

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

ZIP code	Outcome best meeting interests identified?	Applying UR factors - specific changes to the candidate UR maps?	Area that should be excluded from further UR study?	Applying RR factors - specific changes to the candidate RR maps?	Area that should be excluded from further RR study?	Additional comments re reserves process?
97002	I live on a small farm north of Donald. I have no problem with housing for family on a family farm. In other words, let me build houses for my kids. Do not restrict this right.	Do not destroy the farms for density of houses plotted or build casinos. Keep farmland -- you want to eat, don't you? Food does not grow on concrete.	South of the Willamette River.			Do not let developers and politics influence the outcome. Help stop the rich getting richer.
97002	The area south of the Willamette River in Clackamas should be rural reserve.				The area south of the Willamette River in Clackamas County	
97002	To identify individual properties as candidates for urban, rural, etc.	Specifically land already being used in small (2 acre) homesites (adjoining properties)		As in #5, land already established and adjoining for the marketplace variety of choice	The land already given to developed small rural lots east of Charbonneau and south also	More attention should be given to land already developed to add where needed.
97002	Langdon Farms golf course remain a golf course. Aurora Airport NOT expand.		Clackamas County Langdon Farms Golf Course		Clackamas County Langdon Farms Golf Course	
97002	Designation of Langdon Farms property as rural reserve.	Does the map include ALL of Langdon Farms?		Love item #4		
97002	No development south of the Willamette River		Clackamas and Washington counties south of the Willamette River			
97002	Establishing the area south of the Willamette River as a rural reserve. Establishing job opportunities near existing infrastructure including transportation and hiring -- otherwise the traffic, pollution and consumption of fossil fuel will continue to rise.		The area south of the Willamette River adjacent to I-5. No services or infrastructure. Wasting farmland which can't be replaced. Requiring fossil fuel to bring in workers. More pollution adjacent to the Willamette River. More air pollution from people driving to work. The I-5 interchanges are not suitable to more traffic or heavy traffic. The Boone Bridge is at capacity.			Providing employment outside the urban growth boundary requires considerably more fossil fuel and traffic. Bunching servers, driving and work is best.
97002	No development south of river.		South of river			
97002	Rural reserves		The area south of the Willamette. The river IS a natural boundary. It is the beginning of some of the most fertile agricultural land in Oregon. It would be a waste to take prime farmland and pave over it. People need food! We need to keep land that provides us with crops for our community and to export out of state.		The only people who would say yes to this question are just looking to line their pockets at the expense of those who live and work in these areas.	
97002	To encourage development within the UGB and maintain rural areas outside of the UGB in order to contain sprawl.	It seems quite reasonable given the proximities to city centers, transportation, etc.		I very much appreciate the fact that the rural reserves includes the land south of the Willamette. The farmland outside of the urban growth boundary is important to the state, and the UGB provides a demarkation and containment of urban sprawl. We should make full use of all urban land for development before even considering overcrowding on French Prairie.		I value the opportunity to have a voice, however this seems to be a never ending process.
97002		Clackamas County Browndale Farm Rd needs to stay a field for working farms and a place for geese to land! Also Miley's field.				

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97002	Stop the overdevelopment of Oregon	When you look at Clackamas County, almost all of it is lacking suitable roads or any infrastructure. It is farmland. Farmland does NOT meet ANY of your factors. Langdon Farms should never have been allowed to be and farming is its only practical purpose is farming. There is NO cost effective way to build roads, utilities, schools or homes AND avoid adverse effects.	The area S. of the River (Clackamas County) as there are NO viable utilities or roads. The allowed changes over the last decade have caused traffic congestion for those of us who have no alternatives. Allowing urbanization where there are farms and country roads is a ridiculous notion. The money already spent to improve the roads has not been effective and a waste to taxpayers.			Please, please look at what has happened to California and find a way to stop the idea that development of cities is good. Oregon is going down the same path and it is leading to the same problems. Too many people, overcrowding of schools, roads, etc. No money to improve. Whoever passed laws that require the building of homes for future needs was either a developer or an idiot. I believe it was the former. We have already ruined our N. Coast, now it is spreading around the Metro area. The only people benefitting from the laws requiring all this urban sprawl are developers. Please stop this madness.
97002	The addition of property south of the Willamette River adjacent to I-5 and north of the Aurora airport, this land has all the attributes for inclusion as urban reserves.	The addition of property south of the Willamette River, east of I-5 to the Clackamas/Marion county line (aurora airport) bordered by NE airport Road.			The area south of the Willamette River to the aurora airport should be out of rural reserves. This land is non productive farmland with desirable access to the I-5 corridor. The infra structure cost would be low creating the much needed jobs Oregon needs in the future by attracting new companies and industries. It wouldn't be prudent to tie this valuable asset up for 40 to 50 years.	Base you rural/urban decisions on facts and what makes sense. Don't let today's personal political agendas get in the way of the right decisions for growth during the next 40 to 50 year period. The economic growth of the state depends on metro to make lands available outside the current UGB that are attractive to new business.
97002	Comprehensive planning for areas with common goals, e.g., in my Stafford area, Clackamas and Washington counties should plan for the entire Saturn Cr./Avery Cr drainages as a unit.	My problem is that urban isn't only high density and rural is not the same as agricultural (commodity) -- also, forest does not equal agricultural -- to conflate rural with agricultural and forestry with agricultural totally messes up the natural system values of all of them.	Stafford area (Washington and Clackamas counties). Too hilly. Too broken up. Urban would destroy viewshed. Need for rural low density agricultural. Drainage protection. Cost of infrastructure.	I don't have time here. Main point is to not conflict rural with commodity agriculture. They are very different at all levels: viewscape; wildlife, local agriculture, lifestyle, infrastructure cost, compatibility with high density urban		Many. I recently send long letter to Com. Hosticka -- will provide more detail after open house.
97002						
97002	A more aggressive and logical process in designating urban reserves, especially Clackamas county	The addition of lands south of the Willamette River, adjacent to I-5 and north of the Aurora airport.				
97004	I want to see Beaver Creek become a Rural Reserve		The area going south out of Oregon City on 213 where there is a canyon, wetlands, and farms should not be considered for development.			

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97004	To either be able to farm or have more specific information as to zoning and when a change will take place so as to plan distribution to heirs and/or be able to plan long-term farming operation.			Clackamas; 22700 S Beavercreek Rd (NE corner Beavercreek Rd and Carus Rd, 66.9A Xmas tree farm; to not rural reserve.		
97004	To make the Beavercreek area a rural reserve	Clackamas; general. Rethink the idea that the urban area must grow.	All areas. Intelligent, increased population density within the existing UGB can easily accommodate many more millions of people if we are willing to think of new ways of living, working and moving about.	Clackamas; general area. I believe the existing UGB should stay as it is.		Yes. I would like Metro to reconsider the definitions and criteria that define how people live, get to work, do errands, etc. Rethink the need to always expand out, but redevelop intelligently inside the UGB.
97004		Clackamas; Beavercreek. The peninsula of study area along Highway 213 seems unsuitable from a topographical/geological point of view -- there is a large canyon area bisecting the area.	The Beavercreek peninsula. Topographical considerations; wetlands protection; poor traffic flow (a given with peninsulas)			

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97004	The region hasn't protected even a tiny fraction of the needed farm land to have local food. The entire candidate rural reserve areas is needed for foodshed.	Clackamas County; Highway 213 in Beavercreek. This area should be removed from study because it would NOT make a good urban reserve because it sticks out from the city and it is over a deep river valley. This land is better saved to protect the farmland here and nearby. Countywide. Not plan for a car culture. The UGB should be held stationary as we try to move to non-petroleum fuels. Less urban reserves unless there is a very specific need. I read in the Oregonian there are 10% too many houses so we don't need more with the terrible economic conditions which might last awhile.	Clackamas. Highway 213 near/in Beavercreek. Incompatible with agricultural surrounding; impractical bulging shape; hard to service due to narrow Newell Canyon and no alternate routes -- a dangerous situation; expensive services -- sewage, roads	Clackamas. These rural reserve candidates should all be adopted. If they were they would only be able to provide 1/10th of the foodshed greater Portland needs.		The views of communities about their own future should be respected.
97004	Lots of agricultural space and lots of wildlife habitat.	Clackamas. Highway 213 should not be urbanized! It needs to stay rural. There are lots of farms and wildlife habitats that need to stay.	Clackamas. Highway 213 should not be urbanized! It needs to stay rural. There are lots of farms and wildlife habitats that need to stay.	Make the candidates into rural reserves.		
97004	Houses with jobs on the bottom and living on the top.		Beavercreek	Clackamas		
97004	Rural reserve for Beavercreek		The area going south on 213 from Henrici Rd south. There are many farms in that area as well as a canyon. The cost of roads/water and sewer would be very high.			
97004	That the area that I live in is put into rural reserves.			All counties. Need to think very strongly about preserving farm land close to urban areas for food production.		There needs to be more community representation from areas being considered candidates.
97005			Helvetia			

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97005	Having the Helvetia and West Hills areas removed from Urban Reserve consideration	Having the Helvetia and West Hills areas removed from Urban Reserve consideration. Also, having Multnomah County and Washington County considered as Rural Reserves.	Having the Helvetia and West Hills areas removed from Urban Reserve consideration. Also, having Multnomah County and Washington County considered as Rural Reserves.			
97005	All land in the study area north of Highway 26 should be designated as rural reserves. All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves.					
97005						
97005	more parks and open areas		helveata		helvata	
97005	Smarter development and protection. Thinking about needs for smarter transportation to minimize road building and planning for the aging population to be in more urban centers. Leave open land protected to keep our food security and precious arable land in place.		The Hwy 26 corridor from Cornelius Pass all the way to Banks and Verboort is some of the most precious farm land we have. What is going on here? I mean, if the small towns want some land for housing that's one thing, but this looks like an old fashioned "land grab". Washington County is asking for 2 or 3 times as much urban reserves as Multnomah and Clackamas combined. It doesn't look like their committee involved any citizens either. What's the citizen involvement committee for?	Rural Reserves in Washington County need to be closer in to protect more land from needless development. Where is the people's involvement in these decisions?	This rural reserve is a minimum in my book.	Washington County needs more candidate areas that focus on redevelopment of land within the existing UGB. It looks like a land grab out here!
97006	Preserving working farms and natural areas	I currently live near the Bethany area and believe no more development can happen due to lack of services available and traffic issues.	North Bethany area should be closed for further development.	Moving the rural reserve factors closer in instead of further out. I am concerned why we feel we need to try to accommodate the growth that is projected? We need more working farms, not less, if we are to meet sustainability goals.		Again, I strongly urge the council to rethink the process of expanding urban areas into rural areas. In order for us to become sustainable we need more working farms providing produce for local citizens.

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97006	Keep west side as rural reserves, no urban reserve adds						Please do not expand the UGB lightly, the new "communities" are in west suburb areas areas are not well thought out and did not cover adequate funding for their existence (i.e. impact to fire, streets, etc). As a result, inefficient excessively large energy homes were built in the name of greed and not real home demand. Now we sit with a glut of homes that will not fill anytime too soon. Please do not take away our ability to get more of our food supply from very close farm communities.
97006							
97006	We need to use the current urban space more efficiently. Portland needs to help take the lead on developing communities that minimize our ecological impact. We need walkable communities that minimize driving and give equal access to low income families.	No, I strongly believe the urban growth boundary should not be expanded.	Exclude all of Washington County north of Highway 26, as well as the West Hills area.				
97006	Preservation of homes in rural areas and natural green space!!	Preserve existing farmlands residing in rural communities.	Helvetia (North of HWY 26)	Preservation of Rural Communities and Farmland	Helvetia (North HWY 26th)		
97006			Helvetia area (all of Washington County north of Hwy 26) be removed from Urban Reserve consideration				
97006							

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97006	Remove Helvetia area (all of Washington County north of Hwy 26) from Urban Reserve consideration, and remove West Hills from Urban Reserve consideration.	Remove the Helvetia area (all of Washington County north of Hwy 26), and remove the West Hills from Urban Reserve consideration. All land in the study area north of Highway 26 should be designated as Rural Reserves. This area is so important to maintaining our farming community, which is vital to the livability of the Portland Metro area.	All land in the study area north of Highway 26 should be removed from consideration as urban reserves.	Please include the Helvetia area (all of Washington County north of Hwy 26).		Thank you for providing this survey for input, and for listening.
97006	Encourage efficient use of the currently identified urban boundary area, rather than adding farm, forest, or natural areas to it.	Remove Helvetia and West Hills from consideration as part of the urban reserve area.	See #5 above.			
97006						
97006			Please exclude the Helvetia area from urban reserve consideration.			
97006	No more uninspiring McMansion + strip-mall subdivisions.					
97006	I don't know what, "this process" is but what I never want to see again is the ugly, unnecessary and against the requests of the people living in the area, apartment buildings recently built at the intersection of 185th Ave and Baseline. After they've been built the police presence has increased several hundred percent due to the criminal activity and otherwise inability to deal with life the people who live in those apartments brought with them. The outcome of this kind of insanity was completely foreseeable. The people who thought this up, allowed this development and built these disasters should be required to live in them.	There shouldn't be any urban reserve areas. There's way too much urbanization already.	All areas.	Every area that is not already urbanized, should be left as a rural area.	Converting urban areas back to rural areas is a noble cause.	

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97006	I don't know what, "this process" is but what I never want to see again is the ugly, unnecessary and against the requests of the people living in the area, apartment buildings recently built at the intersection of 185th Ave and Baseline. After they've been built the police presence has increased several hundred percent due to the criminal activity and otherwise inability to deal with life the people who live in those apartments brought with them. The outcome of this kind of insanity was completely foreseeable. The people who thought this up, allowed this development and built these disasters should be required to live in them.					
97006	Best Use					
97006	Do not expand urban growth boundaries	Significantly reductions; Do not plan for growth on farm lands	All areas currently under farmland protection zoning / EFU, and all environmentally sensitive areas - especially wetlands and wildlife areas.			
97006						
97006	Please leave working farms in the Helvetia area as part of the rural reserves.	I believe areas should be added to the urban reserves only if there are concrete plans for providing services to those areas.	Working farmland in Helvetia.	Helvetia working farms.		
97006	No farm or forest land expansion. Redevelop current land at higher densities.					
97006	keeping traffic in control & ensuring not too much of it. providing local & downtown public transportation. ensuring plenty of greenspaces. would like to enjoy more liveability.					
97007	preserving land from sprawl and over development					
97007		Helvetia area (all of Washington County north of Hwy 26) and the West Hills should be removed from Urban Reserve consideration.	Helvetia area (all of Washington County north of Hwy 26) and the West Hills should be removed from Urban Reserve consideration.		I agree with the currently-proposed designation	
97007	reinstitution of property rights	Reinstitution of property rights	All	Abolish them	All	Keep government away from private property.
97007						
97007						
97007						
97007					wallowa County	Put the Stafford Basin inside the UGB

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97007	In applying the rural reserve factors, are there specific changes that you believe should be made to the candidate rural reserve area maps? I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County	Yes, Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?	Yes, Washington County candidate areas are too large. See above.	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		I want to be closer to the farmer that grows my food. I want green areas supporting the health of the community.
97007	Protection of farm lands currently in operation, incentives for additional growth, as there is a need and interest (see waiting lists for CSAs), preservation of forest and natural habitats. As with greenspaces in urban areas, these should be natural areas of sufficient size and within a reasonable distance from urban areas.	The Helvetia area and West Hills should be excluded for consideration.	Helvetia area (all of Washington County north of Hwy 26) and the West Hills area should be removed from Urban Reserve consideration. Yes while I applaud the inclusion of criteria for what makes a good location for a city, as urban areas expand the balance should shift towards maintaining the quality of life and access to natural areas that are a part of Oregon's charm and gift to all Oregonians. While I do see MAX extending further and further out to reduce pollution and dependence upon automobiles, I do not see Max stations at farms and forest preserves. Unless these areas are protected and made accessible to all Oregonians in relatively close proximity to urban areas, they will be lost, and eventually deemed inappropriate for their intended use.			I wish to reiterate that it is important to preserve rural reserves in close proximity to urban areas. Oregonians have come to expect a certain quality of life which includes a connection with the natural environment.. our urban greenspaces are just one example of this. Rural areas represent jobs, a way of life and that connection in a way that greenspaces can't. By pushing these rural sanctuaries further and further out, you make them less accessible. I would like to see more effort put into brownfields and areas that are prime candidates for redevelopment. There is a certain glamour and charm to starting something new. However, when ego is cast aside and resources go to urban areas that need revitalization, long term jobs, more permanent impacts on cities, services and urban areas result. Let's see what needs fixing within the urban growth area and in already designated urban reserves and spend our money taking care of what's already there. Isn't that the ultimate goal of good stewardship?
97007	Doing something finally, enough talk.	Washington So. Hillsboro Make decisions!				
97007	Sanity in recognizing that we are NOT growing anymore.	Washington All Get out from under METRO - Make your own decisions! Ask the people who LIVE there FIRST!	North of Hillsboro / Helvetia ect. Good farmland/vineyard Land You'll never really be able to Industrialize it. But it will be ruined for anything else if it is made into a urban reserve.	Washington All Same as Urban - Ask the people twhat they want! Abide by that! No matter WHAT Metro says! Get rid of Density requirements. Don't force people into living circumstances that they don't want.		Secede from METRO! I know I already said that. 13. Folks might listen, but are still under the thrall of Metro.
97007	Moderate development to encourage jobs and provide affordable homes for my children.		Banks and Beyond Too farm from Portland. Commute too long and both costly and wasteful.		All areas within 1/2 mile of current UGB Close to current services, commute short and less expensive.	
97008						
97008						

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97009		Areas north of study area along Hwy 26 should be URBAN RESERVES		Areas along major roads should be urban reserves	Areas near major highways and already having existing businesses	
97009		Have not been able to access the map		Have been unable to access the maps	Boring area along major highways	
97009						
97009	Keep masses of people where they belong – in the cities!					
97013	A good outcome is probably not possible from this process.		All of them. This area comprises a substantial portion of the most productive agricultural land in the world. We will need it even more in the near future.			I believe it is flawed at the foundation. The idea that we must accommodate unending growth, even in measured increments, is in opposition to th laws of physics.
97015	protection of natural areas with buffer zones around them.		Western Multnomah Cty due to its proximity to Forest Park. Buffer zones around natural areas are necessary of they are to remain healthy.			
97015	To stop development in the three basins designated as human drinking water resources	Clackamas County We should not be developing in the watershed from which we obtain our drinking water.	The Deep Creek watershed and any lands within the Clackamas River watershed should be removed from consideration for development.	All lands within the Clackamas River watershed should remain rural/undeveloped/protected.	All lands in watersheds used for public drinking water should be removed from consideration as rural reserves. Lands along the I-5 corridor can be used for development/rural reserves.	If you don't do something fast about protecting our public drinking water supplies, no one will care.
97017						
97019	Maintaining UGB at the Sandy River. Designating Multnomah County East of Sandy River as rural reserve.		Multnomah County East of Sandy River			
97022	keep development contained to urban areas, with minimal expansion of urban growth boundary now and in the future					
97023	well-placed rural reserves, including some areas close to, or inside, the UGB that can be leap-frogged over by urban development, thus making the UGB not a line but a zone within which a mix of urban and rural land uses can be located based on most of the "factors" that are supposed to direct the selection of reserve areas.			Stafford triangle in Clackamas Co. is not good enough ag land to be reserved, and the natural resource features in the part of it that shows as rural candidate area also is shown as the more fitting urban reserve.	see above, 7.	

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97023	A healthy balance for the Metro area, one that makes economic development sense and creates employment lands.	Clackamas County. I strongly support urban reserve designation at the highway 26 and hwy 212 interchange. If the city of Sandy doesn't want to connect with Gresham with urbanization, they should be expanding to the East not to the West like they have (to 362nd).	I believe all areas should be candidate areas at this point in the process.	unsure	Clackamas County. Anywhere along the Sunrise system including land around the Hwy 26 and Hwy 212 interchange.	
97024						
97027	Increase density, maintain current urban growth boundaries, make developers pay the real and full cost of development, better support of free birth control and education and an honest scientific accounting of the impact of world overpopulation despite	If we are progressive we must look at the future and maintain the current urban boundaries. Instead of roads, better mass transit that doesn't have to run through Portland. Instead of more people, better schools and support for the people we have. Instead of McMansions, well planned density. Keep what rural farmlands we have left for sustainable agriculture rather than poisoning the air my grandchildren breathe and the water they drink.		The urban boundary should not be expanded if you care about the people who live here rather than fools gold.	All areas outside the current urban boundary should be maintained free of development.	I vote in every election. Please join me in confronting the only critical issue we really face--global warming and the incredibly short sighted and self-serving interests which have brought our world close to the brink of destruction. Please distinguish between wants and needs. Like all species, humans need clean air, clean water, safe food and shelter and enough viable space to provide these needs. If we continue to gratify our wants: big salaries, big Macs, big TV screens, and big families over our needs our species is doomed. You can make a difference in the quality of life for many generations, for better or for worse.
97027	In the future that is emerging for us and what we have learned recently from our financial and food-safety crisis, we really need to focus on providing safe, local food supplies. I believe that 'Street of Dreams' type developments are (or should be) a thing of the past. We need to live a simpler and more modest lifestyle and provide protection of farmland, natural areas, forests, to allow our children to enjoy healthy lifestyles, too.	Clackamas; Holcomb, Redland. Steep slopes and landslide zones make many parts of this area unsuited to urbanization. Keep it as a low density or "urban farm" area. Clackamas/Washington; Stafford/Newland. Another important natural area.	Washington County. Keep a buffer between Forest Grove and Hillsboro? Keep urban sprawl from extending further west.			Transport via rail is more cost effective than trucking. Think about tying urban development into railroad access (especially for employment/light industry purposes).
97030						
97034			Yes, Washington County candidate areas are too large.	Protect "foundation land" within the rural reserves. Also protect Clackamas Bluff, Deep Creek Watershed, Mollala River corridor and floodplain, Willamette Narrows and Canemah Bluff, Johnson Creek Watershed.		
97034	Deregulation of natural area protections. There are too extreme.	Include Stafford within the Urban Growth Boundary				Retain current industrial zones. Do not allow them to be converted for residential use. We need the jobs that industry provides.

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97034	I hate to see the urban growth boundary moved out: the destruction of habitats, the encroachment of horrid big blank box houses in neighborhoods without trees, the appearance of endless identical stripmalls or megastripmalls, and the complete reliance on cars. I don't want to wake up one day and find Oregon is just like southern California. Thanks		Obviously, I can only suggest areas near me that I know; that said, the Luscher Farm area and surroundings between West Linn and Lake Oswego are lovely areas that I would hate to see turned into more subdivisions. The new bridge on Stafford over the Tualatin already destroyed most of what was beautiful about the area, I don't want to see the rest go the same way.			Thanks!
97034	I would be interested in a cluster-type of development with smaller low-density units to allow 1-2 houses on my property.	Smaller cluster-type houses with walking paths to small shops near Rosemont Road and Stafford Rd., Clackamas County	Portion of wetlands along Rosemont Rd near Luscher Farm - Clackamas County	South of Rosemont Rd, west of Sweetbriar Rd, I would like small, limited cluster housing or minimum of 1-2 houses to develop with infrastructure.		I would like to see cluster housing -- low density to incorporate existing natural areas with walking trails/paths to small shops and coffee houses.
97034						Thank you for the opportunity to provide input.
97034						
97034	protection of natural areas	Exclude Stafford Triangle Clackamas Co.	Stafford Triangle in Clackamas Co.			
97034	recognition that private ownership of land does carry with it a responsibility to provide that land free of cost as a "open or view space".	Stafford area, clackamas county. The Stafford area has never been, nor will it ever be, an area of "intense farming". To withhold declaring it an Urban Reserve based on the premise that this area will be farmed flies in the face of agricultural common sense not to mention the financial aspects. Both West Linn and Lake Oswego have always maintained the need the Stafford area as a buffer between the two communities at no cost to them with the land owners themselves supplying the care-taking of the land. How delightfully elitist that these two communities cannot abide the thought of their borders touching one another. In summary; 1 The land cannot be farmed in any manner unless prohibitive expense is no problem. 2. The idea that adjacent communities can, with the help of government agencies, effectively confiscate large tracts of land absolutely free for view space and separation should prove an interesting concept for other communities in the Metro area.				
97034	Space left for urban farming to feed communities locally!					
97034	keep stafford triangle rural. make agricultural land a priority	keep stafford triangle area rural, washington clackamas counties	stafford triangle area	keep stafford area rural		
97034						
97034	Protection of current greenspaces, urban farms through appropriate zoning and policy support.					More attention to development of community gardens.

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97034	working within the existing UGB allows us to get the most bang for our buck regarding infrastructure ... that means more density, creating unique neighborhoods, similar to the village concept in europe	as mentioned in #4, we need to work within the existing UGB ... washington county's reserve area maps are too big ... they have large areas of existing land that hasn't been developed to density levels that maximize the infrastructure until we come up with a different strategy than the UGB (i.e. vancouver, b.c.), we have to work with it and within the spirit of it's original goals. and i'd add that the way it is working now ... isn't.	the proposed areas that washington county wants to expand into	factor 4 ... we need to protect foundation land within the rural reserves. that's why it was designated that way. while we're at it, we should add more, including ... - clackamas bluff and deep creek watershed - mollala river corridor and floodplain - willamette narrows and canemah bluff - johnson creek watershed in rural clackamas county		more public input ... so, thanks, for doing this survey ... but ... we need more citizens on advisory committees ... public officials and politicians tend to default to insiders when it comes to stocking positions
97034	Protecting open space and preserving existing agricultural use in areas near the metro area	The Stafford Triangle area should not be opened to full development (Clackamas County)	Stafford Triangle, Clackamas County	No specific changes, although I am opposed to large expansion of urban development into rural areas		
97034	Continue to open up land for development without allowing rampant sprawl.					
97034	Creating even better land use and transportation connections	More area in Washington County				Keep up the good work.
97034	Expand UGB	Stafford triangle within UGB expansion.				
97034	To have my property placed with the urban growth boundary.	My property is in Clackamas county and is very close to many developments in Lake Oswego. It does not make sense that my land is not inside the urban growth boundary. I realize there are some people against this happening, but their reasons are selfish. If they want their land never developed, if they have any, tht is their business. But they should not be interfering with the government agencies by trying to persuade them to keep my property out of the urban growth boundary. For too many times for too many years government representatives have allowed themselves to be bullied and influenced by those people who are trying to tell them what to do with other people's properties. This is unfair, for they have nothing at stake and nothing to lose.	With all the areas that are available for being placed into the urban growth boundary, the Stafford Triangle offers the most usable , viable and best land available,	Yes, in Clackamas County, allow the property known as the Stafford Triangle to be added to the unbrban growth boundary.	Yes. Again, as state above, the Stafford Triangle should not be classified as a rural reserve but should be placed into thr urban growth boundary.	The Stafford Triangle has every element needed for successful use in being in the urban growth boundary, which are transporioion access, gentle changing totpography, surrounded by development on all sides, easy access to the major freeways, and many more.
97034	Bringing in the Stafford area into the Urban Growth Boundary.	Clackamas and the Stafford Triangle		Clackamas and the Stafford Triangle		The Stafford Triangle is the only poriton within the I-5 and I-205 area that is not in the UGB, we need to free up land for growth, keep housing competitive, and to create new jobs.
97034	Balance between development and preservation of natural areas	Clackamas - development in Stafford area		Calackamas - development in Stafford area	Clackamas, Stafford area	

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97034	Bring the Stafford Triangle into UGB right up to the 1205. Metro planners see the logic in this but have been defeated by political interests for far too long.	Clackamas County, Stafford Triangle. This area has been excluded from UGB despite the best efforts of Metro planners. Politicians from West Linn and Lake Oswego want only to protect their "green back yard" and views, while this land is obvious for development being inside the 1205 and very near 15 with easy transportation to employment in all directions.			Exclude the Stafford Triangle from consideration for rural reserve. I live there and know there is no real farming going on, nor is it suitable for this except in very small patches. It makes no sense to put this land into rural reserve.	Portland prices are already high due to limited areas for new development. Also, some infill development has destroyed the look and feel of neighborhoods. While infill is important, it also makes sense to include large undeveloped areas such as the Stafford Triangle in UGB given its ready access to transportation (1205 and 15) and the many nearby employment opportunities.
97034	Increase the UGB				Stafford area and wash. County area	
97034	Stafford would be in the Urban Reserves and taken out of the Rural Reserve consideration altogether.	Stafford needs to be in the Urban Reserves and taken out of the Rural overlap.		Stafford needs to be in the Urban Reserve area and removed from the Rural Reserve.		
97034	Urban reserve designation				Stafford Triangle	
97034	Urban reserve - then UGB			Stafford should not be a rural reserve candidate	Stafford Triangle	
97034	Bring in Stafford Area north of 205.	I believe that it is important to expand the UGB and bring in areas such as the Stafford Triangle Area North of 205 Freeway, this area is critical area for expansion allowing the surrounding cities to offer new job opportunities and residential growth. This area is not good farm land and is a natural projection of the UGB and should be brought in ASAP. This will give Clackamas County a chance to grow with clean new jobs and retail, commercial and residential growth. The area is stagnet now and we have plenty of land south of 205 that can stay outside the UGB. I have been listening for over 20 years the constant debate of how precious this land is and lets be serious it is rolling and has poor soils and is horrible farm land. It is crystal clear to me that anyone can look at a map see the 205 Freeway surrounding this land with Tualatin and Lake Oswego on the fringes and wonder why this land does not have employment.				I believe it is time to move forward and make bold moves. We need to grow and there is plenty of land in Oregon and to not expand by the limited amount of area you have identified would be absurd. Get on with it and make help Oregon get out of this quagmire we have been in for the last 20 years. Bring in the land now and lets move on. I am tired of a couple of people who usually are from out of town (lived here my entire life for 59 years) trying to protect their backyard and are not looking at the big picture.
97034	I would like to see the portion of the Stafford area north of I-205 become an urban reserve area.					

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97035	Back filling of existing urban areas. Extending more traffic, more strip malls, etc. does not enhance our county, nor does it help the ecology. Jobs are not only a function of new urban spread. Job creation is a function of creative development, not more of the same spread. Create the jobs where people already are.		Areas that require heavy investments in infrastructure changes, rerouting of existing waterways, heavy construction of public buildings and extension of public services.			
97035	Defining urban and rural reserves in the Stafford Triangle					
97035		Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?	Washington County candidate areas are too large.	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves • <input type="checkbox"/> Clackamas Bluff and Deep Creek Watershed • <input type="checkbox"/> Mollala River corridor and floodplain • <input type="checkbox"/> Willamette Narrows and Canemah Bluff • <input type="checkbox"/> Johnson Creek Watershed in rural Clackamas County		
97035	keep stafford rural	keep stafford rural	keep stafford rural			
97035	Bringing in and urbanizing stafford area adjacent to I-205.	INCLUDE the area from I-205 north to the Tualatin River, abutting Tualatin to the west, served by Borland and Stafford Roads.				
97036	No change. The reserves process is not the answer to the 20 year land supply which should be eliminated.		Stafford Basin should not be and Urban reserve			The process to create the process is biased.

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97036	It would be great to replace the stupid and costly 20 year land supply process. The reserves process won't accomplish the needed change. It will facilitate rampant development and judging by the postings, that is what a few people desperately want. This process is serving development interests, not mine.	Stafford Basin and Pete's Mountain should not be considered for Urban Reserve Development. What ever happened to Damascus development anyway? Metro forgot to talk to the people who were expected to pay for its infrastructure costs? Is Metro making the same mistake again? West Linn will not provide services to Stafford. Water issues in Petes Mountain as well as lack of service providers, excludes these two areas from Urban Reserve Status. Apparently a handful of Stafford property owners want to maximize their return on the place where they live. Why should they be allowed to increase my taxes to line their pockets? My homes value has already been diminished because West Linn has dozens of new houses that have gone unsold for years! More houses in the Stafford Triangle will only make my home worth even less. On top of that, I will be expected to pay for the infrastructure the Stafford properties will require?!?!? AND MY TAXES WILL GO UP WITH NO BENEFIT TO ME OR MY PROPERTY! Death where is thy sting? Its not about exclusivity, its not about greenspace, its not about who has suffered	The entire Stafford Basin and the Petes Mountain area in Clackamas County should not be considered for Urban Reserve.	This is such a fractured and fastpaced process without any legitimate sharing of useful information, who can one make an informed comment. But perhaps Metro does not want informed participation. Do ya think???		IT STINKS!!
97036		Clackamas Staffor Triangle, Should be Rural Reserve	Clackamas County Stafford Triangle should not be considered for Urban Reserve	Your maps are impossible to read. Please make Pete's Mountain and Stafford Triangle Rural Reserves. Thank you.		It has been truly terrible! The real stakeholders have not been represented. Shame on Metro! The Clackamas County people have been extremely difficult to work with and that is putting it nicely!
97038	Allow future development in all public land area's.	expand growth	Allow growth on all public owned land.	I repeat, allow growth on all public owned land.	Same answer as above.	Enough already said!
97038	Make the current cities stay within their current UGB and grow up, not out.					
97042						
97045	Keep as much open land, family forests and farms in the rural reserves.		All farm and forest land from the top of Central Point Rd. to Canby.	If I intepret it correctly, Birds and Bees CSA on Geiger Road is included in urban reserve. This should definitely remain rural - all 70 plus acres! Our 40 acre farm is (if I am reading the map correctly) included in urban reserves. We would prefer to remain rural and die on our farm - not in a city.	Please exclude all farm and forest land from the top of Central Point Rd. to Canby.	
97045	My property placed in the urban reserves - not rural reserves. 21468 S Molalla Ave (Hwy 213), Oregon City, OR 97045	Property on hwy 213 close in within 1 mile of Clackamas County College should be placed in an urban reserve since all the infrastructure is in place for development. Clackamas County: 21468 S. Molalla Ave, Highway 213, Oregon City				It is very arbitrary and off-putting when there is debate from the committee as to whether 10 minutes of public input is "too much." This happened at all 3 of the Clackamas County meetings I attended! 10 minutes!

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97045		I approve of the currently-proposed designation.	I ask that the Helvetia area (all of Washington County north of Hwy 26) be removed from Urban Reserve consideration. Also ask that the West Hills be removed from Urban Reserve consideration.	I ask that the Helvetia area (all of Washington County north of Hwy 26) be removed from Urban Reserve consideration. Also ask that the West Hills be removed from Urban Reserve consideration.	I ask that the Helvetia area (all of Washington County north of Hwy 26) be removed from Urban Reserve consideration. Also ask that the West Hills be removed from Urban Reserve consideration.	
97045	Urban reserve designation in my area					The factors for urban and rural need to be used and a weighted scale score evaluated for each factor; add up the score for each property and high score wins. When compromise or deals are required to meet agreements, at least you will have some values established for each group of reserves so value for value can be traded if necessary. With value attached, it feels like a lottery.
97045	Allow our area to remain rural			Clackamas county, beavercreek rd. : Shrink the urban growth boundary so the golf course and local airport are no longer included.	Southward on beavercreek rd. Let us remain rural	We moved to the rural area because we wanted to leave the urban area. We'd like the rural areas to remain rural or we wouldn't be here.
97045						
97045	no change to current boundaries in the rural O.C. area.	I don't have any information of the current plans.	EFU and RRRF zoning.	how do I get information on this.		
97045	Keep as many small farms, family forests as possible. Encourage wildlife protection.					
97045	We would like to have our 2 daughters and families build 2 others homes on our property (6 acres) plus our present home. We want to maintain the rural forest feel so would remove as little of the trees as we could. There is a small water runoff in the spring in the far back of the property which wouldn't be disturbed. We don't want alot of development out our way, just family to take care of us as we grow older. We noted on the map we received that our property was excluded from proposed urban growth boundary lines. It is the corner of Bradley & Forsythe - T2S, R2E, Sec. 23A, TL 3900 WM. Can we be included?	Clackamas; T2S, R2E, Sec 23A, Lot 3900 w.m.; corner of Bradley & Forsythe -- 6 acres -- included in urban growth boundary changes.				No big developments in Redland; keep it small and rural.

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97045				Yes! areas near a city that have lower (quasi urban) density but get all the benefits of living near a city should not be part of a rural reserve. these are often the best places for a city to expand. These people want the best of both worlds and DO NOT meet the intent of farm protection.	Beavercreek! Petes Mountain Bull Mountain Stafford	
97045						
97045	Having our area designated a rural reserve	our area should be a rural reserve only	the area south of Oregon City	The area south of Oregon City should be designated rural reserve.		I think land owners of the areas in question should be on a mailing list to receive meeting dates and timely information during the whole process.
97045	inclusion of land in Oregon city. Land near Ieland road. Some of Ieland road is developed with hundreds of houses on small lots with septic systems that are failing. This is not high value farm land and is located near Stone Creek Golf course. As long as some additional lands are allowed to develop here it will give the development community the land they need to bring service to this area. This area is identified in the urban reserve candidate area. These new and existing homes would be affordable homes and would serve the up and coming OC area industrial zonings and be an area close to the Portland Airport property, Mulino airport. This area could be a good hub just out of Portland to increase manufacturing and provide affordable housing. There is sufficient land identified in the Ieland road area to meet these goals. Also there is no political opposition to this area.					
97045		The inclusion of the urban reserve extension of Hwy 212 corridor to Hwy 26. The addition of areas south of the Willamette River to urban reserves			Area south of the Willamette River and Hwy 212 to Hwy 26 corridor.	
97045						
97045	Careful smart choices for both urban and rural reserves		Out Highway 213. Plenty of infill room closer to I-205. Why wreck the countryside more?			
97045						
97045	Urban growth boundary - move just slightly to include Bradley & Forsythe in Oregon City.	Clackamas; Forsythe & Bradley in Oregon City. Include it in urban reserve - to push boundary out.				

