

BEFORE THE COUNCIL OF THE  
METROPOLITAN SERVICE DISTRICT

AN ORDINANCE AMENDING THE	)	ORDINANCE NO. 82-149
METRO URBAN GROWTH BOUNDARY IN	)	
WASHINGTON COUNTY FOR CONTESTED	)	Introduced by the Regional
CASE NO. 81-10	)	Development Committee

THE COUNCIL OF THE METROPOLITAN SERVICE DISTRICT HEREBY ORDAINS:

Section 1. The District Urban Growth Boundary (UGB), as adopted by Ordinance No. 79-77, is hereby amended as indicated in Exhibits A and B of this ordinance which are incorporated by this reference.

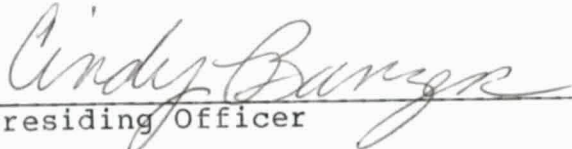
Section 2. In support of the amendment in Section 1 of this ordinance, the Council hereby adopts Findings, Conclusions and Recommendation in Exhibit C of this ordinance which is incorporated by this reference.

Section 3. In support of the Findings, Conclusions and Recommendation adopted in Section 2 of this ordinance, the Council hereby designates as the record herein those documents and records submitted before or at the hearing in this matter on November 8, 1982.

Section 4. This ordinance is the final order in Contested Case No. 81-10 for purposes of Metro Code Section 5.02.045.

Section 5. Parties to Contested Case No. 81-10 may appeal this ordinance under 1979 Or. Laws, ch. 772.

ADOPTED by the Council of the Metropolitan Service District  
this 21st day of December, 1982.

  
\_\_\_\_\_  
Presiding Officer

ATTEST:

  
\_\_\_\_\_  
Clerk of the Council

JC/srb/7091B/327

# SW1/4 SECTION 27 T2S RIW WM

METRO BOUNDARY  
 URBAN GROWTH BOUNDARY (12-21-78)

## URBAN

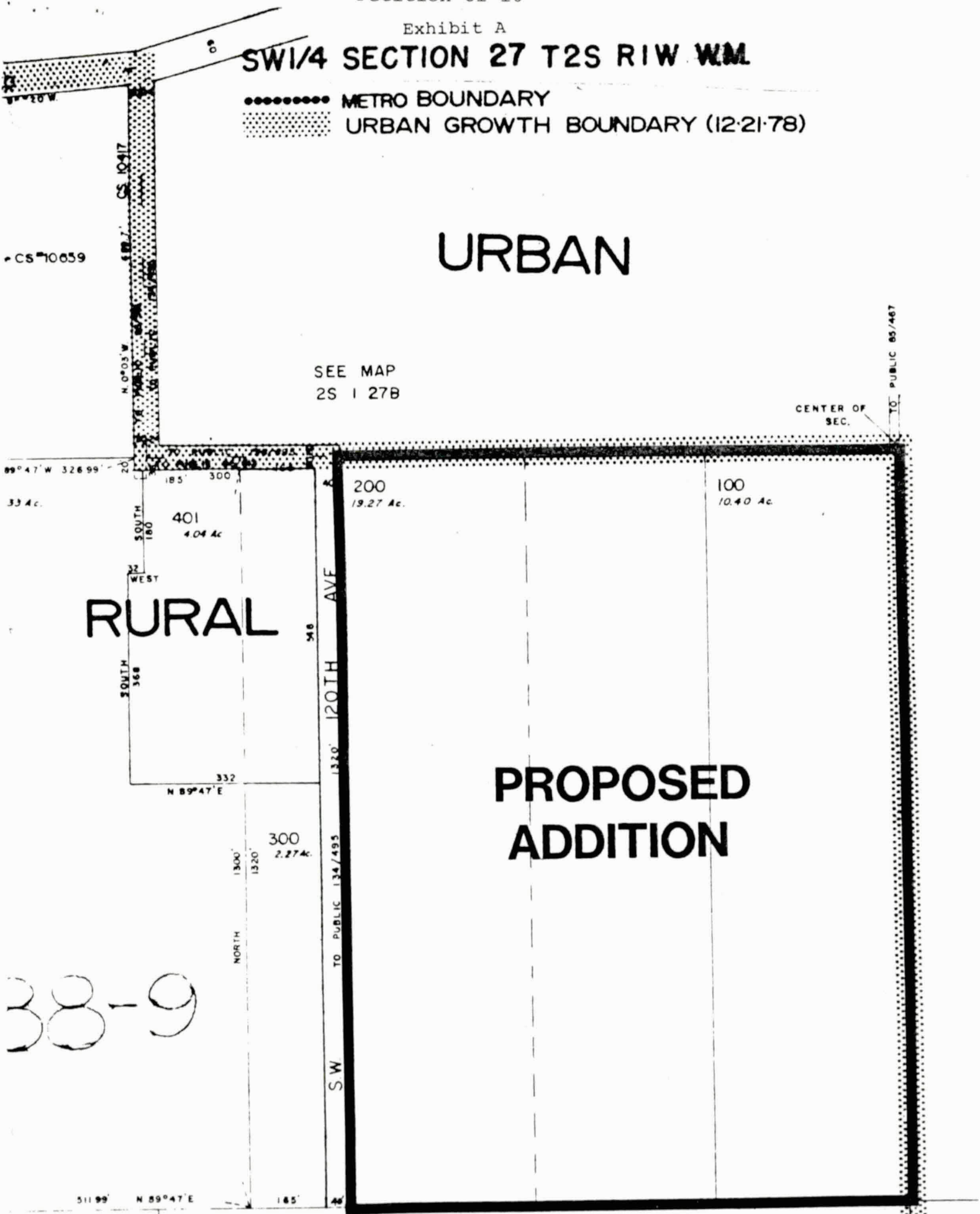
SEE MAP  
2S 1 27B

CENTER OF  
SEC.

TO PUBLIC 85/467

## RURAL

## PROPOSED ADDITION



33.4 c.

401  
4.04 Ac

200  
19.27 Ac.

100  
10.40 Ac.

300  
2.27 Ac.

38-9

511.99' N 89°47' E

145'

300

**CURRENT UGB**

145TH AVE

145TH

ROAD

SPRINGVILLE

SPRINGVILLE LN.

128TH

RYSTADT RD.

KAISER

17

16

**PROPOSED**  
MULTNOMAH

**CURRENT UGB**  
COUNTY

16

15

20

**WASHINGTON**

COUNTY

21

22

**UGB REMOVAL**

GREENWOOD DR.

BANNISTER

AVE.

LN.

ROANOKE

137TH

LAIDLAW

140TH

LAKEVIEW

DR.

124TH

AVE.

ROAD

HILLER LN.

Petition 81-10  
Exhibit B

CONSIDERATION OF LOCATIONAL ADJUSTMENT FOR THE  
SHARP PROPERTY (Contested Case No. 81-10)

Date: October 29, 1982

Presented by: Joseph Cortright

FACTUAL BACKGROUND AND ANALYSIS

Removal of the Hough and Jenkins Property

Urban Services - No urban services in place.

