

INFORMAL METRO COUNCIL SESSION

November 8, 1979

5:30 p.m.

1. Continuation, Public Image of Metro - Requested by Coun. Miller
2. Desired Frequency of Informal Council Meetings
3. Report on Finance Committee Activities
4. Update on Urban Growth Boundary Process
5. Councilor Outreach Program - Requested by Coun. Stuhr
6. Other business

7:00 - Dinner Break

November, 1979

METROPOLITAN SERVICE DISTRICT
MAJOR PROJECTS FOR NEXT SIX MONTHS

Projects Requiring Council Decisions

1. Transportation Plan drafted and released for review
2. Solid Waste
 - a) Review siting strategy
 - b) Completion of analysis for three landfill sites - Mira Monte, Durham and Portland Sand & Gravel
 - c) Shredder in North Portland
 - d) Resource Recovery
 - 1) Energy Agreement with Publishers reached, or
 - 2) Joint venture "turnkey" project authorized based on Metro's guarantee of waste flow
 - e) Public Transfer Stations
 - *f) Action on Solid Waste Disposal Franchising Ordinance
3. Financial and organizational strategies (Tri-Met, etc) for Metro formulated - both short term and long term money issues including Zoo levy
4. Johnson Creek - decision on formation of Local Improvement District.
5. Award construction contract on Primate Facility, Entry Plaza Bird Exhibit and Raccoon Dog Exhibit.
6. Goals and Objectives priorities for FY 1981 Budget established
7. Citizen Involvement Process formulated and approved by Council
8. Final and Draft Plan Reviews completed for at least twenty jurisdictions
9. Review and reach decision on Zoo Development Plan
10. Clackamas County UGB Amendment

11. Housing Opportunity Plan (HOP) Update and Distribution of Bonus Funds
12. Readoption of Urban Growth Boundary (UGB) and Findings
13. Westside Transit - detailed alternative evaluation (work program for next phase)
14. Contract for Zoo Landscape Plan
15. Adoption of Water Supply Plan Policies
16. Initial Project Decisions - \$20 million Reserve Fund
- *17. Adoption of Procedural Rules for Adoption and Amendment of Goals and Objectives and Functional Plans.
- *18. Adoption of Nuisance Ordinance
- *19. Decision re Collection Franchise

*Added since October Report

Major Ongoing Projects Where no Specific Council Decision is Required

1. Economic Development Data System for Land Market monitoring up and running - first report on monitoring to the Council
 2. Urban Systems Lab - Steering Committee formed and two projects in the funding stream
 3. Development Assistance Program - at least one issue paper produced to assist in expediting the local development processes
 4. Southern Corridor Study and I-5 Corridor processes agreed to and under way
 5. Housing Opportunity Plan approved by DHUD, bonus funds received and assistance program initiated.
 6. Continued liaison with local jurisdictions to provide support and coordinated efforts.
 9. Budget and Accounting System designed for computer application
 10. "208" Plan Update
 11. East Multnomah County Sewer Consortium Planning and Analysis
 12. Johnson Creek Drainage Management Plan
 13. Completion of Zoo Elephant Project
 14. Major Improvement of Zoo Railroad Facility
 15. Codification of Ordinances and Rules
 16. Establish a grant-in-aid monitoring system and increase frequency of grant billings
 17. Write budget procedures manual and design format of FY 1981 Budget
 18. Implementation of Criminal Justice Plan and Monitoring of Operational Projects
 19. Development of Market Level Housing Allocation
 20. Air Quality Planning
 21. Recycling Drop Centers Implementation
 - *22. Tualatin Flood Control Project
 - *23. Solid Waste Field Report
 - *24. Animal Adoption Program
- * Added since October Report

from
Andrew Jordan
General Counsel

Deaton -

These are questions which
Allison wants me to answer
to date. My answers are
"no" to all 3 questions.
Let me know if you
disagree.

