

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING) ORDINANCE NO 99-829
LANDS WITHIN URBAN RESERVE)
AREA 41 TO THE METRO)
JURISDICTIONAL BOUNDARY) Introduced by Executive Officer,
) Mike Burton
)

WHEREAS, on December 31, 1998, the duty and authority to review and approve city and county annexations in Clackamas, Multnomah and Washington Counties under ORS 199.425 was transferred to Metro pursuant to Chapter 516, Oregon Laws 1997; and

WHEREAS, on October 23, 1999, the duty and authority to review and approve annexations to the Metro jurisdictional boundary was granted to Metro pursuant to Chapter 282, Oregon Laws 1999; and

WHEREAS, petitioners are owners of property or are registered voters in urban reserve area 41 which was designated by the Metro Council in 1997 by Ordinance 96-655E; and

WHEREAS, annexation to the Metro jurisdictional boundary of the territory described in Exhibit A would constitute a contiguous boundary change, initiated by a petition of the owners of property or are registered voters in the territory; and

WHEREAS, notice as required by Metro Code 3.09.030 was published on November 24 and December 1, 1999; and

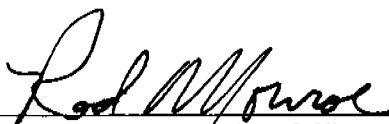
WHEREAS, Metro received consents to the proposed annexation from a majority of the owners of land and a majority of the registered voters in the territory; and

THE METRO COUNCIL ORDAINS:

1. The territory described in Exhibit A is hereby annexed to the Metro jurisdictional boundary.
2. This annexation to the Metro jurisdictional boundary is based on the findings and conclusions set forth in Exhibit B, attached hereto and incorporated by reference herein.
3. Pursuant to Metro Code 3.09.050(f), the effective date of this annexation decision shall be immediately upon adoption of this ordinance.

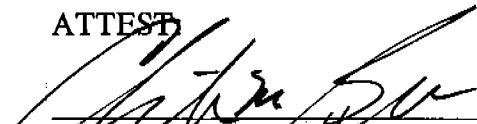
4. This ordinance is necessary for the immediate preservation of public health, safety and welfare because annexation should be effective immediately to allow the Council to consider Urban Growth Boundary amendments to comply with the State of Oregon mandate to move the Urban Growth Boundary pursuant to ORS 197.299; an emergency is therefore declared to exist, and this ordinance shall take effect immediately, pursuant to Metro Charter Section 39(1).

ADOPTED by the Metro Council this 16th day of DECEMBER 1999.



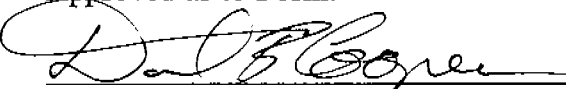
Rod Monroe, Presiding Officer

ATTEST



Recording Secretary

Approved as to Form:



Daniel B. Cooper, General Counsel

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OGC/KDH/kvw 12/03/99

A tract of land in Sections 14 and 15, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Section 15; thence West, along the North line thereof, a distance of 3800 feet, more or less, to the centerline of Grahams Ferry Road (c.r. #13); thence South, along said centerline, a distance of 3600 feet, more or less to a point being the Westerly corner of that tract described on Page 1 of 2 of Exhibit "A" of that Warranty Deed conveyed to the State of Oregon, recorded January 2, 1998 as Fee No.98-000106, of the Clackamas County Records; thence East , along the Westerly South line of said State of Oregon tract and the Easterly extension thereof, a distance of 1075 feet; thence North 21 degrees 32' 32" East a distance of 1050 feet; thence North 09 degrees 45' 25" East a distance of 1600 feet, more or less, to a point on the North line of said State of Oregon tract; thence East, along said North line, a distance of 1684.98 feet, more or less, to the Northeast corner of said State of Oregon tract, being a point on the East line of the Samuel B. Franklin Donation Land Claim No. 50; thence South along said East line, a distance of 2697.06 feet to the Southeast corner of said Franklin claim, being a point on the

