jan 15, 2010.	TO: Metro Council FROM: Jean Fike, East Mult Soil and Water Conservation District
1/21/2010	URR Metro Council Hearing Comment No. 33: Regarding Area 4J north of Canby; should be designated as a rural reserve; wonders why the City is involved with it. Land is being used to grow vegetables in that area, and it needs to be preserved. Leave it all as rural reserve.	TO: Metro Council FROM: Jack Pendleton
1/21/2010	URR Metro Council Hearing Comment No. 35: Comments on areas 5I (change boundaries), 5E (should not be urban); see notes; did not testify.	TO: Metro Council FROM: Tanya and Mike Stricker
1/21/2010	URR Metro Council Hearing Comment No. 36: Stable land use policy going out 40-50 years is really important; is important to agricultural communities' decisions regarding investments. 90% development during the last UGB change happened in the original UGB. Maximize rural reserves, minimize urban reserves. Per note on testimony Mr. Leckey did not testify. Testimony Attached	TO: Metro Council FROM: David Leckey
1/21/2010	URR Metro Council Hearing Comment No. 37: Agrees with preserving farmland. Spoke about area northwest of Sherwood, northern 5B area: the whole basin is one contiguous flat farmland. Good that northern area is designated rural; southern area of 5B should also be considered rural. His farm is 200 acres of foundation farmland that is very productive. Taking any farmland and turning it into urban reserve is not good. See attached testimony.	TO: Metro Council FROM: Bob Schlichting

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/21/2010	URR Metro Council Hearing Comment No. 38: Several speakers advocated that the Stafford Basin be left alone. Lives next to Tualatin River. Stafford Bridge is being built and wildlife is being displaced. No longer safe to ride a bike in the area. This area is still pristine, beautiful and is a buffer. If area is to be developed, do it in a way to benefit all in the region. See attached testimony.	TO: Metro Council FROM: Anita K. Derry
1/21/2010	URR Metro Council Hearing Comment No. 39: Grows filberts and trees on 360 acres in the Ladd Hill area. As a commercial farmer, this process will help us keep ag support infrastructure in place and protect our land. Adopt map by Clack Co CAC; it generally agrees with the ag and natural resource map with two exceptions. Area 5H urban should be a rural reserve as is area 5I; has all class two soils and is currently in farm use. Second change is the undesignated area north of the 5I rural area; it should all be in rural reserve, or at least should follow Mill Creek. All farms in the area are a combination of farm and forest land; forest land is actively managed. Designate all areas west and south of Wilsonville and French Prairie as rural reserves. See attached testimony.	TO: Metro Council FROM: Peter McDonald
1/21/2010	URR Metro Council Hearing Comment No. 40: Requests that Stafford Hamlet (area 4A) be undesignated; Metro would make a mistake by not listening to the neighboring cities that say that this area be undesignated. There are not significant areas that can be urbanized; less than 30% is suitable for development. There is a lot of rural habitat and natural features. 1,200 acres of this land is designated as conflicted.	TO: Metro Council FROM: Jay Minor
1/21/2010	URR Metro Council Hearing Comment No. 41: Spoke on behalf of the Friends of Goal 5 non profit: support preservation of farmland of the French Prairie area, opposed to urban sprawl in areas 5E and 5F; they are sensitive natural areas (Tonquin lands), do not want to see surrounding areas removed from protection to promote the I-5 connector. Testimony attached.	TO: Metro Council FROM: Loretta Pickerell
1/21/2010	URR Metro Council Hearing Comment No. 42: Spoke on behalf of the League of Women Voters. They studied Stafford in the 90s and support the area remaining outside of the UGB because of the cost of services. Development should be allowed dependent on availability of services and the preservation of natural areas. Planning should be done for the area as a whole. Do not include the area in urban reserves.	TO: Metro Council FROM: Joan Batten
1/21/2010	URR Metro Council Hearing Comment No. 43: Supports the City of Tualatin's position. Requests support for Tualatin in developing the map of its future. Difference between 4D and 4E has to do with cost-benefit. Transportation is the no. 1 priority of the area. Wants to open up 124th and take it to Wilsonville.	TO: Metro Council FROM: Linda Moholt, Tualatin Chamber of Commerce