A -

Metropolitan Service District

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

1 wau ie
Molalla
Oregon City
Rivergrove
Sandy
West Linn
Wilsonville

Multnomah County

Fairview
Gresham
Maywood Park
Portland
Troutdale
Wood Village

Washington County

Banks
Beaverton
Cornelius
Durham
Forest Grove
Gaston
Hillsboro
King City
North Plains
Sherwood
Tigard
Tualatin

Associate Members

Clark County

Vancouver

St. Helens
Port of Portland
Tri-Met
State of Oregon

Ex-Officio Member

State of Washington

Washington County Landowners Association

RECEIVED
NOV 7 1979

November 6, 1979. METRO SERVICE DISTRICT

President
Jim Allison
Rt. 3, Box M73
Sherwood

Vice Pres.
Herb Mohr
979 E. Jackson
Hillsboro

Secretary
Jean Abel
9670 S.W. Eagle Lane
Beaverton

Treasurer
Deloris Hunziker
Rt. 3, Box 97
Hillsboro

TO: All members of METRO Council.

Thank you for holding a special meeting on October 30th. Unfortunately, our annual meeting was already scheduled for that night, so I could not attend.

On August 23rd, you adopted Resolution #79-83.

On October 19th, in behalf of our affected members, I filed a formal petition for review with LCDC requesting your resolution be declared null and void. The reasons for my request are set forth in EXHIBIT #4 accompanying our petition. A copy of that information is attached.

On October 30th, Andy Jordan, in your behalf, filed a MOTION FOR DISMISSAL. A copy of this motion is also enclosed. PLEASE READ HIS DOCUMENT. Note especially the portions that I have unlerlined on pages 2, 3 and 4. Note that he states:

"Washington County is clearly not bound by law to adopt the policies enumerated in the resolution."


If it meets with your approval, I am requesting that one of you ask Mr. Jordan these three questions on the public record at your Thursday November 8th meeting:

- 1--Will the adoption of Ordinance #79-77, which refers to the "findings" document on the UGB, constitute the "adoption of policies by METRO ordinance" as referred to by Mr. Jordan on page 4 of his MOTION FOR DISMISSAL? (NO)
- 2--Will the adoption of Ordinance #79-77 by Metro require Washington County to implement the 10-year moratorium and 10-acre minimum policies? (NO) If "yes"--WHEN?
- 3--Assume the answer to #2 is "no" and also assume that LCDC approves the UGB based upon the findings adopted by Metro Ordinance #79-77. Does Mr. Jordan believe that after LCDC approves the UGB based upon Metro's findings which includes the 10-year moratorium and the 10-acre minimum that then Washington county will be required to implement the moratorium and other policies as a matter of law? (NO)

Thank you.

Copy to: Rick Gustafson
Andy Jordan
Wash. Co. Board of Com.
Greg Hathaway
others

Sincerely,


Jim Allison

Metropolitan Service District

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

Memorandum

Date: November 8, 1979

To: Metro Council

From: Executive Officer

Subject: Supplemental Information: Directly Related A-95 Project
Applications Under Review

Project Title: Columbia River - Government Island Boat
Tie-Up Facility (#7910-3)

Applicant: Port of Portland

Project Summary: Construction of a twenty to fifty boat
tie-up facility on Government Island. The proposed facil-
ity will be built on the north side of the island and
approximately 1000 feet from the main navigation channel.

Staff Recommendation: Conditional approval upon favorable
action of the project by the Multnomah County Hearings
Officer.

See attachment for Multnomah County's comments.

A-95 Review Comments from Multnomah County

The site of the proposed tie-up facility (file No. 7910-3) for which A-95 review is required is within the unincorporated area of Multnomah County, and is therefore subject to County Zoning regulations. This part of Government Island is zoned MUF-20 (Multiple Use Forestry, 20 acre minimum lot size) SEC (area of Significant Environmental Concern) CS (Community Service use for its existing activities and development). All new development is required to obtain Community Service and Conditional Use approval by the Hearings Officer. To date, no such approval has been given.