North line of the Robert V. Short Donation Land Claim, No. 46; thence East , along said North line, a distance of 2589.84 feet, more or less, to the Southeast corner of that tract described as Parcel 2 of that Warranty Deed conveyed to Arthur C. Piculell, et ux, recorded September 23, 1993 as Fee No. 93-69118 of the Clackamas County Records; thence North 07 degrees East, along the East line thereof , a distance of 6.47 chains; thence North 05 degrees East, continuing along said East line, a distance of 2.85 chains, thence North 20 degrees 30' West continuing along said East line a distance of 7.66 chains to a point being the Easterly corner of that tract describe as Parcel 1 of said Piculell Tract; thence South 72 degrees 16' West, along the Southeasterly line thereof, a distance of 481.8 feet to the Southerly corner of said Parcel 1; thence North 26 degrees 20' West, along the Southwesterly line thereof, a distance of 604.68 feet to the Westerly corner of said Parcel 1, being a point on the Southeasterly line of that tract conveyed to the Wetlands Conservancy Inc., by Bargain and Sale Deed recorded March 15, 1996 as Fee no. 96018244 of the Clackamas County Records; thence South 72 degrees 16' West along said Southeasterly line, a distance of 195.5 feet to the Southerly corner of said Wetlands Conservancy Tract; thence North 10 degrees 30' East, along the West line thereof , a

distance of 178.13 feet, more or less, to an angle corner in said West line; thence North 14 degrees West, continuing along said West line a distance of 3.00 chains; thence North 26 degrees West, continuing along said West line, a distance of 1.77 chains; thence North 52 degrees West, continuing along said West line, a distance of 100 feet, more or less, to a point of intersection of said West line with the East line of said Section 15; thence North, along said East line, to the point of beginning.

Date: November 9, 1999

**STAFF REPORT TO THE
METRO COUNCIL**

SECTION I: APPLICATION SUMMARY

CASE: FILE NAME: Fasano
Annexation to the Metro Jurisdictional Boundary Case 99-829

APPLICANT/
PETITIONER: Louis J. Fasano¹
2455 SW Gregory Drive
West Linn, OR 97068

PROPOSAL: The petitioners request annexation of a 247.92-acre group of parcels located within a portion of Urban Reserve (URA) #41.

LOCATION: The property is located between Tooze Road and 110th Street and east of Grahams Ferry Road (Attachment A).

PLAN/ZONING
DESIGNATION: *Clackamas County Zoning: Exclusive Farm Use (EFU)- 198.5 acres, Rural Residential/ Farm Forest Use (RRFF-5)- 49.17 acres.*
Clackamas County Comprehensive Plan Designation: Rural, Agricultural

APPLICABLE
REVIEW CRITERIA: Metro Code section 3.09.050

SECTION II: STAFF RECOMMENDATION

Staff recommends that the Metro Council APPROVE Case 99-829: Fasano.

SECTION III: BACKGROUND INFORMATION

Site Information: The 247.92 -acre site is located within Clackamas County adjacent to Tooze Road to the north, Grahams Ferry Road to the west and Evergreen Road to the south. The subject properties are located on Map No. 31W15, tax lots: 2990, 1200,1205, 1101, 1100, 1000,900, 800, 700, 100, 300, 500, 501, 502, 380, 390, 490 and Map No. 31W10, tax lot 1490. The site is located adjacent to the

¹ Representing property owners in the subject area

Wilsonville City limits to the south and east. The uses surrounding the subject site are agricultural, rural residential, industrial and urban residential. The subject area contains 8 single-family units.

Case History: The petitioners submitted a petition for annexation of the subject property on October 12, 1999. The application was deemed substantially complete on October 21, 1999. A letter was sent to the applicant on October 21, 1999 discussing the need for additional information and providing a tentative timeline for the required notice and a public hearing before the Metro Council.