Land Use Efficiency - New boundary as effective as existing boundary.

Environmental & Other Consequences - No adverse consequences.

Retention of Agricultural Lands - Removal protects 20 acres of prime agricultural land.

Compatibility with Adjacent Farming - Removal is adjacent to existing farm.

Avoiding Land Shortages - No land shortages will result.

Under-Utilization of Facilities - Since no services are in place no under-utilization will result.

Addition of Sharp Property

Urban Services - Land is adjacent to urban sewers. Land can be served by nearby sewers and waterlines. Addition of this property to the UGB would permit looping of facilities, enabling more efficient service.

Land Use Efficiency - The Sharp property is surrounded by a gravel pit and industrial land. Urbanization of this property would improve land use efficiency.

Environmental and Other Consequences - No impact on transit, possible minor loss of gravel resources. No other adverse impacts.

Retention of Agricultural Lands - This property contains prime agricultural lands, but has minimal farming potential and is surrounded by industrial uses. The loss of agricultural lands is mitigated by removal of the Jenkins and Hough properties.

Compatibility with Adjacent Farming - There are no adjacent farms.

No Upgrading of Services Required - Adding this property to the UGB will permit higher service efficiencies.

Trades Shall Not Exceed 10 Acres - The proposed trade exceeds 10 acres by a negligible amount-- .82 acres.

Overall Evaluation of the Trade - The Sharp property is a marginal farm surrounded by urban and industrial uses. The Hough and Jenkins properties are adjacent to a working farm and have equal or better agricultural potential. Adding the Sharp property to the UGB increases service efficiencies.

EXECUTIVE OFFICER'S RECOMMENDATION

Approval. See Staff Analysis.

COMMITTEE CONSIDERATION AND RECOMMENDATION

On November 8 the Regional Development Committee recommended Council approval of the ordinance.

JC/gl  
7090B/327  
10/29/82

## STAFF ANALYSIS

CONTESTED CASE NO. 81-10: A PETITION TO AMEND  
THE UGB BY ADDING THE SHARP PROPERTY (30 acres)  
AND REMOVING THE JENKINS AND HOUGH PROPERTY  
(19 acres).

### SUMMARY:

This petition, by Hilda Sharp, requests that Metro amend the UGB by adding approximately 30 acres southwest of Tualatin and removing approximately 19 acres south of Springville Road in northwest Washington County. Both areas contain high quality agricultural soils. The Sharp property is better located and better served for urbanization than the Jenkins and Hough properties. Metro staff recommends approval of this petition, based on a consideration of Metro's Locational Adjustment Standards, as explained herein.

### INTRODUCTION:

In May of 1981, Hilda Sharp filed a petition with Metro requesting that her property, approximately 30 acres, be added to the UGB. Metro staff recommended denial of this petition, Metro's Hearings Officer recommended approval.

In January of 1982, the Regional Development Committee approved a motion to allow the applicants to continue their petition and to seek property for removal from the UGB.

In August of 1982, the petitioner filed an amended application requesting the addition of the Sharp property and the removal of the Hough and Jenkins properties, a total of approximately 19 acres. (See attached map.) The proposed addition is supported by a letter from the Washington County Planning Department, endorsed by the Washington County Board of Commissioners on October 19, 1982.

This staff report analyzes the proposed trade for compliance with Metro's Locational Adjustment Ordinance No. 81-105.

Standards for Approval (Section 8(c), Ordinance No. 81-105):

c(1): THE LAND REMOVED FROM THE UGB MEETS THE CONDITIONS FOR REMOVAL IN SUBSECTION (b) OF THIS SECTION.

b(1): CONSIDERATION OF THE FACTORS IN SUBSECTION (a) OF THIS SECTION DEMONSTRATE THAT IT IS APPROPRIATE THAT THE LAND BE EXCLUDED FROM THE UGB.

a(1): Orderly and economic provision of public facilities and services. A locational adjustment shall result in a net improvement in the efficiency of public facilities and services, including but not limited to water, sewerage, storm drainage, transportation, fire protection and schools in the adjoining area within the UGB; any area to be added must be capable of being served in an orderly and economical fashion.

- The properties proposed for removal lack both sewer and water service. Schools, fire and police protection are provided at rural levels.

- Urbanization of the property proposed for removal is several years off. Public facility planning for this area can be adjusted to reflect the exclusion of this property from the UGB with no loss of efficiency in service provision.

a(2): Maximum efficiency of land uses. Consideration shall include existing development densities on the area included within the amendment, and whether the amendment would facilitate needed development on adjacent existing urban land.

- The current boundary follows the Washington County line. The proposed adjustment would move the boundary to the southern property lines of the Hough and Jenkins properties. The political and legal boundaries are equally effectively in demarcating the UGB.

a(3): Environmental, energy, economic and social consequences. Any impact on regional transit corridor development must be positive, and any limitations imposed by the presence of hazards or resource lands must be addressed.

- This property is not adjacent to any regional transit corridor. Its removal from the UGB will not result in any negative impact on transit provision.



a(4): Retention of agricultural land. When a petition includes land with Class I through IV Soils, that is not irrevocably committed to nonfarm use, the petition shall not be approved unless the existing location of the UGB is found to have severe negative impacts on service or land use efficiency in the adjacent urban area, and it is found to be impractical to ameliorate those negative impacts except by means of the particular adjustment requested.

- The Hough and Jenkins properties contain Class II and III soils and are suitable for agricultural use. Removing these properties from the UGB will retain these soils for agricultural uses.

a(5): Compatibility of proposed urban uses with nearby agricultural activities. When a proposed adjustment would allow an urban use in proximity to existing agricultural activities, the justification in terms of factors (1) through (4) of this subsection must clearly outweigh the adverse impact of any incompatibility.

- The Hough and Jenkins properties are adjacent to agricultural lands on the north, outside the boundary. They are bounded on the south by large lot residential and agricultural property.

b(2): THE LAND IS NOT NEEDED TO AVOID SHORT-TERM LAND SHORTAGES FOR THE DISTRICT OR FOR THE COUNTY IN WHICH THE AFFECTED AREA IS LOCATED AND ANY LONG-TERM LAND SHORTAGE THAT MAY RESULT CAN REASONABLY BE EXPECTED TO BE ALLEVIATED THROUGH ADDITION OF LAND IN AN APPROPRIATE LOCATION ELSEWHERE IN THE REGION.

- These properties are tentatively planned by Washington County for densities ranging from 0-5 units per acre. Fewer than 100 housing units would be lost by removing these lands from the boundary.
- It is unlikely that the loss of fewer than 100 potential housing units will exacerbate any short- or long-term land shortages, either in this part of Washington County or in the region as a whole.

b(3): REMOVALS SHOULD NOT BE GRANTED IF EXISTING OR PLANNED CAPACITY OF MAJOR FACILITIES SUCH AS SEWERAGE, WATER AND ARTERIAL STREETS WILL THEREBY BE SIGNIFICANTLY UNDERUTILIZED.



