



**RECORDS & INFORMATION MANAGEMENT (RIM) PROGRAM
RECORDS LIST**

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DEPARTMENT: Planning	PROGRAM Long Range Policy and Planning	PREPARED BY: Laura Dawson Bodner
RECORD SERIES TITLE: Metro Land Use Decision Records – Other Records		
RECORD SERIES NO: M08-02-13(b)		
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DATE RANGE/FROM: 02/28/08		
DATE RANGE/TO: 06/23/10		
METRO BOX NO: PLANN0194		
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BOX TITLE: Urban and Rural Reserves Department of Land Conservation and Development Submittal: Adoption of Metro Urban Reserve Areas,06/23/10: Metro Ordinance 10-1238A, Clackamas County Ordinance ZDO-233, Multnomah County Ordinance 2010-1161, Washington County Ordinance 733		

Folder No.	Description	Date range	Comments
1	Form 5M, DLCD Notice of Adoption of Metro Urban Reserve Areas, Index of submittal materials, record pages 1 - 115		
1-11	Documents (see attached index)		
2	Record pages 116 - 311		
3	Record pages 312 - 610		
4	Record pages 611 - 814		
5	Record pages 815 - 979		
6	Record pages 980 - 1167		
7	Record pages 1168 – 1328		
8	Record pages 1329 - 1532		

9	Record pages 1533 - 1761		
10	Record pages 1762 - 1941		
11	Record pages 1918(2) - 2052		No pages 2053 - 2063
12	Urban and rural reserves master index (partial); record pages 2064 - 2277		
13	Urban and rural reserves master index (partial), Participant list; record pages 2278 - 2462		

URBAN AND RURAL RESERVES
Index of Submittal Materials

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
		123
6/10/2010	Attachment 1: Comparison of Coordinated Public Involvement Plan for URR with Implemented Regional Public Involvement Process, June 1, 2010	
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

URBAN AND RURAL RESERVES
Index of Submittal Materials

DATE	DESCRIPTION	PAGE NO.
12/17/2009	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 Public Review of the December 17, 2009, Draft Model Intergovernmental Agreement and Map Proposed by the "Core 4" Representatives of the Four Governments	355
2/25/2010	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	363
6/10/2010	Metro Council Resolution No. 10-4156B, For the Purpose of Amending the Agreement with Washington County Regarding the Designation of Urban and Rural Reserves	398
6/3/2010	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
	No documents	405-439
7/1/2008	Regional Infrastructure Analysis	440
	No documents	482-596
9/1/2009	20 and 50 Year Regional Population and Employment Range Forecasts	see p. 1918
9/15/2009	Chief Operating Office Recommendation 2009 -02050/60 Urban Rural Reserves Appendix 3E-C: Technical methodology used to define the regional scale of residential lands within urban reserves	597
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

URBAN AND RURAL RESERVES
Index of Submittal Materials

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 February 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

URBAN AND RURAL RESERVES
Index of Submittal Materials

DATE	DESCRIPTION	PAGE NO.
4/10/2009	Email: ODOT Urban Reserve Study Area Analysis, including attachment UrbanReservesversion3, for distribution to Reserves Steering Committee	1262
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. 081209rsc-05: Memo: Understanding the Natural Features Dataset and Map, from Metro Staff, dated August 5, 2009	1305
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 - French Prairie, U3 - East Wilsonville and U11 - Clackanomah. Request that these areas be given urban reserve designation.	1322
9/4/2009	Letter: Washington County staff recommendations for urban reserves provide 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.	1324
9/4/2009	Letter: Economic tradeoffs that will be made in selecting urban and rural reserves areas, discussion of results of Business Oregon's Economic Mapping Project	1326
9/9/2009	Email: Northern Stafford Area concerns: Writer strongly urges the Clackamas 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 with the reserve factors as required by law.	1329
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 decisions by Clackamas and Washington Counties for urban reserves immediately adjacent to Wilsonville and supports designation of the French Prairie area as a rural reserve, with maps	1355
10/14/2009	Reserves Steering Committee Packet Attachment to the Public Record No. 101409rsc-07: Letter requesting that the south side of hwy 212 corridor to hwy 26 be considered as an urban reserve or undesignated land, with maps, from Dana L. Krawczuk, dated October 8, 2009	1359