Proposal Description: The petitioners propose to annex 247.92 acres of land to the Metro jurisdictional boundary. The subject site comprises the majority of URA #41. The subject site does not include tax lots 1202 and 1203 of map 31W15. The applicant has indicated that the property owner and electors on tax lots 1202 and 1203 do not wish to be part of this proposal. These tax lots are part of URA #41 and correspond to the area included in Resolution 98-2729 that stated Metro Council's intent to bring this entire area into the Urban Growth Boundary.

A master plan has been developed and adopted by the City of Wilsonville for this portion of URA #41 within the last three years and is titled: "The Dammasch Area Transportation- Efficient Land Use Plan". The master plan covers 520 acres (half of which is located within the current Wilsonville City limits). The Dammasch plan was developed to improve the jobs/housing balance in the City of Wilsonville by adding 2300 dwelling units to this area. The plan calls for an average residential density greater than 10 dwelling units per net acre, a commercial node to service the surrounding neighborhood, preservation of over 100 acres of wetlands through open space designation and improved street connectivity. The City, in a letter dated October 13, 1999 to the Metro Council has indicated its support to complete the necessary steps toward inclusion in the UGB and eventual urbanization.

SECTION IV: APPLICABLE REVIEW CRITERIA

The criteria for annexation to the Metro jurisdictional boundary are contained in Metro Code 3.09.050. The criteria with citation in (**bold**), petitioner responses in (*italics*), and staff analysis follow.

Petitions to add land to the Metro jurisdictional boundary may be approved under the following conditions:

- 1. The extent to which urban services presently are available to serve the affected territory including any extraterritorial extensions of service. [3.09.050(b)(1)]**

Because the territory proposed for annexation to Metro is rural land, no urban-level services are presently provided to the territory. However, urban services will be available to serve it upon its eventual conversion to urban land. These services include the following:

Water

The City of Wilsonville will provide water service. The City is currently experiencing a water shortage due to declining levels in the City's wells. A citywide election in September, 1999 established the Willamette River as the City's new water source, and provided \$25 million for needed improvements to the City's water system. Future annexation to the City of Wilsonville will be tied to the completion of the water system improvements.

Sanitary Sewer

The City of Wilsonville will provide sanitary sewer service. Collection system improvements are planned to accommodate future development in the area. The City of Wilsonville recently expanded and improved its wastewater treatment plant to accommodate community growth.

Storm Sewer

The City of Wilsonville will provide storm sewer service. The subject property drains into three creeks in the area. A combination of the on-site storm water detention and use of the natural drainageways is expected to meet the future storm sewer demands of the area. The City has a consultant under contract to prepare an updated Storm Water Master Plan to address the needs of the area.

Transportation

The primary transportation service provider will be the City of Wilsonville. This includes the responsibility for improving and maintaining streets in the vicinity, as well as the provision of transit services through South Metro Rapid Transit (SMART), a City operation. Transportation services are also coordinated with Clackamas County (with continuing responsibility for the roads near the subject property) and with the Oregon Department of Transportation, dealing with freeway access.

Fire and Police

The Tualatin Valley Fire and Rescue District provide fire protection services to the subject property and all properties in the community. The District operates under contract with the City with a fire station located on Kinsman Road, approximately one mile from the subject property.

Schools

The West Linn-Wilsonville School District primarily provides school services in the area. A small part of the subject property is within the Sherwood School District.

The petitioners state, no extraterritorial extension of services will be required to serve the territory proposed for annexation to Metro.

Staff Response

The City of Wilsonville can reasonably provide the necessary urban services in the near future. The City has indicated that it has plans in place to solve the water shortage problem and expand its wastewater treatment facilities to service the subject site. The City has hired a consultant to update the City's stormwater master to include this area. The existing providers can provide police and fire services. The school districts of West-Linn and Sherwood were consulted during the master plan process. As a result, an elementary school has been included in the master plan.