- Existing roads are built to rural standards. Sewer and water lines have not been constructed. Removal of these properties will not result in the under-utilization of any major public facilities.

b(4): NO PETITION SHALL REMOVE MORE THAN 50 ACRES OF LAND.

- This standard does not apply to land removed as part of trade. See discussion at c(4) in Section IV of this report.

Standards for Approval, Section 8, paragraph c, of Ordinance No. 81-105:

c(2): CONSIDERATION OF THE FACTORS IN SUBSECTION (A) OF THIS SECTION DEMONSTRATE THAT IT IS APPROPRIATE THAT THE LAND TO BE ADDED SHOULD BE INCLUDED WITHIN THE UGB.

a(1): Orderly and Economic Provision of Public Facilities and Services. A locational adjustment shall result in a net improvement in the efficiency of public facilities and services, including but not limited to water, sewerage, storm drainage, transportation, fire protection and schools in the adjoining area within the UGB; any area to be added must be capable of being served in an orderly and economical fashion.

- This property is not currently served by either sewer or water lines. The site is accessed by S.W. 120th Avenue.
- The addition of this property to the UGB will permit sewer and water lines and future access roads to be "looped" rather than "stub-ended" into the Sharp property and other properties now inside the UGB. This will increase service efficiencies for all the properties.
- Looped roads and water lines can improve service efficiency to this property and other properties inside the UGB.

a(2): Maximum Efficiency of Land Uses. Consideration shall include existing development densities on the area included within the amendment, and whether the amendment would facilitate needed development on adjacent existing urban land.

- This property is surrounded by a gravel pit on its south and west borders and adjoins industrial land inside the Boundary on its east and north borders.
- Addition of this property to the UGB contributes to the efficiency of land use patterns in this

area. This entire area would then be devoted to industrial uses.

a(3): Environmental, Energy, Economic and Social Consequences. Any impact on regional transit corridor development must be positive, and any limitations imposed by the presence of hazards or resource lands must be addressed.

- The proposed locational adjustment appears to have no impact on the development of regional transit corridors.
- Portions of the site may contain aggregate resources. A commercial gravel quarry adjoins the site. Inclusion of this land inside the UGB and subsequent industrial development may preclude extraction of aggregate resources. These resources have no identified regional significance.
- There is a minor drainage hazard to development on a portion of the property.
- The proposal offers no unique energy or economic benefits.

a(4): Retention of Agricultural Lands. When a petition includes land with Class I through IV Soils, that is not irrevocably committed to nonfarm use, the petition shall not be approved unless the existing location of the UGB is found to have severe negative impacts on service or land use efficiency in the adjacent urban area, and it is found to be impractical to ameliorate those negative impacts except by means of the particular adjustment requested.

- This property includes Class II-IV soils and is zoned by the County for exclusive farm use.
- The applicants have presented information showing that much of the property is underlain by basalt or has poor drainage that reduces its agricultural potential.
- LCDC standards classify Class I-IV soils as "suitable for farm use," geologic and drainage problems are not deemed relevant in showing that land is committed to non-farm use.
- The Sharp property is, however, surrounded on all sides by non-agricultural land. Adjacent land inside the boundary is designated for industrial use and nearby parcels are now being developed. Adjacent land outside the boundary is being used

as a gravel quarry. The fact that this land is surrounded by intensive and incompatible uses indicates that it is not possible to preserve this land for agricultural use.

- The loss of any agricultural land is mitigated by the removal of the Jenkins and Hough properties from the urban area.

a(5): Compatibility of Proposed Urban Uses with Nearby Agricultural Activities. When a proposed adjustment would allow an urban use in proximity to existing agricultural activities, the justification in terms of factors (1) through (4) of this subsection must clearly outweigh the adverse impact of any incompatibility.

- The property is surrounded on all sides by property in industrial use or designated for industrial uses. Urban development of this property would not be incompatible with any agricultural activities nearby.

c(3): IF, IN CONSIDERING FACTOR 1 OF SUBSECTION (A) THE PETITIONER FAILS TO DEMONSTRATE THAT EXISTING OR PLANNED PUBLIC SERVICES OR FACILITIES CAN ADEQUATELY SERVE THE PROPERTY TO BE ADDED TO THE UGB WITHOUT UPGRADING OR EXPANDING THE CAPACITY OF THOSE FACILITIES OR SERVICES, THE PETITION SHALL NOT BE APPROVED ABSENT A SHOWING OF UNUSUAL CIRCUMSTANCES.

- Existing and planned public facilities should be adequate to serve development of the proposed addition without upgrading or expansion. Adding this property to the UGB and looping water lines through this property will increase service efficiencies in this part of Tualatin.

c(4): ANY AMOUNT OF LAND MAY BE ADDED OR REMOVED AS A RESULT OF A PETITION UNDER THIS SUBSECTION BUT THE NET AMOUNT OF VACANT LAND ADDED OR REMOVED AS A RESULT OF A PETITION SHALL NOT EXCEED TEN (10) ACRES. ANY AREA IN ADDITION TO A TEN (10) ACRE NET ADDITION MUST BE IDENTIFIED AND JUSTIFIED UNDER THE STANDARDS FOR AN ADDITION UNDER SUBSECTION (d) OF THIS SECTION.

- The total net addition exceeds ten acres by .82 acres. Parcels of land suitable for addition to or removal from the boundary are not available in small discrete units that enable applicants to easily and exactly meet the ten acre standard. Rather, parcels of land are available in irregular, large units. Recognizing this, and recognizing that a difference of a fraction of an acre is negligible, the Staff consider the application to meet the 10-acre standard for trades.

c(5): THE LARGER THE TOTAL AREA INVOLVED, THE GREATER MUST BE THE DIFFERENCE BETWEEN THE RELATIVE SUITABILITY OF THE LAND TO BE ADDED AND THE LAND TO BE REMOVED BASED ON CONSIDERATION OF THE FACTORS IN SUBSECTION (a).

- The total area involved in this trade is approximately 50 acres. The net addition to the UGB is 10.82 acres.
- Though the Sharp property contains some agricultural soils, it is not suited to profitable farm use and is surrounded by urban and industrial use. Any loss of farm land is mitigated by the removal of the Jenkins and Hough properties from the UGB.
- Addition of the Sharp property will facilitate looped services to the Sharp property and adjacent properties now in the UGB. This will increase service efficiencies.
- The land to be removed from the UGB is less suitable for urbanization than the land to be added, and the trade would improve service efficiencies. Approval of this trade would improve the efficiency of the UGB.

JC/gl  
7014B/75  
10/29/82

REPORT: Removal of Jenkins and Hough Properties from the Urban Growth Boundary and Inclusion of the Sharp Property in the Urban Growth Boundary.