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97045	Identify urban agricultural reserves, e.g., an island inside an urban area set aside for agriculture to provide food for the local community.		(1) Area between Forsythe Rd and south to Oregon City city limits. Set aside as urban agricultural reserve since it is prime farm land close in to the urban center. (2) Newal Creek area. Create regional park at Newal Creek.			- Looks like most of the work has been done. - Best wishes for success in helping to create livable spaces. - Seems as though transportation should have been a factor in determining urban reserve areas.
97045	Changing zoning on our property.			Clackamas; SW corner lot of Henrici and Beaver Creek Rd. -- 17 acres from rural reserve to urban growth boundary or urban and rural reserve.	SW corner of Beaver Creek and Henrici Rd - 17-acre parcel. It has single-family homes on all sides of it. Not used for farming. Rental house with animals. High school 1/2 mile away.	Please consider our property for growth.
97045	More parity. Rural reserves not equal to cash reserves. More urban agriculture.			Clackamas; Stafford. Include in dev. area	Stafford. Freeway improvements already exist. OR City is constrained - only 3 ways in/out. Jobs on west side -- why keep adding housing on east side?	
97045	Reasonable common sense growth with reasonable, healthy growth patterns that insure that infrastructure is provided for growth that MUST happen to provide for our growing population. Government must not beckon to the NO GROWTH crowd because they have no answers, just road blocks to growth that will happen if we want it or not				Stafford Triangle area is a make sense area for development. It is close to all urban facilities	
97045	Maximum designation of rural reserves. Minimize need for urban reserves by encouraging infill and density. Target small areas of urban reserves to those places already significantly impacted by development and/or with good transportation and utility access.	Clackamas County. There's been definite mission creep in expansion of the study area and the amount of land designated either urban or rural reserve. Originally I was told most area within the study area would be undesignated. The amount of lands in reserves should be sharply reduced, particularly the urban reserve portion. Specifically, I am concerned about the area south of Oregon City, where I live and farm. The lower Beaver Creek drainage with its side canyons is a mostly intact working landscape of small farms and forests. It's full of specialty nurseries, livestock operations, woodlots, a vineyard or two, and a few produce growers like myself. With its many elevation changes and aesthetically pleasing viewshed, it draws many bicycle riders and others who appreciate a varied landscape not far from Oregon City but visually quite different. Its diversity offers many niches for wildlife, and the drainage as a whole serves as an important wildlife corridor between the Willamette River and the Cascade foothills. Finally, the lower Beaver Creek and the	Clackamas County. Willamette Gorge and lower Beaver Creek drainage including side canyons and other areas below the bluffs, for the reasons listed in the comment box for question 5.	As in question five, I feel there has been significant mission creep in the entire reserves selection process.		

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97048	For us, not to be designated at all or designated rural reserve, because once these areas are gone, they are gone forever.	Clackamas; 213 S of Henrici, east and west of 213. This section designated possible urban is in a wetland, goes up a steep slope (east side of 213) and the area west of 213 just south of Henrici is the Stone Creek Golf Course -- a serious moneymaker for Clackamas Parks and Recreation.				I firmly believe the two most important factors in regards to rural reserve designation are maintaining open spaces and buffer zones CLOSE to the UGB. It does not do any good to put these away from the urban areas. These two factors will benefit the urban areas the greatest if they are strategically designated.
97053						Urban reserves means opportunities. Rural reserves means your locked in.
97055		Please remove the Helvetia area from urban reserve consideration	Helvetia area			
97055	With all the issues around food safety and growing populations, it is important to protect our farmlands and the areas around our streams and areas that feed into our aquifers which affects the quality of our drinking water and agricultural water. Local food production deeply reduces transportation costs and climate change influences.					
97055	Protect rural lands throughout the Metro region, esp. Helvetia	Protect Helvetia from development. We need those lands in permanent farmland and natural area designation.	Helvetia north of hwy 26 should be excluded from urban development.	redevelopment inside the existing UGB should be given highest priority.		Protect stream corridors for stormwater management and wildlife conservation.
97055		There is a great deal of land that is available in the existing area. This should be developed before we start looking to sprawl out into other areas. Also, there needs to be a thorough review of building codes and standards as pertains to lot sizes and providing amenities such as parks for people to relax in and enjoy. These s practice which is to cram as many house as possible onto the smallest piece of ground. Metro has been very shortsighted on this and needs to taske a hard look at the future. It is quite apparent that the developers are running roughshod over the needs and wants of the people for the sake of personal profit. The future of our children and the livability that Oregon is so proud of and so famousd for are rapidly eveaporating. We are turning into something that is very much any othe East coast or California city.	All areas eats of Graesham. This area consists of some of the very finest farmland in the state. Nurseries are the best and kindest use of these lands. DO NOT turn them into another paved-over Washington county!!!			

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97055	No expansion of urban growth areas. No incursion into rural areas. Improve parks, greenspaces, trails, public transportation, and affordable housing in existing urban areas.	Clackamas - no expansion of UGB into Boring and Sandy.	Clackamas - Boring and Sandy. Any area that is currently productive farm, nursery, ranch land. Any area that is currently forest or wilderness area, for example, the Sandy River Gorge and adjoining areas. Spend Metro's dollars improving Portland and Gresham and the areas already in the UGB.	Clackamas - rural reserves should replace areas in Boring and Sandy designated as urban or as potentially either urban or rural. UGB should not be expanded in Sandy and Boring.		
97060						
97060	I would not object to fairly large parcels for housing.	Multnomah County; 322nd & Victory Road. Include in urban reserve.				
97060	Would like to see zoning changed to smaller one to five lots.	Multnomah County. 322nd & Victory Road				
97062	One that provides certain protection for key natural areas outside the UGB, but also doesn't force high density development throughout the region.	areas surrounded by development that are fairly easy to provide services to should be brought in to the reserves - planning can always determine how they are developed to protect various needs.				
97062	Assurance that cities and Metro will not treat this as another colonization level. Assurance if public cannot provide infrastructure for development that private parties are not prohibited from doing so. Assurance who ever develops pays fair system development fees for added services -- including government pet projects.				Why do we need "rural reserves?" Just keep urban development within urban boundaries.	There are acres of development opportunities within existing boundaries. Protect farms and forests by requiring buffers and mitigation on any development adjacent to them.
97062						
97062	development in the Stafford triangle north of 205 and south of the Tualatin River makes sense to me if done in a quality Town center fashion supplying both residential and commercial development.					

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97062	Rural reserve for Stafford south of 205/Pete's Mountain. Carbon reduction via natural resources. 3 tons of carbon reduced for each acre of grassland/forest per year.		Stafford south of 205. Carbon reduction via natural; Sustainability for recreational resources; Natural corridor protection	Clackamas; Stafford, south of I-205. Make it strictly RURAL. Clackamas; Pete's Mountain.		Please respect ecobelts, natural carbon reduction. I-205 -- unable to expand due to exorbitant cost.
97062	The other ---put more land in the UGB!!				Clackamas---Stafford area	
97062	Stafford Triangle to be an Urban Reserve.	Clackamas County - besides the Borland Area being in, the South side of I 205 on both sides of Stafford Road should also be an Urban Reserve. also, the area S and E of Willamette River should be included for Clackamas Cty as a need for jobs development.		Stafford Triangle should not be a Rural Reserve as it is basically already being urbanized without planning. The Borland area is especially deficient of rural factors vs. urban criteria.	See #7 above.	Clackamas County has been deficient in receiving it's share of economic development during the last 20 years of metro expansion. This is very obvious in studying the Metro staff data regarding the % of county residents driving to jobs outside the county, the average amount of time a Clackamas County resident spends commuting is the highest in the Metro area and the average income of a Clackamas County resident is the lowest in the Metro area.
97062	Adequate lands to attract new jobs-- we need jobs badly in this region.	Not enough urban lands in Clackamas County. Land around the rest stop on I-5 south of Wilsonville should be included for study.				There will be a need for undesignated areas. We can't guess what will be needed for either rural or urban lands in fifty years.
97062		Clackamas Stafford area, needs to be developed. Why are they exclusive, have them share some of the density, do not send it to TUALATIN!!!!!!			Stafford area. Needst to be developed, it is surrounded!	
97068	Realistic designation of property now zoned Ag/Forest - TMB where highest and best use is residential - we need breathing room to grow (frees up housing in urban areas) Nat space for others to look at.	Clackamas County - Pete's Mtn areas that are in proximity (near) UGB that are hilly, parcelized should be open for development in a systematic growth pattern.	Way too much consideration of RURAL reserve.	Clackamas County; Pete's Mt - The soil is unsuitable for agriculture. The forest possibilities are nonexistent. The terrain, proximity to transportation and existing development should continue. It does not meet the legal criteria.	Clackamas - Petes Mt.	
97068		I.D. areas like Pete's Mt. - Clackamas County. Only suitable for residential growth - hilly, good views, close to cities - access and has water - wells and water co.		Exclude Pete's Mt. Clackamas County	Pete's Mt. Clackamas County	Working farms and forests - profitable, self sustaining.
97068	Being aloud to develop my prop. and surrounding.	Land use laws changed in favor of prop. owners and their rights. West Linn, Clack. Co.		Exclude Pete's Mtn. Area (Clack. Co.)		There are too many restrictions placed on landowners.
97068	Protecting working farms					

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97068	1st) Infill lands currently inside urban growth boundary to maximum extent, including more 4.5 story office, condos in town centers. Avoid any expansion of UGB or additional urban reserve areas if possible. 2nd) Some minor expansion of UGB urban reserve if needed in Hillsboro where people want it near work area. It may reduce some farm land, but the lands have no trees anyway and no loss of habitat or wildlife. Also near Beavercreek, Or City, and Damascus where land already approved. 3rd) Keep entire Stafford basin as rural reserve to create mosaic of separation between the 3 cities Tualatin, LO and West Linn. This preserves wildlife, open space in area of high quality habitat along Tualatin River.	See previous comments	The Stafford basin. High quality wildlife area with many creeks, forest areas, Tualatin River. Highly scenic with rolling hills, small rural farm plots and provides good open greenspace as separation between three cities. The Stafford road area south of I-205, and area east of Willsonville. This is high quality farm land and small rural farm plots. Has scenic and wildlife habitat too. Both these regions need to stay rural to keep mosaic pattern of rural/urban around the Metro region. Also, I don't live in Washington co., but seems like too much area even for study in Washington Co. west of King City & Willsonville I could see some minor areas added NW of Willsonville, and SE of Sherwood near the employment zone. And small strip east of I5 for Tualatin or Willsonville, but not going to far east to Stafford area.	See previous comments on stafford Area.		Thanks for taking public input
97068	My area remain undesgnated	Clackamas county, Stafford Hamlet area should be undesgnated	Stafford Halet except for the Borland area	Stafford Hamlet in Clackamas County should be undesgnated	Yes, Stafford Hamlet	
97068	The Stafford Hamlet should be allowed to develop and preserve areas according to their Values and Vision statements. Tualatin Loop/Johnson Rd. south of I-205 should be rural, or at least undesgnated due to its unique ecosystem, wildlife, and wildlife habitat.	Clackamas County - Tualatin Loop/Johnson Rd. south of I-205 should not be in urban designation and should be studied for rural designation or be undesgnated.	Tualatin Loop/Johnson Rd. south of I-205 is mostly built-out, has the Tualatin River on one side, flood plains, wetlands and wildlife corridors, migrations of water fowl, and a wide variety of birds, animals, and wildlife habitat, plus an ecosystem which allows a great number of species to exist and thrive. This area should not be looked at as urban reserve.	Tualatin Loop/Johnson Rd. south of I-205 should be considered for rural reserve. Metro's and Clackamas County maps already label it as Class A/B wildlife habitat.		The process should have considered those areas that don't fit either urban or rural reserve criteria as areas where the communities might do "something different" according to their own vision, instead of someone else's.
97068	Building up, not out. We have amazing viewsheds that should remain available to all and important farmlands that need to be protected. Fortunately, we also have amazing designers that can help us combine aesthetics, practicality, and preservation of resources.	Clackamas County. The Stafford-Tualatin Valley area (bordered by I-205 on the North, I-5 on the East, and the Willamette on the West and South). Make it a RURAL reserve.	Clackamas County. The Stafford-Tualatin Valley area (bordered by I-205 on the North, I-5 on the East, and the Willamette on the West and South). Make it a RURAL reserve.	The Highway 26 green belt is a good idea. Keep it.		
97068	Keeping farm lands to be farm lands and building growth withing boundaries	All land in the study area north of Highway 26 should be designated as RURAL RESERVES	All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves	All land in the study area north of Highway 26 should be designated as RURAL RESERVES		
97068	Stafford Hamlet being allowed to utilize value/vision statement instead of being pushed into urban or rural -- it's like putting round something into square place.	Clackamas. Borland east of Stafford. Include in both rural and urban study areas. Tualatin Loop and Johnson Rd east of 205 -- look at in both rural and urban study.	Portions of Stafford Hamlet that don't meet urban factors -- slopes, wildlife, hard to do infrastructure.			Don't try to fit everything into either designation. Some areas just don't meet all criteria.
97068		The use of Mountain Road as the east boundary of the area where we live (off Homesteader) seems random. For the City of Wilsonville to get sewer and water that far east of Stafford will be difficult without a new plant. It might make more sense to use 45th between Advance and Homesteader and/or Newland as the east boundary for an urban reserve designation, maintaining rural designation for as much east of Stafford/45th/Newland as possible.	As Above -- north of Advance Rd., east of 45th/Newland or use the river as the natural boundary.			

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97068			Clackamas County - Pete's Mtn & Stafford Triangle			The open house with maps, explanatory boards and input forms is AMAZING!! Great job!
97068	Do nothing to bring in development. Protect the farmland and open spaces!	Eliminate urban possibilities where I live. How did you pick Mountain Road as a dividing boundary? Why not pick an area closer to Wilsonville as the boundary?	Yes, my area off of Homesteader -- DO NOT WANT any change!	We want our area off of Homesteader to be rural reserve!		
97068		Urban should utilize hilly, rocky lands and preserve the thick loam valley for farming. Really a pretty simple concept! Example: Pete's Mountain area west of Pete's Mountain Rd, Clackamas County.		Urban should utilize hilly, rocky lands and preserve the thick loam valley for farming. Really a pretty simple concept! Example: Pete's Mountain area west of Pete's Mountain Rd, Clackamas County.	Pete's Mountain area west of Pete's Mountain Road in Clackamas County - especially the area between Mountain Road and Pete's Mountain Road.	Only that all projected growth so far has been far too low and thus needs repeated adjustments.
97068	The area I live in has no working farms (self-supporting) for over 25 years. I have lived there 40 years. There has been no commercial logging on Pete's Mountain in those 40 years. The area has slowly grown to be suburban by the progressive building of homes. Any remaining farming is small lot hobby farmers. The close proximity to I-205 makes it an ideal area for reasonable in-building.	Since the density of the area is already suburban, it should be identified as that. As noted above, there are no longer any working farms on Pete's Mountain and no commercial forest practices have gone on for 40 years to my knowledge.	Land that has been considered for farm or forest has been designated by looking at maps and not inspecting the land and how it is being used. For example, all of my land has been designated farm land but fully 50% of it has not been farmed because it is not farmable (too rocky).	Review the housing density and the current land use of the area.		Protect working farms and forests -- and pay the land owner!!
97068	No growth on Pete's Mountain because of lack of water.					
97068	No growth on Pete's Mountain because of lack of water.					
97068						
97068			Stafford Hamlet area			
97068	Our area to be rural reserve	Since the areas identified previously have not been needed, I do not think it necessary to put more land into urban reserve. We also need to think green. Moving urban areas out away from services is not going to keep Oregon the great place to live.	Clackamas. The Stafford area offers important wildlife habitat, clean air and beautiful natural landscapes enjoyed not only by the people that live there but many cyclists and people who come to ride their horses.			
97068	For our area to be designated part of the rural reserve.	Clackamas. Urban reserve areas should reflect realistic expansion of existing towns and cities, not wholesale opening of land areas for urban development.	Clackamas. The area bounded by Stafford Rd on the north/northwest, 45th on the west and Mountain on the east.			
97068	To put "to rest" the indecision about which areas will be developed and which won't. If an area is finally designated rural reserve, the land owners can put their efforts into farming/agriculture/land stewardship instead of hoping to "cash in" and allowing land to go fallow.	Clackamas. Keep urban reserve areas as compact and close to current urban centers as possible -- and "cheap" to develop. Current mapping shows much more urban reserve space than necessary for 50 year plan.	Clackamas. Pete's Mountain, where I live, is unsuited for urban development (costly, hilly, poor service area for utilities, roads) and it has unique features which include bounded by two rivers and the only "mountain" in the area.	Include the area north of Shaeffer Road in rural reserve candidate area - it borders on the Tualatin River and abuts the rest of Pete's Mountain which is already in the rural reserve category.		
97068	1) Fix the definition of urban/rural so that development is logical and cost effective. 2) Limit the power of attorneys and developers to harass communities. 3) Preserve the Oregon "magic."	The land over from the Canby ferry, to the south, is some of the best farmland in the state -- even in the USA. To build houses on it is a crime. Otherwise, looks ok.				You appear to be doing a logical process. Please look at: 1) Cost of infrastructure 2) Green belts between urban areas 3) Long-term parks and recreation areas.

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97068	Do away with the 20 year land supply but replace it with a better process. The Urban/Rural Reserve process is not the answer.	The erroneous assumptions were made at the inception and the Reserves process is flawed. Start over and involve all the cities who whose citizens will be expected to pay for the costs or change state law to make sure the developers pay for the actual costs for deveopment, not the existing residents.				
97068	EMPLOYMENT CENTERS OUTSIDE OF THE EXISTING UGB ARE IMPORTANT.					Stafford should be an URBAN Reserve and taken out of the rural reserve factors study. EMPLOYMENT CENTERS OUTSIDE OF THE EXISTING UGB ARE IMPORTANT.
97068	Leaving the Stafford triangle as an intact (existing) natural set aside area					
97068	science-based decisions vs. politics-based decisions					
97068	Do not understand the question.					
97068	Protecting the quality of life for citizens who live here already by allowing small acreage lots and hobby farms. Preserving land and placing business near the population not on the fringes.		The Stafford Basin and Petes Mountain area. Petes Mountain has limited ground water contrary to Gordon Root's allegations. Petes Mountain Water Co has already dried up one well and had to re dig. Their fire hydrants do not even work in the summer when the water level is low. The cost to build infracture in both these areas is expensive and will be bone mostly by tax payers. Several bridges will need to be built just to cross the numerous creeks on the west side of Petes Mountain. The freeways bounding these areas are already at capacity. Adding businesses to the area will only compound the traffic problems.			
97068	That the Stafford Hamlet not be designated urban or rural, but be allow self-determination through its Values and Vision statements that evolved from a 2 and 1/2 year community grassroots effort.	Clackamas County - Borland Rd area. 1. The area is flat and is like the Borland Rd area. 2. Tualatin Loop/Johnson Rd. south of I-205 needs to be removed from "urban" designation. According to Metro and Clackamas Co. maps, this is a class A/B wildlife habitat, is mostly built out already, has a sustainable ecosystem, and the existing residences co-exist with nurseries and gentleman farming in the area.	Tualatin Loop/Johnson Rd south of I-205. It is class A/B wildlife habitat, has a sustainable ecosystem, is already built out, co-exists with gentleman farming and area nurseries, is part of the Stafford Hamlet. "Urban" does not support its values as part of the Values Statement nor its vision as part of the Vision Statement.	Clackamas County: Tualatin Loop/Johnson Rd. south of I-205. This area is only being looked at as urban reserve, unlike the rest of the Stafford Hamlet. It need to be considered for rural reserve.		Some areas like the Stafford Hamlet, once slide areas, schools, churches, county and Metro open space purchases, steep slopts and wildlife habitat have been removed, have relatively little land remaining for development. These areas should be neither rural or urban, but be allowed to develop and preserve according to their own community vision plans.
97068	Please designate the Stafford Triangle as Rural Reserve. I prefer the rural barrier, the county and metro's high density vision will ruin the character of West Linn and regional government's dismissal of the cost to taxpayers in infrastructure subsidies is arrogant and selfish.	I do not have enough understanding of the impacts.	Stafford Triangle in Clackamas			Local residents should have more say in what happens near their homes. In the case of the Stafford Triangle, residents of West Linn and Lake Oswego should be able to vote what their choice for the region is given a complete cost/benefit analysis, total disclosure of development plans, impact to the tax base, environmental and economic impact statements, etc.

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97068	Keeping Stafford Triangle rural with a hamlet. Once country is built on, it does not return to country (rural).	I do not have those maps in front of me. Growth should stay contained but be supported with enough roads etc. within our current UGB.	STAFFORD TRIANGLE!			I know that Metro has tried to contact and educate people about these decisions--but most know nothing about it!! Decisions will be a shocking to people when everything is announced.
97068	Keeping rural reserves and not increasing development such as commercial centers.		Stafford Triangle	Keep the land use as rural within the Stafford triangle and protect the wetlands through out the region.		I am not certain that I understand the "redevelopment " question.
97068	leave the Stafford triangle alone, outside of the urban growth boundry. Protect the workinf farms and do not bring the area into the urban reserve.	Makke sure that all the prequalified types of land are correctly identified. In the Stafford Triangle, I can point out many mistaken or misidentified tracks of land as the pertain to wetlands, riparian areas and actual springs, which would disqualify developement on many of the parcels.	Stafford triangle in general.The SW Johnson RD area and the large tracts of land that are still open and of course the working farms.	yes, change the Stafford triangle to rural reserve. Save the small farms		The basis of this process has been handed down from the old existing parameters. That is to say that the bigger you build up an area the more jobs you create, the healthier your communities and metro areas will become. This old premise of bigger must be better is a model that is broken and out dated. We only have to study the health of each city, county and state budget. The concept advocated by developers and builders is that the more we build the better off your community will be. THIS IS A BROKEN METHODOLOGY. IF you might look a the childrens computer game SIM CItty. You can understand in a short time that urban sprawl no matter how well planned does not gaurentee success. For to long the voice of builders and developers has driven the process of inclusion for our urban sprawl. You the councilers and commisioners now have the oppertunity to change the paradym. Allow the conservation of open spaces not just the parks and wetlands to drive these decisions. You have been driven by the predictions of an ever increasing population and the need to

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97068	Keeping the Stafford Triangle relatively rural	Stafford Triangle should be kept rural	Stafford Triangle should be Rural Reserve	Stafford Triangle should be rural.		If your own studies show more than 70% of the area's residents want to retain open spaces and more than 70% of the same people want to protect farms and forests, that ought to give you some semblance of direction--down to the point of, if you do NOT build it then they will have no place to come (to). The more infrastructure you build, the more you invite people to come. The less you do, the more you discourage people to live somewhere else. Let's not ruin Oregon by encouraging more people!
97068						
97068	A balance of maintaining existing natural areas while acknowledging the need for future, thoughtful and limited development					
97068			Stafford should be an urban reserve.			
97068	That Stafford should be an URBAN Reserve and to take it out of the rural reserve factors study.					
97068	clusterd homes,open space,					
97068	preserving urban growth boundry so to protect farm,natural and forest for the future	1. Protect Farmland! Farms provide food, environmental services, food, and they're an important economic driver in the region and did I mention that they also provide food.	Washington County has the some of the highest quality agricultural land in the region and they should be encouraged to protect that farmland from urbanization.	basically development outside the UGB is too expensive		
97068	Keep Stafford triangle rural.	Environmental factors related to wildlife, clean air,open space...EPA should be involved and a study made of the impacts that effect the above if the land is designated urban....an inventory of wildlife should be conducted before any designation is made of the Stafford Triangle. Considering the proximity to I-205 the threat to wildlife increases when their space is limited. The SW waterfront is the answer...build up, not out. We in West Linn don't need any more taxes and we would certainly be hit with infrastructure costs.	Stafford Triangle.....open space speaks for itself	Some indication of the wildlife that lives in any area that is currently open space and farm land. Corridors for wildlife are essential and rural designation should indicate protection of wildlife and in many cases wild plants which are native to Oregon and that includes trees	Stafford Triangle....leave it alone and as is.	I think it would be wise to SLOW down as it has been reported that people, given the current economic crisis, are not moving. Homes are not selling. It is projected the Oregon will NOT see the previous projected growth in population for years.
97068	I want to preserve farms and open spaces, and drive maximum density infill to achieve that.					
97068						
97068	To stop the spinning and move ahead!!!!					

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97068	I'm tired of Metro dictating to everyone.	Stop having such a huge difference between the rural and the urban. Why are some people (with money) allowed to have huge private lots while the rest of us are crammed together. The land you are supposedly preserving is not accessible as it's privately owned.				I really think that you should just keep out of it. I see little good from this entire process. Let the market determine value and futures.
97068	Leave existing preserves and growth boundaries as is.	I don't know enough to comment.				I think if a space was slotted as a reserve, it should stay that way and not be subject to a new review because someone wants a place to develop. I'm concerned that re-review of reserve areas will put us on the path to a 'concrete jungle' and we'll be just another Los Angeles. We will lose all that makes our area wonderful, desirable and livable.
97068	Protection of the forests.					
97068	Urban reserve					
97068						
97068	Urban Reserve					
97068	Ditch the 20 year land grab rule-encourages wasteful sprawl	Exclude Stafford	Eclude Stafford _ not needed or wanted by neighboring cities	Include Stafford, Clackamas County		
97068	keep large tracts of land together	keep tualitin river property with its present land owners				none
97068						
97068			Clackamas County Stafford Basin			
97068		Clackamas County, Stafford Triangle			Clackamas County --Stafford Triangle	I consider Working Farms as farms that sustain a family that works the farm and does not rely on income from a job outside the farm. There are no farms inside the Stafford Triangle doing this with any success. Only exception might be one of the vineyards,
97068	Stafford triangle designated rural	Stafford triangle clackamas county	Stafford triangle clackamas county	Stafford triangle clackamas county should be designated rural reserve		
97068	Keeping Stafford rural.		Stafford			
97068	rural reserve...WL/LO area.	Rosemont Road preserved as rural.	Rosemont Road as well as Stafford area.	Stated earlier	Rosemont Road area in WL.	Such a large proposed development shouldn't require cities to burden the costs unless the electorate of those cities vote to participate in the development of new property.
97068	Keep a rural boundary reserve for area	I have not seen the maps		I have not viewed the maps		
97068		Stafford Area North of I205 should be in Urban Reserves, it should not be a Rural Reserves area.		Exclude entire Stafford Area.	Exclude all of .Stafford area	Please keep to the technical factors, and don't be swayed by the vocal preservationists in Stafford.
97068						
97068	Switching Stafford from urban to rural reserve, or just not bringing in to the UGB period.		The Stafford Triangle is not conducive to development and will only exacerbate an already overly congested area.	The Stafford Triangle		The process could be much more transparent and open than it appears to be.

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97068	city meetings, votes, of course (ideally) win win situations would be nice. Hard to do with urban growth boundaries and suburban areas. Both sides of the coin are important and difficult issues to tackle.	(ideally) A win win outcome would be nice. Hard to do with urban growth boundaries and suburban areas. Both sides of the coin are important and difficult issues to tackle.				
97068	If all of these reserves were left "as is" - do not develop; do not touch, please.	There should be no more urban reserves - West Linn has already been OVER DEVELOPED . . . don't let this continue to happen in West Linn or any of its neighboring cities and towns which are also so beautiful yet suffering from the same greedy overdevelopment plans.	All areas under consideration in West Linn, Lake Oswego, Stafford, Tualatin, Lake Grove, South West Portland.	For the above-mentioned towns/cities, expand the reserve areas so there is no further development. There's already been enough Streets of Dreams and when all is said and done, if development of these areas is allowed to continue, they will become "Streets of Crimes and Nightmares".	Please keep West Linn Stafford Lake Oswego Wilsonville Tualatin South West Portland from being further developed in any way (other than repairing and/or repairing existing infrastructure.)	Stop development for ANY reason in the above mentioned towns/cities. PLEASE.
97068	The Stafford area should be brought into the URBAN RESERVE and taken out of the rural.					I believe that those of us and our families, who have lived in the Stafford area for the last 40 or more years and have made a considerable investment of time and money and own some of the larger parcels, feel that it is only right that their voice be heard. The frustrating thing is that many of the newcomers to the area have bought a small parcel and built an expensive home and then when they have their little piece of paradise do not want anything to change. They want the open spaces to be maintained and all the natural areas to be turned into a park or walking trails for their benefit, but fail to consider that this comes at the cost of the property owner who has purchased and paid taxes on this parcel for many many years. Our family believes that this can be achieved by an orderly and planned urban approach that allows all sides to have a measure of success without penalizing the larger landowner by not allowing some development. Our kids and or grandkids would like to be able to have a few acres and build a nice home in Stafford on the family property, but under the rural reserve
97068	Stafford should be an Urban reserve and taken out of the reserve factors study	Stafford should be added to the UGB		redevelopment and infill inside of the existing UGB are not important		
97068			Clackamas county Stafford Triangle	have not seen the maps		
97068						
97068	making stafford area an urban reserve			stafford area should become urban reserve, not rural reserve	the entire stafford area	stafford is a close in area which is no longer productive as farmland and could and will provide additional employment opportunities and housing
97068	Designate Stafford Triangle as a rural reserve		Stafford Triangle, especially along Rosemont Road. a welcome respite from high density development at present.	Clackamas--expand rural reserves in Stafford Triangle		

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97068	<p>We are continually frustrated in what we see in Metro's primary planning emphasis which appears to simply grow the urban growth boundary and highly develop the density within it. There appears no demonstrated concern about what that increasing density is doing to the quality of life within the UGB. There is no significant open space within the UGB. I see the Stafford area as the pivot point. This is a land mass for which METRO could make a policy shift allowing this jewel in the urban area to remain such. METRO appears to us to be stuck in the 70s. We came from the East Bay area where there is the EBRPD...and significant regional parks established within the urban area to retain some of the natural the environment. METRO seems not to have the vision necessary to fulfill it promise. Buying slivers of land along flood areas for green space doesn't cut it. Our kids need a place to play!</p>	Stafford!	Stafford!!	Expand the Stafford area!		<p>Surrond the Stafford area within the UGB...but leave Stafford a rural reserve. This would be a significant visionary shift which would benefit the entire metro area.</p>
97068			stafford basin			
97068						
97068	Preserving open space and natrual areas.					
97068	<p>Urban reserves confined to areas with adjacent excess capacity (i.e., sewer, water, electrical grid, transportation including streets and highways).</p>	<p>In Clackamas County, the area south of I-205 between West Linn and Wilsonville should be preserved as a rural buffer between the two cities. The nearby area between the Tualatin River and I-205 (i.e., south of the river, north of the freeway), west of the place where Johnson Road passes under I-205, and east of Saum Creek, should also be preserved as a rural buffer to help water quality in the Tualatin River.</p>	<p>Clackamas County. The area south of Rosemont Road (Lake Oswego to West Linn), north of I-205, east of Stafford Road and west of a line generally from Parker Road, Brandywine Lane and Woodbine Road, should be excluded as having insufficient infrastructure and a lack of foreseeable funding to install such infrastructure. Both Lake Oswego and West Linn city governments oppose development in this area as an undue burden on their taxpayers.</p>			<p>The designation of large swathes of area as urban/rural reserve seem like an oxymoron. This designation obfusates Metro's intention for these areas and plants a seed of future political conflict, resolving nothing. It is akin to "being a little bit pregnant."</p>
97068	Stafford area would remain as it is today	Stafford should be a rural reserve				

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97068	low financial burden to those nor related to the immediate development.		Discontinue further initiation for large development growth that will cost the surrounding tax payers additional \$\$ to provide the infrastructure, transportation, schools etc.		unsure, clackamas county	
97068	Rural Reserve		Stafford Triangle	Stafford area should be included without exception		Yes. Those of us who live in and around the Stafford Triangle have made clear that this should be a Rural reserve and Clackamas County and Metro should act on our wishes.
97068	Being INSIDE the Urban Growth Boundary. Jobs in and around the beltway of Portland are important to me	Keep Stafford an urban reserve		Take Stafford out of Rural reserve, Stafford should not be a rural reserve but should be in the Urban Reserve.		On the last question, I would like NEW employment centers outside the downtown Portland area. Would like jobs in MY area.
97068						
97068		Ensure Stafford area is not developed as multi family or single family housing.	Stafford area of West Linn & Lake Oswego			
97068	Designate Stafford Triangle as RURAL.		Stafford Triangle should remain RURAL and excluded from study as an urban reserve. We moved here for the peacefulness and tranquility. Designating Stafford Triangle as urban would turn this area into Beaverton--where traffic is a nightmare.			
97068	Public & open, but with a strong focus on making tough decisions that are best for the long run 20-30 year and further out.	Clackamas - Stafford at I-205 (especially north from I-205 to the Tualatin river) should be designated for commercial, office, light industrial, and high density housing freeing the rest of the Stafford triangle for rural and low density development		Clackamas - Stafford at I-205 (especially north from I-205 to the Tualatin river) should be designated for commercial, office, light industrial, and high density housing freeing the rest of the Stafford triangle for rural and low density development	Clackamas - Stafford at I-205 (especially north from I-205 to the Tualatin river) should be designated for commercial, office, light industrial, and high density housing freeing the rest of the Stafford triangle for rural and low density development	
97068	A comprehensive plan that includes both preservation and residential/business development.					
97068	Keep Stafford area rural, designate it as rural reserve	Clackamas County, Stafford area	Clackamas County Stafford area	Include Clackamas County, Stafford area		There is enough existing homes for sale to allow newcomers housing. "If you build it, they will come". If there is no more room for new folks arriving, maybe they will go elsewhere? I don't believe in pushing infill development when most of West Linn is developed out. The applications you see now for infill are on parcels that should not have a house on it. We also shouldn't sacrifice open space, natural areas, farms and forests to simply have buildable land for a prediction. If we are built out, we are built out period. If someone wants to move here that bad, they can purchase an existing house for sale. There is always one available.
97068	Keep it rural	Keep it rural and don't develop	Stafford triangle			
97068	Stafford to remain an untouched rural reserve	Adoption of econometric models to illustrate the true cost of infrastructure to develop Urban Reserve Areas with projected tax rates to Clackamas County Residents	Clackamas County - Stafford Triangle			

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97068			Stafford area should be kept as rural reserve.	Stafford area		
97068	Bring the Stafford area into UGB as an urban reserve	Clackamas County Stafford area should be made an urban reserve within the UGB			Stafford should be made an urban not rural reserve	
97068	limiting urban development in areas that are urban. Utilize the undeveloped space within urban areas.	The Stafford area from I5 to the willamette river should remain rural.	as above	Include the entire Stafford area. Petes Mountain and surrounding areas are a limited water area. We have had to drill two wells in 5 years because of decreasing water table. We live at about 800 feet and our current well is 1000 feet. If more development occurs around us, we will have no water. Tualatin and Wilsonville have testified they will not supply us with water or waste management. Please do not rob us of the value of our property!		
97068						
97068						
97068	Stafford Basin to be designated as a Rural Preserve					
97068			Stafford triangle area in and around West Linn.			
97068		Exclude the Stafford Triangle	Stafford Triangle	Stafford Triangle area should be designated as a rural reserve		
97068	preserve it as rural reserve		Stafford Tri angle. It needs to stay a rural reserve.			
97068	Designate Stafford as a Rural Reserve.	Designate Stafford as a Rural Reserve.	Stafford.			
97068	Preserving land around where I live so within moments you can feel rural and open-ness	leave as is	I am having trouble with the terminology of this survey....I would like to see the area around West Linn left rural...which ever answer says that (yes/no)			
97068	keeping Stafford triangle rural reserve. adopting policies to discourage people from moving here. develop full cost SDC's.		Stafford triangle. keep it as rural reserve.	as stated earlier.		get rid of the process that requires metro to consider 20 yr land supply for developers. require development to pay true full cost of growth. encourage folks considering moving here to go to Seattle instead, it's already a mess there anyway.
97068					retain the Stafford area in it's current state	
97068			Stafford Area, contiguous to West Linn - Lake Oswego - Tualatin			

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97068	IF one is to preserve a Stafford mix of properties, there should be a limit to property "smallness." Nothing less than 2 acres. And, they may need to incorporate to figure out their own funding for the infrastructure.	Regarding the Stafford area in Clackamas County. Instead of drawing circles to make a growth boundary, make "fingers" that extend into the rural areas. Yes, I wish that Stafford had 2 acre lots available for home ownership, but I love driving through there feeling that a bit of nature exists beyond the need for a shorter commute. I have a problem with the idea of "land suitable for development." How about the concept that land be suitable for people's welfare. Little lots with no large lots makes for the boxed-in feeling, crime, and density (that diminishes access to the water table as an example). In amongst fingers of development, intersperse swaths of agriculture, "genteel" living and space to breathe. Parks are not the living-with-our-neighbors answer. They have a function outside the concept of rural vistas, outside the need for mixing the rural with the cement of the city.	Please keep the Stafford Triangle as rural reserve.			
97068	Preserve the rural area and trees		The Stafford area should remain and it is - we don't need more houses, commercial areas and development. The 10th st. interchange is already a night-mare! Stafford Rd. is dangerous enough with the traffic that it carries at the present time. Preserve the countryside and build within the areas that are already developed.		The Stafford area needs to be preserved as it is and not built up with more homes and commercial centers. Stop cutting down the trees and taking away the farms with the livestock that graze the fields. The rural landscape is a treasure that provides more than \$\$\$\$\$\$\$\$ can buy for the passing travelers on the freeway. Don't take away the reason that the residents of this area moved here to begin with - we LOVE the country!!	Find some other area to develop that is less scenic and pastoral!
97068	Rural		Stafford Triangle		Clackamas - Washington, Stafford Triangle	Please protect the Stafford Triangle as a rural reserve.
97068	getting rid of laws that require 20 year buildouts - this is not reasonable with so much change and so much at stake		Pete's Mountain			
97068	Include Stafford area north of I-205 into Urban Reserves.	Include all of area north of I-205 into Urban Reserves.			Yes, all areas north of I-205 in the Stafford area	Do not let Multnomah County and their Metro Commissioners trick everyone and have all development go inside Multnomah County and keep all the money that goes with it. Who really wants to live a Vancouver B.C. lifestyle? It does not attract citizens with family values.
97068	A very specific plan that would keep intact the rural feel of the area.	Keep stafford hamlet area plans intact.	Stafford Hamlet area	In the stafford Hamlet area there should be minimal high density housing designated.		The Stafford Hamlet commission has worked hard to make sure all voices and opinions have been heard and met in the plans we have put forward for any future development within its boundaries. The overall consensus is that we wish to be able to control the rural feeling of the property and protect its beauty.

