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DLCD Notice of

Adoption of Metro Urban Reserve Areas (See second page for submittal requirements)

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-	For DLCD Use Only

Metro:	Ordinance No. 10-1238A	Adoption Date-Metro: 06	-03-10
-	(Must be filled in)	·	(Must be filled in)
Jurisdiction County	: Clack Co Ord. No. ZDO-233 (Must be filled in)	Adoption Date-County: _	05-27-10 (Must be filled in)
Jurisdiction County	: Mult Co Ord. No. 2010-1161 (Must be filled in)	Adoption Date-County: _	05-13-10 (Must be filled in)
Jurisdiction County	: Wash Co Ord. No. 733 (Must be filled in)	Adoption Date-County: _	06-15-10 (Must be filled in)
Local File No:	None (If no number, use none)	Date adoption notice maile	d: 06-23-10 (Must be filled in)
Has this URA Adop	otion previously been submitted to I	DLCD? Yes No⊠ Date	::
ORS 197.145 been	addressed? Yes 🔀	No 🗌	
OAR 660-21-0040 I	been addressed? Yes] No 🖂	
OAR 6660-021-005	0 been addressed? Yes] No 🖂	
Statewide Goal 14 b	<u>been addressed?</u> Yes ∑	No 🗌	
Other Applicable St	atewide Goals: Yes	No Goal No:	1-15
Location: <u>Clackar</u> Applicable Statewic	mas, Multnomah and Washington C de Planning Goals: 1-15	ounties Acres	Involved: <u>28,615</u>
Was an exception a	dopted? Yes 🗌 No 🔀	Briefly describe:	
Local Contact: <u>L</u>	aura Dawson-Bodner	Phone Number:	503-813-7577
Address: Metro F	Regional Government, 600 NE Gran	d Ave City: Portland	d OR
Email: <u>laura.dav</u>	wson-bodner@oregonmetro.gov	Zip Code + 4: <u>97</u>	232
	DO NOT WE	ITE IN THIS SPACE	
	DLCD 120-Day Action	<u> </u>	
Appeal Rec'd Date:			-Day Action Date:
DLCD Notification	of LCDC Meeting Date:	Extension of LCDC 90-	Day action Date:









NOTICE OF ADOPTION OF URBAN AND RURAL RESERVES

Metro made its final decision to designate urban reserves in the three-county region on June 3, 2010. Multnomah, Clackamas and Washington counties made their final decisions to designate rural reserves in their counties, respectively, on May 13, 27 and June 15, 2010. The four governments submitted their decisions to the Department of Land Conservation and Development on June 23, 2010. Together, these decisions establish a system of urban and rural reserves in the three-county region to guide long-term planning to the year 2060. The decisions designated 28,615 acres of urban reserves to accommodate urban growth to 2060 and 266,954 acres of rural reserves to protect agricultural land, forest land and important natural landscape features from urbanization for 50 years. The decisions include changes to the comprehensive plans (counties) and regional framework plan (Metro) and maps that depict the urban and rural reserves.

You may review copies of these decisions (or purchase a copy) at the following locations:

Metro Regional Center
Metro Store
600 NE Grand Avenue
Portland, OR 97232
Office hours: 9 am to 4pm, Monday through Friday
http://www.oregonmetro.gov/index.cfm/go/by.web/id=33544
Laura Dawson Bodner
503-813-7577

Clackamas County
Department of Transportation and Development
Development Services Building
150 Beavercreek Rd
Oregon City OR 97045
Office hours: 7 am to 6 pm, Monday through Thursday
http://www.clackamas.us/transportation/planning/reserves.htm
Maggie Dickerson
(503) 503-742-4534

Multnomah County 1600 SE 190th Avenue Portland, OR 97233 Office hours: 8 am to 4 pm, Monday through Friday http://www2.co.multnomah.or.us/reserves Chuck Beasley (503) 503-988-3043 ext 22610 Washington County
Department of Land Use and Transportation
155 N First Ave, Suite 350-14
Hillsboro, OR 97124-3072
Office hours: 8 am to 5 pm, Monday through Friday
www.co.washington.or.us/reserves
Steve Kelley
(503) 846-3593

If you believe these decisions violate state law that applies to urban and rural reserves, you may object to the Department of Land Conservation & Development. To file an objection, *you must do three things in your written objection*:

- Show that you participated in the process leading to one of the decisions by speaking or submitting written testimony at a public hearing held by one of the four governments or submitting written comment at one of the workshops or open houses held by one of the governments;
- Explain your objection to one of the decisions, being as specific as possible, including the statewide planning goal, the LCDC rule or the land use statute that you believe was violated by the decision; and
- 3. Recommend a specific change that would resolve your objection.

