

Rod P.



Larry Shaw
Tele: (503) 797-1532
FAX: (503) 797-1792

January 5, 2000

Jim Sitzman
Department of Land Conservation & Development
635 Capitol Street NE, Suite #150
Salem, Oregon 97301-2540

METRO

VIA FACSIMILE 324-7144
AND REGULAR MAIL

JAN 07 2000

Re: *Urban Reserve Rural Residential Rule Amendments*

Dear Jim:

Thank you for your verbal update on some discussions with state Housing Department and City of Hillsboro representatives who have raised the issue of refining, rather than omitting the "jobs to housing ratio" consideration currently allowed in the Urban Reserve Rule. This issue is related to Metro's seeking improved jobs to housing ratios, acknowledged RUGGO policies including the provision of affordable housing near jobs. One refinement you outlined would be for the Rule to require that subregional areas of 100,000 population be defined for an entire jurisdiction to avoid any shifting or overlapping subregional boundaries. Conceptually, that seems to be a reasonable approach to focus limited subregional decisions for urban reserves that I will take to the Metro Council.

As we discussed, Metro's regional UGB for 24 cities and 3 counties, is one of the primary UGBs in the state impacted by this Rule. Mr. Rindy's presentation to MTAC today indicated that the Rule changes are intended to have prospective application only. He said that the new Rule was not intended by the Department to apply to any ultimate remand of Metro's 1997 urban reserve designation. Obviously, Metro would appreciate the addition of clarifying language to the Rule to assure that result without more litigation at a later time.

The primary point I made to you is one that I request that you pass on to Director Benner is that Metro has not had an opportunity to develop a position on these Rule making since the December 17, 1999 staff explanation to LCDC. The reorganized Metro Council includes a new Growth Management Committee that first meets on January 18, 2000. Therefore, the earliest that the full Council could adopt a formal position is January 20, one week before the scheduled LCDC hearing and adoption. Therefore, Metro would appreciate a Department recommendation that the Commission schedule a second hearing on these issues instead of taking action on January 27, 2000.

Thank you for your consideration in this matter.

Sincerely,

Larry Shaw
Senior Assistant Counsel

cc: Metro Council
Mike Burton, Executive Officer
Elaine Wilkerson

i:\docs#07.p&d\09lcdc\08rulema.kng\sitzman.ltr.doc

Rod - It appears
we have already
asked for a delay
even before MPAC
did. David

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736
TEL 503 797-1547 | FAX 503 797-1793



METRO

June 26, 2002

Mr. Bruce Vincent, President
Bedsaul/Vincent Consulting, LLC
825 NE 20th Ave., Suite 300
Portland, OR 97232

Dear Mr. Vincent:

We are in receipt of your recent correspondence regarding Jim Smejkal's property, the West Union Shopping Center, and your expressed support of expanding the Urban Growth Boundary (UGB) in the Hillsboro area. Please note that your letter will be included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions are being made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites.

Thank you for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,



Rod Park, Chair
Community Planning Committee

cc: Metro Council

BEDSAUL/VINCENT CONSULTING, LLC

825 NE 20TH AVE., SUITE 300

PORTLAND, OR 97232

OFFICE: (503) 230.2119

FAX: (503) 230.2149

Metro Growth Mgmt.

JUN 25 2002

June 23, 2002

Re: Support for Inclusion of Tier I Analysis Land into the Hillsboro UGB (NW West Union and Cornelius Pass Roads-West Union Shopping Center)

To Whom it May Concern:

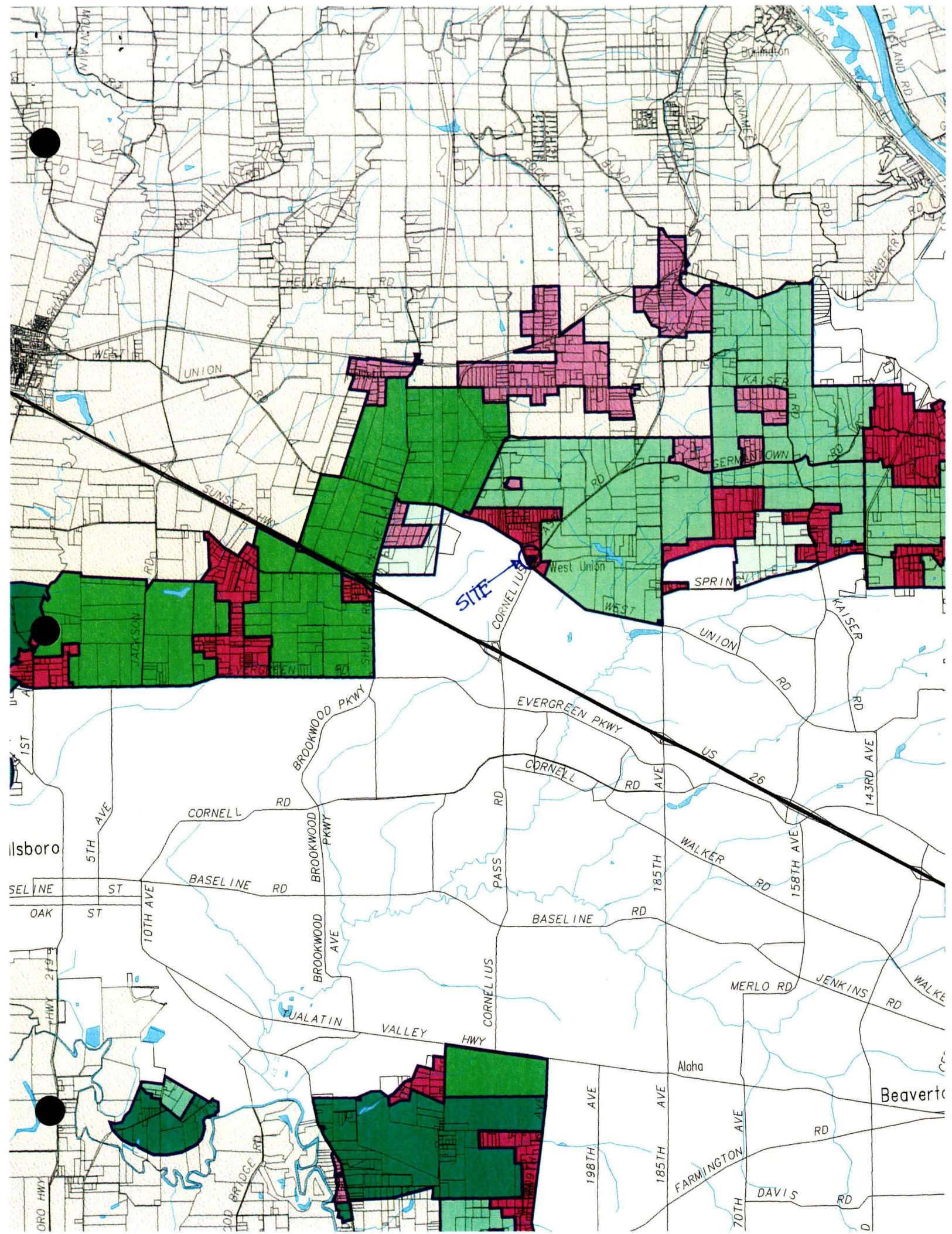
I represent Jim Smejkal, who owns the West Union Shopping Center at the intersection of NW West Union and Cornelius Pass Road. The subject site is within a Tier I Analysis area just outside of the current Hillsboro UGB. (See enclosed map) The subject site has been a shopping center since the early 1970's and currently has a Washington County zoning designation of Rural Commercial. Current site uses included a multiple-tenant shopping center with a medium-sized grocery store anchoring the development. Based on past and present site uses and past zoning designation, the subject site has been committed to commercial uses that lends itself for an easy transition from Rural Commercial to a City of Hillsboro commercial zoning designation. It is directly across the intersection from the Sweet Oregon Grill and across the street from a landscape supply business. Major interchange improvements at West Union and Cornelius pass include a stoplight; left and right turn lanes and sidewalks. Hence the rural character of this area, and particularly the intersection, is now far more urban than it is rural. As you know, the pool of available and affordable commercial land not in a campus setting is minimal along the northern limit of Hillsboro UGB.

On behalf of my client, we ask that you strongly consider inclusion of the above-mentioned properties during your deliberation on Hillsboro's UGB expansion. Please review this letter and call me if you have any questions. Your cooperation on this matter will be greatly appreciated.

Sincerely,



Bruce Vincent, President



July 19, 2002

Mr. Mike Burton
Executive Officer
Metro Council
600 NE Grand Ave.
Portland, Oregon 97232

Dear Mr. Burton,

We have received the Metro Facts 2002 Urban Growth Boundary decision-making process flyer. We are located at 675 Rosemont Road in Clackamas County with the tax account number of 00359187. We would like our 5-acre property to be included in the Urban Growth Boundary. We frankly do not know why our corner of Clackamas county has not been included in the boundary before this review and think now is the time to have it included.

Sincerely,

Steven P & Luann C. Buffam
675 Rosemont Rd.
West Linn, OR 97068
Ph. 503-636-8063
E-mail SPB@SHIPTLR.COM

Cc: Carl Hosticka – via e-mail
Susan McLain – via e-mail
Bill Atherton – via e-mail

From: Rod Park
To: "SPB@shiptlr.com".GWIA.MetCen
Date: Thu, Aug 8, 2002 3:24 PM
Subject: Re: Inclusion into the Urban Growth Boundary

Mr. Buffam, your e-mail was forwarded to me as chair of the Community Planning Committee and, on behalf of the Metro Council, I want to thank you for your comments regarding your property. Be assured that a copy of your comments has been distributed to each Metro councilor. We note your desire for inclusion into the Urban Growth Boundary (UGB), and your request has been included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

Any expansion of the Urban Growth Boundary requires the study of land based on a hierarchy mandated by ORS 197.298, which directs Metro to consider exception land first. Per that mandate, Metro studied all exception land areas contiguous to the UGB. On August 1, the Executive Officer made his recommendation to the Metro Council on the UGB expansion.

At this stage, no decisions are being made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> "Steve Buffam" <SPB@shiptlr.com> 7/19/02 11:27:09 AM >>>
Please see the attached letter to Mr. Mike Burton

Rgds,

Steve Buffam

CC: Councilors only

From: "Steve Buffam" <SPB@shiptlr.com>
To: <athertonb@metro.dst.or.us>, <hostickac@metro.dst.or.us>, <McLainss@metro.dst.or.us>
Date: 7/19/02 11:26AM
Subject: Inclusion into the Urban Growth Boundary

Please see the attached letter to Mr. Mike Burton

Rgds,

Steve Buffam

From: UGB System Account
To: "katharina.m.lorenz@intel.com".GWIA.MetCen
Date: Wed, Aug 7, 2002 4:11 PM
Subject: Re: Let's do better with what we have

Ms. Lorenz, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding the UGB. Be assured that a copy of your comments has been distributed to each Metro councilor. and included as part of the official record.

At this stage, no decisions are being made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> "Lorenz, Katharina M" <katharina.m.lorenz@intel.com> 8/6/02 10:47:08 AM >>>
Dear Council,

I live in downtown Portland and take MAX to work out in Hillsboro. I have a fairly good perspective on the hot topic Westside area. I fully understand the desire for more industrial space allocated to Washington County and the wish for the high tech industry and it's supporting businesses to stay together in one area. What I don't understand is the idea that more industrial land is needed in Washington County. There are large areas of undeveloped and underdeveloped properties already inside the UGB. Also, Washington County needs to learn to better use what it already has. For example, many new buildings have been recently built or are currently under construction all over the area. All of these buildings are 1 story. That is absolutely absurd! The County needs to reform it's regulations to force buildings to be built taller, before spreading out all over. If regulations are not used, this could be accomplished by the high price of land or by higher property taxes for square acreage of land. Intel is now finishing up it's 3rd office building at the Ronler Acres campus. All 3 of these buildings are multiple story. Even though I applaud that effort, they could be taller. 6 new buildings within the last 2 years have been built across the street and all are single story.

Focus should also be placed on a new way at looking at parking. If, for example, a business area has over 200 spaces, why not force that a parking garage be built instead? This would save a lot of valuable land. It is just very unfortunate that Washington County is not being reprimanded for poor land use policies, but instead is being rewarded with the consideration of being given more. A child that does not treat possessions with respect, should not be given more.

Please help Washington County learn to densify industrial areas and better manage the precious space they already have within the UGB.

Thank you,

Katharina Lorenz

From: Rod Park
To: "natasha@natashakern.com".GWIA.MetCen
Date: Wed, Aug 7, 2002 3:56 PM
Subject: Re: REZONING

Ms. Kern, please accept my apology for such a tardy response. I received your e-mail the day after my assistant left for vacation so my correspondence has suffered.

As chair of the Community Planning Committee, I want to thank you for your comments regarding your property. Be assured that a copy of your comments has been distributed to each Metro councilor. We note your opposition for inclusion into the Urban Growth Boundary (UGB). Your request has been included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

Any expansion of the Urban Growth Boundary requires the study of land based on a hierarchy mandated by ORS 197.298, which directs Metro to consider exception land first. Per that mandate, Metro studied all exception land areas contiguous to the UGB. On August 1, the Executive Officer made his recommendation to the Metro Council on the UGB expansion.

At this stage, no decisions are being made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> Natasha Kern <natasha@natashakern.com> 7/11/02 11:08:33 PM >>>

July 11, 2002

Dear Metro and Multnomah County Executive and Councilors:

If the goals of Metro include: protecting natural areas, parks, streams, forest and farmland outside the urban boundary, this can only be achieved by protecting this corridor on Springville Road, Site 91 and Site 90 from future home development.

This area of Springville Road, Springville Lane and Cheerio Drive is a natural wildlife area with many native species that have been virtually eradicated from the Portland Metropolitan area. My land was logged 60

years ago and has been untouched both before and after (except for building the house 25 years ago). It is a last remnant of cedars which are just now coming back to normal forest that used to cover all of Cedar Mill and Cedar Hills area.

I am attaching a list of the flora and fauna that inhabit this area, most of them permanently and some like the birds or elk, seasonally. This is also a wildlife corridor into forest park. To close this corridor will result in making Forest Park an isolated island. It would also damage the stream and pond habitats here as well as the entire watershed. Please note that over 200 species of native plants of forest and meadow are found on my property alone and more in the nearby farmland. This list does not even include mushrooms, lichens, water plants, gramminoids, sedges and many other organisms that inhabit this area to form a complex and healthy Native eco-system.

In addition, many of us depend on the organic garden in Site 90 for much of our food for most of the year. Building in the area will damage and pollute our food supply. We are also on wells that can be polluted by development. It is obvious that developers are hoping to surround this farm to drive the farmers out. Clearly it cannot retain an organic status surrounded by a contaminating environment and incurring raised taxes.

As developments have come in Washington County, animals fleeing this development have passed through our land. Now it is rare to see skunks, coyotes, possums, and many other animals and birds that were once common here. This is already an endangered natural habitat area. To develop it further would mean the demise of many native species that are currently being preserved by residents.

As far as promoting balanced transportation is concerned, this is already unbalanced. This was a rural road only a few years ago and it used commonly by bicyclists heading up to Skyline to ride. Now, it has become an artery for commuters to Portland so that local children and bike riders are not safe on the road. It is already heavily trafficked.

In fact, NONE of these goals have been observed in the Washington County development less than a mile away. These are not complete communities with mixed use centers, do not have balanced transportation systems and have eradicated the ecosystem that previously thrived there and driven the farmers out. This area is one of the last unincorporated areas of Multnomah county where the original habitat exists outside of Forest Park, where urban organic gardening is thriving and contributing to the community. This is farm and forest land and among the last to exist in Multnomah County. As a category FOUR location, it should not be included in the UGB. This farm is not only the source of the majority of food for this family at least 6 months of the year, it is also a necessary buffer between wild habitat and the new surrounding developments.

So little farm and forest lands still exist in Multnomah County, what is the point of destroying what we have left? The developers have had their way and made money on almost all of this county. Why can't a small piece of natural Oregon be preserved? I am requesting that the county take an official position in opposition to this unneeded and deleterious development.

Natasha Kern

13147 NW Cheerio Drive
Portland, OR 97229
503-297-6190
Natasha@natashakern.com

NATIVE SPECIES IN SITE 90 and 91:

TREES

Red Cedar
Oregon Ash
Douglas Fir
Alder
Bitter Cherry
Western Flowering Dogwood
Big Leaf Maple
Holly
Aspen
Willows (by water)
White Oaks
Madrona

SHRUBS

Hardhack
Osoberry
Beaked Hazelnuts
Elderberry
Vine Maples
Salal
Oval leaved Blueberry
Thimbleberries
Salmonberries
Red Huckleberry
Pacific Rhododendron
Western Trumpet Honeysuckle
Oceanspray
Sitka Mountain Ash
Baldhip wild rose
Nootka wild rose
Himalayan Blackberry (not native)
Trailing Blackberry
Scotch Broom (not native)
Red Flowering current
Dull Oregon Grape
Birchleaf Spiraea
Mock Orange
Native rhododendron
Spirea

WILDFLOWERS

Wild tiger lilies
False Solomon seal
Star-flowered Solomon's seal
Western Trillium
False Lily of the Valley
Erythronium

Camas Camassia Quamash
Rose Campion
Siberian Miner's Lettuce aka Candy Flowers aka Monita
Fairy bells
Wild delphiniums
Blue-eyed grass Sysirinchium
Oregon Iris
Curled Dock
Few seeded bitter cress
Field Mustard
Fringecup
Foamflower
Creeping Buttercup
False Bugbane
Western Meadowrue
Red Columbine
Menzies Larkspur
Goat's Beard
Wild Strawberries
Large-leaved Avens
American Vetch
Large Leaved Lupine
Springbank Clover
Early Blue Violet
Yellow Wood Violet
Trailing Yellow Violet
Erythronium, Dog-toothed violet
Bunchberry
Fireweed
Wild Tiger Lillies
Wild Carrot
Showy Jacob's Ladder
Small flowered forget me not
Common dead-nettle
Creeping Charlie
Self-heal
Cooley's Hedge nettle
Common Foxglove
Davidson's Penstemon
Smooth Hawksbeard
White-flowered hawkweed
Hairy Cat's ear
Nipplewort (horrid weed but its here)
Pineapple weed
Yarrow
Oxeye Daisy
Common Aster
Douglas Aster
Five spot
Pearly Everlasting
Pacific Bleeding Heart
Redwood Sorrel
Common stork's Bill Filaree (not as invasive as Herb Robert)
Wild Ginger
Pacific Waterleaf (primary forest groundcover)
Large Leaved Avens (Geum macrophyllum)

- American Vetch (wild pea)
- Canada Thistle
- Inside Out Flower (Vancouveria hexandra)
- Western St. John's Wort
- Chicory wild tobacco
- European Bittersweet (actually from Eurasia)
- Cleavers (Lady's bedstraw)
- Thalactrium Meadow Rue
- Mitrewort
- Bishop's cap
- Oregon Bentgrass
- Orchard Grass
- Annual Bluegrass
- FERNS, MOSSES
- Wood Fern
- Oak Fern
- Lady Fern
- Deer Fern
- Bracken Fern
- Sword Fern
- Green Spleenwort Fern
- Maidenhair fern
- Common Scissor-leaf liverwort
- Awed Haircap moss
- Tall clustered thread moss
- Menzies red-mouthed mniium
- Lettuce lung (lichens)
- Stonecrop
- BIRDS
- Black-headed grosbeaks, nesting pairs
- Rufous-sided towhee, nesting pairs
- Chipping Sparrow, nesting pairs
- Dark-eyed junco, very numerous
- Northern oriole
- Evening Grosbeak, nesting pair
- Pine siskin
- Stellar jay, several nesting pairs Scrub jay
- Varied thrush
- Chestnut Backed Chickadee nesting pairs
- Mountain Chickadee
- Redbreasted Nuthatch, nesting pairs
- White breasted Nuthatch
- Hairy woodpecker, nesting pairs
- Downy woodpecker, nesting pairs
- Pileated woodpecker. Nesting pairs
- Great horned owl, nesting pairs
- Hérons (in pond)
- Anna's hummingbird, nesting pairs
- Rufous hummingbird. nesting pairs
- Calliope hummingbird nesting pairs
- Northern Saw-whet owl
- Barn owls
- Crow
- Winter Wren
- American Robin
- Townsend's Warbler

Numerous Canadian Geese
Mallards hatched 11 ducklings on the pond this year
Two pair of nesting killdeer
Barn Swallows
American Goldfinches
Mourning doves
Lapis lazuli bunting (2 seen)
Gold crowned sparrows
Fox Sparrows
Song Sparrows
American house finches
Yellow throated warblers
Several species of hawks, Coopers, Ferruginous
Starlings
Brewer's Blackbird
Red-winged blackbirds nesting pairs
Winter wrens
Cedar waxwings

MAMMALS

27 members of an elk herd including 2 bull elk
Long-tailed Voles
Vagrant Shrew
Moles
Townsend's Chipmunks
Douglas Squirrels
Gray Squirrels
Brush rabbit
Raccoons
Skunks
Coyote
Deermouse
Hoary Bat

OTHERS

Western Tiger Swallowtail butterflies
Lorquin's admiral
Carpenter ants
Bumble bee
Pacific Green tree frogs
Red-sided Garter snake
Roughskin newt
Western toad

Natasha Kern
Natasha Kern Literary Agency
P. O. Box 2908, Portland OR 97208-2908
Phone 503-297-6190 Fax: 503-297-8241
website: www.natashakern.com

From: UGB System Account
To: "michael3063@hotmail.com".GWIA.MetCen
Date: Wed, Aug 14, 2002 2:31 PM
Subject: Re: UGB Questions

Mr. Mathison, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments regarding expanding the Urban Growth Boundary (UGB). Be assured that a copy of your comments has been distributed to each Metro councilor and included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> "Michael Mathison" <michael3063@hotmail.com> 8/12/02 3:09:38 PM >>>
Metro Staff:

I am a citizen and homeowner within the UGB in southeast Portland. I see a great number of benefits from the UGB including more vibrant and vigorous Portland city neighborhoods, more transportation alternatives between my home and work and higher home values in older neighborhoods. I am concerned that too rapid of an expansion in the UGB will diminish some of these benefits I mention here. What is Metro doing to consider the investments area citizens have made in their homes, neighborhoods and businesses within the boundary? I am concerned that the 1.3 million citizens within the UGB might be asked to give up a piece of what we have built together in favor of a few developers with their eyes on open farm land around the region.

Michael Mathison
4329 S.E. Washington Street
Portland, OR 97215

CC: COUNCILORS LRP; Timothy Obrien

From: "Michael Mathison" <michael3063@hotmail.com>
To: <2040@metro-region.org>
Date: Mon, Aug 12, 2002 3:09 PM
Subject: UGB Questions

Metro Staff:

I am a citizen and homeowner within the UGB in southeast Portland. I see a great number of benefits from the UGB including more vibrant and vigorous Portland city neighborhoods, more transportation alternatives between my home and work and higher home values in older neighborhoods. I am concerned that too rapid of an expansion in the UGB will diminish some of these benefits I mention here. What is Metro doing to consider the investments area citizens have made in their homes, neighborhoods and businesses within the boundary? I am concerned that the 1.3 million citizens within the UGB might be asked to give up a piece of what we have built together in favor of a few developers with their eyes on open farm land around the region.

Michael Mathison
4329 S.E. Washington Street
Portland, OR 97215

From: "mama_sita" <mama_sita@msn.com>
To: <ugb@metro.dst.or.us>
Date: Mon, Aug 12, 2002 2:16 AM
Subject: Urban Growth Boundary

Hold that line! Hold that line! I am firmly in favor of NOT expanding the urban growth area. Builders need to be creative & "fill-in" all the available space within the urban growth boundary. We need communities like parts of Orenco station, with shops & business on the bottom floors & townhouses & apts above. Communities with businesses & shops within walking distance are good for people and the environment.

Forget the traditional suburban housing! It's space-wasting, car-dependent, and boring. Build higher density, people-friendly community.

Sincerely, Teresita Cunningham

From: UGB System Account
To: "mama_sita@msn.com".GWIA.MetCen
Date: Wed, Aug 14, 2002 2:24 PM
Subject: Re: Urban Growth Boundary

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments regarding your opposition to expanding the Urban Growth Boundary (UGB). Be assured that a copy of your comments has been distributed to each Metro councilor. We note your support for inclusion of your property into the UGB. Your request has been included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> "mama_sita" <mama_sita@msn.com> 8/12/02 2:07:20 AM >>>

Hold that line! Hold that line! I am firmly in favor of NOT expanding the urban growth area. Builders need to be creative & "fill-in" all the available space within the urban growth boundary. We need communities like parts of Orenco station, with shops & business on the bottom floors & townhouses & apts above. Communities with businesses & shops within walking distance are good for people and the environment.

Forget the traditional suburban housing! It's space-wasting, car-dependent, and boring. Build higher density, people-friendly community.

Sincerely, Teresita Cunningham

CC: COUNCILORS LRP; Timothy Obrien

From: Rod Park
To: dalziel@qwest.net; dorothea@onemain.com; gattey4@earthlink.net;
gatteyd@yahoo.com; glang@easystreet.com; linda@flanders.org; rdresbeck@imagina.com;
tjcamfam@earthlink.net; youngsatheart@earthlink.net
Date: Thu, Aug 8, 2002 2:37 PM
Subject: Urban Growth Boundary

Councilor Burkholder forwarded your e-mail to me and, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments regarding your property. Be assured that a copy of your comments has been distributed to each Metro councilor, and included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

Any expansion of the Urban Growth Boundary requires the study of land based on a hierarchy mandated by ORS 197.298, which directs Metro to consider exception land first. Per that mandate, Metro studied all exception land areas contiguous to the UGB. On August 1, the Executive Officer made his recommendation to the Metro Council on the UGB expansion.

At this stage, no decisions are being made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

CC: Councilors only; UGB System Account

Cheryl Grant - FW: Developement in my area

From: Rex Burkholder <burkholderr@metro.dst.or.us>
To: Cheryl Grant <grantc@metro.dst.or.us>
Date: 7/14/02 3:46 PM
Subject: FW: Developement in my area

Ugb...

----- Forwarded Message
From: dalziel <dalziel@qwest.net>
Date: Fri, 12 Jul 2002 14:27:31 -0700
To: burkholderr@metro.dst.or.us
Subject: Developement in my area

Dear Mr. Burkholder,

I am a resident of the Skyline Ridge Neighborhood and have heard that portions of the area are being considered for inclusion for Urban Growth Boundary expansion. I would like to be informed of all discussions held. I am opposed of development in the area because the existing neighborhood offers an accessible combination of recreational, wild life, and rural activities to Portland citizens. It is a recognizable area to many Oregonians not just Portlanders because of its timeless signature view. Please help to preserve it for all to enjoy—a unique rural landscape not just close to the city but a part of the city.

Thank you
Sincerely

Catherine Dalziel
18747 NW Columbia St.
Portland, OR 97231
503-621-0225

----- End of Forwarded Message

Cheryl Grant - FW: Malinowski Farm rezoning

From: Rex Burkholder <burkholderr@metro.dst.or.us>
To: Cheryl Grant <grantc@metro.dst.or.us>
Date: 7/14/02 3:40 PM
Subject: FW: Malinowski Farm rezoning

Another ugb letter!

----- Forwarded Message

From: "Beth Murdock" <dorothea@onemain.com>
Date: Thu, 11 Jul 2002 17:52:26 -0700
To: <burkholderr@metro.dst.or.us>
Cc: <bragdond@metro.dst.or.us>, <athertonb@metro.dst.or.us>,
<hostickac@metro.dst.or.us>, <parkr@metro.dsst.or.us>,
<mclainss@metro.dst.or.us>
Subject: Malinowski Farm rezoning

Please do not add site 91 and site 90 to the urban growth boundary. Within those sites is a farm that produces fresh food, organically grown, that feeds many families in the nearby cities. This is organically grown food that does not contribute to pollution of air and water. There are no packaging costs, almost no transportation costs, and no dependence on other areas for food. These are important reasons to support small scale agriculture in and near urban areas. If these small farms like Malinowski Farm are forced to stop producing we will be much more dependent of large corporate food producers. Large producers, even organic producers, are more likely to use methods that assure profits in the short term rather than long term sustainability.

Please let the Malinowski Farm continue producing food for Metro residents. We need more of these urban area farms. They are providing a needed service when other forms of agriculture in Oregon are failing.

Beth Murdock

Portland, OR

----- End of Forwarded Message

Cheryl Grant - FW: Urban Growth Boundary expansion Study 89

From: Rex Burkholder <burkholderr@metro.dst.or.us>
To: Cheryl Grant <grantc@metro.dst.or.us>
Date: 7/14/02 3:48 PM
Subject: FW: Urban Growth Boundary expansion Study 89

another

----- Forwarded Message

From: "Rebecca Gattey" <gattey4@earthlink.net>
Reply-To: "Rebecca Gattey" <gattey4@earthlink.net>
Date: Fri, 12 Jul 2002 22:02:27 -0700
To: <burkholderr@metro.dst.or.us>
Subject: Urban Growth Boundary expansion Study 89

Dear Rex Burkholder,

As a resident on Germantown Rd. I was appalled to learn that our very rural, riparian area is being seriously considered for inclusion into the Urban Growth Boundary. Study area 89. I will attempt to outline my most serious concerns in what follows.

Metro's documentation states that an area suitable for inclusion into the urban growth boundary must have the ability to provide appropriate infrastructure and services. Currently, Germantown Rd. is used as a commuter road with at least a couple serious car accidents a week. When the weather turns icy and snowy (which it does on the top 1/3 of the road frequently) the accident rate increases dramatically. The noise of the traffic at this moment is offensive I dread to think of what it could become. Increasing the traffic on this road even slightly would be an assault to all who live here. Services are several miles away for residents of this area. Additionally, current well depths are around 400 ft. and each house is on an individual septic. Though these issues would need to be addressed with a potential developer it seems preposterous to me to think that each individual home could have its own septic and well in a high density neighborhood.

Our area has always been deemed an area with "significant environmental concern" and this is often stated as the reason a particular fence cannot be built or a planned remodel cannot be permitted. It is an appropriate designation for an area ripe with deer, elk and assorted other animals. This wildlife has increased dramatically since the Bethany development was created. There would be few places left for the current wildlife to go if development were to occur. It would also pose a grave environmental concern.

Much of our area is still farmed on a small scale. It would be tragic to see these go by the wayside to make room for more shopping malls and houses. There are very few places like ours left for citizens of an urban area to have as places to purchase farm fresh produce, pumpkin patches and Christmas trees. It appears from the proposed map that the large parcels of land are not currently up for inclusion but I am referring to the 5 - 10 acre parcels with small agriculture venues.

I understand the need to find more land for development for the growing population of our city, however, it is evident that the Germantown, Springville, Skyline corridor is not the appropriate place.

I hope that you are able to understand some of these concerns and I invite you to come and visit the area and get a feel for what is at stake for inclusion. Please contact me with any questions.

Cordially,

Rebecca Gattey

4 Winds Farm

----- End of Forwarded Message

Cheryl Grant - FW: concerned citizen of study area 89

From: Rex Burkholder <burkholderr@metro.dst.or.us>
To: Cheryl Grant <grantc@metro.dst.or.us>
Date: 7/14/02 3:49 PM
Subject: FW: concerned citizen of study area 89

Ugb

----- Forwarded Message

From: devin gattey <gatteyd@yahoo.com>
Date: Fri, 12 Jul 2002 22:11:47 -0700 (PDT)
To: burkholderr@metro.dst.or.us
Subject: concerned citizen of study area 89

July 10, 2002

Dear Mr. Burkholder,

Elk! A herd of them was grazing 100 feet from my back door last month. Spooked by my presence, they made their way down to the creek that lies at the bottom of my 6 acre property. This property and that of my neighbors in the Germantown Rd/Old Germantown Rd. neighborhood (study area 89) is apparently under consideration as an area for expansion of the urban growth boundary. What a tragedy that would be should it come to pass. Were our neighborhood to be populated by McMansions the likes of Forest Heights or by the wall-to-wall sprawl of the nearby Bethany area, the elk, red-tailed hawks, deer and other forest dwellers of the canyon below my house would be forced the contract their range.

Certainly there are other areas that are better suited to absorb the impact of development than area 89. The land south of Highway 26 between Cornelius Pass and Glencoe Road, for example, would have a less detrimental effect on the wildlife population were it to be developed. Freeway access would be better there, and development of infrastructure would definitely be easier than on the steep inclines in my neighborhood.

No matter the location of future UGB expansion, Metro would be wise to take a lesson from the city of Davis, California. As part of major development efforts in that city, developers are required to create greenspace as a matter of law. Portland and environs needs to meet the needs of its citizens in terms of affordable housing but should also aim to create more parks and urban greenspace as this growth occurs. The developers will whine about being forced into this, but they will capitulate when there is still money to be made. Please take my advice under consideration and feel free to contact me should you require clarification on any of these points.

Sincerely,

Devin Gattey, M.D.
12900 NW Germantown Rd.
Portland, OR 97231

Do You Yahoo!?

Yahoo! Autos - Get free new car price quotes

<http://autos.yahoo.com>

----- End of Forwarded Message

Cheryl Grant - FW: UGB

From: Rex Burkholder <burkholderr@metro.dst.or.us>
To: Cheryl Grant <grantc@metro.dst.or.us>
Date: 7/14/02 3:54 PM
Subject: FW: UGB

Someone's been working the crowd

----- Forwarded Message

From: "Greg Lang" <glang@easystreet.com>
Reply-To: <glang@easystreet.com>
Date: Sat, 13 Jul 2002 18:25:18 -0700
To: <burkholderr@metro.dst.or.us>
Subject: UGB

Dear Mr. Burkholder,

I am a concerned resident on the section of Germantown Rd. in Portland that is being considered by Metro to be incorporated into the Urban Growth Boundary. We have been landowners here since 1996 and have followed every letter of the law put forth by the county to restrict destruction of the hillside. I find it hard to believe this area is even a consideration for UGB. It is completely contrary to everything we were told about the area when we bought our land and built our home.

The ramifications of including this area in the UGB would be terrible and irreparable. Germantown road is already a hazard to live on due to the traffic that exists now. It is difficult for residents to get in and out of their driveways, retrieve their mail and get their children on and off the school buses. The schools attended by students in the area including those closest in Washington county are already overcrowded and can not take on more students. The infrastructure that exists now can NOT support further growth in this area. The wildlife that resides in these hills would be in serious jeopardy, which is why this area has been zoned a Wildlife Habitat under the SEC (significant environmental concern.) How can metro not follow the same rules put in place to preserve this area?

I could bend your ear for hours on all of the reasons this is a bad idea, but I think you know what they are. Just know that there is a coalition of concerned residents who are NOT in support of being included in the UGB. There is no logic in further development of this area. This area is quickly becoming the only green space left for the community at large to enjoy. To destroy it would be wrong.

Thank you for your consideration.

Dina A. Lang

----- End of Forwarded Message

Cheryl Grant - FW: Concern about UGB in NW Portland

From: Rex Burkholder <burkholderr@metro.dst.or.us>
To: Cheryl Grant <grantc@metro.dst.or.us>
Date: 7/14/02 3:51 PM
Subject: FW: Concern about UGB in NW Portland

Ugb again

----- Forwarded Message

From: linda@flanders.org
Date: Sat, 13 Jul 2002 11:13:55 -0700 (PDT)
To: burkholderr@metro.dst.or.us
Subject: Concern about UGB in NW Portland

Dear Mr. Burkholder,

A neighbor has mentioned that Metro is considering incorporating land in rural NW Multnomah County into the Urban Growth Boundary (Old Germantown, Germantown, Springville and Skyline at Cornelius Pass). I have lived on Newberry Road for over 10 years and have seen the booming growth already in this area. I strongly oppose increasing the density in this corner of NW Portland. Already the two lane roads are clogged with traffic with people commuting between Portland and the Beaverton area and the truck traffic along Cornelius Pass. The roads are winding and are already dangerous and slow during commuting times.

Skyline Road should be considered a Portland treasure much like Forest Park. It should remain a scenic road to be enjoyed by all and not ruined by more development. We have deer, elk, coyotes, streams, bobcat and other natural treasures that should be saved. Who wants a Sunday drive (or bike ride) along Skyline when the views are blocked by houses, there are street lights at every intersection, and the pastures and forests are paved? We are the buffer to Forest Park that protects it from the effects of development such as noise and pollution.

