

- Urban Reserves reductions: 652 gross acres (624 acres at Cornelius, Areas B & C and 28 acres at FG, Area A)...replaced by 585 gross acres (north of Hwy 26, Area D); net reduction of 67 acres Urban Reserves.
- Undesignated reductions (utilized for replacement): 585 gross acres (Area D)...ADDED: 28 acres (FG Area A), 194 acres (Cornelius Area C) and 290 acres North of Hwy 26 (Area E); net reduction of 73 acres of Undesignated.
- Rural Reserves additions: 430 acres gained (Cornelius Area B) and 290 acres reduced (to undesignated, north of Hwy 26, Area E); net addition of 140 acres Rural Reserves

**This map reflects net reductions of Urban Reserves, net reductions of Undesignated and net additions of Rural Reserves. Furthermore, Andy and I believe, based upon testimony as well as research, the land recommended for replacement land is 1) less productive farmland than north of Cornelius and 2) more productive employment land with transportation access and other infrastructure adjacent.**

Please let us know your comments ASAP. We would like to get the revised maps to the Metro Council and the public as soon as possible (no later than Monday morning).

Thank you,  
Tom and Andy)

## Brent Curtis

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**From:** Andy Duyck  
**Sent:** Monday, December 06, 2010 10:03 AM  
**To:** Dick Schouten  
**Cc:** Tom Brian; Andy Duyck; Roy Rogers (E-mail); [REDACTED]; Robert Davis; Andrew Singelakis; Brent Curtis; Dan Olsen; Dennis Mulvihill  
**Subject:** Re: Draft Urban and Rural Reserves Map, Responding to LCDC...draft email to our BCC colleagues...

Thanks Dick

The map is getting out there but won't be officially released till later this afternoon or early tomorrow. It is our hope that Brent would complete an official narrative to be released with it. However, because the timeline is short, we can disseminate the information any way that gets it out there.

Andy D

On Dec 6, 2010, at 12:49 PM, "Dick Schouten" <Dick\_Schouten@co.washington.or.us> wrote:

> Tom and Andy:

>

> Thanks for the excellent and clear graphics and maps. I can readily see and appreciate that a lot of work and time went into the attacheds. The attacheds and below narrative squares up with Andy's Friday phone briefing. Thanks Andy and Tom and all concerned staff. At this point, now being Monday I am assuming the maps and charts are publishable to the world or have been so published already.

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> Dick

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> From: Tom Brian [mailto:tom.brian@frontier.com]

> Sent: Saturday, December 04, 2010 11:23 AM

> To: Roy Rogers; Dick Schouten; [REDACTED]

> Cc: Andy Duyck; Brent Curtis; Dan Olsen; Robert Davis; Andrew Singelakis; Dennis Mulvihill

> Subject: FW: Draft Urban and Rural Reserves Map, Responding to LCDC...draft email to our BCC colleagues...

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> To: Roy, Dick and Desari

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> From: Tom and Andy

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> Colleagues:

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> Andy and I have been working with staff, legal counsel, Metro Counselors, and the LCDC director to develop this proposed response to LCDC's decisions (and likely official order). We have reviewed substantial LCDC meeting notes and our staff and counsel have been working with their counterparts at Metro and LCDC to avoid misunderstandings and to hopefully, arrive at a response that is acceptable to our Board, the Metro Council and the LCDC. We apologize in advance for the length of this discussion, but as you know, it is complex and there have been a lot of discussions and meetings in the past month.

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> There is general agreement and understanding that we are operating under the following principles:

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> 1) Per the authority included in LCDC's action, it is our goal to replace Urban Reserves by Cornelius (624 acres) and Forest Grove (28 acres) "acre for acre" and near as practicable.