Multnomah County therefore requests MSD not to approve the proposed program until local land use approval is obtained, and that the applicant be informed of this requirement for compliance before construction can occur.

1000 FRIENDS OF OREGON

400 DEKUM BUILDING, 519 S.W. THIRD AVENUE, PORTLAND, OREGON 97204 (503) 223-4396

October 31, 1979

Mr. Mike Burton, Presiding Officer
Metropolitan Service District Council
527 SW Hall
Portland, OR 97201

Dear Mr. Burton:

This letter contains 1000 Friends of Oregon's testimony on Metro's Urban Growth Boundary Findings: Parts II and III, issued October 16, 1979. Please enter this letter into the record of your proceedings in this matter.

The notice of public hearing issued by Executive Officer Rick Gustafson declares that "neither the Urban Growth Boundary nor the original findings are subjects of these hearings." 1000 Friends of Oregon respectfully objects to this limitation. If permitted to, 1000 Friends would submit additional testimony and evidence--such as the adoption by the City of Portland of its energy conservation policy and the city's estimates of the effectiveness of the land use elements of that policy if a more compact UGB were established--to show that Metro's decision to ratify CRAG's UGB is a mistake.

The New Findings

These supplemental findings were requested by LCDC for the purpose of demonstrating an assertion which Metro representatives have made repeatedly to LCDC: "...that if ordered to redraw its boundary, it could not rationally be drawn smaller." LCDC No. 78-039, Order of September 28, 1979, p. 10. LCDC asked for findings which would demonstrate, on the basis of "compelling locational reasons," that "it is factually impossible to draw a boundary excluding much of its [28,000] acre 'surplus.'" Id., p. 12.

The Metro staff has produced 81 pages of discussion. However, those 81 pages contain no new information relating to "locational" or other factors which would explain how the surplus land is committed to urbanization.

The supplemental findings fail to demonstrate that it is "factually impossible" to draw the boundary smaller. The reason for this failure is simple. It is possible--and sensible--to exclude thousands of surplus acres located on the fringe of this boundary.

The findings contain five major arguments to buttress their conclusion that the UGB cannot be modified. For each of these points, Part II of the supplemental findings presents an argument which either is not substantiated or is contradicted by available information.

Each of the arguments is discussed below, and the errors in the arguments are identified. None of these arguments demonstrates what LCDC said it would accept as adequate: a showing that all the land in the boundary is "committed" to urban development.

1. The "Market Factor" Argument

LCDC's September 28, 1979 Order rejected the "market factor" argument which CRAG developed as a defense for the 36,000 surplus acres contained in the regional urban growth boundaries. LCDC's order declared the market factor to be "inconsistent with Goal 14 policy and practice," which instead contemplates a boundary with "an initial 20 year vacant land supply" which can be "maintained periodically...by expanding the boundary." Order, p. 9.

The order did not invite Metro to try out a different argument for the market factor. It ordered Metro to forget the market factor approach, and to either demonstrate that the surplus land in the CRAG-adopted UGB can't rationally be deleted from the UGB, or take the surplus out. Order, p. 12-13.

However, Part II of the new UGB Findings opens with another defense of the market factor. The findings cite a 1979 textbook (copies of which are not available in Portland) for the proposition that a "flexibility factor" equal to "25 percent of the total amount of land estimated to go into use during the planning period" should be added to an urban planning area.

At first glance, this appears to support CRAG's assertion that a 25 percent market factor is necessary. It does not. The way the textbook measures surplus, Metro's plan is equal to 60 percent.

The new findings estimate that, with the elimination of the "satellite" urban areas in Washington and Clackamas counties, Metro's "market factor" surplus equals 15 percent of the total area included within the urban growth boundaries, or 28,152 acres. But the textbook cited in the findings calls for a surplus equal to 25 percent of the vacant land estimated to be needed between now and 2000. The findings estimate that 47,277 additional acres will be developed by the year 2000. Twenty-five percent of this figure is 11,819 acres--less than half the size of Metro's surplus. Far from justifying the size of Metro's market factor, the textbook cited in the findings indicates that it is grossly too large.

