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# Metropolitan Service District

527 SW Hall Portland, Oregon 97201 503/221-1646

## Memorandum

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Date: April 23, 1980  
To: Metro Council  
From: Mike Burton  
Subject: Clackamas County UGB

I would like to express some specific concerns about the Clackamas County UGB alternations and some general concerns about the Council's role in plan review. I am writing this because I will be unable to attend the Council Meeting on April 24.

Specifically, I am concerned that, even with the additional lands added to the UGB within Clackamas County, we may not have enough buildable land to last for 20 years. The LCDC requirement, as I understand it, is to adjust the boundary to insure buildable land for that period of time. Yet growth factors indicate the buildable land - even with the additions - to be about five years. The issue is further complicated when one considers Happy Valley. Projections for density in Happy Valley will remain at about 2.5 per acre or will leave better than half the land vacant. How can we ask other jurisdictions to accept greater density when we allow this city to remain rural?

This leads to the second general issue. Happy Valley was told in writing by our staff that a growth density of 2.5 per acre was acceptable. Why is the staff making these commitments? I strongly believe that the Metro Council should reaffirm its role in review of local Comprehensive Plans. This review is presently the only way we have to enforce our regional goals. It should, in my opinion, be our primary activity. Total involvement and commitment in the Comprehensive Planning process review is a must by all Councilors and is our primary governmental responsibility. We must not allow such significant decisions to be made by anyone other than the Council.

I hope, before the matter is decided tonight, that there are some specific steps taken other than our usual "monitor the progress," to begin a strong hand and role for the Council as a governmental body in the regional review, coordination and control of comprehensive planning.

MB:pd