Since places such as Beaverton have already made the decision to develop their land, if we need more housing, why isn't the density increased there? There are still areas that can be developed particularly with more high density townhomes.

I believe the saying, "build it and they will come". Well what if we don't build it? Then the people won't come. I do not see the benefit in attracting more people and business to the Portland area. I'm not echoing Tom McCall's words, but I see no benefit to turning Oregon into another California by enticing people to move here.

Sincerely yours,

Linda Flanders
14623 NW Newberry Rd, Portland 97231

----- End of Forwarded Message

Cheryl Grant - FW: Site 90 and 91 Rezoning

From: Rex Burkholder <burkholderr@metro.dst.or.us>
To: Cheryl Grant <grantc@metro.dst.or.us>
Date: 7/14/02 3:44 PM
Subject: FW: Site 90 and 91 Rezoning

Ugb...

----- Forwarded Message

From: Rachel Dresbeck <rdresbeck@imagina.com>
Date: Thu, 11 Jul 2002 22:36:26 -0700
To: burkholderr@metro.dst.or.us, Dist1@co.multnomah
Subject: Site 90 and 91 Rezoning

Dear Mr. Burkholder and Ms. Roho-DeSteffey,

We are writing to ask you to take an official position against adding Site 90 and 91 to the Urban Growth Boundary. These sites will adversely affect a place we care very much about: the Malinowski Farm, one of the oldest organic farms in the state and the site of the only certified-organic Community Supported Agriculture farm in the area (Grinning Goat Farm). Now more than ever, with our national security at stake, it is critical to protect American farmland. Moreover, it is essential that people who eat the food that farmers grow know where that food came from. Only under such a system of locally produced, sustainable agriculture can true security and freedom be preserved.

Please do not allow this valuable resource to be threatened.

Sincerely,
Rachel Dresbeck
Tom Bethel
2811 SE 35th Avenue
Portland, OR 97202
503.234.6710
rdresbeck@imagina.com

----- End of Forwarded Message

Cheryl Grant - UGB

From: Rex Burkholder <burkholderr@metro.dst.or.us>
To: Cheryl Grant <grantc@metro.dst.or.us>
Date: 7/16/02 1:51 PM
Subject: UGB

----- Forwarded Message

From: "Jan Campbell" <tjcamfam@earthlink.net>
Date: Sun, 14 Jul 2002 18:07:59 -0700
To: <burkholderr@metro.dst.or.us>
Subject: Rural NW Protland

Dear Mr. Burkholder,

I am concerned that the process for expanding the UGB is not done with sufficient attention to the mandates inherent in the UGB, i.e. review of the need for expansion, the nature of the land to be considered for inclusion and opportunity for public input. The land now under scrutiny in rural NW is in general protected by scenic, wildlife and hillside development restrictions. Restrictions I have endured in my own desires to improve my property for the protection of the area in which I am fortunate to live. To turn from this level of restriction and protection to the extent to allow urban development makes a mockery of the purpose of the UGB and the people who administer it. I would appeal to you to help remove the lands considered in rural NW for inclusion in the UGB or allow additional opportunity for public input before moving forward.

Thank You,

Thomas J Campbell
18807 NW Columbia St
Portland 97231

----- End of Forwarded Message

Cheryl Grant - FW: UGB Expansion

From: Rex Burkholder <burkholderr@metro.dst.or.us>
To: Cheryl Grant <grantc@metro.dst.or.us>
Date: 7/14/02 3:45 PM
Subject: FW: UGB Expansion

More...

----- Forwarded Message

From: "Jan Campbell" <tjcamfam@earthlink.net>
Date: Fri, 12 Jul 2002 07:48:16 -0700
To: <burkholderr@metro.dst.or.us>
Subject: UGB Expansion

Dear Mr. Burkholder,

It has come to my attention that Metro is considering incorporating land in rural NW Multnomah County into the UGB. This includes areas of Old Germantown, Germantown, Springville and Skyline at Cornelius Pass. The residents (the ones I have talked to anyway) strongly feel that growth must not encroach on this rural area. Reasons include: infrastructure, traffic, wildlife, watershed, hillside development, not to mention preserving the rural character of the area. I honestly believe that this expansion is contrary to the goals of the Urban Growth Boundary. To my untrained eye there seems to be plenty of valley land in Washington County that could more easily and economically support population density, a principle of the boundary.

For a number of years all construction in this area has been subject to Significant Environmental Concern Zoning Overlays. To make certain that wildlife, views & water remain protected. How can the local government now consider turning 180 degrees and allow dense development in this irreplaceable rural area? My concern for this area goes beyond personal ones. It is land like ours that helps make this Metro area so desirable. Urban and suburban residents enjoy this area, they ride bikes, take drives, and flock here to buy their pumpkins and Christmas Trees.

As a life long Portland resident I have watched the changes. I understand you can't fight growth, but please help us prevent the plundering of one this cities most treasured assets. I want to fight this inappropriate growth as effectively as I can. Please let me know what I can do.

Thank you,

Jan Campbell
18807 NW Columbia St
Portland, OR 97231
503 621-3324

----- End of Forwarded Message

Cheryl Grant - FW: Urban Growth Boundary: NW Multnomah County

From: Rex Burkholder <burkholderr@metro.dst.or.us>
To: Cheryl Grant <grantc@metro.dst.or.us>
Date: 7/16/02 1:51 PM
Subject: FW: Urban Growth Boundary: NW Multnomah County

----- Forwarded Message

From: Mary Lourdes Young <youngsatheart@earthlink.net>
 Reply-To: youngsatheart@earthlink.net
 Date: Sun, 14 Jul 2002 23:11:32 -0700
 To: burkholderr@metro.dst.or.us
 Subject: Urban Growth Boundary: NW Multnomah County

Dear Mr. Burkholderr:

My name is Steve Young and my family and I live on NW Old Germantown Road in Portland. I am writing to you to convey our strong opposition to the addition of land in NW Multnomah County to the Urban Growth Boundary. We favor and recommend retention of the existing boundary.

Our rationale is twofold. First and foremost we believe that the vitality and diversity of Portland's Forest Park depends greatly on the greenbelt surrounding it. The deep canyons in this area provide a critical wildlife corridor which sustains the life and health of the park, which everyone in Portland benefits from. It is common to see deer, coyote, bobcat and elk in our neighborhood. Development of these sensitive areas would drive this wildlife away from Forest Park and Portland. It would erase a central feature of why people view this city as so unique. Metro's own Regionally Significant Riparian Corridors and Wildlife Habitat maps of 2002 support the significance of the canyons and streams in this area. The large-lot zoning (EFU, CFU and RR) provides protection to the wildlife, watershed, agricultural, scenic and recreational values of this area. Urbanization would drive out wildlife, destroy the corridor and degrade the very values of this whole region from an ecosystem standpoint.

Secondly, the notion of bringing utilities, transportation and community services to this area would be inefficient and costly due to the steep terrain, multiple streams, landslide potential and narrow winding roads.

The central underpinning of the Urban Growth Boundary is to maintain quality of life for Portland residents while ensuring room for Portland's growth. Many who move to Portland do so for its unique and special balance of

natural
beauty and quality of life. To undermine that reason for our growth seems
futile. Instead we should seek to maintain the natural vitality of the area
(embodied by Forest Park) and ensure that the natural support system around
the park stays healthy. Then we all win.

Thank you very much for you interest and consideration.

Sincerely yours;

Steve and Mary Young

13333 NW Old Germantown Road

Portland 97231

youngsatheart@earthlink.net

----- End of Forwarded Message

From: Rod Park
To: caryn.l.leach@intel.com; chesarek@teleport.com; kjoyce@abextra.com
Date: Thu, Aug 8, 2002 2:27 PM
Subject: Urban Growth Boundary

Councilor Burkholder forwarded your e-mail to me, and I would like to respond as chair of the Community Planning Committee and on behalf of the Metro Council. Thank you for your comments regarding your property, and please be assured that a copy of your comments has been distributed to each Metro councilor. Your request has been included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

Any expansion of the Urban Growth Boundary requires the study of land based on a hierarchy mandated by ORS 197.298, which directs Metro to consider exception land first. Per that mandate, Metro studied all exception land areas contiguous to the UGB. On August 1, the Executive Officer made his recommendation to the Metro Council on the UGB expansion.

At this stage, no decisions are being made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. Your correspondence will be included in that review. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

CC: UGB System Account

Cheryl Grant - FW: UGB

From: Rex Burkholder <burkholderr@metro.dst.or.us>
To: Cheryl Grant <grantc@metro.dst.or.us>
Date: 7/16/02 3:54 PM
Subject: FW: UGB

----- Forwarded Message

From: "Kevin Joyce" <kjoyce@abextra.com>
Organization: Abextra
Reply-To: <kjoyce@abextra.com>
Date: Mon, 15 Jul 2002 16:07:55 -0700
To: <burkholderr@metro.dst.or.us>
Subject: UGB

Hello,

We live at 12845 NW Germantown Road and I wanted to send along some feedback on the Urban Growth Boundary.

Firstly, we do agree with the need for an UGB, and we endorse the efforts of Metro in this area. The last thing any of us want is to turn the Metro Area into something that looks like the Bay Area sprawl. The challenge you have in meeting the population growth, is in choosing how to most effectively grow the UGB without negatively impacting the livability of the metro area. This will not get easier!

The criteria for these decisions should be agreed on by the existing population. They should also reflect a 50+ year growth plan horizon. Many people will want to shift the criteria to suit their short term needs. Metro has the responsibility to resist this, and help the people do what is right for the long term. This is where governance must transcend politics. It is also where we must face the reality that developers, although often well intended, cannot act as impartial representatives of the people. The UGB process is much better served listening to the people directly than abiding by the unelected, and largely unrequested efforts of a clearly biased intermediary such as developers.

So what are the criteria for deciding to expand the UGB? Townships were originally established thousands of years ago because people wanted to live in communities and needed to share scarce resources and tools. The towns and cities took on new meaning during the industrial revolution when they provided close at hand labor for the new factories. Both of these reasons are true today. They are no longer sufficient however. The cities must retain their livability otherwise sections will die (Detroit!). The UGB effectively encourages redevelopment of stagnant areas in the city. In expanding, it should not create new "soon to be dead" areas. So the criteria are:

1. Provide a mix of affordable dwellings close to jobs
2. Permit the building of communities where people can share common needs, resources and interests

In expanding the UGB you are not allocating land for houses. You are not taking land for factories. You are in fact working with the city

planners, plotting out the future communities with their own restaurants, healthcare, fire, schools, factories, and a mix of dwellings in multiple price bands. If you fail to recognize that you are building full communities, and allow the developers to push an agenda of just shoving new houses onto fields, then you repeat the mistakes of the past.

Germantown Road is home to many properties with multiple acres, and is generally forested. It is therefore an extension of Forest Park, and certainly a refuge for wildlife that are unwelcome in urban streets and even farmland. This area is largely undeveloped and that is why people, and wildlife, choose to live here. Germantown Road is very serpentine, and unsuitable for the commute traffic that even today attempts to clog it. In winter as you know, it is frequently closed due to icy conditions. How does this area rank against the two criteria listed above?

1. Yes it could be a location for expensive housing, and these people could commute to Hillsboro or Downtown. However, the roads won't support it, and this is not a problem easily solved. The current livability conditions would be replaced and the existing landowners largely displaced.
2. It is very unlikely that a true community could be built up here with jobs, healthcare, restaurants, gas stations and a mix of dwelling prices.

So please, build communities not houses. Expand the UGB in places where you can build communities. Allowing developers to pour a set of houses onto a hillside in a semi-rural area is not planning. Allowing them to flatten forests near Forest Park is destroying one city's legacy for profit.

Kevin Joyce

----- End of Forwarded Message

Cheryl Grant - FW: Urban Growth Boundary expansion

From: Rex Burkholder <burkholderr@metro.dst.or.us>
To: Cheryl Grant <grantc@metro.dst.or.us>
Date: 7/16/02 4:05 PM
Subject: FW: Urban Growth Boundary expansion

----- Forwarded Message

From: "Leach, Caryn L" <caryn.l.leach@intel.com>
Date: Tue, 16 Jul 2002 09:15:53 -0700
To: "burkholderr@metro.dst.or.us" <burkholderr@metro.dst.or.us>
Subject: Re: Urban Growth Boundary expansion

Hi Rep Burkholder,

The reason I am writing you is that I seem to have missed the opportunity to submit feedback to the urban growth boundary survey. But, I wanted to see if I could provide my input to you as our representative. My husband and I and our 2 kids live on Skyline Blvd by Newberry Road. We've lived here for 5 years now and really enjoy the quality of life after moving from a more dense subdivision in Lake Oswego. I am very concerned about an expansion of the urban growth boundary farther down Skyline and onto Germantown road that I understand is being proposed. We have invested alot of our money into our property and conformed to all the requirements of zoning with 2 acre minimums where we are located. We have a wonderful small school up here that is able to support the current neighborhood. My concern with expanding the urban growth boundary out on Skyline is the impact it will have to our quality of life and the possible negative impact on our property value. I strongly do not support it as is the feeling among a majority of our neighbors.

Is there something more proactive that my husband and I can do to protest this or make our views known and understand what is happening?

Thanks
Caryn Leach

285-6172

----- End of Forwarded Message

Cheryl Grant - FW: Metro growth -- study area 89

From: Rex Burkholder <burkholderr@metro.dst.or.us>
To: Cheryl Grant <grantc@metro.dst.or.us>
Date: 7/16/02 3:57 PM
Subject: FW: Metro growth -- study area 89

----- Forwarded Message

From: "Carol Chesarek" <chesarek@teleport.com>
Date: Mon, 15 Jul 2002 16:58:13 -0700
To: <burkholderr@metro.dst.or.us>
Subject: Metro growth -- study area 89

Dear Mr. Burkholder,

I live on Germantown Road near Skyline Blvd, within Metro Study Area 89 that's being considered for inclusion in the urban growth boundary.

I believe that this area is unsuitable for inclusion in the urban growth boundary.

Properties in this area include a significant number of streams which would be negatively impacted by development. If we're serious about protecting streams in the Metro Area (and I hope we are), then we shouldn't be using areas laced with streams for urban or suburban development. My property is around 2.5 acres, it's narrow and steep, and it includes two streams that run year-round. These two streams are currently protected by forested areas not only on my property, but also on my neighbors' properties. Increasing the density of development in this area will quickly have an adverse impact on the buffers around these streams.

Aside from stream quality, the landslides of 1996 also demonstrated that the soils in this area are prone to slide, especially where they've been disturbed for roads and development. More roads and more construction to support development will increase the chances of more slides.

This area currently doesn't have sewer or water connections, and providing those services to support development would further disturb fragile streams and slide-prone hillsides. The wells and septic systems currently required aren't compatible with large scale development.

The area also currently hosts a wide range of wildlife that would be driven away by development, including elk, bobcat, coyote, and deer. These animals move in and out of Forest Park into this area, and the Forest Park wildlife will be impacted by development and by additional traffic on Germantown Road inside and outside of the park. Roads, especially with heavy traffic, are a significant barrier to the movement of wildlife in the park. Additional development on Germantown and Old Germantown Roads would result in significant traffic increases on Germantown Road through Forest Park, and will have a negative impact on the migration corridors through the park. Forest Park's health depends on maintaining the buffer that's currently provided by low density housing around it. Forest Park is a significant public resource that contributes to the livability of the Portland Metro area.

Germantown Road through Forest Park is also very curvy and steep, and accidents occur at a high rate. In winter, there are regularly cars that run off the road in snow, ice, or even just rain. Increasing the traffic on this road will impact the ambience of the park, and endanger the hikers and bicyclists that are out on the road. Road improvements to accomodate traffic would have an even larger negative impact on the local wildlife and streams.

This area is also not close to any significant public transit. I believe that our primary growth areas should be

closer to public transportation and transportation corridors.

I believe there are many good reasons why study area 89 should be left outside of the urban growth boundary, and excluded from future growth plans.

Also, there is a significant wildlife corridor along the major stream that crosses Kaiser Road just south of Germantown Road. I'm not sure if this stream corridor is in this study area or another. I've seen deer and bobcat crossing Kaiser Road here. This stream corridor should also be protected from development, with a large enough buffer to allow for continued use by this type of wildlife. One of the special things about the Portland area is this proximity of wildland and wildlife to the city.

Thank you for your time.

Sincerely,

Carol Chesarek
13300 NW Germantown Road

----- End of Forwarded Message

From: Rod Park
To: "lgwarre@regence.com".GWIA.MetCen
Date: Thu, Aug 8, 2002 3:54 PM
Subject: Re: UGB Expansion

Mr. Warren, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments regarding your property. Be assured that a copy of your comments has been distributed to each Metro councilor. We note your opposition for inclusion of it into the Urban Growth Boundary (UGB). Your request has been included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

Any expansion of the Urban Growth Boundary requires the study of land based on a hierarchy mandated by ORS 197.298, which directs Metro to consider exception land first. Per that mandate, Metro studied all exception land areas contiguous to the UGB. On August 1, the Executive Officer made his recommendation to the Metro Council on the UGB expansion.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> <lgwarre@regence.com> 8/1/02 12:56:18 PM >>>

My home is on Chitwood Rd in Damascus where I've lived for 16 years. I, like the majority of the people in Damascus are very upset about the discission to Urbanize Damascus. But I guess money talks because Stafford is no longer being considered. I would like to ask one thing of Metro. Proof to us you still believe in Democracy and let us veto on the issue. And I'm talking the people who live in Damascus, not the Metro Area. If the majority vote yes ,expand, if we vote no leave us out of the UGB. Please respond, my fellow residents and I of Damascus would like to hear about voting on this issue. Also, I would like to know what your plans are for area and my property.

Larry Warren
19727 SE Chitwood RD
Damascus Or 97015
503-225-5434 day
503-654-7403 home

lacwarren@cs.com Home

CC: Councilors only

From: Rod Park
To: "walkd@earthlink.net".GWIA.MetCen
Date: Thu, Aug 8, 2002 10:09 AM
Subject: Re: ugb47

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments regarding your property. Be assured that a copy of your comments has been distributed to each Metro councilor. We note your opposition for inclusion into the Urban Growth Boundary (UGB). Your request has been included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

Any expansion of the Urban Growth Boundary requires the study of land based on a hierarchy mandated by ORS 197.298, which directs Metro to consider exception land first. Per that mandate, Metro studied all exception land areas contiguous to the UGB. On August 1, the Executive Officer made his recommendation to the Metro Council on the UGB expansion.

At this stage, no decisions are being made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> "Debbie Walk" <walkd@earthlink.net> 7/28/02 9:50:25 PM >>>

This is in reference to the debate of moving the UGB in the Tigard area. Specifically the property surrounding UB47.

I live in the Rivermeade Community, which consists of 137th, River Lane, Myrtle Lane, and a portion of Beef Bend Rd. This is an older established neighborhood that is still listed as a Rural Route. I've only lived here for 10 years as yet, but it was the seclusion of the neighborhood that lead me to decide to spend the second half of my life here. There is really no room for expansion here, and moving the UGB to include the whole width of 137th. would decimate each and every home owners property along that street. This, to accommodate one persons whim and line his pockets via some landlocked development just doesn't seem to be the "american way". As is evident from signed petitions, the majority of home owners in this neighborhood are adamantly against this development if it means putting access roads thru to 137th. avenue. If for no other reason than that this is only a sub- standard road that can hardly handle 2 cars passing each other as it is. It isn't even a paved road. It's merely chip sealed. Due to the topography of 137th and the immediate area, to bring that street up to normal standards would mean taking ALL needed footage from each and every home on 137th. If Mr. Brown wants to developed HIS land below HIS property on Beef Bend Rd., than let him provide access to and from this development thru HIS mobile

home park where there are already stubbed out streets pointing in that direction at the bottom of the mobile home park. That would eliminate any intrusion to either 137th or 131st. Please leave the UGB where it is, and leave our neighborhood as it is. Thank you for your time. Sincerely, Dan M. Brenner

--- Debbie Walk

--- walkd@earthlink.net

--- EarthLink: It's your Internet.

From: Rod Park
To: "Maskach@aol.com".GWIA.MetCen
Date: Thu, Aug 8, 2002 8:52 AM
Subject: Re: Urban Growth Boundary change proposal: Section 91

Mr. and Mrs. Skach, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments to the us regarding your property and we note your opposition for inclusion into the Urban Growth Boundary (UGB) of Section 91. Your request has been included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

Any expansion of the Urban Growth Boundary requires the study of land based on a hierarchy mandated by ORS 197.298, which directs Metro to consider exception land first. Per that mandate, Metro studied all exception land areas contiguous to the UGB. On August 1, the Executive Officer made his recommendation to the Metro Council on the UGB expansion.

At this stage, no decisions are being made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council
>>> <Maskach@aol.com> 7/10/02 10:17:36 AM >>>

Dear Mr. Park,

We recently received a MetroSurvey regarding the annexation of Section 91 into the Urban Growth Boundary.

Question Number 3 is as follows: "State and regional land-use laws and policies require the Metro Council to abide by and consider certain factors when making their decision about the urban growth boundary. In addition, the Council is interested in your views about your property. Do you believe your property would be appropriate for being included inside the urban growth boundary?"

In response to question #3 of the MetroSurvey, we DO NOT believe that our property should be included in the UGB for the following reasons.

Essential Services:

1. Section 91 is comprised of a collection of approximately fifty individually owned land parcels. As the majority of owners in this section have indicated that they are not interested in the sale or development of their land, this section does not provide a real significant developable tract for expansion.
2. Expanding "Essential Services" to Section 91, as required for development, would be significant, and would not be fiscally responsible given the limited land available for development.
3. Section 91 is significantly distant from neighboring municipalities, approximately two miles from Portland city limits, approximately three miles from Beaverton city limits, and approximately two miles from Hillsboro city limits.
4. Section 91 has only one access road, Springville Road. This is a rural collector (a two lane road with no shoulder) that is currently burdened with traffic from recent developments in Washington County. It provides the only transportation corridor between NW Kaiser and Skyline, the latter of which is also a two lane road with no shoulder. Have formal traffic studies been performed to evaluate how transportation considerations will impact development in the area? What municipality would shoulder the cost of expanding these essential services? Again, given the limited land available for development in Section 91, it is highly unlikely that development of these services would be fiscally responsible. Moreover, such roadway development would likely have a major impact on the natural resources, and habitat of the nearby wildlife corridor (see below). Any such development would require significant environmental studies, and such studies should be considered in the decision for annexation.

Natural resources:

5. A significant percentage of land in Section 91 borders a "Wildlife Corridor." Moreover, much of Section 91 is forested and provides an extremely valuable habitat resource to the diverse fauna that inhabit the corridor and surrounding property. Wildlife species indigenous to Section 91 include elk, deer, coyote, bobcat, raccoon, blue heron, migratory waterfowl, great horned owls, screech owls, numerous species of woodpecker including the pileated woodpecker, red tail hawks, grouse, pheasant and western tree frog.
6. Section 91 contains several seasonal wetlands as well as permanent ponds along Springville Road that are outside the Wildlife Corridor. These wetlands are a major source of habitat for the diverse wildlife of the area. Their presence will further reduce the land available for development. Moreover, development of adjacent land will undoubtedly have significant impact on the local and transient wildlife of the area.
7. A stream runs along the edge of Section 91 for the Wildlife Corridor. Have environmental studies been performed to evaluate the impact of development of this section?

Agriculture:

8. Section 91 contains significant agricultural resources that include crops, feed stock, horticultural goods and animal husbandry. More

importantly, Section 91 provides a critical rural "buffer zone" to economically sound working farms. One such farm belonging to the Malinowski family, in addition to producing organically grown beef, is the home of a large cooperative community garden that provides produce to approximately 200 households throughout the greater Portland area. If Section 91 is annexed to the UGB, such farms will be isolated and essentially surrounded by urban growth. The adjacent development will severely threaten the viability and profitability of these highly valuable and vanishing farm lands that the UGB was originally designed to protect.

Schools:

9. Like many Metro residents, we were both surprised and dismayed to learn that educational needs are not part of the "Essential Services" used by Metro in planning for urban growth. Section 91 is located within the Lincoln High School cluster of the Portland Public School District. This cluster includes West Sylvan Middle School which is currently experiencing major overcrowding and Lincoln High School which is at capacity. Failure of Metro to recognize these factors in while considering UGB expansion is in simply ignoring a problem that will be passed on to residents of the entire Metro area. We strongly urge Metro to work towards correcting this deficiency.

In summary, Section 91 should not be included in the UGB. The marginal gains made by annexation do not outweigh the fiscal cost of development and the major environmental and agricultural losses. We strongly feel that Metro should allow Section 91 to remain as it is for the health of the environment and the nearby developed communities.

Sincerely,

William R. Skach

Milly Skach

13640 NW Springville Lane
Portland, OR 97229

(503) 203-8633

From: Rod Park
To: "SKLester@easystreet.com".GWIA.MetCen
Date: Thu, Aug 8, 2002 10:17 AM
Subject: Re: Fw: Movement of the UGB

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments regarding your property. Be assured that a copy of your comments has been distributed to each Metro councilor. We note your opposition for inclusion into the Urban Growth Boundary (UGB). Your request has been included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

Any expansion of the Urban Growth Boundary requires the study of land based on a hierarchy mandated by ORS 197.298, which directs Metro to consider exception land first. Per that mandate, Metro studied all exception land areas contiguous to the UGB. On August 1, the Executive Officer made his recommendation to the Metro Council on the UGB expansion.

At this stage, no decisions are being made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A & B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> "Ken and Shirley Lester" <SKLester@easystreet.com> 7/29/02 10:14:15 AM >>>

----- Original Message -----

From: Ken and Shirley Lester
To: mclains@metro.dst.or.us
Sent: Monday, July 29, 2002 10:13 AM
Subject: Fw: Movement of the UGB

----- Original Message -----

From: Ken and Shirley Lester
To: metro council@metro.dst.or.us
Sent: Monday, July 29, 2002 8:55 AM
Subject: Movement of the UGB

Metro Councilors:

As a resident of Rivermeade Community, 16425 SW 137th Ave., Tigard, OR 97224, I am expressing my feelings to you in the hope that the United Growth Boundary will NOT BE MOVED.

Why? Because we are already SURROUNDED by density. There is so little green space left between 137th and 150th Avenues--PLEASE LET IT REMAIN. WE HAD A GOLDEN EAGLE LAND IN OUR BACK YARD JUST A FEW WEEKS AGO WITH A RODENT IN ITS TALONS, PLEASE LET NATURE HAVE A PLACE TO EXIST TOO.

We have huge apartment complexes, modular home parks, trailer parks, and new individual homes built on small lots crammed in around us. How did Matrix Corporation get permission to put in another high density development in this already high density area???? and, Mr. Richard K. Brown wants to re-develop his Hayden Meadows modular home park property near Deer Creek Elementary School into a residential subdivision with even more density. PLEASE MAKE THIS STOP!

And, to make matters even worse, Matrix Corporation wants to incorporate our narrow, substandard, rural road which has a year-round stream next to it to the East and utilities as well, into their scheme of things. PLEASE DO NOT LET THIS HAPPEN.

I am so tired of big companies flexing their muscles and changing simple citizens' lives forever. If Matrix Corporation needs a connecting street put it through Mountain View Mobil Estates. They have a street system that is in place and it borders the proposed Matrix high density travesty. Why is this huge development being allowed in a community that is already congested?

PLEASE DO NOT MOVE THE UGB.

1. Protect what little is left of our land from urban sprawl.
2. Highway 99, Beef Bend Road and Durham Road are already so negatively impacted. The Matrix Development will easily add another 1,200 cars daily to the mess that already exists.
3. The value of the Rivermeade properties will be negatively impacted as well.

AND, now King City wants a piece of the pie as well. They want 137th to 150th to be included in a new urban growth boundary and be a part of King City! WHEN IS THIS GOING TO STOP? This is ALL ABOUT MONEY and NOTHING MORE! King City wants more revenue so they can continue to mismanage, they need to learn how to work within their budget!

As a Metro Council member, you have a huge task, that of pleasing everyone, however, if you lived here, in Rivermeade, I'm sure you'd be writing a letter too.

You have the Rivermeade petition expressing our wish for the UGB NOT to be moved with no access from the Matrix Development onto our rural road. As Will Rogers said in reference to land, "They ain't makin any more of it." Please preserve what little green space there is left. DO NOT MOVE THE UGB.

Thank you, Kenneth and Shirley Lester

From: Rod Park
To: "Andy_Erwin@co.washington.or.us".GWIA.MetCen
Date: Thu, Aug 8, 2002 11:45 AM
Subject: Re: Proposed Boundry Expansion

Mr. Erwin, your e-mail has been forwarded to me as chair of the Community Planning Committee and, on behalf of the Metro Council, I want to thank you for your comments regarding your property. Be assured that a copy of your comments has been distributed to each Metro councilor. We note your opposition for inclusion into the Urban Growth Boundary (UGB). Your request has been included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

Any expansion of the Urban Growth Boundary requires the study of land based on a hierarchy mandated by ORS 197.298, which directs Metro to consider exception land first. Per that mandate, Metro studied all exception land areas contiguous to the UGB. On August 1, the Executive Officer made his recommendation to the Metro Council on the UGB expansion.

At this stage, no decisions are being made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> Andy Erwin <Andy_Erwin@co.washington.or.us> 8/5/02 3:26:33 PM >>>
Dear Ms. McLain:

My name is Andrew Erwin. My family owns 5 acres of Tier 1 land located at 12003 NW Laidlaw (Bonny Slope) in section 93. We are currently not within Mike Burton's recommendations for inclusion into the growth boundry exception, but I believe we have compelling reasons for your consideration. Rest assured I am no extremist, and have no interest in table pouding. Rather, I have some specific information regarding the area and the neighbors included in section 93 that I would like to bring to your attention. Do you have some time to meet with myself and my wife to discuss this? I should think twenty minutes would be satisfactory. I'm sure that you are terribly busy with all this, but I would appreciate any time you can spare.

Please contact me either at work at (503)846-8671, or home at (503)466-0606, or e-mail at andy_erwin@co.washington.or.us. Thank you.

CC:
McLain

Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan

From: Rod Park
To: "susangarren@mindspring.com".GWIA.MetCen
Date: Thu, Aug 8, 2002 8:38 AM
Subject: Re: FW: Attn: Councilor Rod Park Opposition to being included in Urban Growth Boundary UR #47 and St

Ms Garren and Mr. Miller, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments regarding your property in the Rivermead Community. Be assured that a copy of your comments has been distributed to each Metro councilor. We note your opposition for inclusion into the Urban Growth Boundary (UGB). Your request has been included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

Any expansion of the Urban Growth Boundary requires the study of land based on a hierarchy mandated by ORS 197.298, which directs Metro to consider exception land first. Per that mandate, Metro studied all exception land areas contiguous to the UGB. On August 1, the Executive Officer made his recommendation to the Metro Council on the UGB expansion.

At this stage, no decisions are being made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> "Susan Garren" <susangarren@mindspring.com> 7/13/02 4:54:29 PM >>>
Dear Councilor Park,

I have been a resident of the Rivermead Community since 1982 and my husband since 1969. We oppose any roadways on 137th. This is a substandard road of narrow width which is difficult to accommodate two vehicles at the same time. The traffic impact would be a detriment to our community. This is a rural neighborhood that has remain a unique community for over 50 years.

During the winter the roads will have water running down hill on both sides. We have a stream that runs under the power lines and its amazing the amount of water that comes down from Bull Mountain.

The area Urban Growth 47 that Matrix is wanting to develop has been farmed for 40 plus years. This area also has Geese feeding all winter along with Deer. The lower part of Urban Growth 47 is in the flood plain.

We are outside of the Urban Growth Boundary and wish to remain outside the

Boundary. This was an area that seemed like we were out in the country. I have witnessed on my walks Elks, Foxes and Deer. Up the hill from 137th across Beef Bend the orchards are gone. It was a sickening site to see a family of Deer a Buck, Doe and fawn standing on a man made hill with dump trucks, caterpillars and earth movers scurrying below.

We have had raw sewage running down the stream that parallels 137th from the Beef Bend Apartments on Beef Bend and Bull Mountain. This stream runs downhill into the Tualatin River.

Several families have more than one generation living in the neighborhood. The children that grow up here want to return. We live directly on the Tualatin River and have a Wild Life Refuge on the opposite bank. We have Deer, Bald Eagles, Great Horned Owls, Blue Heron, Nutria, Hawks, Canadian Geese, Cougar, Beaver, Ducks of various species.

We know our neighbors from River Lane to 137th, Beef Bend to Myrtle Lane that are in our Rivermead Community. We have Community Picnics, Bake Sales, Friendship Dinner and a Christmas Party complete with Santa. We help each other out when in need.

If you should have any questions, please do not hesitate to contact us.
Thank you for your consideration.

Sincerely,

Susan Garren & Jack Miller
13980 SW River Lane
Tigard, OR 97224
(503) 590-4742
(503) 590-4624 FAX
Email: susangarren@mindspring.com

From: Rex Burkholder <burkholderr@metro.dst.or.us>
To: Rooney Barker <barker@metro.dst.or.us>, <naturalresources@metro.dst.or.us>
Date: Thu, Aug 8, 2002 5:34 PM
Subject: FW: Urban Growth Boundary and Stream Mapping - Property @ 3220 NW101 Ave

----- Forwarded Message

From: "MICHAEL KRATZER" <MKRATZER@worldnet.att.net>
Date: Mon, 5 Aug 2002 11:56:03 -0700
To: <burkholderr@metro.dst.or.us>
Subject: Urban Growth Boundary and Stream Mapping - Property @ 3220 NW 101 Ave

Mr. Burkholder:

I am deeply concerned regarding the direction Metro is taking and its effects on my property at 3220 NW 101 Ave. I have owned and lived on this property (5.12 Acres) for over 25 years. I have seen it change from a rural setting to a residential setting with Forest Heights Development surrounding my property of three sides. I purchased this property with the hope that it would eventually provide my retirement since it seemed apparent that it would be valuable for future development. Metro's proposed decisions are taking my choices away from me.

This property is currently zoned rural residential, in Multnomah County and surrounded by the City of Portland and the Urban Growth Boundary.

In June I attended Metro's proposal for expanding the Urban Growth Boundary. My property was classified Tier 1, Parcel 93. This land is considered non-farm or forest land, (Exception Land) valuable for future development. I agree with this assessment.

When I read Mike Burton's August proposal, it appeared this land had been dropped from the proposed Urban Growth Boundary. No explanation was given. I believe this is a mistake. My property provides the same resource for development as the adjacent Forest Heights land. I do not believe the Forest Heights land development should be the end to residential expansion in this area. I do not believe my land should become a greenbelt and park for the affluent adjacent development unless I am compensated accordingly. Nearby Cedar Mill land was recently purchased for parks for over \$100,000 per acre.

Please consider land owners as well as environmentalists and vote to include my property in the Urban Growth Boundary expansion.

The second issue is the protection of streams in the area. My property has a "seasonal stream" running across it. This "stream" is now fed from the storm sewers of Forest Heights streets and collects the run-off from their roofs and lawn watering. Fish have never lived in this "stream". This "stream" is crossed by their streets and their lots run to the banks. Now that their development is nearly complete, this "stream" is being considered a protection area for future development. This action could render several acres of my land useless for development. My land is no different than the adjacent Forest Heights land. I should be given the same opportunities for development that they had. I should not have to donate my land for the

benefit of Forest Height residents.

I strongly support Ben Langlotz positions that:

1. There must be a simple appeal process to have individual properties removed from the plan when evidence shows that their inclusion is unjustified.
2. There must be no regulation without compensation.
3. All affected property owners must be notified of all pertinent meetings instead of the secretive process that left most homeowners unaware of the meetings. A vote should be delayed until all homeowners are notified about their rights to be heard.
4. The basis for making blanket regulations lack common sense and scientific basis.

Please vote my interests on these matters. Property owners need to have rights to make choices.

Thank you for reviewing my concerns, Mike Kratzer

----- End of Forwarded Message

From: Rod Park
To: MKRATZER@worldnet.att.
Date: Wed, Aug 14, 2002 2:13 PM
Subject: Urban Growth Boundary and Stream Mapping

Mr. Kratzer, Councilor Burkholder forwarded your e-mail to me for response.

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments regarding your property on NW 101st Avenue. Be assured that a copy of your comments has been distributed to each Metro councilor. We note your support for inclusion of your property into the Urban Growth Boundary (UGB). Your request has been included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Regarding your second issue on stream protection, I will ask, by way of this e-mail, that the Natural Resources Committee reply to you.