More important than this question of how much surplus is the question why. The new UGB Findings suggest that the textbook cited (Chapin and Kaiser, Urban Land Use Planning, Third Edition, 1979) endorses the use of a market factor as part of a growth management program. It does not. The book--or at least the chapter cited in the findings, which is the only part of the book available to 1000 Friends of Oregon--simply describes the nuts-and-bolts procedures a planner should follow in order to make rough estimates of future land use requirements--estimates which are to be refined based upon the substantive goals and policies of the planning jurisdiction.

The methods described by Chapin and Kaiser do not contemplate that a local government will attempt to encourage compact, efficient growth within a defined boundary. Rather, they assume that "the limits of the planning area [will] be drawn rather generously in the first instance" and that "in any case, the boundaries of the planning area would not be made any smaller than the area of official planning jurisdiction for the agency." Urban Land Use Planning, p. 407, 408.

2. The Development Rate Argument

At page 12, the new UGB findings report that during 1977 and 1978, 3,247 acres were built upon in Washington County. "At that annual rate of development," the findings declare, "Washington County's vacant land supply of 34,335 acres will be depleted within 21 years or 1998 with no surplus remaining."

Like the "market factor" argument, the findings' two-page discussion of development rates is unrelated to the purpose of these findings: a demonstration that locational factors and commitments make it impossible to remove land from the UGB. Instead, this argument suggests that the boundary isn't big enough to meet needs for 23 years, let alone have a surplus.

The argument is misleading. It uses the two all-time high years for residential development in the Portland SMSA, 1977 and 1978, and projects them into the future. This is inconsistent with all past experience. See Metro, Housing Market Analysis for the Portland SMSA, March 1979, tables p. 73, 78, 82. It is inconsistent with Metro's own projections of future population growth, which are already the highest available from any planning agency. It is inconsistent with Metro's Housing Market Analysis, which predicts a sharp downturn in building during 1979 through 1981. Id., p. 73. Finally, it is inconsistent with the facts. The downturn in residential construction has begun, and it is as sharp as was predicted by Metro's housing consultant last year.

Residential building permits issued during the first nine months of 1979 in Clackamas, Multnomah and Washington counties totalled 9,254. See State of Oregon Housing Division, (Monthly) Oregon Building Permit Summary. During 1977 and 1978, 11,407 and 13,268 permits were issued, for an annual average of 12,338. Despite this sharp reduction in building activity, the inventory of vacant residences has doubled since last year. See attached article from the October 1979 OREGONIAN. Finally, reliable observers predict that there will be a further reduction in building in 1980. See attached "Quarterly Metropolitan Housing Starts Forecast" prepared by Dr. Fred Weber of Portland General Electric Co. In sum, there is no reliable evidence to indicate "a more rapid land consumption rate than forecast," as is claimed at page 12 of the new UGB Findings.

One other statement in this section merits comment. The findings declare that during 1977-78 the residential development in

Washington County occurred at a 60 percent single family to 40 percent multifamily mix. For what it is worth, during the first nine months of 1979 multifamily units accounted for 55 percent of all residential building permits in Washington County. Housing Division (Monthly) Oregon Building Permit Summary. We believe that neither of these short-term rates is a reliable indicator of the long-term mix in new construction.

3. The Services Arguments

The new findings discuss the provision of five services, with particular emphasis on Washington County. The findings contain a series of maps showing the location of existing and "committed" sewer and water lines, five stations and schools, streets and bus lines. Nowhere, however, do the findings explain how this pattern of services makes it impossible to exclude land from the boundary. The same areas reappear in each map as free of any form of commitment -- particularly the "agricultural soft areas" and the arc of land between Cooper Mountain and Bull Mountain.