No extra-territorial extensions of services are necessary to serve this property because the property is not located within the UGB, is under rural residential or agricultural use and does not require urban type services. The rural residential and agricultural uses within the subject site are expected to continue until such time as the site is included within the UGB and the City limits of Wilsonville. Prior to urbanization, there is no need to extend urban services to the subject site. The petitioners are requesting no extra-territorial extension of services.

Because there is no need to extend urban services to this site at this time and the City has taken steps to provide these services in the future and there is no extra-territorial extension of services requested, this criterion has been satisfied.

- 2. A description of how the proposed boundary change complies with any urban service provider agreements adopted pursuant to ORS 195.065 between the affected entity and all necessary parties. [3.09.050(b)(2)]**

The petitioners state, there are no adopted ORS 197.065 urban service provider agreements between Metro and the identified providers of urban services.

Staff Response

There are currently no urban service agreements that apply to the subject site or in place between any adjacent providers therefore this criterion does not apply.

3. **A description of how the proposed boundary change is consistent with the comprehensive land use plans, public facility plans, regional framework and functional plans, regional urban growth goals and objectives, urban planning agreements and similar agreements of the affected entity and of all necessary parties. [3.09.050(b)(3)]**

Under state law, Metro is the entity responsible for establishing and amending the Urban Growth Boundary (UGB) for the Portland metropolitan region. It is Metro's position that its ability to amend the UGB extends only to territories that are already located within Metro's jurisdictional boundaries. This annexation petition would annex the subject property to Metro, thereby allowing Metro to then add the subject territory to its UGB. See attached Metro Resolution No. 98-2729C.

At such time as Metro amends its Urban Growth Boundary to include the subject territory, it will adopt an ordinance and findings addressing how the amendment complies with the applicable criteria governing UGB amendments in Metro's Code, including the Metro Regional Urban growth Goals and Objectives. The current proposal for annexation to Metro is authorized by and is consistent with Metro Code Section 3.01.015(h)(5). Metro's Resolution No. 98-2729C expressly supports and endorses this proposed annexation to Metro.

Following annexation to Metro and Metro Council's adoption of a land use decision to add the subject territory to its UGB, the subject territory will be annexed by the City of Wilsonville in a manner consistent with ORS 222.

Staff Response

The Dammasch Master Plan, which has been completed and adopted by the City of Wilsonville, is a mixed-use urban village concept that includes an overall density of 10.2 dwelling units per net acre. This village concept includes areas set aside for commercial/retail activity, civic uses, neighborhood parks, elementary schools, open space and natural areas. The plan's goals are to provide a variety of housing types for this area and to assist in satisfying the housing needs of the region. The plan recognizes that there is a jobs/ housing imbalance in this sub-region and the City of Wilsonville could benefit from providing more housing. The plan places a heavy emphasis on transportation by developing strategies to improve connectivity with developed portions of Wilsonville and the surrounding area, providing circulation through primary roads serving the site and alignments with existing streets.

The Dammasch Master Plan is acknowledged in the 2040 Growth Concept Plan. The 2040 Growth Concept designation for this subject area is inner neighborhood. The plan is not in conflict with this designation and is actually a refinement of this concept.

The subject property is currently located within Clackamas County. The County Comprehensive plan designations for the subject area are Agricultural and Rural. County policies addressing Urbanization (1.0) identify the need to designate urban areas within Metro's jurisdiction and coordinate with affected cities in the designation of urban areas outside of Metro. Policy 2.0 states- "the following areas may be designated as urban; a) land needed to accommodate 20-years of future urban population; b) land needed for increasing housing and employment opportunities and livability from both a regional and a subregional view; c) land to which public facilities and services can be provided in an orderly and

economic way; h) land where the strategic location of employment and living opportunities can minimize community distance, traffic congestion, pollution and energy needs." The planned use in this area reflect the Country's comprehensive plan goals relative to future urbanization.

Staff finds that the existing plans support the inclusion of this area within the Metro jurisdictional boundary and are a necessary step towards urbanization of this area.

4. Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party. [3.09.050(b)(4)]

The proposed boundary change will not result in the withdrawal of the affected territory from the legal boundary of any necessary party.