You must submit your written objection to:

Urban and Rural Reserves Specialist Department of Land Conservation & Development 635 Capitol Street NE, Suite 150 Salem, OR 97301

You must also send a copy of your objection to the contacts at all of the local governments (addresses provided above).

The Department must receive your objection **no later than 21 days** from the date this notice was mailed (see postmark on envelope or date of email).

If your objection does not meet the above requirements, the department will not consider your objection.

DATE OF MAILING OF NOTICE: June 23, 2010.

DATE	DESCRIPTION	PAGE NO.
6/10/2010	Ordinance No. 10-1238A, For the Purpose of Adopting Urban Reserves and Conforming Amendments to the Regional Framework Plan and the Urban Growth Management Functional Plan	1
6/10/2010	Exhibit A to Ordinance No. 10-1238A: Map of Urban and Rural Reserves	3
6/10/2010	Exhibit B to Ordinance No. 10-1238A: Regional Framework Plan	4
6/10/2010	Exhibit C to Ordinance No. 10-1238A: Repeal of Title 5 of the Urban Growth Management Functional Plan	7
6/10/2010	Exhibit D Ordinance No. 10-1238A: Revisions of Title 11 of the Urban Growth Management Functional Plan	8
6/10/2010	Exhibit E to Ordinance No. 10-1238A: Findings of Fact and Conclusions of Law	14
6/10/2010	Ordinance 10-1238A: Staff Report	116
6/10/2010	Attachment 1: Comparision of Coordinated Public Involvement Plan for URR with Implemented Regional Public Involvement Process, June 1, 2010	123
6/10/2010	Attachment 2: Responses to comments by local government	156
6/10/2010	Attachment 3: Memo: Final Report to MPAC on Addressing Large Industrial Site Demand, May 5, 2010	172
6/10/2010	Attachment 4: Reserves Project Exclusive Farm Use Acreage by ODA Designations for Urban Reserves, April 13, 2010	179
6/10/2010	Attachment 5: Regional Planning and Development State of the Centers, January 2009	181
6/10/2010	Attachment 6: Oregon Planners Journal article, July/August 2009	289
6/10/2010	Attachment 7: Map 6, Development Constraints	301
3/3/2010	IGA with Clackamas County	302
3/17/2010	IGA with Multnomah County	312
3/2/2010	IGA with Washington County	318
2/28/2008	Metro Council Resolution No. 08-3909, For the Purpose of Endorsing Formation of a Reserves Steering Committee and a Schedule with Key Milestones to Guide Metro's Participation in the Designation of Urban and Rural Reserves	329
11/6/2008	Metro Council Resolution No. 08-4001, For the Purpose of Authorizing the Study of Lands to Complete a Suitability Analysis in Anticipation of Designating Urban Reserves and Rural Reserves	335
7/9/2009	Metro Council Resolution No. 09-4061, For the Purpose of Amending the Key Milestone Schedule that Guides Metro's Participation in the Designation of Urban and Rural Reserves	341
11/19/2009	Metro Resolution: Resolution No. 09-4092A, For the Purpose of Amending the Key Milestone Schedule that Guides Metro's Participation in the Designation of Urban and Rural Reserves, including staff report	343
12/17/2009	Metro Council Resolution No. 09-4100, For the Purpose of Releasing a Draft Model Intergovernmental Agreement between Metro and Clackamas, Multnomah and Washington Counties to Designate Urban Reserves and Rural Reserves for Public Comment	346