The findings themselves candidly declare at the outset that the maps do not make a case for demonstrating that it is impossible to eliminate surplus land from the boundary:

"The following information about public facilities attempts to [project existing patterns]; however, no forecast of locational criteria presents these existing and planned facilities as a major portion of the evidence for locating the UGB." Findings, p. 17

1000 Friends concurs in that analysis. The existing service pattern does not make a case for retaining the ASA's or other large land areas on the edge of the UGB. Specific points are discussed below.

a. Sewer Service

The discussion of existing and proposed sewer facilities contains a serious error of fact in its description of the proposed Rock Creek trunk in Washington County. The findings declare that "the four year debate over whether the serviced area would be inside or outside of the UGB has cost the project its federal funding for at least this year." Findings, p. 17. This statement is not true. In February 1978, the U.S. Environmental Protection Agency offered Washington County a grant to build a trunk sized to serve only the area contained with the "immediate growth boundary" north of the Sunset Highway (the "Somerset West" development).

Washington County rejected that offer, because the county sought to build a larger facility which would also serve the West Union "agricultural soft area" and the farmland south of Somerset West. Those land areas remain uncommitted because the EPA refused to award a grant for a project not shown to be needed for future

growth. See attached February 21, 1978 EPA letter to Joel Wesselman, Unified Sewerage Agency administrator. It was Washington County's decision, not EPA's, which has delayed the Rock Creek project.

b. Water and Fire Service

The maps in the new findings illustrate a well-known fact: water and fire service exist on both sides of the UGB. The pattern is even more pronounced in Clackamas and Multnomah counties, where the UGB is not so expansive. There the boundary excludes substantial areas with water, fire service and rural residential development. The existence of these rural development and service patterns is no justification for throwing good money after bad by running sewer, transit and other expensive urban services out into the countryside. The same is true for areas like Bull Mountain in Washington County. As LCDC has frequently held, rural development and services do not justify inclusion of land within a UGB. See Howard v. Jackson County, LCDC No. 78-008, Opinion and Order of January 18, 1979, p. 6-7.

4. The Industrial Land Argument

At pages 30 and 31, the new findings attempt to prove that the original UGB Findings underestimated the need for industrial land. This entire section is based on erroneous analysis of Metro's land use inventory and its employment needs methodology. 1000 Friends has brought the errors to the attention of Metro Staff and has been assured that this section will be corrected. When it is, it will no longer be possible to conclude that the supply of land for future employment needs is tight. 1000 Friends' calculation, based on Metro's own data, is that there are over 16,000 acres of vacant, buildable land zoned or planned for commercial and industrial expansion, with a projected need for only 11,537 acres. This is a surplus of 4,500 acres--40 percent surplus over the amount needed. There is no justification for retaining any "agricultural soft areas" based on a need for industrial land.

5. The Agricultural Value Argument

The last section of Part II of the UGB Findings discusses the agricultural value of five areas in Washington County--four ASA's and the Cooper Mountain/Bull Mountain area. The comments by the OSU Extension Service show that each area presently has agricultural uses, and that such uses could continue if protected from urbanization. They also show that, with the possible exception of the West Union soft area, these lands are not presently "significant to the overall economy of [Washington] County." Findings, p. 35.

That is not the test of Goal 3 (Agricultural Lands) for determining whether farmland should be protected. It is not the test of Goal 14 (Urbanization) for including farmland within the UGB. Under

Mr. Mike Burton
October 31, 1979
Page 6

those goals, unless land is needed for growth or committed by existing urban development, it is retained in rural or agricultural and forest uses. The findings do not demonstrate urban commitment of, or need for, these farmlands.

CONCLUSION

The revised findings contain no new information showing that surplus land on the fringe of the urban area is needed for "locational reasons" or is "committed." 1000 Friends repeats the recommendation it made to the CRAG Board of Directors in October 1978: that this UGB be reduced in size to approximately the amount of land needed for future growth by exclusion of vacant unsewered land between the IIGB and UGB.

Very truly yours,

Robert E. Stacey, Jr.