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97068						
97068	Keep Stafford Basin Rural Reserve	Clackamas County, Stafford Basin should be Rural Reserve to protect foundation farm lands further out in from cities.	Stafford in Clackamas County should not be an Urban Reserve	Stafford should be Rural Reserve		Poorly designed and implemented. Should have determined infill opportunities first and included more representatives on the committees from the cities that will have to support the Urban Reserves.
97068	Designating Stafford Triangle as Rural Reserve	The amount of remaining infill in Portland and surrounding cities should have been determined before this process was begun. The cart is before the horse and the process should be stopped until the existing infill numbers have been evaluated.	Stafford Triangle should not be considered as an Urban Reserve because of steep terrain, high development costs, "HUGE" transportation infrastructure costs, lack of infrastructure and the necessity to maintain a rural buffer for foundation lands. The Petes Mountain area must be not be designated Urban Reserve because of water issues.	1.)Washington County is not protecting an adequate amount of ag land. 2.)Stafford Triangle area should be made a part of the Rural Reserve lands. 3.)Petes Mountain should be Rural Reserve because of its limited water and lack of infrastructure.		Please protect the Stafford area from urbanization for the next 50 years by designating it Rural Reserve. This will allow certainty for the owners who can then commit resources to placing their land in production. The reserves process was not clearly thought through and has been manipulated by development interests. As much as people hate and disperse the 20 years land supply process, there is increasing talk of asking the legislature to revoke or limit the size and authority of METRO or of simply voting METRO out as it was voted in. The phrase "protect working farms" could be interpreted to mean "Protect the foundation lands by maintaining Stafford as a Rural Reserve for small farms, equestrian centers and operations that are not appropriate for foundation lands. If interpreted in that way I would have placed my check mark on five instead of four. Had the Reserves Process been more carefully constructed, a third category might have been included. Just a thought in the event consensus cannot be reached. We need a better process than the 20 years land supply, I am
97068	Please make the Stafford area an Urban Reserve.	Please take the Stafford area out of the rural reserve factors study. It should be an Urban Reserve. I feel that employment centers outside of the existing UGB are very important, and specifically important to this area, the conditions are optimal.		As above, the Stafford should be an Urban Reserve. Employment centers outside of the existing UGB are very important, and specifically important to this area, the conditions are optimal.	Please take the Stafford area out of the rural reserve factors study.	
97068	Making Stafford area an Urban Reser			Satfford area should become URBAN RESERVE, not RURAL RESERVE	The entire Stafford Area	Stafford is a close-in area which is no longer productive as Farmland and could provide additional housing and employment opportunities
97068	Allow urban designation for the Stafford area, with safeguards for some open areas.					
97068	Have Stofferd area be in the Urban Reserve			Stafford area should not be rural reseve and changed to Urban Reserve	The entire stafford area	

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97068	Making Stafford Area an Urban Reserve			Stafford Area should become an Urban Reserve, not Rural Reserve	The entire Stafford Area	Stafford is a close-in area which in no longer productive as farmland and could provide additional housing and employment opportunities
97068	Making Stafford Area an Urban Reserve.			Stafford Area should become an Urban Reserve, not Rural Reserve	The entire Stafford Area	
97068						
97068	Land for JOBS Land for Economic Growth Decrease level of density pushed on the region by Metro Stop infill, it is turning out to be real ugly Let the market drive development Let the market drive Green and Lean and Stainability Discern the difference between social economics and philisofical bias	Follow the factors provided and apply them	Follow the factors for both urban and rural that have been provided and apply them	Follow the factors and apply them	Follow the factors and apply them	Follow what SB 100 was all about
97068	1) I live at 25202 SW Pete's Mountain Rd, and am in a narrow triangle which is undesignated. The worst case would be for the area on Mountain Road, Stafford Rd (currently both urban and rural candidates) to become urban, which would increase traffic congestion on Pete's Mountain. 2) On the other hand, there's logic to designating Pete's Mountain SOUTH of Schaeffe as urban reserve, because of proximity from West Linn, current density and small lots, and the fact that the city has already provided sewer and water to a residence immediatly across the bridge, beginning of Pete's Mountain Rd.					
97068	Urban Reserve Designation and inclusion in the UGB as soon as possible				Stafford Hamlet	

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97068		Clackamas; Stafford. Stafford should be an URBAN reserve. The land truly is not productive farmland. Green areas can be preserved and allow careful development.		Clackamas; Stafford. Stafford should be removed from rural reserves.	Stafford should be excluded from rural reserves. The EFU lands are not productive. Taxes aren't even able to be paid from the activities on those lands. The Fire Dept declines to issue me a burn permit; they say it is too urban.	
97068	Inclusion of Stafford in the urban growth boundary.	Stafford should be an urban reserve.			Stafford	
97068	Tualatin Loop/Johnson Rd south of I-205 -- rural reserves or, at least, undesignated.	Clackamas County. Multnomah County. Washington County. Choose an area based on its suitable characteristics, not choosing area by looking at a map.		Clackamas County. Multnomah County. Washington County. Choose an area based on its suitable characteristics, not choosing area by looking at a map.		Provide new urban community and new employment opportunities INSIDE the current urban growth boundary.
97068	Reducing the influence of developers on the land use planning process.	Clackamas; Stafford. Remove Stafford from urban reserve consideration.	Stafford Triangle is inappropriate for urbanization. This area is unique and should be preserved for future generations until we can bring some common sense to the land use planning process! Stop letting the tail wag the dog!			The 20-year land supply rule is insidious and contrary to good land use planning.
97068	Development with public health, water, air, food and transportation considered first. Land health considered second. Land health is respect for the fragile environment with respect to water, drainage and transportation routes. Density does not necessarily support land health.	Clackamas; West Linn, Rosemont Rd W to Stafford. Stafford S to Borland. The city of West Linn has a history of poor, negligent stewardship of their current property. Adding more homes and streets to such a government entity is irresponsible.				
97068						
97068	The Stafford Hamlet is to be recognised as private properties, however when and the where is on the process to be subdivided, the adjointed cities should be involved in their development! It does and will affect all present residency nevertheless. So, good sharing involvement becomes a healthy quality environs.	Clackamas. Stafford Hamlet	Wherever there is natural resources ONLY -- again, private properties have ownership rights we need to respect very closely! It's their constitution. They have/are paying their taxes while raising their family as well. Whether they have a job or not, paying property taxes and raising a family it is not an easy affair so they have their rights.	Clackamas	Manhattan was a natural area -- yet the natives sold this island for 1 lb of fake beads!	Protect working farms and forests -- are we speaking private or public? Protect natural resources -- only. Provide new urban communities outside the current urban growth boundary unless all in-fills are filled and old housing rebuilt. Provide new employment opportunities along I-205 -- perfect for future businesses. Yes, I came to West Linn from New York City, NY in 1959 -- from a puny town I am so happy to live to see it become a REAL CITY.
97068	Keep Stafford triangle a rural reserve only.	Clackamas; Stafford Triangle above 205. Remove urban reserves designation.	Stafford Triangle above 205. It is special! 1) Beautiful natural areas including 3 named creeks/streams with riparian flora and forested areas and meadows and many birds. 2) It has unique attractions. a) Horse riding opportunities (including Happy Trails Stables where disabled kids from all over metro area can learn to ride b) Excellent biking opportunities, esp Wisteria Rd c) Meteorite site. 3) Not cost efficient for building infrastructure for urban.			1) There should be a "stakeholder" on the steering committee who represents taxpayer concerns. 2) There should be better communication to the public how the high cost of new infrastructure will be paid for.

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97068	Designate Stafford Triangle rural reserve	Clackamas; Stafford Triangle; to rural reserve	Stafford Triangle. Area cannot support increased traffic. Land not suitable. Development will unfairly increase taxes on existing residents.			I do not feel that sufficient local input was taken into account when the decision was made to designate the Stafford Triangle as urban reserve. The citizens of West Linn as well as the city council and mayor overwhelmingly are in favor of a rural reserve, yet our opinions appear to matter least in the decision-making process.
97068	Changing Stafford from urban to rural reserve. But the process has the appearance of being predetermined.	Clackamas; Stafford. Urban to rural reserve.	Stafford Triangle. The Stafford Triangle is viable agricultural land that is close to the UGB. Maintaining this area as a rural reserve is the most prudent decision that the County and Metro could possibly make. Where are we going to get our food from when oil is \$200/barrel, in less than 3 years as predicted by many experts.			When was public comment taken regarding which areas should be urban vs. rural? I don't remember having that opportunity.
97068	There are little to not middle class income producing farm or forest jobs within the stafford triangle area which is why I have no interest in protecting them.	The staffor hamlet area should be considered as an urban reserve area as it is the closest area to established employment and services. Areas such as that outside of damascus should not be included as they are too far away from the urban core of the metro area. We should be building up rather than out with a focus on employment areas and mass transit serving the needs of our citizens.	outlying areas outside of towns such as damascus, sherwood/newberg, wilsonville and canby should not be urban but rural reserves as they increase sprawl.	the stafford hamlet/stafford triangle should not be considered as a rural reserve due to its proximity to current development and to the inner core of the metro area. All outlying areas should be rural as to prevent urban sprawl.	Stafford triangle/hamlet	we need clusters of employment throughout the metro area to limit traffic, pollution, commutes, etc.
97068	Designate all undeveloped Clackamas county land inside or nearby (within 3 miles) the loop made by Interstates 205 & 5 as Urban Reserves. Keep the development close in, tight, and near the main highways and interstates we already have in place. This will save resources and protect productive farm land. This has been Metro's plan and it has worked well.			The Stafford basin should NOT be considered for Rural Reserve. IT HAS AN INTERSTATE FREEWAY RUNNING DOWN THE MIDDLE OF IT. Keep the development near transportation and CLOSE in to the metro area. This protects productive farms outside the UGB, saves fuel, and leads to shorter commutes and improved quality of life.	The Stafford Basin should not continue to be studied as a Rural Reserve. This decision was made for us years ago when folks decided to put in an Interstate freeway.	We will have a huge amount of folks move into our region in the next 25 years. There is no stopping it. They will bring talents (and needs) with them which our state will need to grow and prosper. It is amazing and embarassing to me how closed-minded cities like Lake Oswego and West Linn are about development of adjacent county land. The stafford basin, for instance, is not a nature preserve or a bike path for their citizens. If it is, they should buy the land for that purpose and get on with it. It is also largely not commercially productive for anyone or anything. Clackamas county and Metro should not deviate from their proven model of keeping high density close in. They should keep urban development near transportation channels. This will protect the real farms out there, and the open spaces of tomorrow. Putting rural reserve designation on land so close in to the metro area and near a freeway will start to create the sprawling look of Atlanta. Thank You!

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97068	Reasonable expansion of the UGB to accommodate jobs land and to keep land prices reasonable. Also to provide adequate transportation alternatives for freight and commuters in multi model forms but primarily accommodating high numbers of commuters in single passenger auto because for the next 50 years that will remain an imperative and continue to be a preferred choice.	include Stafford basin in an immediate addition to the UGB because of the existing infrastructure (mainly I 205) and because the value of that land and the homes that would be built on it will support all the additional infrastructure needed to make it useful. It is poor farm land at best.	However i recommend against any inclusion like the Damascus area where billions of dollar of infrastructure is required and the land value and desire to live there or to locate industry there is too low to support infrastructure funding.	There is an abundance of agricultural land in the Willamette valley and surrounding hills that is being used either to grow lawn seed (not food) or landscape nursery plants (not food) that can easily make up for the conversion of some good farm land to urban uses where urban use is practical and logical. South of Willsonville for example. Forcing urban growth to outlying cities like NewBerg, Canby, Mollala, Ridgefield is just compounding the very thing we are trying to avoid. Sprawl. As those towns grow they will eventually push their boundaries outward so that the gaps in between only function to extend commutes as workers spread out across a larger geographic area and work jobs from time to time that are far from where they live.	The Stafford Triangle and the areas east and west of Willsonville and the area south of Wilsonville along I-5.	see my comments in prior sections
97068	Undeveloped land in Clackamas county inside or near the loop made by Interstate 5 and Interstate 205 should be made "Urban Reserves". This keeps Metro on plan to preserve productive farmland and minimizes the sprawl which other large metro areas suffer from - like Atlanta. Saving the Earth will mean shorter commutes. Saving food production will mean preventing sprawl. Lets keep the development "close and tight" to the center of the metro area in Portland.					
97068		Clackamas County, Borland Area				
97068	Urban Reserve for Stafford, most flexibility and mixed use outcome possibility.	Stafford should be urban reserve.		Stafford taken out of rural reserve.	Enough studies done in Stafford already... time for action as an urban reserve.	Not all employment/jobs expansion is suitable to more urbanized areas such as downtown Portland. Clean campus-type tech jobs best suited for suburban areas where workforce is in place and less traffic/pollution. Too much transportation to urban Portland.
97068	PUTTING STAFFORD IN THE URBAN RESERVES	STAFFORD SHOULD BE AN URBAN RESERVE.		STAFFORD IS NOT RURAL IT SHOULD BE AN URBAN RESERVE	STAFFORD SHOULD BE REMOVED FROM THE RURAL RESERVE STUDY.	STAFFORD CAN BE DEVELOPED AND ENCOURAGE NEW EMPLOYERS TO LOCATE IN STAFFORD AND OREGON. WILDLIFE CORRIDORS CAN EASILY BE PROTECTED IN STAFFORD AND STILL ALLOW FOR SUCCESSFUL EMPLOYMENT CENTERS THERE.

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97068	Make the Stafford Basin a Rural Reserve.	See below.	The Stafford Basin, at least North of I-205, because: -Stafford is very special for all of the Portland Metro region because of its rolling and steep hill beauty, several riparian areas, flora and fauna that likely include the rare white larkspur, a "species of concern"; the multiple horse riding properties that include Happy Trails Riding Center which has 69 students, including many children, most of whom are handicapped in some way (including 10 that live in Portland), and because Stafford has the hillside site of the famous West Linn meteorite). Stafford's specialness would be lost, and horse farms would have to move out to what is now pure agricultural land if Stafford were urbanized. -Doubt that infrastructure can be built in Stafford cost effectively because of the generally hilly terrain. Transportation infrastructure in particular will be very expensive since the roads in Stafford basin are marginal now, and ODOT's recent Metro report states that I-205 and I-5 in this area are unable to accommodate any more traffic, and the expense to improve them would be "HUGE" = greater than \$500 million (and they do not have the funds to pay for this). -People in Stafford, and in the surrounding communities overwhelming are NOT willing to pay for the large			The reserves process appears to be a good effort in general, however: - Is not enough taxpayer representation on the steering committee. -Some stakeholder comments at the steering committee meetings (I have attended 2 as a public person) are not hard hitting enough in my opinion. For ex.: the ODOT representative did not clearly state the findings regarding the huge cost of improving parts of I-205 and I-5 clearly mentioned in ODOT's 3/31/09 report when she testified verbally at the 4/09 steering committee meeting. -Dispite several stakeholders at the 4/09 steering committee meeting asking for delay of a vote on the reserve candidates because of several recent reports that had very recently come to them on-line for review (including the above mentioned ODOT report), the Core - 4 advised proceeding with the vote regardless. This is unacceptable (especially given that the public is not allowed to make any comments during the actual meeting of the committee) since a vote was occurring despite the sense mentioned that many of the steering committee likely did not have an
97068	identifying the Stafford and Pete's Mountain area as rural reserve					
97068	certainty so no more legal battles neighbors fighting developers who want to develop and not pay infrastructure		Pete's Mountain area			
97070	Stopping growth at Willamette River		All discussion of expanding south of the Willamette should cease. This should not have to come up year after year.			Keep this process as free from political influence as possible.
97070	No further development south of the Willamette River					This should not be left to politics. Our Oregon heritage is at stake. Don't let developers decide this matter. They will develop and move on to the next open space they feel they can make money from.
97070	No development south of Willamette in Wilsonville area					
97070	Protection of farmland, working forests and protection of natural areas. Do not expand the UGB beyond its southern boundary.		The French Prairie south of Miley Rd.			Do not sell out to the land speculators and developers -- the pressure and \$ are there! Rise above politics as usual.
97070	Do not increase the traffic on Boone Bridge to protect the farmland south of the Willamette -- to keep the land rural reserve.	There is land north of the Willamette which would be more cost effective.	South of the Willamette River -- save the farmlands, nurseries		South of the Willamette River	Keep the natural barrier between Portland and Salem

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97070	Keeping the area south of the Willamette River free of development.		Area south of Willamette River			Don't let politicians and developers influence your decision.
97070	Leaving the agricultural areas south of the Willamette River as is. We must not pave over and develop on this irreplaceable resource.		Area south of the Willamette River			
97070	Make area south of Willamette River at Wilsonville a rural reserve -- it is currently a candidate.		Area south of Willamette River at Wilsonville. Because area is designated "Foundation" land by Dept. of Agriculture, it is rated "difficult" for sewer and water infrastructure and ODOT rates I-5 and Boones Bridge at Wilsonville as at capacity. Not suitable for development despite speculators pushing to make a fast buck.			Keep politics and greed out of it. The Group McKenzie Study paid for by developers, home builders and "business," will be a white-wash. Ignore Tom Hughes' lobbying on behalf of Maletis Brothers. They are speculators and should not be rewarded. His arguments are false and irrelevant.
97070	Continue rural reserve					
97070	Maintaining rural reserves south of the Willamette River	Willamette River is a natural boundary for urban development. It should not be developed in rural farmland to the south of the river.	Area south of the Willamette River	1) Rural to the south of the river. It will be difficult according to city hall- Wilsonville to develop sewer and water. The lines to Charbonneau are at capacity. 2) French Prairie soil are designated "foundation" land due to the rich soil!!		Keep things as they are
97070			South of the Willamette River			
97070	Keeping prime, pristine farm and nursery land preserved.		Area south of the Willamette River in the French Prairie area.			Keep sprawl limited and not connect Salem and Portland as concrete, pollution, traffic. No more traffic -- need expansion now before Fred Meyer. Keep special interest groups and their personal politics out of this process.
97070	Limit the expansion of industrial use areas to areas north of the Willamette - the river should be the southern boundary of the UGB.		Exclude the area north of the UGB on the west side of I-5	The area south of Charbonneau (Miley Rd) to the Marion County line should be in the rural reserve		
97070	No development south of river (zoning change)		Clackamas south of Wilsonville			
97070	No further development south of the river.		Clackamas County south of Willamette River			
97070	Keep rural reserve south of Willamette River.	Area south of the Willamette River	South of Wilsonville, south of Willamette River	South of Willamette river should be rural reserve.		
97070	A balance of development and preservation.					
97070	Retention of existing farmland. Encouraging future farmers. Insuring that LOCAL food production is preserved.		All current farmland and Langdon Farms south of the Willamette	All agricultural land must be maintained and considered sacred.	All undeveloped land south of Willamette River, including the Langdon Golf Course.	
97070	Remain non-commercial		Charbonneau district		Charbonneau district	
97070	A UGB expansion, if necessary, be very limited.	Stafford Basin, having exception areas, be urban reserves	West of Sandy area in Multnomah County. All of Washington County's candidate urban reserve areas! Crazy! Maybe St. Mary's, but if Washington County is planning new urban communities OUTSIDE of current UGB, tell them to go back to the drawing board.	The area north of Canby, not designated as either urban or rural by Clackamas County, should be a rural reserve area! RE: Langdon Farms -- forget it! Stay rural.		
97070						

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97070	No industry south of the Willamette River	Don't know	Again - no industry south of the Willamette River. Should be kept as farmland. Our nurseries are important. Boone Bridge over capacity now. Develop more where there is industrial land already.		Also east side of Wilsonville where traffic of trucks would use Wilsonville Road.	
97070	I believe the land south of the Willamette River is too valuable for farming/nursery production to be used for urban/light industrial. There are many other areas less desirable which could be used for urban growth.	Clackamas County South of Willamette River should not be included in urban reserves	Clackamas County South of Willamette River should not be included in urban reserves			
97070		You can modify it here and there -- but in a broad sense, it appears to have the correct focus.		Area designated makes logical sense. Area south of Wilsonville and west Canby should remain as rural as possible and not allowed to migrate south along I-5.		It is an important process to guide our thinking of pace of development.
97070	Know what will happen to the land use in the future.		Pete's Mt. and Stafford triangle. We need an in between zone that isn't urban or rural but - Hobbyfarm zone that does not need urban services.	Farmers need "all" the resources to work. Don't include rural reserve then take away water, and overcrowd roads, limit spray, burning, etc.	Pete's Mt., FrogPond, Sherwood area -- anyplace the water is limited.	
97070	Keep the urban growth boundary north of the Willamette River!		South of Willamette			
97070	Keeping the urban growth boundary north of the Willamette River!		South of the Willamette River			
97070			Clackamas south of Willamette River		Clackamas south of Willamette River	
97070	Preserving the area south of the Willamette River by making it a rural reserve		The area south of the Willamette River in French Prairie. We want to preserve the agriculture, nurseries and stop urban sprawl. I-5 has no more capacity.			Stop developers and speculators taking over prime agricultural land.
97070	Protection of French Prairie area as it is.	Save French Prairie -- keep it as it is BEAUTIFUL!	The French Prairie area south of the Willamette River is foundation farmland and should be preserved as such and protected from developers and speculators who just want to make money and run.			Please save French Prairie from development by special interest groups -- besides ruining the beautiful farmland, it would add to the already terrible congestion on I-5. This is prime farm land that will never be recovered if development starts.
97070		Off limits to farmlands south of the Willamette River at Wilsonville	South of Willamette River at Wilsonville	Off limits to farmland south of Willamette River at Wilsonville	Farm land south of Willamette River at Wilsonville	Save farm and forest lands south of Willamette River at Wilsonville
97070	Maintain rural reserves south of Willamette River		South of Willamette River, Clackamas County		South of Willamette River, Clackamas County	Keep them rural!
97070	To protect our best agricultural land for farms.		French Prairie south of Willamette River		South of Willamette River	
97070			Area south of Wilsonville River		Area south of Willamette River should be kept as a rural reserve.	
97070			Clackamas/south of the Wilsonville River		Area south of the Wilsonville River	
97070	That French Prairie be designated a rural reserve (the area that is in Clackamas).	Don't know	All farmland south of the Willamette in Clackamas County			We need to be very cautious about opening anything in French Prairie to further development. It is one of the most magnificent pieces of land in Oregon and would be absolutely ruined by development of almost any kind.

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97070			Area south of the river in French Prairie.			Protect prime agricultural land from speculation.
97070			Area south of the Willamette River in French Prairie			Please protect prime agricultural land from special interest speculation.
97070	No development south of the Willamette. Protect virgin farmland. Preserve open spaces.	South of Willamette currently slated as rural reserve - appropriate	South of Willamette			Protection of farms very important
97070	Preserving the highly rated agricultural industry south of the Willamette River.	Clackamas (and Marion, if you have any influence) -- no urbanization of any land currently zoned EFU.	Exclude any land south of the Willamette River in the area around I-5 -- the upper Willamette Valley			
97070			South of River = save as farm and nursery land			
97070	Maintaining Aurora airport area as rural reserve.		Aurora Airport area -- Charbonneau surrounds.			
97070	Intelligent planning for growth and transportation for the next generations.				Marion and Clackamas counties are reasonable distance around Highway 213, with intent to make it into a bypass freeway in the near future. Relieve I-5 -- which is already mazed out often. How will it handle 1 million more population in next 20-30 years? THINK AHEAD and MINIMIZE CHANGES in the I-5 corridor!	
97070	Lots of urban reserve	Clackamas, near Wilsonville...align more closely with the City of Wilsonville's "20-Year Look," and leave other areas near Wilsonville "undesigned."		Rural reserve should be used only in very limited, extreme cases. The RR designation locks up land for 40 years. Planning experts state you cannot adequately plan beyond a 10 year horizon. The UR designation or no designation allows for flexibility in the future. Just because land is Urban Reserve does not mean that it will become urban...Metro will still follow URA guidelines after this effort is done.	All of it.	
97070	No developments south of Willamette River		We have already taken more than our share of growth north of Willamette River.			
97070	Preserve farm and forest. Balance jobs and housing. Build up not out.	Maybe -- no urban services unless provided by city	Maybe -- must annex to city	Maybe - Portion should be left out north of Borland Road	Maybe.	Metro should not make the decision; neither should counties force other counties to follow their standards.
97070	No development or expansion of the Metro area south of the Willamette.		South of the Willamette River			The process should not be compromised through backroom deal making.
97070	Preservation of foundation agricultural farmlands. Also, would like to see folks who want development at the edge bear its ENTIRE cost.	Washington County seems to have a preponderance of land -- it seems disproportionate.				I think re-development in cities with existing infrastructure is more cost-effective.
97070	No development south of the Willamette River		Clackamas south of Willamette River			There should be no industrial development south of the Willamette River.
97070	Protect and preserve area south of Willamette River in French Prairie.	Exclude area south of Willamette River from further study as an urban reserve.	Area south of Willamette River in French Prairie!		French Prairie	
97070	No development south of Willamette River		Area south of river.			Bad freeway access south of river. No water or sewer from Wilsonville south of river. Too good of soil to build warehouses or develop.

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97070			Clackamas, south of Boone Bridge/Willamette River		
97070	Protect the foundation farmland south of the Willamette as a matter of common sense. Keep this land rural reserve.		Clackamas County south of Willamette River		No natural barrier to Salem once the Willamette River south becomes urban. There is plenty of land north of the Willamette for urban development.
97070	Rural areas to remain unchanged		Clackamas County south of Willamette - French Prairie area		
97070	Rural area to be left unchanged.		The area south of the Willamette River in the French Prairie is one of the areas to be excluded.		Protect prime agricultural land from speculation by special interest groups such as developers and home builders
97070		Preserve the farmland south of Miley Rd.	Clackamas County south of Miley Rd.		
97070		Keep south of Miley Road rural.	Area south of Miley Road, Clackamas County, Wilsonville		
97070	South of Willamette River rural reserve	The area south of Willamette River should be rural reserve because prime farm land	No development south of Willamette River.	South of Willamette River should be rural reserve.	
97070	Retain rural atmosphere. Prevent more road problems/traffic. Protect our agricultural treasures. Prevent growth of industry and development.		South of Willamette. No rural development.		Do not let politics and special interests effect decision! Do not connect Salem to Portland. Protect agriculture.
97070	- Hard boundary. - 50-year rural reserve.		Clackamas County south of Willamette River/I-5 to the border with Marion County (French Prairie area).		
97070	Preservation of farm and forest lands.	More of the Stafford area should not be a part of the urban reserve but should be preserved as is.	I believe that the French Prairie area south of the Willamette River should be excluded from further study. Some reasons are: 1) I-5 is at or near capacity at the Boone Bridge and the ramps at either end of the bridge. 2) The land is prime agricultural land and is critical for that purpose. 3) Sewer and water lines would be extremely difficult to provide for development.		We need to protect prime agricultural lands from special interest groups who would destroy it for their own profit. We cannot create more agricultural land.
97070			The area south of the Willamette River. Boones Bridge is already at capacity. No service south of the Boones Bridge -- water; sewer. No good access to I-5 or on ramps.		Keep speculators from developing prime farmland.
97070	No development south of Willamette River, Wilsonville	Leave Charbonneau French Prairie area the way it is.	Charbonneau, Aurora, Airport, Farms, etc. leave as they are. Do not extend enlarge the airport.		Protect prime agricultural land from developers and home builders.
97070	We would like to protect our natural and rural areas around the Willamette River and Charbonneau...south of the Willamette and in French Prairie, and including the airport!!		We want to preserve all the way to the airport and including the airport!! South of Willamette River and in French Prairie.		Protect prime agricultural land from speculation by developers and home builders.
97070	Preserve the area's natural land south of the Willamette River in French Prairie		South of the Willamette River in French Prairie and all the way to the airport including the airport!!		Protect prime agricultural land from speculation by developers and home builders
97070	No development south of the Willamette River and in French Prairie including the airport!	Leave area south of the Willamette River and including airport the way it is!	Leave area south of the Willamette River and including airport the way it is!		Protect prime agricultural land from speculation by developers and home builders

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97070	Protect family farms south of Willamette. Develop existing urban areas that are scheduled or identified for development, i.e., West Wilsonville		South of Willamette River			
97070	Protect residential and farm lands south of the river.		South of Willamette -- Charbonneau and south			
97070	To be brought into urban growth boundary.					Not sure: I don't understand all the facets of the process.
97070	Build from city centers outward; not outward toward city center.	Stafford Road areas of Wilsonville should be open to development.	Area between the Willamette and Woodburn -- we need rural areas close by.			
97070			Area south of the Willamette River. French Prairie and Charbonneau. There is no more room on I-5.			Our state needs prime agricultural land.
97070			Area south of the Willamette River in French Prairie and Charbonneau area. We have no room for further TRAFFIC! The Boone Bridge with three lanes only going south is dangerous with no room to widen. Our area needs areas for our other needs rather than building, etc.			Our state needs prime agricultural land for food production and landscape products.
97070	Public hearings -- not lobbyist in the Capitol attempting to reduce our farm and natural areas.		South of the Willamette River (Wilsonville)		Rural and industrial areas in Wilsonville.	Reason with the Wilsonville citizens
97070	No urban growth boundary beyond the Willamette River		Anything south of the Willamette River		Area south of Willamette River - French Prairie, by definition.	
97070	No urban growth boundary beyond Willamette River					
97070	An appropriate (data-driven, meets the needs of the community, promotes and enhances ecological systems) balance between urban development and rural reserves.	Clackamas County, Stafford -- Do urban reserve areas allow for area "as is" scenario? Can urban reserves provide for a range in density (i.e., could the Stafford Rd. area be maintained at a lower density?).		The rural reserve factors seem somewhat less clear than they could be -- specifically it seems as though the natural areas designations/descriptions could be more clear.		
97070	Retain the Willamette River as the southern boundary with regard to urban growth		The area south of the Willamette River			Let's take a step toward protecting the earth we are passing to the next generations. Our generation alone has done more harm to the earth than all previous.
97070	Retain Willamette River as the southern boundary.	Can't get close yet.	The area south of Willamette River known as French Prairie		South of Willamette River including French Prairie -- exclude from further study as an urban reserve	Our value as a clean, natural as possible area will become even more important in the future. As we become even more populated, we will need our prime Willamette Valley as agricultural land for food and oxygen. No more asphalt and concrete.
97070			There is already mass congestion with so many trucks and commuters to and from Portland and Salem in the Wilsonville area. A wreck on the Boones Bridge (often a truck) can cause major delays. Emergency vehicles can't get through. We have prime farm land that should stay that way, as well as clean air and water. Leave it alone!	Would love to see no change to the rural reserve maps.		
97070		Preserve south of Willamette River	Clackamas County and Charbonneau			

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97070	Keep land use as it is!		Stafford Rd. east to/including Pete's Mt. Willamette River (south) to Stafford Rd. north.			
97070	No commercial development within northern Willamette Valley.	No urbanization in northern Willamette Valley	No urbanization in northern Willamette Valley			
97070		Preserve more of Stafford Area. Limit development here.	1. No development of farmland or golf course south of Willamette river bridge. 2. Preserve as much farmland and nursery land as possible.		Preserve as much farmland as possible. Limit large housing developments.	Keep farmland. Limit urban growth south of the River. Hold traffic down.
97070	My property be brought into UGB.					
97070	Do figure out how to treat sewerage in urban expansion areas.	Expand the UGB near where the jobs are so people don't have to drive extra distances to go to work. Reduce greenhouse gasses.				
97070	Make South of Willamette river NOT for development		Make a final decision that Clackamas County land south of Willamette River (I-5 corridor) will not be available for development.		Make I-5 corridor south of Willamette River (Clackamas County) rural -- NO development.	
97070		Preserve south of the Willamette River as a natural boundary -- protect valuable farm land	Clackamas County -- and south of the Willamette River		Clackamas - Charbonneau - expanding the Langdon Farms location to an industrial area sounds good because of the location to I-5, but the Boone Bridge is already very congested. In addition, the City of Wilsonville does not have the infrastructure to support water and emergency capabilities.	
97070	Figure out how to treat sewerage in urban expansion areas.	Expand the UGB near where the jobs area so people don't have to drive extra distances to go to work. Reduce greenhouse gasses.				

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97070	No extension or expansion of services south of Willamette River.	There is enough area east in Clackamas County and west in Washington County for urban expansion.	French Prairie/ south of Willamette River	Preservation of agricultural areas in the "south of the River area"		Any development south of the Willamette River urban/industrial site will encourage more urbanization onto more farmland down the I-5 corridor. The entire area south of the Willamette River should be designated rural reserve. This excellent agricultural region makes a very significant contribution to the State's second largest industry, and to agricultural exports of over \$1 billion per year. Further, it provides employment for many. With the price of agricultural products escalating dramatically it does not make sense to urbanize prime agricultural lands out of production. Farmland south of the Willamette River that is currently not being farmed may be needed to provide a local food source for the metro region. Planning for the future means not paving this valuable resource. The area of French Prairie just south of the Willamette River contains many nurseries, yet another key industry selling their products across the U.S. and overseas. The Oregon Nursery Association is very concerned that their industry be maintained. The current road and utility infrastructure
97070	Leave area south and east of Charbonneau and west of I-5 as it is.	Widening I-5 from rest area south of Miley Rd to Wilsonville Exit as it is very crowded most of the daytimes for existing traffic. We don't need further development in this traffic, in the French Prairie area! Enough already!	South of Willamette River in French Prairie. I-5 is already dangerous in the Wilsonville area and would be more so if development took over agricultural lands and current open spaces.		See #6, #4	The process was too much "behind closed doors." Issues are not out in the open -- at least not before this meeting at which presentations were not given.
97070			Too many to list.			
97070				South of Charbonneau	No more development south of Willamette River	
97070	That the land between Wilsonville and Molla River State Park and south of the Willamete River be designated as RURAL Reserve.	The land south of the Willamete River should never be allowed to be urban reserve. It is some of the prime farming soil in the state, with soil deposted from flood waters of the Willamette, Molla and Pudding rivers.	I would be concerned about supplying land south of the Willamette River near Wilsonville with services such as water, sewer and roads. The Wilsonville Hubbard Highway, Air Port Road and Boones Bridge are currently loaded with traffic.	I think your exclusion of land south of the Willamette river near Wilsonville and Canby is a very wise decision.	I think SOME land west of Wilsonville and Tualatin COULD be excluded from rural reserve.	I think it is almost impossible to predict what land will be needed for urban development 40 or 50 years from now. I sincerely hope predictions for rapid growth in the Willamette Valley are wrong. I don't want us to be like California!
97070						
97070	That ALL study areas that are NOT candidates for URBAN RESERVE status in Clackamas County BE DESIGNATED RURAL RESERVE.		All areas in Clackamas Co. outside those present candidates for urban reserve be designated rural reserve areas. These are Foundation Agricultural Lands, forest lands, and watershed areas where successful agricultural and forestry use have long-standing stature. They also provide habitat for wildlife, wetland areas, and natural riparian for streams. Any further expansion of urbanization would create unacceptable adverse effects in all these areas.			Living in Wilsonville, I am concerned about adverse impacts by decisions made by Marion County and would like to see pro-active coordination and harmony with their processes and decisions.

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97070	Keeping the urban boundary at the Willamette River so that all available farmland in the rich alluvial soil of the French prairie is preserved for present and future use.		In all counties Metro should be very careful to not build on prime agricultural lands because our metropolitan area needs close growing areas to cut transportation costs, environmental as well as monetary. In case of a natural disaster a close food source could be very important.			
97070	Stopping the urban growth boundary at the Willamette. There's a lot of land north of the Willamette -- further development will put horrendous pressure on the Boone Bridge.		South of the river.			
97070	We would like to donate the wild areas of our land (creek & forest & riverfront) to Metro for greenspace and develop the rest as a retirement community and upscale homes. We would like to see non-productive farm land around us to be low to medium density homes.	5300 SW Kruse Rd, Clackamas County. We have 40 acres of our land in Christmas trees, after years of filberts (which died after much work on them), varies hay & grass seed. Every year, we've lost money on the farming due to really poor soil & drainage. The plants down and the battle of the weeds is endless. Even after 3 replantings, many of our Christmas trees have died. More money down the drain. We would very much like to work with our neighbors to develop a large lot upscale development with a variety of green spaces and nature preserve areas. The school district owns 39 acres near us and it would be a great nearby neighborhood for the future schools.	All counties - Productive profitable farm lands with good growing soils. I think these areas should be protected.	If I understand, the rural reserve areas would not be allowed to develop in the future. Our property shows up on both the urban & rural reserves area, so I guess it's being studied for one or the other. My comments from the prior section apply here as well: 5300 SW Kruse Rd, Clackamas County. We have 40 acres of our land in Christmas trees, after years of filberts (which died after much work on them), varies hay & grass seed. Every year, we've lost money on the farming due to really poor soil & drainage. The plants down and the battle of the weeds is endless. Even after 3 replantings, many of our Christmas trees have died. More money down the drain. We would very much like to work with our neighbors to develop a large lot upscale development with a variety of green spaces and nature preserve areas. The school district owns 39 acres near us and it would be a great nearby neighborhood for the future schools.	See above - any non-productive farm land. It is a very expensive burden to maintain the open space land when there is not a profitable crop to grow.	Protect working farms/forests if they are profitable. To protect ones like ours that have consistently lost money for years and suffer from terrible soil & drainage is not wise.
97070	To keep the rural as is, and not populating the urban with businesses galore.		Clackamas County, unincorporated Wilsonville. Having the country (rural) part of the Wilsonville zip code within 4 miles of where I live in Wilsonville is uplifting when driving through those areas.			
97070	We like the feel of Charbonneau and pray that Langdon Farms will not be turned into industrial/trucking or casino area.		South of the River and French Prairie.			Don't let politics and developers influence the outcome of the process.
97070	No development beyond the Willamette River, I-5		Beyond the Willamette River south		Frog Pond and east	
97070	We like the rural feel of Charbonneau the way it is. We don't want to have truck traffic of any sort.		South of river and past airport.			
97070						
97070			Anything south and west of the Willamette River.			