Rod Park, District 1
Metro Council

CC: COUNCILORS LRP; Natural Resources System Account; Timothy Obrien

From: Rod Park
To: cd.hohmann@verizon.net
Date: Thu, Aug 8, 2002 3:19 PM
Subject: Creeping Density

Mr. Hohmann, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments regarding the Urban Growth Boundary (UGB). Be assured that a copy of your comments has been distributed to each Metro councilor. We note your opposition for density. Your request has been included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

Any expansion of the Urban Growth Boundary requires the study of land based on a hierarchy mandated by ORS 197.298, which directs Metro to consider exception land first. Per that mandate, Metro studied all exception land areas contiguous to the UGB. On August 1, the Executive Officer made his recommendation to the Metro Council on the UGB expansion.

At this stage, no decisions are being made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

From: Dave Hohmann <cd.hohmann@verizon.net>
To: <metro council@metro.dst.or.us>
Date: 7/29/02 2:24PM
Subject: "Creeping Density"

Dear Sir and Madame:

As a Realtor of 23 years, Broker owner for over 10 of those years, in the Metro area, I have seen a lot of change. Most of the time I believe that the land use planning as been pretty close to being on; that is, controlly growth in a logical fashion to insure livablity and stable property values. However, your infil policy with the overbuilding of apartments, row houses adfinitum, is producing what I term: Creeping Density.

I know your job is a hard one; having to balance all sides. This time I do believe you have errored on density.

Sincerely,

C. David Hohmann
Real Estate Broker

From: Rod Park
To: "sciencegeekmel@hotmail.com".GWIA.MetCen
Date: Thu, Aug 8, 2002 8:30 AM
Subject: Re: UBG

Dr. Gillingham, thank you for your e-mail stating your opposition to Metro including Study Areas 90 and 91 in the Urban Growth Boundary (UGB) expansion.

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments regarding that property. Be assured that a copy of your comments has been distributed to each Metro councilor. We note your opposition for inclusion into the UGB. Your request has been included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

Any expansion of the Urban Growth Boundary requires the study of land based on a hierarchy mandated by ORS 197.298, which directs Metro to consider exception land first. Per that mandate, Metro studied all exception land areas contiguous to the UGB. On August 1, the Executive Officer made his recommendation to the Metro Council on the UGB expansion. As you probably know by now, Study Areas 90 or 91 are not included in Mr. Burton's recommendation.

At this stage, no decisions are being made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> "melanie gillingham" <sciencegeekmel@hotmail.com> 7/12/02 8:21:01 PM >>>

Dear Mr. Park,

I understand the Metro Council is considering adding site 90 and 91 to the urban growth boundary. I'm writing to oppose this measure. My family is a member of a community supported agriculture (CSA) farm on the Malinowski farm and we receive fresh organic vegetables from the farm each week. As a nutritionist, being a member of a small organic farm is one of the best ways to improve my family's diet. I also appreciate that my children are able to see how fruit and vegetables are grown. Please do not add these sites to the UGB.

Sincerely,
Melanie Gillingham, PhD/RD

Chat with friends online, try MSN Messenger: <http://messenger.msn.com>

From: Rod Park
To: "Daschitall@aol.com".GWIA.MetCen
Date: Thu, Aug 8, 2002 3:04 PM
Subject: Re: UGB, site 90 & 91

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments regarding property on Springville Lane. Be assured that a copy of your comments has been distributed to each Metro councilor. We note your opposition for inclusion of that property into the Urban Growth Boundary (UGB). Your request has been included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

Any expansion of the Urban Growth Boundary requires the study of land based on a hierarchy mandated by ORS 197.298, which directs Metro to consider exception land first. Per that mandate, Metro studied all exception land areas contiguous to the UGB. On August 1, the Executive Officer made his recommendation to the Metro Council on the UGB expansion.

At this stage, no decisions are being made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> <Daschitall@aol.com> 7/9/02 9:19:08 PM >>>

Dear Metro Councilmembers (and Commissioner Roho-De-Steffey),

In five of the last six years I have been privileged to participate in community supported agriculture. As you may know, CSA members join farms, providing up front money in exchange for a percentage of each week's produce.

Each of the three farms I've joined has been organic and offered education, opportunities to help on the farm, and incomparable vegetables. Being able to eat lettuce the day it was picked, and to personally thank the person who planted, watered, and picked that lettuce (or tomato, etc.) has transformed the way my family eats. We choose our meals based on what's in season, and therefore available from the farm. We get varieties not available at the supermarket (many delicious and nutritious varieties do not transport well).

Alas, farming is a difficult business to be in - and no less so for organic community supported farms. Homegrown Tomatoes folded after our first year, and Urban Bounty stopped this year. In May we were fortunate to find Grinning

Goat Farm which sublets from Malinowski Farm, 13450 NW Springville Ln. I learned today that Grinning Goat is threatened - not by insects, poor health, or crop failure, but by the expansion of Metro's Urban Growth Boundary into Sites 90 and 91.

I am opposed to the urbanization of this area. Sustainable agriculture needs to be supported, not taxed out of existence. For the sake of myself, my children, our community, and our environment, I ask that you vote NOT to expand the UGB into these areas.

Thank you for your time.

Sincerely,

Ann Dasch
2402 NE 14th Ave
Portland OR 97212
503/284-2900

From: Rod Park
To: "petecansler@yahoo.com".GWIA.MetCen
Date: Thu, Aug 8, 2002 10:59 AM
Subject: Re: UGB Expansion - Clackamas County/Oregon City Area

Mr. Cansler, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments regarding your property. Be assured that a copy of your comments has been distributed to each Metro councilor. We note your recommendation of property for inclusion into the Urban Growth Boundary (UGB). Your request has been included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

Any expansion of the Urban Growth Boundary requires the study of land based on a hierarchy mandated by ORS 197.298, which directs Metro to consider exception land first. Per that mandate, Metro studied all exception land areas contiguous to the UGB. On August 1, the Executive Officer made his recommendation to the Metro Council on the UGB expansion.

At this stage, no decisions are being made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> Pete Cansler <petecansler@yahoo.com> 8/7/02 6:33:56 PM >>>
Metro Council
600 NE Grand
Portland, OR 97232

Neighborhood Residents
Study Area 24
S. Hilltop Rd
Oregon City, OR 97045

Aug 7, 2002

Re: Request for Inclusion of Hilltop Road in Oregon
City within the Urban Growth Boundary

I just finished reviewing a news article regarding the
shortage of industrial, job-producing land in the

Clackamas Country. As an Oregon City area resident that is currently laid-off after 11 years with a local software company, I definitely agree. The vast majority of employment opportunities tend to be located on the west side of Portland.

The purpose of this letter is to bring the Hilltop Road area in Oregon City to your attention as an ideal candidate for inclusion within the Urban Growth Boundary during the planned 2002 expansion. It would be an ideal candidate for industrial/commercial use, or for residential development. Some quick highlights:

- Approximately 100 acres of very level land with limited changes in elevation.
- Few environmental concerns...Not farmland...No streams, ponds, wildlife
- Larger parcels, averaging 5 acres
- Almost unanimous support for development by the residents. I have signed petitions for inclusion within the UGB by over 85% of landowners. Only 2 owners, of small lots (less than 4 acres total) expressed an objection. The balance were not contacted or undecided. (If desired, please provide fax #)
- It is part of the current study area 24 and lies just outside the current boundary and within one version of Oregon City's proposed expansion plans.
- While being fairly secluded given that it is a dead end road, it is nearby (approx. 1 mile) to numerous large subdivisions that were recently added with several more in development even closer. It adjoins Pam & Sholtz Rd on two sides, which are existing, older subdivisions.

This area should not be overlooked, especially given the **STRONG SUPPORT** by the residents for inclusion. Currently, the land is being substantially under utilized and it clearly meets Metro's goal of being an area that could greatly increase housing density or provide an area for job producing utilization.

I hope the council agrees that the approximately 100 acres on Hilltop Rd should be included within the Urban Growth Boundary. Please feel free to contact me if you have any questions or comments.

Sincerely,

Pete Cansler
16343 S. Hilltop Rd.
Oregon City, OR 97045
503-936-9211

Do You Yahoo!?

Yahoo! Health - Feel better, live better

<http://health.yahoo.com>

CC: COUNCILORS LRP

South Hilltop Road area, Oregon City.
2 2E 27A

7/23/02

Tax Lot #	Address	Size	Favor UGB Inclusion	Acres	%
				104.97	100
500	16343	6.43	Yes		
400	16321	6.29	Yes		
204	16211/16215	5.02	Yes		
202	16101	5.12	Yes		
100	16110	4.12	Yes		
101	16050	4.46	Yes		
102	N/A	4.44	Yes		
103	16088	29.9	Yes		
1200	16346	1.41	Yes		
203	16125	2	Yes		
900	16393	0.91	Yes		
1100	16306	4.36	Yes		
501	16260	7.27	Yes		
201	16065	5	Yes		
700	15441	1.92	Yes		
800	15515	0.9	Yes	89.55	85%
600	15411	2.12	Unable to contact owner		
1300	15589	1.6	Unable to contact owner	3.72	4%
200	16075	5	Undecided		
104	16222	2.76	Undecided	7.76	7%
300	16242	2.33	No		
1000	16367	1.61	No	3.94	4%
		104.97 TOTAL		104.97	100%
		4.77 Average Acres per lot			



METRO

August 15, 2002

Brandi Hindman
14495 SE Wyeast Ave.
Clackamas, OR 97015

Dear Ms. Hindman:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for completing and returning our survey on the urban growth boundary (UGB). Your comments have been included as part of the official record for the Metro Council's decision on expanding the UGB in December 2002.

On August 1, Metro's Executive Officer made his recommendation to the Metro Council on the UGB expansion. At this stage, no decisions are being made. Public hearings have been scheduled in October and, at the appropriate time, the Metro Council will review correspondence and information received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Parkway, Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1
Metro Council



METRO

PEOPLE PLACES
OPEN SPACES

**Planning
Department**

600 NE Grand Ave.
Portland, OR
503-232-2736

Tel (503) 797-1700
Fax (503) 797-1795

Recycled paper

2002 urban growth boundary

Metro Growth Mgmt

JUL 31 2002

Where do we grow from here? Let's talk

The purpose of this survey is to get specific feedback from individuals who own property within Metro's urban growth boundary study area and to get input from interested persons on urban growth boundary policy issues.

Name Brandi Hindman

Mailing address 14495 SE WyEast Ave ZIP 97015

E-mail address b.hindman@attbi.com

Questions relating to property adjacent to the UGB?

1. Do you own property being considered for inclusion into the urban growth boundary?
☒ Yes ☐ No ☐ Not sure

If YES, answer questions 2 through 4. If NO, move to question 5.

2. In which Metro study area is your property located? Enter all of the study area numbers that apply Damascus

(To find the Metro study area number for your property, look above your name on the address label of the urban growth boundary workshops postcard you received from Metro. If your property is in more than one study area, the study area numbers will be separated by commas.)

3. State and regional land-use laws and policies require the Metro Council to abide by and consider certain factors when making their decision about the urban growth boundary. In addition, the Council is interested in your views about your property. Do you believe your property would be appropriate for being included inside the urban growth boundary?

☐ Yes Why _____
☒ No Why not The entire town is against it.
☐ Not sure

4. Does your property include (please check all that apply):

☒ A residence

☒ A business or commercial establishment *home office*

Farm or forest

____ Historic structure or century farm

Steep slopes (greater than 2.5 feet in height for every 10 feet in length or 25 percent or greater)

____ A stream(s) runs through it. If so, does the stream(s) flow year round? ☐ Yes ☐ No

Wildlife of some type is present or passes through it

Questions relating to urban growth boundary policy issues

5. Please rank in order of importance the following strategies for managing growth in your community (with 1 being highest and 5 being lowest):
- ☐ Focus future growth and encourage new development in identified commercial centers and along main streets
 - ☐ Add land for new industrial developments and jobs
 - ☐ Create new affordable (within people's means) housing opportunities throughout the region
 - ☐ Maintain a separation between communities inside the urban growth boundary and neighboring cities just outside (such as Canby, Sandy and Newberg)
 - ☐ Encourage new development or redevelopment in parts of the region that brings housing close to jobs and vice versa. *Do not want any of it*
6. Would you favor an expansion of the urban growth boundary on to high-quality farmland in order to help foster the development of a range of housing options near jobs?
- ☐ Yes ☐ No ☒ Not sure
7. What other circumstances or conditions should Metro consider about the possibility of expanding the urban growth boundary?
- People purchase homes in Damascus because they love living in the country. This decision would shatter our way of life.*
8. Should the region increase protection for fish and wildlife habitat inside the urban growth boundary even if that means some private property owners may not be able to develop their land exactly the way they want and additional land may have to be added to the boundary?
- ☐ Yes ☐ No ☒ Not sure
9. If protection of fish and wildlife affect property owner's ability to develop their land, would you support financial compensation for affected property owners even if it resulted in the creation of new taxes or fees or increasing taxes and fees to pay for the compensation?
- ☐ Yes ☐ No ☒ Not sure
10. Do you have other comments or concerns about the process for reviewing the region's urban growth boundary?
- Please choose a town that wants the expansion. Leave Damascus alone.*
11. Do you want to be notified when more information or public involvement opportunities become available?
- ☒ Yes ☐ No
12. How do you prefer to get follow-up communication? ☒ E-mail ☐ Postal mail
13. Additional comments



METRO

August 15, 2002

Casey Sayre
18395 SW Horse Tale
Beaverton, OR 97007

Dear Mr. Sayre:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for completing and returning our survey on the urban growth boundary (UGB). Your comments have been included as part of the official record for the Metro Council's decision on expanding the UGB in December 2002.

On August 1, Metro's Executive Officer made his recommendation to the Metro Council on the UGB expansion. At this stage, no decisions are being made. Public hearings have been scheduled in October and, at the appropriate time, the Metro Council will review correspondence and information received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Parkway, Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1
Metro Council

Metro Survey



METRO

PEOPLE PLACES
OPEN SPACES

**Planning
Department**

600 NE Grand Ave.
Portland, OR
97232-2736

Tel (503) 797-1700
Fax (503) 797-1795

Recycled paper

2002 urban growth boundary Metro Growth Mgt

JUL 31 2002

Where do we grow from here? Let's talk

The purpose of this survey is to get specific feedback from individuals who own property within Metro's urban growth boundary study area and to get input from interested persons on urban growth boundary policy issues.

Name Casey Sayre
Mailing address 1839 S W Horse Lake ZIP 97007
Beaverton, OR
E-mail address csayre2@attbi.com

Questions relating to property adjacent to the UGB?

1. Do you own property being considered for inclusion into the urban growth boundary?
☒ Yes ☐ No ☒ Not sure

If YES, answer questions 2 through 4. If NO, move to question 5.

2. In which Metro study area is your property located? Enter all of the study area numbers that apply # 68

(To find the Metro study area number for your property, look above your name on the address label of the urban growth boundary workshops postcard you received from Metro. If your property is in more than one study area, the study area numbers will be separated by commas.)

3. State and regional land-use laws and policies require the Metro Council to abide by and consider certain factors when making their decision about the urban growth boundary. In addition, the Council is interested in your views about your property. Do you believe your property would be appropriate for being included inside the urban growth boundary?

☒ Yes Why It is NON FARMable yet zoned EFU
☐ No Why not _____
☐ Not sure

4. Does your property include (please check all that apply):

☒ A residence
☐ A business or commercial establishment
☐ Farm or forest
☐ Historic structure or century farm
☐ Steep slopes (greater than 2.5 feet in height for every 10 feet in length or 25 percent or greater)
☒ A stream(s) runs through it. If so, does the stream(s) flow year round? ☐ Yes ☒ No
☒ Wildlife of some type is present or passes through it

Questions relating to urban growth boundary policy issues

5. Please rank in order of importance the following strategies for managing growth in your community (with 1 being highest and 5 being lowest):
- 4 Focus future growth and encourage new development in identified commercial centers and along main streets
 - 1 Add land for new industrial developments and jobs
 - 2 Create new affordable (within people's means) housing opportunities throughout the region
 - 5 Maintain a separation between communities inside the urban growth boundary and neighboring cities just outside (such as Canby, Sandy and Newberg)
 - 3 Encourage new development or redevelopment in parts of the region that brings housing close to jobs and vice versa.
6. Would you favor an expansion of the urban growth boundary on to high-quality farmland in order to help foster the development of a range of housing options near jobs?
___ Yes ___ No ☒ Not sure
7. What other circumstances or conditions should Metro consider about the possibility of expanding the urban growth boundary?
transportation ; schooling issues -
8. Should the region increase protection for fish and wildlife habitat inside the urban growth boundary even if that means some private property owners may not be able to develop their land exactly the way they want and additional land may have to be added to the boundary?
___ Yes ___ No ☒ Not sure
9. If protection of fish and wildlife affect property owner's ability to develop their land, would you support financial compensation for affected property owners even if it resulted in the creation of new taxes or fees or increasing taxes and fees to pay for the compensation?
___ Yes ___ No ☒ Not sure *Very general ; complex issue*
10. Do you have other comments or concerns about the process for reviewing the region's urban growth boundary?
11. Do you want to be notified when more information or public involvement opportunities become available?
☒ Yes ___ No
12. How do you prefer to get follow-up communication? ___ E-mail ☒ Postal mail
13. Additional comments

Thanks for working to meet the communities needs



METRO

August 15, 2002

Jack and Deanna Warren
P. O. Box 97
Beavercreek, OR 97004

Dear Mr. and Mrs. Warren:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for completing and returning our survey on the urban growth boundary (UGB). Your comments have been included as part of the official record for the Metro Council's decision on expanding the UGB in December 2002.

On August 1, Metro's Executive Officer made his recommendation to the Metro Council on the UGB expansion. At this stage, no decisions are being made. Public hearings have been scheduled in October and, at the appropriate time, the Metro Council will review correspondence and information received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Parkway, Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1
Metro Council

Metro Survey



METRO
PEOPLE PLACES
OPEN SPACES

Planning
Department
600 NE Grand Ave.
Portland, OR
97232-2736
Tel (503) 797-1839
Fax (503) 797-1911

Recycled paper

2002 urban growth boundary

Metro Growth Management

JUL 31 2002

Where do we grow from here? Let's talk

The purpose of this survey is to get specific feedback from individuals who own property within Metro's urban growth boundary study area and to get input from interested persons on urban growth boundary policy issues. (You also can complete this survey on Metro's web site: www.metro-region.org/ugb)

Name JACK & DEANDA WARREN

Mailing address P.O. Box 97 BEAVERCREEK, ZIP 97004

E-mail address djwarren@bct.com OR.

I prefer to get follow-up communication (check one) ☐ E-mail ☒ Postal mail

Questions relating to property adjacent to the UGB?

1. Do you own property being considered for inclusion into the urban growth boundary?
☐ Yes ☐ No ☐ Not sure

If YES, answer questions 2 through 4. If NO, move to question 5.

2. In which Metro study area is your property located? Enter all of the study area numbers that apply 30 Beaver Creek

(To find the Metro study area number for your property, look above your name on the address label of the urban growth boundary workshops postcard you received from Metro. If your property is in more than one study area, the study area numbers will be separated by commas.)

3. State and regional land-use laws and policies require the Metro Council to abide by and consider certain factors when making their decision about the urban growth boundary. In addition, the Council is interested in your views about your property. Do you believe your property would be appropriate for being included inside the urban growth boundary?

☐ Yes Why we bought the property for rural use
☒ No Why not & do not want to be in an urban use area
☐ Not sure

4. Does your property include (please check all that apply):

☒ A residence
☒ A business or commercial establishment
☒ Farm or forest
☐ Historic structure or century farm
☐ Steep slopes (greater than 2.5 feet in height for every 10 feet in length or 25 percent or greater)
☐ A stream(s) runs through it. If so, does the stream(s) flow year round?
☐ Yes ☐ No
☒ Wildlife of some type is present or passes through it

Questions relating to urban growth boundary policy issues

5. Please rank in order of importance the following strategies for managing growth in your community (with 1 being highest and 5 being lowest):
- 1 Focus future growth and encourage new development in identified commercial centers and along main streets
 - 5 Add land for new industrial developments and jobs
 - 3 Create new affordable (within people's means) housing opportunities throughout the region
 - 2 Maintain a separation between communities inside the urban growth boundary and neighboring cities just outside (such as Canby, Sandy and Newberg)
 - 4 Encourage new development or redevelopment in parts of the region that brings housing close to jobs and vice versa.
6. Would you favor an expansion of the urban growth boundary on to high-quality farmland in order to help foster the development of a range of housing options near jobs?
____ Yes X No ____ Not sure
7. What other circumstances or conditions should Metro consider about the possibility of expanding the urban growth boundary? *Metro should develop all lands available in existing urban areas and not try to go out into rural areas to gobble up farm lands. Stop the helter skelter & haphazard development of housing & industrial parks in prime agricultural land.*
8. Should the region increase protection for fish and wildlife habitat inside the urban growth boundary even if that means some private property owners may not be able to develop their land exactly the way they want and additional land may have to be added to the boundary?
____ Yes ✓ No ____ Not sure
9. If protection of fish and wildlife affect property owner's ability to develop their land, would you support financial compensation for affected property owners even if it resulted in the creation of new taxes or fees or increasing taxes and fees to pay for the compensation?
____ Yes ✓ No ____ Not sure
10. Do you have other comments or concerns about the process for reviewing the region's urban growth boundary? *It is far too easy for developers to get "exceptions" to develop urban areas in prime agricultural land. Metro should help enforce current laws that prohibit this!*
11. Additional comments
No one is making any new farm land! Keep developers out of existing farm land! Keep Beaver Creek in rural reserve - not urban reserve. We live in a 5 acre minimum lot size and want to keep it that way!



METRO

August 15, 2002

Byron Green and Colleen O'Keane
15527 S. Highland Rd.
Oregon City, OR 97045

Dear Mr. Green and Ms. O'Keane:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for completing and returning our survey on the urban growth boundary (UGB). Your comments have been included as part of the official record for the Metro Council's decision on expanding the UGB in December 2002.

On August 1, Metro's Executive Officer made his recommendation to the Metro Council on the UGB expansion. At this stage, no decisions are being made. Public hearings have been scheduled in October and, at the appropriate time, the Metro Council will review correspondence and information received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Parkway, Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1
Metro Council

8/5/02 TT

2002 urban growth boundary

Metro Growth Mgmt.

Where do we grow from here? Let's talk

AUG - 1 2002

The purpose of this survey is to get specific feedback from individuals who own property within Metro's urban growth boundary study area and to get input from interested persons on urban growth boundary policy issues. (You also can complete this survey on Metro's web site: www.metro-region.org/ugb)

Name Byron Green & Colleen O'Keane

Mailing address 15527 S HIGHLAND RD ZIP 97045

E-mail address byron-colleen@MSN.COM

I prefer to get follow-up communication (check one) ☐ E-mail ☒ Postal mail

Questions relating to property adjacent to the UGB?

1. Do you own property being considered for inclusion into the urban growth boundary?
☒ Yes ☐ No ☐ Not sure

If YES, answer questions 2 through 4. If NO, move to question 5.

2. In which Metro study area is your property located? Enter all of the study area numbers that apply 23

(To find the Metro study area number for your property, look above your name on the address label of the urban growth boundary workshops postcard you received from Metro. If your property is in more than one study area, the study area numbers will be separated by commas.)

3. State and regional land-use laws and policies require the Metro Council to abide by and consider certain factors when making their decision about the urban growth boundary. In addition, the Council is interested in your views about your property. Do you believe your property would be appropriate for being included inside the urban growth boundary?

☐ Yes ☒ No Why we still have farms & nursery in the area.
☐ Not sure we are between Clackamas River & Edna Creek.
Slides in area, narrow roads.

4. Does your property include (please check all that apply):

☒ A residence
☐ A business or commercial establishment
☒ Farm or forest Small Nursery
☐ Historic structure or century farm
☐ Steep slopes (greater than 2.5 feet in height for every 10 feet in length or 25 percent or greater)
☐ A stream(s) runs through it. If so, does the stream(s) flow year round?
☐ Yes ☐ No
☒ Wildlife of some type is present or passes through it

Metro Survey



METRO

PEOPLE PLACES
OPEN SPACESPlanning
Department600 NE Grand Ave.
Portland, OR
97232-2736Tel (503) 797-1839
Fax (503) 797-1911

Recycled paper

Questions relating to urban growth boundary policy issues

5. Please rank in order of importance the following strategies for managing growth in your community (with 1 being highest and 5 being lowest):

4 Focus future growth and encourage new development in identified commercial centers and along main streets

3 Add land for new industrial developments and jobs

2 Create new affordable (within people's means) housing opportunities throughout the region

1 Maintain a separation between communities inside the urban growth boundary and neighboring cities just outside (such as Canby, Sandy and Newberg)

5 Encourage new development or redevelopment in parts of the region that brings housing close to jobs and vice versa.

6. Would you favor an expansion of the urban growth boundary on to high-quality farmland in order to help foster the development of a range of housing options near jobs?

____ Yes ✓ No ____ Not sure

7. What other circumstances or conditions should Metro consider about the possibility of expanding the urban growth boundary?

8. Should the region increase protection for fish and wildlife habitat inside the urban growth boundary even if that means some private property owners may not be able to develop their land exactly the way they want and additional land may have to be added to the boundary?

____ Yes ____ No ✓ Not sure

9. If protection of fish and wildlife affect property owner's ability to develop their land, would you support financial compensation for affected property owners even if it resulted in the creation of new taxes or fees or increasing taxes and fees to pay for the compensation?

✓ Yes ____ No ____ Not sure

10. Do you have other comments or concerns about the process for reviewing the region's urban growth boundary?

11. Additional comments



METRO

August 15, 2002

Larry J. McLaughlin
15130 S. Springwater Rd.
Oregon City, OR 97045

Dear Mr. McLaughlin:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for completing and returning our survey on the urban growth boundary (UGB). Your comments have been included as part of the official record for the Metro Council's decision on expanding the UGB in December 2002.

On August 1, Metro's Executive Officer made his recommendation to the Metro Council on the UGB expansion. At this stage, no decisions are being made. Public hearings have been scheduled in October and, at the appropriate time, the Metro Council will review correspondence and information received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Parkway, Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1
Metro Council

Metro Survey



METRO

PEOPLE PLACES
OPEN SPACES

**Planning
Department**

600 NE Grand Ave.
Portland, OR
7232-2736

Tel (503) 797-1839
Fax (503) 797-1911

Recycled paper

2002 urban growth boundary

Metro Growth Memo
JUL 31 2002

Where do we grow from here? Let's talk

The purpose of this survey is to get specific feedback from individuals who own property within Metro's urban growth boundary study area and to get input from interested persons on urban growth boundary policy issues. (You also can complete this survey on Metro's web site: www.metro-region.org/ugb)

Name LARRY J. McLAUGHLIN

Mailing address 15130 S. SPRINGWATER Rd. ZIP 97045
OREGON CITY, OR.

E-mail address mclaughlin@ccwebster.net

I prefer to get follow-up communication (check one) ☒ E-mail ☐ Postal mail

Questions relating to property adjacent to the UGB?

1. Do you own property being considered for inclusion into the urban growth boundary?
☒ Yes ☐ No ☐ Not sure

If YES, answer questions 2 through 4. If NO, move to question 5.

2. In which Metro study area is your property located? Enter all of the study area numbers that apply TIER 1 19 OR 20

(To find the Metro study area number for your property, look above your name on the address label of the urban growth boundary workshops postcard you received from Metro. If your property is in more than one study area, the study area numbers will be separated by commas.)

3. State and regional land-use laws and policies require the Metro Council to abide by and consider certain factors when making their decision about the urban growth boundary. In addition, the Council is interested in your views about your property. Do you believe your property would be appropriate for being included inside the urban growth boundary?

☒ Yes ☒ No ☐ Not sure

Why SEE ATTACHED NOTE AT #11
Why not

4. Does your property include (please check all that apply):

☒ A residence
☒ A business or commercial establishment
☒ Farm or forest
☐ Historic structure or century farm
☐ Steep slopes (greater than 2.5 feet in height for every 10 feet in length or 25 percent or greater)
☒ A stream(s) runs through it. If so, does the stream(s) flow year round?
Yes ☒ No
☒ Wildlife of some type is present or passes through it

Questions relating to urban growth boundary policy issues

5. Please rank in order of importance the following strategies for managing growth in your community (with 1 being highest and 5 being lowest):

4 Focus future growth and encourage new development in identified commercial centers and along main streets
5 Add land for new industrial developments and jobs
2 Create new affordable (within people's means) housing opportunities throughout the region
3 Maintain a separation between communities inside the urban growth boundary and neighboring cities just outside (such as Canby, Sandy and Newberg)
1 Encourage new development or redevelopment in parts of the region that brings housing close to jobs and vice versa.

6. Would you favor an expansion of the urban growth boundary on to high-quality farmland in order to help foster the development of a range of housing options near jobs?

Yes ☒ No ☐ Not sure ☐

7. What other circumstances or conditions should Metro consider about the possibility of expanding the urban growth boundary?

1) INCLUDE CLARK COUNTY DEVELOPEMENT THAT WOULD RELIEVE PREASURE ON PORTLAND SIDE OF THE RIVER. 2) CITY PEOPLE AT SOME POINT HAVE TO REALIZE THEY ARE IN THE CITY BUILD UP REASONABLY - FILL THE VOIDS BEFORE HOP-SCOTCHING NEW

8. Should the region increase protection for fish and wildlife habitat inside the urban growth boundary even if GROUND that means some private property owners may not be able to develop their land exactly the way they want and additional land may have to be added to the boundary?

Yes ☐ No ☐ Not sure ☐ NOT TO THE ~~EXTENT~~ EXTENT CURRENTLY USED
IT IS NOT NATURAL TO FIND DEER, ETC IN THE PARK BLOCKS -

9. If protection of fish and wildlife affect property owner's ability to develop their land, would you support financial compensation for affected property owners even if it resulted in the creation of new taxes or fees or increasing taxes and fees to pay for the compensation?

☒ Yes ☐ No ☐ Not sure

10. Do you have other comments or concerns about the process for reviewing the region's urban growth boundary?

1) I DO NOT FEEL THAT THE PAST AND CURRENT LAND USE POLICIES BY BOTH THE COUNTY AND STATE HAVE BEEN ADDIQUATLY ADDRESSED AND USED BY METRO STAFF. I DO NOT FEEL THAT THERE HAS BEEN AN ACCURATE STUDY CONDUCTED IN THE FIELD

11. Additional comments
AFTER REVIEWING THE MAPS AND INFORMATION AT THE PUBLIC MEETING, IT WAS VERY CLEAR THAT METRO STAFF IS USING COMPUTER MODELS TO FORM THE STUDY AND NOT ACCUALL, TRUE INFORMATION. ON MY PROPERTY ALONE I FOUND 2 EXTREML, CLEAR MISTAKES THAT TOTALLY MIS-REPRESENT THE USE AND VALUE OF THE PROPERTY - METRO NEEDS TO BE ALOT MORE THUROUGH WITH THEIR STUDY - I ALSO NOTICED THAT THE AREAS IN MY ZONE THAT HAD \$100,000⁰⁰ ± HOMES WERE ADDED TO THE UGB. CONSIDERATIONS WHILE ISLANDS WERE CREATED AROUND THE \$500,000⁰⁰ ± HOMES -

COMMENTS CONTINUED.

- THE ROAD ACCESS FROM OUR AREA IS ACROSS A NARROW BRIDGE THAT CURRENTLY HAS TROUBLES HANDLING TRAFFIC ESPECIALLY WHEN CITY PEOPLE ATTACK OUR PARKS. TO REBUILD THE BRIDGE OVER THE CLACKAMAS RIVER SO THAT PORTLAND CAN LAY CLAIM WOULD BE IGNORANT!

- THE STUDY BASED ON WILDLIFE HABITAT SHOWED THAT OUR PROPERTY WOULD NOT ATTRACT OR SUPPORT WILDLIFE - I WILL SERVE EVICTION NOTICES TO THE THREE DEER THAT CONSTANTLY BED DOWN IN THE ~~SO~~ NORTH EAST SECTION OF THE PROPERTY AT METRO'S REQUEST. I WILL ALSO SERVE EVICTION NOTICES TO THE 5 BIRD TYPES THAT HAVE NESTED IN THE CANOPY THAT YOUR MAP SHOWS ENDING TO THE SOUTH OF SPRINGWATER Rd. WHEN IT REALLY EXTENDS THROUGH OUR PROPERTY TO 1000 LF. \pm TO THE NORTH OF OUR PROPERTY. I WILL ALSO SERVE NO TRESPASSING NOTICES TO THE LOCAL ~~CHIEF~~ COYOTE THAT TRAVELS THROUGH. (THE CATS AND RABBITS WOULD APPRECIATE THAT) WE HAVE HAD TO ABIDE BY REGULATIONS SPECIAL TO THE "CLACKAMA RIVER ~~SCENIC~~ ~~CORRIDOR~~ SCENIC CORRIDOR" THAT IS NOT MENTIONED OR INCLUDED IN YOUR METRO STUDY!

AGAIN - IF ~~THE~~ METRO STUDY IS THIS SEVERELY FLAWED WITH JUST A 5 ACRE PARCEL, HOW ARE WE TO HAVE ANY FAITH AT ALL IN THE REMAINING STUDY ON 30,000 \pm ACRES?

PUT AWAY THE COMPUTER MODLES, REMEMBER ~~CLACK~~ CLARK COUNTY WA. GO OUTSIDE AND OPEN YOUR ~~EYES~~ EYES!!!

- LIVE IN THE REAL WORLD!!!

LARRY J. McLAUGHLIN



METRO

August 15, 2002

B. E. and Lois Weeler
1917 SE Washougal River Rd.
Washougal, WA

Dear Mr. and Mrs. Weeler:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for completing and returning our survey on the urban growth boundary (UGB). Your comments have been included as part of the official record for the Metro Council's decision on expanding the UGB in December 2002.

On August 1, Metro's Executive Officer made his recommendation to the Metro Council on the UGB expansion. At this stage, no decisions are being made. Public hearings have been scheduled in October and, at the appropriate time, the Metro Council will review correspondence and information received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Parkway, Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1
Metro Council

2002 urban growth boundary

Where do we grow from here? Let's talk

The purpose of this survey is to get specific feedback from individuals who own property within Metro's urban growth boundary study area and to get input from interested persons on urban growth boundary policy issues. (You also can complete this survey on Metro's web site: www.metro-region.org/ugb)

Name BE & Lois Wheeler

Mailing address 1917 SE Washougal River Rd. ZIP 98671
Washougal WA

E-mail address _____

I prefer to get follow-up communication (check one) ☐ E-mail ☐ Postal mail

Questions relating to property adjacent to the UGB?

1. Do you own property being considered for inclusion into the urban growth boundary?
☒ Yes ☐ No ☐ Not sure

If YES, answer questions 2 through 4. If NO, move to question 5.

2. In which Metro study area is your property located? Enter all of the study area numbers that apply 30

(To find the Metro study area number for your property, look above your name on the address label of the urban growth boundary workshops postcard you received from Metro. If your property is in more than one study area, the study area numbers will be separated by commas.)

3. State and regional land-use laws and policies require the Metro Council to abide by and consider certain factors when making their decision about the urban growth boundary. In addition, the Council is interested in your views about your property. Do you believe your property would be appropriate for being included inside the urban growth boundary?