DATE	DESCRIPTION	PAGE NO.
	Metro Council Resolution No. 09-4101, For the Purpose of Expressing the Principles, Objectives and Concerns that will Guide the Metro Council's Continued Participation in and the Designation of Urban and Rural Reserves with Clackamas, Multnomah and Washington Counties following Referral for	355
12/17/2009	Public Review of the December 17, 2009, Draft Model Intergovernmental Agreement and Map Proposed by the "Core 4" Representatives of the Four Governments	
12, 11, 2000		363
2/25/2040	Metro Council Resolution No. 10-4126, For the Purpose of Approving Intergovernmental Agreements Between Metro and Clackamas, Multnomah and Washington Counties to Designate Urban Reserves and Rural Reserves in the Counties and Authorizing the Council President to Sign the Agreements	
2/25/2010	Metro Council Resolution No. 10-4156B, For the Purpose of Amending the Agreement with Washington County Regarding the Designation of Urban and	398
6/3/2010	Rural Reserves Metro Council Resolution No. 10-4161, For the Purpose of Amending the Agreement with Clackamas County Regarding the Designation of Urban and Rural Reserves	404
6/3/2010	No documents	405-439
7/1/2008	Regional Infrastructure Analysis	440
7/1/2006	No documents	482-596
9/1/2009	20 and 50 Year Regional Population and Employment Range Forecasts	†
3/1/2009	Chief Operating Office Recommendation 2009 -02050/60 Urban Rural Reserves Appendix 3E-C: Technical methodology used to define the regional	see p. 1918 597
9/15/2009	scale of residential lands within urban reserves	
9/15/2009	Chief Operating Office Recommendation 2009 -02050/60 Urban Rural Reserves Appendix 3E-D: Technical assumptions made to narrow the scale of employment lands for urban reserves	604
12/10/2009	Urban Growth Report 2009-2030 Employment and Residential, including Appendices 2-10	611
12/7/2007	Minutes: Reserves Core 4, dated December 10, 2007	998
1/28/2008	Minutes: Reserves Steering Committee	1001
2/27/2008	Memo: Reserves Core 4 - February 27 Action Items - includes Meeting Summary	1008
3/1/2008	Coordinated Public Involvement Plan, Urban and Rural Reserves, March 2008	1012
3/14/2008	Minutes: Reserves Steering Committee	1025
3/31/2008	Minutes: Reserves Core 4	1037
4/9/2008	Minutes: Reserves Steering Committee	1040
4/14/2008	Memo: Review of the Metro Urban and Rural Reserves Coordinated Public Involvement Plan (CIAC)	1053
5/2/2008	Minutes: Reserves Core 4	1055
5/14/2008	Minutes: Reserves Steering Committee	1057
5/19/2008	Meeting Summary: Reserves Core 4 Meeting Summary Notes, including Revised Core 4 2008 Meeting Schedule dated 3/31/2008	1069
6/9/2008	Minutes: Reserves Steering Committee	1073
6/27/2008	Minutes: Reserves Core 4	1083
8/4/2008	Minutes: Reserves Core 4	1086
8/13/2008	Minutes: Reserves Steering Committee	1089
8/27/2008	Minutes: Reserves Core 4	1100

DATE	DESCRIPTION	PAGE NO.
9/10/2008	Reserves Steering Committee Meeting Packet Attachment to the Public Record (no number): Powerpoint Presentation of Maps of the Reserves Study Area showing Development Constraints and Title 4 by Group MacKenzie	1104
9/10/2008	Reserves Steering Committee Meeting Packet Attachment to the Public Record No. 091008rsc-04: Metro Reserves Study Area: Map 6 Development Constraints	1110
9/10/2008	Minutes: Reserves Steering Committee	1111
10/31/2008	Minutes: Reserves Core 4	1123
11/12/2008	Minutes: Reserves Steering Committee	1126
12/1/2008	Minutes: Reserves Core 4	1137
12/10/2008	Minutes: Reserves Steering Committee	1140
1/14/2009	Minutes: Reserves Steering Committee	1149
1/26/2009	Minutes: Reserves Core 4	1160
2/11/2009	Reserves Steering Committee Meeting Packet Attachment to the Public Record 021109rsc-03: Memo and Map regarding Preliminary Analysis of Providing Urban Level Water Service Within Reserves Study Area, dated February 9, 2009	1163
2/11/2009	Reserves Steering Committee Meeting Packet Attachment to the Public Record 021109rsc-04: Memo and Maps regarding Preliminary Analysis of Providing Urban Level Sanitary Sewer Service Within Reserves Study Area, dated February 9, 2009	1168
2/11/2009	Reserves Steering Committee Meeting Packet Attachment to the Public Record 021109rsc-05: Memo and Maps regarding Preliminary Analysis of Providing Urban Level Transportation Service Within Reserves Study Area, dated February 11, 2009	1181
2/11/2009	Minutes: Reserves Steering Committee	1188
2/23/2009	Minutes: Reserves Core 4	1202
2/23/2009	Email: Urban Reserves Technical Screening Memoranda Part 1, including: * Memo dated February 23, 2009 from J. Williams to Metro Council and staff titled Urban Reserves Initial Screening Technical Memoranda * Memo dated Febuary 4, 2009 from Core 4 Project Technical Team to Core 4, Reserves Steering Committee regarding Urban Reserves Initial Screening	1205
3/13/2009	Letter: Request to consider designating the SW corner of hwy 26 and hwy 212 as an urban reserve candidate area, with map	1207
3/16/2009	Minutes: Reserves Steering Committee	1213
3/30/2009	Minutes: Reserves Core 4	1225
4/8/2009	Reserves Steering Committee Meeting Packet Attachment to the Public Record No. 040809rsc-01: Letter regarding Economic Mapping Project, no date	1228
4/8/2009	Reserves Steering Committee Meeting Packet Attachment to the Public Record No. 040809rsc-08: Joint state agency letter with department-specific comments on the candidate areas	1230
4/8/2009	Reserves Steering Committee Meeting Packet Attachment to the Public Record No. 040809rsc-09: Letter and map regarding unconstrained land, request to expand Clackamas County urban reserve candidate areas, dated April 6, 2009	1241
4/8/2009	Minutes: Reserves Steering Committee	1244
4/8/2009	Letter: Landowners in Borland area (south of the Tualatin River, north of I- 205, bordering the City of Tualatin to the west) who wish have their property included in the urban reserve	1257