1/21/2010	URR Metro Council Hearing Comment No. 44: Spoke about southern arterial and topographical challenges in areas 5D and 5E. See attached testimony and maps.	TO: Metro Council FROM: Michael Bowers, Community Development Director, Wilsonville
1/21/2010	URR Metro Council Hearing Comment No. 45: Researched with LCDC an idea of regional problem solving to set up a pilot program of transferable development credits for the entire north section of the Stafford hamlet. Laws need to be refined to protect niche agriculture and small agriculture. There have to be incentives in place for this to happen. See attached testimony.	TO: Metro Council FROM: Beatrice Molly Ellis

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1/21/2010	URR Metro Council Hearing Comment No. 46: Spoke on behalf of landowners association of Cooper Mtn. Submitted map for area 6B, critical that area not be reduced as it will affect their Great Communities Concept. Boundary for 6B matches this concept plan exactly. See attached brochure.	TO: Metro Council FROM: Ric Stephens
1/21/2010	URR Metro Council Hearing Comment No. 47: Would like you to reconsider the proposed designation of Rural Reserves for land abutting Canby's Urban Growth Boundaries. Please change from Rural to Undesignated the land areas North of Canby and the areas South and East of Canby and that are north of the Mollala River. Attached testimony and map. <b>Also listed under Comment No. 26.</b>	TO: Metro Council FROM: Randy Carson
1/21/2010	URR Metro Council Hearing Comment No. 48: Identified land adjacent to the city, 10 parcels of land that could be moved into urban reserves. Looked at based on projected population and business growth and ability to provide urban services. East, west and north side of the city. 4F should be labeled urban if area 4G is included. 4G should be urban. 5H urban should be urban. Spoke on 4D, 4F, 4G, 4H, 5G and 5H. See attached letter and maps.	TO: Metro Council FROM: Ray Phelps, City of Wilsonville Planning Commission
1/21/2010	URR Metro Council Hearing Comment No. 49: He farms 300+ rental acres near the UGB in area 8A off Evergreen Rd. This area is ideal for development and would not be a loss for agriculture as the type of soils are not productive and are not irrigated. Also farms a large portion of 8D south of North Plains. Feels this will be of great benefit to the area as industrial. Per note on form Mr. Coussens did not testify.	TO: Metro Council FROM: Paul Coussens
1/21/2010	URR Metro Council Hearing Comment No. 50: 5th generation farmer requests that farm at 19020 Roy Rogers Rd, currently in rural reserve, be put into urban reserve. It is near Roy Rogers Rd and other areas designated as urban reserve. His farm will end up as an island in urban development. There is a sewer trunk line through his farm. Not possible to farm using Roy Rogers Rd. as transport line.	TO: Metro Council FROM: Lloyd Wetzel
1/21/2010	URR Metro Council Hearing Comment No. 51: Area 3C: idea was to look at flatter areas regarding connectivity; west of hwy 213, Mill Creek Canyon, should be excluded as an urban reserve, it should be undesignated, has steep slopes. Concern with including Hewett Creek in an urban reserve as it cannot be urbanized. Please reconsider this particular area and leave undesignated. Could use conservation easements where necessary.	TO: Metro Council FROM: Doug Neeley, Commissioner, Oregon City
1/21/2010	URR Metro Council Hearing Comment No. 52: Did not testify; submitted letter regarding support for rural designation for area 4I. Leave area 4D undesignated. Rather than adding unanticipated urban reserve areas to Clackamas County, consider reducing the total no. of acres designated as urban reserve regionally.	TO: Metro Council FROM: David Pollack
1/21/2010	URR Metro Council Hearing Comment No. 53: Adding urban reserve area near Thatcher Rd, hwy 27 (area 7B) would allow for future industrial and commercial growth. 213 acres industrial, plus commercial and residential with some vegetative areas. Would allow 1,600 dwelling units and 4,000 jobs. 7A area would be reduced. Forest Grove has enough water to handle this growth, electricity is already there. Would be in tandem with providing HCT to this area. Wetlands, corridors can be protected within the urban reserve designation. See attached testimony.	TO: Metro Council FROM: Mayor Peter Truax, City of Forest Grove
1/21/2010	URR Metro Council Hearing Comment No. 54: Regarding business development, agrees that not enough attention given to business development in this process; need land for best use for the business community. Would like to see French Prairie as undesignated. See attached testimony.	TO: Metro Council FROM: Dave Smith