29 September 1982

According to the Metropolitan Service District (MSD) property trade requirements which will affect the Regional Urban Growth Boundary (UGB), Subsections a through d of Section 8, Standards for Petition Approval, must be considered. This analysis must include both the property proposed for exclusion from the UGB and inclusion within the UGB. Each site must be suitable based upon relevant circumstances regarding the proposed inclusion or exclusion as appropriate.

This report in discussing Section 8 will include numerous references to the original report dated May 22, 1981, prepared by Bob Price of Benkendorf & Evans. That report was submitted to METRO as a basis for requesting a Locational Adjustment for the Sharp property comprised of 29.67 acres.

We are proposing that the Jenkins and Hough properties (exchange property) comprised of 18.85 acres, located in the Northeast Bethany Community Planning Area be removed from the UGB and the Sharp property located in the Tualatin-Sherwood Planning Area be included within the UGB. Implementing this proposal will improve the usability of urban lands and will increase the efficiency and integrity of the Regional UGB.

SECTION 8, STANDARDS FOR PETITION APPROVAL, Subsection (a)

1. ORDERLY AND ECONOMIC PROVISION OF PUBLIC FACILITIES AND SERVICES. A LOCATIONAL ADJUSTMENT SHALL RESULT IN A NET IMPROVEMENT IN THE EFFICIENCY OF PUBLIC FACILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, SEWERAGE, STORM DRAINAGE, TRANSPORTATION, FIRE PROTECTION AND SCHOOLS IN THE ADJOINING AREAS WITHIN THE UGB; AND ANY AREA TO BE ADDED MUST BE CAPABLE OF BEING SERVED IN AN ORDERLY AND ECONOMICAL FASHION.

This issue was fully discussed in the original report and the Hearings Officer found that there was complete compliance with this criteria. The Planning Department of the City of Tualatin has expressed its willingness to provide sanitary sewer, water and police protection upon annexation to the City, both by letter and during the course of conferences with the undersigned and Bob Price. See Exhibits A and B.

Fire protection is now provided by the Tualatin Fire Protection District and it will continue to do so.

The site is within the Sherwood School District. School facilities are not mandatory for the inclusion of a new industrial site within the UGB.

The Sharp property is bounded by Southwest 120th Avenue on the West which provides direct access to the Tualatin-Sherwood Road. This road is the major thoroughfare to Tualatin from the West and it provides a direct connection with the I-5 freeway.

The exchange properties are without sewer and the nearest service is more than 10,000 feet distant at the intersection of Southwest 158th and West Union Road. There are no plans to provide sewer service to the exchange properties, nor is there a water district in the immediate vicinity. Water must be provided by individual wells.

The exchange properties have no direct access to the nearest road which is Northwest Springville Road.

The properties are served by School District Number 1 and the children living on these properties attend Skyline Elementary School approximately seven (7) miles distant or Lincoln High School in downtown Portland.

There is no transit service in the immediate vicinity and the nearest bus stop is located at Portland Community College, Rock Creek campus (Tri-Met #65).

Soils on the exchange properties are SCS Classes No. II and III with fair agricultural potential capabilities. On site and adjacent uses include agriculture and open space on all sides with some large lot rural residential development on the Southeast side.

By comparison, the Sharp property is much better suited for inclusion in the UGB than the exchange properties. The Sharp property logically should be annexed to Tualatin for future industrial development. The exchange properties are marginally suited for low density residential use because water and sewer services are not expected in the foreseeable future and transportation is limited. The Sharp property is well suited for future industrial development within the urban framework.

2. MAXIMUM EFFICIENCY OF LAND USES. CONSIDERATIONS SHALL INCLUDE EXISTING DEVELOPMENT DENSITIES ON THE AREA INCLUDED WITHIN THE AMENDMENT, AND WHETHER THE AMENDMENT WOULD FACILITATE NEEDED DEVELOPMENT ON ADJACENT EXISTING URBAN LAND.

The lack of available services and facilities will render the exchange properties extremely inefficient for even low density



residential use, while the Sharp property will increase the local efficiency of land uses, as discussed on Page 13 of the original report. The exchange properties are bounded on the East side by a swale which will limit land use and development and separate the site from land to the East in terms of development potential. Some of these disadvantages will serve to improve the suitability of the properties when placed outside the UGB and designated for rural uses. In addition, if the Malinowski property to the East is also removed from the UGB, the efficiency of uses becomes more important because the potential for efficiency may be reduced.

3. ENVIRONMENTAL, ENERGY, ECONOMIC AND SOCIAL CONSEQUENCES. ANY IMPACT ON REGIONAL TRANSIT CORRIDOR DEVELOPMENT MUST BE POSITIVE AND ANY LIMITATIONS IMPOSED BY THE PRESENCE OF HAZARD OR RESOURCE LANDS MUST BE ADDRESSED.

The environmental advantage is gained by including land of poorer resource quality within the UGB and developing it for industrial use, and removing better quality resource land from the UGB and using it for rural resource purposes. Regarding the quality of land on the Sharp property, see Page 14 and Appendices A and B of the original report. The exchange properties contain better agricultural lands, will be fully compatible with surrounding uses on all sides including the South which will remain within the UGB and be developed for low density residential uses.

Energy consequences are obvious when considering the lack of services and facilities for the exchange properties and the willingness on the part of the City of Tualatin to annex the

site and provide services. The exchange properties are five miles from the Sunset Highway (U.S. 26), while the Sharp site is less than one-quarter mile South of a major arterial which connects directly to the I-5 freeway.

The economic considerations of future service, development and use of the exchange property are significant. The per-acre cost of the properties will increase beyond economic feasibility if all services and facilities are extended to the properties. The Sharp property, on the other hand, can be serviced within the plans and capacities of the City of Tualatin and will assist in reducing individual costs as part of the extension of services into the general vicinity.

The greatly increased costs for land will cause the exchange properties to be "out of reach" for many buyers, thus reducing the availability of affordable housing within the UGB and creating the need for affordable housing in some other location. Use of the Sharp property for industrial development will lead to additional employment, resulting in greater population stability and improved living standards for those who benefit from employment on the site.

4. RETENTION OF AGRICULTURAL LAND. WHEN A PETITION INCLUDES LAND WITH CLASS I-IV SOILS THAT IS NOT IRREVOCABLY COMMITTED TO NON-FARM USE, THE PETITION SHALL NOT BE APPROVED UNLESS THE EXISTING LOCATION OF THE UGB IS FOUND TO HAVE SEVERE NEGATIVE IMPACTS ON SERVICE OR LAND USE EFFICIENCIES IN THE ADJACENT URBAN AREA AND IT IS FOUND TO BE IMPRACTICAL TO AMELIORATE THOSE NEGATIVE IMPACTS EXCEPT BY MEANS OF THE PARTICULAR ADJUSTMENT REQUESTED.

The Sharp property is currently in very low density rural residential non-farm use. Agricultural potential is discussed

on Page 14 and Appendices A and B of the original report. Additionally, the UGB Findings adopted by METRO in November, 1979, contains a statement on the agricultural suitability of the Tualatin area. The statement by Extension Agent Lloyd Baron is found on Page 32 and is as follows:

"This area around Tualatin also has a rather low value as agricultural land. There is considerable wetland and stony land in that area and possibly would be best suited for industrial development or some similar use. Again, the loss of agriculture in that area would not be critical to the economy of the county.