DATE	DESCRIPTION	PAGE NO.
4/10/2009	Email: ODOT Urban Reserve Study Area Analysis, including attachment	1262
	UrbanReservesversion3, for distribution to Reserves Steering Committee	
4/16/2009	Letter: 50 year perspective - Wilsonville - Urban and Rural Reserves	1264
4/30/2009	Letter: Input into urban/rural reserve study: Stafford Triangle should be brought into the urban growth boundary	1269
5/4/2009	Minutes: Reserves Core 4	1270
5/13/2009	Minutes: Reserves Steering Committee	1274
5/29/2009	Minutes: Reserves Core 4	1285
6/10/2009	Minutes: Reserves Steering Committee	1290
6/22/2009	Minutes: Reserves Core 4	1299
7/20/2009	Minutes: Reserves Core 4	1302
8/12/2009	Reserves Steering Committee Packet Attachment to the Public Record No.	1305
0/12/2009	081209rsc-05: Memo: Understanding the Natural Features Dataset and Map,	1305
0/40/2000	from Metro Staff, dated August 5, 2009	100=
8/12/2009	Minutes: Reserves Steering Committee	1307
8/19/2009	Minutes: Reserves Core 4	1315
8/24/2009	Email with map and brochure regarding South Cooper Mountain Urban Reserves candidate area, describing the area's potential as a Great Community within Metro Urban Reserves	1318
9/4/2009	Letter: Three of the eleven reserve discussion areas under consideration for Clackamas County offer good potential for future industrial uses. They are: U2	1322
	- French Prairie, U3 - East Wilsonville and U11 - Clackanomah. Request that	
	these areas be given urban reserve designation.	
9/4/2009	Letter: Washington County staff recommendations for urban reserves provide	1324
	a number of areas well suited for future industrial land in Washington County.	
	In particular, the area north of the Hillsboro Airport and south of the Sunset	
	Hwy and the area east of I-5 near Wilsonville are well suited for future industrial land. Request that these areas be given urban reserve designation.	
9/4/2009	Letter: Economic tradeoffs that will be made in selecting urban and rural	1326
	reserves areas, discussion of results of Business Oregon's Economic Mapping Project	
9/9/2009		1329
	County Board of Commissioners to place the entire Stafford area within the	
	urban reserve as it is compatible with the Hamlet Vision and Values and fits	
0/0/0000	with the reserve factors as required by law.	
9/9/2009	Minutes: Reserves Steering Committee	1331
9/21/2009	Minutes: Reserves Core 4	1339
9/23/2009	Minutes: Reserves Steering Committee	1342
9/30/2009	Minutes: Reserves Core 4	1351
10/13/2009	MGP Public Hearing Comment No. 8: City of Wilsonville supports recent	1355
	decisions by Clackamas and Washington Counties for urban reserves	
	immediately adjacent to Wilsonville and supports designation of the French	
10/14/2009	Prairie area as a rural reserve, with maps Reserves Steering Committee Packet Attachment to the Public Record No.	1359
10/14/2008	101409rsc-07: Letter requesting that the south side of hwy 212 corridor to hwy	1223
	26 be considered as an urban reserve or undesignated land, with maps, from	
	Dana L. Krawczuk, dated October 8, 2009	