☒ Yes Why _____
☐ No Why not _____
☐ Not sure

4. Does your property include (please check all that apply):

☒ A residence
☐ A business or commercial establishment
☒ Farm or forest
☐ Historic structure or century farm
☐ Steep slopes (greater than 2.5 feet in height for every 10 feet in length or 25 percent or greater)
☐ A stream(s) runs through it. If so, does the stream(s) flow year round?
☐ Yes ☒ No
☐ Wildlife of some type is present or passes through it



METRO

PEOPLE PLACES
OPEN SPACES

Planning
Department

100 NE Grand Ave.
Portland, OR
97232-2736

tel (503) 797-1839
fax (503) 797-1911

Recycled paper

AUG - 9 2002

Questions relating to urban growth boundary policy issues

5. Please rank in order of importance the following strategies for managing growth in your community (with 1 being highest and 5 being lowest):
- 1 Focus future growth and encourage new development in identified commercial centers and along main streets
 - 4 Add land for new industrial developments and jobs
 - 3 Create new affordable (within people's means) housing opportunities throughout the region
 - 5 Maintain a separation between communities inside the urban growth boundary and neighboring cities just outside (such as Canby, Sandy and Newberg)
 - 2 Encourage new development or redevelopment in parts of the region that brings housing close to jobs and vice versa.
6. Would you favor an expansion of the urban growth boundary on to high-quality farmland in order to help foster the development of a range of housing options near jobs?
X Yes ___ No ___ Not sure
7. What other circumstances or conditions should Metro consider about the possibility of expanding the urban growth boundary?
8. Should the region increase protection for fish and wildlife habitat inside the urban growth boundary even if that means some private property owners may not be able to develop their land exactly the way they want and additional land may have to be added to the boundary?
___ Yes X No ___ Not sure
9. If protection of fish and wildlife affect property owner's ability to develop their land, would you support financial compensation for affected property owners even if it resulted in the creation of new taxes or fees or increasing taxes and fees to pay for the compensation?
___ Yes ___ No X Not sure
10. Do you have other comments or concerns about the process for reviewing the region's urban growth boundary?
11. Additional comments

All property near us is frozen in 20 acre parcels.
We are objecting to this kind of hostage situation

The Ulebers



METRO

August 15, 2002

Bruce and Theresa Lockwood
33000 SE Ryder Lane
Boring, OR 97009

Dear Mr. and Mrs. Lockwood:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for completing and returning our survey on the urban growth boundary (UGB). Your comments have been included as part of the official record for the Metro Council's decision on expanding the UGB in December 2002.

On August 1, Metro's Executive Officer made his recommendation to the Metro Council on the UGB expansion. At this stage, no decisions are being made. Public hearings have been scheduled in October and, at the appropriate time, the Metro Council will review correspondence and information received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Parkway, Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1
Metro Council

Bruce & Theresa Lockwood
33000 SE Ryder Ln., Boring, OR. 97009
Home (503) 663-5076 Cell (503) 314-6266

Mike Burton Executive Officer
Metro 600 NE Grand Ave.
Portland, OR. 97232
Re: Request to be included in the UGB

July 11, 2002

Dear Mr. Mike Burton,


I own four and a half acres of property that is situated in a string of and sandwiched between commercial and industrial developed properties while my property is deemed rural residential.

Current Clackamas County zoning ordinances require that I maintain a rural home setting while bordering properties on both sides and adjacent properties are legally involved in light manufacturing, retail automotive parts sales, mega church functions, a convenience store, and a large corporate facility accommodating approximately 200 employees.

Please include my property within the UGB that my property may be congruent with the surrounding development environment. Otherwise I am stuck with a rural home that is not so rural and neighbors that aren't neighbors. Property address: 33000 SE Ryder Ln., Boring OR. 97009

Thank you,

Sincerely,


Bruce Lockwood

PS
I've got
600 ft of
oreint Drive
Frontage

Metro Survey



METRO

PEOPLE PLACES
OPEN SPACES

Planning
Department

600 NE Grand Ave.
Portland, OR
97232-2736

Tel (503) 797-1839
Fax (503) 797-1911

Recycled paper

Page one

2002 urban growth boundary

Where do we grow from here? Let's talk

The purpose of this survey is to get specific feedback from individuals who own property within Metro's urban growth boundary study area and to get input from interested persons on urban growth boundary policy issues. (You also can complete this survey on Metro's web site: www.metro-region.org/ugb)

Name Bruce & Theresa Lockwood

Mailing address 33000 SE Ryder Ln. ZIP 97009

E-mail address Boring Oregon

I prefer to get follow-up communication (check one) ☐ E-mail ☒ Postal mail

Questions relating to property adjacent to the UGB?

1. Do you own property being considered for inclusion into the urban growth boundary?
☒ Yes ☐ No ☐ Not sure

If YES, answer questions 2 through 4. If NO, move to question 5.

2. In which Metro study area is your property located? Enter all of the study area numbers that apply 9

(To find the Metro study area number for your property, look above your name on the address label of the urban growth boundary workshops postcard you received from Metro. If your property is in more than one study area, the study area numbers will be separated by commas.)

3. State and regional land-use laws and policies require the Metro Council to abide by and consider certain factors when making their decision about the urban growth boundary. In addition, the Council is interested in your views about your property. Do you believe your property would be appropriate for being included inside the urban growth boundary?

☒ Yes Why To be congruent w/ Adjacent Property
☐ No Why not _____
☐ Not sure

4. Does your property include (please check all that apply):

☒ A residence
☒ A business or commercial establishment
☐ Farm or forest
☐ Historic structure or century farm
☐ Steep slopes (greater than 2.5 feet in height for every 10 feet in length or 25 percent or greater)
☐ A stream(s) runs through it. If so, does the stream(s) flow year round?
☐ Yes ☐ No
☐ Wildlife of some type is present or passes through it

Questions relating to urban growth boundary policy issues

Page 2

5. Please rank in order of importance the following strategies for managing growth in your community (with 1 being highest and 5 being lowest):

- 1 Focus future growth and encourage new development in identified commercial centers and along main streets
- 1 Add land for new industrial developments and jobs
- 1 Create new affordable (within people's means) housing opportunities throughout the region
- 5 Maintain a separation between communities inside the urban growth boundary and neighboring cities just outside (such as Canby, Sandy and Newberg)
- 1 Encourage new development or redevelopment in parts of the region that brings housing close to jobs and vice versa.

6. Would you favor an expansion of the urban growth boundary on to high-quality farmland in order to help foster the development of a range of housing options near jobs?

☒ Yes ☐ No ☐ Not sure

7. What other circumstances or conditions should Metro consider about the possibility of expanding the urban growth boundary?

*Neighboring Properties.
My Neighbors ARE Commercial & Industrial.
My zoning is Rural Home. Please Include
My Property Within The Growth Boundary.*

8. Should the region increase protection for fish and wildlife habitat inside the urban growth boundary even if that means some private property owners may not be able to develop their land exactly the way they want and additional land may have to be added to the boundary?

☐ Yes ☒ No ☒ Not sure

9. If protection of fish and wildlife affect property owner's ability to develop their land, would you support financial compensation for affected property owners even if it resulted in the creation of new taxes or fees or increasing taxes and fees to pay for the compensation?

☒ Yes ☐ No ☐ Not sure

10. Do you have other comments or concerns about the process for reviewing the region's urban growth boundary?

*~~NO~~ My Property Has 600 ft Frontage on
Orient DR. In Boring.*

11. Additional comments

Thank you





METRO

August 15, 2002

William and Milly Skach
13640 NW Springville Lane
Portland, OR 97229

Dear Mr. and Mrs. Skach:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for completing and returning our survey on the urban growth boundary (UGB). Your comments have been included as part of the official record for the Metro Council's decision on expanding the UGB in December 2002.

In my previous letter to you, I recommended you visit Metro's Web site (www.metro-region.org) for additional information on the UGB, and I provided a list of the open houses/public hearings that have been scheduled.

Thank you again for participating in this process.

Sincerely,

A handwritten signature in cursive script that reads "Rod Park". The signature is fluid and stylized, with the first and last names clearly legible.

Rod Park, District 1
Metro Council

July 9, 2002

Michael Burton
Executive Officer, Metro
600 N E Grand Ave
Portland Oregon

Re: MetroSurvey for 2002 Urban Growth Boundary, Section #91,

Question #3.

"State and regional land-use laws and policies require the Metro Council to abide by and consider certain factors when making their decision about the urban growth boundary. In addition, the Council is interested in your views about your property. Do you believe your property would be appropriate for being included inside the urban growth boundary?"

Dear Mr. Burton:

In response to question #3 of the MetroSurvey, we DO NOT believe that our property should be included in the UGB for the following reasons.

Essential Services:

1. Section 91 is comprised of a collection of approximately fifty individually owned land parcels. As the majority of owners in this section have indicated that they are not interested in the sale or development of their land, this section does not provide a real significant developable tract for expansion.
2. Expanding "Essential Services" to Section 91, as required for development, would be significant, and would not be fiscally responsible given the limited land available for development.
3. Section 91 is significantly distant from neighboring municipalities, approximately two miles from Portland city limits, approximately three miles from Beaverton city limits, and approximately two miles from Hillsboro city limits.

4. Section 91 has only one access road, Springville Road. This is a rural collector (a two lane road with no shoulder) that is currently burdened with traffic from recent developments in Washington County. It provides the only transportation corridor between NW Kaiser and Skyline, the latter of which is also a two lane road with no shoulder. Have formal traffic studies been performed to evaluate how transportation considerations will impact development in the area? What municipality would shoulder the cost of expanding these essential services? Again, given the limited land available for development in Section 91, it is highly unlikely that development of these services would be fiscally responsible. Moreover, such roadway development would likely have a major impact on the natural resources, and habitat of the nearby wildlife corridor (see below). Any such development would require significant environmental studies, and such studies should be considered in the decision for annexation.

Natural resources:

5. A significant percentage of land in Section 91 borders a "Wildlife Corridor." Moreover, much of Section 91 is forested and provides an extremely valuable habitat resource to the diverse fauna that inhabit the corridor and surrounding property. Wildlife species indigenous to Section 91 include elk, deer, coyote, bobcat, raccoon, blue heron, migratory waterfowl, great horned owls, screech owls, numerous species of woodpecker including the pileated woodpecker, red tail hawks, grouse, pheasant and western tree frog.

6. Section 91 contains several seasonal wetlands as well as permanent ponds along Springville Road that are outside the Wildlife Corridor. These wetlands are a major source of habitat for the diverse wildlife of the area. Their presence will further reduce the land available for development. Moreover, development of adjacent land will undoubtedly have significant impact on the local and transient wildlife of the area.

7. A stream runs along the edge of Section 91 for the Wildlife Corridor. Have environmental studies been performed to evaluate the impact of development of this section?

Agriculture:

8. Section 91 contains significant agricultural resources that include crops, feed stock, horticultural goods and animal husbandry. More importantly, Section 91 provides a critical rural "buffer zone" to economically sound working farms. One such farm belonging to the Malinowski family, in addition to producing organically grown beef, is the home of a large cooperative community garden that provides produce to approximately 200 households throughout the greater Portland area. If Section 91 is annexed to the UGB, such farms will be isolated and essentially surrounded by urban growth. The adjacent development will severely threaten the viability and profitability of these highly valuable and vanishing farm lands that the UGB was originally designed to protect.

Schools:

9. Like many Metro residents, we were both surprised and dismayed to learn that educational needs are not part of the "Essential Services" used by Metro in planning for urban growth. Section 91 is located within the Lincoln High School cluster of the Portland Public School District. This cluster includes West Sylvan Middle School which is currently experiencing major overcrowding and Lincoln High School which is at capacity. Failure of Metro to recognize these factors in while considering UGB expansion is in simply ignoring a problem that will be passed on to residents of the entire Metro area. We strongly urge you as Metro's executive officer to work towards correcting this deficiency.

In summary, Section 91 should not be included in the UGB. The marginal gains made by annexation do not outweigh the fiscal cost of development and the major environmental and agricultural losses. We strongly feel that Metro should allow Section 91 to remain as it is for the health of the environment and the nearby developed communities.

Sincerely,



William R. Skach



Milly Skach

13640 NW Springville Lane
Portland, OR 97229

(503) 203-8633

cc:

Carl Hosticka
Susan McLain
Rex Burkholder
Rod Park
David Bragdon
Bill Atherton

Maria Roho-De-Steffey

Julia Brym-Edwards
Marc Abrams

Where do we grow from here? Let's talk

The purpose of this survey is to get specific feedback from individuals who own property within Metro's urban growth boundary study area and to get input from interested persons on urban growth boundary policy issues. (You also can complete this survey on Metro's web site: www.metro-region.org/ugb)

Name William & Milly Skach

Mailing address 13640 NW Springville Lane ZIP 97229

E-mail address ~~Stach w c~~ maskach@aol.com

I prefer to get follow-up communication (check one) ☒ E-mail ☐ Postal mail

Questions relating to property adjacent to the UGB?

1. Do you own property being considered for inclusion into the urban growth boundary?
☒ Yes ☐ No ☐ Not sure

If YES, answer questions 2 through 4. If NO, move to question 5.

2. In which Metro study area is your property located? Enter all of the study area numbers that apply 91

(To find the Metro study area number for your property, look above your name on the address label of the urban growth boundary workshops postcard you received from Metro. If your property is in more than one study area, the study area numbers will be separated by commas.)

3. State and regional land-use laws and policies require the Metro Council to abide by and consider certain factors when making their decision about the urban growth boundary. In addition, the Council is interested in your views about your property. Do you believe your property would be appropriate for being included inside the urban growth boundary?

☐ Yes Why _____
☒ No Why not see accompanying letter
☐ Not sure

4. Does your property include (please check all that apply):

- ☒ A residence
- ☐ A business or commercial establishment
- ☐ Farm or forest
- ☐ Historic structure or century farm
- ☐ Steep slopes (greater than 2.5 feet in height for every 10 feet in length or 25 percent or greater)
- ☐ A stream(s) runs through it. If so, does the stream(s) flow year round?
Yes ☐ No ☐
- ☒ Wildlife of some type is present or passes through it

Metro Survey



METRO
PEOPLE PLACES
OPEN SPACES

**Planning
Department**

600 NE Grand Ave.
Portland, OR
503-273-6

Tel (503) 797-1839
Fax (503) 797-1911

Recycled paper

Questions relating to urban growth boundary policy issues

5. Please rank in order of importance the following strategies for managing growth in your community (with 1 being highest and 5 being lowest):
- ☐ Focus future growth and encourage new development in identified commercial centers and along main streets
 - ☐ Add land for new industrial developments and jobs
 - ☐ Create new affordable (within people's means) housing opportunities throughout the region
 - ☐ Maintain a separation between communities inside the urban growth boundary and neighboring cities just outside (such as Canby, Sandy and Newberg)
 - ☐ Encourage new development or redevelopment in parts of the region that brings housing close to jobs and vice versa.
6. Would you favor an expansion of the urban growth boundary on to high-quality farmland in order to help foster the development of a range of housing options near jobs?
- ☐ Yes ☒ No ☐ Not sure
7. What other circumstances or conditions should Metro consider about the possibility of expanding the urban growth boundary?
- Clearly, educational needs should be considered in long term planning and should be supported financially through the development processes. They should not be left as an afterthought of boundary expansion.*
8. Should the region increase protection for fish and wildlife habitat inside the urban growth boundary even if that means some private property owners may not be able to develop their land exactly the way they want and additional land may have to be added to the boundary?
- ☐ Yes ☐ No ☒ Not sure
9. If protection of fish and wildlife affect property owner's ability to develop their land, would you support financial compensation for affected property owners even if it resulted in the creation of new taxes or fees or increasing taxes and fees to pay for the compensation?
- ☐ Yes ☒ No ☐ Not sure *absolutely not.*
10. Do you have other comments or concerns about the process for reviewing the region's urban growth boundary?
- changes UGB ~~decisions~~ should incorporate local viewpoints + concerns of residents as a significant factor in metro decisions.*
11. Additional comments
- See attached letter.*

From: Rod Park
To: "Mburlingcrs@aol.com".GWIA.MetCen
Date: Fri, Aug 16, 2002 8:04 AM
Subject: Re: Urban growth boundry

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments regarding potential expansion of the Urban Growth Boundary (UGB). Be assured that a copy of your comments has been distributed to each Metro councilor and included as part of the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> <Mburlingcrs@aol.com> 8/5/02 9:19:48 AM >>>

I moved up here from California 32 years ago to get away from concrete, cars, smog and noise. The first 10 years I was able to do just that." Now all I see is money hungry Californians trying to turn our paradise into another California! I think you planners need to get your head out of your pocket book and start listening to what the majority of land owners really want in Oregon. It's supposed to be "we the people." Not we the money hungry land grabbing land developers! Bill Atherton was right on when he said your steamrolling over people.

My land is 5 miles away from 99W in Sherwood, and 12 miles away from 217. We live up in the beautiful Mountain Home district overlooking the growing city down below, and the cascade mountains. "The first thing I hear in the morning when I walk out my door is the steady rumble of cars on Hwy 217 and 99W. I'm 5 miles away from the nearest major hwy!

B.C. here I come!!

CC: Councilors only

Sunday August 18, 2002

To: Metro Council Members
Attn: Carl Hosticka and
Susan McClair,

AUG 20 2002

cc: All Councilors

I am writing this letter to you as a concerned member of Rivermeade Community Club. My address is 16555 S.W. 137th Avenue, Tigard, Or. 97224.

The land I now live on, is property that has been in my family for over 45 years. My grandparents owned it, then my parents, and now my husband, Bob and I.

I am so deeply upset and concerned over the plans to add 137th in the Urban Growth Boundary! This would totally ruin the deep roots, heritage and community feeling we have here. It would make an absolute mess out of 137th Ave. and take part of our property! It would ruin our wonderful neighborhood.

My husband and I moved alot before moving, "back home again" and cherish our dear neighbors, the peace and quiet in a time of + + growth and change.

I realize some changes are necessary but truly believe this is definitely not! There are other alternatives! We need to guard and protect our community.

As a child I remember parties, dances, walks through the woods, short wave radio stations, lifelong friendships and much more. This still continues with neighborhood picnics, bazaars, bingo groups, people helping people. Don't let them take that away from us, please! Please don't let them spoil our dreams, hope and visions for our future, our children and grandchildren!

I would like to leave the same legacy to them as my grandparents and parents did for me.

Thank you for your time and consideration regarding this matter.

Hoping you can help us!

Sincerely,
Jeanne Beyerle
(43) 590-3057

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

August 20, 2002

Mrs. Jeanne Beyerle
16555 SW 137th Ave.
Tigard, OR 97224

Dear Mrs. Beyerle:

As Chair of Metro's Community Planning Committee and on behalf of the Metro Council, I want to thank you for correspondence regarding the potential expansion of the Urban Growth Boundary (UGB) and your property. We note your request for exclusion of it into the Urban Growth Boundary (UGB). Be assured that a copy of your comments has been distributed to each Metro councilor and included as part of the official record.

On August 1, the Executive Officer made his recommendation to the Metro Council on the UGB expansion. At this stage, no decisions are being made. Public hearings have been scheduled in October and, at the appropriate time, the Metro Council will review correspondence and information received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Parkway, Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Again, thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1
Metro Council

cc: Metro Council

From: UGB System Account
To: "shulit@aracnet.com".GWIA.MetCen
Date: Wed, Aug 21, 2002 2:41 PM
Subject: Re: Urban Boundary

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> Sylvia Hulit <shulit@aracnet.com> 8/17/02 1:55:50 AM >>>

I do not want you to enlarge the urban boundary. I am perfectly happy to accommodate the increase in our neighborhood dwellings and feel it has caused the rate of deterioration in the inner city (where I live) to decline drastically. The traffic may be greater and the number of people increased but I feel this is a small price to pay so we do not have further sprawl into the countryside.

CC: Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan McLain

From: UGB System Account
To: "jfarrow@metgroup.com".GWIA.MetCen
Date: Wed, Aug 21, 2002 2:42 PM
Subject: Re: urban growth boundary

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> Jill Farrow <jfarrow@metgroup.com> 8/21/02 1:31:04 PM >>>
Hello.

I live near the intersection of NW Kaiser and NW Springville roads and am quite opposed to expanding the urban growth boundary in that area. The area has grown very quickly over the past few years with very little done to respond to the increasing traffic and congestion.

I think that it is a mistake to further development outside the current boundaries while areas within the urban growth boundary are currently experiencing a decline in affordable housing and schools are closing. If the boundary is expanded in this area, it will adversely affect the NW Washington county schools which has addressed the issues of overcrowding. We need to revitalize all areas within the urban growth boundary before we talk expansion.

Thank you

Jill Farrow-Drew
15412 NW Westbrook Way
Portland, OR 97229

CC: Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan McLain

From: UGB System Account
To: "barney@hsi-portland.com".GWIA.MetCen
Date: Wed, Aug 21, 2002 2:39 PM
Subject: Re: Urban growth boundry changes

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> "Barney O'Donnell" <barney@hsi-portland.com> 8/18/02 11:58:24 AM >>>
Dear Metro Council,

Since you are in the process of considering a change in the UBC and I am being bombarded by real estate ads and junk mail I would like to express my opinion.

Please take a look at the long term. Please begin to plan real neighborhoods. Instead of adding more buildable land to the UGB begin to plan communities where people can walk to the store instead of driving. Please plan for more mass transit, including more MAX lines.

A good example of what not to be is Forest Heights, the subdivisions of Water Tower off Cornell Road, Oak Hills, the subdivisions around Scholls Ferry and Davies Roads, etc. These places were designed by someone from Los Angeles!

Thank you for listening.

Barney O'Donnell
3424 N.E. 35th St.
Portland, 97212

CC:
McLain

Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan

From: UGB System Account
To: "mcelderr@aracnet.com".GWIA.MetCen
Date: Wed, Aug 21, 2002 2:38 PM
Subject: Re: UGB

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> "McElderry" <mcelderr@aracnet.com> 8/20/02 6:56:44 PM >>>

Please expand the urban growth boundary. The lot sizes in the Portland area are becoming unbearable. We are feeling cramped in like rats in a cage. We need a diversity of lot sizes and housing types. PLEASE ease the land crunch.
Kathleen McElderry

CC: COUNCILORS LRP

From: UGB System Account
To: "gallia@mail.ccwebster.net".GWIA.MetCen
Date: Wed, Aug 21, 2002 2:36 PM
Subject: Re: UGB

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
 October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
 October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
 October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
 October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
 October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
 October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
 Metro Council

>>> "Charles Gallia" <gallia@mail.ccwebster.net> 8/21/02 8:04:31 AM >>>

I live at 15030 S. Springwater Road, Oregon City 97045. The area is a tier 1 study area. The executive officer has not recommended expansion of the UGB into this area. It is the right action. The immediate vicinity is zoned as scenic recreation area. There are no sewers, water service, or natural gas. It is rural forest and rural farm on the south side of the Clackamas river from the Carver bridge east. Bicyclists have an incredibly difficult time negotiating the narrow road, it is not served by public transportation and even with increased density buses, if they were to add a route to serve the area, would not be suited for the minor and aging bridges. In the end, there would be an increased reliance on commuting, traffic increases (when the intersections are all already at a d or f at the 211 & Springwater, 211 & 212 intersections). People who would move there would have to use cars to areas well away from the resident, impacting communities along the way. Currently, there is a mixture of small local farms, recreational fishing including extensive recreational use by bicyclists. It should be preserved as one of the few recreational areas adjacent to the more densely populated northern - damascus-boring areas. (Which have already taxed existing road capacity on sunnyside and hwy 212.)

Changing this area would significantly and adversely impact it's

value as one of the few areas in the Metro region where there is some recreational access to the river. It is also forested, has osprey living in the tall firs, and the roads are narrow, could only be expanded by encroaching on watershed areas, the two bridges serving the area are well beyond traffic capacity as they are.

It should be preserved and not included for any UGB expansion nor considered for expansion now or at any point in the future.

Charles A. Gallia

CC: COUNCILORS LRP

From: UGB System Account
To: "KSSHARTFORD@aol.com".GWIA.MetCen
Date: Tue, Aug 20, 2002 9:46 AM
Subject: Re: Just my two cents

Thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> <KSSHARTFORD@aol.com> 8/19/02 12:31:19 PM >>>
<PRE>I thought I'd take a moment to share my thoughts about development in the Portland Metro area. I admit I am not well educated on all the issues related to land use and development. I recognize there is a real need to balance sprawl vs. compact neighborhoods. I can't help myself from thinking about the postage stamp sized lots they are building new homes on and wonder what the motivator is. I wonder if it's greed or something else entirely. I really hope that Metro and/or the developers react and change the lot sizes because 5,000 or 7,000 lot sizes are not only ridiculous it's a fire hazard. It's my dearest wish that the powers that hear the complaints and make the necessary adjustments. Thank you for your attention. Kim Hartford

CC: COUNCILORS LRP

From: UGB System Account
To: "ralph@bctonline.com".GWIA.MetCen
Date: Wed, Aug 21, 2002 12:19 PM
Subject: Re: Urban Growth Boundary

On behalf of the Metro Council and as chair of Metro's Community Planning Committee, I'd like to thank you for your e-mail.

I see you've found our Web site. This is a perfect way for you to stay informed on Metro issues. We would also be pleased to include you on any of our contact lists, either by e-mail, regular mail or both. We will not do so, however, without your permission.

By state law, Metro is required to review the urban growth boundary (UGB) every five years and determine, through extensive study, whether or not to expand it.
Regarding our authority, may I direct you to our Web site again, specifically:

www.metro-region.org/metro/glance/charter.html. Please let us know if you have any questions, after reading this.

Please note that Metro's Future Vision, referred to in the Charter, addresses how what we do impacts others in the region.

If I can be of further help, or if you'd like to receive notification of any UGB-related (or any other) meetings, please let me know.

Rod Park, District 1
Metro Council

>>> "Ralph Luchterhand" <ralph@bctonline.com> 8/18/02 8:23:39 AM >>>
We picked up one of your flyers at the Clackamas County Fair yesterday and noticed that you are planning on expanding the UGB once again. This brings up a question that has troubled me for some time.

We live in the Carus area a few miles outside the UGB. We periodically get notices of public hearings regarding the metro proposals. Usually, we find out accidentally, like picking up a flyer at the fair or hearing about something from a neighbor or friend. Yet, we must live with the fallout of Metro decisions.

What is most troubling is that we do not get to vote on Metro council members, even though Metro decisions have a tremendous impact on how we use our land and ultimately on the value of our land.

We have opportunity to give input on planning, if we hear about the meetings. However, we have no power because we cannot vote for council members.

By what authority do you claim to have control over our land? I have a copy of the Constitution of the United States on my desk. Can you direct me to the language in this document that gives you the authority to control how I use my land?

Ralph Luchterhand
P.O. Box 1216

Mulino, OR 97042

CC: COUNCILORS LRP

From: UGB System Account
To: "edwardgiering@mindspring.com".GWIA.MetCen
Date: Mon, Aug 26, 2002 11:44 AM
Subject: Re: TV Commercials

Mr. Giering, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove

October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton

October 10 - Damascus Community Church, 14251 SE Rust Way, Boring

October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin

October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City

October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham

October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow. Our decision will be difficult, and I know I speak for the full Council in thanking you for your support.

Rod Park, District 1
Metro Council

>>> <edwardgiering@mindspring.com> 8/24/02 9:34:01 PM >>>
To the Metro Council,

I heard that several real estate groups are running television advertisements urging us to contact you about what we want for our communities. I haven't actually seen any of these ads; I got this from the Oregonian. However, from their summary I gather that their contents suggests criticism of the urban growth boundary and the pressure that it places on such things as lot sizes and (more speculatively) home prices. Be that as it may, I am glad to oblige.

Portland is the first large city that I've lived in since I left Philadelphia 30 years ago. I can cycle from the edge of the urban growth boundary downtown and back again as a day trip of no special rigor. I value this, and the other advantages that Portland's small size affords. I'm not living in my dream house, either, but Portland would sprawl to the horizon given the chance, and all that we would be left with, after years of "inevitable growth", is the

same density over more area, a city out of human proportion, and a lot of realtor and developer profits long since spent. Apart, of course, from more cars on more roads, more pollution, and less of everything that actually matters (land, air, water) per capita.

For my part, I want not more land under development, but the management of growth, in particular by discouraging it as much as possible.

Ted Giering
Hillsboro

CC:
McLain

Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan

From: UGB System Account
To: "Ekay01@aol.com".GWIA.MetCen
Date: Mon, Aug 26, 2002 11:47 AM
Subject: Re: UGB

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove

October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton

October 10 - Damascus Community Church, 14251 SE Rust Way, Boring

October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin

October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City

October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham

October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> <Ekay01@aol.com> 8/25/02 11:11:28 PM >>>

Folks:

We are not getting enough land to build quality home environments in. Back filling with multifamily housing in traditionally single family residence areas degrades the neighborhoods, reduces the attractiveness of the single family homes and lowers their market value, and tax value.

People moving here as a result of a company transfer are amazed how little there is to choose from in new/newer homes with other than a postage stamp to live on. Our state is desperately trying to make Oregon attractive to companies and their transferees to improve our state's economy.

We need more room taken from farmland in Washington County to accommodate the corporate and business expansion we desperately need in this part of the tri-county area.

Yours truly,

Jeff Yake
Licensed Assistant
For Dianne Yake
John L. Scott Real Estate
Phone 503-628-2135; cell 503-502-9229
Fax 503-628-0286
Email: Ekay01@aol.com

CC: Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan
McLain

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

August 27, 2002

Jackie Maisano, Head Facilitator
Tonquin Industrial Group
2139 SE Tibbetts St.
Portland, OR 97202

Dear Ms. Maisano:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove

October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton

October 10 - Damascus Community Church, 14251 SE Rust Way, Boring

October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin

October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City

October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham

October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

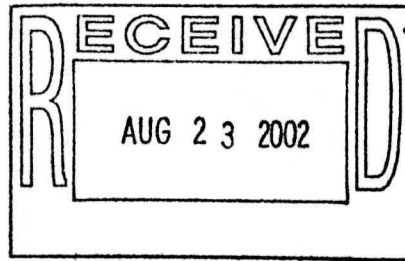
Sincerely,

Rod Park, Chair
Community Planning Committee

cc: Metro Council

August 21, 2002

Jackie Maisano
Tonquin Industrial Group
2139 SE Tibbetts St.
Portland, OR 97202



Dear Mr. Atherton,

I am writing to express my support of Tonquin Industrial Group's (TIG) inclusion into the UGB. TIG occupies about 150 acres from Tonquin Loop Road east to Grahams Ferry Road and from Clay Street north to Macamant Drive. It includes tax lot numbers 2S134C000900, 2S134DB03100 and 2S134DC00300.

I was sorry to hear that Mr. Burton did not recommend TIG. I know that you expressed some disappointment yourself, considering the opposition to expand in your district. TIG is a logical alternative. It is land that can be used for nothing other than industry; it has proximity to I-5; it is served by rail; and there is no opposition to its development.

TIG is much easier to develop than Damascus. You would not be expanding into agricultural land and public services can be extended with ease.

Please, when deciding where and how our region should grow, make the decision that makes sense- choose TIG to be in the UGB.

Sincerely,

A handwritten signature in cursive script that reads "J. Maisano".

Jackie Maisano
Head Facilitator

Cc: Mayor Lehan

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

August 27, 2002

Shaun Schmelzer
1130 NW 26th Ave., Apt. 2
Portland, OR 97210

Dear Mr. Schmelzer:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your letter regarding the region's growth and your support of Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

- October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
- October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
- October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
- October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
- October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
- October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
- October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, Chair
Community Planning Committee

cc: Metro Council

Dear Metro — Aug. 18, 200

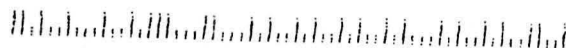
Keep up the good work keep
Portland liveable. Oregonians
do not want their city turned
into Los Angeles like sprawl!!
I do not, yet, own a home
and when I do I'll have to
pay more than I would have
10 years ago but if that's
~~was~~ it takes to keep our
city from growing too big
too fast, it's O.K. by me.

Sincerely, Shaun Schmelzer
1130 NW 26th Ave
Pld 97210 apt.

Schmelzer
1130 NW 26th Ave
Apt 2
Portland, OR
97210



Metro
600 NE Grand
Portland, OR



COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

August 28, 2002

Henry J. Stukey
Tonquin Industrial Group
PO Box 3616
Portland, OR 97208

Dear Mr. Stukey:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your letter of August 21st. Your comments will be included in the official record along with your survey.

As you know, on August 1st, the Executive Officer made his recommendation to the Metro Council on the UGB expansion. At this stage, no decisions are being made. Public hearings have been scheduled in October and, at the appropriate time, the Metro Council will review correspondence and information received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Parkway, Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Again, thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, Chair
Community Planning Committee

cc: Metro Council

August 21, 2002

8/23 - 2002
cc: Rod Park

Henry J. Stukey
Tonquin Industrial Group
PO Box 3616
Portland, OR 97208

AUG 23 2002

Dear Mr. Hosticka,

I am writing to express my tremendous support for the inclusion of Tonquin Industrial Group (TIG) into the UGB. TIG is located between Tonquin Loop Road and Grahams Ferry Road, Macamant Drive and Clay Street. It includes the tax lot numbers 2S134C000900, 2S134DB03100 and 2S134DC00300.

It is logical to incorporate TIG into the UGB. There is no opposition to its inclusion, like in Damascus. We are in need of employment land and yet Mr. Burton recommended mostly residential land. It would be inefficient to not develop TIG for industry. TIG's land is not capable of supporting agriculture nor is it environmentally pristine. Many small acreage plots will supply many jobs for residents of Wilsonville, Tualatin, Sherwood and the Stafford area.

Small businesses are at the heart of our economy. TIG satisfies all of the state's criteria for inclusion. If growth is inevitable, so is the development of TIG. Please evaluate Mr. Burton's recommendation with care and realize that TIG is an obvious choice. TIG is an asset to the region.

Sincerely,



Henry J. Stukey
Representative

Cc: Mayor Lehan

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

August 28, 2002

Nick Storie
Tonquin Industrial Group
PO Box 12490
Portland, OR 97212

Dear Mr. Storie:

As chair of the Community Planning Committee and on behalf of the Metro Council, thank you for your letter of August 20th. Your comments will be included in the official record along with your other recent correspondence and your survey.

As you know, no decisions are being made now. Staff is working to provide the Metro Council with the information we need, and your letter has been added to the other correspondence we've received from you.

Sincerely,

Rod Park, Chair
Community Planning Committee

cc: Metro Council
Mike Burton, Executive Officer

August 20, 2002

cc: Rod Park 7/16
8/12
AUG 23 2002

Nick Storie
Tonquin Industrial Group
PO Box 12490
Portland, OR 97212

Dear Mr. Hosticka,

As a member of Tonquin Industrial Group (TIG) I would like to express my utmost support for the inclusion of TIG into the UGB. I was extremely disappointed to not hear Mr. Burton recommend its inclusion. TIG is a logical and efficient addition that meets all of the state's criteria.

TIG expanses east to west from Tonquin Loop Road until Grahams Ferry Road and north to south from Macamant Drive until Clay Street. That includes the tax lot numbers 2S134C000900, 2S134DB03100 and 2S134DC00300 lying between areas 47 and 49. TIG is not capable of supporting agriculture, it is contiguous to the existing boundary and therefore public services can be extended with ease.

Please consider the logical reasons behind TIG's inclusion. The benefits, consequently, are obvious:

1. We need employment land.
2. A lot of small acreage will supply a lot of jobs.
3. Small businesses support our economy.
4. It secures the tax base in a recession.
5. It is inefficient to not develop TIG for industry.
6. TIG offers sustainable industry due to location (proximity to I-5) and accessibility (TIG has the advantage of being served by rail).

I hope that the Metro Counsel will evaluate wisely and judiciously regarding the importance of this decision.

Sincerely,



Nick Storie
President

Cc: Mayor Lehan

From: Rod Park
To: "pddiegel@sprynet.com".GWIA.MetCen
Date: Thu, Aug 29, 2002 7:49 AM
Subject: Re: Bethany Area UGB Expansion

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove

October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton

October 10 - Damascus Community Church, 14251 SE Rust Way, Boring

October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin

October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City

October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham

October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> "Paul Diegel" <pddiegel@sprynet.com> 8/28/02 8:52:41 PM >>>
I own 21 acres in the proposed Bethany UGB expansion Study Area 85 and am writing to voice my support for expanding the UGB to encompass this area. This land is where I grew up and for years intended to return to.

I believe that including this study area in the UGB will result in minimal loss of productive farmland. Part of this 246 acres has never been farmed and is an impenetrable thicket of wild rose, blackberries, and mixed deciduous and conifer trees. This land is unsuitable for farming because of the effort required to clear the land, the small size of the parcels, the unavailability of water, and the soil quality. To clear the land for farming would require the removal of a number of mature trees. It is not currently possible to build on this land due to zoning limitations. The only use of this land right now is to sit unused.

Another major part of this area is occupied by homes on 5-10 acre lots. Most of the remainder is owned or leased and farmed by one farmer in his 70's who does not intend to keep farming for more than a few years. The land is difficult to farm, again due to the small size of the parcels, the

unavailability of water, and the soil quality. When that farmer retires, most, if not all, of the land currently in production will lie fallow. Under the current zoning, bare land owners are stuck - we can't build on the land and we can't farm it.