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- > 2) Replacement acreage would be "type for type," in other words, employment land for employment land, residential land for residential land.
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- > 3) Replacement acreage will be contiguous to current Urban Reserves, and shall not exceed the gross acreage "lost" as a result of the LCDC decision. Significant natural features, roads, or property lines shall be used as boundaries whenever possible.
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- > 4) Current Rural Reserves and Undesignated acres may be modified in order to comply with LCDC's decision.
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- > 5) Some members of LCDC expressed concern regarding the small amount of undesignated lands and suggested the County should "look at that" although the addition of undesignated land was not directed. Some also offered that we may have protected too much farm and forest land with Rural Reserves designations that were not necessary.
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- > 6) There is general agreement that sufficient analysis and public comment is in the record from which the amendment can be fairly considered; neither Metro nor the County feels it is necessary to re-open the analysis process or conduct an extensive outreach and public information effort.
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- > Metro has asked that an amendment to our current IGA with them be amended before the end of the calendar year if agreement can be reached, for the following reasons:
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- > a) This action is likely to receive better consideration by the Metro Councilors, our Board members, and staff who have been working on URRs for the past three years (meaning, take advantage of the knowledge, history of the work, negotiating relationships).
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- > b) It may be some time before LCDC's order is 'actionable' due to possible appeals, and it would be helpful to the region to have an amended agreement to look to while appeals run their course.
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- > c) Property owners would be benefitted to know the direction the region is headed in its response to the LCDC decision. Several owners have offered to have their properties included in the modified Urban Reserve and are once again becoming active for that purpose; it would be constructive to inform them whether or not their properties are to be included.
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- > d) To achieve an URRs IGA modification as requested, our Board would have to take action on December 14th and Metro Council on December 16th. Both agencies are taking steps to preserve that opportunity for their governing bodies.
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- > e) Due to the short timeframe, Andy and I suggest the attached draft maps (and explanation that will be available Monday, December 6) be immediately distributed (Monday) to the public (including but not limited to the media, the cities, Metro and interested parties such as the Farm Bureau, TRK, 1000 Friends of Oregon, NAIOP, WEA, our notification list, and other parties).
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- > Other Comments:
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- > Following our understanding of LCDC's directive, and after discussion with Metro, LCDC and staff, Andy and I set out to determine a draft response to LCDC. LCDC's primary directives were to 1) eliminate all Urban Reserves in area 7 (i), the land north of Council Creek, north of Cornelius, 2) strengthen the findings for area 7 (b), in Forest Grove and north of the Council Creek tributary, or, eliminate some or all of this area if we chose not to strengthen the findings.
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- > As to Forest Grove, we recommend eliminating all Urban Reserves east or north of Council Creek, and making the area Undesignated. This is marked as "A" on the revised draft maps and involves 28 gross acres and 16 net buildable acres; it is adjacent to State Highway 47 and Purdin Road. The remainder of the Forest Grove 7 B area would be retained as URs residential land and its findings strengthened per LCDC's suggestion.
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- > As to Cornelius 7 (i), the area North of Council Creek. We recommend eliminating all Urban Reserves in this area in compliance with LCDC's directive. This is a reduction of

624 gross acres of URs and 470 acres of net buildable. The area west of Susbauer Road, marked as "B" on the revised draft maps would be designated Rural Reserves. The area east of Susbauer Road, marked as "C" on the revised draft maps would be identified as "Undesignated."

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> Combined, these recommendations would result in a reduction of Urban Reserves of 652 gross acres and 486 net buildable. Virtually all of this land is considered 'employment land.'

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> As to where to locate the replacement acreage, we examined all areas in Washington County that were contiguous to current Urban Reserve designations, and suitable for employment land. Without going into rather exhaustive detail at this time, we eliminated the option of adding the replacement acreage in Sherwood, Tigard, Cooper Mountain, South Hillsboro or South Cornelius. This left the area north of Hwy. 26 and south of West Union Road, and bounded on the west and east by Jackson School Road and Shute Road (now the northerly extension of Brookwood Parkway) respectively. This "rectangle" current includes 88 acres of URs, 585 acres of Undesignated and 632 acres of RRs. Andy and I recommend the following:

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> 1) Moving from east to west, starting with the UR corner piece of 88 acres, change the 585 acres of undesignated and 40 acres of Rural Reserves to Urban Reserves (total replacement acres: 625 as compared to the reduction of 652). These replacement areas are marked as "E" and "F" on the draft revised maps.