DATE	DESCRIPTION	PAGE NO.
10/14/2009	Reserves Steering Committee Packet Attachment to the Public Record No.	1365
	101409rsc-11: Map, letter and news article: rural large lot owner support of	
	urban reserve designation within the rural area around the City of Cornelius,	
	dated September 8, 2009	
10/14/2009	Reserves Steering Committee Packet Attachment to the Public Record No.	1370
	101409rsc-13: Letter: State Agency Comments on Urban and Rural	
	Reserves, from Directors Richard Whitman, Matt Garrett, Katy Coba, Dick	
	Pedersen, Tim McCabe, Roy Elicker, Marvin Brown, Ruben Ochoa, and	
10/14/2009	Louise Solliday, dated October 14, 2009	1001
10/14/2009	Reserves Steering Committee Packet Attachment to the Public Record No.101409rsc-21: Letter from NAIOP Commercial Real Estate Development	1391
	Association regarding URR process and business coalition recommendations,	
	from Greg Manning, dated October 14, 2009	
	Trom Greg Manning, dated Gelober 14, 2009	
10/15/2009	Letter: Support for COO recommendation to include UR area south of Purdin	1394
	Rd and west of hwy 47; current urban reserve recommendation in COO report	
	does not adequately address the City of Forest Grove's long-term need for	
	employment land, with request that area from Hwy 47 to McKibbon Rd, south	
	of Verboort Road (305 acres) be added for employment land	
10/15/2009	Letter: recommend that Metro reevaluate and add criteria regarding urban	1398
10/13/2009	reserves plus detailed comments from the Port of Portland on COO Michael	1398
	Jordan's report and recommendation for MGP	
10/15/2009	MGP Public Hearing Comment No. 2: Urban reserves: Standring/Hartung/	1406
. 0, . 0, _ 0 0	Berger properties - request to designate as urban reserves, including letters,	1400
	maps and a report	
10/15/2009	MGP Public Hearing Comment No. 43: Testimony from City of Cornelius titled	1440
	Getting there how Cornelius will pay for future public improvements,	
	regarding infrastructure, dated 08/25/09, including 2 maps of UR-F	
10/15/2009	MGP Public Hearing Comment No. 46: On behalf of the South Cooper	1448
	Mountain Landowners Association, designate South Cooper Mtn as an urban	
	reserve	
10/22/2009	Minutes: Reserves Core 4	1449
10/23/2009	Letter: Urban reserves - proposed UR-8; Map 2S128B-00100 (Tax Lot 100)	1453
	and 2S128B-00103 (Tax Lot 103), on behalf of the Galbraith and Green	
	families; request that these properties be included in an urban reserve	
10/26/2009	Minutes: Reserves Core 4	1456
11/9/2009	Minutes: Reserves Core 4	1459
11/4/2009	Elements of IGAs to adopt urban and rural reserves	1464
11/13/2009	Minutes: Reserves Core 4	1465
11/17/2009	Letter: Response to the State agency comments on urban and rural reserves;	1469
	do not exclude land below hwy 26 bounded by hwy 26, Meek Rd and	
	Waibel/McKay Creeks from urban reserve designation, including City of	
	Hillsboro Draft Economic Opportunities Analysis - Excerpts - Employment	
	Demand Data Summary, March 2009	
11/22/2009	Email: Request for urban reserve designation for property of 200 acres north	1481
	of hwy 26, west of Helvetia Rd., south of West Union Rd, possibly following	
	McKay Cr Tributary; address 25360 NW West Union Rd	