Staff Response

The proposed boundary change does not result in a withdrawal from the district, therefore this criterion does not apply.

5. The proposed effective date of the decision. [3.09.050(b)(5)]

Petitioners seeking annexation to Metro request that an order approving this annexation take effect immediately upon its adoption, so that the Metro Council can proceed to adopt an ordinance amending its Urban Growth Boundary to include the annexed territory in the manner set out in paragraph 1 of Metro Resolution 98-2729C.

Staff Response

An effective date of the annexation is proposed to take effect immediately upon adoption. Staff concludes that this criterion has been satisfied because the applicant has proposed an effective date.

SECTION V: SUMMARY AND RECOMMENDATION

This petition seeks to annex 247.92 acres of land into the Metro jurisdictional boundary for the purpose of allowing expansion of the UGB into this area and eventual urbanization. The petitioners have provided sufficient evidence to demonstrate that the subject area can eventually be provided with urban services in an orderly and efficient manner. The petitioners have demonstrated that the annexation is not in conflict with the regional framework plan, functional plan or any other applicable plans. The site can be adequately served with sewer, storm, water, police, fire, park and open space and transportation services after inclusion of the area into the UGB and the City limits of Wilsonville (require subsequent actions).

Based on the above analysis, staff recommends that the Metro Council approve this petition for annexation to the Metro jurisdictional boundary.

Attachments:

Site Map

Double Majority Worksheet- Property Owners

Double Majority Worksheet- Registered Voters

Petition Signatures

Letter from City of Wilsonville, dated October 13, 1999

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Staff Response

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At such time as Metro amends its Urban Growth Boundary to include the subject territory, it will adopt an ordinance and findings addressing how the amendment complies with the applicable criteria governing UGB amendments in Metro's Code, including the Metro Regional Urban growth Goals and Objectives. The current proposal for annexation to Metro is authorized by and is consistent with Metro Code Section 3.01.015(h)(5). Metro's Resolution No. 98-2729C expressly supports and endorses this proposed annexation to Metro.

Following annexation to Metro and Metro Council's adoption of a land use decision to add the subject territory to its UGB, the subject territory will be annexed by the City of Wilsonville in a manner consistent with ORS 222.

Staff Response

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economic way; h) land where the strategic location of employment and living opportunities can minimize community distance, traffic congestion, pollution and energy needs.” The planned use in this area reflect the Country’s comprehensive plan goals relative to future urbanization.

Staff finds that the existing plans support the inclusion of this area within the Metro jurisdictional boundary and are a necessary step towards urbanization of this area.

4. Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party. [3.09.050(b)(4)]

The proposed boundary change will not result in the withdrawal of the affected territory from the legal boundary of any necessary party.

Staff Response

The proposed boundary change does not result in a withdrawal from the district, therefore this criterion does not apply.

5. The proposed effective date of the decision. [3.09.050(b)(5)]

Petitioners seeking annexation to Metro request that an order approving this annexation take effect immediately upon its adoption, so that the Metro Council can proceed to adopt an ordinance amending its Urban Growth Boundary to include the annexed territory in the manner set out in paragraph 1 of Metro Resolution 98-2729C.

Staff Response

An effective date of the annexation is proposed to take effect immediately upon adoption. Staff concludes that this criterion has been satisfied because the applicant has proposed an effective date.

SECTION V: SUMMARY AND RECOMMENDATION

This petition seeks to annex 247.92 acres of land into the Metro jurisdictional boundary for the purpose of allowing expansion of the UGB into this area and eventual urbanization. The petitioners have provided sufficient evidence to demonstrate that the subject area can eventually be provided with urban services in an orderly and efficient manner. The petitioners have demonstrated that the annexation is not in conflict with the regional framework plan, functional plan or any other applicable plans. The site can be adequately served with sewer, storm, water, police, fire, park and open space and transportation services after inclusion of the area into the UGB and the City limits of Wilsonville (require subsequent actions).