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97070	No expansion of lands south of Willamette River at I-5	Clackamas; Charbonneau.	The area south of Boones Bridge		Frog Pond -- more room there.	
97070	Area south of Willamette and in French Prairie free from development -- save our nurseries.		South of Willamette in French Prairie			Yes, save our nurseries. Keep Boone Bridge from more truck and car traffic.
97070	To leave farm and forest lands as is. To wait until freeway is expanded before any new developments begin.	More care taken to insure farm and forest lands are protected from increase in traffic.	Area south of Wilsonville in French Prairie.			
97070	To keep the southern boundary at the Willamette River (except Charbonneau).		Agriculture land south of the Willamette.	Leave agriculture land alone south of the Willamette		Develop all present urban areas first.
97070	No industrial across the river south of I-5					
97070	Less traffic of all types across Willamette River at Boone Bridge. Maintaining the current rural feel directly south of River. Put warehouses, etc. on the north side of the city where this rail/water and other facilities. Maintain area directly south of river as "world reserves."	Maintain rural reserves as shown today.		Maintain "world reserves"		
97070	Rural reserves for French Prairie area south of the Willamette River.		French Prairie area south of the Willamette River. One reason we moved to Wilsonville to live was our access to rural areas. Therefore I am very concerned about protection of prime agricultural land and open space being protected from commercial developers and home tracts being built. My first concern is the French Prairie area south of the Willamette River. There are several reasons for my concern: difficult area for water and sewer and the already overloaded I-5 at the Boone Bridge. Plus, we can't afford to lose the rural treasure forever to commercial development.			
97070						

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97070	smart planning for development so that the rural and farm areas can be preserved just outside of urban areas as a buffer.		The Stafford area east of Stafford road, South of 205, and over to the Willamette River. The unique land and topography makes a buffer for the producing farm land areas south of the river and is perfect for a leisure destination (equestrian, biking, farm visits, waterway access) for the people of urban metro interior. This keeps the entire metro area balanced and literally "close to nature". Limiting sprawl and forcing contained higher density smart development. It is not an area that would be easy to expand infrastructure and that infrastructure would be very expensive. If even a fraction of the money that it would take to develop infrastructure could be used for developing "staycation" activities like equestrian, biking, farm visits, waterway activities it would enhance the entire metro area. If that does not happen than those activities will be pushed out to the next region (Canby etc) denegrating the prime farmland.	The Stafford area east of Stafford road, South of 205, and over to the Willamette River. The unique land and topography makes a buffer for the producing farm land areas south of the river and is perfect for a leisure destination (equestrian, biking, farm visits, waterway access) for the people of urban metro interior. This keeps the entire metro area balanced and literally "close to nature". Limiting sprawl and forcing contained higher density smart development. It is not an area that would be easy to expand infrastructure and that infrastructure would be very expensive. If even a fraction of the money that it would take to develop infrastructure could be used for developing "staycation" activities like equestrian, biking, farm visits, waterway activities it would enhance the entire metro area. If that does not happen than those activities will be pushed out to the next region (Canby etc) denegrating the prime farmland.		The Stafford Hamlet has done a great job organizing and stating their vision for smart development. I am interested in seeing how the commissioners respect those community stated goals. I wish my area the Newland area could get as organized as they did prior to this process but there is not time. I understand that it took them 2 years to come to this point.
97070	Clear, long-term direction to allow for private development where most beneficial to existing city and town centers.	In Clackamas County, the Stafford area both north and south of I-205 has no infrastructure to support growth. Rather than pretending to be "urban", as earlier Metro councilors have attempted to paint this area, there are no developers willing or capable of paying SDC's that would ever support dense growth as has been suggested many times. This then would require extensive public taxpayer support for densification of an area that is uniquely positioned only 15 minutes from downtown Portland. We should spend our money densifying existing centers and strengthening existing infrastructure. America and Oregon have continuously reaffirmed a lack of support for infrastructure renovation and maintenance. Why build more?				I strongly support that goal of the present Core-4 effort that would identify very long term covenants. This will allow for long-term, generational investment and planning by individuals and companies.
97070		Washington County: * North of 26 should be Rural Reserves, NOT Urban Reserve * West Hills be removed from Urban Reserve consideration keep the presently designated Rural Reserves	Washington County: * North of 26 should be Rural Reserves, NOT Urban Reserve * West Hills be removed from Urban Reserve consideration			
97070			Those lands south and west of Wilsonville should be excluded from the study as an urban reserve.			

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97070	Ensuring adequate urban reserves are provided for the planned 50 year horizon. I agree with the urban reserves areas identified on the attached map, except that I firmly believe that it is a mistake to not consider additional urban reserves around Canby. This area makes more sense for urban growth than Damascus. I guarantee Canby will be sorry within the next 50 years, and will be begging for more urban land.	As noted in question 4 and shown on attached map (east of Canby to S Central Point Rd).		Only around Canby.	Area around Canby	These areas will be self identifying by economic factors over the 50 year horizon. In reality, 100% of current developed areas could be redeveloped. My longstanding concern is that we are pushing too hard to divide urban/rural without providing for some LOGICAL SUBURBAN AREAS, which are part of Oregon's historical fabric, and a life style that is being forced out of existence. The Stafford area is a good example of this type of development.
97070	Rural reserve for French Prairie area south of Willamette		French Prairie area south of Willamette River. I am concerned about preservation of prime agricultural land and open areas and their protection from commercial developers and home builders. My primary concern is the French Prairie area south of the Willamette River. The Willamette is a natural boundary between developed and rural areas. It is considered a difficult area for sewer and water developments. The I-5 freeway is at capacity, at the Boone Bridge and future development will overload it. The Oregon Department of Agriculture classifies French Prairie soils as "foundation land." We cannot afford to lose this rural treasure forever to commercial development.			
97070	I believe it is important to protect prime agricultural land and the process should result in long lasting decisions rather than revisiting this issue frequently.		The area south of the Willamette River in French Prairie			The prime agricultural land should be protected from speculation by special interest groups.
97070	No development south of Willamette River. Protect our agriculture lands.		South of Willamette River in French Prairie should be excluded.	Keep boundary at the Willamette River -- no development south of it.		We must protect our agriculture lands from developers and speculators -- just because they have lots of money does not mean they can buy their way to beat the process.
97070	Protecting all agriculture lands.		South of the Willamette River in French Prairie	Keep boundaries at the Willamette River.	Everything south of the Willamette River. The Willamette River and south should be left rural and never be considered to any development.	We must protect agriculture lands from interest groups, developers, home builders and speculators that have lots of money!
97070	Keep additional development out of the area south of the Willamette River.		South of Willamette		I-5 south of Willsonville, the bridge, cannot sustain additional traffic that would be brought about from development. It is already impossible for emergency use in many situations. Also, Wilsonville says additional city services cannot be supported.	
97070			Areas south of the bridge in Wilsonville. The area is rich in agriculture land and should be protected from commercial development. Buildings can be built on land that is much less fertile than the land south of the Willamette River.		Land south of the Willamette River.	

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97070	We like things the way they are. No changes are needed.		South of river			Keep golf courses as they are.
97070	We like the rural feel of Charbonneau the way it is. We don't want to have truck traffic of any sort.		South of river and past airport.			
97070	We like the feel of Charbonneau and do not want any industrial/truck/casino south of us.					
97070			I-5 south of Wilsonville (the bridge) cannot sustain additional traffic.			
97070	The ability to expand the UGB if needed in the future.					I believe we need to leave options open for future development should they occur. With the current economic down turn, it would be easy to simply assume that future expansion is not needed. However, the economy will turn around and communities will need available lands for expansion. We should not be short sighted and limit our options for future expansion when the need does arise. Don't exclude land for expansion that may need to be used in the future for housing and business growth.
97070						

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97070						
97070	A good supply of Urban Reserves in logical growth areas.					
97070	leaving the UGB alone - or removing it! Metroo govt is a non essential being - taking more and more resources	yes, see #4	anything south of Willamette River - and any further erosion into Clackamas Cty	see # 5	see #6 south of Will river - further intrusion Clackamas cty	
97070	Relatively small amount of urban reserves, protection of foundation agricultural lands		South of the Willamette	West and Northwest of Canby		Do away with the 20-year buildable supply of land statute. It is not sustainable
97070	Described above - balance - we don't need a whole lot more open space.					

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97070	Keep Industry north of the Willamette River and preserve the farmland in French Prairie.		French Prairie	Maybe, have not seen the latest map	French Prairie	
97070	Puts urban reserve areas where there are already transportation corridors and infrastructures that have available capacity and no current congestion	Start acknowledging the importance of land for business expansion, job potential AND taxpayer costs or congestion for poorly sited areas. Don't know what "URBAN RESERVE FACTORS" are. Or what "APPLYING THEM" means. This is government lingo abuse of hard-working citizens. If you want non-wonk, non-activist true citizen input, find a way to talk real english. You advertise a "brief survey" and expect me to do governmental code analysis and then visit some beautiful graphics with obtuse explanations and terminology. Shame on you for pretending to ask for input.	French Prairie Don't know what "URBAN RESERVE FACTORS" are. Or what "APPLYING THEM" means. This is government lingo abuse of hard-working citizens. If you want non-wonk, non-activist true citizen input, find a way to talk real english. You advertise a "brief survey" and expect me to do governmental code analysis and then visit some beautiful graphics with obtuse explanations and terminology. Shame on you for pretending to ask for input.	Don't know what "RURAL RESERVE FACTORS" are. Or what "APPLYING THEM" means. This is government lingo abuse of hard-working citizens. If you want non-wonk, non-activist true citizen input, find a way to talk real english. You advertise a "brief survey" and expect me to do governmental code analysis and then visit some beautiful graphics with obtuse explanations and terminology. Shame on you for pretending to ask for input.	Don't know what "RURAL RESERVE FACTORS" are. Or what "APPLYING THEM" or "STUDYING THEM" means. This is government lingo abuse of hard-working citizens. If you want non-wonk, non-activist true citizen input, find a way to talk real english. You advertise a "brief survey" and expect me to do governmental code analysis and then visit some beautiful graphics with obtuse explanations and terminology. Shame on you for pretending to ask for input.	
97070	Metro would cease to exist and representation and authority would be given back to the counties where it belongs.	They should go no farther than 15 years out.		no reflection longer than 15 years out.		
97070	Enough urban land designated in large enough parcels (5 units per acre) that people could have a 1-level home on a piece of land big enough for a family.		areas too far away from services (water, sewer, etc.). Also land south of Willamette River should not be commercial or industrial.	No land should be tied up for 50 years unless the government wants to purchase it from the land owner.	Areas too expensive to develop infrastructure.	We did better when we didn't have Metro and let market conditions reign.
97070						
97070						
97070	We need to make sure that we have enough employment lands for the entire region for the next 50 years and not just Washington County.	Stafford and Langdon Farms should be included in the urban reserves land.				I believe the process is being controlled by activists who have a political agenda rather than truly care about employing people.

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97070	Leave the Stafford and Pete's Mountain area rural as is bordered by the Tualatin River and the Willamette River as well as by Stafford Road. There are better choices for growth in Tualatin, north of Borland Road.		Stafford and Pete's Mountain area as stated already.			
97070	No urbanization South of Willamette. Urbanize Stafford with density consistent with the Hamlet Vision for Stafford. Intersperse employment and residential areas so people have short, walkable or bicycle commutes to employment. Keep Washington County from sprawling across prime farmland! Focus new industrial growth in redevelopment of the Portland Urban core.	1) Urbanize Stafford along the lines of the hamlet vision -- less dense, small scale gardens and vineyards with equine trails -- reduce the urban density requirements for this area but build some housing and employment lands. 2) Contain the Washington County sprawl across farmland. Distribute new employment lands equitably among the three counties. 3) No urbanization on prime farmlands south of the Willamette River. 4) Redevelop under-utilized areas in Portland's urban core for new industrial uses.	Yes, South of the Willamette River. No development at Langdon Farms Golf Course. Control the Growth of the Aurora State Airport . Don't let developers sprawl down the Willamette Valley at I-5 freeway exits.	French Prairie is foundation farmland, some of the best in the world. preserve it for food security reasons -- more people will mean more mouths to feed. Keep this rich farmland available for food production. Stafford is not good farmland and should be developed at small scale residential farms, vineyards and close-in kitchen gardens. No sprawl over prime Tualatin Valley farmlands. Tell Hillsboro not to sprawl and to plan better, rather than pave prime farmland!	Stafford	Keep density close to Portland urban core -- keep industrial inside the City of Portland. Protect farmland south and west of Portland
97070	Allowing the counties (commissioners) to decide what is in each county's best interests. Avoid the infighting the home builders, developers and business interests are currently trying to start with criticism of Clackamas County's good work.		The area south of the Willamette River at Wilsonville ("Langdon Farms," "Aurora Airport Area," "French Prairie"). Because 1) Clackamas County PAC decided it should be a rural reserve candidate area (not an urban one); 2) The Willamette River is a natural barrier to further development south of UGB 3) The area is given the highest agricultural land rating by OR Dept. of Ag. 4) Special interests are trying to turn ag holdings into small fortunes by demanding it be urbanized.			It needs to succeed on the merits without intrusion and scare-mongering by special interest developers looking to get rich quick.
97070	Lots and lots of land for Urban Reserve.			remove any area on the candidate urban reserve map from the candidate rural reserve map. I agree with all urban reserve candidate areas. Also, please limit the rural reserve designations; areas can be "undesignated" and this is preferable to rural reserve.	stafford triangle; south stafford.	use the rural reserve designation lightly. planning experts say it is futile to attempt planning outside of a 10-year window. locking up land as rural-only for 40 years is foolish. the urban reserve is a more flexible option and should be the choice for predominantly all land surrounding the Metro area. urban reserve does not guarantee urban expansion; but rural reserve guarantees no growth.
97070	Include more land in the UGB and allow property owners that have owned property since before land use planning started to have the ability to decide if they want to stay or to allow them to seel and leave.	Clackamas Frog Pond II Add to Urban Reserve! Right next to super high density Urban area now.		Clackamas Frog Pond II Do not include in rural reserve area. It is not rural anymore!	Frog Pond II and Staffard Road area. It is not rural anymore.	
97071	Maintaining Willamette River as urban preserve line, preservation of Aurora Ag Station and Canby and Aurora's nursery areas.	Clackamas County should take a closer look at the reserve areas around Canby. It looks to me like some logical industrial land by the existing industrial park is excluded, and some excellent nursery land included.	Anything south of the Willamette River in Clackamas County. Sauvie Island in Multnomah County.	Stafford Trianble should be undesignated or urban (Clackamas)	Stafford Triangle and developed part of Pete's Mountain	

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97071	Preventing development that can not be supported with current transportation infrastructure.					
97071	Reuse of vacant land within the urban growth boundary, protection of local farms and farms close in, as well as protection of our quickly diminishing undeveloped land as a natural resource					
97080		See accompanying letter - Sester Farms, Inc. dated May 4, 2009				
97080	Include Sam Barlow HS into the urban area to control traffic and allow sidewalks for students.	Multnomah County east. Include Barlow HS in URBAN area for kids' safety.			Barlow HS area. Safety!	
97080	Identifying the APPROPRIATE areas for urban and rural reserves.	Multnomah County; east of UGB, west of Sandy River. Should be included in urban reserves. Land has gentle, rolling slopes, ideal for development, close to roads and schools.				
97080	Keep area rural		97080. Last open and farming in Multnomah County.			
97080						
97080	Mostly urban reserve; some rural.					
97080	My optimal outcome would be to enable commercially viable farms to continue to generate returns, while allowing smaller, non-commercially viable plots to have further development, while fostering new commercial (not necessarily farming) ventures in the area.			Multnomah County; areas along Orient Dr., Pleasant Home and Troutdale Rd. Factors include having too small of lots to be commercially viable as farmland, and areas that are split between commercial land and rural land that are unbuildable due to water areas.		
97080		Multnomah County; east (Oxbow Place) -- move this area out of urban development consideration.	Multnomah County east. Our area is productive/prime agricultural land and the Sandy River is a watershed area and is possibly one of the most scenic rivers/waterways in the state and definitely the county. Area also includes small area of old growth forest -- should not be disturbed.	Multnomah County east (Oxbow Park/Sandy River) -- would prefer this area be all rural. Stop UGB for next 50 years or more.		
97080	Don't extend the UGB any farther east so there's a buffer between the Sandy River and the UGB. The farm land is still good.		Multnomah County. North of US 26. It's some of the last farm land east of Portland. Once it's gone, it's gone.	Multnomah County. Keep east Multnomah County that's out of the UGB rural.		The pesticides local nurseries use and the amount of them being used undoubtedly will effect any new houses built (well, the people in them anyway). Soils should be well tested for them if this land is ever included in the new UGB. Literally tons of pesticides have been used -- just check -- the types and amounts are staggering. I'm guilty of it, too.
97080	Keeping hwy access, houses set back from hwys and the land looking natural and beautiful. We must curtail ugly development and allow for future road widening. Don't put houses against highways!			Multnomah County - at AKAnderson and 282nd. Candidate areas appear to be very large. Could a line within the area be marked to show an alternative (smaller) expansion?		Odd pieces of land, non-functioning should be taken from a reserve and marked developable.

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97086	Halting development on lands that could support local agriculture to feed local people.	Washington county's farm land ought to remain farm land. Traffic in that area already is horrendous; increasing housing density with already stressed roads and other infrastructure doesn't make sense.		I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		
97086	A total moratorium on any residential development outside current urban areas.	The following ares should be declared off limits for additional development (and redevelopment unless environmental impacts are decreased from current uses' impacts) in perpetuity: * Clackamas Bluff and Deep Creek Watershed * Mollala River corridor and floodplain * Willamette Narrows and Canemah Bluff * Johnson Creek Watershed in rural Clackamas County	* Clackamas Bluff and Deep Creek Watershed and floodplain and Canemah Bluff * Mollala River corridor * Willamette Narrows * Johnson Creek Watershed in rural Clackamas County	The following ares should be included: * Clackamas Bluff and Deep Creek Watershed * Mollala River corridor and floodplain * Willamette Narrows and Canemah Bluff * Johnson Creek Watershed in rural Clackamas County		
97089						
97089	A good plan with significant community support.					
97089	Identify and connect a system of recreational and natural reserve resources in the Metro area.	Additional protection of the Clackamas River is necessary.		It would be helpful if this survey listed the "factors" it is asking about.... Areas are removed from "rural" reserve status because there are houses on them? That doesn't make sense.		
97089						

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97106	Designating land north of Rt26 as Rural Reserve.	The Helvetia area, that is all of Washington County north of Hwy 26, should be removed from Urban Reserve consideration. In addition, I would ask that the West Hills be removed from consideration as an Urban Reserve.	As mentioned in #5 above, the Helvetia area (i.e., all of Washington County north of Hwy 26) as well as the West Hills should be removed from Urban Reserve consideration.	I would like to indicate that I approve of the currently-proposed designation of all study areas of Multnomah County and Washington County that are being considered for Rural Reserves.		
97106	Cities quit expanding and learn how to live within means of tax base. Few people, except developers enjoy seeing farms and forest lands paved over.	What is an urban reserve factor? If you want a meaningful survey, you really need to ask clear questions.	What is an urban reserve? Is it a place set aside where developers hope to turn a quick buck, and city hopes increasing tax base will solve all the problems? As good stewards, any active farm or forest land should be preserved.			Don't destroy our natural resources to make more empty homes or office spaces. A new under used strip mall does not improve economy, and large, expensive houses do not improve employment except for a few construction and real estate developers. Don't sell the public out to appease their greed.
97113			The area bordered by Susbaur Rd, Hobb Rs and Council Creek.			
97113	Define a realistic urban growth boundary for the communities in western Washington County allowing the opportunity for businesses to develop, grow and thrive. Expand the UGB to retain businesses as they grow. How can they grow when there is no where to build? Providing these expansion opportunities would keep these businesses here. When businesses leave, our community grossly suffers. We need to create balance in the jobs to housing ratio. I don't want to live in Portland, but I have to commute there to work. My commute is over an hour each way... that's over 10 hours a week just in commuting.					Consider the livability of each community no matter what the size. All of us deserve to live in a complete, sustainable and healthy community. The city of Cornelius needs land to grow into a community providing a variety of local jobs to working residents. My community has a beautiful vision (related to regional reserves) that I fully support, but it requires Metro's support in expanding our boundary. I hope this process will provide my community an opportunity to finally prosper.
97113	Allow an expansion of the UGB as Cornelius requested to allow us the opportunity to live and work in our own community. We are land locked and need an expansion.	Washington County, Cornelius Oregon expansion	Damascus, Happy Valley. Stop expanding the East side of the Metro area and focus on the request and needs of Western Washington County. Hear our needs! Please start listening to Western Washington County. We are part of Metro, remember!			Listen to Western Washington County

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97113	Rural reserves should take priority over urban growth. Development is forever. Rural reserves cannot be expanded later, urban growth can.	The area is too large. Currently, the area within the UGB is poorly utilized. Until Metro figures out how to resolve the massive traffic issues we currently have there should be a moratorium on any development outside the UGB.	None should be considered until Metro learns how to, plans for, and budgets to solve the issues of overpopulation. Traffic is a critical problem. Currently there are areas only 5 miles from the UGB that get inadequate internet access. I wonder how many people, aside from myself, who could work from home instead of being in traffic if they could get decent internet service. Max to the west side is completely inefficient. Thousands of people don't use it to commute because the platform is too far from their place of work. How many thousands of people would ride Max if they could rent bikes, or pedal powered rickshaws from there to their destination? Are there incentives in place for businesses to provide a van to pick up their employees? How many more people would use a bike, or small electric vehicle if on every road constructed or repaired a non-motorized vehicle lane was added? How much would the area be improved in many, many ways if an electric car infrastructure was installed throughout? Until Metro makes the improvements we need to	make it smaller.		Rural reserves should be viewed as the solution to our global warming and overpopulation problems instead of a way to encourage even more population. Farm reserves should be protected for farmland to feed the local community. Nature reserves should be protected to protect water and reduce carbon dioxide. Nature is a very good thing. Development, traffic, and high density population are not.
97113	An open process where we land owners are REALLY & HONESTLY listened too. AND we have ample opportunity to comment on recommendations.	Availability of water and not out of the ground. We are water short in the ground.	Prime, good, ag land regardless of what the cities want and has water other than ground water.	The maps were at a gross level of definition ask me at the end of July. These lands don't have water other than ground water. This county is NOT ground water rich.	Same as #6 answer. Those lands should NEVER be consider as a RESERVE for anything other tahn Ag.	Thanks for the opportunity to review and comment even though the maps were too general.
97113	Expand UGB					
97113	Give Cornelius & Forest Grove an honest chance to be a great community.	Washington S. of Tualatin River No urban reserve south of Tualatin River from Forest Grove to downstream to Sherwood. Extend Evergreen Road westward to 47 and fill in urban development south to Forest Grove / Cornelius.		Protect timberland, small wood lots and oak savanahs. Some areas can be protected as well or better by cities using their goal 5 ordiances.		
97113	Land north of Cornelius to be moved into UGB (my land is on the edge) and land to the north put into reserves to allow Cornelius to be an effective city.	Washington Cornelius I think the urban reserves going up to Evergrfeen road (as you extend Evergreen to Cornelius) is about correct. I do worry that it is not enough for 50 years.		By constraining land available for homes (farm land) we have pushed the price of land and homes out of reach of many. We should consider exception land for 1 & 2 acre home sites -with septic & well-to ease the need for farm land for housing. The foot hills could provide thousands of home sites.	Area just north of Hillsboro, Cornelius, Forest Grove - up to Evergreen Road.	I am concerned about neighborhoods with larger lots being forced by zoning to have higher density invade their neighborhoods. We need to work on negative impacts of UGB-such as high density consequences-such as many homes not being family friendly due to lack of outside space.
97113	Retaining zoning as is.					
97113	Keep the zoning as it is now - AF5		Hobbs Road Area. This is where I plan on spending the rest of my life on my 5 acres.			
97113	Leave as is.		Hobbs Road Area			
97113		Washington Around Cornelius Expansion to Evergreen, Vobart towards Hillsboro and south of town.			Anything with in 3 miles from a city. Population growth, industrial growth, living wages	

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97113	A planned growth of the entire area Reduce the commute in my area Job and Housing balance			Understand the protection cities can supply to wetlands.	North of Cornelius and Forest Grove Provide a Great Place to grow a for these citeis. Jobs and housing balance.	Need more analysis on option and possible outcomes. Question 13. Listened to farmers who want in the city and residence in the county who DO NOT want in the city.
97115						
97116						
97116	Higher urban density					
97116	stop having urban residents forcing their view and opinions on rural residents	if you want to set aside urban reserve factors, by it up at market prices and set it aside. Don't regulate it into place. Take the Nature Conservancy as an example				
97116	10% growth but only surrounding current towns. NO growth in my area out near Highway 6, 26 corridors past north plains	Take everything west of northplains off the map. Limit expansion in Forest Grove to a much smaller amount. No growth near Gales Creek.	west washington county	more input from the public	I just answered this. West washington county past northplains	
97116	Land used for urban growth.					The reserves should be developed with the economics involved in providing jobs and living space and playing space. It is hard to enjoy life without a job to sustain ones needs wants and desires.
97116						
97116	Preserve natural areas for everyone to enjoy as long as human activity does not destroy the habitat.	I'd like to see more affordable housing in urban areas.				
97116	A combination of infill & expansion of UGB especially in adjacent areas.	Washington N. of Forest Grove Shave urban reserve to Purdin/Verboort Road	The area north of Purdin/Verboort Road Prime farmland			
97116	Less urban land and more rural land.	Washington Forest Grove Keep it small.		Washington Forest Grove Keep more land.		We need more rural representation.
97116		Washington Verboort North of Verboort should be out of the expansion area.	North of Verboort south of Forest Grove			
97116	That good farm gournrd; not be "swallowed up" in urban growth.			Washington Any good & potention productive farm land.		

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97116	The absolute least amount of land be allowed for urban reserve for FG. Every last parcel in FG should be inventoried for it's highest and best use and planned out, before one acre of prime farmland is allowed to be taken out of production.		Verboort & North to hwy 26 Because it is excellent farm land! We bought our farm in Verboort 6 years ago because it was zoned efu, because it was surrounded by efu and because there are enough support services: tractor mechanics, feed mill, farm stores nearby and other farmers. We support each other in the local economy.			Thanks for having this event. I intend to contact my county reps about my concerns.
97116	1. \$6/gal gas is a good thing for urban density. 2. Pay farmers to sequester co2 & change vehicles to emit CO2. 3. If you build employment centers-they will come-STOP expanding them and the growth will be less. 4. There is no new "affordable housing" and low land prices will not bring it about. Low land prices means more profit for developers. Used houses & SLUMs are affordable, who wants that? 5. Freeze the UGB and let land prices go up and let the growth go to Canby, Molalla, Silverton, Newberg, Gaston, etc. 6. New immigration impacts us immediatly, brith rate is slower. Separate the two planning.	Metro Revisit the PSU growth model assumptions to see the effect on demand for residential land if employment land is constrained. What is the effect when gasoline price is doubled or rationed (effect on commute distances & demand for rural lots). What effect on demand if System Development Changes included school expansion and 100% of park, road, water supply expansion to support the increas demandDeliniate the 100 flood lands and sezmic hazzard areas.	Really the whol area may not be necessary except to support the housing industry.	Rural Reserves likely should include 100% of all three counties outside the UGB and if 100 acres 5 miles from Hillsboro could be Rural Reserve, 100 acres 15 miles from Hillsboro should be considered as well. Exceptions would be lands near Gaston, Estacada, Molalla, etc. where growth may be appropriate. Unique, distinctive, independent, identifiable communites/cities is a desiriable outcome of planning. Help them become/remain, viable full-service cities and keep the growth away from the rural areas.		
97116	I think we need to be suspicious of 2 assumptions: 1) Communities must grow or die 2) We must plan/acomidate everyone that wants to live here. We can't so perhaps we should recognize that and act accordingly before we reach the complete saturation and we lost "Oregon".	I can not address specific boundaries but I believe we need to recognize that our land areas is finite and thus there is a finite limit to the population we can accomdate. That being so, we need to draw the urban growth boundries conservativley to preserve the rural and agricultural area. I'd limit the growth before we have to so we still preserve what makes Oregon so special.				I think we need to keep in mind that urban reserve designation skews the areas farmland - seen as investment property, less likley to have long term farm land like poultry, orchid, even though it is not immediatly developed.
97123	Identify only rural reserves. No urban reserves. Only development inside the existing urban growth boundary.	NO URBAN RESERVES! Keep development inside the UGB!	All farm and forest land should be excluded from urban reserves.	specify all areas outside the current UGB as rural reserves.		Please understand that Oregon can grow its economy by promoting more effectively our wealth of farm and forest products, and in the bargain, keeping our state looking beautiful, which promotes tourism!
97123		take most of the land north of hwy. 26 out of the urban study area. We humans need areas near our cities that are natural and healing to the stresses that city energy involves.	Helvetia and the farmland in N. Bethany			
97123	build within the city. Do not expand the urban boundry. Doing so will take away farm land, nurseries and dairies.					

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97123	SLOW DOWN					
97123						
97123						
97123	An outcome that protects and preserves our Willamette Valley farmlands to the highest degree and continues to encourage a high density of urban growth within city limits.					It is of utmost importance to the future success of our region to preserve and protect our farmlands. Possible future water and oil shortages will require us to be able to independently support ourselves in terms of food production. A focus on REDEVELOPING unused areas within the current urban growth boundary is essential for our future.
97123		decrease the area of study to the perimeter of cities only and infill.	beautiful Helvetia			
97123	Keeping area's for housing, parkes, wildlife on the front burners.			I can't make any money off my land and need to sell it. There are to many family members whta own it needs to be brought in for what ever the city see's fit to allow me to build, sell or let me try to build on it myself it has sat for 26 years	out by cornelius big parcel that can be farmland.	
97123	Selling out property.	All our property is close to sewer and next door to a developed area.		I would like to have my less than nine acres put in the boundary.	If it can be used for farm it should stay farm, like over 40 to 50 acres.	
97123						Redevelopment & livable urban areas are very important. Please incentivize filling existing vacant office space before plowng under more farmland (evergreen parkway in hillsboro).
97123	Establishment of a greenbelt around Washington Co.	I think that Washington Co. Urban reserves should be tied to Effective road systems that will recieve nessary infrastructure upgrades prior to urban development. Please respect the right of residents to travel by car. It may be that cars of the future will not use oil, but people will still use roads.	I feel that in the context of global warming the agricultural lands in Washington Co. will be needed to replace high value foods grown in California whose water supply is running out.	Those maps are based on old methods of land survey. Today using LIDAR technology we can make better topographic maps/ soil suitability maps. Also new technology allows us to farm on lands once considered marginal. The maps need to be updated to consider where lands can be productive		As a urban resident I really appreciate that I live close to productive agricultural lands that represent a sustainable landscape of rural and urban coexistence. We are still capable of preserving our resource of productive agricultural lands. If we place houses and business on top of the best dirt then we will be tied to distant food markets forever. That is not a sustainable landscape. We should force urban growth to lands with poor agricultural value and well supported urban infrastructure.

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97123	Cornelius should be allowed to expand in the plan that they have submitted.					Hillsboro should go heavy manufacturing north to 26 along both sides of Glenco & 26. Cornelius should have much more commercial & manufacturing north of town tying in with an extension of Evergreen. Bring on 26-North Plains should increase 4 - 5 times.
97123						
97124	We would prefer to see all land in the study north of Hwy. 26 be designated as Rural Reserves. Do not consider any of it as Urban. Think more efficiently and not just spreading out that will have a negative mark with years to come. Again, I feel we are going to see a re-invention of various size of farms with a bigger interest in food production on our own lands.	Protecting farm and forest lands and protecting natural features. Also give redevelopment inside the existing UGB a high score. Providing land for new communities and jobs outside the UGB should score low.	All land in the study area north of Highway 26 should be designated as RURAL RESERVES. I live in the Helvetia area, however, I am not going to solely try to protect it as we are talking about prime farm land. I believe current consideration is taking the easy way out, where you can slap in developments and really not care what happens many years down the road. Why not encourage edible farming commodities with countries starving and have an economic export with our good soil instead of looking at multiple housing and pavement.		The Helvetia area (all of Washington County north of Hwy. 26) be removed from the Urban Reserve consideration. Include with this the West Hills.	I would love to be optimistic and a believer that all the input you receive on this survey would carry much impact. But, I strongly feel most decisions have already been made behind the scenes "so to speak" and now it is merely going through the legal motions of involving US...you know US that work and farm the land whether it be from Christmas trees, nursery products, milk, eggs, beef, wine, wheat, hay, oats, alfalfa, strawberries, etc. PLEASE DESIGNATE THE HELVETIA AREA AS RURAL RESERVES.
97124	Remain rural. There is much undeveloped space within the current boundary that could be developed. We must have farms for the future, for food, for grass seeds (a major business in Oregon), for livestock, for beauty. Turning the current rural area to urban, destroys all of this. Use urban areas wisely to produce more jobs and living areas. Leave the current rural areas to produce stuff for the urbanites. Personally, I moved out here years ago to get out of traffic and crowds and have space to raise horses. I don't mind narrow roads and rural smells. As soon as people build \$400,000 homes they complain until they have urbanized it. They don't like manure smells. They don't like tractors running until 1 am or before 5 am- there is a crop to be harvested. We understand living out here means it will be inconvenient at times. Try to put in homes and the farms will die. The lifestyle will die. The wildlife will die.	I don't have a map to give exact numbers. But this area is Washington County in the rural area north of Hwy 26 between Cornelius Pass Rd. and Jackson School Rd. North Plains is an example of urban taking over rural areas. Several people pushed the city to annex all the farmland from the city limits to Jackson School road north of Hwy 26. Having the owners of this land on land use boards helped override any laws protecting it. These few people kept calling for a vote, outside of normal election times, knowing it was only a matter of time for it to pass. A few people made hundreds of thousands on the sale, while those of us who live in the areas surrounding the land in question weren't even to have our say or vote, even though it affected us the most. Cities should plan better, not just take more land when they want to. A city is where people work and live. A farm is where we grow foods and crops. Please don't confuse the two. They do not mix.	The area known as Helvetia in Washington County. It is roughly between Jackson School Rd and Cornelius Pass Rd. and north of Hwy 26. It is prime farm land-for crops and animals. We can't just keep moving the farmers out-there is nowhere to go as good as what we have.	I don't have a map to give exact numbers. But this area is Washington County in the rural area north of Hwy 26 between Cornelius Pass Rd. and Jackson School Rd. To change more rural land in this area to urban would not be suitable for anyone. The current prime farm land and forest area north of Hwy 26 are serving a much bigger purpose. The urbanites need farms for food and landscaping plants and Christmas trees. Our grass seed industry in Oregon is huge. We need the space to farm. We need the stands of trees for our wildlife. What happens when it's gone? The bobcats and coyotes then become a nuisance and need to be killed or moved. The birds lose food sources. It's a lose-lose situation for rural areas. This area has few homes. Most of the land is huge farmlands or huge forested areas. None of it is needed for urban sprawl. Hillsboro is miles away. There is no mass transit in the area. The roads are narrow. It makes no sense to build up this land, when it is better served as it is. PLEASE DON'T DESTROY OUR FARMS AND	The areas that are currently listed rural, need to remain rural. The Washington County Rural area north of Hwy 26 should remain rural. It's not needed for city growth, just for people to move out of the cities. That is not good for the area. This area has mostly 20-100's of acres and bigger blocks of land for homes. They are few and far between. Most of the land is farmlands, not housing, and some is huge forested areas. None of it is needed for urban sprawl. Hillsboro is miles away. There is no mass transit in the area. It makes no sense to build up this land, when it is better served as it is. PLEASE CONSIDER LIFE AS A BIG PICTURE. DON'T TAKE AWAY FARMLAND AND RURAL BEAUTY since there are other areas near cities to be developed wiser.	Please save our farms and wildlife. Cities need to be re-planned to allow new jobs within the area where most people are. Don't use our precious land resources for buildings and traffic. We have areas for that already. It's called a city.
97124						
97124		Washington - The area is too big	North of Sunset HWY	Include North of HWY 26	North of HWY 26	

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97124	Protecting the most resource land possible. Grow inside the UGB in already urbanized areas.	Too much growth is allowed north of Hwy 26.				Don't really understand question 9. My responses probably aren't valid.
97124	Protect much of the property now being considered as reserves long term by taking it out of this designation, and compelling more efficient and responsible development within the current UGB.	Washington County, North of Highway 26, and West of Helvetia Rd. should be removed from the candidate area. North Plains is already encroaching on this area with their recent expansion of Industrial land.	Washington County, North of highway 26, West of Helvetia Rd.			Thank you very much for this opportunity to weigh-in! I hope my responses actually get reviewed and considered. Jay Weil jaymweil@aol.com
97124	keep it rural.		Any farm land that is being considered for the Urban change.		All current Farm land. We need the farms not more housing.	I work for a local food service company. we buy alot of our produce from local farmers. Oregon prides itself on having a green thumb.....there is nothing greener then a farm or a forest. we have enough housing in this area as it is. Keep the farms!!!!!!
97124						
97124	keeping valuable farm land in farm land. The need for food will be greater in the future, not less					
97124			The area north of the Sunset Hwy, east of North Plains and west of Bethany	The is additional prime farm land south of the Sunset Hwy between Cornelius Pass Road and Hwy 47 and North of Evergreen that should be removed from the urban reserves.		
97124		The Helvetia area (all of Washington County north of Hwy 26) should be removed from Urban Reserve consideration. Also the West Hills should be removed from Urban Reserve consideration.	The Helvetia area (all of Washington County north of Hwy 26) should be removed from Urban Reserve consideration. Also the West Hills should be removed from Urban Reserve consideration.			
97124	Protection of all high value farmland with an emphasis on infilling undeveloped areas within the current urban growth boundary where development costs are less.	The candidate urban reserve study areas in all of Washington County should be reduced and those areas with high value soils should be removed.	The areas north of the Sunset Highway should be excluded from further study.	All areas with high value soil types outside but near the current urban growth boundary should be candidates for rural reserves.	Areas within the current urban growth boundary should probably be excluded.	High value farmland is our nation's most valuable resource and should be protected at all costs. We need a new paradigm, where we emphasize a broader world view of what's important for our children's future and the end results of our actions. Do we want a society based on the automobile with more strip residential development and more CO2 production, more crowding, and a bleak future for our children? The reserves process that I've seen so far emphasizes the opinions of the city managers/planners with far less perspective of the rural citizens who have a better sense of where our food, fiber, and building materials come from.
97124		Remove Helvetia and West Hills areas from the urban reserve designations.	Helvetia and West Hills			

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97124	All of Washington County north of Hwy 26 should be removed from consideration for Urban Reserves.	All of Washington County north of Hwy 26 should be removed from Urban Reserves consideration. This includes the Helvetia area and the West Hills areas. These areas are essential farmland and forest land; they are essential to wildlife, and are essential to our views from urban areas out to the wilds. Therefore, it is appropriate, and important, to give these areas Rural Reserves designation.	The areas of Washington County that are north of Hwy 26 -- Helvetia and the West Hills.	The high value that we give to open space in Oregon, and in the metro region, is one of the aspects that makes us so attractive to individuals and to corporations that want to move here! The concept of Rural Reserves is what can protect these high values.... we must not let our attractiveness to newcomers allow us to allow them to love us to death! The Rural Reserves must remain strong to protect the farms, the forests, the pastoral surroundings we have for our urban areas. If these areas are ever lost, they cannot be regained!		A) There's never enough time for community input! B) Visioning inside Hillsboro has been well-attended and has contributed to building a stronger & more beautiful town with more community-oriented opportunities for it's residents. But... C) I don't believe that that Visioning process has suggested land-grabbing north of Hwy 26 -- Has that come from the planning department? or from the city council? Is it perhaps in response to corporations that want to come to town & be close to Intel? D) Hillsboro would discover that it already has enough land if better use of the land they have were required. For example: higher density, build industrial plants taller, plan for better mass transit, etc. E) More questions.... Is Hillsboro drunk on the notion of growth? And has Hillsboro forgotten that the costs of infrastructure for new industry and especially for new homes far outweighs the income from new tax dollars? -- or perhaps, is Hillsboro leaving the housing to other jurisdictions, while it just builds the factories? F) Not on Washington County's Farmland and
97124	To reserve our rural community				please exclude Helvetia area and/or north of hwy 26	
97124		the Helvetia area around Highway 26	the Helvetia area around Highway 26	the Helvetia area around Highway 26 should be a rural reserve area--- no development		
97124	Higher-density development within the existing UGB, with increased public transport and concentration around transport hubs	Please remove the area north of highway 16, Washington County, and in particular the Helvetia area, from the urban growth reserve areas. Also West Hills, if possible.	Please remove the area north of highway 16, Washington County, and in particular the Helvetia area, from the urban growth reserve areas. Also West Hills, if possible.			I am very glad that the views of residents are being taken into consideration. One of the most valuable things about living in the area is the restriction of "urban sprawl" so prevalent in other places I have lived. Thank you for keeping farms, forests, and natural areas a part of our landscape.