DATE	DESCRIPTION	PAGE NO.
12/9/2009	Meeting packet: Metro Policy Advisory Committee (MPAC), including: *	1482
	Agenda	
	* Memo: Dec. 9 MPAC urban and rural reserves status update *	
	Map: Core 4 proposed areas of preliminary agreement and areas of further	
	discussion, 11/20/09 * Reserves	
	Core 4 Discussion Status, November 19, 2009 * DRAFT 2	
	Intergovernmental Agreement between Metro and XXXX County to Adopt	
	Urban and Rural Reserves * Handout:	
	Map: Core 4 Areas of Preliminary Agreement and Areas for Further	
	Discussion, 12/03/09 * Handout:	
	Reserves Core 4 Discussion Status, December 3, 2009 * Handout:	
	Memo: Proposal for Designation of Urban and Rural Reserves, from	
	President Bragdon and Councilor Hosticka, December 8, 2009 *	
12/9/2009	Minutes: Reserves Core 4	1508
12/16/2009	Minutes: Reserves Core 4	1513
12/17/2009	Email: Urban Reserve Designation for Stafford; Recommends Urban status	1517
	for the Stafford Triangle. Response from Carlotta Collette on 12/19/2009,	
	Email to Carlotta Collette from Herb Koss dated 12/20/2009 response from	
	Carlotta Collette and response to Herb Koss all on same date. Herb Koss is	
	referring to original correspondence from Mike Miller. He also suggested	
	another purchase of land by Metro which is just north of the latest Metro	
	acquisition along Wilson Creek.	
12/17/2009	Email: Please support the Bragdon/Hosticka compromise map of regional	1522
	reserves; main reasons for designation of urban reserves north or Cornelius	
	to Dairy Creek and how growth meets Metro's 6 desired outcomes, with 2	
	documents and map	
12/31/2009	Email: Wants Urban Reserve designation for Stafford triangle. Owns Oswego	1531
	Hills Winery.	
12/31/2009	Letter: Stafford - Urban Reserves vs. Rural Reserves; The Stafford area	1532
	meets all the factors that are used to identify Urban Reserves. It hardly meets	
	factors that are used to identify Rural Reserves. Please classify Stafford area	
	as an Urban Reserve and strive to have it included in the UGB immediately.	
	Duplicate letters sent.	
1/5/2010	Email: Wants all of the Stafford Hamlet designated as Urban Reserve. Owns	1533
	5 acres and has lived in Stafford Hamlet for 10 years. Duplicate letter sent to	
	Rex Burkholder. 1 Copy kept in file.	
1/5/2010	Email: Wants Stafford to be designated as Urban Reserve. Family has owned	1534
	60 acres in the Stafford area since 1906. Address: 21225 SW Johnson Rd.,	
. /= /	West Linn, OR 97068.	
1/5/2010	Email: Wants Stafford area designated as Urban Reserve	1536
1/11/2010	Meeting Packet: Reserves Core 4, including:	1537
	* Reserves Core 4 Summary Notes for December 9, 2009 meeting	
	Reserves Core 4 Summary Notes for December 16, 2009 meeting	
1/11/2010	Minutes: Reserves Core 4	1547
1/11/2010	URR Metro Council Hearing Comment No. 4: Lists 3 properties in Boring,	1551
	30401 SE Hwy 212, 30357 SE Hwy 212, and 30365 SE Hwy 212 that do not fit	
	the legal description of Rural Reserves. Feels that these properties fit within	
	the Urban Reserve. See attached maps and notes.	
1/1/2017		
1/11/2010	URR Metro Council Hearing Comment No. 7: Tax Lot 14E32C00411 has	1559
	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.	

DATE	DESCRIPTION	PAGE NO.
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.	1560
1/19/2010	Email: Documents for Metro Councilors for upcoming public hearings, including Core 4 Reserves Status, January 11, 2010 and Chart: COO Recommendation on Regional Urban Reserves, 09/2009	1565
1/20/2010	Letter: 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 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.	1571
1/20/2010	Email: Stafford resident in support of designating Stafford as Urban Reserve.	1589
1/20/2010	Email: Stafford resident supports efforts of Stafford Hamlet and vision articulated in the Hamlet Vision and Values Statements. Supports designating Stafford Triangle Area as Urban Reserve. Duplicate copies sent to David Bragdon, Rod Park, Robert Liberty. 1 copy retained for record.	1590
1/20/2010	Email: Owner of 29 acres north of Rosemont Road in Stafford - 4A - on current map. Property has never supported profitable agriculture use. Preserve true sustainable agriculture production on foundation farmland in other parts of the Metro regional planning area. Entire Staffort Hamlet is best kept together as a single unit and not with Borland area seperated. Place our land and the entire Staffort Hamlet in Urban Reserves.	1591
1/20/2010	Letter: 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.	1592
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.	1595
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.	1598