Based on the above analysis, staff recommends that the Metro Council approve this petition for annexation to the Metro jurisdictional boundary.

Attachments:

Site Map

Double Majority Worksheet- Property Owners

Double Majority Worksheet- Registered Voters

Petition Signatures

Letter from City of Wilsonville, dated October 13, 1999

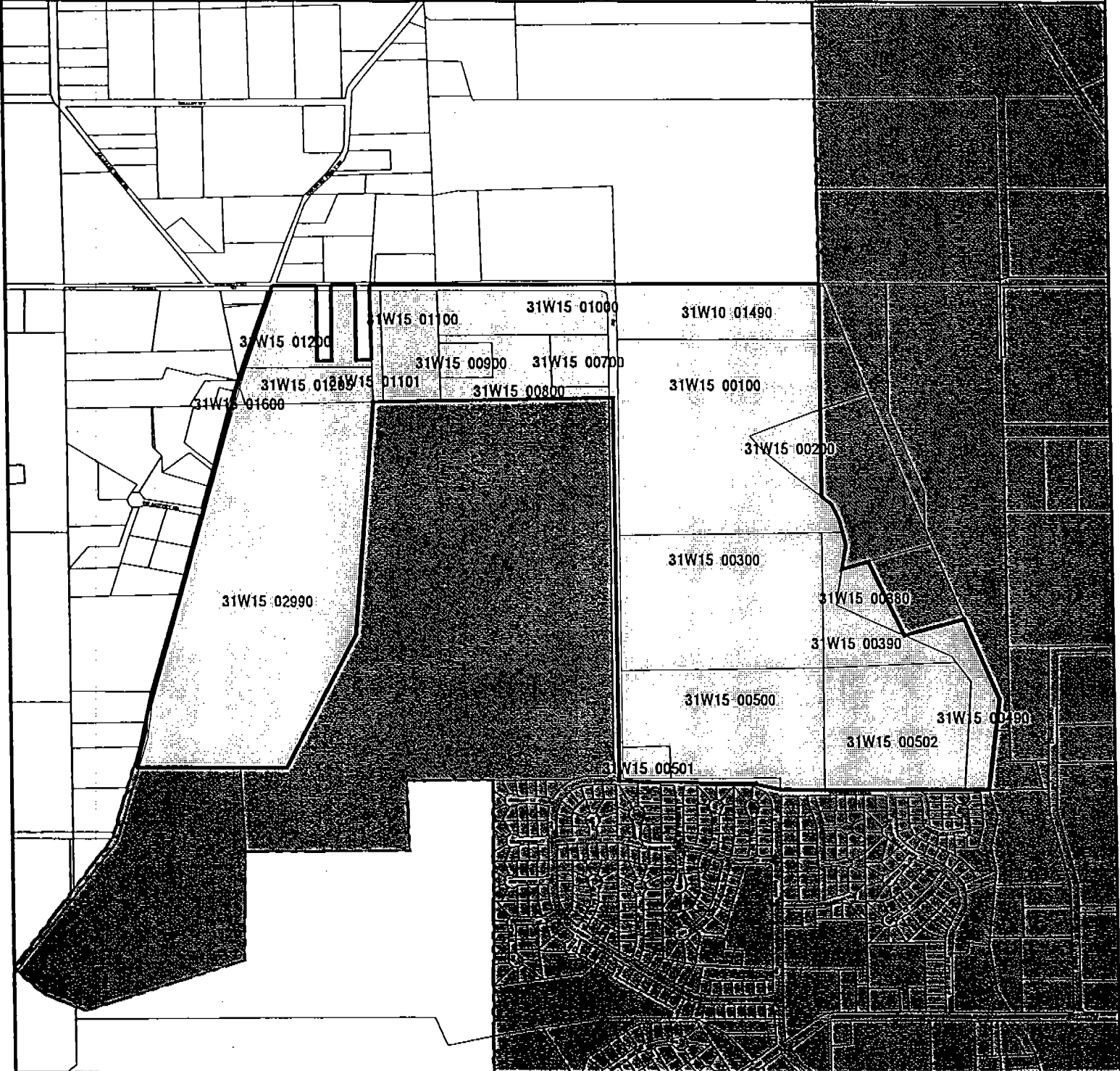
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Proposal No. MU0899

3S1W10, 15

Annexation to the Metro Jurisdictional Boundary

Clackamas Co.