The exchange property, with SCS Classes II and III soils, is definitely suitable for agricultural use and should be maintained outside the UGB. Removal of the properties from the UGB would promote future agricultural use potential because the properties are not committed to non-farm uses.

5. COMPATIBILITY OF PROPOSED URBAN USES WITH NEARBY AGRICULTURAL ACTIVITIES. WHEN A PROPOSED ADJUSTMENT WOULD ALLOW AN URBAN USE IN PROXIMITY TO EXISTING AGRICULTURAL ACTIVITIES, THE JUSTIFICATION IN TERMS OF FACTORS (1) THROUGH (4) OF THIS SUBSECTION MUST CLEARLY OUTWEIGH THE ADVERSE IMPACT OF ANY INCOMPATIBILITY.

The Sharp site is surrounded by industrial/resource uses on the South and West sides and by lands inside the UGB on the North and East sides which are designated for future industrial uses. Therefore, the Sharp site will be compatible in all respects with all surrounding lands. See Page 15 of the original report. The exchange property, with the lack of non-farm uses and the presence of SCS Classes II and III soils, will be highly compatible with lands to the North and East which exhibit similar characteristics and are (or will be) outside the UGB. The properties will also be compatible with lands to the South and West which

will remain within the UGB because the lands are designated for low density residential use, are already partially developed into large lot homesites and have a similar lack of available facilities and services with little potential for immediate future improvements in the levels of services.

SECTION 8, STANDARDS FOR PETITION APPROVAL, Subsection (b)

(b) PETITIONS TO REMOVE LAND FROM THE UGB MAY BE APPROVED UNDER THE FOLLOWING CONDITIONS:

1. CONSIDERATION OF THE FACTORS IN SUBSECTION (a) OF THIS SECTION DEMONSTRATE THAT IT IS APPROPRIATE THAT THE LAND BE EXCLUDED FROM THE UGB.

After consideration of all factors as they relate to the exchange properties, there is little question that the properties should be excluded from the UGB. See above.

2. THE LAND IS NOT NEEDED TO AVOID SHORT-TERM SHORTAGES FOR THE DISTRICT FOR THE COUNTY IN WHICH THE AFFECTED AREA IS LOCATED AND ANY LONG-TERM LAND SHORTAGE THAT MAY RESULT CAN REASONABLY BE EXPECTED TO BE ALLEVIATED THROUGH ADDITION OF LAND IN AN APPROPRIATE LOCATION ELSEWHERE IN THE REGION.

As a result of the lack of available services and facilities and plans to provide those services and facilities, the exchange properties will not fulfill any short-term land uses in the urban area. Over the long-term, the properties will provide relatively few housing units. The 18-plus acres will provide a maximum of 90 units, assuming available services and facilities. It is likely that the loss of 90 units by the exclusion of the properties from the UGB will be absorbed, not by addition of other land to the UGB, but by increased densities on lands currently within the UGB through zone changes, plan amendments and density bonuses on development proposals.

3. REMOVALS SHOULD NOT BE GRANTED IF EXISTING OR PLANNED CAPACITY OF MAJOR FACILITIES SUCH AS SEWERAGE, WATER AND ARTERIAL STREETS WILL THEREBY BE SIGNIFICANTLY UNDERUTILIZED.

Capacities will not be underutilized in any way by the exclusion of the exchange properties because services and facilities in the vicinity do not exist and are not planned.

4. NO PETITION SHALL REMOVE MORE THAN 50 ACRES OF LAND.

The exchange properties combine to form a unit of 18.85 acres which is far below the 50 acre standard.

SECTION 8, STANDARDS FOR PETITION APPROVAL, Subsection (c)

1. THE LAND REMOVED FROM THE UGB MEETS THE CONDITIONS FOR REMOVAL IN SUBSECTION (b) OF THIS SECTION.

See above for complete discussion of Subsection (b).

2. CONSIDERATION OF THE FACTORS IN SUBSECTION (a) OF THIS SECTION DEMONSTRATE THAT IT IS APPROPRIATE THAT THE LAND TO BE ADDED SHOULD BE INCLUDED WITHIN THE UGB.

See above for complete addressing of Subsection (a).

3. IF, IN CONSIDERING FACTOR ONE OF SUBSECTION (a), THE PETITIONER FAILS TO DEMONSTRATE THAT EXISTING OR PLANNED PUBLIC SERVICES AND FACILITIES CAN ADEQUATELY SERVE THE PROPERTY TO BE ADDED TO THE UGB WITHOUT UPGRADING OR EXPANDING THE CAPACITY OF THOSE FACILITIES OR SERVICES, THE PETITION SHALL NOT BE APPROVED ABSENT A SHOWING OF UNUSUAL CIRCUMSTANCES.

The response from the City of Tualatin, both to METRO and Washington County indicates that the City is willing and able to annex the site and provide all necessary public facilities and serves within planned and programmed levels. No response from any agency, organization or other source indicates that an upgrading or expanding of capacities will be required to serve the site when annexed or developed.



4. ANY AMOUNT OF LAND MAY BE ADDED OR REMOVED AS A RESULT OF A PETITION UNDER THIS SUBSECTION BUT THE NET AMOUNT OF VACANT LAND ADDED OR REMOVED AS A RESULT OF A PETITION SHALL NOT EXCEED 10 ACRES. ANY AREA IN ADDITION TO A 10 ACRE NET ADDITION MUST BE IDENTIFIED AND JUSTIFIED UNDER THE STANDARDS FOR AN ADDITION UNDER SUBSECTION (d) OF THIS SECTION.

The site is .82 acres beyond the 10 acre net addition standard. No other property in the vicinity of the exchange properties is available for trade. The Sharp site is firmly established at 29.67 acres and cannot be reduced simply to comply with the 10 acre net addition standard. The Sharp site is clearly defined by existing and legally established property lines, precluding a simple reduction in area. In the vicinity of the exchange properties, no other property is available in the small .82 acre increment which would allow full compliance with the 10 acre net addition standard.

Review by Washington County indicates that the trade is acceptable in spite of the .82 acres excess. Staff opinion is that differences of less than one (1) acre are so insignificant as to be of no concern. We concur with that opinion and believe that the .82 acre excess will have no impact on the integrity of the Regional UGB.

5. THE LARGER THE TOTAL AREA INVOLVED, THE GREATER MUST BE THE DIFFERENCE BETWEEN THE RELATIVE SUITABILITY OF THE LAND TO BE ADDED AND THE LAND TO BE REMOVED BASED ON CONSIDERATION OF FACTORS IN SUBSECTION (a).