I encourage you to support the inclusion of this Study Area as described in the August 2002 Growth Management of the Metropolitan Region Executive Officer Recommendation.

Paul Diegel
3665 S. Eastwood Dr.
Salt Lake City, UT 84109
801.450.5729

CC: Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan McLain

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

August 29, 2002

Mr. Norm Andreen and
Mr. Chuck Lyons, Co-Presidents
Beavercreek Community Planning Organization
PO Box 587
Beavercreek, OR 94004

Gentlemen:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,



Rod Park, Chair
Community Planning Committee

cc: Metro Council
Elizabeth Graser-Lindsey, Beavercreek CPO

Beavercreek Community Planning Organization

P.O. Box 587
Beavercreek, OR 94004
(503) 632-4330

Metro Growth Mgmt.

AUG 28 2002

July 18, 2002

Planning Department
Metro
600 NE Grand Ave.
Portland, OR 97232-2736

Dear Madame/Sir:

The Beavercreek Community Planning Organization (CPO) submits the following information relavent to the Metro Urban Growth Boundary Expansion Decision:

1. The Beavercreek area is only accessible by Highway 213 and Beavercreek Road. There is just the one direction in and out like a cul-du-sac. The two access roads are already insufficient to serve to current traffic and they are difficult to improve. Beavercreek Rd. passes through Oregon City. Highway 213 passes through the Newell Creek canyon.
2. The Tri-City Wastewater Treatment plant which serves Oregon City, West Linn, and Gladstone is already at 100% capacity through out the year and has exceeded capacity in the winter time. Development of undeveloped lands already within the Urban Growth Boundary and other infill in Oregon City, West Linn, and Gladstone will result in more wastewater. 12 years ago the plant was at 30% capacity: recent efforts to enlarge the plant are falling further and further behind demand. The plant does not have room for major expansion.
3. Land for urbanization is not needed in our area and is not requested by Oregon City.

Sincerely,



Norm Andreen
Co-President


and



Chuck Lyons
Co-President

and

Metro
July 18, 2002
Page 2


Elizabeth Graser-Lindsey
Speaker
(505) 632-5568

eagl

cc: Beavercreek CPO file

M E M O R A N D U M

600 NORTHEAST GRAND AVENUE PORTLAND, OREGON 97232-2736
TEL 503-797-1547 FAX 503-797-1793



METRO

Date: August 30, 2002
To: Metro Council
From: Rod Park, Chair *RP/rmb*
Community Planning Committee
Re: UGB Briefings

Next week we return to our work on the Urban Growth Boundary decision. I've asked Rooney to send you an electronic copy of the UGB calendar which outlines when and where we'll be discussing the issues (note, please, that your assistant has been asked to enter all the public hearings and the two tours on your calendar).

When the Community Planning Committee convenes for the first time in almost a month, we need to hit the ground running. There are many policy issues to address in order to complete our tasks on schedule by the end of the year. Our agenda is full and we'll need to concentrate on it, so I'd like to again encourage you to get briefings from staff on any area you feel the need. Michael Morrissey is available to you and will schedule Planning staff to meet with you as your schedule allows.

Thank you as this will make our committee meetings as short and productive as possible.

RP:rmb

cc: Metro Council
Peggy Coats, Council Operations Officer
Jeff Stone, Legislative/Policy Development Officer
John Donovan, Council Communications Officer
Chris Billington, Council Clerk/Admin. Analyst
Council Analysts/Assistants

M E M O R A N D U M

600 NORTHEAST GRAND AVENUE PORTLAND, OREGON 97232-2736
TEL 503-797-1547 FAX 503-797-1793



METRO

Date: August 30, 2002
To: Metro Council
From: Rod Park, Chair
Community Planning Committee
Re: UGB Briefings

Next week we return to our work on the Urban Growth Boundary decision. I've asked Rooney to send you an electronic copy of the UGB calendar which outlines when and where we'll be discussing the issues (note, please, that your assistant has been asked to enter all the public hearings and the two tours on your calendar).

When the Community Planning Committee convenes for the first time in almost a month, we need to hit the ground running. There are many policy issues to address in order to complete our tasks on schedule by the end of the year. Our agenda is full and we'll need to concentrate on it, so I'd like to again encourage you to get briefings from staff on any area you feel the need. Michael Morrissey is available to you and will schedule Planning staff to meet with you as your schedule allows.

Thank you as this will make our committee meetings as short and productive as possible.

RP:rmb

cc: Metro Council
Peggy Coats, Council Operations Officer
Jeff Stone, Legislative/Policy Development Officer
John Donovan, Council Communications Officer
Chris Billington, Council Clerk/Admin. Analyst
Council Analysts/Assistants

From: UGB System Account
To: "GWillLamr@cs.com".GWIA.MetCen
Date: Wed, Sep 4, 2002 9:58 AM
Subject: Re: Councilor Rod park

Mr. and Mrs. Gee, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB) and your request to be included in the proposed expansion.

A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002. I have also sent a copy to our technical staff with a request that they contact you, per your request.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> <GWillLamr@cs.com> 9/1/02 10:02:24 PM >>>

Dear Councilor Park Attached is a letter regarding the UGB and our property located in study area 68.

Thank You for your time.

William & Barbara Gee
Fox Hollow Farms, Inc.

From: <GWilLamr@cs.com>
To: <ugb@metro.dst.or.us>
Date: Sun, Sep 1, 2002 10:03 PM
Subject: Councilor Rod park

Dear Councilor Park Attached is a letter regarding the UGB and our property located in study area 68.

Thank You for your time.

William & Barbara Gee
Fox Hollow Farms, Inc.

Fox Hollow Farms Inc.,**William and Barbara Gee**

18218 SW HORSE TALE DRIVE
BEAVERTON, OREGON. 97007
USA
Phone 503-590-4361
Fax (503)-524-6580

Councilor Rod Park
Chair Community Planning Committee
Metro
600 NE Grand Ave.
Portland, OR 97232
E-mail ugb@metro.dst.or.us
fax 503-797-1793

Councilor Park,

I hope you will take the time to read this request to be INCLUDED in the Urban Growth Boundary by Bill and Barbara Gee. We believe that Metro needs to revisit the study area 68 which encompasses our property and include our farm into the Executive Officers recommendation.

Fox Hollow Farms has seen a tremendous change in the surrounding community in the last 42 years. Not only has the impact of change and growth affected us as small farmers and ranchers on the visible surface, but also what is not visible (water) which has caused an even greater impact which I will explain later in my letter.

Barbara and I agree and understand the needs for the community to expand to accept the projected growth. We agree and understand the needs of Metro to meet the requirements of measure 26-29 and the projected growth. We also agree that the Cooper Mountain area in which we are located, is better suited for residences than for farming as is evident by years of failed farming ventures in are area.

What we would propose is for Metro to revisit what has already impacted our farming practices by allowing us to present the past and present neighborhood disputes and just what expansion would do to increase the impact on our small farm. And how by including us in the expansion of the Urban Growth Boundary would relieve us from any additional impacts and costs, and create an avenue in which Fox Hollow and it's neighbors could work together in the future development of the study areas 65 and 68.

All the adjoining property owners we have spoken with and others located in study area 65 are in favor of annexation into the Urban Growth Boundary and have expressed a desire to develop their lands when the timing allows them to. We believe the only way to lessen the impact on our farming practice is to join them in the annexation process.

Brief Synopsis;

Fox Hollow Farms is located in study area 68, adjacent and connecting (via property lines i.e. fences) to Executive Officers Recommendation area 65. The neighboring study area 65 is located uphill from Fox Hollow and these connecting parcels of land collect and deposit surface water onto Fox Hollow Farms. We are located 1850 feet from SW 175th Ave. (The north south main thoroughfare connecting Scholls Ferry Road with Farmington Road). We share the road known as Horse Tale Drive (an improved paved 20 foot wide road) with 11 residences and property owners which are zoned AF 5-10 and EFU lands. In the early 70's most of this land which has now been divided was all part of the original farming operations (a dairy and forestry) and it included all of study area 65 and that portion of 68 which is now known as Fox Hollow Farms. The Study Areas 65 and 68 all are located on the south side of Cooper Mountain, all the lands within these study areas maintain, on an average, steep grades in excess of 15%. These steep and irregular slopes make farming unsafe and impractical. The soil conditions are poor for farming and the southern exposures have made it virtually impossible to start a production crop without the use of irrigation. Study Areas 65 and 68 as with most of Cooper Mountain are both located in a 1974 state regulated "Critical Ground Water Area of the Cooper Mountain Region". These restrictions shut down the farming practices on the Fox Hollow Farms land and forced the closure of the dairy. Fox Hollow attempted to diversify by converting dairy barns to horse stalls and rent out space to horse enthusiasts. Even this activity exceeded the water usage restriction set by the State Water Master of 500 gallons a day. We have struggled to keep Fox Hollow as a horse boarding facility by capturing rain water which is unregulated by the State and using it to care for the horses and facilities. This activity has been very expensive and unreliable. In study area 65, single family dwellings were allowed to drill wells for household water and to irrigate 1/3 acre of yard. These wells have made an even greater impact of the farming practices at Fox Hollow by removing even more of the ground water and causing Fox Hollow's well to dry up and force the deepening of our well. The Wolf Creek Water district has now brought water from two shared water reservoirs located at the top of Cooper Mountain to about half the dwellings in study area 65 and most of these dwellings only pump water from their wells for irrigation. However the City of Beaverton along with partnering water districts have added and deepened their Cooper Mountain wells by special permits only available to them, which fill the water reservoirs at the top of Cooper Mountain. and serve the surrounding cities. Barbara and I understand all of this is necessary for the community, yet devastating, to Fox Hollow Farms.

The impact on Fox Hollow Farms by the annexation of study area 65 and not including study area 68 would be devastating to Fox Hollow and other impoverished farming practices in area 68. In the last 8 years since the current development of area 65, Fox Hollow has paid out over \$65,000.00 (documented receipts) in attorney's fees, untold hours by ourselves, County officials, and State officials, not to mention the mental and physical stress and alienation of neighbors, all to meet the challenge from those surrounding neighbors complaining about noise pollution, dust, water, traffic, road use, spraying, ect., all of which is part of our normal and approved farming

practices. The point being, it does not and will not matter whether Fox Hollow is an approved farm use, people in general that move into a rural setting such as ours have and will continue to complain about farming, and that will impact Fox Hollow to an even greater extent, which will lead to more and more costly court battles. Frankly we can no longer afford to fight the wealthy people in court or otherwise. So, the practical solution is to add study area 68 or more particularly Fox Hollow Farms to the Executive Officers Recommendation.

By adding area 68 to this process these and other benefits would be gained:

- Main traveled roads would become the boundary lines and not property lines. Defining development with County or State Roads is much more practical than a fence line or hedge. There is many court cases documenting these actual conditions.
- Main roads would carry the new traffic in the future and not shared driveways such as would be the case with Fox Hollow.
- We would share in the development as neighbors and not as opposing sides.
- These areas would add easily developed lands for residential housing and parks such has been done to the north side of Cooper Mountain.
- Sewer systems could be added easily because of the elevations between the study areas and the city treatment plants.
- Domestic water systems which are currently in place, could be readily available to accommodate residences in the future.
- The active farming practices outside of Study Area 68 all of which are not in the (Cooper Mountain critical ground water area) would gain a secure water resource by not competing with adjacent users for the water. such as the City of Beaverton, the City of Tigard, Tualatin Water District, and Wolf Creek Water District.
- Farming and farm equipment travel by Fox Hollow and others on SW 175th, Scholls Ferry Road, and smaller branch streets, would be lowered to a minimum and in most cases completely gone.
- The continued development of the Metro Regional Park for Cooper Mountain could be served better by the adjoining Fox Hollow property. Thus less of an impact by the park made onto Fox Hollow and Fox Hollow's farming practice onto the park and it's public users.
- The Regional Park would then have access from all sides thus becoming a better service to the public that would use it.
- Fox Hollow Farms is view property over looking the Tualatin Valley and the City of Sherwood with the Parrot Mountain ridge line in the distance. This is a very beautiful setting

for a rural community. Peaceful and tranquil.

- Fox Hollow would not suffer from the water run off and erosion impacts from future development uphill of it's farming practice.
- The development uphill of Fox Hollow would no longer be impacted by Fox Hollows farming practices.
- Mediation, courts, good people and their families, will be less impacted by the addition of Fox Hollow Farms into the Executive Officers Recommendation.

We would ask that you or a member of your staff please take the time to contact us. For over 30 years our family has lived on Cooper Mountain, we have seen the changes and wish to be part of a solution and not part of a problem.

Again, please include us in these proceedings.

Sincerely,

William and Barbara Gee
Fox Hollow Farms, Inc.

cc. Executive Officer Mr. Mike Burton
Officer Carl Hosticka
Officer Susan McLain
Mr. Bill Atherton
Mr. Rex Burkholder
Mr. Rod Monroe
Mr. David Bragdon
Oregonian
Oregon Journal
Hillsboro Argus
Beaverton Chamber
Beaverton City Counsel
Tigard Times
Capital Press
Oregon Farm Bureau

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

September 6, 2002

Mr. Mark Brown
BT Brown Transfer
P. O. Box 1166
Tualatin, OR 97062-1166

Dear Mr. Brown:

Mike Burton forwarded your letter to me and, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments regarding Metro's Urban Growth Boundary (UGB). A copy of your letter has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1
Metro Council

cc: Metro Council

McCammant Properties, Inc.
9690 SW Pinehurst Dr.
Beaverton, OR 97005

**BT Brown
Transfer**
Demand Responsive Service

Portland Oregon
Local Cartage
Statewide
PLUS 7
WESTERN
STATES

Mark & Renae Brown
P.O. Box 1166
Tualatin, OR 97062-1166

(503) 234-2660
1-800-321-2660
fax 503-233-8180

September 5th 2002

Dear Mr. Burton,

This letter is to express my support for the limited expansion of the UGB to meet the growth requirements of the greater Portland metropolitan area. Part of that expansion must include land that allows for industrial growth in order to provide the economic base to support the region. As a property owner of land under Tier 1 consideration (in areas 47 and 49), I support inclusion of my land into the urban growth boundary.

As a property owner in the area impacted by the Coffee Creek Correctional Facility, I am extremely supportive of expanding the UGB to include the parcels in Washington County, which are currently zoned for land extensive industrial uses (MAE). This area has already been impacted by the Correctional Facility and currently includes several other industrial uses, including a rock pit, asphalt plant, wrecking yard, contractor's yards and trucking operations. Inclusion into the UGB would allow for better utilization of the land and provide resolution for the various property owners who have been negatively impacted by the prison.

Inclusion of the parcel that I own 25134C000200 with adjacent parcels will allow for the orderly and efficient development of the area, without significant impacts on agriculture or the environment. Please consider the following reasons why this area should be allowed into the UGB.

1. The area is underdeveloped due to the mixture of MAE and other zoning.
2. The area has been impacted by the Correctional Facility and is not desirable as residential property.
3. The proximity to Wilsonville and the infrastructure, which was extended to the Correctional Facility, will allow the required services to be extended to this area in an efficient manner.
4. Industrial land is needed to create the jobs and tax base, which support our communities.
5. The area is close to the I-5 corridor and is also served by rail.
6. The area is not environmentally pristine and has a history of industrial activity. It currently contains a mixture of industrial uses, a rock pit, home businesses and residential dwellings.
7. By combining parcels, this area could accommodate moderate sized industrial users to provide jobs for residents of Tualatin, Wilsonville, Stafford and the Sherwood area.
8. The Correctional Facility has greatly reduced this area's potential for residential use and it is not capable of supporting significant agricultural uses.


MARK BROWN




From: UGB System Account
To: "pmbm@teleport.com".GWIA.MetCen
Date: Wed, Sep 4, 2002 10:02 AM
Subject: Re: Stafford Triangle

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> "Patricia Beltz-Moore" <pmbm@teleport.com> 9/2/02 5:35:39 PM >>>

How you can add Study areas 10-19 stating that it is an island of rural land surrounded by the current boundary, and not add the Stafford Triangle is definitely a double standard. What you are doing to the people in the Stafford Triangle is appalling. If the neighbors don't want to look at more houses, then they can move. To expect the people that have lived there for years to subsidize the view is arrogant and unfair. And talk about an island surrounded by the current boundary??!!

From Wilsonville,
Patricia

From: UGB System Account
To: "mpatmas@attbi.com".GWIA.MetCen
Date: Wed, Sep 4, 2002 10:05 AM
Subject: re: decision

Dr. Patmas, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB) and for your support. A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> "Michael Patmas" <mpatmas@attbi.com> 9/4/02 8:22:33 AM >>>

Dear Mr. Park:

I am a biologist, physician, executive and environmentalist. I love Oregon and its wild places. But, we absolutely have to expand the urban growth boundary. Here's why. Oregon's economy is in shambles - far worse than the nation as a whole. Mean income in Oregon is 11% below national average placing Oregon near the bottom of the list. Oregon is becoming a poor state. Meier & Frank, Weyerhaeuser and now Consolidated Freightways have left. The Port looks like a shipping relic. High taxes and a generally business-unfriendly climate are largely to blame. If we do not accomodate those working families who want to move here, no one will except even more homeless and drug addicted. The small expansion of the UGB will provide a much needed stimulus to our local economy providing jobs and an increased tax base to fund education among other priorities.

Michael A. Patmas, MS, MD, MMM, FACP, CPE, FACPE.
West Linn, Oregon

From: Rex Burkholder <burkholderr@metro.dst.or.us>
To: <tu1be2@easystreet.com>
Date: 9/6/02 10:06AM
Subject: Urban growth boundary Decision

Dear Mr. Elman,

Thank you for your letter. In addition to being entered into the record for the upcoming UGB decision, I wanted to respond to your suggestions from my perspective as chair of the Council Transportation Committee.

I agree with you that we need to develop real transportation options for people in order to avoid the continued growth of traffic congestion as well as to reap the benefits of having communities where people can walk and otherwise get their needs met without having to drive long distances. Metro's Regional Transportation Plan includes substantial commitment to transit as well as walking and biking projects, complementing our land use focus on creating vibrant, walkable centers. Just this summer, the Council adopted a new strategic direction focusing the federal transportation dollars we receive on investments in multi-modal projects in these centers. And there are great things already occurring around transit stops in Gresham, Hillsboro and Portland.

As for the high speed rail connection down the Willamette Valley, I have been a long time supporter of this and Metro has led the region in advocating for more funding to retrofit the Amtrak system to take advantage of the high speed trains we already have. We have gotten funds for some track improvements as well as a new station in Oregon City. Unfortunately, the state's budget problems have made this very difficult while Congress seems to have a love-hate relationship with Amtrak, failing to see that spending on rail is an investment, not a subsidy.

We are continuing to work on this and will continue to ask our Congressional delegation to make funding high speed rail improvements a priority.

Thanks again for your letter.

Yours truly,

Rex Burkholder
Metro Councilor-District 5

600 NE Grand Ave
Portland, OR 97232
503-797-1546
burkholderr@metro.dst.or.us
www.metro-region.org

Dear Sir or Madam:

As a resident of the Portland area and a some-time commuter, I believe that

you are missing an excellent opportunity by not incorporating a rapid-rail line between Eugene and Portland down the I-5 right of way. Many people, myself included, travel this route regularly for business and/or pleasure.

Imagine the impact on the area in terms of density, vitality, and livability that a line would provide. As a resident of Bethesda, MD, I have seen first hand how the subway has impacted the area. Around the stations, commercial and residential activity increased and stayed close (something you want to achieve). The vitality of the area skyrocketed, as did property values (leading to increased revenues for public purposes).

Traffic congestion will only increase unless the investment (not expense!) is made now before the ground is not available. Sometimes the politician has to make currently unpopular decisions for the long-term good. That's what makes leaders. Be visionary. Take a risk. Campaign for rapid transit.

Thank you...Bernard Elman, II Wilsonville, OR

CC: Rod Park <parkr@metro.dst.or.us>, Rod Monroe <monroer@metro.dst.or.us>, Carl Hosticka <Hostickac@metro.dst.or.us>, David Bragdon <bragdond@metro.dst.or.us>, Bill Atherton <athertonb@metro.dst.or.us>, Susan McLain <mclains@metro.dst.or.us>, Andy Cotugno <cotugnoa@metro.dst.or.us>, Richard Brandman <brandmanr@metro.dst.or.us>, Rooney Barker <barker@metro.dst.or.us>

From: UGB System Account
To: rischk@juno.com
Date: Fri, Sep 6, 2002 9:45 AM
Subject: Urban Growth Boundary

Ms. Risch, your e-mail was forwarded to me and, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

From: peckp <peckp@metro.dst.or.us>
To: Rooney Barker <barker@metro.dst.or.us>, <Obrient@metro.dst.or.us>
Date: Thu, Sep 5, 2002 1:13 PM
Subject: FW: you asked--here it is

Rooney and Tim, Here's a comment e-mail that came to me for some reason.
Rooney, would you like to send a reply? Thanks, Pam

----- Forwarded Message

From: rischk@juno.com
Date: Wed, 4 Sep 2002 10:07:28 -0700
To: peckp@metro.dst.or.us
Subject: you asked--here it is

Hi Metro;

You asked us, the residents of Portland, to weigh in on the planning decisions for Portland. Here is the input I would like to add to the discussion:

1) It is stupid to try to force us all out of our cars by eliminating parking spaces downtown. It is a single man's idealistic fantasy that we are going to give up our cars for public transportation. If you have children, this is simply not a practical reality. People are not going to give up their cars-- they WILL however, give up downtown, and any other place where it is difficult and/or expensive to get there in a car. It has already happened in other major cities that made parking impossible. Why not learn from their mistakes and make downtown friendly for families as well as young, single men?

2) Another really family unfriendly policy has been the proliferation of housing construction for the rich. There are no moderately priced HOUSES with decent sized yards anymore. This is because the housing that is currently being built falls into one of two categories: condominiums or oversized houses on tiny lots with oversized prices. No one with young children wants to live in a condo. Hardly anyone with young children can afford a house that is \$250,000 or above.

3) Lest you think that this does not matter, think about what happens when you drive families out of a city. The population ages. There are no young people to fill entry-level jobs in 10 to 15 years. The city then looks to immigrants for labor. Everybody must then learn to speak their language in order to conduct business. If you don't think this happens, take a look at what happened in Miami, FL and Los Angeles, CA. The real question is, do you want Portland to remain a family-friendly city, or do you want to turn it into a San Francisco?

When you drive people with children out, you lose support for the school system. It then spirals into decay, with no one wanting to invest in it.

You are encouraging the growth of a city with two economic classes: the rich and the poor. The middle class is driven OUT. The rich people in the city then turn their attention to keeping the poor from victimizing the rich via crime. The poor turn their attention to keeping the rich from victimizing them via legislation, redlining, segregation, and other divisive methods.

As you plan the growth of the city, it is paramount that you include some social science in your thinking. Allowing a bunch of male engineers to plan a city is a recipe for disaster.

Most Sincerely,
Karen Risch

----- End of Forwarded Message

From: UGB System Account
To: "christi@caccpa.com".GWIA.MetCen
Date: Fri, Sep 6, 2002 9:41 AM
Subject: Re: Hold the Line

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> Christi Cawood <christi@caccpa.com> 9/5/02 2:44:17 PM >>>

I would hope that maintaining the Urban Growth Boundary would discourage some who need/want more space from moving to our beautiful part of the world. I was born in Portland and have watched the sprawl, sat in the traffic jams, and breathed the polluted air as more and more people move into the area. I miss Tom McCall and his campaign which encouraged tourists but discouraged immigrants.

I have just returned to my office from a 17 mile walk in one of Portland's true gems - Forest Park. We are lucky to have this and the many other parks and public spaces which Metro has helped to maintain. We are also fortunate to be able to get out of the city, in almost any direction, by driving only an hour. As the UGB spreads, that driving time increases, the views en route diminish, and the places to which we might escape disappear.

I vote for in-fill within the existing UGB - build up, not out.

Thank you for your consideration.

Christi A Cawood

CC: Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan McLain

From: UGB System Account
To: "turnoy1@attbi.com".GWIA.MetCen
Date: Fri, Sep 6, 2002 9:39 AM
Subject: Re: Notice of urban growth boundary decision

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> "David Turnoy" <turnoy1@attbi.com> 9/4/02 7:59:55 PM >>>
Dear Metro:

I received a mailer from you folks regarding expanding the urban growth boundary, and I would like to add my comments.

I would rather that the boundary stay where it is. We need to preserve our open spaces. The need for expanding the boundary is predicated on the expected arrival of 500,000 new arrivals in the next 20 years. I would like to submit that the expected arrival does not have to take place. If we want to preserve our quality of life, aside from paying enough in taxes to adequately fund public services (but that's another story), we need to prevent further growth and expansion. Growth is not inevitable, especially with an economy that cannot adequately provide for the residents already here. Didn't Oregon used to be the state that urged people to visit but not to stay? Where is the legacy of Governor McCall? Let's keep Oregon Oregon, fending off further growth and not expanding the boundary.

Thank you.
David Turnoy

CC: Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan McLain

From: UGB System Account
To: "ball@teleport.com".GWIA.MetCen
Date: Fri, Sep 6, 2002 9:37 AM
Subject: Re: Urban growth boundary

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. The notice of the public hearings scheduled in October was included in our mailing. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th.

By monitoring our Web site (www.metro-region.org) you can learn more about this process.

I looked your address up on our Web site (there's an interactive map page you can use to see where your property fits) and this is what I found:

22436 JOHNSON RD, WEST LINN 97068

Outside the urban growth boundary

Inside the study area, tier 1

Outside Executive Recommendation

Important note: the Metro Council could decide to bring this property into the urban growth boundary even if it was not included in the Executive Recommendation.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> "MARY LOU BALL" <ball@teleport.com> 9/4/02 4:07:47 PM >>>

We received a newsletter regarding the Urban growth boundary expansion decision and have some questions regarding our property.

5.52 AC

Map & Tax lot 21E 27C 01600

Property # 00392845

It was hard to tell from the map which division we were in - could you please let us know as we would be interested in being a part of the expansion.

Thank you,
Jim & Mary Lou Ball
22436 SW Johnson Rd.
West Linn, Or 97068

CC: Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan McLain

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

September 5, 2002

The Honorable Steve Heinrich
M. R. Dick Kline, City Manager
City of Cornelius
1355 N. Barlow Street
P.O. Box 608
Cornelius, OR 97113

Dear Mayor Heinrich and Mr. Kline:

As chair of the Community Planning Committee and on behalf of the Metro Council I'd like to respond to the City of Cornelius' request to amend the Urban Growth Boundary (UGB) in the vicinity of Council Creek and the Tualatin Valley Highway. As you are aware, Metro Executive Officer Mike Burton recommended to the Metro Council on August 1, 2002, an expansion of the UGB that included approximately 17,000 acres. The land involved in the City's UGB expansion request was not included in the Executive Officer's recommendation. The Metro Council will review the recommended expansion areas during the months of September-November 2002, and make a decision on the UGB expansion in December 2002.

I refer you to the attached memorandum from Richard Benner, Metro Senior Assistant Counsel, and Tim O'Brien, Associate Regional planner. I believe it will help highlight the obstacles to Cornelius' request for urban growth expansion.

Please feel free to contact me or our legal staff for an attempt to satisfy all parties.

Sincerely,

Rod Park, Chair
Metro Community Planning Committee

m:\council\park\2002\UGB\Cornelius 9-5-02.doc

cc: Mike Burton, Metro Executive Officer
Carl Hosticka, Metro Presiding Officer
Metro Council
Dick Benner, Office of General Counsel
Dan Cooper, Office of General Counsel
Andy Cotugno, Planning Director
Mike Hoglund, Regional Planning Director
Mary Weber, Community Development Manager
Tim O'Brien, Community Planner

M E M O R A N D U M

600 NORTHEAST GRAND AVENUE PORTLAND, OREGON 97232-2736
TEL 503-797-1700 FAX 503-797-1797



METRO

DATE: September 5, 2002

TO: Rod Park, Chair, Metro Community Planning Committee

FROM: Dick Benner, Senior Assistant Counsel
Tim O'Brien, Associate Regional Planner

SUBJ: Cornelius Proposal for UGB Expansion

You asked Tim O'Brien and me to review the request from the City of Cornelius to amend the Urban Growth Boundary (UGB) in the vicinity of Council Creek and the Tualatin Valley Highway. What follows is a description of how the law applies to the request, based upon our understanding of the proposal.

When evaluating land to be included in the UGB, Metro must comply with the requirements of ORS 197.298 and Statewide Planning Goals 14 and 2. ORS 197.298 provides an order (first priority through fourth priority) of land to be included within a UGB. First priority land - designated urban reserve land under ORS 195.145 - is currently not applicable. Second priority land is land designated in an acknowledged comprehensive plan as exception land or non-resource land adjacent to a UGB, and resource land that is surrounded by exception land unless such resource land is high value farm land as described in ORS 215.710. Metro must consider second priority land before land that is designated for agriculture and forestry. Third priority is land designated as marginal pursuant to ORS 197.247. Fourth priority is land designated in an acknowledged comprehensive plan for agriculture or forestry, or both. The majority of the land the City has requested be brought into the UGB is exception land and therefore meets the second priority of land category. The remainder is designated as resource land, fourth priority for inclusion in the UGB. But for the circumstances set forth below, Metro may not include this land until it has "used up" the land in higher priorities around the region.

ORS 197.298(3) provides three specific situations in which lands of lower priority (resource land) may be added to the UGB before lands in a higher priority (exception land, marginal land or completely surrounded resource land). Land of higher priority must be found inadequate to accommodate one of these situations:

- (a) Specific types of identified land needs cannot be reasonably accommodated on higher priority lands;
- (b) Future urban services can not reasonably be provided to the higher priority lands due to topographical or other physical constraints; or
- (c) Maximum efficiency of land uses within a proposed urban growth boundary requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.

To satisfy paragraph (b), the city would have to show that the subject land must be brought into the UGB because exception land that would otherwise be able to accommodate the use has topographic or other constraints. That does not appear to be the case here. To meet paragraph (c), the city would have to show

that it needs to bring the subject property into the UGB in order to provide services efficiently to nearby exception land coming into the UGB. That also does not appear to be the case here, as services can be provided to the exception land parcels in the absence of the resource land parcels.

That leaves paragraph (a) as a possibility. We understand (a) to contemplate a specific type of land need, such as for a school or a marine industrial use, with particular site needs, rather than a general need, such as for residential or industrial use. Consequently, Metro would not be able to include the two tracts of farmland for general industrial use. If the city believes it has a need for a specific type of industrial use, with site characteristics found only on the two tracts, it should send that information to Metro.

cc: Metro Council
Mike Burton, Executive Officer
Andy Cotugno, Planning Director



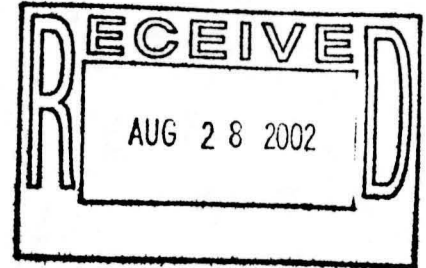
CITY OF CORNELIUS

July 29, 2002

Metro Growth Mgr.

AUG 28 2002

Mike Burton, Executive Officer
Carl Hosticka, Presiding Officer
Metro Councilors
Metro
600 NE Grand Avenue
Portland, Oregon 97232-2736



Re: Cornelius Need for Industrial Land & UGB Expansion

Dear Metro Council Officials:

Please consider this letter a request to include certain lands within the Metro Urban Growth Boundary (UGB) adjacent the City of Cornelius this year. Our City has identified a small amount of land for UGB expansion to serve five critical community needs: increase our meager supply of industrial land; provide efficient cost-effective urban services to existing and projected citizens, sustain regionally significant natural resources, support nearby agriculture and high-tech industries, and make Cornelius a more complete, balanced and financially sustainable community. We believe that our proposal is consistent with both the spirit and the rules of state and regional land use laws and policies that Metro, in partnership with local jurisdictions, is responsible for applying.

Our request is for inclusion of less than 160 acres of buildable land, primarily along Council Creek at the northern boundary of the City of Cornelius. (See the attached map.) Approximately 90 acres are designated "exception lands" by Metro. Another 70 acres are "Tier 5 or 6" farm lands and therefore have not been studied for urban suitability. None of this land is irrigated. The largest tax lot is 22 acres. All urban services are available from the south and can be extended cost effectively.

Need for Industrial Land

The City of Cornelius boundary is virtually the same as the Regional Urban Growth Boundary is this area. Cornelius has only 65 acres of developed industrial land and 45 acres of undeveloped industrial land within the city limits. Together, this is less than 10 percent of the approximately 1,132 acres within the City limits. There is no room for more industrial development.

Recent local studies of corporate clustering support the conventional wisdom that there is considerable demand for support industries for both the high tech and agriculture economies in western Washington County. The City of Cornelius and our largest industrial employer, Stewart Stiles Truck Line, have had several inquiries from high tech and other industrial firms looking for 30 to 40 acreages of serviceable sites to develop. We, with the highest poverty level in the

region, comparatively low jobs/housing ratio and the longest average commute in the region, had to turn these potential investors away for lack of land. Our need is great.

Farm Land Environs

Cornelius developed as a farming community. We naturally are surrounded by farmland. Much of our existing commercial industry supports the agricultural industry outside its borders, e.g., Sabrosos – Heikes Division, Oregon Hazelnut Growers, Stewart Stiles Trucking and Pacific Harvest Supply. We understand and are supportive of the statewide goal to protect farmland.

If Cornelius were an independent community with its own urban growth boundary, it would make its case for reasonable expansion to the state, quickly moving from the limited exception lands outside its borders to adjacent farmland for consideration for urban suitability and balance. Since we are part of the Metro urban region, our efforts to balance all the appropriate state land use goals and priorities as we grow is trumped by Metro's applying the same priorities and rules to the region as a whole. Our request for a reasonably measured expansion into farmland addresses Cornelius' special and specific need for meeting the other important Oregon land use goals and building a complete, balanced and sustainable community out on the western edge of our urban region.

Cost-Effective Urban Services

All urban services, including water, sanitary sewer, storm drainage, transportation and public safety services are reasonably accessible to the lands included in this City request for consideration. The lands sit next to or within a short distance of existing high quality, fully served industrial development and along two county thoroughfares from TV Highway to Sunset Highway and is easily accessible from 300 planned housing units. Fully serviced future industrial development along Council Creek will be more cost-effective than in other locations in or around Cornelius.

Significant Natural Corridor

Metro and the City are together investing in the Council Creek corridor all across the City boundary as a significant natural area, parkland and regional trail. Cornelius has been successful building plans and protection of this corridor into recent residential development. Expansion of the UGB for further future development on both sides of Council Creek will enable the City to leverage more development amenities supportive of this valuable local and regional resource.

Agriculture & High Tech Industry Support

Cornelius is situated at the edge of the renowned crescent-shaped cluster of high tech industry and also near the center of the agriculture industry of Washington County. New industry along Council Creek would likely come from these locally dominant industry families and enjoy a symbiotic relationship with existing industrial uses in the area. The resulting industrial center would be ideally located for access, service extension and business relationships with both local urban and agriculture industry.

Complete Sustainable Community

Cornelius' goal, expressed in its comprehensive planning, community & economic development, maintenance and administrative policies & management, is to be a complete, safe and sustainable family community. To be so, we need a better balance of land uses and resources. Currently, about 80 percent of our land value is in residential property, which is more expensive to serve and produces fewer taxes to pay for public services than commercial and industrial property.

As the most economically distressed community in the Metro region, Cornelius needs new industry to help provide jobs and a sufficient tax base to help provide services for our 10,000 residents. According to the 2000 Census, Cornelius has a poverty rate of 16% - the highest in the region and a per capita income of \$15,290 - the lowest in the region, except for Johnson City. The City has a per capita real market value of \$45,000, the lowest in the region.

Understand us. Increasing industry and the investment, employment and resources it brings to a community is only one of our many strategies we must work to reach a healthy sustainable state. We understand that the supply of land is one of Metro's only tools to assist with economic development. We are asking Metro's help in becoming the complete community envisioned in the Regional 2040 Plan that we have implemented so faithfully.

Special Consideration Requested

The City of Cornelius is requesting that Metro's decisions for expansion of the UGB this year include the exception and special areas marked on the attached map as X, A, Y, B and D. A, B and D are areas designated as "exception areas" on current Metro maps. X and Y comprise approximately 70 easy to serve acres that are adjacent and between Exception Areas A and B. We ask that Metro approve these areas to meet the special and specific need of Cornelius for industrial land, so it can become a more complete community.