DATE	DESCRIPTION	PAGE NO.
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.	1599
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.	1600
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.	1617
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.	1619
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.	1635
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. This letter reaffirms earlier comments. The Urban Growth Functional Plan will require concept planning as a precondition to inclusion in the Urban Growth Boundary, and that this planning will inform decision makers (public and private) about the projected costs and means of financing urban development as these areas are added to the region's urban area. 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.	1638

DATE	DESCRIPTION	PAGE NO.
1/25/2010	Memo: Competitive Market and Market Factor Approach to Large Industrial Site Provision, from Johnson Reid, LLC	1641
1/27/2010	Letter from Sherwood Schools: Subject: City of Sherwood Urban Reserves; The district believes that Area 4 represents the minimum amount of land needed to the southeast of Sherwood to allow for adequate choice in public school siting. Therefore, the district respectfully requests that the Core 4 add Area 4 to the final Urban Reserves inventory.	1650
2/1/2010	Packet: Metro Policy Advisory Committee, including: * Agenda * Memo from John Williams, dated 1/29/2010 Re: January 27 MPAC actions on reserve areas * Urban and Rural Reserves Regional Map	1652
2/8/2010	Packet: Reserves Core 4, including: Agenda * Memorandum: Reserves Core 4 meeting - January 11 action items and (draft) meeting summary, dated January 14, 2010 * Map: Urban and rural reserves regional map * Core 4 reserves status, January 11, 2010 * Draft 7, February 1, 2010 Intergovernmental Agreement between Metro and Clackamas County to adopt urban and rural reserves, including Exhibit B to Agreement between Metro and Clackamas County: Principles for Concept Planning of Urban Reserves * Draft 6, February 1, 2010 Intergovernmental Agreement between Metro and Multnomah County to adopt urban and rural reserves * Draft 6, February 1, 2010 Intergovernmental Agreement between Metro and Washington County to adopt urban and rural reserves Meeting	
2/8/2010	Minutes: Reserves Core 4	1810
2/25/2010	Packet: Metro Council, including: * Resolution No. 10-4126, For the Purpose of Approving Intergovernmental Agreements Between Metro and Clackamas, Multnomah and Washington Counties to Designate Urban Reserves and Rural Reserves in the Counties and Authorizing the Council President to Sign the Agreements: Staff Report	1813
2/25/2010	URR Metro Council Hearing Comment No. 9: Supports the Washington County IGA. Is working on new zoning with Metro to protect industrial lands for industrial uses. See attached document.	1850
3/31/2010	Memo: West WashCo/Metro Region Competitive Large Lot Industrial Site Supply, from Johnson Reid	1860
5/5/2010	Memo: Changes to the Reserves IGA map in Clackamas County	1863
5/18/2010	Meeting packet: Metro Council Work Session, including: * Agenda Item 5.0 - Discussion of urban and rural reserves map changes, including worksheet, maps and Washington County Long Range Planning Division Ordinance No. 733 Issue Paper No. 2, dated May 6, 2010	1868
5/24/2010	Emailed letter: URR map amendment - Peterkort property: Supports changing the designation of the Peterkort property from RR to UR. Focuses on environmental benefits of adding the Peterkort property to the URR in that wetland areas are planned within North Bethany and access will allow earlier protection. There will be financial savings and the ability to use a gravity sewer system.	

DATE	DESCRIPTION	PAGE NO.
5/25/2010	Email: Clean Water Services testimony on the urban rural reserves process and their request to designate the 120-acre Peterkort property as urban reserves on the IGA/URR map. Includes letter and map from Bill Gaffi, General Manager, Clean Water Services.	1912
5/25/2010	Email: Includes link to report: Regional Landslide Susceptibility Maps of the Western Half of the Linnton Quadrangle, Washington and Multnomah Counties, Oregon, technical report to Washington County, Oregon, by William J. Burns and Katherine Mickelson; hard copy on file.	1917
9/1/2009	20 and 50 Year Regional Population and Employment Range Forecasts	1918
	No documents	2053-2063
	Metro Reserves Index	2064
	List of Persons Who Participated in the Reserves Process	2442