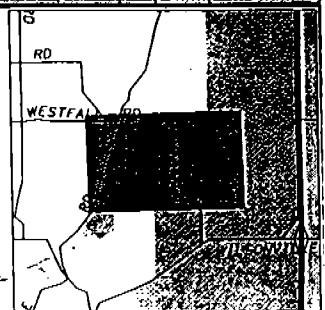
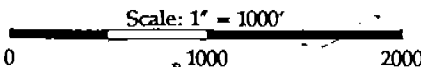
R L I S
REGIONAL LAND INFORMATION SYSTEM



600 NE Grand Ave.
Portland, OR 97232-2736
Voice 503 787-1742
FAX 503 787-1909
Email dro@metro-region.org

- Metro boundary
- Annexation boundary
- Area to be annexed

PROPOSAL NO. MU0899
METRO JURISDICTIONAL BOUNDARY
Figure 1



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DOUBLE MAJORITY WORK SHEET

Please list all properties/registered voters included in the proposal. (If needed, use separate sheet for additional listings.

PROPERTY OWNERS

Property Designation (Tax Lot #s)	Name of Owner	Acres	Assessed Value	Signed Petition (Y/N)
3-1w-15 02990	Ore. Dept. of Corrections	49.24	\$ 46,560	N
3-1w-15 01600	Klienstuber, DL & SR	.25	139,190	N
3-1w-15 01200	Rumpf, S & G	7.61	135,840	Y
3-1w-15-01205	Rumpf, S & G	6.93	274,690	Y
3-1w-15-01100	Bischof, EH	7.64	127,040	N
3-1w-15-01101	Bischof, EH	2.17	58,730	N
3-1w-15-01000	Chang, VC	8.12	205,720	N
3-1w-15-00900	Chang, VC	2.99	291,980	N
3-1w-15-00800	Chang, VC	8.70	162,020	N
3-1w-15-00700	Chang, VC	4.76	4,550	N
3-1w-15-00500	Piculell, AC, Jr. & DW	20.95	218,770	Y
3-1w-15-00501	Kirkendall, VI & MR	1.00	150,020	N
3-1w-15-00502	Piculell, AC, Jr. & DW	17.30	7,390	Y
3-1w-15-00490	Piculell, AC, Jr. & DW	4.75	2,660	Y

PROPERTY OWNERS

Property Designation (Tax Lot #s)	Name of Owner	Acres	Assessed Value	Signed Petition (Y/N)
3-1w-15-00390	Dearmond Family Llc	8.67	2,980	Y
3-1w-15-00380	Dearmond Family Llc	3.00	2,010	Y
3-1w-15-00300	Dearmond Family Llc	31.90	129,220	Y
3-1w-15-00200	Wetlands Conservancy	3.60	136,410	N
3-1w-15-00100	Bischof, DE	47.40	104,720	Y
3-1w-10-01490	Sims, TD	10.94	11,240	N
Totals		247.92	\$2,211,740	

DOUBLE MAJORITY WORK SHEET

Please list all properties/registered voters included in the proposal. (If needed, use separate sheet for additional listings.)