Cornelius has three "exception areas", from 25-55 acres in size, adjacent its boundary. The land in these exception areas is by and large developed in low-density residential uses with less than complete urban services. Extension of urban services to these areas would not be cost effective if a UGB expansion consisted only of one or more of these exception areas. However, if the two exception areas north of Council Creek were combined with the two adjacent farmland areas marked as X and Y on the attached map, (approximately 35 buildable acres each), the resulting industrial zoned area would be cost effective to service

Our City is willing to assure that these expansion lands (except that which is currently in residential use) will be zoned and developed for industrial uses. It is industrial development we need, not residential other commercial. We also intend to take measures, e.g., specific recruitment and 1st source agreements, to see that new jobs match up with local residents as much as possible.

Please know that the City of Cornelius supports basic Oregon land use laws and process and Metro as our regional government. We are asking for your consideration of our case as a reasonable exception to a good general rule and process. We ask Metro to consider balancing the protection of Tier 5 & 6 farmland with the other important land use goals and requirements to build a complete sustainable community, as the Department of Land, Conservation & Development would if Cornelius had its own UGB.

Thank you for consideration of this special request. Your task of maintaining the Urban Growth Boundary is an important one and not an easy one. You have our support. We hope you as officials of our regional government see and act on the need to address special needs of its jurisdictions and have the vision to make exceptions to good rules when necessary to reach our common goal of a healthy sustainable urban region made-up of healthy complete communities.

Your partners in community service,



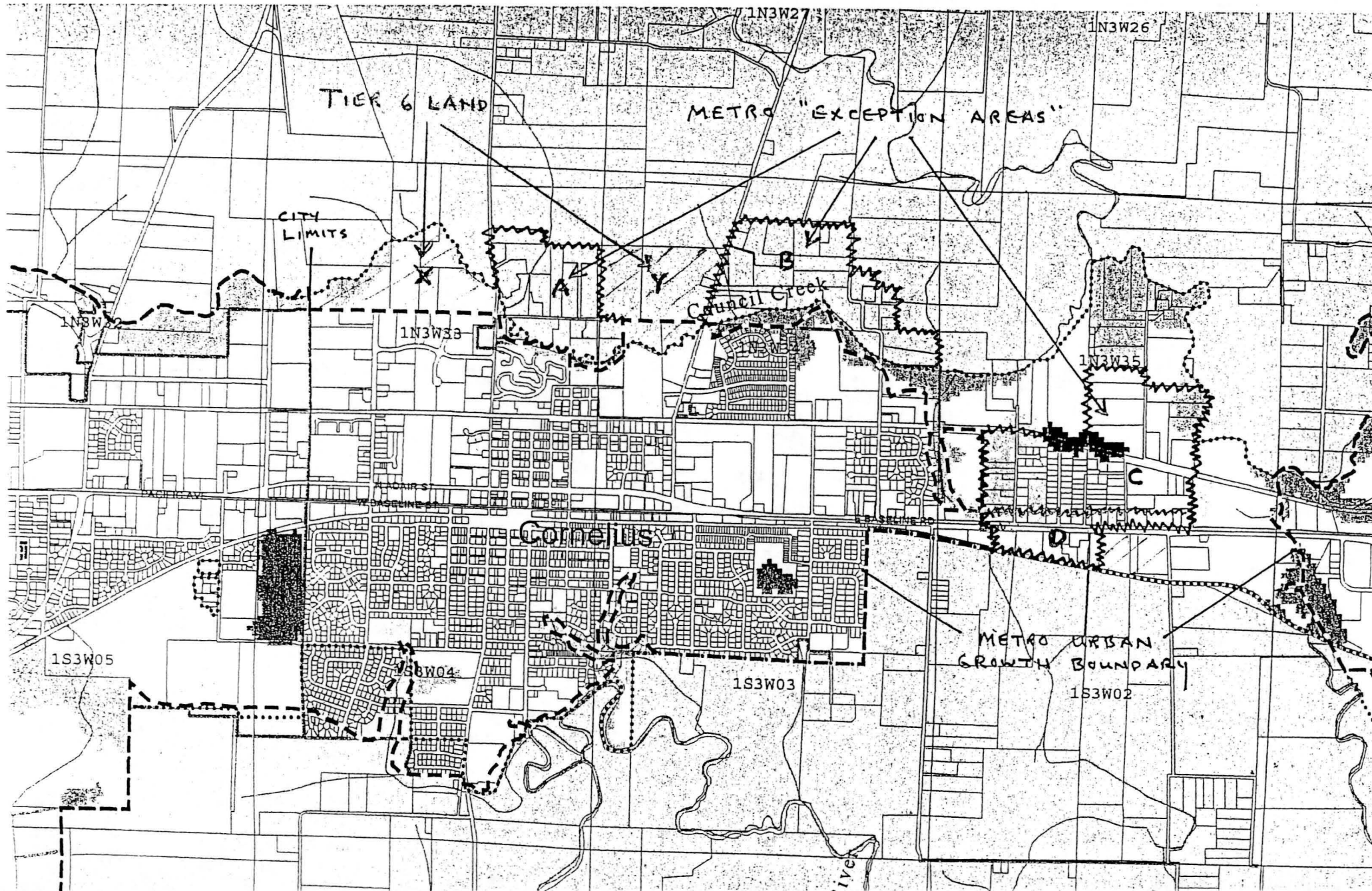
M.R. Dick Kline
City Manager



Steve Heinrich
Mayor, City of Cornelius

Copy: Andy Cotugno, Metro Planning Director

**City of Cornelius Requests 2002 UGB Expansion to include:
Exception Areas A, B & D; and EFU Areas X (south of Council Creek) & Y (between Areas A & B)**
(All of this land, approximately 160 buildable acres, will be **Industrial/Commercial** zoned,
except existing residentially developed exception land.)





METRO

September 18, 2002

Norm Andreen, Co-President
Beavercreek CPO
P.O. Box 587
Beavercreek, OR 97004

Dear Mr. Andreen:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process. You may have already received our notice of the public hearings that have been scheduled in October, but in case you haven't, I am enclosing it with this letter

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Rod Park'. The signature is fluid and cursive, with the first name 'Rod' and last name 'Park' clearly distinguishable.

Rod Park, District 1
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council

Norm Andreen
Beavercreek CPO
P.O. Box 587
Beavercreek OR 97004

Chuck Lyons
16110 S Cynry Ln
Beavercreek OR 97004

Robert Cooper
30575 Evergreen Rd
Hillsboro OR 97124

Dianne Holloway
30255 NW Evergreen
Hillsboro OR 97124

Young Kuk/Jie Kyung
P.O. Box 1034
Hillsboro OR 97123

Les/Marsha Thatcher
P.O. Box 845
Beavercreek OR 97004

Elizabeth Graser-Lindsey
21341 S Ferguson Rd
Beavercreek OR 97004

Hank Stukey
P.O. Box 3616
Portland OR 97208

Tom/Sharon Cornish
P.O. Box 312
Hillsboro OR 97123

Thomas Jazwinski
30295 NW Evergreen Rd
Hillsboro OR 97124

Frank/Gertrude Marshall
30297 NW Evergreen Rd
Hillsboro OR 97124

Mike Thurman
30585 NW Evergreen Rd
Hillsboro OR 97124

Otto/Ethel Jossi
30275 NW Evergreen
Hillsboro OR 97124

Barbara Chalberg
30245 NW Evergreen
Hillsboro OR 97124

Robert/Carol Curl
1066 NE 6th Ave Dr
Hillsboro OR 97124-2346

Willard/Shelah Jett
30299 NW Evergreen
Hillsboro OR 97124

Ray/Arlette Milovanovich
28551 Moon Shadow Dr.
Menifer Ca 92584



METRO

September 16, 2002

J.R., Kelly, Eric and Bruce Brooks
and Kelly Simmelink
17141 SE Hwy. 212
Clackamas, OR 97015

Dear Interested Citizens:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process. You may have already received our notice of the public hearings that have been scheduled in October, but in case you haven't, I am enclosing it with this letter

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

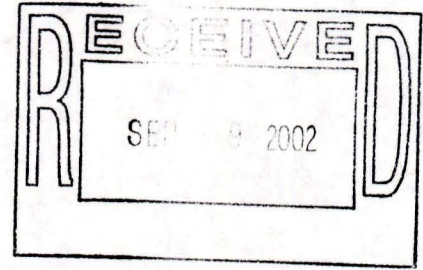
A handwritten signature in cursive script that reads "Rod Park". The signature is written in dark ink and is positioned below the word "Sincerely,".

Rod Park, District 1
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council

9-12-02



Councilor Rod Park, Chair
Community Planning Committee
Metro
600 NE Grand Ave
Portland, OR 97232

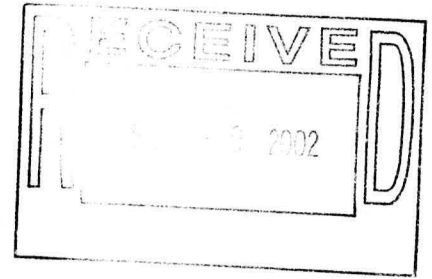
September 3, 2002

RE: Urban Growth Boundary

I work at a business on Highway 212 in Clackamas which is currently outside the Urban Growth Boundary. I am in favor of bringing in the study areas 10-19 into the Urban Growth Boundary. I am also in favor of bringing in study areas 17 and 18 as industrial/commercial land as recommended by the Clackamas County Commissioners.

JR Brooks

*For Bank
for Bank*



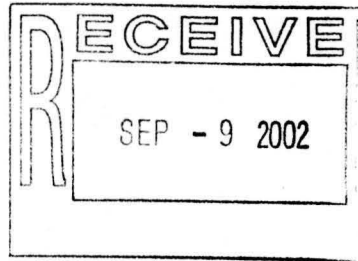
Councilor Rod Park, Chair
Community Planning Committee
Metro
600 NE Grand Ave
Portland, OR 97232

September 3, 2002

RE: Urban Growth Boundary

I work at a business on Highway 212 in Clackamas which is currently outside the Urban Growth Boundary. I am in favor of bringing in the study areas 10-19 into the Urban Growth Boundary. I am also in favor of bringing in study areas 17 and 18 as industrial/commercial land as recommended by the Clackamas County Commissioners.


Kelly Brooks



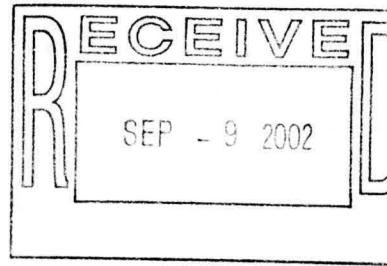
Councilor Rod Park, Chair
Community Planning Committee
Metro
600 NE Grand Ave
Portland, OR 97232

September 3, 2002

RE: Urban Growth Boundary

I work at a business on Highway 212 in Clackamas which is currently outside the Urban Growth Boundary. I am in favor of bringing in the study areas 10-19 into the Urban Growth Boundary. I am also in favor of bringing in study areas 17 and 18 as industrial/commercial land as recommended by the Clackamas County Commissioners.

Kelly Simmelink
Kelly Simmelink



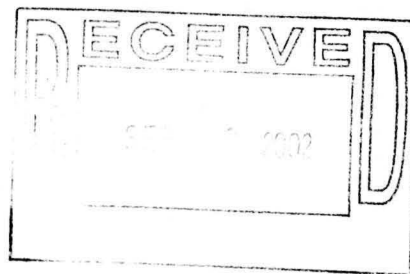
Councilor Rod Park, Chair
Community Planning Committee
Metro
600 NE Grand Ave
Portland, OR 97232

September 3, 2002

RE: Urban Growth Boundary

I work at a business on Highway 212 in Clackamas which is currently outside the Urban Growth Boundary. I am in favor of bringing in the study areas 10-19 into the Urban Growth Boundary. I am also in favor of bringing in study areas 17 and 18 as industrial/commercial land as recommended by the Clackamas County Commissioners.

Bruce Brooks
Bruce Brooks



Councilor Rod Park, Chair
Community Planning Committee
Metro
600 NE Grand Ave
Portland, OR 97232

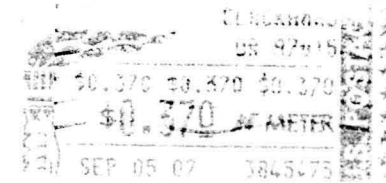
September 3, 2002

RE: Urban Growth Boundary

I work at a business on Highway 212 in Clackamas which is currently outside the Urban Growth Boundary. I am in favor of bringing in the study areas 10-19 into the Urban Growth Boundary. I am also in favor of bringing in study areas 17 and 18 as industrial/commercial land as recommended by the Clackamas County Commissioners.

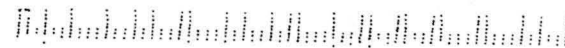
Eric Brooks

Collegiate U.S.A.
17141 S.E. HWY. 212
CLACKAMAS, OR 97015



COUNCILOR ROD PARK, CHAIR
COMMUNITY PLANNING COMM
METRO
600 NE GRAND AVE.
PORTLAND, OR. 97232

97232+2736



**METRO**

September 16, 2002

Ms. Jean Hoodman, President
VanRose, Inc.
28570 NW Evergreen Rd.
Hillsboro, OR 97124

Dear Ms. Hoodman:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. Your farm was not in the over 80,000 acres studied so was not included in Mr. Burton's recommendation. Councilor Susan McLain has offered to meet with you personally if you wish to discuss your property in more detail. Please contact her assistant, Claudia Wilton, at 503-797-1543 to schedule a time that would be convenient.

The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process. You may have already received our notice of the public hearings that have been scheduled in October, but in case you haven't, I am enclosing it with this letter

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council
Claudia Wilton

VanRose, Inc.

Hillsboro, Oregon

June 14, 2002

AUG 22 2002

Susan McLain
Metro Council Dist 4
2510 Mills Lane
Forest Grove, Oregon 97116

Dear Ms. McLain:

We are interested our family farm being included in the Urban Growth Boundary. We understand it may take several years to accomplish but want our interests noted.

Please present the enclosed plot map showing our family farm (highlighted) to Metro Regional Services for consideration in the revised Urban Growth Boundary. The address for the farm is: 6000 NW Jackson School Road. It is located in the Northwest corner of the area which is bordered by South of Waibel Creek, West of Sewell Road, North of Evergreen, and East of Jackson School Road. It includes approximately 160 acres.

Thank you in advance for your assistance with including the farm in the UGB.

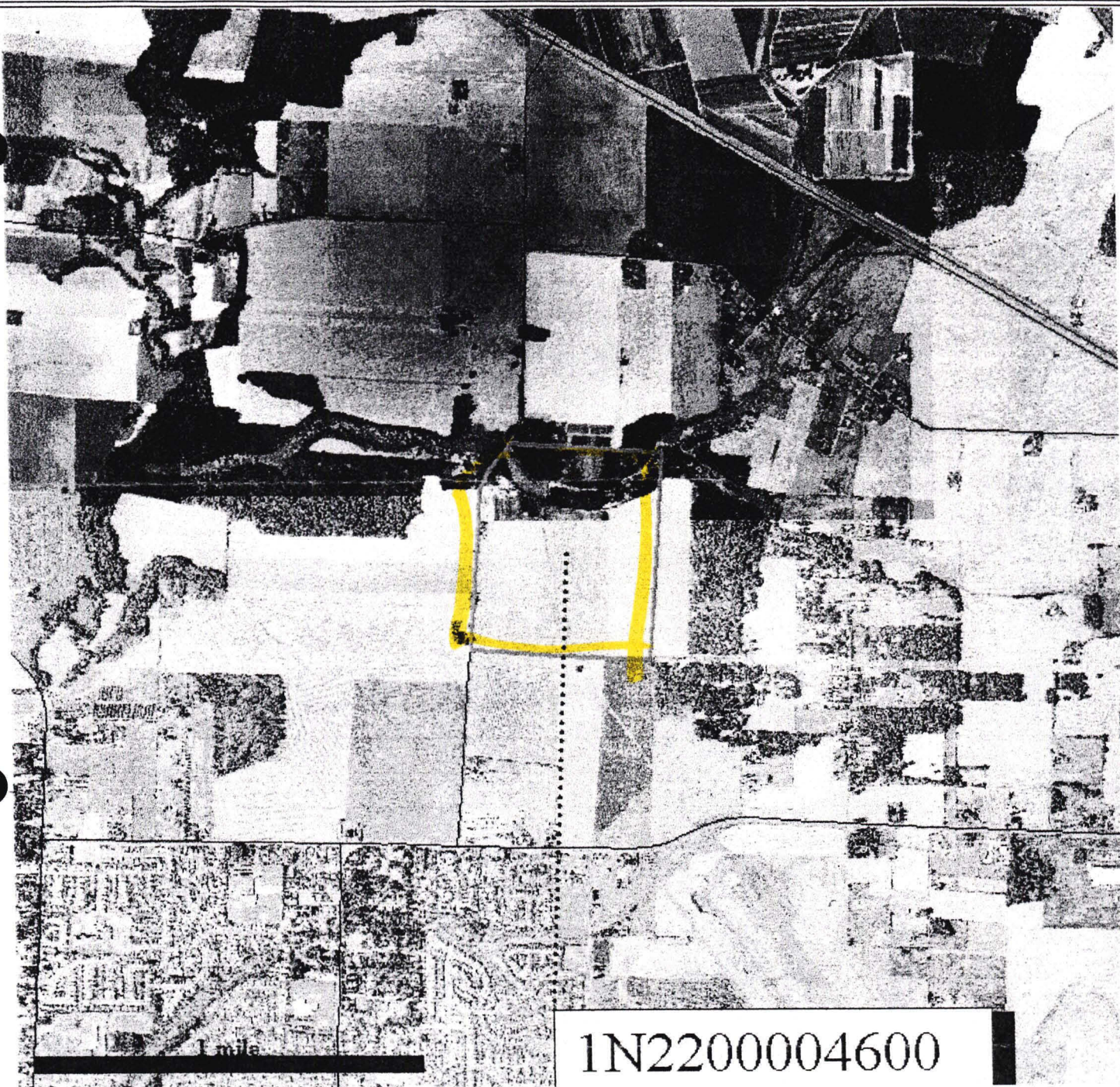
Respectfully,



Jean Hoodman, President
VanRose, Inc.

Norma Thompson
Treasurer/Secretary

Correspondence Address:
28570 NW Evergreen Rd
Hillsboro, OR 97124
503-648-4335



Washington County
GIS on the Web
Parcel: 1N2200004600

Washington County
Geographic Information Systems 155 N First Ave.
Hillsboro OR 97124
(503)846-3553
www.co.washington.or.us



[Return to Geonet](#)

[Change Scale](#)

This map was derived from several databases.
The County cannot accept responsibility for any errors,
omissions, or positional accuracy and therefore there are
no warranties for this product.
However, notification of errors would be appreciated.

Printed: 6/10/2002 1:44:28 PM

Washington County
Geographic Information Systems

SECTION 20 T1N R2W W.M.

WASHINGTON COUNTY OREGON

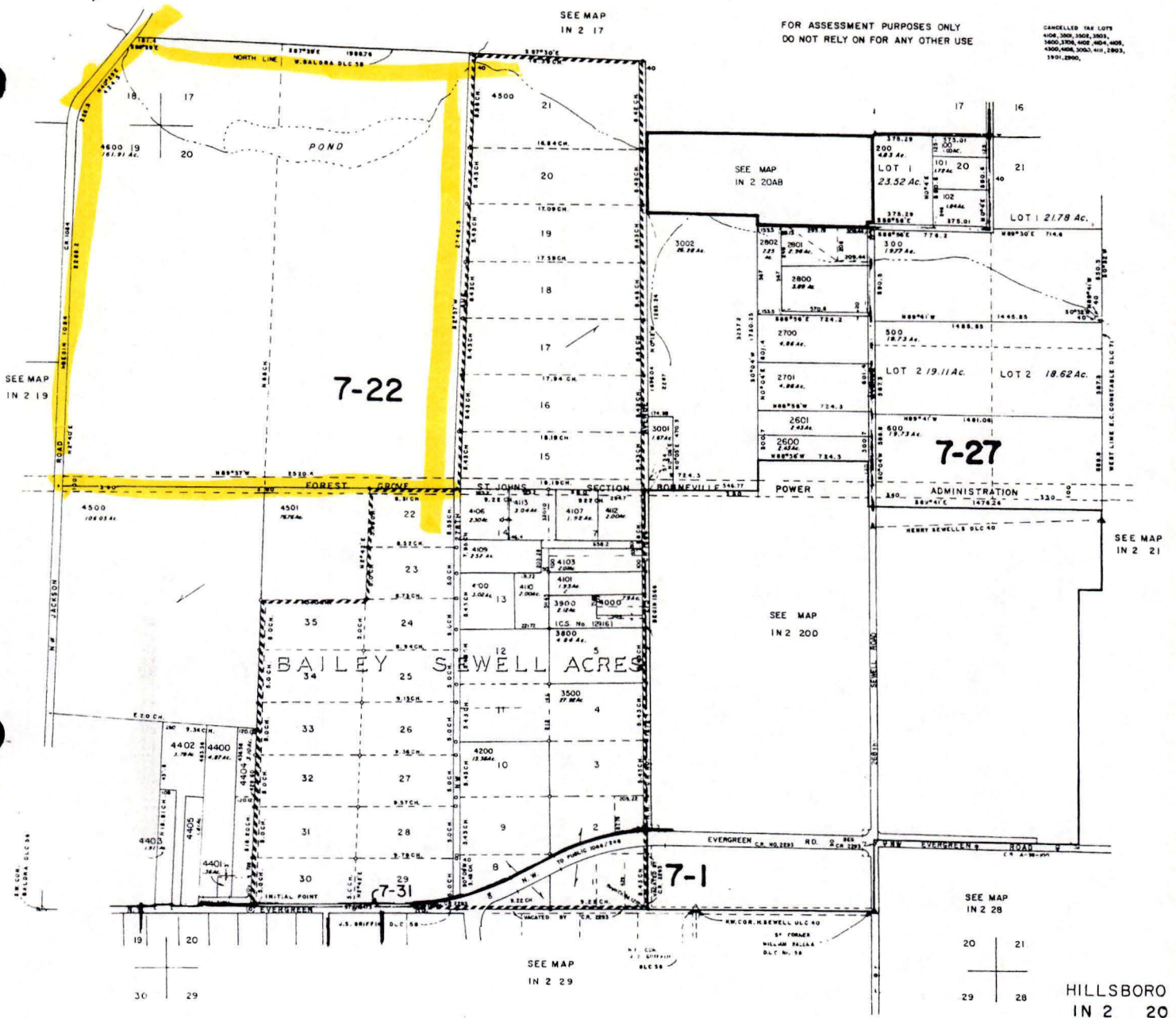
SCALE 1"=400'

IN 2 20

SEE MAP
IN 2 17

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

CANCELLED 126 LOTS
4108, 3900, 3902, 3903,
3905, 3906, 4002, 4004, 4005,
4006, 4008, 4009, 4010, 4011,
1901, 2900,



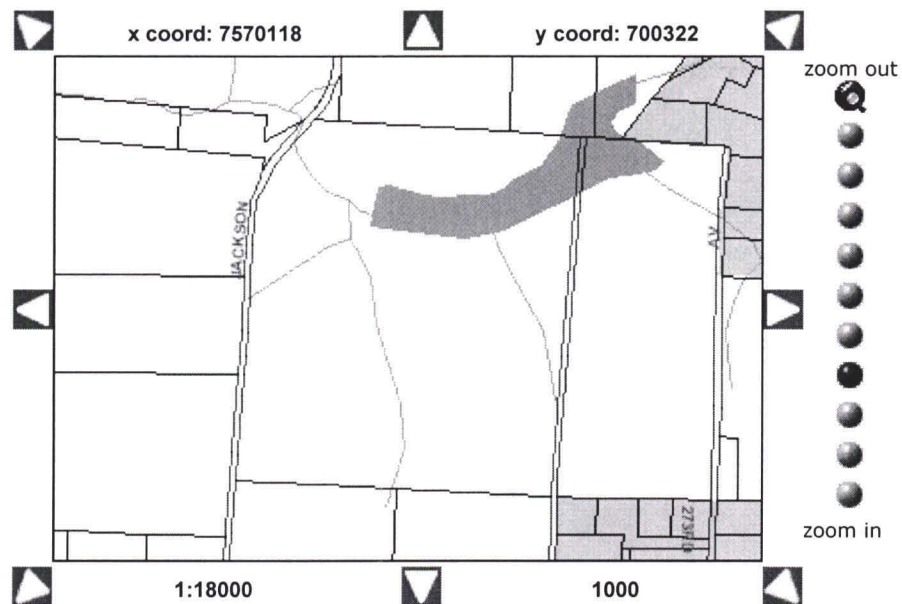


Urban
growth
boundary

Interactive Map Results

6000 NW JACKSON SCHOOL RD, HILLSBORO 97124

- Outside the urban growth boundary
- Outside the study areas
- Outside Executive Recommendation



Area in Urban Growth Boundary



Executive Recommendation

Study Area: Non-Resource Lands



Tier 1 2000 Alternatives Analysis exception lands contiguous to the UGB and EFU land (non-high value) completely surrounded by exception land.



Tier 1A 2000 Alternatives Analysis exception land not contiguous to the UGB.



Tier 2 Marginal Land, a unique classification of non-resource land in Washington County that allowed dwelling units on EFU land.

Study Area: Resource Lands



Tier 3 Resource land needed to serve exception land.



Tier 4 Mix of soils, majority class III and IV, some class I and II, no irrigation district.



METRO

September 16, 2002

Ms. Mariann Feldmann
15748 NW Claremont Dr.
Portland, OR 97229-8704

Dear Ms. Feldmann:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process. You may have already received our notice of the public hearings that have been scheduled in October, but in case you haven't, I am enclosing it with this letter

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

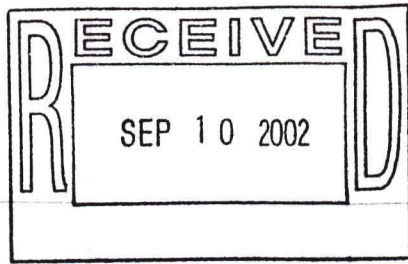
Sincerely,

Rod Park, District 1
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council

9-12-02
resp.



Sep 7, 2003

Dear Mr Park,

Concerning the urban growth
boundary expansion decision:

Until someone decides to
build "more" roads I will vote
against building anymore housing in
this area. We continue to see
new housing and "no" new roads.
Just take one look at the Sunset
Hwy any day any time. It looks
like a parking lot with bumper to
bumper cars going no where.

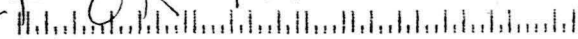
Sincerely,
Mariann Feldmann

Mariann Feldmann
15748 NW Claremont Drive
Portland, OR 97229-8704



Councilor Rod Park
Chair, Community Planning Committee
Metro
600 NE Grand Ave
Port OR 97232

97232+2733 11





METRO

September 16, 2002

Earl and Loris Itel
12155 SW Tualatin Sherwood Rd.
Tualatin, OR 97062-6828

Dear Mr. and Mrs. Itel:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process. You may have already received our notice of the public hearings that have been scheduled in October, but in case you haven't, I am enclosing it with this letter

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

A handwritten signature in black ink that reads "Rod Park". The signature is written in a cursive, flowing style.

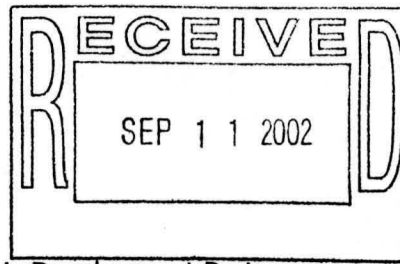
Rod Park, District 1
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council

Earl J. and Loris D. Itel
12155 SW Tualatin-Sherwood Rd.
Tualatin, OR 97062

September 9, 2002



RE: UGB expansion proposed by Regional Economic Development Partners

We are owners of property adjacent to the Urban Growth Boundary between the cities of Tualatin and Sherwood. The specific properties are located on the border of the UGB, south of Tualatin-Sherwood Road, between 120th Avenue and Cipole Road. The tax lots are 2S127C000500 (26.97 acres), and 2S127C000701 (18.39 acres).

We strongly support the proposal by the Regional Economic Development Partners to include these properties within the urban growth boundary during the next phase of expansion. We urge the Metro Council to carefully consider the following factors supporting the inclusion of our property within the urban growth boundary:

- ❖ This area is one of the few studied for possible UGB expansion designated as an industrial zone.
- ❖ Given the tremendous population increase in Tualatin and Sherwood in recent years, and the scarcity of large industrial parcels in the metro area, the inclusion of this area in the UGB would help to balance jobs and housing.
- ❖ This area is completely surrounded by the UGB and exception lands.
- ❖ The immediate vicinity is rapidly industrializing and Tualatin-Sherwood Road is a heavily traveled corridor designated as a major arterial in the RTP.
- ❖ High value farmland is scarce, and the majority of acreage in the surrounding area will never be used for agricultural production due to poor soils or the removal of topsoil by quarry activities.
- ❖ The available agricultural parcels in the area are not large enough to profitably support traditional agricultural pursuits and are isolated from other agricultural areas.
- ❖ Almost all the tax lots proposed for inclusion in the UGB in this area are possessed by only three property owners, making the assembly of land for large-scale industrial campuses relatively simple.
- ❖ The City of Tualatin has indicated it generally supports the inclusion of our property in the UGB.
- ❖ Tualatin's comprehensive plan indicates water and sewer service is planned adjacent to our property along Tualatin-Sherwood Road up to 124th Avenue.

We would appreciate your thoughtful consideration of this matter. Please feel free to contact us if you require additional information, or if we can contribute to the process in any way. Thank you for any assistance you can provide.

Sincerely,

Earl J. Itel
Loris D. Itel

Earl J. Itel
Loris D. Itel

CC: Metro Council, Mike Burton, Michael Jordan, Carl Hosticka, Doug Rux



METRO

September 16, 2002

Mr. Eric Johnson
Owner
11635 SW Waldo Wy.
Sherwood, OR 97140-8356

Dear Mr. Johnson:

Presiding Officer Carl Hosticka forwarded your letter to me and, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your letter regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process. You may have already received our notice of the public hearings that have been scheduled in October, but in case you haven't, I am enclosing it with this letter

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Rod Park'. The signature is fluid and cursive, with the first name 'Rod' and last name 'Park' clearly distinguishable.

Rod Park, District 1
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council

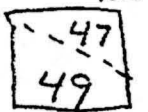
ERIC JOHNSON
11635 SW WALDO WAY
SHERWOOD OR 97140
503-692-5090
503-692-9849

SEPT 10, 2002

COUNCILOR CARL HOSTICKA,
METRO

600 NE GRAND AVE
PORTLAND OR 97232

R.E. URBAN GROWTH BOUNDARY STUDY AREA 47+
TAX LOT # 25134C000300 NE # 47



HONORABLE COUNCILOR HOSTICKA:

THIS LETTER IS TO DEMONSTRATE MY SUPPORT OF THE
REGIONAL ECONOMIC DEVELOPMENT PARTNERS PROPOSAL
FOR ADDITION OF INDUSTRIAL LANDS TO THE U.G.B.

WE OPERATE A VEHICLE SALVAGE, DISMANTLING AND
RECYCLING BUSINESS WITHIN STUDY AREA 47+49, WHICH
SHOULD BE ADDED TO THE U.G.B. TO MEET THE DEMAND
FOR INDUSTRIAL LANDS.

THE AREA IS CLOSE TO TUALATIN, ITS INDUSTRIAL
DISTRICT, TRANSPORTATION FACILITIES AND INDUSTRIES
IN THE REGION. THE AREA IS USED PREDOMINANTLY
FOR AGGREGATE EXTRACTION. A RAIL ROAD TRAIL
PARALLELS THE STUDY AREA. THE PRESENCE
OF THESE FACILITIES, AND THE NEED FOR IN-
DUSTRIAL LAND IN THE REGION, WARRANT THE
ADDITION OF THIS AREA INTO THE U.G.B.

THANK YOU, TONGVIN INDUSTRIAL GROUP
Eric Johnson



METRO

September 16, 2002

Mr. Fred Loomis, Ed.D.
3754 SE Meier Ct.
Hillsboro, OR 97123

Dear Dr. Loomis:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

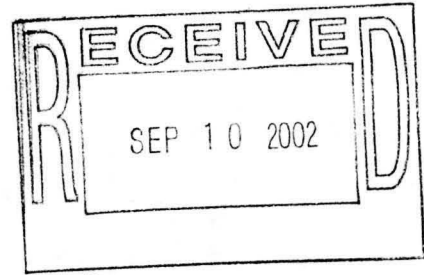
A handwritten signature in black ink that reads "Rod Park". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Rod Park, District 1
Metro Council

cc: Metro Council

September 9, 2002

Councilor Rod Park
Community Planning Committee
Metro
600 NE Grand Ave.
Portland, OR 97232



Dear Committee,

I wish to comment on the recent "Urban growth boundary expansion decision" pamphlet I received through the mail. Thank you for helping keep us informed.

A comment I feel needs to be made concerning the growth we are experiencing and will continue to experience, and its serious impact on the infrastructure in the tri-county area. The traffic is as bad or worse than any other city in the nation, including the LA area. Schools are crowded and left with no room to build. Housing has gone to "zero lot line" and row house construction. Many developments are allowed to install narrower streets with the "promise" that parking will be limited. These kinds of ground saving procedures must have an impact on public safety. Continued expansion without the supporting structure, is going to worsen the quality of life of those of us who love to live in this area. We must allow for some "catch up" time devoted to infrastructure.

Thank you for your consideration of this matter and your continuing efforts to improve this area for us all.

Sincerely,

Fred Loomis, Ed.D.
3754 SE Meier CT.
Hillsboro, OR 97123



METRO

September 16, 2002

Mr. and Mrs. Les/Marsha Thatcher
P. O. Box 845
Beavercreek, OR 97004

Dear Mr. and Mrs. Thatcher:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process. You may have already received our notice of the public hearings that have been scheduled in October, but in case you haven't, I am enclosing it with this letter

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

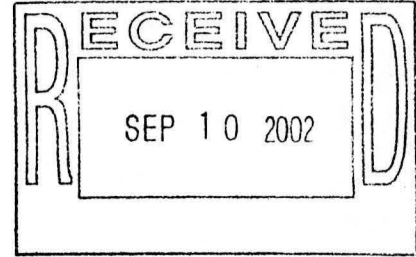
A handwritten signature in cursive script that reads "Rod Park". The signature is written in dark ink and is positioned below the word "Sincerely,".

Rod Park, District 1
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council

Les & Marsha Thatcher
PO Box 845
21353 S. Levi
Beavercreek, Or. 97004



Councilor Rod Park
Chair, Community Planning Committee
Metro
600 NE Grand Ave.
Portland, Or. 97232

Dear Rod;

Received a copy of your recommendations of the Urban Growth Boundary expansion.

Please consider expanding the boundary south, at least to Ivel Rd. in your area #30. I have over nineteen acres just east of Beavercreek road and north of Ivel.

I would much appreciate your consideration on this matter.

Thanks,

Sincerely,

Les Thatcher

SEP 16 2002

September 15, 2002

Mr. Tim O'Brien
Associate Regional Planner
METRO Regional Services
500 Northeast Grand Avenue
Portland, OR 97232-2736

Study Area 92

Dear Mr. O'Brien,

This is to confirm my request that my property (specific information below) be taken into the Portland Urban Growth Boundary (UGB) at the earliest possible opportunity. The section in which my approximately 5 acres is located is considered "Exception Land" for Metro purposes (Tier One, highest priority for housing use) and it is included in the current Study Area.

Although my property was not included in the approximately 17,000 acres (out of approximately 80,000 acres in the Study Area) recommended for UGB inclusion recently by Mike Burton, it is not too late for reconsideration and inclusion. Please submit this request to Mr. Burton for his review.

I am aware that several other property owners in the section are also writing to you requesting UGB inclusion. A number of factors make this section a wise UGB addition at this point in time.

Specifics of my two parcels, which are contiguous:

#1: Section 22 1N 1W; TL 100 3.09 acres

#2: Section 22 1N 1W; TL 700 2.00 acres

Thank you for your assistance and consideration in this matter.