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> 2) To recoup the reduction of Undesignated land, continue west and change 592 acres from Rural Reserves to Undesignated. This area is marked as "D" on the draft revised maps.

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> 3) The northwest corner of the "rectangle," adjacent to Jackson School Road and West Union Road, will remain Rural Reserves to serve as a buffer between the communities of North Plains and Hillsboro. This designation was agreed to and considered sufficient by the two cities, Metro and our Board previously.

>  
> Finally, there is the matter of whether we should add undesignated lands or reduce Rural Reserves designations as referenced by some of the LCDC members. We are suggesting a conservative approach to this. First, we recommend we leave our Rural Reserves designations intact and as currently depicted, other than as modified by item #2, immediately above. We also recommend that we not pursue extensive new Undesignated areas simply to add a few thousand acres of potentially buildable land. We do, however, recommend three additional Undesignated areas:

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> a) The area marked "G" on the draft revised map includes 832 gross acres (515 net buildable acres). This designation could be the location of residential development to support the substantial employment land in the longer term future. It would help provide jobs/housing balance and housing in close proximity to the jobs to reduce commuting miles. It is bounded by three major transportation corridors: 185th, West Union Road and Cornelius Pass Road. The Undesignated status would also assist the County in achieving the ability to improve the intersection of Cornelius Pass Rd., Germantown Road and 185th in the future. This recommendation has NOT been vetted to the extent of the Urban and Rural Reserve considerations and will require further discussion.

>  
> b) The area marked "H" on the draft revised map includes 67 gross acres (41 net buildable). Undesignated is recommended solely for the purpose of facilitating a future transportation connection from TV Highway (also South Hillsboro/Cornelius Pass Rd.) to Farmington Road. This will enhance connectivity of all modes. This recommendation has NOT been vetted to the extent of the Urban and Rural Reserve considerations and will require further discussion.

>  
> c) The area marked "I" on the draft revised map includes 9 gross acres (zero buildable). Undesignated is recommended solely for the purpose of facilitating future transportation improvements along State Highway 99 W. This recommendation has NOT been vetted to the extent of the Urban and Rural Reserve considerations and will require further discussion.

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> Unfortunately, Andy and I will be in Washington DC from tomorrow morning (12/5) until late Thursday evening (12/9) and thus not available for meetings. However, we will both have access to email for your comments, questions or suggestions and we will do our best

to respond. Brent is, of course, an excellent source of information.

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> Thank you,

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> Tom and Andy

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> <Dec03\_mapB.PDF>

> <Dec03\_Acres.pdf>

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**From:** Mike Dahlstrom  
**Sent:** Wednesday, December 08, 2010 7:38 AM  
**To:** 'Nick Christensen'  
**Cc:** Philip Bransford  
**Subject:** RE: Reserves

Good morning Nick.  
Sorry for the delay in getting back to you.

The original proposal began with discussions from Chair Brian and Chair-Elect Duyck. The other three commissioners were then given information to review late last week. The worksession yesterday was the first opportunity for Commissioners to discuss this publicly.

Regards,  
Mike

*Mike Dahlstrom  
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**From:** Nick Christensen [mailto:[Nick.Christensen@oregonmetro.gov](mailto:Nick.Christensen@oregonmetro.gov)]  
**Sent:** Tuesday, December 07, 2010 3:37 PM  
**To:** Mike Dahlstrom  
**Subject:** Reserves

Mike –

There was some question at the council today as to whether the Duyck/Brian memo reflected a proposal from Washington County or just the opinion of two commissioners. Are you able to clarify?

Thanks,

Nick Christensen  
News Reporter  
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## Angie Aguilar

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**From:** Andy Duyck  
**Sent:** Wednesday, February 16, 2011 2:53 PM  
**To:** Dennis Mulvihill  
**Cc:** Andy Duyck; Dan Olsen; Brent Curtis  
**Subject:** Re: Reserves Agreement Draft

Well, you might want to have my name spelled correctly at the end, but otherwise this is a great piece of work and sets the tone I was hoping for!