URBAN AND RURAL RESERVES
Index of Submittal Materials

DATE	DESCRIPTION	PAGE NO.
10/14/2009	Reserves Steering Committee Packet Attachment to the Public Record No. 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	1365
10/14/2009	Reserves Steering Committee Packet Attachment to the Public Record No. 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 Louise Solliday, dated October 14, 2009	1370
10/14/2009	Reserves Steering Committee Packet Attachment to the Public Record No.101409rsc-21: Letter from NAIOP Commercial Real Estate Development Association regarding URR process and business coalition recommendations, from Greg Manning, dated October 14, 2009	1391
10/15/2009	Letter: Support for COO recommendation to include UR area south of Purdin 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	1394
10/15/2009	Letter: recommend that Metro reevaluate and add criteria regarding urban reserves plus detailed comments from the Port of Portland on COO Michael Jordan's report and recommendation for MGP	1398
10/15/2009	MGP Public Hearing Comment No. 2: Urban reserves: Standing/Hartung/Berger properties - request to designate as urban reserves, including letters, maps and a report	1406
10/15/2009	MGP Public Hearing Comment No. 43: Testimony from City of Cornelius titled <i>Getting there... how Cornelius will pay for future public improvements</i> , regarding infrastructure, dated 08/25/09, including 2 maps of UR-F	1440
10/15/2009	MGP Public Hearing Comment No. 46: On behalf of the South Cooper Mountain Landowners Association, designate South Cooper Mtn as an urban reserve	1448
10/22/2009	Minutes: Reserves Core 4	1449
10/23/2009	Letter: Urban reserves - proposed UR-8; Map 2S128B-00100 (Tax Lot 100) and 2S128B-00103 (Tax Lot 103), on behalf of the Galbraith and Green families; request that these properties be included in an urban reserve	1453
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; 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	1469
11/22/2009	Email: Request for urban reserve designation for property of 200 acres north of hwy 26, west of Helvetia Rd., south of West Union Rd, possibly following McKay Cr Tributary; address 25360 NW West Union Rd	1481

**URBAN AND RURAL RESERVES
Index of Submittal Materials**

DATE	DESCRIPTION	PAGE NO.
12/9/2009	Meeting packet: Metro Policy Advisory Committee (MPAC), including: * 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 *	1482
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 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.	1517
12/17/2009	Email: Please support the Bragdon/Hosticka compromise map of regional 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	1522
12/31/2009	Email: Wants Urban Reserve designation for Stafford triangle. Owns Oswego Hills Winery.	1531
12/31/2009	Letter: Stafford - Urban Reserves vs. Rural Reserves; The Stafford area 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.	1532
1/5/2010	Email: Wants all of the Stafford Hamlet designated as Urban Reserve. Owns 5 acres and has lived in Stafford Hamlet for 10 years. Duplicate letter sent to Rex Burkholder. 1 Copy kept in file.	1533
1/5/2010	Email: Wants Stafford to be designated as Urban Reserve. Family has owned 60 acres in the Stafford area since 1906. Address: 21225 SW Johnson Rd., West Linn, OR 97068.	1534
1/5/2010	Email: Wants Stafford area designated as Urban Reserve	1536
1/11/2010	Meeting Packet: Reserves Core 4, including: * Reserves Core 4 Summary Notes for December 9, 2009 meeting * Reserves Core 4 Summary Notes for December 16, 2009 meeting	1537
1/11/2010	Minutes: Reserves Core 4	1547
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 that do not fit the legal description of Rural Reserves. Feels that these properties fit within the Urban Reserve. See attached maps and notes.	1551
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.	1559

URBAN AND RURAL RESERVES
Index of Submittal Materials

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 Stafford Hamlet is best kept together as a single unit and not with Borland area separated. Place our land and the entire Stafford 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

URBAN AND RURAL RESERVES
Index of Submittal Materials

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

URBAN AND RURAL RESERVES
Index of Submittal Materials

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 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 Urban and rural reserves regional map reserves status, January 11, 2010 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 February 1, 2010 Intergovernmental Agreement between Metro and Multnomah County to adopt urban and rural reserves 6, February 1, 2010 Intergovernmental Agreement between Metro and Washington County to adopt urban and rural reserves * * * Map: * Core 4 * Draft 7, * Draft 6, * Draft Meeting	1658
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.	1910

URBAN AND RURAL RESERVES
Index of Submittal Materials

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