The suitability of the Sharp site for industrial use, given the insuitability for agricultural or residential use and the existing or proposed industrial or resource use of the surrounding lands on all sides, and the relative insuitability of the exchange

properties for residential development, even in the long-term, results in a clearly superior position of the Sharp site for inclusion within the UGB. The discussion of each site, as contained in Subsection (a) (1) above clearly indicates the greater relative suitability of the Sharp site. The removal of the exchange properties from the UGB will place the land in the rural category for which it is individually better suited, while the Sharp site, with the poorer agricultural capability and surrounding land uses, will become an asset to the UGB and the City of Tualatin.

SECTION 8, STANDARDS FOR PETITION APPROVAL, Subsection (d)

1. AN ADDITION OF LAND TO MAKE THE UGB COTERMINUS WITH THE NEAREST PROPERTY LINES MAY BE APPROVED WITHOUT CONSIDERATION OF THE OTHER CONDITIONS OF THIS SUBSECTION IF THE ADJUSTMENT WILL ADD A TOTAL OF TWO ACRES OR LESS, THE ADJUSTMENT WOULD NOT BE CLEARLY INCONSISTENT WITH ANY OF THE FACTORS IN SUBSECTION (a) AND THE ADJUSTMENT INCLUDES ALL CONTIGUOUS LOTS DIVIDED BY THE EXISTING UGB.

The proposed addition of the Sharp site will include more than two (2) acres. However, the adjusted Regional UGB will continue to use clearly and legally defined and easily identifiable property boundaries.

2. FOR ALL OTHER ADDITIONS, THE PROPOSED UGB MUST BE SUPERIOR TO THE UGB AS PRESENTLY LOCATED BASED ON A CONSIDERATION OF THE FACTORS IN SUBSECTION (a). THE MINOR ADDITION MUST INCLUDE ALL SIMILARLY SITUATED CONTIGUOUS LAND WHICH COULD ALSO BE APPROPRIATELY INCLUDED WITHIN THE UGB AS AN ADDITION BASED ON THE FACTORS IN SUBSECTION (a).

As discussed in Subsection (c) (5) above, the proposed UGB will be clearly superior to the existing UGB in that the Sharp property will contribute more significantly to local economic



development, can be served within the framework of the City of Tualatin facility plans and possesses no disadvantages for inclusion within the UGB. The exchange property, on the other hand, is not included in long-range service and facility plans, possesses considerable agricultural capability and is saddled with several significant disadvantages including lack of access to a public road, no organized water district and service by a volunteer fire district. These particular characteristics are more often found with rural and agricultural sites than those within an Urban Growth Boundary and designated for low density residential use.

The proposal to include the Sharp site includes all similarly situated contiguous land. Properties to the North and East are currently within the UGB, while properties to the South and West are currently in aggregate resource use which is characteristic of rural areas not requiring urban services or facilities. Therefore, it is clear that the Sharp site should have been included within the UGB when it was formulated because all similarly situated contiguous lands were originally included in the UGB. The inclusion of the Sharp site is the logical completion of the UGB refinement process.

3. ADDITIONS SHALL NOT ADD MORE THAN 50 ACRES OF LAND TO THE UGB AND GENERALLY SHOULD NOT ADD MORE THAN 10 ACRES OF VACANT LAND TO THE UGB. EXCEPT AS PROVIDED IN SUBSECTION (4) OF THIS SUBSECTION, THE LARGER THE PROPOSED ADDITION, THE GREATER THE DIFFERENCES SHALL BE BETWEEN THE SUITABILITY OF THE PROPOSED UGB AND SUITABILITY OF THE EXISTING UGB, BASED UPON CONSIDERATION OF THE FACTORS IN SUBSECTION (a) OF THIS SECTION.

The superiority of the Sharp site has been discussed in Subsections (a), (c) and (d)(2) above. Even without the trade,

the Sharp site should be included within the UGB, based upon its own merits. The trade serves not only to enhance the attractiveness of the Sharp site but to point out the need for refinements of the UGB as originally formulated.

4. IF AN ADDITION IS REQUESTED IN ORDER TO REMEDY AN ALLEGED MISTAKE MADE AT THE TIME THE UGB FOR THE AREA AFFECTED WAS ADOPTED, THE ADDITION MAY BE APPROVED IF SPECIFIC CONDITIONS ARE MET.

Based upon the characteristics of the Sharp site, the property should have been included within the original UGB. Testimony and information presented in this report and in the original report proves the site is unsatisfactory for either agricultural or aggregate resource use.<sup>1</sup> Septic unsuitability and lack of dependable on-site water supply reduces potential for rural residential use. Therefore, use potential in the rural area is extremely limited leading to an inefficiency of land use. These factors were available and known at the time of formulation of the UGB, indicating that the site was not fully and adequately considered for inclusion within the original UGB. On this basis, a mistake may have been made at that time. However, with the Locational Adjustment process and the existence of a trade, the site may now rightfully be included within the Regional UGB.

The preceding material and information has been presented in full and complete addressing of and compliance with all portions of Section 8 of Ordinance 81-105. When combined with the original report dated May 22, 1981, the case for inclusion of the Sharp site is strong, solid and fulfills all criteria and requirements

Note 1: Property to the South is operated as a rock quarry by Tigard Sand and Gravel.

contained in all sections of the ordinance.

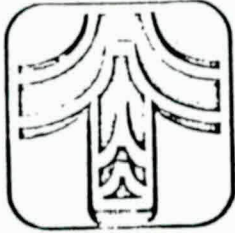
The trade will provide a definite asset to the UGB, including a highly suitable site which can be fully serviced and developed for industrial use while excluding a considerably less suitable site which has been designated for future residential use in spite of the lack of many important services and facilities. The adjusted UGB can be easily realigned along existing property lines for both the inclusion and exclusion areas, resulting in a more efficient, reasonable and justifiable boundary.

Dated this 29th day of September, 1982.

  
Stanley E. Sharp

EXHIBIT  
EXHIBIT  
by  
For Record

MAR 11 RECD



**CITY OF TUALATIN**  
18880 SW MARTINAZZI AVE. PO BOX 369  
TUALATIN, OREGON 97062  
(503) 638-6891

March 9, 1982

Attn: Jill Hinckley  
Regional Development Committee  
Metropolitan Service District  
527 S.W. Hall Street  
Portland, Oregon 97201

Dear Jill:

RE: No. 81-10, Petition by Hilda Sharp for a Locational Adjustment of  
the Regional Urban Growth Boundary (AC-82-03)

This is regarding our telephone conversation of Tuesday, March 9, 1982. At its regular meeting of March 8, 1982, the Tualatin City Council voted to support the petition of Mrs. Hilda Sharp for a Locational Adjustment of the METRO Regional Urban Growth Boundary (UGB). If approved by METRO, the Locational Adjustment would result in the inclusion of approximately 30 acres of land owned by Mrs. Sharp within the UGB.

Enclosed is a copy of the staff report, reviewed and approved by the City Council. We have not enclosed Exhibits D and E of the report due to their length and due to the fact that you may already have copies. If you need copies of these two Exhibits, please contact either Bob Price or myself.

We hope that this information will expedite METRO's review of the petition. If you have any questions, please call me at 638-2633.