Robert E. Stacey, Jr.
Staff Attorney

RES/eec

Enclosures

cc: Metro Council members
Rick Gustafson
Wes Kvarsten
Burton Weast
Terry Morgan

U.S. ENVIRONMENTAL PROTECTION AGENCY

REGION X

1200 SIXTH AVENUE
SEATTLE, WASHINGTON 98101



REPLY TO
ATTN OF:

M/S 443

FEB 22 1978

Mr. Joel E. Wesselman, General Manager
Unified Sewerage Agency of Washington County
150 North First Avenue
Hillsboro, Oregon 97123

Re: U.S.A. - Rock Creek Trunk
C-410611

Dear Mr. Wesselman:

We have carefully reviewed the comments raised by 1000 Friends of Oregon on the Rock Creek Negative Declaration, including the supporting documents submitted, the information gathered during the meeting held on January 11, 1978, and the information provided to us by Mr. Miller Duris, Chairman, Board of County Commissioners, dated February 7, 1978.

In the letter from Mr. Duris, he indicated that the update of the comprehensive Framework Plan has not been completed, and that it is impossible to say absolutely whether the subject area will be within an ultimately adopted immediate or future urban area. Therefore, it is assumed that the subject area will not be within the final urban growth boundary. In view of this, there are two options that the Unified Sewerage Agency should consider to restore the pending Step 2 grant. These options are:

1. Proceed with the Step 2 grant and design the proposed sewer trunk based on existing land use of the area. That is, the sewer trunk will be sized exclusive of the area south of Sunset Highway and west of 185th Avenue, which is approximately 1400 acres.
2. Defer administrative action on the proposed project until the final urban growth boundary is established. This will occur sometime in February 1979.

If option 1 is chosen, an amendment to the environmental assessment would have to be prepared prior to the reissuance of a negative declaration and award of a Step 2 grant. If option 2 is chosen, the Step 2 grant application will be returned to the Oregon Department of Environmental Quality since there will be no administrative action on the project in the next 12 months.

If you have any questions concerning this matter, please contact me.

Sincerely,

Daniel L. Pitt

for Robert S. Burd
Director, Water Division

cc: ✓ Robert E. Stacey, Jr., Staff Attorney
1000 Friends of Oregon

Miller Duris, Chairman
Washington County, Board of Commissioners

Denton Kent, Director
Columbia Region Association of Governments

William H. Young, Director
Department of Environmental Quality

DEADLINE: September 15, 1979

AREA: Portland, Oregon SMSA

QUARTERLY METROPOLITAN HOUSING STARTS FORECAST

Housing Starts	1978	1979	1980
	SINGLE FAMILY		
1st Quarter	3,039	2,159	2,200
2nd Quarter	3,609	2,756	
3rd Quarter	3,445	2,558	
4th Quarter	3,081	2,527	
ANNUAL Total	13,174	10,000	9,500
	MULTIFAMILY		
1st Quarter	1,412	1,312	1,300
2nd Quarter	1,680	1,441	
3rd Quarter	1,788	1,274	
4th Quarter	1,471	1,236	
ANNUAL Total	6,351	5,300	5,100
	TOTAL ALL UNITS		
ANNUAL TOTAL	19,525	15,300	14,600

A. What counties comprise your forecast area? Multnomah, Clackamas, Washington and Clark.

B. Comments on housing trends in your area: Single family housing is slowing down more rapidly than we had anticipated as vacancy rates continue on the high side of normal. Particularly we note a slowing down in the sales of both used and new middle to higher priced homes. The economy continues satisfactory- we just believe we are in a "normal readjustment" period.

Please complete fully and return to:

Economics Department
National Assn. of Home Builders
15th and M Streets, N.W.
Washington, D.C. 20005

NAME: Dr. Fred I. Weber, Jr.

