



January 24, 2017

Re: Completion of Urban and Rural Reserves in Clackamas County

To: Clackamas County residents, community and business organizations; the cities of Lake Oswego, Tualatin and West Linn, and all parties interested in Portland Metro Urban and Rural Reserves

Clackamas County and Metro are working together to resolve remaining urban and rural reserves land use questions in Clackamas County, finalize the reserves and move forward. We recently directed Metro and County staff to move quickly and collaboratively to:

- Address the remand from the Oregon Court of Appeals by revising and completing findings related to the four urban reserves in the Stafford area;
- Schedule public hearings on the findings before the Metro Council and then the Clackamas County Board of Commissioners in the next few months;
- Work with Stafford area residents, property owners, businesses and adjacent cities to address needs and concerns about potential future development; and
- Support business development and job growth in already developing areas of the county (such as Milwaukie, Gladstone, Oregon City, Wilsonville and Happy Valley).

In addition, Clackamas County is no longer considering removing the “rural” designation from three rural reserve areas, one each near Wilsonville, Canby and Springwater. Those areas will remain designated rural reserves, as agreed to in 2010.

Our intent is to adopt findings that address specific issues raised in the state court's review. There will be no additional changes to the urban and rural reserves map in Clackamas County.

Urban and rural reserves create a 50-year roadmap for growth in the greater Portland metropolitan area. Between now and 2060, urban reserves will be the first candidates for urban growth boundary expansion and rural reserves will be protected from urban development.

The Metro Council, Clackamas County, Washington County and Multnomah County jointly agreed to urban and rural reserves designations throughout the Portland area in 2010.

The unincorporated Stafford area, located outside the urban growth boundary (UGB) near West Linn, Lake Oswego and Tualatin, was designated as urban reserves in 2010. However, that status has been in limbo since the state Land Conservation and Development Commission remanded the area's designation back to Clackamas County and Metro following an Oregon Court of Appeals decision in 2014.

After more than six years of discussion and deliberation since the approval of urban and rural reserves in 2010, we are eager to put aside past differences and resume working together for the benefit of all our community, both urban and rural, throughout the Portland metropolitan area. Final agreement on reserves will bring much-needed predictability and certainty to communities, property owners and businesses.

Details about upcoming public hearings and other activities will be available on our websites and social media soon. If you have questions or comments, please contact us or our planning staff:

- Clackamas County: mfritzie@clackamas.us or 503-742-4529
- Metro: 2040@oregonmetro.gov or 503-797-1562

Thank you to the many people and organizations – property owners, residents, business representatives, special interest groups, community organizations, cities – that are part of the dialogue. Your involvement and commitment to the community are very much appreciated and helped lead to the actions Clackamas County and Metro are taking to move our region forward.

Sincerely,



Tom Hughes, President
Metro Council



Jim Bernard, Chair
On behalf of the Clackamas County
Board of Commissioners