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/21/2010	URR Metro Council Hearing Comment No. 56: Has Vanasche family farm, 2000 acres of owned and leased land. Support ag and natural resource coalition map. Washington County has lost 40% of its agricultural base since 1970 based on ODA information; cannot lose more farmland or we will lose support businesses, etc. Concerned with foundation farmlands; would like to see all of them put into rural reserves, especially north of Council Creek, and near Hillsboro, Evergreen Rd area. these areas meet all factors for rural designation, have best soils, have existing buffers, close to UGB, do not meet the urban reserve factors. We ask cities to conserve their lands for re-development as farmers are asked to conserve their land. Land south and east of Cornelius is of similar quality compared to north of Council Creek. North of Cornelius: present buffer is at Sunset Hwy.	TO: Metro Council FROM: Dave Vanasche, President of Washington County Farm Bureau
1/21/2010	URR Metro Council Hearing Comment No. 57: The ag and natural resource map is a new idea. Washington County Farm Bureau talked about using the area 6A, St. Mary's property (2,000 acres), for residential but it could also be used for industrial. Washington County has not taken this land seriously. Washington County wants to designate too much urban land. Have <u>they</u> thought of new ideas? When will Washington County stop putting 10 acre buildings on a 100 acre site? Agriculture is a business and needs to be supported.	TO: Metro Council FROM: Larry Duyck
1/21/2010	URR Metro Council Hearing Comment No. 59: 5E should be designated rural reserve, along with undesignated area south (51 and 54). Did not testify; see notes.	TO: Metro Council FROM: Ron Johnson and Terry Ferrucci
1/21/2010	URR Metro Council Hearing Comment No. 60: Supports having rural buffers between cities; would like to see Stafford designated rural reserve. Leave as much land as possible in Washington and Clackamas Counties undeveloped to act as a carbon sink and to produce food. Did not testify.	TO: Metro Council FROM: Jan Castle
1/21/2010	URR Metro Council Hearing Comment No. 61: 95% of UGB undeveloped; develop within the UGB, no growth outside until UGB is filled at 90%. Per note on comment sheet Mr. Pryor did not testify.	TO: Metro Council FROM: Ken Pryor
1/21/2010	URR Metro Council Hearing Comment No. 62: Agricultural land protection; did not testify.	TO: Metro Council FROM: Stephan Lashbrook
1/21/2010	URR Metro Council Hearing Comment No. 63: Stafford area should be planned as one piece; Stafford area should be urban reserve. Did not testify.	TO: Metro Council FROM: Barry Mong
1/21/2010	URR Metro Council Hearing Comment No. 65: Area 41 (Pete's Mtn) should be rural reserve. Did not testify. See attached testimony.	TO: Metro Council FROM: Judy Messner
1/21/2010	URR Metro Council Hearing Comment No. 66: Pleased with Graham Oak Natural Area. On Tonquin Rd, enjoys wetlands. All should have access to natural areas. Protect Tonquin area as a rural reserve. See attached testimony.	TO: Metro Council FROM: Theonie Gilmore
1/21/2010	URR Metro Council Hearing Comment No. 67: Areas A, B and C and D should be allowed to retain rural character. Area is a good buffer. Designating the above areas as urban will mean costs will be passed along to citizens. We do not support excessive growth that will change the character and liveability of our area.	TO: Metro Council FROM: Gina Olson

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/21/2010	URR Metro Council Hearing Comment No. 68: Provided written testimony addressing 8 factors for urban designation, and why the West Linn Council supports a rural designation for the Stafford area. Council voted unanimously for rural designation on March 23 and July 27. Tax increases would not be approved in this economic climate. Area 37 is one of six most difficult areas to serve re: infrastructure. Many slopes in this area are in excess of 20% slope. See attached testimony.	TO: Metro Council FROM: Terri Cummings, Councilor, West Linn
1/21/2010	URR Metro Council Hearing Comment No. 69: Spoke on the future of energy prices and the cost of food. Oregon could re-invent itself based on its agricultural heritage. Shared facts that there is an increase in worldwide population. Average food travels 1,500 miles. 70% of food cost required by cost to produce it. Peak oil production will occur in 2020. Need to save our local farmland because of the above issues. See notes.	TO: Metro Council FROM: Carol Montclair, Planning Commissioner, City of Wilsonville