REGISTERED VOTERS

Property Designation (Tax Lot #s)	Property Address	Registered Voter Name	Petition (Y/N)
3-1w-15 02990	NA		
3-1w-15 01600	NA		
3-1w-15 01200	NA		
3-1w-15-01205	28100 Grahams Ferry Rd.	Shirley A. Rumpf	Y
		Bruce D. Rumpf	Y
		Steven E. Rumpf	Y
3-1w-15-01100	11650 Tooze Rd.	Edward H. Bischof	N
		Jeffery M. Lund	Y
		Sharon L. Lund	Y
3-1w-15-01101	NA		
3-1w-15-01000	NA		
3-1w-15-00900	11490 Tooze Rd.	Tricia L. Irwin	N
3-1w-15-00800	28201 110 th Ave.	No registered voters	
3-1w-15-00700	NA		
3-1w-15-00500	10809 Brown Rd.	No registered voters	
3-1w-15-00501	10951 Brown Rd.	Matthew R. Kirkendall	N
		Valerie I. Kirkendall	N
3-1w-15-00502	NA		
3-1w-15-00490	NA		

REGISTERED VOTERS

Property Designation (Tax Lot #s)	Property Address	Registered Voter Name	Petition (Y/N)
3-1w-15-00400	NA		
3-1w-15-00390	NA		
3-1w-15-00380	NA		
3-1w-15-00300	29092 Brown Rd.	No registered voters	
3-1w-15-00200	NA		
3-1w-15-00100	28400 110 th Ave.	No registered voters	
3-1w-10-01490	NA		

Summary

TOTAL NUMBER REGISTERED VOTERS IN THE PROPOSAL:	9
NUMBER OF REGISTERED VOTERS WHO SIGNED:	5
PERCENTAGE OF REGISTERED VOTERS WHO SIGNED:	56%
TOTAL ACREAGE IN PROPOSAL:	247.92
ACREAGE SIGNED FOR:	148.51
PERCENTAGE OF ACREAGE SIGNED FOR:	60%

October 13, 1999

Mr. Rod Monroe
Presiding Officer
Metro Council
600 NE Grand Ave.
Portland, OR 97232



Attachment "E"
copy Mike Butler
Mark Turpel
30000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

Dear Mr. Monroe and Metro Councilors:

The City of Wilsonville continues to maintain its commitment to the completion of long range plans for all six of the Urban Reserve areas adjoining our City. We intend to plan for, and help to assist with, the eventual urbanization of all six of those areas in the coming years.

At the present time, our primary focus is on two of those areas. We are requesting that the Urban Growth Boundary be expanded to include Urban Reserve Area 39 and the southern portion of Area 41 (south of Tooze Road) as soon as possible.

Area 39 is a 20-acre site that is being acquired by the West Linn – Wilsonville School District for the construction of a new school. The site is currently held in trust for the Common School Fund by the Division of State Lands. The School District has already received voter approval for this acquisition and has prepared a master plan for the development of the site.

The southern portion of Area 41 includes the private properties that surround the former Dammasch State Hospital. A master plan was prepared for the development of that area three years ago (*The Dammasch Area Transportation-Efficient Land Use Plan*). Of the 520 acres covered by that master plan, approximately half are outside the current City limits, in the area that we are seeking to have added to the UGB. The Dammasch Plan includes 2300 housing units at a wide range of densities, four neighborhood parks, 100 acres of open space (mostly wetlands), a public school site, and a core commercial area. Recent action by the State Legislature requires that the State-owned portion be sold for development, subject to the City's master plan. A copy of the land use map from the Dammasch Plan has been attached for your review.

The City of Wilsonville has been through an interesting last few years, as we have successfully defended the Dammasch area against the development of a State prison that would have made it impossible to implement the Dammasch Plan; we have simultaneously had to find a new water source to meet the community's growing needs. The result has been a delay in completing some other important planning projects. As some of you will recall, the City has continued to advocate for the



inclusion of these Urban Reserve Areas within the UGB while we have dealt with these other issues as well.

Thank you for your continued support. We would not have been so successful in our recent efforts, if not for Metro's efforts on our behalf.

If you have any questions about this information, or other aspects of the City planning program, please contact me.

Sincerely,



Stephan Lashbrook, AICP
Planning Director

CC: Mayor Lehan and City Council
Planning Commission
Arlene Loble, City Manager
Eldon Johansen, Community Development Director
Elaine Wilkerson, Metro Growth Management