Thomas K. Nash
P.O. Box 729
Welches, OR 97067-0729
503-622-3260
tknash@concentric.net

From: UGB System Account
To: tknash@concentric.net
Date: Wed, Sep 18, 2002 11:01 AM
Subject: UGB Request

Mr. Nash, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB), which Tim O'Brien forwarded to me. A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

CC: Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan McLain

From: UGB System Account
To: adellej@teleport.com
Date: Wed, Sep 25, 2002 3:27 PM
Subject: UGB

Adele, thank you for your e-mail and for the packet of material you sent through the regular mail. I'm sorry we weren't able to connect.

From what I understand from Nancy Goss Duran in Mike Burton's office, the actual route of our tour this Friday hasn't been finally determined just yet, but I have the information you wanted me to see.

I'll let you know if I have questions or need more information. Thank you again.

Rod Park, District 1
Metro Council

9/25/02

Councilor,

I have three packets of information provided by Ms. Jenike:

1. Brookman Road Property (northern portion of Area 55 and Area 54 – Tier 1), requesting inclusion in UGB
2. Rush Property, Lake Oswego (prepared by OTAK, June 2002), requesting inclusion in UGB
3. Petersen Property, Lake Oswego (prepared by OTAK, May 2002), requesting inclusion in UGB

She said she has given you all copies of these (with the exception of Councilors Atherton and Burkholder, and Councilor Bragdon doesn't have the Brookman Road packet), so she is sending me these documents for you (to save me the photocopying time!). I'll make sure you receive them.

In the interim, please let me know if you have any questions or would like to see the file copy.

Rooney

From: adelle jenike <adellej@teleport.com>
To: <parkr@metro.dst.or.us>, <barker@metro.dst.or.us>
Date: 9/20/02 3:09PM
Subject: UGB

Councilor Park:

I appreciate your effort in trying to accommodate our request for a tour of the Sherwood and Lake Oswego areas. However, I do understand that your busy schedule prevents your attendance at this time. Therefore, I am sending you information on these two areas for your consideration, this December, for placement into the Urban Growth Boundary.

One area, Sherwood, is contiguous to the city limits and is south of Sherwood, off 99W and along Brookman Road. The Lake Oswego area is contiguous to the city limits, is south of Lake Oswego and is off Stafford and Bergis Road. Both of these areas have complete preliminary expansion concept plans. The Sherwood plan was funded with a grant from Metro of \$50,000, however, the Lake Oswego plan was privately funded. Both Cities were actively involved during the drafting stage of the plans and local officials were instrumental in the final draft.

The property owners request that these areas, Sherwood and Lake Oswego, be included during the September 27th West Side Tour with elected officials.

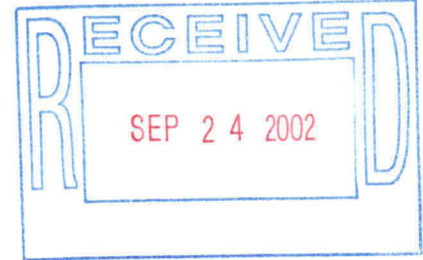
Please review the information and please contact me if you have any questions.

Thank you for your time and consideration in this matter.

Adelle Jenike
B/P 503-635-9295
Fax 503-636-2579
E-Mail: adellej@teleport.com

CC: R. Barker/Metro

TOB
✓



September 20, 2002

Mr. Rod Park
Metro Councilor
Metro
600 NE Grand Ave.
Portland, OR 97232

Dear Rod:

As per my E-Mail message from earlier today, I am enclosing information on the Sherwood and Lake Oswego areas that the property owners request inclusion into the Urban Growth Boundary this December.

Please contact me if you have any questions or wish further information. I, along with the property owners, wish to thank you for your time and consideration in this matter.

Sincerely,

Adelle Jenike

Enc
AJ/tjl

MULTIPLE LISTING SERVICE
MLS



Adelle Jenike
Associate Broker

RE/MAX equity group, inc.

16055 SW Boones Ferry Road, Lake Oswego, Oregon 97035

Office: (503) 635-9295, Fax: (503) 636-2579, E-Mail: adellej@teleport.com, Website: adellejenike.com

Each Office Independently Owned and Operated

From: UGB System Account
To: deharpport@msn.com
Date: Wed, Sep 25, 2002 9:46 AM
Subject: Survey Response/Urban Growth Boundary

Mr. Deharpport, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your survey regarding Metro's Urban Growth Boundary (UGB). A copy of your completed survey has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

cc: metro Council

2001-2002

LET'S TALK SURVEY

If you received this survey at a coffee talk, you can complete it and give it to your discussion leader. If not, or if you need more time, you can fill it out later, mail it back, or complete the survey on Metro's web site (www.metro-region.org/letstalk).

ZIP code 97224

1. Managing the urban growth boundary – Write your response to each item to indicate how you feel about the urban growth boundary.

Strongly agree (SA), Agree (A), Not sure (NS), Disagree (D), Strongly disagree (SD)

- SD Approach 1 Do not expand the boundary
A Approach 2 Expand the boundary around Damascus
SA Approach 3 Expand the boundary onto farmland

— Are there other approaches? If so, please give us your ideas in the comment section on the next page

2. Cost of growth – Write your response to each item to indicate your feeling about paying for the costs of growth.

Strongly agree (SA), Agree (A), Not sure (NS), Disagree (D), Strongly disagree (SD)

- Approach 1 Ask those who benefit to pay WE ALL BENEFIT
— Approach 2 Ask those who benefit to pay a greater share
SA Approach 3 Share costs equally

— Are there other approaches? If so, please give us your ideas in the comment section on the next page

3. Fish and wildlife habitat – Write your response for each item to indicate your feeling about protecting fish and wildlife habitat.

Strongly agree (SA), Agree (A), Not sure (NS), Disagree (D), Strongly disagree (SD)

- Approach 1 No change
A Approach 2 Increase education programs
SD Approach 3 Adopt regulations
SA Approach 4 Buy more open spaces

— Are there other approaches? If so, please give us your ideas in the comment section on the next page

4. Parks and open space land – Write your response for each item to indicate how you feel about parks and open space land.

Strongly agree (SA), Agree (A), Not sure (NS), Disagree (D), Strongly disagree (SD)

- D Approach 1 Live within existing resources
A Approach 2 Buy and maintain more open spaces
A Approach 3 Buy land for parks and neighborhoods
NS Approach 4 Buy and create trails

— Are there other approaches? If so, please give us your ideas in the comment section on the next page

5. Transportation – Write your response for each item to indicate how you feel about investing transportation funds.

Strongly agree (SA), Agree (A), Not sure (NS), Disagree (D), Strongly disagree (SD)

- D Approach 1 Manage existing system
SA Approach 2 Invest in key projects aimed at relieving traffic congestion
A Approach 3 Invest in a mix of neighborhood projects

— Are there other approaches? If so, please give us your ideas in the comment section on the next page

6. Raising funds for transportation projects –

Write your response for each item to indicate how you feel about paying for transportation improvements.

Strongly agree (SA), Agree (A), Not sure (NS), Disagree (D), Strongly disagree (SD)

- A Approach 1 Get the most out of the current system
D Approach 2 Raise taxes and fees
D Approach 3 Raise funds with user fees and tolls

— Are there other approaches? If so, please give us your ideas in the comment section on the next page.

7. Quality of life policies – If you could tell the Metro Council one thing about our region's policies related to quality of life what would it be?

*MY QUALITY OF LIFE IS HAS
DECREASED A LOT IN THE LAST
25 YEARS... LITE RAIL HAS NOT
HELPED THE QUALITY OF LIFE ISSUE*

8. Other comments Did you identify other approaches?

We Need To Build Houses Where The Jobs Are! Need To Expand INTO FARM LAND IN WASHINGTON County. IT MAKES NO SENSE TO BUILD Housing IN DAMASCUS IF THE JOBS ARE IN HILLS BORO! IF MOST Housing IS BUILT IN DAMASCUS IT WILL CREATE MUCH MORE CONGESTION AND DIRTY AIR & WATER. People WORKING IN WASHINGTON County SHOULD Be ABLE TO LIVE NEAR THEIR WORK - AFFORDABILITY ISSUE WITH THE PRICE OF LAND IN WASHINGTON County.

9. Coffee talk feedback - If you participated in a coffee talk, please take a few moments and let us know your thoughts about the coffee talk you attended. Indicate your opinion of the following statements:

Strongly agree (SA), Agree (A), Not sure (NS), Disagree (D), Strongly disagree (SD)

___ I feel more informed about tradeoffs and choices related to growth in our region

___ It was valuable to hear what others are thinking about these issues

___ Hearing other people's views changed my opinions about the issues

___ The facilitator/discussion leader did a good job

___ Length of time for discussion was adequate

How long was the coffee talk you attended?

☐ 1 hour ☐ 2 1/2 hours ☐ did not attend a coffee talk

How did you learn about the coffee talk?

☐ e-news ☐ TV news ☐ newspaper ☐ other _____

Keep me informed about the results of the coffee talks and future opportunities to participate in regional growth issues:

Name DALE DeHARPPORT

Address P.O. Box 1577 ZIP 97075

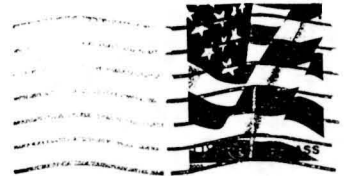
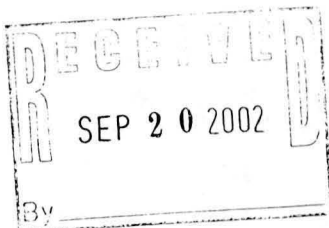
Phone 503-684-0903

E-mail DeHARPPORT@MSN.COM

I prefer to receive information by:

☐ mail ☒ e-mail

FOLD • STAPLE • SEND



Let's Talk
Metro
600 NE Grand Ave.
Portland, OR 97232

57232+2735

STAPLE HERE

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

September 25, 2002

Mr. Ed Doubrava
15687 SW Hawk Ct.
Sherwood, OR 97140

Dear Mr. Doubrava:

Thank you for completing and returning our survey on the urban growth boundary (UGB). Your comments have been included as part of the official record for the Metro Council's decision on expanding the UGB in December 2002.

On August 1, the Executive Officer made his recommendation to the Metro Council on the UGB expansion. At this stage, no decisions are being made. Public hearings have been scheduled in October and, at the appropriate time, the Metro Council will review correspondence and information received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Parkway, Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1
Metro Council

cc: Metro Council

Metro Survey



METRO

PEOPLE PLACES
OPEN SPACES

Planning
Department

10 NE Grand Ave.
Portland, OR
97232-2736

t (503) 797-1839
x (503) 797-1911

Recycled paper

2002 urban growth boundary

Metro Growth M-

SEP 23 2002

Where do we grow from here? Let's talk

The purpose of this survey is to get specific feedback from individuals who own property within Metro's urban growth boundary study area and to get input from interested persons on urban growth boundary policy issues. (You also can complete this survey on Metro's web site: www.metro-region.org/ugb)

Name ED DOUBRAVA

Mailing address 15687 SW HAWK CT ^{SHERWOOD, OR} ZIP 97140

E-mail address ed@showplacelandscape.net

I prefer to get follow-up communication (check one) ☒ E-mail ☐ Postal mail

Questions relating to property adjacent to the UGB?

1. Do you own property being considered for inclusion into the urban growth boundary?

☒ Yes ☐ No ☐ Not sure

If YES, answer questions 2 through 4. If NO, move to question 5.

2. In which Metro study area is your property located? Enter all of the study area numbers that apply 49

(To find the Metro study area number for your property, look above your name on the address label of the urban growth boundary workshops postcard you received from Metro. If your property is in more than one study area, the study area numbers will be separated by commas.)

3. State and regional land-use laws and policies require the Metro Council to abide by and consider certain factors when making their decision about the urban growth boundary. In addition, the Council is interested in your views about your property. Do you believe your property would be appropriate for being included inside the urban growth boundary?

☒ Yes Why LOCATION / FLAT / BPA LINES / NOT FARMABLE
☐ No Why not _____
☐ Not sure

4. Does your property include (please check all that apply):

☒ A residence
☒ A business or commercial establishment
☐ Farm or forest
☐ Historic structure or century farm
☐ Steep slopes (greater than 2.5 feet in height for every 10 feet in length or 25 percent or greater)
☐ A stream(s) runs through it. If so, does the stream(s) flow year round?
☐ Yes ☐ No
☐ Wildlife of some type is present or passes through it

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

September 25, 2002

Mr. David Selby
P. O. Box 1427
Tualatin, OR 97062

Dear Mr. Selby:

Thank you for completing and returning our survey on the urban growth boundary (UGB). Your comments have been included as part of the official record for the Metro Council's decision on expanding the UGB in December 2002.

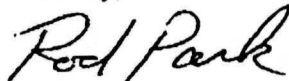
On August 1, the Executive Officer made his recommendation to the Metro Council on the UGB expansion. At this stage, no decisions are being made. Public hearings have been scheduled in October and, at the appropriate time, the Metro Council will review correspondence and information received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Parkway, Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,



Rod Park, District 1
Metro Council

cc: Metro Council

Metro Survey



METRO

PEOPLE PLACES
OPEN SPACES

Planning
Department

10 NE Grand Ave.
Portland, OR
97232-2736

t (503) 797-1839
x (503) 797-1911

Recycled paper

2002 urban growth boundary

Metro Growth Mgmt

SEP 24 2002

Where do we grow from here? Let's talk

The purpose of this survey is to get specific feedback from individuals who own property within Metro's urban growth boundary study area and to get input from interested persons on urban growth boundary policy issues. (You also can complete this survey on Metro's web site: www.metro-region.org/ugb)

Name David Selby

Mailing address P.O. Box 1427 - Tualatin, OR ZIP 97062

E-mail address _____

I prefer to get follow-up communication (check one) ☐ E-mail ☒ Postal mail

Questions relating to property adjacent to the UGB?

1. Do you own property being considered for inclusion into the urban growth boundary?
☒ Yes ☐ No ☐ Not sure

If YES, answer questions 2 through 4. If NO, move to question 5.

2. In which Metro study area is your property located? Enter all of the study area numbers that apply 49

(To find the Metro study area number for your property, look above your name on the address label of the urban growth boundary workshops postcard you received from Metro. If your property is in more than one study area, the study area numbers will be separated by commas.)

3. State and regional land-use laws and policies require the Metro Council to abide by and consider certain factors when making their decision about the urban growth boundary. In addition, the Council is interested in your views about your property. Do you believe your property would be appropriate for being included inside the urban growth boundary?

☒ Yes Why CURRENT ZONING NOT APPROPRIATE
☐ No Why not _____
☐ Not sure

4. Does your property include (please check all that apply):

☒ A residence
☒ A business or commercial establishment
☐ Farm or forest
☐ Historic structure or century farm
☐ Steep slopes (greater than 2.5 feet in height for every 10 feet in length or 25 percent or greater)
☐ A stream(s) runs through it. If so, does the stream(s) flow year round?
☐ Yes ☐ No
☐ Wildlife of some type is present or passes through it

Metro Eastside Study Area Bus Tour Itinerary

September 20, 2002

- 8:30 a.m. Metro Council Annex, Coffee/Pastries, Map Viewing
- 8:50 a.m. Begin boarding bus
- 9:00 a.m. Depart Metro
- **Welcome and Tour Purpose, Mike Burton, Metro Executive Officer**
- 9:35 a.m. **Gresham (Charles Becker, Mayor; Rob Fussell, City Manager)**
- Rockwood/West Gresham Urban Renewal District
 - Gresham Regional Center
 - Silicon Forest East
 - Study Areas 6, 7 and 12
- 10:45 a.m. **Boring/Damascus (Michael Jordan, Clackamas County Commissioner)**
- Damascus Study Areas 10-19
- 11:45 a.m. **Lunch Break** (Dairy Queen/Safeway, 20151 SE Highway 212) parking lot
- **Gene Grant, Mayor, Happy Valley**
- 12:15 p.m. **Depart from Damascus**
- 1:00 p.m. **Oregon City (Bob Bailey, Oregon City Planning Commissioner)**
- Study Areas 26 and 28 (Beavercreek)
- 1:45 p.m. **Stafford Basin (Mike Burton, Metro Executive Officer; Michael Jordan, Clackamas County Commissioner; Lou Ogden, Mayor, Tualatin)**
- Study Areas 37-42
- 2:15 p.m. **Tualatin (Lou Ogden, Mayor)**
- Study Area 48
- 3:30 p.m. **Arrive at Metro**

Eastside Study Area Bus Tour

8:30 – 8:50 a.m.
8:50 a.m.
9:00 a.m. sharp

Metro, 600 NE Grand Ave., Portland, Council Annex, Coffee and Pastries
Begin boarding bus
Leave Metro

Gresham

Rockwood/West Gresham Urban Renewal District

9:35 a.m.

I-84 East to 181st Ave. (Exit 13), turn right
South on 181st Ave. to Burnside, turn left
East on Burnside to 188th, turn right
South on 188th to Stark, turn left
East on Stark to 190th, turn right
South on 190th to Division, turn left

Gresham Regional Center

East on Division to Civic Dr., turn left
North on Civic Dr. to Burnside, turn right (**view point**)
East on Burnside to 223rd, turn left

Silicon Forest East

North on 223rd to Glisan, turn right
East on Glisan to Hogan/242nd, turn right
South on Hogan to Burnside, turn left

10:00 a.m.

Study Areas 6, 7, and 12

South on Burnside /Hwy. 26 to Orient Dr., turn left
South on Orient Dr. to Barnes/262nd, turn right (**view point**)
South on 262nd, bear left (on Callister), to 267th/Anderson Rd., turn right
South on 267th (cross Telford) to Rugg Rd., turn right
West on Rugg Rd. to 252nd, turn right,
North on 252nd to Rugg Rd., turn left

10:45 a.m.

West on Rugg Rd. to Hogan Rd., turn right (**view point**)
North on Hogan Rd. to Butler Rd., turn left
West on Butler Rd. to Persimmons Country Club, turn left into Clubhouse entry
to turnaround (**possible bathroom break**)

Boring

Turn right onto Butler Rd. and go east to Hogan, turn right
South on Hogan Rd./242nd to Rugg Rd., turn left
East on Rugg Rd. to 252nd, turn right
South on 252nd to Rugg Rd., turn left
East on Rugg Rd. to Telford Rd., turn right
South on Telford Rd which turns into 272nd Ave. to Wally Rd., turn left
East on Wally Rd. to Hwy. 212

Damascus

West on Hwy. 212 to 242nd, turn right
North on 242nd to Tillstrom Rd., turn left (**view point**)
West on Tillstrom Rd., to 222nd, turn left
South on 222nd to Hwy 212, turn right
West on Hwy. 212 to Dairy Queen/Safeway

11:45 a.m.

Lunch Break (Dairy Queen/Safeway 20151 SE Highway 212) parking lot

12:15 p.m.

West on Hwy. 212 to Armstrong Circle, turn right (**view point**)
West on Armstrong Circle to Hwy. 212, turn right

| | |
|------------|---|
| 12:30 p.m. | West on Hwy. 212 to I-205 interchange south |
| 1:00 p.m. | <p>Oregon City</p> <p>South on I-205 to Exit 10 (Highway 213 south), bear right around corner
 Southwest on Highway 213 to Beaver Creek Rd, turn left
 Southeast on Beaver Creek Rd. to Henrici Rd., turn right (view point)
 West on Henrici Rd. to Highway 213, turn right
 North on Hwy. 213 to I-205 interchange south</p> |
| 1:45 p.m. | <p>Stafford Basin</p> <p>West on I-205 to 2nd West Linn exit (10th Ave.?), bear right
 Turn right on 10th Ave. and go north to Salamo, turn right
 Continue on Salamo Rd. to Rosemont Rd., turn left
 Northwest on Rosemont to Stafford Rd., turn left (view point)
 West on Stafford Rd. to Borland Rd., turn right
 West on Borland Rd. to 65th, turn right
 North on 65th to Nyberg St., turn right
 West on Nyberg St., to I-5 interchange south</p> |
| 2:15 p.m. | <p>Tualatin</p> <p>South on I-5 to North Wilsonville (exit 286)
 Turn right on Boones Ferry Rd. and go north to Day Rd., turn left
 West on Day Rd. to Grahams Ferry Rd., turn right
 North on Grahams Ferry Rd. to Tonquin Rd., turn left
 West on Tonquin Rd. to Waldo Way, turn right and continue in circle (view point)
 around Waldo Way back to Tonquin Rd., turn left
 East on Tonquin Rd. to Grahams Ferry Rd, turn right
 South on Grahams Ferry Rd. to Day Rd., turn left
 East on Day Rd. to Boones Ferry Rd., turn right
 Boones Ferry Rd., to I-5 interchange north</p> |
| 2:45 p.m. | <p>Go north on I-5 to Metro
 To downtown Portland exit
 North on Naito Parkway, across Steele Bridge, right on Lloyd Blvd.
 Lloyd Blvd to Grand Ave., left</p> |
| 3:30 p.m. | Arrive at Metro |

From: "Henkhaus, Ralph E" <ralph.e.henkhaus@intel.com>
To: "Rod Park" <parkr@metro.dst.or.us>
Date: 9/20/02 4:14PM
Subject: RE: RE: Ralph Henkhaus position in favor of including property in the expanded UGB

OK. Thanks.

It turns out that services are all in. Sewer is going in now in the lots above me. Turns out that the Alder Ridge folks did a study a few years back when they wanted to run a sewer line across my property. That study indicated the elevations were favorable for a gravity fed sewer for most of my property. As for density capacity, The Alder Ridge lots are going in at around 7K sqft and my property is much more easily developed in terms of elevation grades.

By the way, I know it's not a county thing, but it did seem odd to me that Multnomah County was not more assertive in bringing some of the real close in property into the UGB.

Thanks for your support.

Ralph Henkhaus

-----Original Message-----

From: Rod Park [mailto:parkr@metro.dst.or.us]
Sent: Wednesday, September 18, 2002 10:09 PM
To: ralph.e.henkhaus@intel.com
Subject: Re: RE: Ralph Henkhaus position in favor of including property in the expanded UGB

Ralph Henkhaus

Sorry for the odd response. I did not intend to copy you on the message or I would have written in plain english! I was asking Metro staff to clarify what the issues were, hence the odd sounding "planner speak". The first question was on how services would be provided to your property and if Portland has indicated it would or would not provide those services. The second question was is what is the calculated housing units capacity. Either or both could have affected Mike Burton's recommendation to Council.

Rod Park

>>> "Henkhaus, Ralph E" <ralph.e.henkhaus@intel.com> 09/18/02 18:30 PM >>>

Rod,

Was that an auto reply or a response taken out of context?

Ralph Henkhaus

-----Original Message-----

From: Rod Park [mailto:parkr@metro.dst.or.us]
Sent: Wednesday, September 18, 2002 5:51 PM
To: ralph.e.henkhaus@intel.com
Subject: RE: Ralph Henkhaus position in favor of including property in the expanded UGB

Okay, what is the story on this? sounds like a service problem with Portland or a low yield problem?

>>> "Henkhaus, Ralph E" <ralph.e.henkhaus@intel.com> 09/18/02 05:39PM >>>

Dear Rod,

In the spring I sent a letter to Rob O'Brien recommending inclusion of my property into the expanded UGB. He forwarded it to the exec council. When my property did not get recommended as part of the Executive Recommendation he recommended that I re-send my information to you.

Owners of the property being referred to:
Ralph and Karen Henkhaus
Address of the property being referred to:
10511 NW Laidlaw Rd.
Portland, OR 97229

We live on a 17 acre parcel (4 tax lots) in Bonny Slope. We are presently being squeezed by serious development on 3 sides: Forest Heights and Alder Ridge to the East; Bethany to the West; and numerous neighborhoods and small acreage conversions to the South. While it is fun to live on a "rural island" in the middle of a major developing area, all the local growth has pretty much removed the rural feel of the neighborhood. In fact, all of the things that make this property less attractive as a rural area make it more attractive as an area for development.

Also, 2 of my acres are inside the UGB, but are now being cut off by Alder Ridge. With the rest of my property being outside the UGB, development of this land becomes questionable.

Some key points

- * Of all the Tier 1 lands under consideration, this property is the closest to downtown Portland and 15 minutes from the Hillsboro technology centers. Thus it can provide homes where they are needed while minimizing sprawl.
- * The property is part of the (previous) Urban Reserve.
- * The property abuts the UGB.
- * Both Forest Heights and Alder Ridge abut the east boundary, which puts sewer adjacent to the property.
- * Water, Gas, Electricity, Phone are all in place.
- * Schools and roads are all in place.
- * The 17 acres is sufficient for development, there is no farm value, no old growth, and no major environmental concerns.
- * As far as I can tell, it would be the only west side Multnomah county land to be brought into the UGB.

Thank you,

Ralph Henkhaus
(H) 503.297.5934
(W) 503.712.6012

The entire East boundary of my property is presently being built up against by Forest Heights and the Alder Ridge neighborhood. It turns out that I have two acres that are actually inside Portland inside the UGB that will become land locked at that time. Since

I feel very strongly that we should not keep a 20 year supply of buildable land. I believe that the state law should be changed so you are not required to plan for this. I don't blame Metro. . . . you poor folks have the hard job of following the law. I just don't believe that the law is right.

Someday, somewhere we need to stop this growth. We either run out of land now and live with the high prices and lack of affordable homes. . . but have some open space and farm land available. OR, we put this off for some future generation. If we don't limit growth now, years later people will still run out of land, there won't be affordable housing, but then there won't be any green space or farm land either. In my opinion that is a much worse scenario.

I am an college educated (BA) middle aged person who has worked for government for years. I even worked with county commissioners who struggle with these growth issues all the time. I just haven't heard an argument yet that convinces me that we need to use up our farm land and open spaces for housing.

If we do not expand the urban growth boundary, Portland will become expensive and people won't be able to find affordable housing here. But, eventually the population will shift to other areas. At some point, the pendulum will swing and prices will go down again as our homes and population ages.

Thanks for asking.

cc: metro Council

From: UGB System Account
To: "cjensen@cesnw.com".GWIA.MetCen
Date: Thu, Sep 26, 2002 10:57 AM
Subject: Re: UGB Expansion Decision.

Mr. Jensen, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> Carl Jensen <cjensen@cesnw.com> 9/4/02 4:13:05 PM >>>
Dear Rod Park:

Thank you for the opportunity to respond to Metro's Official Public Notice. I truly believe the decisions have already been made and the justifications for the decision have been printed or will be shortly. The upcoming hearings are only being performed because our land use laws mandate that Metro hold them. Case in point, the executives Officers Recommendation List has been promoted and followed for about five years now with little change to the "out year" expansion areas.

I do notice that Metro's brochure/notice lists the rules for expanding the boundary. If these rules truly apply, then one should ask why Metro violates the rules established and then tells everyone they are complying. Please note:

1. Metro must estimate population growth for the next 20 years.

Who's numbers do you wish to use. In a government controlled environment, estimating population growth becomes academic and self fulfilling process. If you want to slow growth, governments can and do restrict development by controlling the approval process both by increasing the regulations and by restricting interpretation of what complies. Portland, West Linn, Lake Oswego, and Beaverton are prime examples, with the City of Portland so constricted that even simple staff approvals are 18 months in review and cost the developer twice as much to achieve than in any other jurisdiction. Some jurisdictions do it by restricting when a property may be annexed into the jurisdiction and then developed. The annexation process can take at minimum of 2 years to complete.

2. Metro and local governments must develop plans to efficiently accommodate a "reasonable" amount of estimated growth inside the existing boundary.

So far, I have seen little if any effort by Metro to achieve this goal. Effort is a function of dollars and construction of infrastructure to accommodate growth inside the UGB is left to the local jurisdictions. To my knowledge, there are few dollars available to perform this "effort". As a consequence, infill of small developable parcels becomes too expensive to meet current market prices. Moreover, there is little effort made by local jurisdictions to correct the problem, for obvious reasons.

The development of plans to "efficiently accommodate" a "reasonable" amount of estimated growth. What

does these words and phrase really mean and who defines what is "reasonable"? In this case, one can argue they mean whatever Metro staff wants them to mean. Case in point, please refer to the Executive Officer's recommended expansion of 17,341 acres. There is no "reasonable" reason for the recommendation, because the areas of Damascus and Oregon City can not "efficiently accommodate" the expected growth!

In my opinion, these words have little to no meaning and they are only concepts to talk about with soccer moms and then feel good about what was said.

3. An expansion to the boundary must follow priorities defined by Oregon Law, first expanding onto "non-resource land" that has the least value for farming and forestry.

Again, what does these words really mean? In working terms they mean anything Metro's staff wants them to mean. They are subjective and dependent in large measure on the developers political connections. One can clearly see who benefits and who gets denied by the drafting of approvals and denials of land use applications that have occurred over the last 10 years.

4. Before adding land, Metro "must" analyze where it is "most efficient" to do so, primarily based on "ability to provide urban services", such as roads, and utilities.

Even for a person not involved in the land development industry this is clearly "not" what has or is happening at Metro. The best example is the Executive Officers No. 1 and No. 2 recommended expansion areas of Damascus and Oregon City. Can you say truthfully these areas have the "ability to provide urban services"? I strongly suspect Metro has not even checked to determine the facts. If someone has, then that person does not know what he is looking at when he makes the conclusion these areas have the "ability to provide urban services". Perhaps the definition of "ability" is the key word, someone at Metro should look it up in the dictionary.

Please note, the road system in and out of these areas are extremely limited both in capacity and number of routes to places of employment and shopping. For the last 15 years, our job growth centers are along the Sunset - 217 Corridor and near the Portland Airport. Our current road systems to and from these areas is quickly approaching "E" and "F" levels of service. To add to the problem, Metro has openly promoted mass transit in Portland over providing a road system that facilitates the movement of goods and services to the rest of the Metro-area. Bus service into Damascus and Oregon City is at best limited and is expected to remain so until there is a population density sufficient to warrant additional service. Until then, a car is "mandatory" to live in these areas but no new roads are planned to service the additional trips created by "planned" expansion that forces people to drive 15 to 35 miles to find employment.

Utility services such as domestic water and sanitary sewer are at best non-existent or significantly limited to restrict growth. Nor, should one forget to consider additional sources of water and sewage treatment plants needed to provide the capacity to service these areas. Currently, both utilities are restricted and will remain so for the near future of 10 years.

One has to ask why would Metro violate good planning principles and select these areas as the No. 1 and 2 areas to expand. The best response is Portland is concerned about losing its political control of the area and seeks to divide the voting power of the people expected to live there. The second best response is that by expanding the UGB in these areas, they can say they are complying with their mandate while at the same time restricting development and controlling growth. Call it political cover for lack of a better term. All other responses are just baby soup for the masses.

5. Only the amount of land "necessary" to meet the determined need can be included in the expansion.

As stated above, in a government controlled area this becomes totally subjective to the group in political control. The words mean Portland as a political unit will continue to have control over growth and development in the Metro area for the next 8 years.

Under frequently asked questions, "Won't tight urban growth boundary result in more traffic?" Answer given, "NO".

Can Metro be so bold as to say this with a straight face and mean it? Metro must be ignoring the simple fact that more people means more movement of people and things within the available system. By not providing new connections and routes means the existing congested system will become more congested with more traffic. One only needs to take a look at the traffic volumes on our existing connecting road system to know the true answer. Yes, there is going to be additional congestion!

With tongue-in-cheek we are expected to believe Metro is working with area cities, counties, and other agencies to ensure "transportation choices" and to maintain "mobility". Can there be anything further from the truth? The claim may not be totally wrong, but it is close enough not to matter. I trust I am not the only person that sees a problem here in River City.

Thank you for your time,
Carl B. Jensen

CC:
McLain

Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan

From: UGB System Account
To: "burkholderr@metro.dst.or.us".GWIA.MetCen
Date: Thu, Sep 26, 2002 11:19 AM
Subject: Re: FW: Study Area 93

Mr. Edelman, Councilor Burkholder forwarded your e-mail to me and, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments regarding Study Area 93 and Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

>>> Rex Burkholder <burkholderr@metro.dst.or.us> 9/25/02 12:19:04 PM >>>

----- Forwarded Message
From: "Steven Edelman" <Edelman@mail.com>
Reply-To: <Edelman@mail.com>
Date: Tue, 24 Sep 2002 12:53:39 -0700
To: <burkholderr@metro.dst.or.us>
Subject: Study Area 93

Mr. Burkholder,

I am writing to you in support of the staff decision that Study Area 93 not be included for consideration to come inside the UGB.

In the last round of study this area, then known as 22D, was also recommended by staff to stay outside but that decision was reversed at Metro Council. My concern is that the same thing could happen again.

Although a glance at a map might lead one to believe there is little or no reason this area can not be developed I think the staff report is correct in the assessment that this is not correct. If anything due to limitation in the information that Metro provided the technical staff the report

overstates the number of possible units that might be constructed reinforcing the decision not to include.

In addition there are additional factors staff was not permitted to consider such as upcoming changes to environmental overlays under consideration by Metro that would even further reduce the amount of developable land.

Finally there is the issue of The City of Portland's complete lack of interest, if not outright hostility, towards annexing and providing services to the area.

My conclusions in the matter are based on a lengthy analysis of the methods and data used by staff to develop their scoring. Should you wish more in depth information as to why I feel finding is correct, please let me know.

Any assistance you can give me in communication this information to the other Metro Council members would also be appreciated.

Steve Edelman
Edelman@mail.com
503-297-9608 W
503-317-9608 C

----- End of Forwarded Message

CC: Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan McLain

From: UGB System Account
To: Bill Atherton; Carl Hosticka; David Bragdon; Rod Monroe; Susan McLain
Date: Thu, Sep 26, 2002 11:10 AM
Subject: Fwd: RE: UGB Expansion

Councilor, FYI.

From: "Hinck, Curt" <chinck@tycoint.com>
To: Rex Burkholder <burkholderr@metro.dst.or.us>
Date: Tue, Sep 24, 2002 1:47 PM
Subject: RE: UGB Expansion

Thanks so much for your detailed response to my email. I will go through your reply with my neighborhood association prior to our attending one of the upcoming Metro meetings.

Attached is a revision to my original email to you (in MS Word Format), that was re-written and modified to include a few more important points that I did not detail in my correspondence to you (which was actually emailed to Mr. Hosticka after I emailed you). If you are going to make this "public" and pass it to Rod Park, I would like to make sure these points are associated to our cause as well.

Thanks again!!

<<UGB_Hosticka.doc>>
Curt Hinck- Beaverton, OR
503-683-9006 Phone
503-675-6521 Fax

-----Original Message-----

see next p.

From: Rex Burkholder [mailto:burkholderr@metro.dst.or.us]
Sent: Tuesday, September 24, 2002 11:47 AM
To: Hinck, Curt
Cc: Rod Park, UGB System Account
Subject: Re: UGB Expansion

Mr Hinck,

Thank you for your thoughtful letter. In addition to my reply below, I have forwarded your letter to be entered into the public record as well as sharing it with Councilor Rod Park, Chair of the Community Planning Committee.

The 20 year residential land supply requirement, as you rightly point out, is driving Metro's decision-making regarding urban growth boundary expansion. I think there are strong arguments that bringing in too much land too fast (most developers/businesses use at most a 5 year planning horizon) leads to poor use of that land. But, until this law is repealed or amended, Metro needs to comply.

The high rate of growth of the past ten years (averaging 2.5%/year, greater than Jakarta and Calcutta!) has put a lot of pressure on this area which we've handled with more grace and success than most other cities. That said, we have reached the limits of the over-generous urban growth boundary set in the early 80's. Unless we change policies, we will face similar large expansions (assuming growth continues apace) every five years from now on.

So, what to do now?

As you say, NIMBY arguments are not very strong. While there can always be interpretations of the finer points regarding suitability of land for

From: Rex Burkholder <burkholderr@metro.dst.or.us>
To: "Hinck, Curt" <chinck@tycoint.com>
Date: Tue, Sep 24, 2002 11:42 AM
Subject: Re: UGB Expansion

Mr Hinck,

Thank you for your thoughtful letter. In addition to my reply below, I have forwarded your letter to be entered into the public record as well as sharing it with Councilor Rod Park, Chair of the Community Planning Committee.

The 20 year residential land supply requirement, as you rightly point out, is driving Metro's decision-making regarding urban growth boundary expansion. I think there are strong arguments that bringing in too much land too fast (most developers/businesses use at most a 5 year planning horizon) leads to poor use of that land. But, until this law is repealed or amended, Metro needs to comply.