Sincerely,

*Dave Prescott*

Dave Prescott  
City Planner

DP/11s

cc: Bob Price ✓  
Steve Rhodes  
AC-82-03

28 Exhibit A





# WASHINGTON COUNTY

ADMINISTRATION BUILDING - 150 N. FIRST AVENUE  
HILLSBORO, OREGON 97123

SEP 22 1982

BOARD OF COMMISSIONERS  
VIRGINIA DAGG, Chairman  
LYELL GARDNER, Vice Chairman  
JIM FISHER  
BONNIE L. HAYS  
LUCILLE WARREN

PLANNING DEPARTMENT  
(503) 648-8761

September 20, 1982

DeMar Batchelor  
139 NE Lincoln  
Hillsboro, OR 97123

Al Benkendorf  
Benkendorf and Associates  
620 SW 5th Avenue  
Portland, OR 97204

Dear Messrs. Batchelor and Benkendorf:

This letter is in response to your request of September 17, 1982, for comments from the Planning Department concerning trades in the Urban Growth Boundary for property located at the northwest quadrant of 185th and West Union Road, known as the Corner Terrace Property, and property located south of Tualatin-Sherwood Road, east of SW 120th Avenue, known as the Sharp property.

It is our understanding that you are proposing to have both of these properties included within the Urban Growth Boundary by trading property located in the north-eastern portion of Washington County that is currently included within the Urban Growth Boundary. Both the Corner Terrace property and the Sharp property came before the Planning Commission and the Board of County Commissioners approximately one year ago for comments. At that time, both properties were proposed as additions to the Urban Growth Boundary, and a trade was not being considered at that time. The Planning Commission and Board's action on Corner Terrace was to recommend not including that property within the Urban Growth Boundary. No comments were made on the Sharp property. The no comment on the Sharp property was based on the fact that the City of Tualatin had not commented on the proposal. At the time the City of Tualatin was going through the acknowledgement process at LCDC and felt that it would complicate their acknowledgement process if they were to comment on this particular proposal. Since then the City of Tualatin has taken the position they would not oppose the trade to have the Sharp property being included in the Boundary, and ultimately within the City limits of Tualatin.

Based on the information we received on September 17, 1982, the Corner Terrace property is proposed for residential use if included within the Boundary and the Sharp property is proposed for industrial use.

The Corner Terrace property: As we discussed on September 17th the land which you are proposing to exclude from the Boundary, by way of a trade for the Corner Terrace property, is now under some discussion by the County and the CPO to have the entire Bethany/Springville Road area removed from the Urban Growth Boundary.

Exhibit B 29

an equal opportunity employer

At this time we do not know if such a removal will occur. If the Bethany-Springville Road area were to be excluded from the Urban Growth Boundary, the Corner Terrace adjustment to the Urban Growth Boundary would be an addition and therefore identical to the previous request made a year ago. If that is the case, then the Planning Department would oppose the addition of Corner Terrace within the Urban Growth Boundary. Additionally, if land on the east side of SW 185th and north of West Union Road were removed from the Boundary, the Corner Terrace property would be an illogical extension of the Urban Growth Boundary.

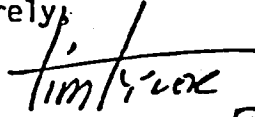
However, if the Springville Road area is not removed from the Urban Growth Boundary and a trade can be made with property that is currently within the Boundary, then the Planning Department would not oppose such a trade taking place. We base that position on the following facts:

1. Sewer service to the Corner Terrace property is in close proximity as opposed to the site being proposed to be traded.
2. The Corner Terrace property is adjacent to an eighteen inch Wolf Creek District water line and the property proposed to be traded is outside of any water district.
3. The Corner Terrace property is adjacent to two arterial roads, West Union and NW 185th Avenue.
4. The property proposed to be taken out has no direct public access today.
5. The Corner Terrace property is immediately adjacent to existing urban development, that is, the Rock Creek area.
6. The property proposed to be taken out of the Boundary is primarily rural residential and agricultural.
7. The Corner Terrace property is more easily served by Police, Fire and Transit service than the property proposed for trade.

The Sharp property: Again, like with the Corner Terrace property, if a trade can be accomplished for land that is now within the Urban Growth Boundary and the City of Tualatin is willing to provide future urban services to the area, the Planning Department would not oppose this area being included within the Boundary. We have spoken with the Planning Department of the City of Tualatin, and they have indicated their willingness to provide services to the land at such time as it is included within the Boundary and annexed to the City. However, if the land being proposed for trade is included in the Springville Road area, and that property is taken out of the Urban Growth Boundary, then the Sharp property would be an addition to the Boundary, and the Planning Department could not support the addition.

I hope that the above information is sufficient for your needs at Metro concerning the trades in the Urban Growth Boundary. If the Planning Department can be of any further assistance to you on this matter, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard A. Daniels". The signature is stylized with a large, sweeping horizontal stroke across the middle.

Richard A. Daniels  
Planning Director

*For*

RAD:JER/emc



5.1 Ordinance No. 82-149, amending the Metro Urban Growth Boundary in Washington County for Contested Case No. 81-10. (First Reading and consideration of exceptions) (Sharp Property)

Motion: Councilor Bonner moved adoption of Ordinance No. 82-149. Councilor Schedeen seconded the motion.

Councilor Bonner presented the Development Committee report and recommendation of approval.

Joe Cortright, Development Services Planner, presented the staff report, as contained in the agenda of the meeting.

Presiding Officer Banzer asked for presentations of exceptions to the staff report. There were none.

Councilor Kafoury noted that the staff report contained a letter from Washington County regarding the Bethany area and its possible removal from the Urban Growth Boundary, and asked what impact that proposal would have on the case before them.

Mr. Cortright responded that until a formal petition was received, it was the staff's view that the Bethany area was a part of the UGB and that the decision on the case before the Council should not be based on a "what if" situation, but rather on Metro's established standards.

General Counsel Jordan advised the Council that whatever was going on with the Bethany area was irrelevant to the case before the Council and should not be considered in making their decision.

The ordinance was passed to second reading on December 21, 1982.

5.2 Ordinance No. 82-148, amending the Urban Growth Boundary in Washington County for Contested Case No. 81-9. (Corner Terrace) (First Reading and consideration of exceptions)

Councilor Bonner presented the Development Committee report and remarked that the Committee had had a difficult time deciding which way to go with the case but was recommending approval.

Motion: Councilor Bonner moved adoption of Ordinance No. 82-148. Councilor Schedeen seconded the motion.

Joe Cortright, Development Services Planner, presented the staff report, as contained in the agenda.

Presiding Officer Banzer stated that two communications regarding the case had been received: Frank Buehler, Route 1, Box 1074, Hillsboro, and Robert E. Stacey, representing Michael McPherson and Gary Sundquist, 400 Dekum Building, 519 S.W. Third Avenue, Portland. (Copies of the letters are appended to the agenda of the meeting.)

D.C. office had commented it was one of the best bicycle-oriented projects they had reviewed.

Ms. Carol Jones, 2877 S.E. Sherman Street, 97214, representing the Oregon Environmental Council, testified in support of the program.