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97124	More energy and incentives to encourage infill and replace blighted areas with new or updated construction	I would like to see what remains of rural Washington county north of highway 26 stays rural. We need to be ever vigilant in protecting the hillsides that are the northern boundary of the Tualatin watershed.	I can only speak for what I see in Washington county, but I see good farmland being encroached upon as the years go by. And we keep hearing about food shortages and eating local. How can we feed ourselves and eat local if all the best land is taken out of food production. So lets stop pressuring with big incentives to sell and taxing our farmers out of business. Lets give them a FIRM boundary.			
97124	Protecting farm land and continuing to infill as much as possible. Keep all farm north and SW of Hwy 26 out of the urban reserve.	All of the Helvetia area North of 26 in Washington county should be kept is farm use only. Not only for the farming but also for the historical value of this area.	As mentioned above, all of the farm land North of 26 as well as the areas south of 26 from Shute rd. west.			Thank you for this survey and the chance to voice my thoughts.
97124	Keeping the Helvetia area north of Hwy 26 as rural, not urban reserve.	Take the Helvetia area north of Hwy 26 in Washington County out of the urban reserve.	Take the Helvetia area north of Hwy 26 in Washington County out of the urban reserve. It is full of century farms and excellent agricultural lands. The farmers should not be eaten away or discouraged by residential development that objects to slow tractors on the road, the spreading of manure in the fields, etc.	Keep the Helvetia area north of Hwy 26 in Washington County as rural.		
97124	Removing Helvetia area from the urban reserve con-sideration.					
97124		Helvetia area (all of washington county north of hiway 26) be removed from urban reserve consideration	Helvetia area (all of washington county north of hiway 26) be removed from urban reserve consideration			
97124	preserve the farms, forest lands, & natural areas	Remove helvetia area N of 26 from UR consideration; the same applies to West Hills	See above		I am in favor of the current porposals in Multnomah County	Please don't destroy the farms and natural areas.
97124	leave farm and forest land north of highway 26 (helvetia and jackson/mason rd specifically) out of urban reserves	see # 4	washington cty, helvetia/west hills/ mason hill			
97124	Very little change inthe existing UGB, more intense development around underused sites inside the UGB, an emphasis on quality design and construction to last for generations to come		Western and northern Washington County, especially the beautiful open lands north of Highway 26, south of Hillsboro and west of Forest Grove.			
97124	Preserving the rural Farm land and open space from development, especially in the area that I live in.	The area to the east of Jackson School Rd. and the area to the north of Scotch Church Rd. should be excluded from the urban reserve/made rural reserve. Jackson bottom wetlands and Fern Hill wetlands should also be excluded/made rural reserve.	The area to the east of Jackson School Rd. and the area to the north of Scotch Church Rd. should be excluded from the urban reserve/made rural reserve. Jackson bottom wetlands and Fern Hill wetlands should also be excluded/made rural reserve.			

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97124	Keep the areas north of Hwy 26 rural.	In Washington co., the areas north of Hwy. 26 should be kept as rural. There is no water serving this area other than wells which are already starting to dry up.	In Washington co., the areas north of Hwy. 26.			There are many opportunities to take the existing urban growth boundaries and find additional space to provide new employment opportunities. The total area of the proposed urban growth boundary is too large to expand at one time. The wildlife will suffer and the farms will dry up. Measures 37 and 47 have already placed more of a burden on existing rural properties. The present economy can not handle the proposed growth either. Make existing urban boundaries efficient as they exist now is the only option at this time.
97124		Remove Washing county (Helvetia area north of 26) and the West Hills from the Urban reserve consideration.	Washington and Multnomah county			Please save the land we have in the rural areas for hiking, biking, farming and beauty. Use the land we have currently in the urban areas for building and living. There is enough building and changing of the land now we don't need more. As I drive around I see tons of empty houses and buildings for rent. We don't need more we need to fill what we have empty now.
97124	make better use of the areas we have already developed. build up. improve mass transit. don't take away more green. we must keep our Oregon identity or we'll look like every other strip mall ridden, warehouse laden city in the us.	Please remove the Helvetia area (all of Washington County north of Hwy 26) from Urban Reserve consideration. Also please remove the West Hills from Urban Reserve consideration.	Helvetia area (all of Washington County north of Hwy 26) and West Hills.	Please remove the Helvetia area (all of Washington County north of Hwy 26) from Urban Reserve consideration. Also please remove the West Hills from Urban Reserve consideration. sorry - i'm not sure where to put my answer but you get the idea. thanks!	Please remove the Helvetia area (all of Washington County north of Hwy 26) from Urban Reserve consideration. Also please remove the West Hills from Urban Reserve consideration.	i believe we have to stand behind the initial reason for the urban growth boundary. surely we can do better redeveloping within the boundary. my children need the few natural areas that remain and I hope they will see a turnaround in our priorities as a state and country regarding the environment. if we don't value and prioritize the land, we won't be able to get it back. that thought is not acceptable, especially for Oregon.
97124		I suggest you remove the Helvetia area (all of Washington County north of Hwy 26) and the West Hills areas be removed from Urban Reserve consideration. They are too valuable to loose.	I suggest you remove the Helvetia area (all of Washington County north of Hwy 26) and the West Hills areas be removed from Urban Reserve consideration. They are too valuable to loose.			
97124	For my home and farm on Helvetia Rd to remain rural reserve.	For urban areas to go "up" with the building not sprawling out eating more land in the country.	Helvetia area! Leave it rural! We have many bicyclists, bus tours, walkers who come out to enjoy the countryside. Leave the rural area for all to enjoy the beauty.	Washington County, Helvetia area!	Washington County, Helvetia area!	
97124		Yes, bright lights at night and noise from traffic, machines, ie air conditioners, generators, air compressors, etc. We can see the lights at night from the sports stadium along Hwy 26 at Cornelius Pass Rd. Very upsetting! We like it dark and quiet.	Cornelius Pass area, Helvetia/North Plains area, all North of Hwy 26.	Stop further expansion of urban sprawl, reserve and preserve these areas .		I'm interested in providing "green" development, and employment opportunities that maximizes or utilizes recycling and can prove its efficiency.

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97124	Metro should move more slowly to incorporate large areas in the reserve for urban growth. Once a pristine farming community is overtaken by urban growth, there's no going back.	The Helvetia area north of Highway 26 in Washington County is a good candidate to remain rural. The area is used heavily for biking today, and because of south-facing hillsides is a prime candidate for wineries and other specialized agriculture. Development in the Sunset Corridor should be restricted to a much tighter band along the Hwy 26 than what is currently shown on the urban reserve candidate area map. Urban development should never extend north of West Union Road.	The Helvetia area and all rural area north of West Union Rd. in Washington County.			
97124	Making sure that there are farms and forests for my children and grandchildren to enjoy when they get older.					
97124	Minimal urban reserves, in-fill	Remove prime farmland from urban reserves, especially area north of US-26 in Washington County.				
97124	All land in the study area north of Highway 26 should be designated as RURAL RESERVES. All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves. Cities should be required to use existing land efficiently - replace vast parking lots with multi-story parking garages; redevelop underused areas into mixed-use communities served by mass transit.	All land in the study area north of Highway 26 should be designated as RURAL RESERVES	All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves	All land in the study area north of Hwy 26 should be designated as Rural Reserves.		
97124	All land in the study area north of Highway 26 should be designated as RURAL RESERVES	In Washington County land in the study area north of Highway 26 should be designated as RURAL RESERVES	Yes, again all land in the study area north of Highway 26 should be removed from further study as an urban reserve.	Again all land in the study area north of Highway 26 should be designated as RURAL RESERVES		Growth and development provides revenue for developers, banks, real estate business and so on. When development is complete many of those businesses take their profits and move on to new undeveloped areas to repeat the process. It is not pressure from individuals and potential residents that drive this growth. It is the businesses that want to increase their revenue. So please curtail this development activity. It changes our land for ever. Not a good thing.
97124						
97124	Keeping the Urban Growth Boundary where it is, at West Union Road, west of 185th St. NOT USING PRIME FARMLAND FOR HOUSING. KEEPING NEW DEVELOPMENT DENSE.	No additional urban development north of West Union Rd and west of 185th St. in Washington County.	North of West Union Rd and west of 185th St. in Washington County.	Maintain the rural character north of West Union Rd and west of 185th St. in Washington County.	North of West Union Rd and west of 185th St. in Washington County should remain rural.	I think the state law about a 20-year land supply should be repealed. We have been extremely well served by the Urban Growth Boundaries. The agricultural economy and the urban economy both have done very well under this system. It is only homebuilders who want something else--one time profit and move on.
97124	Designated all land north of highway 26 as rural reserves	Remove all land in the Helvetia area (all of washington county north of hwy 26) from the Urban Reserve consideration	All of washington county north of hwy26	I agree with the currently proposed designation		

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97124						
97124	Keep urban growth boundary South of US 26 and East of NW 185th		Washington County north of HWY 26			
97124	preserving the farmland and forests of Helvetia for another 50 years.	all of the Washington County north of hwy 26 and the west hills be removed from urban reserve consideration.				
97124						
97124	the urban growth boundary being a simple extension to the lands around existing urban areas. Requiring those areas to be filled in before any land outside those urban centers is even considered for growth.	Washington County. I believe emphatically that those existing urban areas should expand no more than a mile buffer around them, for future urban growth. By Enacting the no more than (1) mile buffer for future growth for existing urban areas, the county saves money by using existing roadway improvements, police, and fire protection from central areas already designed to handle the added load of additional homes and businesses. The cost to upgrade the superstructure of already existing systems is far cheaper than it is to build new bridges, roads, service connections, and provide new police fire and medical services. This saves the county money, the taxpayers money, and eventually, the developers and new residents money, when they are not faced with the overwhelming cost of 120,000 in new superstructure costs.	Washington County , North of HWY 26 - I believe all development should halt north of HWY26 to the county boundaries, as this land is farm land, tree farms, Christmas tree farms, nurseries and private homes on small tracts of land. The local communities in this area are already well served, and the infrastructure cost to upgrade roads and provide services will not benefit the local population.			
97124	Removing the Helvetia and West Hills areas from urban reserve designation.	Remove the Helvetia area, north of Hwy 26, and the West Hills from the urban reserve designation.	Helvetia and the West Hills in Washington County.	Add Helvetia to the rural reserve maps.		Maintain the productivity and beauty of the rural areas for future generations while expanding recreational and natural resource usage in a strategic manner so as to provide nearby opportunities for urban residents.
97124	Protection of working farms					
97124	to have the maximum amount of farmland and forestland in rural reserves	washington county, the urban reserve area should be contained to the area inside the current ugb	washington county all areas north of hwy 26			
97124		smaller study area, just around the cities- better yet, infill and grow up not out. Gardens on rooftops in Hillsboro might give a needed nature touch.	all land north of hwy 26		all land north of hwy 26	

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97124	Metro and Washington County should limit Hillsboro's hubris and over-reach, designated the lands north of Hwy 26 as rural reserves. Planners should develop an attitude of development within area resources , mitigate livability impacts as you go, protect the Glacial Lake Missoula Flood soils from being scraped off the landscape, allow rural communities a measure of identity and protection from the perpetual growth machine.	Washington County. Designate rural reserves north of the Sunset Highway.	Helvetia.... from Hwy 26 north and from Cornelius Pas to Jackson School Road.	Washington County has put so much land into the urban reserve tudy area it makes it difficult for citizen input to this question. I am concerned that he legislative change that brought this process about was poorly understood by the populace, gave entities with ample conflict of interests control over a new planning process, and now representatives that did not clearly run on how they would manage this decision making process are well underway overpowering the citizens in communities that will be impacted.		The county commissioners in Washington County show a disregard for citizen involvement in the land use planning process. The CPO system is their response to state requirements but there are ample examples of their disregard for citizen led recommendations. There should be some effort to study whether this meets the good faith requirements of the state's land use mandate for citizen involvement. The commissioners are now excluding citizens in the current process, different from the other counties. Metro has, since its inception, dis-enfranchized those living outside of their boundary, yet within their reach of planning, rezoning and eventual annexation. This is fundamentally unfair and undemocratic. this has been a subject brought to their attention for over a decade and their response has been a multitude of excuses and justifications. Metro and the City of Hillsboro have a history of failing to provide any mitigation along the hard edge of urban rural boundaries. They together display a lack of concern and awareness re the hard edge of development. The
97124	All area north of highway 26 to be put into rural reserve		all area north of highway 26 protected for rural reserves			
97124		all lands north of highway 26 be put into rural reserves, because we need to preserve farmlands forever				I would like to see Hillsboro demonstrate a smrt growth approach, in keeping with the present need to constrain rampant growth .
97124	Someone whaving the guts to state in public what the funding sources will be.	Washington County Helvetia area. We will be significantly impated by north bethany development. Our rural roads will be much more heavily travelled. Phillips Rd. already has morning & evening "rush". Areas surrounding known development should be looked at more carefully, considering impacts of that development. I suspect North Bethany will be attractive to high tech workers at INTEL & other Hillsboro companies.				Who is funding infrastructure? Increased taxes? Developers? What is realistic?
97124	Helvetia area MUST keep RURAL designation, and NOT be included in any form of urban designation, regardless whether reserve or active.		Helvetia area MUST maintain its RURAL designation. There is more than enough room to develop within the current UGB without ruining pristine areas north of hwy 26 in the Helvetia area.	Helvetia area of Washington County Helvetia area must keep its pristine rural character zoning regulations have shaped its current status as an incredibly livable area where families can still enjoy rural life and qualitty. Dont mess with it.		

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97124	Keep Helvetia out of the urban reserves!!!!	Limit the urban reserve to West Union as a northern border from Bethany to North Plains	Area between West Union and Phillips Rd in Helvetia rea and out to North Plains	The aforementioned area will have its livability destroyed by development		Why must we be forced to accept urban growth? I strongly believe we should limit our growth!! More jobs=more people=more sprawl Stop this insanity!
97124	We would like to have the Helvetia area designated as a rural reserve.		Washington County Helvetia area. This area has been protected as either farm or forest land during the last decades. Because of this, farms continue to prosper and many urban families hav easy access to enjoy the rural atmosphere when they visit pumpkin patches, go to a lavender farm etc. etc.	Washington County: The Helvetia area seems an ideal candidate to be a rural reserve. It's integrity as a true rural area has been protected by state zoning restrictions. It seems wrong to turn 180degrees away from the zoning that has protected this area for the last 3 decades.		
97124						
97124						
97124			Put into Rural Reserves all the considered lands North of Highway 26	Put into rural reserves all the considered lands North of Highway 26.		
97124	If the underlying ASSUMPTION that growth is inevitable and desirable was scrapped and an assumption of the desire for sustainability was embraced. PROTECT our CURRENT zoning laws!!	Instead of expanding like a growing snowball, what if growth was spiky, like a childs rendition of the sun.	Leave the northern boundary in Washington county at West Union Road!	All of the area under consideration as urban reserve should be RURAL reserve.		DO NOT expand the urban growth boundary!
97124	No foundational farmland is lost to development present or future!	Infrastructure can not be developed, etc., THEREFORE reduce size in Washington County. Too many adverse effects on farm & forest, esp. in light of future food independence/ period issues.	Helvetia			
97124	RURAL RESERVES for all areas under consideration outside of current UGB n of 26 & w of 185th.	Eliminate urban reserves in wshington county and make do with current UGB.	Washington county helvetia area and all areas under consideration n of 26.	in washington county the conflict will be/is primarily the same land currently designated as potential urban and potential rural - so perhaps most of the area as potential rural reserve but not urban should be dropped from the candidate area for either.	Same as #7	Rural Washington county farming is threalered by urbanization - keep the rural areas rural and develop WITHIN the correct UGB - IT CAN BE DONE!
97124						
97124	To leave us alone and stay out of are area		All of it	Leave us alone		

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97124	Make Urban reserves as small as possible and utilize infrastructure already available within the current UGB to reduce development costs and to protect our rural areas by making the Rural reserves as large as possible.	In Washington County, eliminate Urban reserve candidate area in the Dairy/McKay Creek agricultural subregion identified in the ODA Katy Coba report. It is recommended that this area as a whole be designated as an "agricultural preserve" in order to maintain the critical mass required for successful agricultural operations. Any urban development in this area threatens the agricultural success of the entire subregion. Therefore, Urban reserves in this area can NOT be designed to minimize conflicts with farms, forests and important natural features on nearby land, including adjacent rural reserves. In addition, the cost of infrastructure in this area is as much as twice the cost of redeveloping areas within the UGB, so urban services can NOT be provided efficiently. In the proposed North Bethany area, costs are so high that developers can not afford to pay for the infrastructure required.	See above. Exclude the area in the Dairy/McKay Creek subregion. This is all land in Washington County North of the existing UGB and West of 185th and Cornelius Pass.			
97124	preserving farmland for farming not residences		all land north of highway 26, especially the historic farmlands of helvetia			it seems most reasonable that Hillsboro built up and in a fashion like portland is modeling, rather than urban sprawl.
97124	Preservation of as much rural land close to the existing UGB as possible; specifically designating all of the land north of highway 26 as rural reserves.	All of the area north of Highway 26 should be excluded from consideration as urban reserves. This area of existing agricultural use should be preserved for rural uses.	All of the area north of Highway 26 should be excluded from consideration as urban reserves. This area of existing agricultural use should be preserved for rural uses.	Washington County is currently proposing that all of the land north of Highway 26 be considered for rural reserves, and I support that proposal.		Cities should be required to accommodate any desired growth within their existing boundaries. Industrial sites should be required to use their land efficiently. For example, the current practice of allowing huge parking lots for industrial sites must be changed. Employers should be required to construct multi-level parking garages and/or aggressively move to reduce the number of employees that use cars to commute to work, for example by funding mass transit or employee shuttle options. Older, underused commercial spaces (old and tired shopping centers and strip malls) should be redeveloped into multi-use commercial/residential centers that are well-served by mass transit.
97124	Put into rural reseves all the considered land north of highway 26					
97124	Put into rural reserves all the considered lands north of highway 26					
97124	put all rural land north of hwy 26 in rural reserves	why so much in washington county?	all rural north of hwy 26			

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97124	no land north of hwy 26 designated for urban use		Helvetia!!! Prime farmland with many small farmers, who are going to increase in value in these times. We need to respond to the new paradigm afoot that invites smaller not bigger, closer not farther and less not more. We have a responsibility to the entire plant to use less, onserve and share. People love to visit beautiful Helvetia to help them connect with the earth and enjoy the bounty that farms have to offer them.			
97124	Keep the malls and apartment complexes inside the existing UGB.					
97124						
97124	preserving farm land...where is our food going to come from if we keep developing our farm land?	save open areas and farm land. HIGHER DENSITIES IN URBAN AREAS MAKES SENSE...DESTROYING OPEN AREAS AND FARM LAND DOESN'T. I AM JUST BACK FROM NYC. THE OPEN SPACES THERE THAT HAVE BEEN PRESERVED ARE TEAMING WITH PEOPLE LOOKING FOR SOME CONNECTION TO NATURE. WE ARE SO BLESSED HERE IN OREGON TO HAVE ENOUGH. PLEASE CONSIDER THAT THERE CAN BE TOO MUCH DEVELOPMENT.	FARM LAND AND OPEN SPACES.			THIS IS A TERRIFYING PROCESS. WE ONLY HAVE SO MUCH FARM LAND, OPEN SPACES AND FORESTS. WHEN THEY ARE GONE...THEY ARE GONE. WHAT ARE WE LEAVING FOR FUTURE GENERATIONS?
97124	preservation of the Helvetia area of Hillsboro as rural reserve	Consider Helvetia as prime farm land, very subject to urbanization, thus should be on the most important to protect from development. The area should be considered for rural reserve and not urban reserve.	Helvetia	I believe Helvetia is being considered fro the rural reserve as it should be.		

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97124	Build up instead of out. Leave all farm land, actively being farmed, out of the urban growth boundaries. I am a member of a CSA (Community Supported Agriculture) farm that is in the Washington County Urban/Rural Reserve being considered and currently discussed. My three kids have grown up on this farm helping harvest, plant, weed and consume the delicious, nutritious produce that is grown on these two acres. The ties that bind this small community are grown at La Finquita Del Buho, and they are strong in number and commitment to this healthy way of living. We know the benefits of being a part of this farm are on the chopping block, and we don't like it. Understanding that decisions are based on numbers won't make it right. I implore you all at Metro to stretch your imaginations, and find a solution that does not include gobbling up our farm land; land that is being tended with more integrity than you could hope for. Thank you for reading my testimonial. Sincerely, Debbi Van Raden-Tappendorf	Washington- include no actively farmed lands into the urban reserve.	Washington- include no actively farmed lands into the urban reserve.	Washington- include no actively farmed lands into the urban reserve.		I want to thank you for the opportunity to communicate with you in this form. I hope this format and testimony given at a community meeting are equally weighted. Thanks again, Debbi Van Raden-Tappendorf
97124	Can we create 3-4 more Forest Parks in the whole area? Can we grow Hillsboro airport, or put on south of Wilsonville and move growth down the I-5 corridor?	wineries and Forest Stands	Rice Museum Stand of Trees Beautiful Iconic Area filled with wildlife. Scouters Mountain in Happy Valley, Keep as a park.			What percentage of Urban land needs to stay undeveloped for the physical & mental health and beauty of a community? 15%? 20% 1% Growth should not be contiguous.
97131	Build up and and not OUT.	I believe more in rural reserves.	The area NORTH of HWY 26 should be a rural reserve	Area North of Hwy 26 should be rural reserve.	ALL areas should be studied as rural reserve. We have PLENTY of space filled with urban areas, we have EMPTY buildings full of EXPENSIVE condos----	
97133	make all areas north of highway 26 rural reserve - no development north of 26. we have to preserve the farmland we have left!!!!		make all areas north of highway 26 strictly RURAL reserve - no development north of 26.	make all areas north of highway 26 strictly RURAL reserve - no development north of 26.		make the land already designated in the urban growth boundary more efficiently used. get rid of parking lots and build parking structures (who wants to run to the car with a bag full of groceries in the pouring rain anyway?)

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97133	Blocks of farmland reserved as strictly farmland. No mansions allowed. And permanent protection from encroaching of development. Perhaps a system within the 50 year farm area that allows/includes perks for voluntary permanently blocking any use but farming or forestry, such as creating Farming Land Trusts.	The area North of highway 26 should be removed from development and remain farmland. It is historically farmland and is very productive and beautiful. Once gone, it will never be replaced.	The entire farming area north of highway 26 should be protected as farmland into perpetuity to provide safe local food, a healthy environment and high quality of life for those living in the metro area.			How many members of the affected communities who are not realtors or businesspeople are involved in this process?
97133	Denser development and development of unused areas inside the urban growth boundary, instead of expansion	Protect our most valuable farm land from future development; Ensure that future growth will create vibrant communities and greater opportunities to walk, bike, and take transit for our transportation needs; Help the region reduce the greenhouse gas emissions that contribute to global warming pollution.		Protect farmland.		Protect our most valuable farm land from future development; Ensure that future growth will create vibrant communities and greater opportunities to walk, bike, and take transit for our transportation needs; Help the region reduce the greenhouse gas emissions that contribute to global warming pollution.
97133	allow some parcelization of ag land in the rural reserve areas	keep Washington County urban reserve areas smaller. In the area where I am familiar (north of Hillsboro), urbanization shouldn't occur north of US 26, west of Shute Road ; north of Meek/ Zion Church Road west of Jackson School Road; or west of NW Susbauer Rd, north of Verboort Rd	keep Washington County urban reserve areas smaller. In the area where I am familiar (north of Hillsboro), urbanization shouldn't occur north of US 26, west of Shute Road ; north of Meek/ Zion Church Road west of Jackson School Road; or west of NW Susbauer Rd, north of Verboort Rd Also keep any urban reserve areas for North Plains and Banks to 100 acres each, or less	In Washington County, beginning at the intersection of Cornelius Pass and West Union, The Northern rural reserve area boundary should be : West Union to Jackson School Road,; North on Jackson School Road to NW Shadybrook Road; south on Shadybrook Road to Pumpkin Ridge Rd; , Northwesterly on Pumpkin Ridge Road to Pumpkin Ridge Drive; southwesterly on Pumpkin Ridge Drive /Old Pumpkin Ridge Road to NW Corey Road; northwesterly on NW Corey Road to NW Dairy Creek Road; south on Dairy Creek Road to Mountaindale Road; west on Mountaindale Road to NW Hahn Rd; Westerly on NW Hahn Rd to US 26. The area immediately North of this line does not have large commercial farms, is for the most part fragmented into parcels of less than 40 acres which makes it difficult to do any commercial forest activities, and is "hilly" such that farming is more difficult. Also, some of these areas do not have "high value soils" as defined by ORS's, because of both soil type and steepness of slope. The commercial forest area is further north, after this "band" of populated, foothill areas. Thus, this	In Washington County, beginning at the intersection of Cornelius Pass and West Union, The Northern rural reserve area boundary should be : West Union to Jackson School Road,; North on Jackson School Road to NW Shadybrook Road; south on Shadybrook Road to Pumpkin Ridge Rd; , Northwesterly on Pumpkin Ridge Road to Pumpkin Ridge Drive; southwesterly on Pumpkin Ridge Drive /Old Pumpkin Ridge Road to NW Corey Road; northwesterly on NW Corey Road to NW Dairy Creek Road; south on Dairy Creek Road to Mountaindale Road; west on Mountaindale Road to NW Hahn Rd; Westerly on NW Hahn Rd to US 26. The area immediately North of this line does not have large commercial farms, is for the most part fragmented into parcels of less than 40 acres which makes it difficult to do any commercial forest activities, and is "hilly" such that farming is more difficult. Also, some of these areas do not have "high value soils" as defined by ORS's, because of both soil type and steepness of slope. The commercial forest area is further north, after this "band" of populated, foothill areas. Thus, this foothill	Not at this time

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97133	no additional expansion of the UGB into areas north of highway 26. let's preserve some farmland. bicyclists and runners frequently use the roads - that's because it is quiet and beautiful. already you can see what is happening around north plains - lots of ugly cement block buildings for such uses as motocross (wow- that's essential) and storage, and a used car lot. these business have huge bright lights that are on 24/7 (great for birds and flowering plants - not) why ruin what is beautiful? oregon's tourist industry (which may ultimately be the most important industry in the state) thrives on the beauty of oregon. keep oregon beautiful!	remove areas north of highway 26	remove areas north of highway 26	no growth north of highway 26	no growth north of highway 26	
97133	More rural reserves less urban reserves	Hillsboro needs a much much smaller urban reserve area	Current rural & unincorporated areas	Expanded about a 1/2 mile all around		Look at multi use buildings and spaces
97133	minimal designation of urban reserve lands maximal designation of rural reserve lands		All lands north of hwy 26 not currently within a UGB. One thing that needs to be considered is using "natural" boundaries to minimize conflicts at the border between urban and rural lands. Hwy 26 is a perfect border.			
97133	The creation of minimal, if any, urban reserves.		-farmland north of Highway 26; -the west hills of Multnomah County			Our natural resource lands are priceless, especially those in close proximity to the metro region. Any new development outside of the current UGB: -should be able to cover for its associated cost of service; -should be very public-transit friendly; -should not be on foundation farmland.
97133	Creation of minimal, if any, urban reserves. Generous rural reserve areas around the current Metro UGB.					
97138	Best outcome: For Metro to keep it's highest duty which is to protect farm and forest land. In 1973, that was land use planning's goal. There are now marginal lands (identifies or not) all over the area which should be used for housing. Don't use the argument that infrastructure is too expensive if you skip outside the UGB. Nothing is more expensive than losing our farm and forest land.	Maintain the current UGB and jump out to marginal lands for future building	All marked	Really survey the areas, soil, terrain and present use and designate areas for future building outside the UGB	Most everything marked	You've forgotten your charge - Build only on land that can't be used for farm/forest....Don't expand into good farm/forest land just because it's cheaper!

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97140		Helvetia (all of Washington County north of Hwy 26) be removed from Urban Reserve consideration. Also, the West Hills be removed from Urban Reserve consideration.				
97140	Very thoughtful process as how to best plan the urbanized areas to remember much of it is still in the 3 designated rural types.	The maps are too vague at this point to offer enough information for feedback.	In all counties -- areas of prime farmland, forestland or natural landscape -- even if located close to a UGB.	Don't be quick to decide on areas that can prove too important for future needs. To infill within the UGB is a better consideration when the rural lands are at risk.		Be careful.
97140						
97140	decision to make UGB permanent, no more moves.		stafford area. develop areas already included in UGB and designated for urban development.		between sherwood & wilsonville, clackamas county. make that area pemanent rural, no 'reserve' about it!	
97140	Maintaining UGB in its current boundary location.					
97140	We farm on the west side bypass (Roy Rogers Road) and find it is getting extremely dangerous to move equipment and merge farm trucks onto a 55 mph heavily traveled road!	Our farm is in the urban study area and should be brought into the urban reserve.			All the propertys north of the game reserve and on the west side of Roy Rogers rd.	
97140						
97140	A realistic regional transportation plan that is consistent with the outcome of the reserve process	In general, there is too much land identified as urban reserve. Given the current state of the economy and more recent projections than were used for this study, it seems to me that we will not need as much urban land as projected.	The areas around north Wilsonville, and south of Sherwood and Tualatin are too congested already. These areas should be removed from the urban reserve classification.			I agree with Clackamas County's identification of rural reserves, and I disagree with Metro's designation of urban reserves in the areas south of Sherwood and Tualatin.
97140	To make decisions NOT based on the pressures from all the industries involved with the building industries, such as realtors, developers, gravel pits, well drillers, and many more.		Please stay away from urbanizing productive farm lands, which would include agriculture in its varying forms. Food production is essential, and so is our nursery industry and land for animals. Absolutely stay away from south of the Willamette River. Please maintain that boundary forever. Once crossed, there is no turning back.			
97140	Split small acreage farms of 20-40 acres to conform to the small 2-5 acre parcels that presently surround them.	Washington Sherwood, M&N Home ROad, Chehalem Include Mtn Home Road as it already has numerous homes, include fire and school and none of the farms presently, conform to the housing built around it.		Make sure no area with many small subdivisions are included as they can never be truly rural and farming practices constantly conflict with it.	All areas with multiple small parcels, specifically Mtn Home area of which some 30 new homes have been built in the last 10 years.	Between this process and BRg cook, SOMEONE should look into the "future" of the area in much conflict with small residential parcels built around 20 acre farms.

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97140	<p>Please protect the area around Wilsonville -- it contains high-value personal property and horse barns. In which rural reserves maintain the quality and sanctity of life for the people who choose to live there. Urbanizing it would destroy the character of the area and impact the natural wetlands which are home to many animals.</p>	<p>Clackamas; Tooze Rd. Change to rural reserve to protect horse farms and farmland. Wilsonville and Sherwood already have too much growth, traffic issues. No growth = no increasing demand on already overtaxed roads, infrastructure.</p>	<p>Wilsonville, west to Sherwood. Change to rural reserve to protect horse farms and farmland. Wilsonville and Sherwood already have too much growth, traffic issues. No growth = no increasing demand on already overtaxed roads, infrastructure.</p>			<p>Make sure the infrastructure is there to support. Roads are already too busy. Try to keep growth contained.</p>
97140	<p>- Minimal expansion of existing UGB, i.e., minimal urban reserve expansion. - Limited population growth through aggressive redevelopment of existing urban areas, with NO additional encroachment into areas now outside UGB. - Build up & increase density, not more sprawl.</p>	<p>Washington Area N. of UGB / N. of Sherwood and S. of UGB / Bull Mountain. Much of this area is prime farmland adjacent to Tualatin River; nearby Tualatin River NWR, and is way too valuable as agricultural, natural, and open area to be developed as urban land. It is crazy to consider urbanizing flat, prime, long term agricultural land-this should be a last resort when no other growth options are available.</p>	<p>Much of this area is prime farmland adjacent to Tualatin River; nearby Tualatin River NWR, and is way too valuable as agricultural, natural, and open area to be developed as urban land. It is crazy to consider urbanizing flat, prime, long term agricultural land-this should be a last resort when no other growth options are available.</p>			<p>Greatly more weight needs to be given to the value of preserving farmland/forest/natural areas near population centers, especially agricultural. Proximity needs to be included as a strong positive factor for preserving rural areas. As our population increases, including increased density, we have to retain local food supplies, etc.</p>
97140	<p>I would like to see Wilsonville grow. Wilsonville is a great area to live and work. We have great transportation with WES, SMART, and the I-5 freeway. They talk about congestion on I-5. It is seldom congested and nothing like Hwy 26, 217 and 205. Of the four I-5 is great transportation North, South and East and West. Great schools. Lots of jobs and business that meet the needs of the community. Great open spaces East West and South.</p>		<p>Stafford and 70% of Washington County. These areas are full of money. Just to make people richer.</p>	<p>Take out 80% of Washington County. Think about the clogged up roads through 217, hwy 26 and then down I-5 and possibly put through another road from Hillsboro to I-5. Congestion all along the way. Wilsonville is a great hub for transporting. North, South, 217 and 205 out I-84.</p>		<p>We do not want to be forced to live in High rise bldgs, and take public transportation. Some people like that lifestyle, many people do not. I want my space. My family wants their space. All of them tried the city, but all have moved out of Portland into areas where their families have yards. Our son moved to Medford to get away from Portland for good. To many laws.</p>
97200	<p>limited urban reserve designations and only where served by high quality, well funded transit. Provisions for long term preservation of small local food producing farms, Extensive rural reserves with incentives for TDRs/TDCs to URs</p>	<p>Washington county is out of control and should pull WAY back the amount of UR land. They and to some extent Clackamas need to focus on improving their cities and providing for better compact urban living than continued sprawl.</p>	<p>Urban serving small, local food farms.</p>	<p>Preserve small local food farms</p>	<p>Any area close-in to existing urban areas that can easily be served by well-funded transit and other infrastructure.</p>	<p>The working farms criterion should be adjusted to account for the major difference between large commercial farms (major net polluters) and small/organic food farms.</p>
97201	<p>It is important to maintain natural areas and support local farms: this strategy will prepare us for future resource needs and increase the property values in the region because we will have a wide portfolio of amenities at our fingertips.</p>	<p>Expand the area to include all of Sauvie Island. Working farms and close by produce will be invaluable to greater Portland's future. Agricultural activity and natural areas deserve equal distribution. I favor thinking as big as possible - and laying a framework to 'reclaim' blighted/inactive industrial & residential areas in the future to restore urban land to farming/natural areas, without adversely affecting economic and urban density that drives the economy. I think agricultural and open space adds value to the urban metro region.</p>				<p>What we do today should be looked at through the lens of the future identity and values the Metro region envisions for itself: efficient public transportation network, inviting and economically thriving urban centers, continued decreased carbon emissions, healthy and desirable location to live, a thriving ecosystem - green tech sector, dynamic urban cores, working farms, natural habitats and sustainably managed lands and resources.</p>
97201	<p>Protecting natural areas</p>					

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97201	Identification of transportation corridors with urban reserves established along those corridors.	Most maps are too small for detailed views. Urban and rural needs to be addressed by local conditions and local needs.				Transportation is key!!
97201						
97201	designation of natural features and resources, including forest and farmland as off limits for development. Contain development along transit corridors.		The Tualatin Hills and the areas around Forest Park.	The following areas should be considered as candidates for rural reserves: Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		
97201		More density in already-developed areas. No need to add urban reserves. Look at all the vacant/underused land inside the UGB! We spend so much money on Transit, let's infill around transit... adding urban reserves diminishes that goal.				
97201	Bringing in the Stafford area makes sense due to it's location and it does not portray farmland.		Gresham--look at what has happened there!	Take Stafford out of the "farmland" reserves	Gresham--look what has happend there!	
97202	Development pattern that encourages nodes of density connected along urban 'fingers', with open space in between, as opposed to simply continuing to expand concentrically.					Needs to consider the underlying growth assumptions in light of peak oil and climate change.
97202			Helvetia, north of Highway 26	The Helvetia area (all of Washington County north of Hwy 26) should be removed from Urban Reserve consideration. Also the West Hills should be removed from Urban Reserve consideration.	I approve of the currently proposed designation	
97202						
97202						
97202		The land north of Hwy 26 should remain rural reserve and farmable to help sustain the amount of local produce required to feed our city	North of Hwy 26			farm jobs are jobs. we need to protect them.
97202	Keep Helvetia rural.	Leave Helvetia and North Plains rural.	All of North Plains area should stay rural. Urban growth should be concentrated in Gresham.			Yes. Push all the growth into Gresham.
97202						
97202	Narrowing the definition of urban reserves as much as possible. Keeping the Pumpkin Ridge area of North Plains (near Hornings Hideout) rural.	Not sure - please see earlier comments.	Pumpkin Ridge area.	Not sure - please see earlier comments.	Not sure - please see earlier comments.	