Andy D

On Feb 16, 2011, at 2:00 PM, "Dennis Mulvihill" <dgmulvihill@gmail.com> wrote:

> Jim Middaugh drafted this. I think it works as is. Comments? I need to get back to Jim asap with any corrections etc..  
> DGM  
>  
> <DRAFT reserves announcement.doc>

Ken Ray  
Metro  
503-797-1508  
[ken.ray@oregonmetro.gov](mailto:ken.ray@oregonmetro.gov)

**From:** Dennis Mulvihill  
**Sent:** Tuesday, February 22, 2011 1:28 PM  
**To:** Ken Ray; Jim Middaugh; Mike Dahlstrom; Philip Bransford  
**Subject:** Fwd: Andy signature

Chairman really likes the letter. Please delete signature once used. CC me when letter is sent. Does Washington County need to send letter to it's own list?

DGM

<Joint Duyck-Hughes reserves announcement - 2-22-11.doc>

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**From:** Metro Council President Tom Hughes  
[mailto: MetroCouncil=oregonmetro.gov@mcsv72.net] **On Behalf Of** Metro Council President Tom Hughes  
**Sent:** Tuesday, February 22, 2011 3:24 PM  
**To:** Philip Bransford  
**Subject:** An important message from Tom Hughes and Andy Duyck



Feb. 22, 2011

On behalf of the staff and elected officials of Washington County and Metro we are pleased to report there is a new urban and rural reserves proposal that responds to the direction provided by the Land Conservation and Development Commission in October.

As you may know, the Commission voted unanimously last fall to approve urban and rural reserve designations in Clackamas and Multnomah counties, and most of the urban reserve designations in Washington County.

Two urban reserve areas were sent back to Metro and Washington County by the Commission. One was just north of Cornelius and the other was just north of Forest Grove. The Commission provided oral direction to Washington County and Metro to remove the urban reserve designation near Cornelius, and to strengthen the findings of the area near Forest Grove.

Our entire region benefits when elected and community leaders reach for and support compromise even when their strongest supporters urge a different path. When we put the region's needs ahead of any individual interest, we build on Oregon's great legacy of land use innovation and leadership created by our parents and grandparents.

To this end we are proposing targeted changes to address the Commission's direction. Our first commitment is always to the people of our region and their desire to provide long-term protection for valuable farm and forestlands, while also providing land for good jobs and homes now and in the future. Equally important, we believe this proposal thoroughly addresses all of the concerns raised by the Commission while providing certainty to farmers, businesses and working families.

If approved the proposal will result in 50 years of protection for 266,992 acres of valuable farmland, forest land and natural areas for current and future generations. The proposal also provides 28,548 acres of developable land across the region to ensure we can provide good jobs and homes for everyone now and in the future, in a way the makes the most of our

existing cities and neighborhoods.

This proposal is the result of unprecedented partnerships and participation from local governments, advocacy organizations and thousands of citizens. It's a one-of-a-kind, collaborative roadmap for the effective utilization of land that no other region in the United States has achieved. But let's be clear: our work will not be done until the public has a chance to thoroughly review and comment on this important decision.

So take a look at the proposal, map and other information on Metro's web site. The Metro Council and Washington County Board of Commissioners will hold a joint hearing in Hillsboro on Tuesday, March 15, to consider your comments on this proposal and to vote on a revised reserves agreement.

If a final agreement is approved by both bodies on March 15, each would proceed to formal adoption of ordinances, findings of fact, and maps in April. At each step Metro and Washington County will provide opportunities for public testimony.

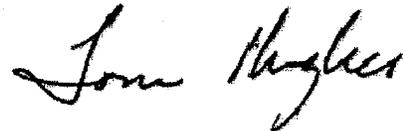
Finally, Clackamas County and Multnomah County will also need to take formal action on the overall findings for the reserves program because of the revisions required by LCDC. After formal adoption, the revised urban and rural reserves will be presented to LCDC for review.

We are proud of our work and look forward to hearing from you soon.

Sincerely,



Andy Duyck  
Chair,  
Washington County Board of Commissioners



Tom Hughes  
Metro Council President

You are receiving this message because you are subscribed to the Reserves interested parties list. If you want to update your profile or wish to be taken off the list, use the "manage your subscriptions" or "global unsubscribe" links at the end of this message.

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