ADDRESS Portland General Electric Company
121 S.W. Salmon Street
Portland, Oregon 97204

TELEPHONE (503) 226-8422



P.O. Box 167
Sherwood, Oregon 97140
625-5522 625-5523

October 23, 1979

Metropolitan Service District Council
527 Hall St.
Portland, Oregon 97201

Members of the Council:

The City of Sherwood has had an opportunity to informally review proposed Parts II and III of the Urban Growth Boundary Findings dated October 1979. Although no formal City Council consideration of these findings and proposal policies has been made, I would like to give the City's reaction in terms of draft Growth Management Policy before the City Council and past positions taken by the City Council on growth issues. The following comments are also intended to follow up verbal testimony offered by Mr. Todd Dugdale, City Planning Director and Mayor Marjorie Stewart at MSD hearings on the supplemental findings on Monday October 22 at Hillsboro.

1. The City is disposed toward a "mixed" growth management approach using a "loose" line within a line (immediate growth boundary) and a strict conversion policies. Hence, we are supportive of MSD's finding on the dangers of over emphasis on either approach. Policies 1-4 are generally consistent with the City's own draft conversion policy.
2. The City is disposed toward local implementation and enforcement of the MSD policies and therefore supports the findings supportive of that emphasis. However, we are concerned that policies with such far reaching implications are properly communicated and reviewed by those affected. Written notice should be given by the Counties to property owners affected by legislation required to implement these guidelines. We assume this will be done both when the Counties consider general policy and when zoning and planning ordinances are revised to achieve consistency with the guidelines. Furthermore, it is incumbent on MSD

and the Counties to carefully define and communicate specifically what is and isn't prohibited development under the moratorium policy.

3. The City's major concern is with Policy 5 involving a 10 year moratorium on certain specially regulated lands.
 - A. The City generally agrees that the area identified as subject to the 10 year moratorium should be converted last among lands in the UGB. But we are concerned that a 10 year moratorium not be so strictly interpreted and applied that if and when need for conversion can be shown it may be lifted in certain areas. The City has developed findings which prioritize unincorporated areas for growth based on land use, environmental, and service factors and favors an approach which allows growth to occur according to priority assignment at a managed pace. Depending on the actual pace of growth, such land may not be needed by the year 2000 but it is conceivable that such lands could be needed before the suggested 10 year interval has elapsed. In addition, the City believes that an excess supply of land over statistical need (at least 25%) is required for proper market function in both the UGB and IGB. The City anticipates a strong growth period when sewer service becomes available. The City has been severely limited in its normal growth by lack of sewer treatment capacity since 1970. For this reason flexibility in the application of the policy would be important as normal growth trends are reestablished.
 - B. Although supportive of the general areas selected for special regulation, the City doubts that all or most of the parcels within those areas can be justifiably described as being capable of productive agricultural use. The City believes that a broad range of factors not limited to agricultural capability and use can and should be used to justify the special regulation. The City would request that MSD and Washington County meet with the City to compare findings on those areas to clarify the justification for their inclusion under Policy 5. We would also support the removal from the 10 year moratorium those areas contiguous to the City and not in productive agricultural use.
 - C. The City has recently given its support to a request by the Sherwood School District for the annexation of an 8 acre site in the proposed 10 year moratorium area contiguous to the City for a new elementary school. The District selected the site after the evaluation of several sites within the UGB by an appointed committee. The annexation request (proposal No. 1499) is scheduled for hearing before the

October 23, 1979

Boundary Commission on October 25. The District has requested a continuation of the matter until the outcome of a November 6 bond election. In order to accommodate the proposed annexation it would be necessary to first exclude the site from the 10 year moratorium area or to make a clarification that the policy does not prohibit the development of an elementary school. The City would be supportive of action by the MSD Council to remove the site (see attached map) from the moratorium area. The commitment of the District to the site will depend on the November 6 bond election. They have been advised of the potential impact of the proposed policy.