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97202	<p>1. Protect Farmland! Farms provide food, environmental services, food, and they're an important economic driver in the region and did I mention that they also provide food. Washington County has the some of the highest quality agricultural land in the region and they should be encouraged to protect that farmland from urbanization. 2. Development outside the UGB is TOO EXPENSIVE! We do not have the resources to maintain our infrastructure inside the UGB. Any expansion would pull resources away from the centers, and burden taxpayers with additional costs as well. 3. We want Great Communities! People love our neighborhoods because they have character, coffee shops, parks, and pubs, shopping and schools all within in waking or biking distance. Let's look inside the UGB and make all our communities into Great Communities.</p>					
97202	I would like to see the West Hills area above Bethany not be considered for Urban Reserve and working farms in that area supported.	Do not consider the West Hills for Urban reserves and any areas North of route 26. This farmland is key to our local food security access.	Do not consider the West Hills for Urban reserves and any areas North of route 26. This farmland is key to our local food security access.			Please save our farmland, green spaces and access to local food systems. Stop the development of non sustainable Mcomasions.
97202	Setting aside natural spaces and zoned spaces for farms. Development should be controlled and focused to increase density and prevent sprawl at the expense of needed green space and local food production. Use rural reserves to extend and protect continuous wildlife corridors and large protected natural areas. Use urban reserves as needed to manage growth only where infrastructure is readily available (build contiguous to existing development) without cutting through wildlife corridors.	See below on maintaining more continuous natural spaces.	The areas that would maintain continous natural spaces and wildlife corridors near Forest Park (areas south of Skyline in western Multnomah county) and immediately surrounding the Sandy River corridor should be left as natural spaces.	Reserve those areas contiguous to the Forest Park region to enhance and maintain wildlife corridors to the Northwest. Protect the natural areas around the Sandy River.		
97202						
97202	Thoughtful zoning of both urban and rural spaces.		Please maintain Beavercreek in Clackamas County as a rural preserve.	Maintain Beavercreek in Clackamas County as a rural reserve.		
97202		Reduce development in Washington County.	Washington County	Protect farmland		
97202						

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97202	Don't extend urban growth boundaries. Encourage environmentally concious farming (no large farms, minimize animal production), keep forest lands. develop areas for people to go and enjoy the outdoor in a responisble way.	Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?	Washington County candidate areas are too large. See above.	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves	Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County	
97202						
97202	Conserve and enhance open spaces with economic incentives and family-living wage jobs.	We do not have the resources to maintain our infrastructure inside the UGB. Any expansion would pull resources away from the centers, and burden taxpayers with additional costs as well.		Development outside the UGB is TOO EXPENSIVE! We do not have the resources to maintain our infrastructure inside the UGB. Any expansion would pull resources away from the centers, and burden taxpayers with additional costs as well.		Development outside the UGB is TOO EXPENSIVE!
97202						
97202	Continuing to set aside land for farming and wildlife preservation will benefit all of us now as well as making sure future generations have agricultural and wildlife lands available to them.	Tweaking maps a little will add precious farmlands and wildlife lands.				
97202	Supporting our local farmers!	Washington County Urban Reserva areas are too large. We want rural areas in Washington County.	Washington County. It's urban reserve areas are already too large.	I support Factor 4. Protect designated "Foundation land". And, I would like to see the following Natural Features to be protected within the rural reserves Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		
97202	Helvetia would be considered in part of the rural reserve and taken off the study area for urban reserve.	Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation.	Washington County proposed areas - too much!	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		
97202						

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97202	protection of current rural areas	Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation.	Washington County candidate areas are too large.	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves * Clackamas Bluff and Deep Creek Watershed * Mollala River corridor and floodplain * Willamette Narrows and Canemah Bluff * Johnson Creek Watershed in rural Clackamas County		
97202	increase density within current UGB more evenly. My neighborhood is very dense, yet livable and desirable. Other areas within the UGB should create more efficient, integrated urban development with good infrastructure.	Candidate reserves are too large, too expensive to develop infrastructure for and not needed. I support Factor 4 to protect "Foundation Land". Also important to protect rural watersheds like Clackamas River, Willamette Narrows and Johnson Creek.				
97202	Supporting Factor 4. Also, I believe the Washing County candidate urban reserve areas are too large.	Washington County candidate urban reserve areas are too large. The current Washington County UGB isn't efficiently used and I don't believe the candidate areas would be used any differently.	Washing County candidate is too large, please see above.	I support Factor 4. I would also like to see the following Natural Features be protected within rural reserves: Clackamas Bluff and Deep Creek Watershed, Mollala River corridor and floodplain, Willamette Narrows and Canemah Bluff, and Johnson Creek Watershed in rural Clackamas County.		
97202	Protect farms and open spaces that are left in the city	Yes, Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?	Yes, Washington County candidate areas are too large. See above.	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		More community involvement needed
97202	Infilling within the current UGB, preserved high quality natural and agricultural areas, and building AUTHENTIC NEW NEIGHBORHOODS AND TOWNS where the UGB is expanded.	Washington County needs to get serious about making the land within the current UGB more connected, more walkable, more attractive, and more urban. They need to get more serious about limiting their UGB expansion areas, and defining more rural preserves to encourage farming close by the heart of the metropolis. Also urban reserves in Clackamas CO. should not extend into areas with significant topographical constraints, which will increase costs of bridging, retaining, and tunneling, and fragment urban concentrations.		Specific areas include: 1. Clackamas Bluff and Deep Creek Watershed 2. Mollala River corridor and floodplain 3. Willamette Narrows and Canemah Bluff 4. Johnson Creek Watershed in rural Clackamas County Additionally Foundation Farmlands should take the highest priority in rural reserves in order to maintain viable farmland close to the heart of the Metro region.		First priority should be infilling within the existing UGB with much better urbanism (transit oriented, walkable, mixed-use). ONLY expand the UGB if done as complete new urban villages and towns that are based on new rail transit lines. Use rail transit lines to connect existing urban centers already near the edge of the UGB.

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97202	Very limited expansion of growth boundary, around existing transportation corridors; protection of farms and natural areas.					
97202						
97202	Preserve farmland. Small viable farms are essential to our future.	Reserve areas are too extensive.	Reserve areas in Washington County are too large,	I support protection of land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features be protected within the rural reserves: Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		
97202			Believe there should be increased effort for urban infill.			
97203	Expanding the UGB where it makes sense to expand it, i.e., as close to the Portland city center as possible.	In Washington County, remove the Helvetia area from candidacy as urban reserve. This is valuable and beautiful rural countryside that should be preserved as much as possible. Expansion of mass transit into these areas is impractical at best, and development is too far removed from the urban center of Portland.	Helvetia area in Washington County.	In Clackamas County, exclude from rural reserve consideration those areas such as the Stafford Basin that are natural UGB expansion areas. UGB expansion should be limited in further outlying areas to keep the concentric ring of high density population as close to the Portland City Center as possible, but not limiting growth of areas within that concentric ring and adjacent to urban communities such as West Linn and Lake Oswego. Affluent suburban areas should not be limited in their urban development simply because those citizens prefer being surrounded by rural areas. Growth should expand for the good of the entire metro area.	On the premise that urban growth should be allowed in areas within the "population ring" of the Portland Metro Area, the Stafford Triangle in Clackamas County is an obvious area to permit growth, it being the final "piece of the pie."	Forty or fifty years is a long time for reserves in an area with a highly fluctuating population. While it is great that Metro wants a long term plan, that plan should retain some amount of flexibility to deal with changing circumstances. For instance, growth restriction is a wonderful concept, but if housing prices eventually become completely unaffordable for "regular people," then the system is failing itself.
97203	Establishment of rural reserves adjacent to existing protected natural areas such as Forest Park.	Multnomah and Washington counties - please remove West Hills and Helvetia area from consideration.	Multnomah and Washington counties - please remove West Hills and Helvetia area from consideration.			

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97203	1. reducing the growth of the growth boundary. It is not much of a boundary if it keeps expanding whenever developers desire. 2. preserving viable farmland within striking distance of the best markets for its products. As oil becomes more expensive transportation of local farm goods will become more expensive. 3. Using the highest quality croplands for food production, not suburban lawns. 4. Maintaining the rural character of Oregon farm country by keeping farm lands affordable.	The reserves for Washington County are too large. Prime farmland should be kept and protected as farmland.	yes, the reserve areas in Washington county			
97203	more rural reserves, less urban reserves. We need farmland to feed the people who live here	Washington County just north of Bethany along Springville road should be an rural reserve. This is prime farmland that i have been farming for 3 years. Supplying the folks of St. Johns with fresh organic produce.	yes, north of Bethany along Springville road	More of them		How can we be considering taking in a million more people to the metro area while using good farmland to house them. We need the farmland that is now surrounding the city to feed us now and in the future. If people want to move to portland then they need to live in the city not on the land that feeds the current citizens.
97203						
97205						
97205						
97205	Configuring urban reserves to preserve streams, wetlands, wildlife areas, open space and views.		Government Island should be eliminated from study. It's obviously unsuited for urban development, and its highest value is wildlife habitat, recreation and open space. The portions of the northwestern block along the Multnomah Channel and the west hills should be eliminated. The west hills area should be reserved for further Forest Park expansion, and the Multnomah Channel area is unsuited for urban expansion because future sea level rise caused by climate change will make the area more prone to flooding. The Sandy River gorge should be eliminated from further study. Its highest value is wildlife habitat and scenic value.			
97205	Configuring urban reserves to protect streams, wetlands, wildlife areas, and open space.					
97206	Ensuring lands for working farms	Washington County should have more land reserved for agricultural use and not as many urban reserve areas.	Washington County	I support Factor 4. Please protect: Clackamas Bluff and Deep Creek Watershed, Molalla River corridor and floodplain, Willamette Narrows and Canemah Bluff, and Johnson Creek Watershed in rural Clackamas County.		

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97206	To reserve the rural areas north of 26th. Urban sprawl benefits a few, whereas, protecting open spaces benefits all.	Please leave this area protected. The greater Portland urban boundary stands as a model and exception for the other major metropolitan areas on the west coast.	Please leave Helvetia reserved as rural!	We need to keep defined boundaries and keep strip malls and sprawl from despoiling Oregon's open spaces.		I'm appreciative of this survey and the feedback the process encourages. I hope that we can find the mandate to protect the public trust in open spaces and not defer to a minority business interests. I believe the political will is strongly in favor of maximizing development opportunities within the already defined urban boundaries before even considering extending them into our protected rural areas, which as I've seen in other western cities looks to be an irreversible process.
97206	Keeping this area open for rural farming.	The Helvetia area in Washington county should be removed from urban reserve consideration.	Helvetia area and West Hills			
97206						
97206	Large rural reserves, the smallest urban reserves possible.	Washington County is drunk on dreams of unbridled expansion. Healthy, economically, socially, and environmentally sustainable communities cannot continuously expand.	All prime farmlands, regardless of whether they are currently farmed. Oak woodlands and savannas and other important wildlife habitat.	They should be bigger.		
97206						
97206	we need to support with all our might our natural spaces and farmlands which are what keeps us connected and strong. The true sense of green living now and in the future is cities. These we must develop and restore to build the communities we have here and work to strengthen our connection to the outlying natural and farm lands while protecting them. Cities have history and beauty that we all need to learn about and honor.					It is hard to comprehend how we can think of taking away our vital local food sources for more big, ugly houses. We need to live the change our country is going through and that is to restore our cities. Clean them up, give us good transportation so not to use cars, Make them beautiful as they once were. Bring back beautiful architecture and make us proud to live in cities and give us and our children a direct, close connection to our earth to teach them for they do inherit this and must work hard to save it.
97206	Protection of farmland. Keep development dense within the current growth boundary.	Yes, Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?	Yes, Washington County candidate areas are too large. See above.	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves: Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97206	Limiting the urban growth boundry and encouraging denser development within CURRENT boundary	Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure, nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation.	Washington County candidate areas are too large.	It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves: Clackamas Bluff and Deep Creek Watershed, Mollala River corridor and floodplain, Willamette Narrows and Canemah Bluff, Johnson Creek Watershed in rural Clackamas County.		Oregon should continue to pioneer the protection of natural areas and limit urban sprawl, lest our cities begin to resemble the insatiable, unsustainable metropolitan horrors of Southern California.
97206						
97206	Protecting farm land!	Yes, Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?	Washington County candidate areas are too large. See above.	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		
97206	primary farmland preservation and incorporation of edible landscapes into natural spaces (parks and streetscapes) inside UGB	Yes, Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?	Yes, Washington County candidate areas are too large. See above.			
97206	Building up not out. Washington County should build employment, commercial, industrial and residential infill before considering taking more land into the urban growth boundary.	less rural reserve area for Washington County	Study is good.			Thanks for this opportunity.
97206	Building up not out					
97206	Protect farmland.	Yes, Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?	Yes, Washington County candidate areas are too large. See above.	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		
97206						

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97206						
97206	<p>The best outcome possible would be very small strategic urban reserves. Developing on the edge is too expensive, and there is plenty of land still inside the UGB. We should spend limited infrastructure money inside, and save farms, forest and natural areas outside. If more taxpayers understood how much expansion on the edge is really costing us, we wouldn't even need to have this conversation.</p>	<p>The urban reserve candidate areas in Washington Co are unreasonably large. Looks like there is more acreage there than in both the other counties combined. The best farmland in the region is in Wa Co so we all have a stake in seeing our regional farmland resource conserved. How can we possibly serve even half of that area with efficient urban services? How can we afford to continue to revitalize city centers if limited infrastructure funds are pulled to pay for development on the edge?</p>	<p>More area in Washington Co should be excluded from further study as an urban reserve!</p>	<p>Large tracts of land are still candidate rural reserves, but often those same areas are urban reserve candidate areas as well. These rural reserve areas need to be protected, not urbanized!</p>		<p>We are in the midst of an awful environmental and economic crisis and at least the environmental half of that equation is only going to get worse. How can anyone think that sprawling further would be good for the long term for the region? It's expensive - to the taxpayers and to the environment. Every time we push the UGB further out we loose those farms and forests which are so vital to the region - and we loose them forever.</p>
97206	<p>Using ODA's analysis, designate foundation ag lands as rural reserves. Consider contiguous areas at county lines.</p>	<p>All counties; edges. Urban reserves should not be outside of Metro's boundary. Multnomah County; west of Sandy, east of Gresham. No urban reserve in area covered and protected as ag land in an agreement between Gresham and Multnomah County.</p>	<p>West of Sandy in Multnomah County. Needed for long-term protection of ag industry. Contains many stable long-term operations. Contiguous with a proposed rural reserve in Clackamas County. Last class 2 soils in Multnomah County -- suitable soils and water. Only remaining foundation ag land in Multnomah County.</p>	<p>All counties. Put all ODA's foundation ag lands in rural reserves.</p>		
97209		<p>Helvetia area (all of Washington County north of Hwy 26) be removed from Urban Reserve consideration and West Hills should be removed from Urban Reserve consideration.</p>				
97209	<p>Generous preservation of farm land and focus on infill within the urban spaces, rather than allowing urban sprawl.</p>	<p>The proposed 160, 000 acres of proposed urban reserves in Washington County and the cities of Hillsboro, Cornelius, North Plains and Forest Grove should be reduced. If reserved for urban growth, this land will severely damage the future of agriculture in the western part of our region.</p>	<p>The proposed 160, 000 acres of proposed urban reserves in Washington County and the cities of Hillsboro, Cornelius, North Plains and Forest Grove should be reduced. If reserved for urban growth, this land will severely damage the future of agriculture in the western part of our region.</p>	<p>Increase rural reserves within the 160, 000 acres of proposed urban reserves in Washington County and the cities of Hillsboro, Cornelius, North Plains and Forest Grove should be reduced. If reserved for rural growth, this land will protect the future of agriculture in the western part of our region.</p>		<p>Increase urban density and efficiency of public transportation & infrastructure to make a more livable and environmentally sustainable urban environment for the region's increasing population. Increase rural reserves to protect farmland so that protect and promote our ability to feed ourselves and the increasing regional population. Thank you for protecting our UGB and planning for the future--this work greatly impacts the livability and natural resources of our region!</p>
97209		<p>Helvetia area be removed from Urban Reserve consideration.</p>	<p>Please remove the West Hills from Urban Reserve consideration.</p>			
97209			<p>Helvetia, Banks, Forest Grove.</p>	<p>Make Helvetia, Banks and Forest Grove A rural reserve.</p>		
97209	<p>Prevent Helvetia from becoming more housing - protect the beautiful farmlands!!!!</p>	<p>DO NOT include Helvetia!!!!</p>	<p>Helvetia, North of 26 - DO NOT make this MORE housing.</p>	<p>ADD Helvetia</p>		

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97209	Protection of working farms to continue providing local families with food is most important to me. It's one of the most important reasons I moved to this area of the country last year.	The candidate urban reserve factors are too large in Washington County. Land within the current UGB should be developed more densely before expanding.	Washington County candidate areas are too large.	It is important to protect land within the rural reserves. Also, the following Natural Features to be protected within the rural reserves: Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		
97209						
97210						
97210	To prevent my local CSA from being destroyed.	yes, the Helvetia area in washing ton county should be protected				
97210	designation of all land north of 26 as rural reserves support of "urban homesteading". --increasing food production within urban boundaries remove the west hills from urban designation	If anything, increase rural reserves.	all land north of 26!!! This is some of the richest agricultural land in the nation! How can we support a growing population if we cannot feed them with the food we grow?? Isn't the PURPOSE of Metro to support sustainable growth? Suburban subdivisions are not sustainable growth. Giveaways to national and international corporations is not sustainable growth. Supporting local food production and distribution IS.	leave it alone!!!!!!!!!!!!		Make it more open and inclusive. I read the Oregonian daily and am otherwise a pretty involved and well read person--in fact I write for publications such as Food Front about sustainable agriculture--yet this is the first I've heard of the "process" (an email from a farmer friend) KEEP YOUR PRIORITIES STRAIGHT. I don't know how many more times I can say this. Food is humanity's most basic need. The Willamette Valley is some of the most fertile farmland in the nation. It should be used for growing food, not housing people in auto dependent subdivisions or building corporate parks. Your responsibility as an organization is to promote SUSTAINABLE GROWTH and growth only when it is sustainable.
97210	Land Conservation					
97210						
97210			The areas west of Skyline and east of Bethany. The lands are too steep for appropriate development, there are no services/ they will be very expensive to permits, a buffer is needed along the skyline corridor for the benefit of Forest Park and for the wildlife corridor north and west.			
97210	protect sauvie island, nw mult co, EFU areas	Please protect small acreage farms and woodlands. pls protect sensitive stream corridors and riparian areas - assist with invasive species; large scale land management goals.	areas on nest slope tualatin hills - rock creek, abbey creek watersheds critical for wildlife corridors / habitat & cool/clean water exclude conflicted areas west mult co			
97210						
97210						
97210						

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97210	Our property will be 'designated' rural reserve...I'd like the zoning overlays to NOT become more restrictive. The "what does it mean" sheet talks of zoning change (or not).		Areas along Forest Park - as population increases, the demands on "escape" and natural areas increases... more park/rural reserve space needs to be protected.			We can't develop if the natural resources - water, etc. are not available to meet population needs - basic supplies need to be part of the equation.
97210	Our property will be 'designated' rural reserve... I'd like the zoning overlap to NOT become more restrictive. The "what does it mean" sheet talks about zoning change (or not).		Areas along Forest Park - as population increases, the demands on "escape" and natural areas increases... more park/rural reserve, space needs to be protected.			
97211	Minimal or no expansion of the urban growth reserves and of the UGB. Save the rural areas for farmland and natural areas and develop the businesses and housing developments in the urban areas where there is already the infrastructure.	Limit the development of the rural areas of Washington County to the smallest possible areas.	Washington County areas are too large.	Protect "Foundation Lands" within the urban reserves		
97211						
97211	preservation of open spaces					
97211						
97211						
97211	Preserve the area north of Helvetia as a rural reserve which has a farm feeding more than 50 families	Preserve the area north of Helvetia Exit on Hwy 26 in Washington County as a rural reserve. There is at least 1 working farm which does a CSA (Community Supported Agriculture) for more than 50 families which not only needs to be preserved but the land around it needs to remain rural and undeveloped to avoid the pollution of traffic, etc. if the land surrounding it were to be developed. it has been in existence for more than 10 years and provides lots of healthy produce for so many people.	I'm not sure, exactly what the designation of the land I referred to above is but it should be preserved as rural.			
97211				Mult Co Folkenberg area for future residential development we need the increased tax base		
97211	High quality farmland is preserved within close proximity to urban centers. Any new development occurs in areas with or planned for high capacity transit. Protect and enhance natural areas and ecosystem functions. New development uses low impact development techniques, at a minimum.	Washington County. Candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation.	Washington County candidate areas are too large. See above. Clackamas County, Stafford basin/ north of the Willamette river: Focus urban reserves adjacent to I-5 and I-205 interchange. Exclude area north of the Tualatin River up to Lake Oswego.	All Counties. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves: Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		
97211		I ask that the Helvetia area(all WA. county North of hwy. 26) be removed from urban reserve consideration and that the West Hills also not b considered for possible Urban Reserve.				

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97211	I would like to see Helvetia designated as a rural reserve and taken out of consideration as an urban reserve.	Helvetia should NOT be an urban reserve but should rather remain rural.	Helvetia should be excluded from further study as an urban reserve. I am a member of a CSA on NW Dick Road and am extremely concerned about the impact of urbanization on this small family farm and many others. We live in Portland because of our proximity to family farms and rural/natural areas and would be devastated to see further development in this area.	Helvetia should be included as a Rural Reserve		
97211		Yes, Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?		I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves * Clackamas Bluff and Deep Creek Watershed * Mollala River corridor and floodplain * Willamette Narrows and Canemah Bluff * Johnson Creek Watershed in rural Clackamas County		
97211	Don't understand question . . . less development, more nature.			3. Metro and the Counties should designate important natural landscape features and high value farmland as rural reserves that will be off-limits to urbanization. Specifically, Metro and the Counties should be considering the following additional areas as candidate rural reserves: Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		
97211	I would like to see important landscape features, critical habitat, and farmland protected. I'd like to see development occur in our existing urbanized area as much as possible.					

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97211	No more expansion, please.	1. Metro and the Counties should limit the size of new urban reserves in order to save natural areas, farmland, and limited tax and ratepayer dollars available for public infrastructure. We need to save public dollars for new infrastructure to build great communities inside the existing UGB. Focusing development in our existing centers and corridors will also support vibrant walkable communities better served by transit, save rural lands, and help the region and the State achieve goals for reducing green-house gas emissions. 2. In accordance with state law, Metro should not designate urban reserves where important natural landscape features and high value farmland could be lost or irreparably jeopardized by future UGB expansions.	Metro and the Counties should designate important natural landscape features and high value farmland as rural reserves that will be off-limits to urbanization for the next 40-50 years. Specifically, Metro and the Counties should be considering the following additional areas as candidate rural reserves: Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County			
97211	Protected natural areas that are not included in urban reserves					We have lots of low density sprawl within our current UGB. We should not expand the UGB or add urban reserve designation to land outside the UGB until we have significantly increased the density in areas that are currently low density sprawl.
97211	Making West Multnomah County a rural reserve	I think West Multnomah County should be a rural reserve	West Multnomah County			
97211	Balance of job opportunities with retention of farm and forest and natural areas/parkland.					
97212		Please do not reclassify Helvetia! I believe it should be preserved.		Please do not reclassify Helvetia! I believe it should be preserved.		
97212	Designate more land as rural reserve, e.g., north of Hwy 26.		No. of Hwy 26.	Eliminate area N of 26 from consideration as urban reserve.		Only that I fought for this issue for almost a year, talking to Metro and to local groups. Since then, the rest of the world has fallen in love with Portland. I think it is because our efforts precluded the sprawl that besets the communities where our new arrivals grew up.
97212	preserving and supporting current farmlands and promoting the addition of more		Helvetia	Helvetia		

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97212	Preserving the current natural and farm areas around the Portland Metro area, and wiser use of areas currently called 'urban': building up, not out; siting communities where public transit is completely accessible; dense urban housing; and vertical use of urban land (parking structures going up, not out; growing vegetation on horizontal and vertical surfaces to deal with rainwater run-off, etc.)	All land in the study area North of Highway 26 should be designated as RURAL RESERVES, NOT URBAN DEVELOPMENT!	All the study area north of Highway 26.	See above		I thought we already designated the UGB in order to eliminate this whole argument-- what happened?? I'm not very savvy in terms of local zoning, but this seemed like a simple, elegant, and effective solution to save some of the finest farmland and most beautiful natural areas in the world-- those just outside our urban area. As I am sure you are aware, the preservation of farm and natural land is of the utmost importance in our increasingly degraded world-- Oregon has long stood as an exemplary champion of these ideas. I find it disheartening that these changes are even being considered. I am happy to make my home in a very dense urban area where I have very little land I can call my own. I feel this way because I believe it is my moral duty to do so. I find the best employment, educational, and cultural opportunities for my family inside an urban area, but this does not mean that I have no opinion about the destruction of the beautiful natural areas that lie beyond it. Please act to protect, rather than erode away these precious lands! Thank you!
97212	A plan that protects farmland and natural features and encourages redevelopment in the existing UGB.	remove West Hills remove Helvetia area from urban reserve consideration	west hills Helvetia			
97212	preservation of valuable natural areas and agricultural lands near and within the metropolitan area. development within the existing UGB rather than expansion of the UGB. Nearby access to nature!	In accordance with state law, Metro should not designate urban reserves where important natural landscape features and high value farmland could be lost or irreparably jeopardized by future UGB expansions. Therefore, the following additional areas should be considered as candidate rural reserves and should be off limits to urbanization for the next 40-50 years: Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County				
97212	Continuing to encourage urban density, strong public transportation, and discouraging unchecked sprawl					
97212	Save the farms, develop the city's unused parking lots and buildings, save the city's park's and green spaces, though.		WA County North of 26			

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97212	Not expanding the urban growth boundary and preserving farm land/farming communities	Washington County candidate urban reserve areas are much too large. There are existing spaces being used inefficiently, so why expand further before you can make better use of existing infrastructure?	Washington County candidate areas.	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves * Clackamas Bluff and Deep Creek Watershed * Mollala River corridor and floodplain * Willamette Narrows and Canemah Bluff * Johnson Creek Watershed in rural Clackamas County		Encourage Washington Co to have public citizens on their advisory committee.
97212	Protection of as much land as possible in its natural state. Protection of forests without logging.					
97212						
97212	Viable farmland within 30 miles of Portland, along with public transport to service the farms.					
97212						
97212	-Much more Rural Reserves Space. - Rural Reserve in Helvetia and land North of Hwy 26. -Less Urban reserve space so that pressure is put on developing the more intensely within the UGB - A process that takes into consideration rising infrastructure costs and global warming	-Limitations on infrastructure costs necessary to accommodate land brought into Urban Reserves (i.e.- set threshold amount of funds; if improvements cost more than threshold they should not be considered as good urban reserve land). -Access to existing transit facilities and resources. New transit lines are expensive. Urban reserves should be nearer to what exists or what is planned for transit services.	Foundational farm land should be excluded. Food access and security is extremely important if the region wishes to continue on a path toward sustainable development.	- Rural reserves should take into further consideration farms that feed people! The economic factors applied to the farm industry don't adequately account for the positive effects of sustainably and locally grown food. - All foundational land should be given greater weight in determining whether an area can be turned into an Urban Reserve. This land should be a Rural Reserve, period.		Development patterns inside the UGBs do not support Great Communities!! We need denser urban development in the core and more time for suburbs to efficiently fill in the spaces they have. The Urban Reserve candidate areas in Washington County are too large.
97212	Farm land being protected from urbanization.	The areas of Washington County north of Hi-way 26, especially Helvetia and the West Hills should be REMOVED from urbanization consideration.	The areas of Washington County north of Hi-way 26, especially Helvetia and the West Hills should be REMOVED from urbanization consideration.	Helvatia and West Hills in Washington County north of hi-way 26 do not need further study to remain rural reserve maps	The same - Helvatia and West Hills in Washington County north Hi-way 26 should be excluded from further study as a rural reserve.	
97212						

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97212	Numerous CSAs are situated in Washington County areas slated to be urban preserves. It would be better to keep these areas rural, to limit building and maintain these farms. I believe much urban growth could happen in areas that are already urban, but under utilized or under functioning. For example, again strip malls could be converted into higher density housing. This would accommodate growth, while enabling currently rural areas to stay that way. Keep the urban designations to a minimum, and away from working farms where possible. Otherwise the sprawl continues, and these farms' ability to serve local consumers is diminished. We're seeing more and more the benefits of eating locally-- reduced carbon footprint, healthier food, healthier local economies -- so let's do what we can to keep local farm areas viable.	See my previous comment re: keeping local farms and CSA producers "rural".	see previous comments. My own CSA is located near North Plains, and numerous others are there as well, so definitely that area. I know of another CSA near Troutdale (Dancing Roots). But really, any area where these small farms are located.	see previous comments		Glad we have processes like this in place, and that you solicit (and hopefully take into account) public input.
97213	protect wild areas Protect the farmlands		Helvetia (north of hwy 26) should be classified as reserved rural, NOT reserved urban.	Helvetia (north of hwy 26) should be classified as reserved rural, NOT reserved urban.		
97213						
97213	* All land in the study area north of Highway 26 should be designated as RURAL RESERVES * All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves * Cities should be required to use existing land efficiently - replace vast parking lots with multi-story parking garages; redevelop underused areas into mixed-use communities served by mass transit.	* All land in the study area north of Highway 26 should be designated as RURAL RESERVES * All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves * Cities should be required to use existing land efficiently - replace vast parking lots with multi-story parking garages; redevelop underused areas into mixed-use communities served by mass transit.	* All land in the study area north of Highway 26 should be designated as RURAL RESERVES * All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves	* All land in the study area north of Highway 26 should be designated as RURAL RESERVES		As a city family, we treasure our close-in csa where we can help grow and harvest our own food. We welcome redevelopment within existing urban land. We wouldn't be able to be so involved if the farm were pushed out of Helvetia another 20-50 miles. And, Portland is famous for protecting its green spaces. Please honor that legacy. Please protect our farmland, forest land, and natural spaces. These are treasures which should not fall for more endless development.
97213	Retain rural reserve status and preserve 'close-in' working farmland, in Helvetia, north of Hwy. 26 where my CSA is located. My family enjoys the ability to help harvest and visit the farm where our food is grown.					
97213						

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97213	Minimizing urban reserves and maximizing rural reserves - because once property is urbanized, it cannot go back.	Washington County is destroying agricultural opportunities in favor of urban sprawl - that I will have to pay for!!! The cost of urbanizing ag land far exceeds the amount of SDCs that are charged - and we taxpayers foot the bill. Has anyone contemplated the cost of this expansion? The grab for that amount of land is not sustainable - shame on them!		Western and northern parts of Washington county, especially the areas around Forest Grove. These are working farms for the most part - some leased, some owned.		
97213	We need to protect our farm land. Farms provide healthy, sustainable food and enrich community.	Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?	Washington County candidate areas are too large.	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves: Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		I belong to a CSA out in Helvetia. Having a small family run farm to take my family to on weekly basis is essential. My children understand where their food comes from and they connect with the earth. This is the direction we need to move in - locally grown organic food for the future of the planet and civilization.
97214						
97214	All land in the study area north of Highway 26 should be designated as RURAL RESERVES All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves	All land in the study area north of Highway 26 should be designated as RURAL RESERVES All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves	All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves	All land in the study area north of Highway 26 should be designated as RURAL RESERVES All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves	All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves	
97214	keep the cities in the cities - stop the sprawl	Remove Helvetia from Urban Reserve consideration. Remove West Hills from Urban Reserve consideration		Keep Multnomah County and Washington County in Rural Reserve Area		
97214	no more new developments outside the urban growth boundary. keep rural land rural and develop a dense city with more public transit and bike/walk options.	All land in the study area north of Highway 26 should be designated as RURAL RESERVES. Cities should be required to use existing land efficiently - replace vast parking lots with multi-story parking garages; redevelop underused areas into mixed-use communities served by mass transit.	All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves.	All land in the study area north of Highway 26 should be designated as RURAL RESERVES.		keep the rural spaces rural. we don't want a sprawling city. we don't want to have communities like east vancouver. we want to have farms and forests and native, wild land close. the west hills should not be further developed. helvetia should not be further developed. thanks!
97214	Urban growth boundary; strict protections of natural areas; dense urban and suburban development.					

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97214	Keeping development within the existing UGB, or expanding only where farmland isn't impacted.		I work near the Helvetia area, and it seems an obvious candidate for a rural reserve. With all the development in the immediate vicinity (Tanasbourne, Bethany), there's obvious thirst for more land. However, a simple drive or bike through the Helvetia area north of highway 26 shows what functioning farmland it is. Let's preserve that. We don't need more chain restaurants, malls, and cookie cutter houses. We need locally produced vegetables, local livestock, and open land.			Jobs are important, as is accommodating forecasted growth. But there are plenty of opportunities to do both before expanding the UGB. Pushing forward with the progress of "city centers" in town, encouraging development in under-developed areas within the UGB (like Damascus), and encouraging density where appropriate along urban corridors all could help address these needs without eliminating farmland, forest land, or natural areas.
97214	Save the best farmland from urbanization. Protect local "foodshed" and potential foodshed lands.					
97214						
97214	no more sprawl! more cycleways and streetcar, we need dense zoning and trains. We need to become like europe and asia! Please help before it's too late!	i'm just not familiar yet.				
97214	Remove the Helvetia area and the west hills from consideration for urban reserve.		Helvetia Area, west hills; remove these two from consideration.		Helvetia Area, west hills; remove these two from consideration.	
97214	Keeping urban growth boundaries. Using urban areas more efficiently, and protecting rural areas (farms & forests) from sub-urban sprawl.	The West Hills and Helvetia (Washington Co.) should be removed from the urban reserve maps.	the west hills & helvetia areas (see above) should remain rural reserves	I think we should preserve as much rural area as possible, and try to contain/maintain well-planned urban areas.		
97214						
97214	Protecting rural landscapes for beauty close to the city, and food production.	The areas north of hwy 26 and the West Hills should be removed from consideration.		The areas north of hwy 26 and the West Hills should be considered for rural reserves.		There are many areas within the UGB that could be further developed for commercial and residential uses. I do not feel that we should take more of the precious Willamette valley's natural areas (which would be nearly impossible to get back) for short-term gain.
97214	Protecting all current undeveloped land outside of the city. This unspoiled natural and rural beauty so close to the city center is a critical characteristic that make Portland special.	I'm disappointed by the amount of land being considered for Urban Reserve, especially in Washington County. This area should be reduced drastically or eliminated.	As much land should be removed as possible, particularly the West Hills and Helvetia area. Once this area is gone, we'll never get it back.	Much more land shall be added to the rural reserve area.		
97214	Keep as much of the area surrounding Portland rural and wild and bikeable					

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97214	preserving high quality farm land. purchasing more natural areas to prevent their development. design review of all developments or other ways to insure quality development. Implement all the proposals in the Portland Climate Action Plan and expand it to the rest of the region.	i don't know.	I don't know			
97214		Please reserve Helvatia!!! Keep the working farms operable and keep the open spaces!	Helvetia!	Helvetia		
97214	I used to live in the Boston Metro area and there are so many farms on public land that is owned in trust by town or regional governments. This has left a landscape of working farms throughout the Metro area that was really incredible. In addition many of these farms, since they were already not privately owned, chose to operate as non profits and provide many educational benefits to the community as self-titled "Community Farms". Many of these farms were not in the outer suburbs, but truly within the network of suburban development around the city. I would love to see the Portland area have something along these lines. It would encourage small business, public-private entrepreneurship, good public health habits, and provide many community benefits.					
97214	Minimizing urban growth onto and near farmland					
97214	Compact urban reserves across the region and rural reserves which protect foundation and important farmland under threat of urbanization.	Washington County: Urban reserves are too big! Urban reserves should not be placed on foundation farmland or where transportation corridors are already overcrowded. Please better consider the costs of infrastructure to the taxpayers in the areas in which we are most likely to grow. Local aspirations have nothing to do with actual housing and growth needs. Please make it clear to the cities that they should be making better use of their existing infrastructure.	The large land mass around Hillsboro and Forest Grove is foundation farmland and should be preserved for future generations to enjoy the local harvest.	Washington County rural reserves should be better placed to protect the land under threat of urbanization, not just the land most likely to stay rural.		

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97214	Maintain the current urban growth boundary and encourage sustainable development of business, neighborhoods, and infrastructure within that.	Yes, Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation.	Yes, Washington County candidate areas are too large. See above.	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves * Clackamas Bluff and Deep Creek Watershed * Mollala River corridor and floodplain * Willamette Narrows and Canemah Bluff * Johnson Creek Watershed in rural Clackamas County		
97214	Designated space for rural as well as urban agriculture to remain intact if not to be increased.					
97214						
97214	Making sure existing working farms and natural areas stay the way they are. They are incredibly important to our health, and to the health of other living creatures on this Earth.					
97214	Protection of existing farmland Protection of prime farmland not currently being farmed Maintenance of the current UGB (no expansion) Support of development that builds walkable neighborhoods within the existing fabric.	Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?	Yes, Washington County candidate areas are too large. See above.	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		
97214		The Washington County candidate urban reserve areas are too big. Land within the Washington County Urban Growth Boundary isn't dense enough in its current state.	Yes, the Washington County areas are too big.	I would like to see the land designated as "Foundation Land" by the Oregon Department of Agriculture protected within the rural reserves.		
97214	We should not expand the UGB	Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?	Washington County	It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves <ul style="list-style-type: none"> • <input type="checkbox"/> Clackamas Bluff and Deep Creek Watershed • <input type="checkbox"/> Mollala River corridor and floodplain • <input type="checkbox"/> Willamette Narrows and Canemah Bluff • <input type="checkbox"/> Johnson Creek Watershed in rural Clackamas County 		

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97214	One that preserves high value farmland, and future growth that increases the density of urban centers and maintains to the greatest extent possible the valuable open spaces on the urban fringe.	Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?	Washington County.	It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves * Clackamas Bluff and Deep Creek Watershed * Mollala River corridor and floodplain * Willamette Narrows and Canemah Bluff * Johnson Creek Watershed in rural Clackamas County		
97214	keeping farm land protected under rural reserves					We have been Community Supported Agriculture farm subscribers for nearly 8 years. We depend on the local farms in the area to provide our family with healthy, local and organic foods (year round.) Our farm is in North Plains, and we hope this area, along with other working farm land, will be preserved.
97214	Less new land developed on the edge of the region, more density and more high-quality greenspace within it.					
97214	Being able to continue to integrate shared open spaces with development.					
97215	Ensuring the #1 priority is current urban growth efficiency and density.	Washington county. Area north of Hwy 26 in the Helevetia area should be designated rural reserver areas.	Washington county. Area north of Hwy 26 in the Helevetia area should be designated rural reserver areas.	Washington county. Area north of Hwy 26 in the Helevetia area should be designated rural reserver areas.	Washington county. Area north of Hwy 26 in the Helevetia area should be designated rural reserver areas.	none
97215	All land in the study area north of Highway 26 should be designated as RURAL RESERVES		All land in the study area north of Highway 26 should be designated as RURAL RESERVES	All land in the study area north of Highway 26 should be designated as RURAL RESERVES	All land in the study area north of Highway 26 should be designated as RURAL RESERVES	All land in the study area north of Highway 26 should be designated as RURAL RESERVES
97215	Keep Helvetia as farmland. Do not designate it as urban reserves.	First, take Helvetia off your list of urban reserve areas. It is excellent farmland, and rural areas like this provide fresh CSA produce and environmental amenities like clean air and water, to nearby suburbs and cities, as well as emotional and spiritual benefits. Second, re-examine the assumption that we have to have "growth" under the conventional definition of economic growth. Growth for whose benefit? How about measuring quality of life and not just dollars earned or spent? The country of Bhutan measures their success this way. I am not convinced that there must be ANY urban reserve areas, or that the Metro area needs any more cities than it currently has. Our strong tourism industry is largely due to our having retained farmland like Helvetia. Our quality of life rests on farmland like Helvetia. Drop the idea that it should be designated as urban reserve. Consider that you might be asking us the wrong question altogether.	Helvetia farmland in Washington Co.	See above.	We need more rural reserves altogether.	