1/21/2010	URR Metro Council Hearing Comment No. 70: Joins all three cities in opposition to the urbanization of the Stafford area. See attached testimony and Exhibit A and letter from Jack Hoffman, Lake Oswego Mayor.	TO: Metro Council FROM: John Surret, LONAC
1/21/2010	URR Metro Council Hearing Comment No. 71: Canby resident voices support for the north Canby area to be classified as undesignated. This has been discussed since August of 2009.	TO: Metro Council FROM: Melinda Rose
1/21/2010	URR Metro Council Hearing Comment No. 72: Amateur economist asks people to deeply consider how we can have an economy that works.	TO: Metro Council FROM: Phillip Marc Fabre
1/21/2010	URR Metro Council Hearing Comment No. 73: The City of Lake Oswego does not support the urbanization of the Stafford Area. Their aspirations focus on redeveloping their centers and corridors and preserving neighborhood character. Would not be a wise use of their taxpayers money; are not in a position to provide services to the Stafford area. The City of Lake Oswego would support rural designation, with some urban designation along the Borland Corridor, but would require improvements along the I-205 corridor.	TO: Metro Council FROM: Mary Olson, Councilor, City of Lake Oswego
1/21/2010	URR Metro Council Hearing Comment: Has received many calls from constituents to keep the Stafford area rural. Groups, whether wanting rural or urban, have created a beautiful vision with a rural character. How do we build this community to keep the rural character alive?	TO: Metro Council FROM: Mayor Patti Galle, City of West Linn
1/21/2010	URR Metro Council Hearing Comment: Area 4A should be designated rural. Did not testify.	TO: Metro Council FROM: Karen Weaber
1/21/2010	URR Metro Council Hearing Comment: Area 4A and 4B should be designated rural or undesignated. Did not testify.	TO: Metro Council FROM: Karyl Frazer
1/21/2010	Email: Comment on are referred to as North Hillsboro, with the border being Sunset Highway. Portland needs more space to grow. Would be a shame if a few militant groups could hijack this process and achieve the elimination of land recommended for urban reserve as designated in the last map. Also includes reply Email from Kathryn Harrington dated 1/21/2010. Duplicate copies sent to Rod Park, Kathryn Harrington & Robert Liberty. 1 copy retained for record	TO: Rex Burkholder FROM: Ruth Ephraim

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/21/2010	Email: Resident and owner of 5 acre parcels within the Stafford Triangle. In support of designating Stafford Triangle area as Urban Reserve. No foundation farmland in Stafford.	To: Carlotta Collette, David Bragdon, Rod Park, Carl Hosticka, Kathryn Harrington, Rex Burkholder, Robert Liberty FROM: William J. Janner
1/21/2010	Email: Attached letter from lawyer representing multiple owners of properties located at southwestern corner of the intersection of Highway 26 (Area 1E) and Highway 212 Site (1F) requesting to be considered an Urban Reserve or Undesignated. Attachments include: Map of site, Tax Lot Map Depicting Proposed Expansion of UR-Z, Aerial Photo of Map Depicting Proposed Expansion of UR-Z.	TO: David Bragdon, Rex Burkholder, Rod Park, Carlotta Collette, Carl Hosticka, Kathryn Harrington, Robert Liberty FROM: Dana Krawczuk
1/21/2010	Email: Support Urban Reserve for Stafford Basin. Proximity to jobs and services make it an excellent choice. Duplicate copies sent to all Metro Councilors. 1 copy retained for record.	TO: David Bragdon FROM: Larry and Suzie Redfoot
1/21/2010	Email: Admires Metro Council's dedication to reserves process. Part of Save Helvetia group.	To: David Bragdon, Rex Burkholder, Carlotta Collette, Kathryn Harrington, Carl Hosticka, Robert Lierty, Rod Park FROM: Cherry Amabisca
1/21/2010	Email: Support Rural Reserve for Stafford Basin. Not conducive to urbanization due to extreme slopes and constrained nature of area. While not technical Foundation farmland, it is farmland nonetheless. Feels Reserves process started out as open and inclusive has turned into a sham wiht backroom deals and behind the scenes maneuvering.	TO: David Bragdon, Rod Park, Carl Hosticka, Kathryn Harrington, Rex Burkholder, Robert Liberty FROM: Curt Sommer
1/21/2010	Email: Stafford resident, recommending all of Stafford Triangle be included as Urban Reserve. Farms in area are not viable, are and never will be profitable. Protect true farmland. Also includes Email dated 12/17/2009 which is already in record.	TO: David Bragdon, Rex Burkholder, Carlotta Collette, Carl Hosticka, Robert Liberty, Kathryn Harrington, Rod Park FROM: Mike Miller