Sincerely,

Marjorie Stewart

Marjorie Stewart
Mayor

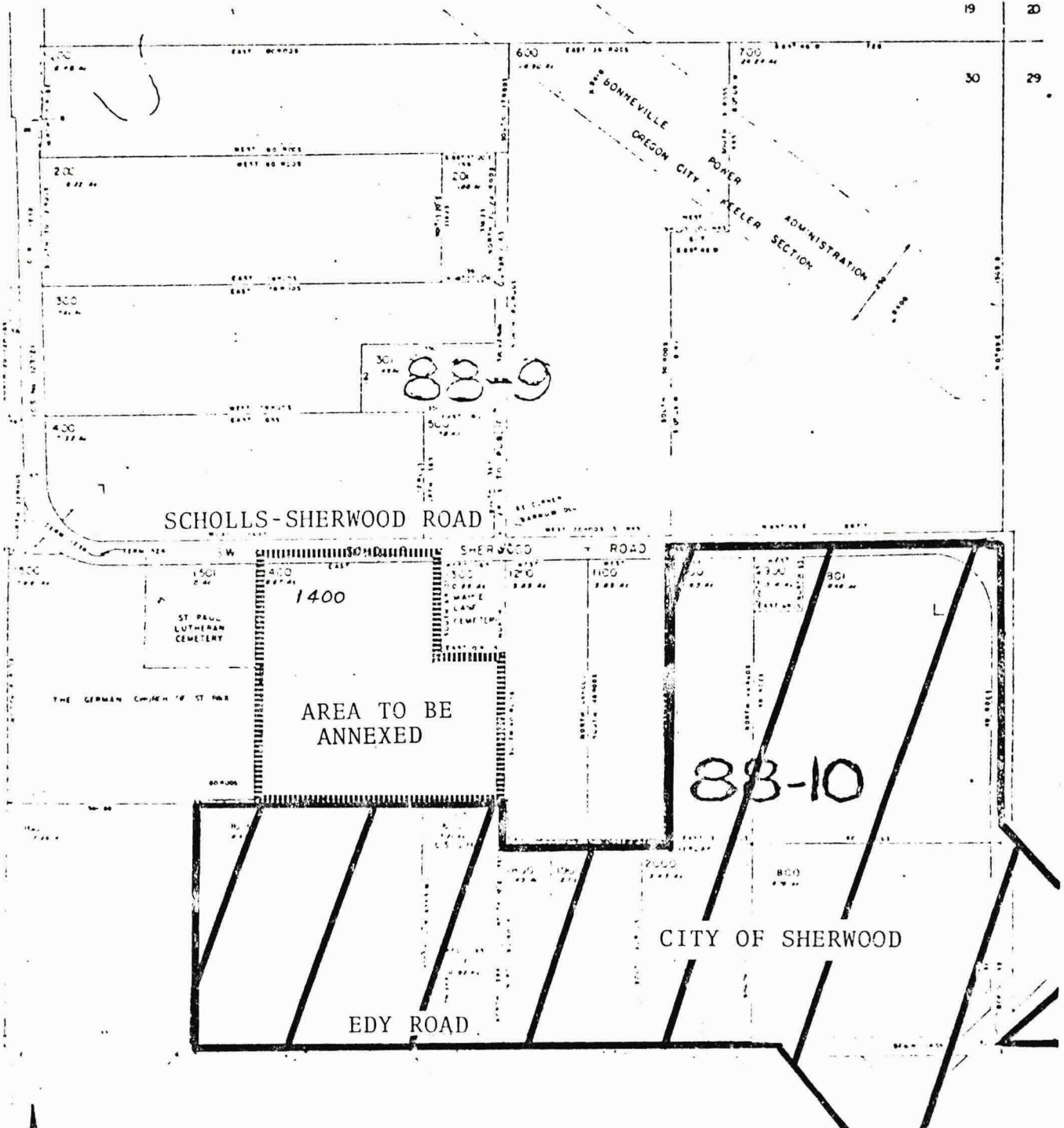
cc: Linda McPherson, LCDC
Sue Klobertanz, MSD
Lans Stout, Washington County

POOR QUALITY DOCUMENT

Proposal No. 1499

NE 1/4 SECTION 30 T2S R1W WM
WASHINGTON COUNTY OREGON
SCALE 1"=200'

SEE MAP
25 1 19



PROPOSAL NO. 1499
CITY OF SHERWOOD
ANNEXATION
FIG. 2