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97215	Maintaining current rural reserves		Rural reserves north of Highway 26.			
97215						
97215	Protect open spaces/farms/forests	Yes, Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?	Yes, Washington County candidate areas are too large. See above.	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		
97215	protection of the Helvetia rural reserve area	please protect the Helvetia farming community as a rural reserve	Helvetia commnity of Washington county			
97215						
97215	Huh?					
97215	Limit the size of new urban reserves with no urban reserves where important natural landscape features and high value farmland exist. Set these areas aside as rural reserves off-limits to urbanization for the next 40-50 years.		These should be additional candidate rural reserves: * Clackamas Bluff and Deep Creek Watershed * Mollala River corridor and floodplain * Willamette Narrows and Canemah Bluff * Johnson Creek Watershed in rural Clackamas County	Counties should consider the following natural features adjacent to the existing UGB as candidate rural reserves: • Nature Conservancy Conservation Priority Areas. • ODFW Conservation Opportunity Areas. • Metro Habitats of Concern. • Tier 1 and 2 Acquisition Target Areas under the 2006 Regional Bond Measure. • Floodplains along major rivers and their confluences. • Farm or forest lands providing buffers between the above landscape features and existing or future urbanization. The following should be candidate rural reserves: * Clackamas Bluff and Deep Creek Watershed * Mollala River corridor and floodplain * Willamette Narrows and Canemah Bluff * Johnson Creek Watershed in rural Clackamas County		There needs to be a more rigorous, credible and thorough means for evaluating the importance of surrounding natural areas, assessing their ecological value and the potential impacts from encroaching urbanization.
97215	Preserve as much farmland as possible.					
97215						
97216	Keep Helvetia as farmland. Do not designate it as urban reserves.					

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97217	preserve small family farms in and around the Portland Metro area. Although, we have a need for urban development, we also must preserve the livelihoods of small farms. The Helvetia area is of particular interest because it is comprised of top quality agricultural land, that cannot be replaced. Once these lands are developed, these valuable crop lands will be permanently removed from production, and the community as a whole will suffer. Please avoid designating the areas north of Highway 26 as urban development lands.	I would like to see the preservation of small family farms in and around the Portland Metro area. Although, we have a need for urban development, we also must preserve the livelihoods of small farms. The Helvetia area is of particular interest because it is comprised of top quality agricultural land, that cannot be replaced. Once these lands are developed, these valuable crop lands will be permanently removed from production, and the community as a whole will suffer. Please avoid designating the areas north of Highway 26 as urban development lands.	Please exclude the Helvetia region North of Highway 26.			
97217						
97217	creating a boundary that limits development to the urban centers keeping in mind cultural significances.		land that is already being farmed on the city limits.			
97217						
97217	Preserve class 1-3 soils for farming and high site index land for forestry	Exclude the west of Sandy river area in Multnomah County	Exclude the west of Sandy river area in Multnomah County			Thank you for doing this.
97217	Retention of Class 1-3 soils for farming. Retention of high site index soils for forestry.	Do not include class 1-3 soils	Area west of sandy river in Multnomah Co.			
97217	Reducing the urban growth boundary, especially in Washington County	Yes. Washington County candidate urban reserve areas are too big - they should be made smaller.	Yes - Washington County candidate areas are too big.	I think that it's critical to protect ODA designated Foundation Land. Also, There are a number of natural areas that should be protected inside of rural reserves: Johnson Creek Watershed in rural Clackamas County Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff		
97217						
97217						
97217	preservation of high quality farmland	Yes, Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?	Yes, Washington County candidate areas are too large. See above.	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		
97217						
97217	maximize areas of natural, forest, and farm preservation!					

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97217	Keep the UGB where it is!		Natural areas and productive agricultural land	Include the following areas: Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		
97217	Focusing growth inside the current UGB. There appears to be enough space within the current UGB to accommodate projected growth. I would like to see limited or no new urban reserves.	Metro should not designate urban reserves where important natural landscape features and high value farmland could be lost or irreparably jeopardized by future UGB expansions.	Johnson Creek Watershed in rural Clackamas County			
97217	No Urban Reserves. Large Rural Reserves.	Eliminate or massively shrink urban reserves. Focus public infrastructure inside the UGB to redevelop parking lots and other underutilized sites appropriate for development.	High value natural areas and farm land. Examples: Don't encroach further on Forest Park. Stay clear of the Clackamas River. Avoid Tonquin Geological Area Make Willamette Narrows and Canemah Bluff a Rural Reserve. Don't urbanize south of the Willamette or on high value agricultural land and floodplains in Washington County. Avoid lands that drain to the Sandy River.	Expand them to include high-value natural features in Clackamas County, including: Toquin Geologic Area Willamette Narrows and Canemah Bluff Willamette and Mollala River Floodplains Johnson Creek Deep Creek		
97217	Have natural areas and clean water streams in and around the city for people to enjoy walking, biking and observing wildlife. Bring birds and other wildlife back to the city. Create habitat for birds and other native wildlife.					
97217	If the area between Washington County and City of Portland were included in the UGB: 1. less prime farmland west and north of Hillsboro would be lost by development in NE Wash Co. 2. Better control of natural areas could be obtained by urban restrictions. 3. More efficient use of tax-payer money by building outside of the present CIGB. There would be no tax abatement in the newer areas. 4. Better communities could be developed if you start with good planning.	Multnomah - NW Hills between Skyline and the Washington Co line should be placed in the urban reserve area.				

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97218		Yes, Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?	Yes, Washington County candidate areas are too large. See above	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves * Clackamas Bluff and Deep Creek Watershed * Mollala River corridor and floodplain * Willamette Narrows and Canemah Bluff * Johnson Creek Watershed in rural Clackamas County		no
97218	A heightening of counter-sprawl characteristics that set the PDX Metro area apart, as well as the processes that have led to that admirable distinctiveness. More specifically, a regional greenbelt with long-term protection.	Ideally, any and all; virtually no proposed urban reserve area meets any, let alone all, of the eight factors given, thus they should not be considered for future development. Sufficient land already exists within the current UGB to accommodate estimated pop. increases.	Northwest Multnomah Co., specifically "Northwest-south" area, is the most direct corridor for wildlife into Forest Park, which is of value to the entire metropolitan area; to urbanize NWS (either from Skyline ridge or through Bethany expansion) would only have a negative effect on Forest Park and city center, in addition to the NWS area itself.	Again, any and all areas - they should attempt to encompass all available lands as nearly every one is relevant to Natural Landscape Features.	Not at all. Only mixed-use infill at high densities can create viable, livable communities. Arguments against density (high crime, congestion of traffic, etc.) generally derive more from unconscious ethnic bias and/or corporate interests than from an objective assessment of the situation. Once an area is developed, it remains that way forever.	
97218	Efficient use of existing urban land and underused areas while protecting the most farmland that is rich and productive, increases our local food resources, protects us from high transportation costs and eases contamination issues with non-local food, and allows the possibility of greater specialty food export, increasing those jobs.	Please remove the Helvetia areas (the area in Washington county north of Hwy 26) from Urban reserve consideration.	The Helvetia area (the area north of Hwy 26 in Washington county) and the West Hills area in Multnomah and Washington Counties should be removed from urban reserve consideration.	We could think about designating farm area forever. The only way to stop truly save our farmlands is to designate the rich areas in perpetuity so that it doesn't allow developers to influence the process. Our farming areas are places where, once gone, can rarely be recovered. We have seen how important farming is to our area and feeding ourselves locally should be an important part of our ongoing safety in potential disasters, if nothing else. I would posit that our farms are more important and valuable as population increases, not less.	I approve of the currently proposed designations for the rural reserves.	I have heard that Vancouver, British Columbia has a strong farm preservation system. I think the point is that by permanently designating farm areas for food production and natural areas to preserve our water and air resources from pollution, we force urbanization into the areas least suitable for farming and takes the natural pressure from developers out of the process. It's really the only way to protect these areas in the long run with increasing population growth.

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97218	Thriving local agriculture (CSAs, urban silviculture, urban farming), protected green spaces and undeveloped lands, livable neighborhoods with more effective transportation alternatives.	Washington County candidate areas are too large. The UGB here could accommodate another 500,000 residents without any changes at all. I had to commute to Hillsboro for two years because Oregon's largest employer decided to build campuses on farmland. The Max was inadequate, so I was yet another car on the road. Allowing more sprawl in Washington County will not solve this, but make it worse. I'm very disappointed to see such a large candidate area covering these precious lands, much of it prime agricultural land. From my experience of Washington County, I believe the current urban lands are not developed efficiently enough to warrant any expansion. I also believe the only kind of development we'd see in these newly-acquired areas is more of the same: high-profit development of ugly industrial parks covering excessively large areas, excessively large homes dotting the formerly productive landscape, excessively wide and fast streets. Compare a satellite map of Portland from 20km elevation to Cologne, Germany at 20km. Portland city has less than 600k residents in 145 sq. mi. Cologne has 1 million people	90% of the urban reserve area for Washington County is not needed. The land that has already been paved ought to be used more efficiently first.			
97218	eliminate non-organic chemical use in parks. use more of our park space to grow food and all our other green spaces now not being used for anything. encourage city farms instead of lawns. increase the number of live stock allowed in city limit and increase classes on management of the live stock.	Yes, Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?	Washington county UGB	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County The large lots on NE Simpson and Ainsworth to be designated PDX Farmers Quarters and used as a local food supply.		PDX UGB is a unique way in which we stop the spread of suburbs. having grown up in LA where no restrictions existed and we lost all our green to cement i can testify that it is worth higher unemployment to preserve our way of life and secure a local food supply.

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97218	An approach that identifies opportunities for protecting and restoring our natural resources to an optimal condition for long-term sustainability including economic opportunity and equitable distribution of the benefits of that environmental protection and economic opportunities.		* Clackamas Bluff and Deep Creek Watershed * Mollala River corridor and floodplain * Willamette Narrows and Canemah Bluff * Johnson Creek Watershed in rural Clackamas County	While I am an advocate for sustainable forestry and agriculture, I am also a strong advocate for retaining natural areas purely for their value as natural areas and of course, the benefits that go along with those areas. These lands are nearly gone in this country and preserving them is vital to the health of our planet.		Please develop measurable, specific criteria that examines the social impacts of decision-making on people of color in the Metro region. People of color and the impacts to them and their communities is rarely done in planning processes such as these and the result historically is that fewer benefits of environmental protection and economic opportunity accrue to communities of color. Native Americans, Latinos, and African-Americans in the Metro region all share this experience over time. It is time for it to stop. How to reverse this trend? Create measurable, specific criteria that look at the impacts of your decision-making on these communities. Create accountability mechanisms to hold leaders accountable for these decisions. Reach out to these communities and ask for their priorities.
97218						
97218	Do NOT consider West Hills for an urban reserve. Remove the Helvetia area from Urban Reserve consideration. Build up, not out. We don't need more McMansions or look-alike homes in suburbia. We need continuation of small family farms and we will need more small family farms in the future as oil becomes more scarce. Keep rural rural. We need food, not lawns.	Do NOT consider West Hills as a possible Urban Reserve. Remove Helvetia area from Urban Reserve consideration.	Do NOT consider West Hills as a possible Urban Reserve. Remove Helvetia area from Urban Reserve consideration.	Do NOT consider West Hills as a possible Urban Reserve. Remove Helvetia area of Washington county from Urban Reserve Consideration	Do NOT consider West Hills as a possible Urban Reserve. Remove Helvetia area of Washington county from Urban Reserve Consideration	Protect and encourage small family farms. We need more local food, not more useless lawns for suburbanites. Times are changing. Oil is becoming more scarce. No farms = no food.
97219	maintaining green spaces and rural areas, and using development for urban renewal opportunities	Helvetia and West Hills areas should remain rural, remove from urban consideration	Helvetia and West Hills areas			
97219	The passage of laws that require housing development in an area to be compatible with the present and past uses of that area (in this, housing that does not interfere with the farming community)					

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97219	<p>Current farm land north of Hwy 26 in Washington County be put in the rural reserves -- at the very least. This is very productive land as we see by the current use of small farms. I'm not so sure we need to put much land aside for future development right now. There are many empty newly built houses that and not selling. Let's wait until those start selling again.</p> <p>And, let's fix up rundown urban neighborhoods before we allow development on new land. We cannot keep paving over all the farm land.</p>	<p>All land north of Hwy 26 in Washington County should not be considered for urban reserves. This land should be designated rural reserve. The area in the west hills should also not be considered for urban reserves. Do keep this area in the rural reserve.</p>	<p>All land north of Hwy 26 in Washington County should not be considered for urban reserves. This land should be designated rural reserve. The area in the west hills should also not be considered for urban reserves. Do keep this area in the rural reserve.</p>			No.
97219	<p>* All land in the study area north of Highway 26 should be designated as RURAL RESERVES * All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves * Cities should be required to use existing land efficiently - replace vast parking lots with multi-story parking garages; redevelop underused areas into mixed-use communities served by mass transit.</p>		<p>the Helvetia area (all of Washington County north of Hwy 26) should be removed from Urban Reserve consideration. The West Hills should be removed from Urban Reserve consideration.</p>			
97219	<p>preserve more farmland to support future needs for local food production.</p>					<p>Please keep in mind, the expanded entrepreneurial possibilities for agriculture. New employment may again come from expanded localized agriculture. Portland could add to its stature as a green community by taking steps now that make land available for more local agriculture.</p>
97219	<p>Protect natural areas within the city such as Forest Park, Tryon Creek, the forest around Arnold Creek. Save the working farms north of Hwy 26. Keep that area rural.</p>	<p>Save the farms north of hwy 26, the Helvetia communites.</p>				

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97219	Protect the rural areas we have near the cities and take them off your list for future consideration as urban areas. In other words, the study area north of HW26 should be designated as rural reserves and removed from consideration as urban. Figure out how to make more efficient use of the urban areas we already have. Make better use of the concrete we already have and improve the city transit systems to reduce auto traffic substantially.	Remove th area north of HW26 from consideration as urban and designate it as rural reserves.	North of HW26		North of HW26	
97219	Instead of building and hoping people will purchase in the business complexes, fix buildings that are already standing and lease out like the Pearl projects.	I don't know.				
97219						
97219	Rural reserves that protect the most significant natural features, high quality farm and forests					
97219	Designating the Stafford Triangle as a rural reserve.	If the Stafford Triangle (Clackamas County) is under consideration for designation as an urban reserve, it should be removed from consideration. Expanded infrastructure would be costly and difficult to provide, additional development would have a negative impact on existing streams and natural areas, and the area has steep terrain.	Stafford Triangle in Clackamas County	Add the Stafford Triangle as a candidate for rural reserve designation, if it is not already being considered as a rural reserve.		
97219	Agreement to do all the above.					
97219						
97219	Keep the UGB tight!	I don't know. Haven't seen a map. Couldn't find it on your web page.				
97219						
97219	Limiting size of new urban reserves to save natural areas and farmland; designating important natural landscape features and high value farmland as rural reserves.					
97219						
97219	Focusing development within the current UGB while protecting important natural and recreation areas there. Improving existing infrastructure to encourage growth within the UGB. Expanding the UGB into areas where infrastructure can be improved/expanded logically and efficiently.			The following areas should be added as rural reserves: <input type="checkbox"/> Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County		

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97219	I am especially interested in focusing any new urban areas where there is existing infrastructure - regionally & statewide there is a huge maintenance backlog - we need to maintain what we have and focus on limiting development of any urban areas that would require new, large infrastructure projects.					
97220	Farmland protection.	The areas in Washington County are too large. Urban development in Washington County should make more efficient use of existing infrastructure.	Washington County candidate urban reserve areas are too large.	Within the rural reserves, some natural features should be specifically protected: Clackamas Bluff and Deep Creek Watershed, Mollala River corridor and floodplain, Willamette Narrows and Canemah Bluff, and Johnson Creek Watershed in rural Clackamas County		
97221	To ensure that we have natural areas that are ecologically healthy, yet accessible to the growing metro population.		I think that several areas surrounding Forest Park in Washington County should be RURAL reserves and not ever marked for development	Areas surrounding Forest Park are candidates. I am supportive of rural reserves areas across the Tualatin Mountains, North Bethany and Sauvie Island.		
97221	Controlled development and protection of natural lands in the urban area and outside	Protection of Molalla River, Deep Creek, Clackamas River, Canemah area, and natural lands in urban areas such as Johnson Creek and Tryon Creek				
97221						
97221						
97222			Helvetia area (Wash county north of Hwy 26). Also West Hills area.			
97222						
97222	We need to recognize the important of LOCAL farms and the wealth that they create for local economies. Keeping land in agriculture and promoting its use sustainably would also provide open space, natural areas, and forested lands.	Yes, Washington County candidate urban reserve areas are too large. Very little land within the current Washington County UGB is developed at urban densities that make efficient use of existing infrastructure. Nor does the current pattern of development in Washington Co fit most of the other factors that must be considered for urban reserve designation. What suggests that the giant tracts of urban reserve candidate areas would be developed any differently?	Washington County candidate areas.	I support Factor 4. It is important to protect land designated as "Foundation Land" by the Oregon Department of Agriculture within the rural reserves. In addition, I would like to see the following Natural Features to be protected within the rural reserves > Clackamas Bluff and Deep Creek Watershed > Mollala River corridor and floodplain > Willamette Narrows and Canemah Bluff > Johnson Creek Watershed in rural Clackamas County		We are not taking advantage or managing the space that we already have very well. Identifying redevelopment is crucial. It can provide the local jobs and stimulate the local economy without harming our farm land. Local farm lands are crucial to the long term sustainability of our region.
97222	I am interested in keeping the UGB where it is at, developing inside its borders with infilling, and preserving our farm land and designated park and forest land.					
97222	Retain current Urban Growth Boundaries. Allocate resources to infrastructure development (MAX, Steetcar, etc.) within the UGB.					Build UP, not OUT!

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97222						
97223		Helvetia area (all of Washington County north of Hwy 26) should be removed from Urban Reserve consideration. Also ask that the West Hills be removed from Urban Reserve consideration.	Helvetia			
97223	Please encourage people to work w/in the urban growth boundary...the Arbor subdivision built off of Springville is one example of the latest and greatest atrocities of expanding the urban growth boundary. There was no need to build that subdivision. There are plenty of houses for sale in the area that are now being undercut by their ability to offer super low interest rates (the banks way to cover their "you know what."). Plus, local farming is important. I choose to buy local. I love it. Please don't take away their ability to provide products to me at local farmer's markets.	All land in the study area north of Highway 26 should be designated as RURAL RESERVES. All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves				
97223	don't expand the urban growth boundary unless all other options have been exhausted.		washington county - Helvetia area areas north of HWY26 be removed from the consideration for Urban reserves. West Hills should be removed from consideration for urban reserves. Areas of Bull mountain and west of bull mountain should be removed from consideration for urban reserves			
97223	Rural PReservation					
97223	Restrict urban growth by increasing urban density. Preserve small farms, working forests, and natural areas	Washington County in rural areas north of US highway 26, and far west rural areas of Multnomah County	Same as above. Washington County in rural areas north of US highway 26, and far west rural areas of Multnomah County	Retain Washington County as rural north of US highway 26 except where urban areas are in existence	Washington County in rural areas north of US highway 26, and far west rural areas of Multnomah County	As food transportation costs rise and as the consequences of global warming affect agriculture in central California and northern Mexico, it will necessary to have a strong agricultural base in the within an near the Metro boundaries.
97223	allowing our farmers to thrive and in that way, strengthening our community and sustainability		all currently working, productive farmland			
97223						

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97223	It's the economy, stupid! Without a prosperous economy, none of our other hopes or dreams for our community are possible. Without family wage jobs, none of this other stuff counts for much.	Unless and until our region determines where future population, housing and jobs will locate, the Committee's map-making exercise is quite pointless. Where will 2 million more people live, work and play? Not in Multnomah County---low-paying jobs, bad roads, poor schools, high crime and indifferent government. Not in Clackamas County, no jobs, no roads, no sewers, no chance. Not Washington County, they all want to grow llamas and potted plants out there, and have the rest of us provide the housing, education health care for their field workers. The best chance for future housing and jobs will be in Clark, Columbia, Yamhill and Marion Counties.	The Mt Hood National Forest and the Columbia Gorge Scenic Area	Any chimpanzee with a crayon can be taught to draw on a map and choose areas that need "protection" from urban development. Our region does a great job of taking properties off the tax rolls. Where we need help is with creating employment opportunities, encouraging job growth and diversifying our resource-based, minimum wage and low skill economy.	Multnomah County---Government Island, West Hayden Island, offer 2500 acres of flat, accessible land in the heart of the metropolitan region. These lands should be on the public tax rolls contributing to the jobs that are sorely lacking in Multnomah County. Washington County---areas east of Roy Rogers Road and north of the Tualatin River. Areas south of Highway 26 east of Mountindale. Clackamas County--areas south of the Willamette River and west of the Pudding River. Areas within two linear miles of I-205, including Stafford, West Linn, Oregon City and Gladstone	These are the wrong questions to be asking! Metro Councilors are elected to serve residents and constituents INSIDE the UGB and their own districts. Their responsibility should be to serve their districts inside the UGB and make this a place people want to live and work without having to commute to Salem or Vancouver. County commissioners have the responsibility of serving the entire counties. But they cannot be serving single interests at the exclusion of all other constituencies. Neither group is responsible for redevelopment of brownfields, or has the first idea of the laborious and enormous expense involved.
97223	Minimize the expansion of the urban growth boundary and work harder on in-filling the existing boundary. Protect natural areas .		Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County These areas should become rural reserves due to their important natural resources.	Clackamas Bluff and Deep Creek Watershed Mollala River corridor and floodplain Willamette Narrows and Canemah Bluff Johnson Creek Watershed in rural Clackamas County These areas should become rural reserves due to their important natural resources.		Protect farms, working forests, and natural areas. Redevelop and in-fill existing urban areas.
97223	Substantial reduction in proposed UGB expansion in Washington County.	ALL tillable land must be preserved for future food production. Forests must be preserved for watershed.	Tillable land and forests.			
97223	Limited urban reserves, well defined natural area protections, rural reserves on good farming land.	West Bull Mountain (lower slopes) is prime farm land; it should not be designated as urban reserve.	West Bull Mountain (lower slopes)			
97224						
97224	Very limited urban reserves that avoid steep slopes, headwaters and floodplain.	All areas in Metro's habitats of concern should be excluded from Urban Reserves.				Consider impacts to streams and rivers when planning urban and rural reserves.
97224	My first concern is to be surrounded by high density with high smog and treeless lots. The quality of life is a big issue. The current streets can't handle the traffic loads right now. Trees need to have stronger protections and build around grove of trees. There are current farmland around my area that needs to be protected. Restrictive King City strip mall to have shops below and residential above to no more than three stories. Keep barns along Roy Rogers - not Beef Bend Road.	Washington 137th and Beef Bend Road To rural reserves - Keep the farms around my house.	137th & Beef Bend Road - Keep the rural reserves to preserve current quality of life standards. To protect the trees in the area and the wild life. We are along the Tualatin River with spaces between houses. The development next to us has gone into bankruptcy. This property was cleared bean field so it was useless which is a good candidate for R5 lots, not tree lots.	Washington 137th & Beef Bend Road If we are to have a designation - keep us rural. People appreciate having spaces between houses and trees. Protect our wildlife and quality of life.	Roy Rogers Road - Have a small strip of land along side of the road to have business, strip malls with residential living above to help meet the groing population - no more than 3 stories.	When planning for additional growth - roads need to be widend to improve the increased traffic flows with bike lanes. Where is the water going to come from? Preserving trees is important to the whole globe. T
97224	Require parks and open space, fund them if you are going to increase density!	Washington More rural, less urban		Washington Preserve parks and open space.	Include more.	My frustration is increased density and no increase in parks, open spaces and funding. Decision should also be based on traffic capacity and funding for infrastructure.

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97224						
97225	preserve rural lands and farms and curtail urban growth boundaries!		Helvetia and the surrounding farm lands must be preserved!		Save Helvetia, we need our farms close to our cities and not have each other step on the boundaries	
97225	I would like to keep lands that are rural or meet the needs for farmland kept as they are. Helvetia and the West Hills were areas so beautiful growing up in Portland because they were not urban and overly developed.	In the urban Portland area, we need to focus on restructuring land development for multi-use. The beauty of many new buildings in Portland is that they can be living areas, work areas, and shopping centers. If we can consolidate our land use in urban areas, then we can decrease sprawl and the unnecessary destruction of beautiful farm land and forests.	Helvetia, the West Hills, Milwaukie			
97225	To leave in place protectoin of farms and forest lands					
97225	Maintaining accessible green spaces. Keeping working farms affordable and available so we have access to good, locally grown food.					
97225	To create a "no-fill" zone between major urban areas that already exist. For example, creating a large farmland area between Forest Grove and Hillsboro, between Forest Grove and Banks, and between Tualatin and Wilsonville.		There should be major farmland areas separating our urban areas. This will limit the growth of any one city. These urban areas should not be allowed to be compromised for industry to "bring in jobs" to already dense areas. We need to spread the industries out further from the existing urban areas of Beaverton.	Washington county needs more rurual areas separating the existing cities within it. But, Washington county should not allow the incorporation of urban areas into local cities.	Washington county needs more rurual areas separating the existing cities within it. But, Washington county should not allow the incorporation of urban areas into local cities.	
97225	Stricter protections for natural areas and more resources to improving those we have.	Urban Reserve candidate area in western Multnomah County (southwest of Forest Park, between Hwy 26 and NW Skyline) and adjacent proposed Urban Reserve candidate area in Washington County (Helvetia area) should be Rural reserves, not Urban reserves	See above.	Protect Forest Park as a rural reserve so it is protected in the future. Add the land adjacent to Forest Park (south of Skyline AND the portion of the Tualatin Mountains extending out to the northwest - including FPC's old growth parcel - and even Sauvie Island) as a Rural Reserve		
97225	Preserving land for farming or natural areas- protecting these uses from development.	In general the areas look appropriate.				

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97225	Preserve working farmland (especially small, sustainable, diversified family farms) and sustainably harvested woodlands. Encourage community-minded infill. Keep Helvetia rural. Encourage food production inside the Urban Growth Boundary as well as outside.		Helvetia and the West Hills should not be considered for Urban Reserves.			
97225	Protection of natural places, good road / light rail access to places of work,	Clearly define places of work including plans for greenspace through out the places of work.				Identify, analyse, review, debate, decide and move promptly forward.
97225	Bring areas near the existing UGB and transportation grid (such as Stafford Basin) into the UGB. Maintain the UGB to protect against sprawl and to maintain natural areas outside the UGB. Also expand the industrial base in Washington County/Hillsboro to help attract new employment.	Stafford basin needs to be inside the UGB. We need to show this on the urban reserve maps.		Remove Stafford Basin from further consideration (Clackamas County). This area is a logical place for future development, since much of the transportation network is in place.	Stafford Basin.	We need a balance of growth inside and outside the current UGB. Overall, the UGB concept is a good one. However, when farm/forst lands lie in a natural path of progress, I think we need to be realistic in our efforts to protect them. Some farms/forest land will need to be turned into development land. We can continue to purchase open space areas inside the UGB and continue to protect natural spaces outside the UGB (after expansion).
97225	Adding employment lands outside but contiguous to the UGB along major transportation corridors (I-5 and 205) that can attract major new employers and future industries. There are no large flat acres (100 plus) on a major transportation corridor available today, let alone the next 50 years. This process should be a technical analysis for the next 50 years analysis, the political element should take place during periodic review. Elected officials can then choose what lands come in during their term on their watch. Prior to 1011 all lands outside the UGB were rural by default and lands were added as elected officials deemed appropriate. If this was 1959 and the elected officials had to determine rural and urban reserves, how would the land have been designated were 217 and 205 exist, would there be Intel or still wheat fields, would Washington County be the economic engine for the state? Adding a healthy supply of urban reserve does not convert it to UGB land until elected officials, during periodic review, deem a need to bring the land in.	The land south of the river on I-5 is a prime candidate area for new regional employers to locate. There is a state airport, the land is flat, and there is major transportation infrastructure in place. Future large employers that need large pieces of land (50 -200 acres) have a choice in which state or country they choose to locate. The region does not have this type of land available today on a major transportation corridor where large employers WANT to locate. The surrounding cities of Canby and Wilsonville have land available to meet their future CITY needs, but land is not available for a larger REGIONAL NEED. I-5 is the asset of all Oregonians and should be maintained as an URBAN RESERVE for the future benefit of the State and the Region. The political process of periodic review can keep the land out if the then elected officials decide that there is not a current need for employment lands on that transportation corridor. This 1011 process is a dangerous road if this Urban Reserves process is political rather than technical. If this was 1959 and this process was taking place, would we have a 217,205, Intel or wheat fields in Washington County? We are expecting significantly more growth		Land on major transportation corridors and interchanges should not be included as rural reserves. These areas will be impossible to farm and is usually were efficient urbanization takes place.	All areas where a major transportation corridor and a state highway interchange cross. These areas will be impossible to farms and is usually were efficient urbanization takes place.	Congratulations to Washington County for understanding the need for job growth so our kids can be provided with a good education and the citizens will be provided with good governmental services.

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97225	A reasonable expansion of land near jobs	How come so much of the land is both Urban & Rural?	Damascus	I read about increasing the number of homes per acre. New homes are way to tight now. Why so much land for ag?	Stafford and some of the area north of Hillsboro	Job Jobs Jobs homes near those jobs
97225	What choices do I have?	I don't have access to the factors to make an accurate comment..	If I had access to a map and understand the factors, then I'd make an accurate comment.	No access to maps or understanding the factors to make an accurate comment.	Refer to previous comments.	
97227	maintaining working farms, forest land, and natural areas will create more space and jobs in the long run.					
97227	focus on more systematic development of existing urban areas, maintaining quality farm, rural, watershed and forest areas in close proximity urban areas	Please remove Helvetia from Urban Reserve consideration Please remove the west hills from urban reserve consideration	Please remove Helvetia from Urban Reserve consideration Please remove the west hills from urban reserve consideration			We can make much more efficient use of the existing urban land. This in combination with management and preservation of rural land will give the urban land higher value and higher stability in the long run.
97227	Ensuring that policy encourages dense, transit-oriented development in the existing urban core. Guaranteeing the continued existence of working farmlands close-in to the city - they are an invaluable economic asset and contribute to the vibrancy of Portland's culture.					
97229	It is important that there can be a level of certainty for all property owners near the existing UGB. We can prepare the open spaces more readily if they are urban reserved areas. I think that it is important that we do not rehash the UGB every 5 years because some of the areas brought in have no governance and then it is allocated to residential by default or at the whim of the developer, so there is no there, there.					
97229	I would like to see working farms better protected from development.	I think the urban reserve areas in Washington County are too large. I think better use could be made of areas that are already designated as urban.	I think the farmland north of West Union and west of Cornelius Pass Rd. should be left as farmland.	Again, I think more farmland should be reserved. There is great value in having farmland close to urban areas.		
97229		All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves	All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves	All land in the study area north of Highway 26 should be designated as RURAL RESERVES		
97229			All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves		All land in the study area north of Highway 26 should be designated as RURAL RESERVES	
97229		I believe the area north of 26 should be removed from consideration. This is one of Portland's most beautiful areas outside of the city and should not be disturbed.	I believe the area north of 26 should be removed from consideration. This is one of Portland's most beautiful areas outside of the city and should not be disturbed.			
97229	Keep all this area classified as rural		Helvetia and all areas west of the current PDX urban growth boundaries		helvetia and all areas west of teh current pdx urban growth boundary	

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97229	Be sure to balance the location of the expansions to evenly expand them around the perimeter; expanding it all in one direction isn't fair to the folks that live toward that direction.		Washington County, West of North Plains and Cornelius; Multnomah County, the area off Springville Road, Kaiser, and Germantown			Might want to designate certain parts of the Urban reserves "10 year reserve", 30 year reserve, 50 yr, etc., to give folks an idea of when they would be potential candidates for expansion
97229	To designate the Helvatia area a Rural Reserve to protect it from development and to take it off of any Urban reserve list or potential area for development. This area is gorgeous and needs to be protected from over development.		The Helvetia area (all of Washington County north of Hwy 26) should be removed from Urban Reserve consideration. The West Hills should be removed from Urban Reserve consideration. The Helvatia area should be designated as a Rural Reserve and be protected.	Protect Farms and Forests and outdoor recreation areas.		We need to keep the land that is beautiful and serene and a recreation area for many people just that way. We should be developing within the current Urban Growth boundaries in order to keep people near mass transit and existing highways. The Helvatia area in particular is one of the most frequented Cycling areas that I know of and has so much character that to develop this area would be a detriment to our society and the greater portland area.
97229	Pre4serving the land north of HWY 26 in washing ton county.		Current Rural reserve area surrounding HWY 26 in washington county. This is a great area to ride bikes and minimize the impact/integration with autos. It is much safer for cyclists, and helps keep cyclists out of they way of most drviers, a win-win situation.			
97229		Helvetia area (all of Washington County north of Hwy 26) and West Hills should be removed from Urban Reserve consideration. I believe the current urban growth areas are adequate.		I like the currently proposed designations		
97229	Maintain the Helvetia area as a rural reserve	I would like the Helvetia area (all of Washington County north of Hwy 26) removed from Urban Reserve consideration. I also would like the West Hills to be removed from Urban Reserve consideration.	I would like the Helvetia area (all of Washington County north of Hwy 26) removed from Urban Reserve consideration. I also would like the West Hills to be removed from Urban Reserve consideration.	I approve the current rural reserve designations, particularly in the Helvetia area.		
97229				Helvetia area (all of Washington County north of Hwy 26) should be removed from Urban Reserve consideration. West Hills should also be removed from Urban Reserve consideration.		
97229	a lot of rural reserves north of Hwy 26	remove area north of Hwy 26 along the zig-zag border between Mutnomah and Washington counties	remove area north of Hwy 26 along the zig-zag border between Mutnomah and Washington counties			keep Metro area connected with mass transit and safe roads. Make this infrastructure standard a requirement for urban reserve, and exclude those with highest cost estimates.
97229	keep the current plan... Do NOT extend the UGB toward Helvetia...	The Helvetia area (all of Washington County north of Hwy 26) should be removed from Urban Reserve consideration.	The West Hills should be removed from Urban Reserve consideration.	keep the current plan.		
97229	lots of Rural reserves, not so many urban reserves		South west hills of Multnomah County	add the South west hills of Multnomah County as Rural		
97229	Preserving WORKING farms and forests is a good thing.		Northern Washington County, and West Hills			Lets maximize inside the existing urban areas, and continue to protect the rural WORKING area.