1/22/2010	Email: Opposed to the Strebin Farm being zoned Urban Reserves. She is not the owner.	TO: Reserves FROM: Norine Matthews
1/22/2010	Email: Requests that you designate the area west of North Bethany as Urban Reserve.	TO: Reserves, cao@co.washington.or.us & Mike Dahlstrom FROM: Bob Peterkort



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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/22/2010	Email: In support of designating land which is set aside for the Oregon Veterans Center, located on 51 acres in S. Washington County, just north of the Mercedes Benz dealership in Wilsonville and East of I-5 on Metro map area 4G-Urban ar Urban Reserves.	TO: Rex Burkholder & Reserves FROM: Lauren Stoner
1/22/2010	Email: The latest map shows the area NE of Schaeffer and north of Petes Mountain Rd. as undesignated, other than a small triangle at the beginning of Petes Mountain Rd. Please leave that triangle undesignated.as well.	TO: David Bragdon, Rod Park, Carlotta Collette, Carl Hosticka, Kathryn Harrington, Rex Burkholder, Robert Liberty, Metro System Account, Charlotte Lehan, district2@co.multnomah.or.us, cao@co.washington.or.us, Lynn Peterson, B. Audtin, J. Bernard, A. Liniger, bcc@co.clackamas.or.us, maggied@co.clackamas.or.us, Reserves FROM: Betty Reynolds
1/22/2010	Email: Refers to Misleading statements on the Metro web survey that Carl Keseric wrote about on January 21, 2010. Feels that it was irresponsible of Metro to use information provided by the Multnomah County CAC to encapsulate the issues pertaining to this area on its web survey concerning Area 9B. (Mr. Keseric asked us not to put this in the record)	TO: Reserves & David Bragdon FROM: Debra Johnson

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/22/2010	Email: Area on the northeastern slope of Pete's Mountain, north of SW Schaeffer Rd. is proposed undesignated as it does not meet the factors for either designation. A small triangle of that area at the eastern end of Petes Mountain Rd. is proposed as Rural Reserve. Please include the triangle with the remainder of the undesignated area. The land in the triangle is not suitable for agriculture.	TO: David Bragdon, Rod Park, Carlotta Collette, Carl Hosticka, Kathryn Harrington, Rex Burkholder, Robert Liberty, Metro Council System Account, Charlotte Lehan, district2@co.multnomah.or.us, cao@co.washington.or.us, , B. Austin, J. Bernard, A. Lininger, bcc@co.clackamas.or.us, maggied@co.clackamas.or.us, Reserves FROM: Kari and Dan Shanklin
1/22/2010	Email: Includes letter: Gravel quarries such as CalPortland's Cobb Rock(located at 21305 SW Koehler Rd.) site are left undesignated. Suggests that known expansion areas for existing aggregate sites should be treated the same as the existing site. They request that the Wenzel/Tanabe expansion area remain undesignated on the Reserve maps.	TO: Resrves & Core 4 Reserves Steering Committee FROM: BobShort
1/22/2010	Email: Upset because they waited 2 hours to speak at Open House and were told by the committee that they were not there to answer questions. Concerned about House Bill 2229. Didn't say which open house they attended.	TO: Reserves FROM: Tom & Cheryl Edwards
1/22/2010	Email: Urban Reserves - 185th Property in Washington County: Co- owner of 129 acre parcel adjacent to 185th Ave., north of Portland Community College. Wants her property to be Urban Reserve. Feels that this property should eventually be in the Urban Growth Boundary and be part of the North Bethany area.	TO: Reserves, cao@co.washington.or.us, Deborah Bogstad & Mike Dahlstrom FROM: Sandra Laubenthal
1/22/2010	Email: Lives in Rivermeade Community off the Tualatin river that needs to be preserved in its current standards. There is wildlife that comes and lives in the area that needs to be preserved.	TO: Reserves FROM: Elaine Rank

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/22/2010	Email: Corrected version of The Nature Conservancy's comments. This version corrects a mistake in Paragraph 3 under 4, which should read to the north and EAST (instead of west). Includes Letter from The Nature Conservancy, sent to Kathryn Harrington from Russ Hoeflich.	TO: Kathryn Harrington, David Bragdon, Rod Park, Carlotta Collette, Carl Hosticka, Rex Burkholder, Robert Liberty, Johathan Soll, Jim Desmond, Russell Hoeflich & Curt Zonick FROM: Dan Bell