Vote: The vote on the motion to adopt Resolution No. 82-373 resulted in:

Ayes: Councilors Etlinger, Kirkpatrick, Oleson, Rhodes, Schedeen, Williamson, and Banzer.  
Nays: None.  
Abstention: None.  
Absent: Councilors Berkman, Bonner, Burton, Deines, and Kafoury.

Motion carried, Resolution adopted.

7.1 Ordinance No. 82-149, amending the Metro Urban Growth Boundary in Washington County for Contested Case No. 81-10. (Sharp Property) (Second Reading)

The ordinance was read a second time, by title only.

Mr. Joseph Cortright, Planner, briefly reviewed the staff report, as contained in the agenda of the meeting. He said the staff recommendation was to approve the trade.

There was no Council discussion.

Vote: The vote on the previous motion to adopt the Ordinance resulted in:

Ayes: Councilors Burton, Etlinger, Kirkpatrick, Oleson, Rhodes, Schedeen, and Williamson.  
Nays: None.  
Abstention: None.  
Absent: Councilors Berkman, Bonner, Deines, and Banzer.

Motion carried, Ordinance adopted.

7.2 Ordinance No. 82-148, amending the Urban Growth Boundary in Washington County for Contested Case No. 81-9. (Corner Terrace) (Second Reading)

The ordinance was read a second time, by title only.

Mr. Cortright presented a brief summary of the staff report, as contained in the agenda of the meeting. He stated it was the staff's recommendation that the trade be approved.

ORDINANCE NO. 82-149

TITLE An Ordinance amending the Metro  
Urban Growth Boundary in Washington  
County for Contested Case No. 81-10.

DATE INTRODUCED December 2, 1982

FIRST READING December 2, 1982

SECOND READING December 21, 1982

DATE ADOPTED December 21, 1982

DATE EFFECTIVE January 20, 1983

ROLLCALL

	Yes	No	Abst.	Absent
Burton	X			
Oleson	X			
Williamson	X			
Berkman				X
Kirkpatrick	X			
Deines	X			
Rhodes		X		
Schedeen	X			
Bonner				X
Banzer	X			
Etlinger		X		
Kafoury				X



**METROPOLITAN SERVICE DISTRICT**  
527 S.W. HALL ST., PORTLAND, OR. 97201, 503/221-1646

December 27, 1982

Rick Gustafson  
EXECUTIVE OFFICER

**Metro Council**

Cindy Banzer  
PRESIDING OFFICER  
DISTRICT 9

Bob Oleson  
DEPUTY PRESIDING  
OFFICER  
DISTRICT 1

Charlie Williamson  
DISTRICT 2

Craig Berkman  
DISTRICT 3

Corky Kirkpatrick  
DISTRICT 4

Jack Deines  
DISTRICT 5

Jane Rhodes  
DISTRICT 6

Betty Schedeen  
DISTRICT 7

Ernie Bonner  
DISTRICT 8

Bruce Etlinger  
DISTRICT 10

Marge Kafoury  
DISTRICT 11

Mike Burton  
DISTRICT 12

Mr. Gordon Mulleneaux  
Washington County Administrator  
150 North First, Room 418  
Hillsboro, Oregon 97123

Dear Mr. Mulleneaux:

Enclosed are true copies of the following ordinances adopted by the Council of the Metropolitan Service District on December 21, 1982:

Ordinance No. 82-148, An Ordinance amending the Metro Urban Growth Boundary (UGB) in Washington County for Contested Case No. 81-9.

Ordinance No. 82-149, An Ordinance amending the Metro Urban Growth Boundary in Washington County for Contested Case No. 81-10.

Please file these copies in the Metro ordinance files.

Sincerely,

Everlee Flanigan  
Clerk of the Council

Enclosures



**METROPOLITAN SERVICE DISTRICT**  
527 S.W. HALL ST., PORTLAND, OR. 97201, 503/221-1646

December 27, 1982

**Rick Gustafson**  
EXECUTIVE OFFICER

**Metro Council**

**Cindy Banzer**  
PRESIDING OFFICER  
DISTRICT 9

**Bob Oleson**  
DEPUTY PRESIDING  
OFFICER  
DISTRICT 1

**Charlie Williamson**  
DISTRICT 2

**Craig Berkman**  
DISTRICT 3

**Corky Kirkpatrick**  
DISTRICT 4

**Jack Deines**  
DISTRICT 5

**Jane Rhodes**  
DISTRICT 6

**Betty Schedeen**  
DISTRICT 7

**Ernie Bonner**  
DISTRICT 8

**Bruce Etlinger**  
DISTRICT 10

**Marge Kafoury**  
DISTRICT 11

**Mike Burton**  
DISTRICT 12

**Mr. George Poppen**  
County Clerk  
Clackamas County Courthouse  
906 Main  
Oregon City, Oregon 97045

Dear Mr. Poppen:

Enclosed are true copies of the following ordinances adopted by the Council of the Metropolitan Service District on December 21, 1982:

Ordinance No. 82-148, An Ordinance amending the Metro Urban Growth Boundary (UGB) in Washington County for Contested Case No. 81-9.

Ordinance No. 82-149, An Ordinance amending the Metro Urban Growth Boundary in Washington County for Contested Case No. 81-10.

Please file these copies in the Metro ordinance files.

Sincerely,

**Everlee Flanigan**  
Clerk of the Council

Enclosures



**METROPOLITAN SERVICE DISTRICT**  
527 S.W. HALL ST., PORTLAND, OR. 97201, 503/221-1646

December 27, 1982

Rick Gustafson  
EXECUTIVE OFFICER

**Metro Council**

Cindy Banzer  
PRESIDING OFFICER  
DISTRICT 9

Bob Oleson  
DEPUTY PRESIDING  
OFFICER  
DISTRICT 1

Charlie Williamson  
DISTRICT 2

Craig Berkman  
DISTRICT 3

Corky Kirkpatrick  
DISTRICT 4

Jack Deines  
DISTRICT 5

Jane Rhodes  
DISTRICT 6

Betty Schedeen  
DISTRICT 7

Ernie Bonner  
DISTRICT 8

Bruce Etlinger  
DISTRICT 10

Marge Kafoury  
DISTRICT 11

Mike Burton  
DISTRICT 12

Ms. Jane McGarvin  
Clerk of the Board  
Multnomah County Courthouse  
1021 S.W. Fourth Avenue, Room 606  
Portland, Oregon 97204

Dear Ms. McGarvin:

Enclosed are true copies of the following ordinances adopted by the Council of the Metropolitan Service District on December 21, 1982:

Ordinance No. 82-148, An Ordinance amending the Metro Urban Growth Boundary (UGB) in Washington County for Contested Case No. 81-9.

Ordinance No. 82-149, An Ordinance amending the Metro Urban Growth Boundary in Washington County for Contested Case No. 81-10.

Please file these copies in the Metro ordinance files.

Sincerely,

Everlee Flanigan  
Clerk of the Council

Enclosures