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97229	I would hate to see Tom McCall's vision go to waste - we need to keep an urban growth boundary - Portland is such a wonderful place because the actual cities thrive oppose to sprawl.		I would need to investigate this more.			
97229	reserve green space and dont turn Oregon into California or Texas	Land above Laidlaw and Bonny Slope area should be reserved for wild life because we have been loosing wild life ever since builders destroying fields.	All forest land between Multnomah county to coast range should be protected for wild animals such as deer population...			
97229						
97229	Realistic guidelines on preserving the Metro urban growth boundary.		It appears from the map that almost all of Washington County is a candidate for urban expansion. This is far too great an area. Any additions to the urban growth boundary should be minor.			
97229						
97229	Designate all land in the study area north of Hwy 26 as Rural Reserve		All land in the study area north of Hwy 26 should be removed from consideration as urban reserves	Helvetia are should be removed from Urban Reserve Consideration. Also remove West Hills from Urban Reserve consideration.		
97229			Area north of Highway 26			
97229	protect more open spaces and farm land north of Highway 26.	Infrastructure, traffic, and school capacity needs to be taken into consideration and the ability to pay for these elements.	The area north of North Bethany should be retained as rural reserve.			Do not let 1000 Friends of Oregon dictate the needs of North Bethany residents. They do not represent our community.
97229			Please exclude the area north of Hwy. 26 and the West Hills		Area north of Highway 26	
97229			Helvetia, Washington County		Helvetia, Washington County	
97229	Redevelop blighted areas for housing and industry. Protect farms and open space. Don't spend public money to develop land with water, sewer, roads.	Remove ALL flat, farmland in study areas from development candidacy. Do permit housing on land unsuitable for farming, such as rocky areas. Make blighted urban areas the chief study areas for new development. They're already developed with water, sewer, roads and city services. Require new housing to be clustered and surrounded by open space.	Please exclude Rock Creek and Clackamas-area land near the Willamette. The current Bethany sprawl is a nightmarish, ugly waste of farmland; it should not have occurred.			
97229	Stop build to north of Jacob Wismer Elementary School. Save the environment, save the safe environment for kids. Skycrest Pkwy does not have the capacity of being a passing-through arterial street. House along side faces the street. Have you ever see any passing-through street built in this pattern? I seriously recommend the planner and traffic engineers to read more books about land use and transportation.	The UGB got to shrink not increase for at least 5 years term. Housing market demand is no longer your political excuse anymore.	Washington Co. North of Jacob Wismer Elementary school. It is a open space good for wild lives and farm.	North of Jacob Wismer Elementary school. It is a big farm land currently. reserve it.	downtown Portland.	The UGB in Portland should expand and shrink by the demand for environmental demand as well as market demand.
97229	intensify land inside the UGB					focus the locations of urban & rural reseves to have a more focused discussion

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97229	Honor the urban growth boundaries; develop properties inside the urban growth boundary rather than extending beyond it. Do NOT pave over valuable farmland. For the first time in human history, we currently have a net decrease in arable lands worldwide, while our population continues to increase.					
97229	High rise building with lots of open space around would allow people room for outdoor activity.	See above		Washington county. No taking of parks nor golf courses for building of any kind, roads or county buildings. Add more openspace and parking around offices and apartments.		
97229	Reduce the total area of the rural reserve boundries nw of Bethany.	Remove from the Urban Reserve: Springville Road, Multnomah and Washington County border, th area north & south of Springville Road.	see #5			
97229	Preserving natural areas between the Washington County line and Skyline Blvd. specifically on Springville Road. Elk roam the open areas south of Springville.			Exclude the area north and south of Springville Road. Wildlife feeding and roaming area.		
97229						
97229	minimal designation of urban reserves	Reduce Washington County's fool hardy expansion onto prime farmland!	Prime farmland north of Hwy 26.			
97229	the West Hills of Multnomah County and east of North Bethany should become a RURAL reserve; if you make it urban, pay the \$\$\$ infrastructure for east-west connectivity with downtown Portland.	NW Multnomah County, West Hills, should be removed from Urban reserve list due to high infrastructure cost. The terrain does not allow for east-west flow of traffic.	In Multnomah county, The area west of Forrest Heights, east of North Bethany, and north of Hwy 26. The terrain does not allow for connectivity, mass transit is not near it nor has plans to be, and getting the Hwy 26 from the north is already too congested.			cost should be a factor listed above, and keeping our communities connected
97229						
97229	Preserving the local farmland around the city to provide local, organic foods conserving energy, reducing our contribution to global warming, reducing toxins, etc.		I want to see very limited urban development, emphasizing more dense development within the boundaries and protection of farmland and natural areas outside the boundaries.			
97229						

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97229	Preservation of viable farm communities, preservation of the economic viability of the region with out massive GROWTH (internal growth vs. importtation of labor to fill newly created jobs).	Washington North of Sunset Highway Hillsboro's aspirations as well as Beaverton's aspirations have not considered the aspirations of the citizens living north of 26. Little consideration is being given to the transportation nightmare that will be created by creating even more homes in housing areas isolated from employment areas by good transit with adequate road capacity.		Washington An effort needs to be made to create whole agricultural communitis. We should map the area needed to create an agricultreual community first and then leave the remainder to determine where urbanization should occur next.		Since engaging in the process detailed information has been difficult to obtain. Often written materials distributed during meetings are not available to the public. Maps posted on the website are of such poor resolution, they are difficult to obtain information from. Initially information about when & where WCRCC meetings were being held was difficult to obtain. There seems to be little coordination between the HCT discussions and the reserves process. Planned HCT routes should be a driving force in determining where urban reserves are established.
97229						
97229	preservation of viable farm communitis, preservation of the economic viability of the region without massive growth	Washington An effort needs to be made to create whole agricultural communities. We should map the area needed to create an agricultural community first and then leave the remainder to determine where urbaniztion should occur next.	Detailed information has been difficult to obtain. Often written materials distributed during meeting are not available to the public. Maps posted on the website are of such poor resolution, they are difficult to obtain information from.			
97229						
97229						
97229	reasonable compromise between all interested parties					

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97229	Maintain the urban growth boundary as it is. Do not allow Skycrest Parkway to extend north from Bethany Terrace neighborhood to Springville Road. Keep the area between Bethany Terrace Meadows and Springville Road as EFU.	The area of specific interest to me is the section of land, currently zoned EFU and used as farm land north of Bethany Terrace Meadows and south of Springville Road. The development company that recently initiated a housing development north of Bethany Terrace Neighborhood worked closely with CWS to protect and enhance the approximately 10 acres of wetlands that exists in this area. My property borders this wet land and it is a significant natural resource in this area that needs to be protected for wildlife habitat and healthy watershed. Changing the UGB and permitting the EFU area to become a developed parcel would have devastating effects on the protected natural area as well as diminishing property values for the residents of my neighborhood. The commuter roads, parks, urban resources, and schools are already struggling with the rapid development of this region. Public transit for the residents of Bethany is minimal and inadequate. Further urban development of this area would significantly diminish quality of life and property values for the current property owners and cause severe negative impact on the wildlife and				Rural Washington County has seen exponential urban development over the past 15 years without adequate foresight and planning as to the well being of the natural areas, wetlands and small farms the development impacts. Inadequate planning for roads, parks, schools, commercial services, bike lanes and public transit has had a negative result on the quality of life for the residents of these neighborhoods.
97229	don't make Skycrest busy!					
97229	No more development in the springville area					
97229	Rural Preserve					
97229	I don't understand the need to grow grow grow. What is the matter with the current level of population / development / protected lands / business ?					
97229	# the West Hills of Multnomah County and east of North Bethany should become a RURAL reserve # the rural roads north of Hwy 26 cannot handle more urban development # Our area has excellent wildlife habitat that helps keeps Forest Park healthy. The wildlife habitat and healthy streams on the West Hills would be harmed by any further urban development -- these are valuable regional resources		# the West Hills of Multnomah County and east of North Bethany should become a RURAL reserve # the rural roads north of Hwy 26 cannot handle more urban development # Our area has excellent wildlife habitat that helps keeps Forest Park healthy. The wildlife habitat and healthy streams on the West Hills would be harmed by any further urban development -- these are valuable regional resources	# the West Hills of Multnomah County and east of North Bethany should become a RURAL reserve # the rural roads north of Hwy 26 cannot handle more urban development # Our area has excellent wildlife habitat that helps keeps Forest Park healthy. The wildlife habitat and healthy streams on the West Hills would be harmed by any further urban development -- these are valuable regional resources		# the West Hills of Multnomah County and east of North Bethany should become a RURAL reserve # the rural roads north of Hwy 26 cannot handle more urban development # Our area has excellent wildlife habitat that helps keeps Forest Park healthy. The wildlife habitat and healthy streams on the West Hills would be harmed by any further urban development -- these are valuable regional resources
97229			Bethany area		Bethany area in Portland in Washington County	
97229			Bethany Terrace area north of Skycrest Pkwy Street.			

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97229		No "islands." They are illogical and expensive. Push the existing UGB line out, rather than segmenting certain portions. When owners of property adjacent to the existing line wish to develop property that is not farm land and not particularly valuable resource-wise, stop ignoring them, and stop arguing with them. You are both swimming upstream and not considering the will of the people, on an individual and a societal basis. Get real.				
97229	Being urban reserve not rural. Our property abuts the UGB and there still is the threat of being put into rural which would put a hold for 40 to 50 of any development. I consider this to be land taking. We cannot farm due to poor soil, lack of water rights, busy road bisecting our property.	West Multnomah should be all urban.		In west Multnomah there is an area put into rural reserve above the 400 foot level below Forest Park. This should be urban as well. Also, I totally disagree with this land hold, this is extremely unfair to property owners who have had their land rights taken by mis-zoning and have been waiting to be considered inside the UGB. Now there will be property owners (majority of them unaware of the this) whose land will be taken once again. SB 1011 is being used as a tool to land grab. It's that simple. Don't take property from landowners for open space.	same as above and adding the area around Mcnamee road. This should be urban not rural.	
97229	All lands in West Multnomah County outside the city limits should be a rural reserve.	Multomah Co - southwest hills, should be rural reserves Washington Co, all ag lands does Wash Co really think they need almost all ag land in the county for urbanization?	All land outside the city limits in West Multnomah County Why? See attached comments (letter, Malinowski Farms, dated April 18, 2009).	Washington County - All the best ag ground around current urban areas. Where are the proposed rural reserves?		
97229	Rural for Multnomah County along Washington County north of hwy 26. Protect natural areas in west hills and avoid North Bethany with no funding or tie to infrastructure.		Multnomah County west of Portland and north of highway 26, because this area lacks connectivity due to west hills and high connectivity costs. Wildlife protection, elk, deer, etc. If you put this area as urban, make it connect to downtown Portland from the north. High \$\$\$.			Look at connectivity with mass transit and roads with urban reserves - how will it be tied together in 20+ years?
97230						
97231						
97231	Helvetia should remain rural and so should the West Hills.	Helvetia should remain rural and the West Hills area should remain rural.	Helvetia should remain rural and the West Hills should remain rural	Helvetia should remain rural. The West Hills should remain rural.		Yes, this process was not very well advertised yet it is very important to the public. You need to do a better job of involving the public in land use issues. One aspect that makes Portland a great place to live are our rural areas, our farmlands, and our park lands. Do not mess with this.
97231	Preserve natural areas, continue to promote infill building especially in Washington County. Build up, not out.	Area 93, Multnomah/Washington County. Keep as a rural reserve.	Area 93, Multnomah/Washington County			Washington County seems to be very busy building out. I'd love to see the Beaverton Center developed with more vertical development. Too many shopping malls spread out over large tracks of land. What about some taller buildings and parking structures?
97231		leave area north of Hwy 26 Rural				

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97231	Urban corridor for Cornelius Pass Road.	Include for urban, the corridor of Cornelius Pass Road. It is necessary for an artery from hwy 30 and 26.				
97231	Establish a greenbelt of rural reserves surrounding the existing UGB to ensure that farming, forestry and natural areas remain viable in the 3-county region; focus development (and redevelopment) entirely within the ample area within the UGB.	Multnomah County - Delete all urban reserves. The Orient area is excellent farmland, and is remote from transit - it should remain rural. The west hills are a key natural/wildlife area, and are costly to urbanize - it should remain rural. Clackamas County - Delete Stafford Triangle, it is expensive to urbanize and nearby jurisdictions oppose urbanization. Delete area around Boring - the Damascus UGB expansion was too big already and may not ever get built. Washington County - Delete most urban reserves - they would essentially pave over the entire remaining Tualatin Valley agriculture industry. Urban/transit access is especially poor north of highway 26.	See above. Added comment on Multnomah County: Multnomah is already Oregon's most populous by far, even though it's the smallest in land area. Yet it still has excellent agricultural land, forestry, and natural areas. Leaders of its principal city, Portland, understand the coming stresses on energy, transportation, water supply, food supply - and are planning to grow "up, not out." Multnomah County should not feel any pressure or need to study more land as urban reserves.	The rural reserve study areas are appropriate. My only concern is that in applying the factors, decision-makers may not value the ecological, economic, recreational, and psychological benefits of Portland's agricultural/natural setting highly enough to establish rural reserves on enough land. Land not "reserved" for rural uses will continue to be subject to speculative development pressures, preventing the Metro region from adapting effectively to the projected changes in energy, climate, water, and transportation we will see by 2060.	As the UGB has helped make Portland Metro one of this country's most successful and most-lauded regions, so will extensive rural reserves help to ensure our viability - physically and economically - into mid-century.	Overall, an extensive and careful process, but I have two major complaints: 1. Lack of effective outreach/involvement with minority and in-cities people (this is THEIR future too, especially with limited investment dollars); 2. So much effort trying to be "objective" or "facts-based" that a discussion of values, obligations to posterity, and 'who wins/who loses' is absent.
97231	Large rural reserves around Forest Park and the corridor to the coastal range		Of greatest concern is the proposed Urban Reserve candidate area in western Multnomah County (southwest of Forest Park, between Hwy 26 and NW Skyline). Of slightly lesser concern is the adjacent proposed Urban Reserve candidate area in Washington County (Helvetia area).			
97231	That my land was in the urban growth boundary.	West Multnomah County From the south side of Skyline, from the city limits to Cornelius Pass should be in the Urban reserve.		West Multnomah County... From the south side of Skyline, from the city limits to Cornelius Pass should be in the Urban reserve.	West Multnomah county...From Cornelius Pass West	
97231	Place Helvetia are into a rural reserves not urban reserves. A letter has been provided with additional details.	See letter. Carol Brown and Doug Wittren	See letter. Carol Brown and Doug Wittren	See letter. Carol Brown and Doug Wittren		
97231	how can we work together to not push out all the wonderful wildlife - animals.			Be sensitive to the wildlife.		Preserve wildlife please.
97231	In this process I would like to be included in the urban reserve because I think nearby areas will be included and I also want to benefit from the economic positive down the road from being able to develop my property. At the same time I like the urban growth concept.	I think they are well considered.		size of contiguous farmable land	area from kaiser road over to cornelius pass	
97231						
97231	Rural reserve designation for my area.		Yes, the so-called "South NW Hills" area.			
97231	Designate area between Newberry & Cornelius along Skyline as Urban Reserve.	Multnomah County DO NOT designate area between Cornelius and Newberry along Skyline as Rural Reserve. Small acre parcel - not great farm or forest land. Right outside City Boundary. Skyline Elementary located there - can support more developed area.		Delete area between Newberry & Cornelius Pass from Rural Reserve consideration. Not good farmland, sloping small acre parcels. Cornelius Pass is logical dividing point - better farms /forest lands west of Cornelius Pass.	See response to 7.	

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97231	Open up the McNamee /Skyline Hills to Houses and save farmlands in Rural Washington County.	Change the Northwestern block McNamee/Cornelius Pass and Skyline to Homes. Save Farm Lands For Farming.		Save farm lands in rural Washington County.	The NW block of Multnomah County.	Yes, the Forest deferral Program needs to be monitored. It's tax welfare when it's not forested every 30 years.
97231	Putting all property to Cornelius Pass Road in a the Urban Reserve.		Sauvie Island		Sauvie Island	
97231	One that directs urban growth areas to the most appropriate places while maintaining rural and open spaces. Also designate the Helvatia area as RURAL reserve space.	Designate Helvatia area as Rural candidate only.	same as above.			
97231		Reduce to area to existing incorporated cities say that they need to be complete, sustainable communities	Careful with broad brush strokes. Farm and Forest land is great. So too is reasonable allow for balanced growth. H is not "up or out" but rather balanced, compact, equitable, smart growth, which will not be a compromise.	All farmland noted for protection is not reasonable. Must be balanced with sensible urban growth - planned locally, not by planners just in Portland.	Reasonable space around existing urban growth.	Process is biased towards a no growth policy. Process tries to pit farmers and supporters against urban interests eg. business rather than fostering reasonable & balanced informed planning.
97231	The area of interest has been studied for urban and rural purposes. The neighboring property is a subdivision. My property along with about 7 or 8 other property owners own property making up a peninsula shaped parcel at approx. 124th & Laidlaw. All the property is currently not buildable as (among other reasons) many parcels are smaller than the 5 acre requirement for rural residential zoning.	This area should be high density urban as the neighboring property is. This area has sufficient services and roads to handle an increase in usage. This area is desirable as it is close to down-town. Portland, which would also assist in increased revenue to the Portland downtown area.				
97231						
97231						
97231	Keep things as they are.					
97231	Expanding the urban reserve from the current UGB to NW Cornelius Pass Rd on the South side of Skyline Blvd.	Mult Co Make the Urban Reserve from Skyline Blvd west not from the 400' elevation			NW Skyline from the current UGB West to Cornelius Pass Rd. The nurseries that have been operating on Skyline have moved all their growing to Wash. County. The slope of the land is marginal for nurseries and the tracts are too small for economical farming. Let's build houses here to increase enrollment for Skyline Grade and not build in the valley.	No one is holding a gun to the rural proponents to sell. I am not looking for development now; only for the option for down the road for me or my heirs.
97231	be in a rural reserve	Take out areas adjacent to Forest Park, Abbey Creek. Remove Sauvie Island from urban study area. Analyze cost of new infrastructure for any proposed urban areas.	see above			Leverage current infrastructure in urban areas for dense growth.
97231	Rural Reserves established in all of western Multnomah County to Washington County line	We do not think that the farm and forest lands of the Springville Road area should be further studied for urban reserves. Due to the topography, wildlife values and farming availability, this area should be protected from development.	see #5			I am disappointed that Washington County appears to be so aggressive in designating areas for urbanization - the process for selecting rural/urban reserves does not appear to be uniform among the three counties.

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97231	no more McMansions	down - expansion of washington county up - housing in mixed commercial/residential areas	anything adjacent to forest park	more rural reserves up - small family farms acerage		promote "village" concept european style
97231	Large areas of Rural Reserve. Very small, if any, urban reserves.	If you actually apply the urban reserve factors, 1 -8, to the areas in Wash Cty, designated as both Rural and Urban Reserve candidate areas, you realize that Washington County has deferred the really HARD work to the future i.e. deciding which is which is which	The area west of Skyline to the Washington County line.			I really admire the audaciousness and breath taking confidence it has taken to create and believe in the process.
97231						
97231		My 6.5 acre parcel is relatively square, and the N. property line is the urban growth boundary (UGB) line and city limit line (my neighbor is in city limits and the UGB, I am out) and I am currently receiving city services including water. I am the last home on a five-home private drive (off Skyline) with all the same factors applying to me as my neighbors and yet, I am the only house designated for rural reserve...based on the factors that just doesn't make sense for my parcel. Based on the factors, I do feel that I should be included in the current urban growth boundary or in the urban reserve. I have a 6.5 acre parcel that has flat areas perfect for sub-dividing and am already fed from city water. I am adamantly opposed to any designation that precludes me from sub- dividing in the future. I am right on the border between two designations (either in the UGB or in the Rural Reserve) and I am concerned that you will 'sweep' me in a direction that does not best serve the needs of the county. I believe the factors indicate I should be in the UGB. My address is 9003 NW Skyline Blvd., Portland Oregon, 97231, Multnomah County.			9003 NW Skyline Blvd, Portland Oregon, Multnomah County. This is a repeat of my answer to number 5 above... My 6.5 acre parcel is relatively square, and the N. property line is the urban growth boundary (UGB) line and the Portland city limit line (my neighbor is in city limits and the UGB, I am out) and I am currently receiving city services including water. I am the last home on a five-home private drive (off Skyline) with all the same factors applying to me as my neighbors and yet, I am the only house designated for rural reserve...based on the factors that just doesn't make sense for my parcel. Based on the factors, I do feel that I should be included in the current urban growth boundary or in the urban reserve. I have a 6.5 acre parcel that has flat areas perfect for sub-dividing and am already fed from city water. I am adamantly opposed to any designation that precludes me from sub-dividing in the future. I am right on the border between two designations (either in the UGB or in the Rural Reserve) and I am concerned that you will 'sweep' me in a direction that does not best	
97231	Keep the area around forest park in a rural reserve	West Hills should NOT be considered for a possible Urban Reserve Also the Helvetia area (all of Washington County north of Hwy 26) should be removed from Urban Reserve consideration.	See above			Keep Portland special.

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97231	Chose a large chunk of land and develop it coherently with the proper infrastructure, especially public transportation, with appropriate internal links and links to neighboring "towns".	The approach to the UGB so far seems to have added small patches of land here and there all around the Portland periphery. The currently planned Rapid Transit service is too sparse to be effective. Pushing out the UGB makes matters worse. I would like to see the current study to include the development of a self-contained new city with its own infrastructure where people could walk to shopping, take a short bus ride to their place of work, the post office, or the bank, as well as to a rapid transit station that would connect them to other towns in the area, including Portland city. The current UGB approach will lead us to a Los Angeles situation in 20 years.	The region "towns" should be separated by significant open land. Most productive farm land in the valley must be protected to produce the food that we and all the people to move in the area will consume. We should NOT continue to pave our most productive agricultural land as has been done for the industrial sites such as Hawthorn Farm, Jones Farm, etc... We need to be able to have access to food grown locally rather than flown in from South America or Africa. An additional point: We are not paying sufficient attention to the water problem based on climate change projections. Part of the infrastructure needs to be controlling water usage and water recycling.			I don't know how to weigh "Provide new urban communities outside the current UGB." This is because the current approach to the UGB does not address that objective at all. See my previous comment on separate self-contained towns, on a human scale, linked by rapid transit.
97231	I would like the ares north of Highway 26, Helvetia, Skyline, Kaiser Rd, etc to be preserved as open space, Rural Reserves, Etc. and free from urban development.		I think the areas north of Highway 26, including Skyline, Kaiser Rd. and Helvetia should be set aside. Besides having great natural areas, and farm land, the cost of developing infrastructure for these areas would be prohibitive.	I think the areas north of Highway 26, including Skyline, Kaiser Rd. and Helvetia should be set aside. Besides having great natural areas, and farm land, the cost of developing infrastructure for these areas would be prohibitive.		
97231	Very small Urban Reserves, and very large Rural Reserves (for farm, forest, and natural areas).					
97231						
97231			sauvie island		The Northwest hills section. This is prime land for homes. You cannot make a living farming here. I have tried.	
97231	All of Mult. Co. along Germantown Road including west of Kaiser be designated as rural reserves.	Mult. Cou. - area near Germantown Road, change to rural reserves.	Area near Germantown Road; Sec-5/Sec-H overlays make it impossible to meet goal of great communities and urban reserve factors.			For area around Germantown Road: - Large properties were farms when acquired. It is not unfair to keep them as farms. - Smaller properties (far more numerous) were rural reserve when acquired. Not necessarily fair to worsen their quality of life with little benefit to them.

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97231	I own property adjacent to the UGB on NW Skyline Blvd. I believe that there is adequate infrastructure available here to accommodate new housing. I would like to see the Urban Reserve extend to NW Cornelius Pass Rd and south of Skyline Blvd. The land owners who I have spoken to want this to occur. These are property owners who have 20 acres or more along Skyline. If there are any farmers who want to continue farming, they are not required to sell their property.	With regard to the West Hills South study area, I would change the boundary from the 400 ft. elevation to: Skyline Blvd west and south. Presently, economics will preclude some of this land from development. There should be provision for parcels that are larger than a city lot for homeowners who want and are able to afford a larger lot.		Remove the West Hills South NW Skyline/NW Cornelius Pass South from being considered for Rural Reserve.	West Hill South-NW Skyline/NW Cornelius Pass.	I hope that the officials do understand that the neighborhood groups do not necessarily represent all the citizens of a particular area. In my area of NW Multnomah county there are people who have lived here for over 50 years. We no longer make a living off of farming here. Some have moved there operations to rural Washington county and merely live on Skyline. At some point in the future, all have expressed a desire that they or their heirs will have the option to have their land developed. If an individual wants to keep their property as it is, they are not obligated to sell. Please do not take my options away from me.
97232		All land in the study area north of Highway 26 should be designated as RURAL RESERVES		All land in the study area north of Highway 26 should be designated as RURAL RESERVES	All land in the study area north of Highway 26 should be designated as RURAL RESERVES	
97232						
97236	Urban growth should occur in areas that are not suitable for agricultural use and forestry.					
97236						
97239						
97239						
97239						
97239	A formal policy of slowing population increase with the goal of zero growth, to be effectuated by increasing restrictions on land use zoning for single-family detached dwellings.	The "change" should be to stop changing them. Urban reserve areas should not be subject to the periodic review for the purpose of maintaining "a twenty-year supply of buildable land" as lobbied into law by the unholy trinity of bankers, realtors and house-builders. NOBODY wants to confront the simple fact that this process is unsustainable on the face of it. Even here in Smugsville-on-the-Willamette, we will ultimately be forced to admit that our vaunted have-our-cake-and-eat-it Triple Bottom Line floats on the fantasy of simultaneous maximization of multiple variables.	Any area with Class One agricultural soil. The buzz-word du jour in Sustainable City is a joke in the face of our passive acceptance of the "inevitability" of more people wanting more housing in the "country" outside Sustainable City and plunked on that flat land that house-builders find most profitable. The same flat land that might eventually have provided the localized food supply that would give a bit of validation to the myth of Sustainable City.	They should be treated by the same criteria as the urban reserve areas. They should be reserved in perpetuity for their present natural/forest/agriculture resource value.		The reserves process sets us apart from Atlanta and Las Vegas in that it will enable us to take longer to become Los Angeles. When planning boundaries are rubber bands and not walls, the growth processes that the planning process attempts to discipline are made merely less myopic, less chaotic, less wasteful, less undemocratic and, ultimately, less unsustainable. Instead of our children being screwed, it'll be their children. One could argue that that constitutes progress of a sort. After all, the grown-ups in Atlanta, Vegas and L.A. are already screwed.
97239	Focusing development in areas that are already zoned as such and maintaining the viability of rural areas for farming, natural and scenic values.	The concept of an "urban reserve" further encroaching on currently rural land is suspect. All areas on the map that extend urban reserved into land currently being used for farming should be removed and remain in a rural character.	As a native of Washington County, I believe that the areas set aside as "urban reserves" are too large.	I support Factor 4 as well as Natural area protections for the Molalla River area.		
97239	Preserve lands for growing food, especially those areas with good soils.					

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97239	Be liberal in apply rural reserves. Concentrate urban density in areas within the already urbanized areas. Require protection of tree canopy in the urban areas. Include "green" development and redevelopment practices. In other words require development in the urban areas that will support human health and quality of life in the high density areas as well.	Do not designate urban reserves in the Tualatin River floodplain in Washington County, the Tualatin Mountains in Multnomah and Washington Counties, and the Willamette Narrows/Canemah Bluff, Mollala River Floodplain, and the Tonquin Geological Area in Clackamas County.	Do not designate urban reserves in the Tualatin River floodplain in Washington County, the Tualatin Mountains in Multnomah and Washington Counties, and the Willamette Narrows/Canemah Bluff, Mollala River Floodplain, and the Tonquin Geological Area in Clackamas County.	Designate the Tualatin River floodplain and wetlands in Washington County, the Tualatin Mountains in Multnomah and Washington Counties, and the Willamette Narrows/Canemah Bluff, Mollala River Floodplain, and the Tonquin Geological Area in Clackamas County as rural reserves.		Redevelopment inside the UGB should be conducted in such a way that it does not degrade the quality of life that already exists. Accompany requirements for increasing density in the UGB with protections for tree canopy, natural areas, open spaces. Also require green redevelopment practices such as green streets, ecoroofs, and terrestrial restoration as mitigation for increased density.
97239	not having growth					
97266	A broadening of the scope of the conversation to redefine public space and recommit efforts to participating in the life of public spaces.					If gardening and urban farming constitutes a redevelopment opportunity...and new employment opportunities outside the current UGB include farm-based jobs...then that would change my answers.
97266	Preserving more natural areas and open spaces within residential areas.					
97266	Making sure level, close-to-infrastructure land is able to be developed, while giving private property owners the choice to develop as development is needed. Making sure cities on the edges of Portland maintain a unique character and don't all look the same.	Areas near Gaston, Sandy, Estacada, Canby and Aurora. All should be allowed to grow out should the need arise in the next 40 years.	Anything on graded land in Tualatin Mountains. There is already too much development on the West Hills. Gales Creek Valley / David Hill.		Remove Stafford and Boring areas.	Don't assume that new development / sprawl means more greenhouse emissions. You don't know what MPG a new car in 2030 will get. Work on a process where farmers can be protected from development if they want to be, but can also choose to develop if they and their neighbors agree. Don't force cities to develop hillsides because we want to protect farms. Sprawl ruined many Western cities, but that doesn't mean we have to stop it completely to keep it from doing the same to Portland. The answers for Portland are not the answers for Sherwood, Oregon City, Gresham, Cornelius, Banks. Focus growth on transit corridors.
97267						
97267						
97267	protect urban and rural reserves					
97281				Stafford is urban.	Stafford	

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97301	All Foundation Ag Lands are designated as Rural Reserves.	The Washington County urban reserve candidate area is way too large -- so large as to be meaningless. The public cannot provide adequate input in reviewing such a large area. The Washington County urban reserves candidate areas should be specific parcels/areas, similar to how Clackamas County did.	French Prairie region south of the Willamette River			The business community representation is skewed towards development and real-estate interests: every business-related rep on the Steering Com is directly tied into development/real-estate industry. Very disappointed that Greg Manning of First Horizon real estate loans represents the greater business community -- this is a real flaw of the urban/rural reserves process. There should have been some business representation by major employers who have a vested interest in business operations, workforce development and a long-term perspective that developers cannot provide.
97355	Any outcome that preserves open spaces, farms, natural areas, and forest lands. We will only ruin our economy and our environment if we develop everything. How many Staples and PetSmarts do we really need? How many more square miles of land do we need to pave?					
97362						
97405	Preserving the farm community.					
97461						
97523	* All land in the study area north of Highway 26 should be designated as RURAL RESERVES * All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves * Cities should be required to use existing land efficiently - replace vast parking lots with multi-story parking garages; redevelop underused areas into mixed-use communities served by mass transit.	* All land in the study area north of Highway 26 should be designated as RURAL RESERVES * All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves * Cities should be required to use existing land efficiently - replace vast parking lots with multi-story parking garages; redevelop underused areas into mixed-use communities served by mass transit.	* All land in the study area north of Highway 26 should be designated as RURAL RESERVES * All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves * Cities should be required to use existing land efficiently - replace vast parking lots with multi-story parking garages; redevelop underused areas into mixed-use communities served by mass transit.	* All land in the study area north of Highway 26 should be designated as RURAL RESERVES		
98068	Designating the Stafford Area a Rural Reserve	Staffore Area should be designated as only a Rural Reserve	Stafford Area should ba a Rural Reserve	Stafford Area shoulc be designated as only Rural Reserve		Please designate the Stafford Area as Rural Reserve
98664						
98665						

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

98665	protecting existing farm and forest lands and natural features would best meet my interests. Redeveloping existing urban growth rather than creating further urban and suburban sprawl will not benefit humans in the long run as we depend on natural, undeveloped spaces as do myriad plant species and wildlife.		All land in the study area north of Highway 26 should be designated as RURAL RESERVES All land in the study area north of Highway 26 should be REMOVED from consideration as URBAN reserves Cities should be required to use existing land efficiently - replace vast parking lots with multi-story parking garages; redevelop underused areas into mixed-use communities served by mass transit. Helvetia area (all of Washington County north of Hwy 26) should be removed from Urban Reserve consideration. The West Hills should be removed from Urban Reserve consideration	All land in the study area north of Highway 26 (Washington County) should be designated as RURAL RESERVES		
98666						
99999						
997035		Do not study areas for both Urban and Rural Reserves. That is political cover.	Multnomah - Sauvie Is.	Eliminate Stafford triangle. It is almost urban already. It was added for political purposes only.	Stafford. See No.7 above.	Look at the timing for mitigation of contaminated employment lands. There is little funding to clean up those lands. Add a fee or tax to the newly added employment lands to clean up the old ones.
7068-932	Designation of the Stafford Basin as Rural Reserve.	Clackamas County. Stafford Basin. Hands off! That includes Wankers Corner and the area between the Tualatin River and I-205.	Clackamas County. Stafford Basin. All of it!	Clackamas County. Stafford Basin. Don't let developers get a foot in the door		The entire process needs to be reviewed by the Oregon Legislature and brought back into balance. The growth industry has whittled away at land use planning to the point where everyone, including elected officials who should know better, uses the lame excuse that "it's the law." Where are the leaders we need, the ones who are willing to stand up and say, "Let's get rid of the 20-year-supply law. Let's stop playing the UGB charade. Let's start looking at growth in terms of its impact on people who live here now, and not try to accommodate millions of new people." It's possible to Just Say No to growth. Start by eliminating economic development activities that add to our problems, and further burden taxpayers. Enough said.
080, 970	Shrink the reserve area a lot in Washington County. Increase a little in Multnomah County and a little in Clackamas County.	More area within UGB for Multnomah County (expand in this area a little more). I don't think there is going to be enough land set aside in Multnomah County for growth, jobs in next 20-30 years. A lot less area in Washington County. None in Marion County coordinate with I-5. Little more in Clackamas County.		Cost of bringing services - infrastructure to areas. Cost of loss of agriculture/farming to state.	Washington County -- too much area in Washington County! The land is too valuable; too great a loss for agriculture/farming.	Better understanding of the time frame.

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

7124-8115						
7231-222	keep it rural north of us		Skyline along western edge of Forest Park along the ridge clear to Corneliau Pass That area of WA CO & NW Mult Co along Springville Road out to Hevetia over old Germantown Rd.no. tip of 185th KEEP IT RURAL			Thank you for your hard work and inclusiveness.
7231-2220		All along Kaiser Road in NW Multnomah County adjoining WA CO around NW 185th - keep it RURAL				
97070	I would like to see growth in Wilsonville. Every one should have an opportunity to have what I have.					

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97239						
97229	Urbanize my area. Needs to be controlled - too many makeshift houses being built.	Multnomah County: Bonny Slope - property on Portland city line, bring into UGB.				
97034	Add close-in land not ideally suited for farmland to minimize urban sprawl.	Clackamas County: Stafford Basin - classify exclusively as Urban Reserve for eventual inclusion within UGB.		Clackamas County - Stafford Basin should NOT be included in Rural Reserves.		Metro must make land available for future growth that is well served by transportation corridors and fits well within the context of the current UGB.
97034	Designation of 50 year urban reserves and expansion of the UGB immediately.	Clackamas County - Stafford area should be eliminated from rural reserve. Clackamas County - South of Willamette River along I-5: add to urban reserves to encourage employment opportunities along transportation corridor.	All natural areas or otherwise undevelopable, so that land that is undevelopable is not falsely relied upon for future development.	All counties: Undevelopable areas and natural areas within the urban reserve areas should be delineated and removed and/or designated as reserve areas. Clackamas County: Remove area from Lake Oswego south to Willamette River.	Land between LO and Willamette River should be removed. Additional growth and housing/employment opportunities will benefit overall economy.	
97015	designation of urban reserves in least sensitive areas with planned low impact development					
97224	Providing broad housing choices at reasonable costs and employment opportunities.	Clackamas County - I5 corridor south of Willamette River; include as an urban reserve. Clackamas County - generally more urban candidate areas.	No, except natural areas, or sloped area over 15%.	All counties: along freeways, major transportation corridors - make urban reserve candidate areas.	Stafford Triangle - too central to growth in 50 year scenario.	Recognition that this is a 50 YEAR plan. Technologies, politics, and forecasts change.
97215	Expanding the boundary in an eco-friendly way that encourages the development of good jobs and population growth beyond Portland city limits.			All counties. There should be development in rural areas to create sustainable communities with a broad base of jobs and incomes.		We need to be very open-minded about the process. It's far too easy to jump on a bandwagon without thinking of the long term effects. You can be eco-friendly, liberal, and still juse land in a good progressive way! The urban rural reserve process is a complex process.
97223	Balanced solution between orderly growth and meeting housing needs.	Identifying and removing publicly valuable natural features from the urban candidate areas; including safety valves for future growth should population and employment forecasts prove low...solution might be to include significant undesignated areas.	Wetlands, floodplains and unique areas with logical, natural constraints, e.g. Sauvies Island. Also, areas of significant slope...over 20%?	Change areas along major transportation corridors from exclusively rural candidate areas to either urban, or undesignated; example is I-5 corridor south of Wilsonville.	I-5 area south of Wilsonville.	Far too oriented on preserving agricultural interests at the expense of employment and housing needs; fails to acknowledge the impacts on both housing and employment costs of maintaining a tight (or fixed)
97231		Multnomah - Skyline School area - Skyline and Brooks Road and Kaiser Road to Germantown Road should be placed in rural reserve because the natural ecological systems of this area would be destroyed. Need a wildlife connection to the west of Forest Park.	Germantown Road to Skyline on Kaiser Road east and west of Kaiser Rd. Preserve natural ecological systems and wildlife (elk, etc.), connectivity west of Forest Park.			
97231	Designate the identified area west of Newberry Road to Cornelius Pass as an urban reserve.			Multnomah County: NW Skyline/Cornelius Pass to Newberry Rd - remove as a rural reserve candidate. If not designated as an urban reserve area, just let zoning control development. Large agricultural and forest parcels really are west of Cornelius Pass Road.	NW Multnomah County - especially area west of Newberry Road to Cornelius Pass. The parcels in this area are relatively small and not being farmed productively now. The land is right outside the city limits so a logical area for extension of the UGB. There is an elementary school situated on this part of Skyline that could serve denser development.	
97035			stafford			

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97055	Designation of Rural Reserve between Gresham and Sandy		Area between Gresham and Sandy along Highway 26			
97213	no more urban sprawl; more density in urban areas; protect farmland adjacent to urban areas; protect natural areas near urban areas	In Washington County, near West Union and Cornelius Pass roads in the Helvetia area (unincorporated Hillsboro area) and Pumpkin Ridge - we need to protect family farms and agricultural lands for use by urbanites and rural locals.	In Washington County, near West Union and Cornelius Pass roads in the Helvetia area (unincorporated Hillsboro area) and Pumpkin Ridge - we need to protect family farms and agricultural lands for use by urbanites and rural locals.	In Washington County, near West Union and Cornelius Pass roads in the Helvetia area (unincorporated Hillsboro area) and Pumpkin Ridge - we need to protect family farms and agricultural lands for use by urbanites and rural locals.		Thanks for making it easier to provide comments and feedback.
97210	Direct all pop and employment growth into existing urban areas	Washington County's quantity of urban reserves areas are a farce and fly in the face of the urban factors,	The Tualatin River Valley	The area north of Canby, not currently designated urban or rural reserve should be Rural Reserves, because it is prime agricultural land!		
97						
97231	- All of west hills in Multnomah County (plus Tualatin Mountain slopes and foothills in Washington County) in a rural reserve. - No urban reserves north of Hwy 26 in Washington County - protect Helvetia area farmland.	Multnomah County/West Hills: should not be in urban reserve candidate area - too expensive to develop, too much harm to wildlife habitat and riparian areas, too much impact on Forest Park and limited roads through and around Forest Park (e.g. Cornell and Germantown Roads). Washington County/Helvetia: No urban reserve candidate areas north of Hwy 26. Limited access to transit, no mass transit, most people use roads over Tualatin Mountains to get to downtown Portland and areas north. Farmland here is more valuable than any urban development would be.	Multnomah County - West hills should not be an urban reserve candidate area - too expensive to develop, too much harm to wildlife habitat and riparian areas, too much impact on Forest Park and the limited roads thorough and around Forest Park (e.g. Germantown and Cornell which have bad bottlenecks). Washington County - Helvetia area (north of hwy 26) should not be an urban reserve candidate area. Limited access to transit, no mass transit, most people use roads over Tualatin Mountains to get to downtown Portland and areas north. Farmland here is far more valuable than urban development would be.	Clackamas County - Willamette Narrows, Canemah Bluff, Upper Johnson Creek Watershed should be studied for rural reserve.		Develop centers and corridors, adding capacity and upgrading amenities. Add high capacity transit to serve more people in existing centers and corridors.
97035	Promote growth within existing UGBs!					
97080	Leave this area as is, it is some of our last rural farm areas, which incidental farm jobs pay \$10-\$13 and hour for farm labor.	Multnomah County, 282nd East; leave as it is. Clackamas County, 282nd East, leave as is.	The entire area east of 282nd; last of good farm land.			
97080	Housing developments two blocks away, no longer rural, services are nearby, schools and sewer line. Might as well develop.					Don't believe many people want to live on small lots in town. They want space for outbuildings, etc which is impossible now.

Candidate Urban and Rural Reserves - Questionnaire Online Survey Responses

97225	<p>We can't be too conservative with Urban reserves. Merely designating land as reserves does not commit it to rural use. Rather, it makes it available for such use. Additionally, it should not be an either/or choice for urban and rural reserves, some land surrounding the current UGB should remain undesignated.</p>			<p>Washington County needs to narrow their focus. However, having learned about their approach in this regard, they have developed a sound methodology that should be adopted by Metro.</p>	<p>see above</p>	<p>Again, we should not be too conservative with Urban reserves, especially when it comes to employment lands. It's not a matter of the Metro region or elsewhere in Oregon for industrial employers, but whether they'll locate here, Austin or similar locations, or internationally. We MUST keep our competitive edge. It is not an either/or proposition for preserving natural areas. In fact, natural areas may get more protection inside a UGB (e.g., stream restoration). As for farmland, water availability should be the key consideration, not just soil types.</p>
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