1/22/2010	Email: The source of items mentioned in testimony-urban core density vs. per capita gross domestic productivity. Urban Core from Wikipedia and Per capita from Sunday Oregonian 1/17/2009, article entitled Picture Perfect Portland.	TO: Rex Burkholder FROM: Greg Mecklem
1/22/2010	Email: Owns 7 1/2 acres at 16151 S. Stolz Rd, Oregon City, OR. Discovered per Metro's growth boundary map the Urban Growth Boundary borders the west side of his property and also includes Stolz Rd. up to the south border of his property. Would like my property included in the Urban Growth Boundary, so that when development does occur, he will be able to sell his property for development.	TO: Susan Patterson-Sale FROM: Tom Horellou
1/22/2010	Email: Includes Urban Reserves Comment Letter, Re: Urban Reserves Area 8a; Letter submitted on behalf of Sue Benyowitz, Ruth Ephrain and Beverly Blum, who jointly own 90 acres in the Urban Reserves Area 8a, north of Hillsboro. We ask you to stay the course, support the compromise, and to designate area 8a north of Hillsboro as an Urban Reserve.	TO: Reserves FROM: Joseph Schaefer
1/22/2010	Letter: Small group of landowners sandwiched between the Hillsboro city limits and the Tualatin River. The total developable area is less than 200 acres. It is currently zoned EFU and is proposed to be in undesignated in the new Washington County maps (neither urban nor Rural Reserves). Wants to be considered for the Urban Reserves but feels that they aren't because of the small size of their parcel.	TO: Metro Reserves Steering Committee-Core 4 Members, Kathryn Harrington, Charlotte Lehan, Jeff Cogan & Tom Brian FROM: Fred Van Domelen
1/22/2010	Letter from the 9 state agencies involved in the Urban and Rural Reserves planning effort as members of the Reserves Steering Committee. Includes letter written on 10/14/2009 to Reserves Steering Committee and Core 4 Members which lists comments on the region's tentative proposals for Urban and Rural Reserve designation.	TO: Kathryn Harrington, Tom Brian, Charlotte Lehan & Jeff Cogan FROM: Richard Whitman, Katy Coba, Tim McCabe, Marvin Brown, Louise Solliday, Matt Garrett, Dick Pedersen, Jeff Boechler & Phil Ward

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DOC. DATE	DOCUMENT DESCRIPTION	TO/FROM
1/22/2010	Email: Parr Lumber Companies strong recommendation to include all of the Stafford Triangle into Urban Reserve Status. Stafford basin is prime land for development, soils not well suited for agriculture and terrain well suited for housing, job growth and high density housing with easy access to I205.	TO: Rex Burkholder, David Bragdon, Carl Hosticka, Carlotta Collette FROM: Brad Farmer
1/22/2010	Email: Owner of 5 acre parcel withink Stafford Triangle. Support Urban Designation for all of Stafford area. Concerned that recent map designate certain segments of Stafford as Urban leaving the rest as undesignated.	To: Carlotta Collette, David Bragdon, Rod Park, Carl Hosticka, Kathryn Harrington, Rex Burkholder, Robert Liberty FROM: Marcia Janner
1/22/2010	Letter: From Oregon Environmental Council. Concerned that proposed map is not protective enough of foundational farmland or natural areas. Urge committee to adopt the alternative map: Agriculture and Natural Resources Coalition Proposed Reserve Areas. Attached: Map titled "Natural Resources Coalition Proposed Reserve Areas" dated January 11, 2010	TO: Reserves Steering Committee Core 4 Members FROM: Andrea Durbin and Allison Hensey with Oregon Environmental Council
1/22/2010	Email: Against consuming productive farmland and converting it to non-farm uses in the name of economic development. The notion that Oregon's economy is struggling because we have not made enough farmland available for industrial development is ludicrous.	TO: David Bragdon, Kathryn Harrington, Robert Liberty, Rod Park, Carlotta Collette, Rex Burkholder, Carl Hosticka FROM: Stephan Lashbrook
1/22/2010	Letter: From the Nature Conservancy generally supports re-development or infill development before new lands are converted, also see need for open space and corridors within UGB to allow wildlife passage and habitat provided for as envisioned in the regional intertwine collaboration. Maps and comments included on the following areas: Area 1: Support areas as Rural Reserve. Area 2: Strongly support option as Rural Reserve. Area 3: No comment. Area 4: Change western piece to Rural Reserve. Area to the north and east changed to rural reserve. Area 5: No comment. Area 6: No comment. Area 7: Do not support inclusion of hte Shipley Creek Woodlands COA into Urban Reserve. Area 8 and 9: No comment.	TO: Kathryn Harrington (copies sent to all Metro Councilors) FROM: Russ Hoeflich, The Nature Conservancy