The high rate of growth of the past ten years (averaging 2.5%/year, greater than Jakarta and Calcutta!) has put a lot of pressure on this area which we've handled with more grace and success than most other cities. That said, we have reached the limits of the over-generous urban growth boundary set in the early 80's. Unless we change policies, we will face similar large expansions (assuming growth continues apace) every five years from now on.

So, what to do now?

As you say, NIMBY arguments are not very strong. While there can always be interpretations of the finer points regarding suitability of land for urbanization, the "steamroller of growth" will get to everyone eventually, and probably sooner than any of us would like.

In my opinion, the more effective arguments would be:

1) support for increased density in areas well served by transit, with a good mix of housing, jobs and shopping. For example, Vancouver BC has added almost 40,000 more residents in its downtown over the last ten years, and remains (or has become) one of the most livable cities on the planet. The increased densities this region adopted as part of the Region 2040 plan are a start (and very innovative for US cities) but just a start. Even Hillsboro should be easily able to support high rise residential development like the suburbs of Vancouver BC, New Westminster and Metrotown. More people are coming or being born here. They need to live somewhere. Our choices are sprawl on the edge or density where it works.

2) support for actions that make increased density possible and acceptable such as: directing transportation funding to transit and other improvements in high density centers to make walking and cycling the mode of choice in those areas; opposition to widening freeways that encourage people to live farther from their work and shopping while diminishing the quality of life in the neighborhoods that they pass through (the places we want more people to live!).

You may have other ideas that would be useful for the Council to hear. Most of all, POLICY alternatives that reduce the need for bringing new land into

the boundary are what we can use.

As you may know, the voter-approved Measure 26-29 directed Metro to focus density in these centers as well as to increase public information about the UGB decision. Protecting single family neighborhoods WHILE providing more housing in centers is the only way we will be able to protect your and similar communities over time. But, we need people such as you and your neighbors to support greater density in our downtowns and mainstreets if we hope to do so.

I hope this has been helpful.

Yours truly,

Rex Burkholder
Metro Councilor-District 5

600 NE Grand Ave
Portland, OR 97232
503-797-1546
burkholderr@metro.dst.or.us
www.metro-region.org

> From: "Hinck, Curt" <chinck@tycoint.com>

> Date: Wed, 18 Sep 2002 12:05:39 -0400

> To: burkholderr@metro.dst.or.us

> Cc: hinckcs@attbi.com

> Subject: UGB Expansion

>

> Hello,

>

> Our neighborhood is currently going through the process of "banding

> together" to oppose the UGB expansion in, and around Cooper Mountain/Bull

> Mountain in Washington County (Areas 65, 66 67). I understand this is not

> the district/area that you represent, but based on your quoted comments in

> the Oregonian shortly after the Executive Decision was released, which

> opposed the expansion, we were hoping that you might be able to offer some

> advise or direction regarding the best way for our neighborhood to represent

> ourselves in this matter.

>

> We are intending to speak at one or several of the Metro Meetings scheduled

> in October, with as much fact as possible, and have also started a petition

> which we hope to have 500+ signatures on by October 1st. We do not just

> want to come across as NIMBY's, (not in my backyard- people), but at the

> same token, several of us, including myself, are 3rd and 4th generation

> Washington County residents and hate to see a beautiful "Natural Area" like

> this be permanently scarred with 5264 Dwelling Units on 1700 acres. Also,

> I am sure it is a common complaint when faced with this kind of expansion in

> other areas, the potential for added traffic congestion in ours is really a

> serious one. SW Scholls Ferry Road is the only (primary) East/West route to

> get in and out of our area, and within the last 7 years, there has been a

> huge influx of multi-family housing and single family homes built within 2-3

> miles of our area, which has made for this road to be already, way

> overburdened with traffic.

>

> I am also very curious as to why this sudden change of course occurred after
> it was indicated on 10/27/2000 that Metro determined that there is already a
> 20 year land supply for housing within the existing boundary. I have read
> the 8/1/02 Executive Officer's Urban Growth Boundary Recommendation and
> understand the ORS 197.296 state law requiring Metro to periodically update
> its UGB by computing a capacity analysis, but how could this go from no land
> needed in late 2000, to now needing 17,341 acres.
>
> Thanks in advance for any help you might be able to provide!
>
> Sincerely,
>
>
> Curt Hinck
> Beaverton, OR
>

CC: Rod Park <parkr@metro.dst.or.us>, UGB System Account <UGB@metro.dst.or.us>

From: Hinck, Curt
Sent: Wednesday, September 18, 2002 12:07 PM
To: 'hostickac@metro.dst.or.us'
Cc: 'hinckcs@attbi.com'
Subject: UGB- Expansion Washington County

Importance: High

Hello,

Our neighborhood is currently going through the process of "banding together" to oppose the UGB expansion within, and around Cooper Mountain/Bull Mountain in Washington County (Areas 65, 66, 67). As our area Metro Council representative, we were hoping that you might be able to offer some advise or direction regarding the best way for our neighborhood to represent ourselves in this matter. Your Bio within the Metro site indicated that you chaired the Metro Traffic Relief Options Study Committee and the South-North Light Rail Expert Review Panel, which directly relates to one of our concerns as we do not believe our area makes any sense for Washington County expansion due to our area having a very limited north/south road access (Scholls Ferry Road) and not having close access to MAX transit. *Note: I have also emailed Rex Burkholder with this same request for input, based on my understanding of his opposition to the UGB expansion, and Susan McLain.*

We are intending to speak at one or several of the Metro Meetings scheduled in October, and would like to be armed with as much **fact** as possible. In addition, we have also started a petition which we hope to have 500+ signatures on by October 1st. We do not just want to come across as NIMBY's (not in my backyard- people), but at the same token, several of us (including myself) are 3rd and 4th generation Washington County residents, who very much hate the idea of seeing a beautiful "Natural Area" like this be permanently scarred with 5264 Dwelling Units on 1700 acres.

Although I am sure it is a common complaint when faced with this kind of expansion in other areas, but the potential for added traffic congestion in our area is really a serious one. SW Scholls Ferry Road is the **only** (primary) East/West route to get in and out of our area, and within the last few years, there has been a huge influx of multi-family housing and single family homes built within 2-3 miles of our area, which has made for this road to be already, way overburdened with traffic. I personally think it makes much more sense to locate expansions to the UGB closer to the High Tech Sectors, and around current MAX lines in Washington County, versus having them further away from this employer base and w/o roads or transportation means to support it.

As a person who also owns Exclusive Farm Use property in another area in Washington County (not impacted either way by this executive decision), I can relate to how the current land owners in this area would benefit financially from this expansion, and I do not want to see them get hurt by our opposition. I can almost say for certain however, that I doubt if any of the current land owners who would benefit from this UGB expansion (who actually live on their land), would still want to live on the same land once it was developed the way Metro would like to see the density built around them. The ideal situation would be to add this available land on Cooper Mountain, to the

already small area purchased by Metro for Greenspace use, to establish a park location in Washington County similar to Mt Tabor Park in Multnomah County. As a last resort, if the Greenspace plan was not feasible, the majority of our neighborhood would not be opposed to in-fill of if done so in a similar plan to how Siler Ridge Lane was established with open spaces and without the "**extreme**" density to help maintain the beauty of this area (the primary reason we all live here in Oregon now).

Lastly, I am also very curious as to why this sudden change of course occurred after it was indicated on 10/27/2000 that Metro determined that there **is already a 20 year land supply for housing within the existing boundary**. I have read the 8/1/02 Executive Officer's Urban Growth Boundary Recommendation and understand the ORS 197.296 state law requiring Metro to periodically update its UGB by computing a capacity analysis, but how could this go from no land needed in late 2000, to now needing 17,341 acres.

Thanks in advance for any help or support you are able to provide us regarding this matter!

Sincerely,



Curt Hinck
16820 SW Siler Ridge Lane
Beaverton, OR
503-590-9381

From: UGB System Account
To: haroldschultz@netptc.net; Linda.Gray@orst.edu
Date: Thu, Sep 26, 2002 7:59 AM
Subject: Urban Growth Boundary

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent letter regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

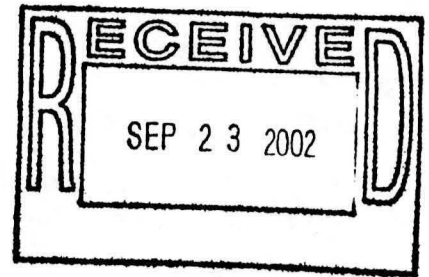
Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

September 20, 2002

Rod Park, Chair, Community Planning Committee
Metro Council

600 NE Grand Ave.
Portland, OR 97232



Dear Councilor Park,

I am writing with regard to the possibilities of including our property in the Urban Growth Boundary expansion in the near future.

Our property is within one of the study areas and within a half mile of the existing UGB. The address is 5750 SW River Road and it includes two tax lots (601 and 602) bisected by Rosa Road south of Hillsboro. The UGB is about ½ mile north of us and there are Rural Residential/Exception lands to the south of us and opposite our location at the intersection of Rosa Road and River Road.

Our property and some of the others adjacent are zoned EFU. However, they are primarily 5- acre parcels with one home and not in farm use. The parcel to the north of us is being held in hope of urbanization in the near future. My husband and I believe that it would be practical and efficient to bring small EFU parcels into the boundary that are near main arterials, in proximity to the Rock Creek Treatment Facility for CWS, and have utilities already in place. Most of the properties in our area have shallow wells with water quality issues. We believe that it would be preferable to bring small EFU parcels that are already developed with utilities into the boundary and preserve large parcels that are currently being farmed and that can be farmed efficiently. The EFU parcels including ours and extending along Rosa Road between River Road and 229th Ave. would provide a buffer and transition to adjacent EFU properties that are being actively farmed.

Wink Brooks, Director of Planning in Hillsboro has indicated that the City would welcome bringing the property along Rosa Road into their boundary.

If and when it becomes possible to consider EFU properties, please keep our property in mind. Thank you for your time and consideration.

Sincerely,

Linda Gray
5750 SW River Road
Hillsboro, Oregon 97123.

TOP
✓

CC: Councilors



HAROLD L. SHULTZ
33144 CASCADEL HTS. DRIVE
NORTH FORK, CA. 93643

9-24-02

FAX TRANSMITTAL

PHONE 559 877 7444
FAX 559 877 3704

CEL 559 269 1568
E MAIL haroldshultz@netptc.net

TO METRO REP.
FOR OREGON CITY

RE OREGON CITY REP

FAX 503-797-1793 FROM HAROLD SHULTZ TOTAL; PAGES

MESSAGE I HAVE BEEN UNABLE TO
REACH YOU BY PHONE. I AM
CALLING REGARDING 1721 PENN
LANE^{TAX} LOT 500 OREGON CITY
OREGON CITY WE HAVE DONE EVERY-
THING THE PLANNING AND ENGINEERING
DEPT WANT, AND WAS PASSED FOR
ANNEXATION BY THE PLANNING COMMISSION
BUT TURNED DOWN BY THE CITY
COUNCIL. PLEASE CALL ME AT 559-877-7444
TO DISCUSS ANYTHING ELSE I CAN DO
THANK YOU

Harold Shultz

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

September 25, 2002

Mr. Bruce D. Kayser
10025 SE 97th Ave.
Portland, OR 97266-7214

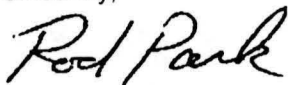
Dear Mr. Kayser:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process. You may have already received our notice of the public hearings that have been scheduled in October, but in case you haven't, I am enclosing it with this letter.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,



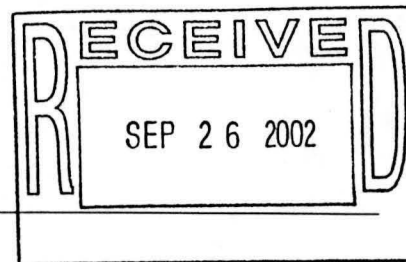
Rod Park, District 1
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council

BRUCE D. KAYSER

10025 SE 97TH AVENUE
PORTLAND, OREGON 97266-7214



E-MAIL ADDRESS:
bkayser@pacinter.net

TEL (503) 774-7488
FAX (503) 774-7488

September 25, 2002

Mr. Rod Park
Chair, Commercial Planning Commission
600 NE Grand Avenue
Portland, OR 97232

Re: Expansion, Urban Growth Boundary (U.G.B.)

Dear Chairman Park:

I am writing to you to express my support of the Executive Officers' recommendation that an additional 17,341 acres be taken into the UGB. I own property in Pleasant Valley that would be affected.

I realize that many additional formal planning steps must be taken before the land could be developed but, with the additional property in the UGB, at least the process could begin with a view toward the ultimate goal of providing a proper infrastructure, i.e., roads.

Rather than piecemeal, fragmented year-by-year addition of property, it is apparent to me that the overall planning picture would be enhanced if it involved the larger parcel – the Pleasant Valley/Damascus area.

Thank you for your consideration of my comments.

Very truly yours,

A handwritten signature in cursive script that reads "Bruce D. Kayser".

Bruce D. Kayser

BDK:hw
Park.01

Tob

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

September 25, 2002

Ms. Jackie Maisano
Tonquin Industrial Group
2139 SE Tibbetts St.
Portland, OR 97202

Dear Ms. Maisano:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your most recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

Councilor McLain has shared some information on her tour with the committee, and as the process moves along, I'm certain we will be discussing information gleaned from both tours.

Once again, thank you again for sharing your comments with us.

Sincerely,

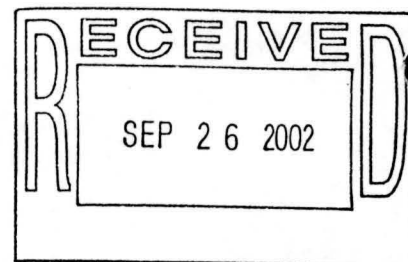
A handwritten signature in cursive script that reads "Rod Park".

Rod Park, District 1
Metro Council

cc: Metro Council

September 24, 2002

Jackie Maisano
Tonquin Industrial Group
2139 SE Tibbetts Street
Portland, OR 97202



Dear Mr. Park,

I am writing to restate the recent attention that Tonquin Industrial Group (TIG) has received. I am sure you are well aware by now of the tour Ms. McLain had of the properties and the encouraging outcome. We are looking forward to Mr. Hosticka's tour this Thursday.

TIG lies between Tonquin Loop Road and Grahams Ferry Road, Clay Street and Macamant Drive. Its proximity to I-5, railroad service, City of Tualatin and City of Wilsonville makes for efficient development and extension of public services.

Recently the City of Tualatin has shown interest in TIG and Ms. McLain has assured a personal effort to contact Mayor Lehan of Wilsonville. A commitment from a city will surely assist TIG's inclusion into the UGB. I trust that you will share my comments with your colleagues.

Sincerely,

Handwritten signature of Jackie Maisano.

Jackie Maisano
Head Facilitator

Cc: Mayor Lehan
Dour Rux, City of Tualatin

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

September 25, 2002

Mr. Steve Bizon
25619 NE Glass Rd.
Aurora, OR 97002

Dear Mr. Bizon:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process. You may have already received our notice of the public hearings that have been scheduled in October, but in case you haven't, I am enclosing it with this letter.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,



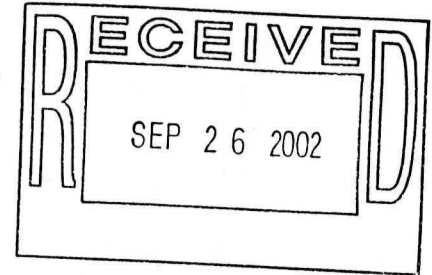
Rod Park, District 1
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council

September 24, 2002

Mr. Ron Park
Councilor, Metro Council
Metro Planning Division
600 NW Grand Ave.
Portland, OR 97232-2736



Dear Mr. Park:

I own property located at: 25935 SW Grahams Ferry Road near Wilsonville and I am co-owner on a second piece adjacent to this address. I was very disappointed to learn that these parcels were not included in the newly revised urban growth boundaries, even though they are under consideration as part of area 49, Tax Lot 2000. Please see enclosed map.

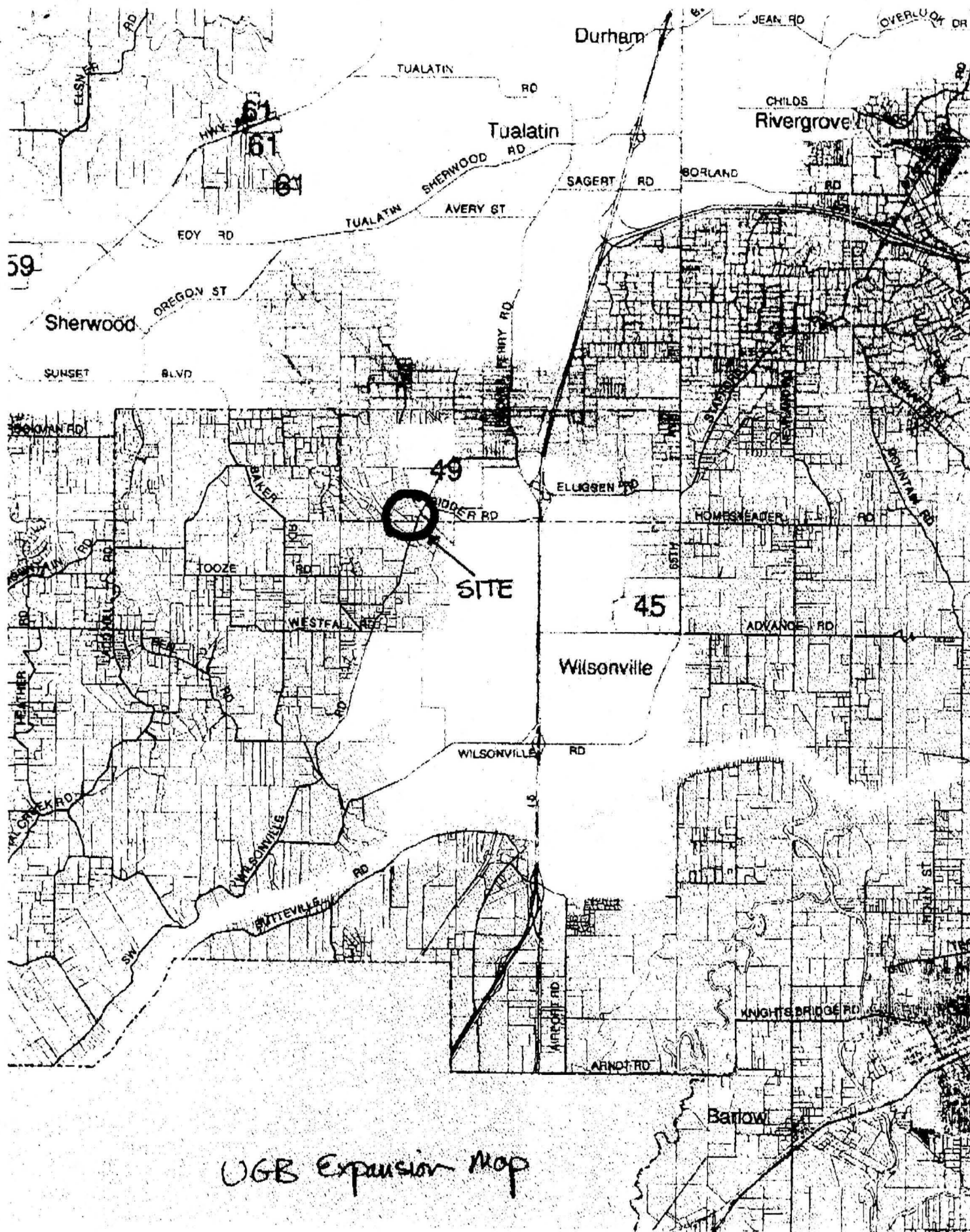
My property is currently zoned M.A.E., which has very restrictive usage. Currently, I am trying to operate a small nursery from this location and find it difficult with the soil types, which are primarily rock and the lack of adequate water for an eleven-acre site. Thirty percent of the property is absorbed with overhead BPA power lines and towers, which makes building any type of structure impossible.

If any land should be used for industrial purposes I feel this one should be. I have railroad access along the north property line. Metro has already extended the urban growth boundary to my north property line, leaving my parcel the last piece of property left in Washington County south of the newly revised urban growth boundary. Because of the overhead power lines and the newly built women's prison this area is not suited for residential use. Soils are primarily clay and rock and due to the water moratorium in this area, any type of successful farming activity is not practical.

If you would like to meet me at this site I would be happy to do so at your convenience. If you have any questions please feel free to contact me at home (503) 678-5367. Thank you for your attention,

Cordially,

Steve Bizon
25619 NE Glass Rd.
Aurora, OR. 97002



COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

September 25, 2002

Edward and Tina Fredenburg
20254 S. Molalla Ave.
Oregon City, OR 97045

Dear Mr. and Mrs. Fredenburg:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process. You may have already received our notice of the public hearings that have been scheduled in October, but in case you haven't, I am enclosing it with this letter.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

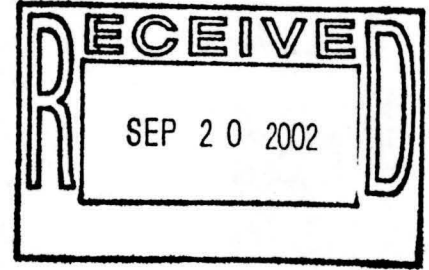
Sincerely,

Rod Park, District 1
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council

Edward and Tina Fredenburg
20254 S. Molalla Avenue
Oregon City, OR 97045
503-722-7330



September 16, 2002

Councilor Rod Park, Chair
Community Planning Committee
Metro
600 N.E. Grand Avenue
Portland, OR 97232

RE: Urban Growth Boundary Expansion Recommendation

Dear Mr. Park:

Our property located at 20254 S. Molalla Avenue is in the recommended urban growth boundary expansion zone. We have almost three acres that back the Glen Oak Housing Development. We support Metro's recommendation to include our property in the urban growth expansion. We believe our property would make for some great home sites and or business property that does not rely on curb side business. We currently house a small construction company on our property.

Please feel free to give us a call if you have any questions or suggestions on other ways we can show our support. We plan to attend the October 22, 2002 meeting in our area.

Very truly yours,

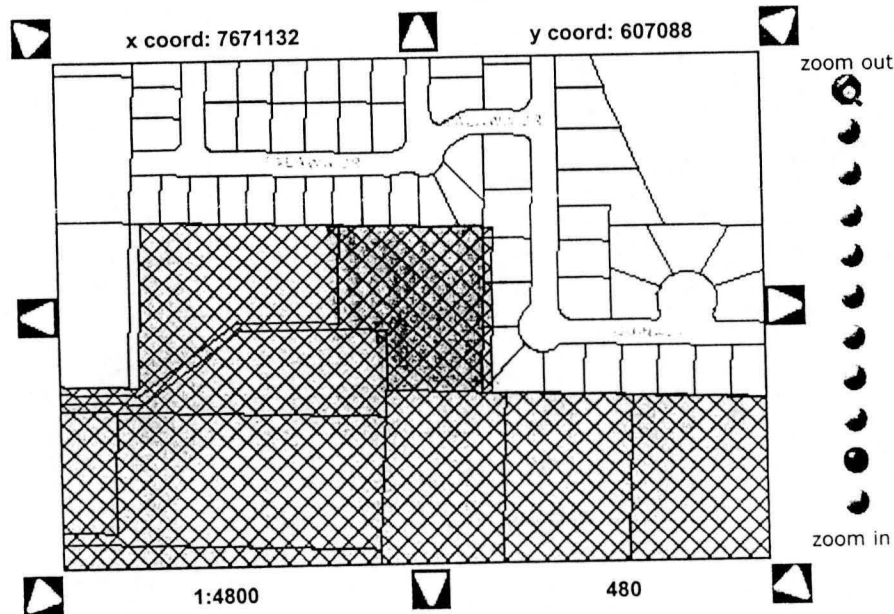
Edward and Tina Fredenburg,
Homeowners and Business Owners



20254 S MOLALLA AV, OREGON CITY 97045

- Outside the urban growth boundary
- Inside the study area, tier 1
- Inside Executive Recommendation

Urban
growth
boundary





Area in Urban Growth Boundary

 Executive Recommendation

Study Area: Non-Resource Lands


Tier 1 2000 Alternatives Analysis exception lands contiguous to the UGB and EFU land (non-high value) completely surrounded by exception land.

 **Tier 1A** 2000 Alternatives Analysis exception land not contiguous to the UGB.

 **Tier 2** Marginal Land, a unique classification of non-resource land in Washington County that allowed dwelling units on EFU land.

Study Area: Resource Lands

Tier 3 Resource land needed to serve exception land.

 **Tier 4** Mix of soils, majority class III and IV, some class I and II, no irrigation district.

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736
TEL 503 797-1547 | FAX 503 797-1793



METRO

September 25, 2002

Ms. Debbie Endicott
4707 SE Mitchell
Portland, OR 97206

Dear Ms. Endicott:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process. You may have already received our notice of the public hearings that have been scheduled in October, but in case you haven't, I am enclosing it with this letter.

Since most of the signers of the petition you submitted did not include their addresses (with the exception of Thomas Nash, James Hutchens, and U.S. and Audrey Larsen), I would like to request that you share this information with them.

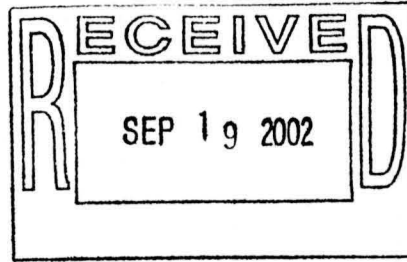
Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council



September 18, 2002

Mr. Rod Park
METRO Councilor
METRO Regional Services
600 NE Grand Avenue
Portland, Oregon 97232

Dear Councilor Park,

All nine property owners of Study Area 92 are formally asking for consideration and inclusion into the Urban Growth Boundary. Please take into consideration the following points:

- Study Area 92 is Tier One Exception land.
- Study Area 92 has easy access to downtown Portland and Beaverton, thereby servicing many hi-tech and commercial businesses. It is also one of the three closest study areas to downtown Portland. Study Areas 84-86 are not as close.
- Study Area 92 should be considered for the designation of "Inter Neighborhood" because of its proximity to the existing UGB and surrounding new developments.
- Study Area 92 is close to services
- Multnomah County has not received the additional expansion lands in comparison to other counties. This is needed to increase Multnomah Counties struggling tax base.
- West Multnomah County merits expansion areas, close in, instead of expanding further from the population center of Portland. The only Multnomah County study area recommended for inclusion into the UGB is Study Area 12 in East Multnomah County.
- The recent approval of Saltzman Heights I and II subdivision by Washington County and the planned extension of Saltzman Road to the North makes the redevelopment potential and access to both NW 124th Ave. and Saltzman Road a reality.
- Study Area 92 is not in agricultural use. Study Area 86 is.
- Study Area 92 is inside Metro's jurisdictional boundary. Study Area 86 is not.

Mr. Rod Park
September 18, 2002
Page 2

Enclosed are the property owner's signatures and a map for your convenience. Thank you for your time and consideration

Best regards,



Debbie Endicott
4707 SE Mitchell
Portland, Oregon 97206
503-774-4071


The following signatures represent all of the property owners of Area 92 of the Urban Growth Boundary study.

Debbie Endicott
Parcel: Section 22 1N 1W; TL 600 3.02 Acres

Jerome Parson
Parcel: Section 22 1N 1W; TL 200 3.00 Acres

Robert Minshall
Parcel: Section 22 1N 1W; TL 300 1.54 Acres

Wendy Reimann
Parcel: Section 22 1N 1W; TL 400 0.89 Acres



Homer G. Williams
Parcel: Section 22 1N 1W; TL 500 19.71 Acres

Marlene Fleischman
Parcel: Section 22 1N 1W; TL 800 0.93 Acres

Wesley Knauf & La Donna Hansen
Parcel: Section 22 1N 1W; TL 1000 1.01

Thomas Nash, James Hutchens and U.S. Larsen's signatures follow on set

Please see the
following pages
for the remaining
property owner's
signatures.

September 20, 2002

Mr. Knauf has suffered
a stroke. It is difficult
for him to sign his name
To confirm his agreement
you may call him at his
home: 1-360-574-1851

Rod Park.
Metro Councilor
Metro Regional Services
600 NE Grand Avenue
Portland, Oregon 97232

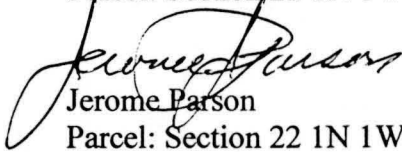
Rod Park,

The following signatures represent all of the property owners of Area 92 of the
Urban Growth Boundary study.



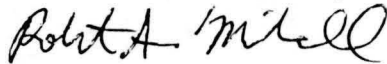
Debbie Endicott

Parcel: Section 22 1N 1W; TL 600 3.02 Acres



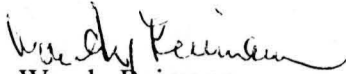
Jerome Parson

Parcel: Section 22 1N 1W; TL 200 3.00 Acres



Robert Minshall

Parcel: Section 22 1N 1W; TL 300 1.54 Acres



Wendy Reimann

Parcel: Section 22 1N 1W; TL 400 0.89 Acres

SEE PAGE 2 OF LETTER DATED SEPTEMBER 18, 2002

Williams & Dame

Parcel: Section 22 1N 1W; TL 500 19.71 Acres



Marlene Fleischman

Parcel: Section 22 1N 1W; TL 800 0.93 Acres



Wesley Knauf & La Donna Hansen

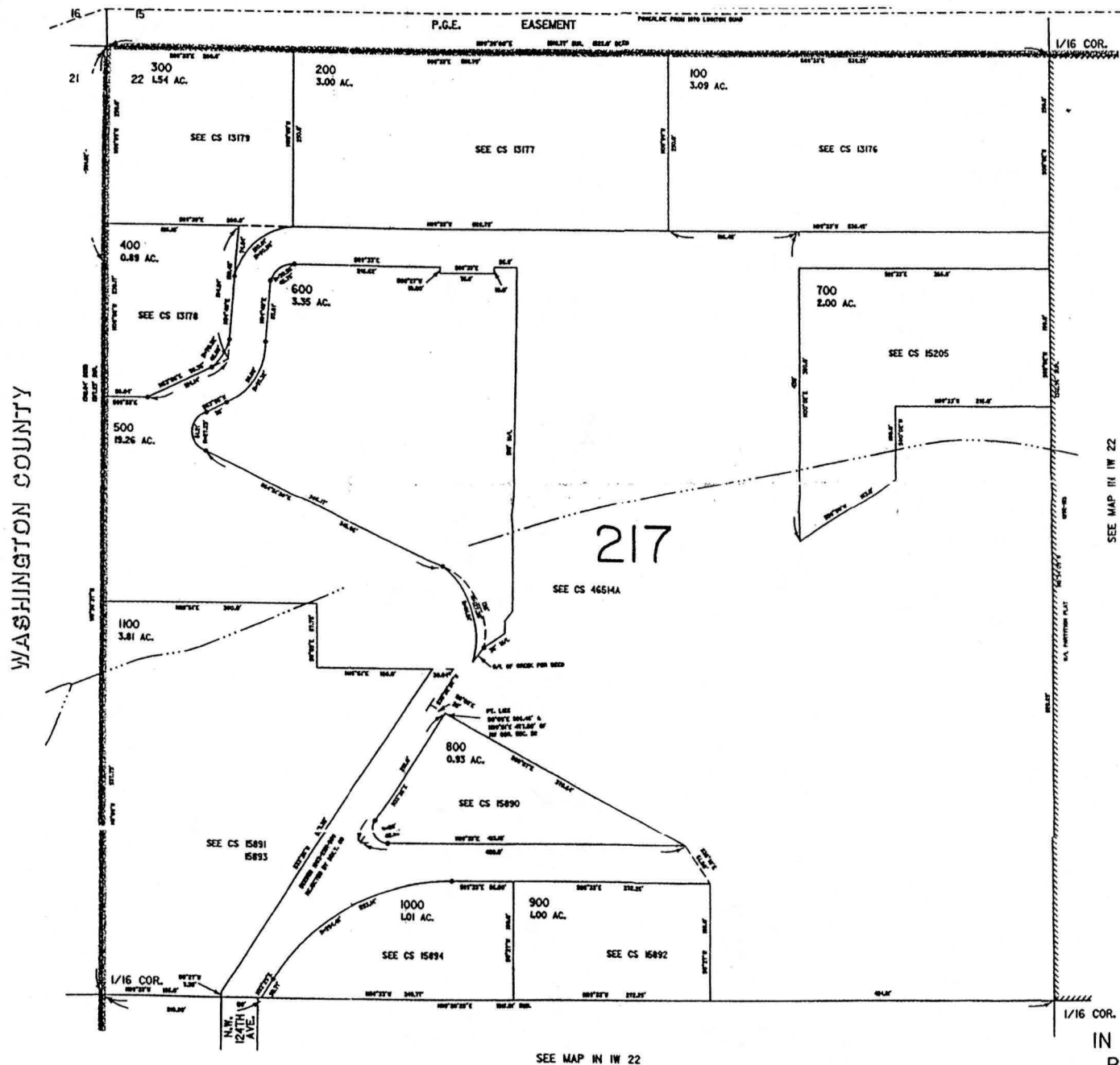
Parcel: Section 22 1N 1W; TL 1000 1.01 Acres

Thomas Nash and James Hutchens signatures follow on separate pages

AND U.S. LARSEN

$r = 100'$

SEE MAP IN IW 15C



IN IW 22BB
PORTLAND

September 15, 2002

Mr. Tim O'Brien
Associate Regional Planner
METRO Regional Services
500 Northeast Grand Avenue
Portland, OR 97232-2736

Dear Mr. O'Brien,

This is to confirm my request that my property (specific information below) be taken into the Portland Urban Growth Boundary (UGB) at the earliest possible opportunity. The section in which my approximately 5 acres is located is considered "Exception Land" for Metro purposes (Tier One, highest priority for housing use) and it is included in the current Study Area.

Although my property was not included in the approximately 17,000 acres (out of approximately 80,000 acres in the Study Area) recommended for UGB inclusion recently by Mike Burton, it is not too late for reconsideration and inclusion. Please submit this request to Mr. Burton for his review.

I am aware that several other property owners in the section are also writing to you requesting UGB inclusion. A number of factors make this section a wise UGB addition at this point in time.

Specifics of my two parcels, which are contiguous:

#1: Section 22 1N 1W; TL 100 3.09 acres

#2: Section 22 1N 1W; TL 700 2.00 acres

Thank you for your assistance and consideration in this matter.



Thomas K. Nash
P.O. Box 729
Welches, OR 97067-0729
503-622-3260
tknash@concentric.net

3-20-02

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

September 25, 2002

Mr. James N. Hutchens
4546 W Aeronca St.
Boise, ID 83705

Dear Mr. Hutchens:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process. You may have already received our notice of the public hearings that have been scheduled in October, but in case you haven't, I am enclosing it with this letter.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council

Jefflyn Aviation Inc.
dba Access Air
4546 W. Aeronca St.
Boise, ID 83705
208.389.9906

September 16, 2002

Mr. Tim O'Brien
Associate Regional Planner
METRO Regional Services'
500 Northeast Grand Avenue
Portland, OR 97232-2736

Dear Mr. O'Brien,

I am formally requesting that my property be considered for inclusion in the Portland Urban Growth Boundary at the soonest possible time.

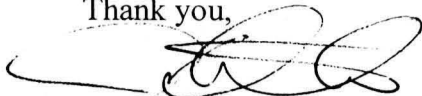
The parcel is located at:

Section 22 1N 1W; TL 900 1.0 Acres

I understand that is not too late for reconsideration for inclusion into the UGB. I and several other adjacent land owners are very interested in our land being included in the UGB.

Please submit this request for consideration.

Thank you,

A handwritten signature in black ink, appearing to read 'J. Hutchens', with a large, stylized flourish extending from the end of the signature.

James N Hutchens
President
Access Air
hutchens@accessair.net

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

September 25, 2002

U.S. and Audrey E. Larsen
5009 NW 124th Ave.
Portland, OR 97229

Dear Mr. and Mrs. Larsen:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process. You may have already received our notice of the public hearings that have been scheduled in October, but in case you haven't, I am enclosing it with this letter.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

A handwritten signature in cursive script that reads "Rod Park".

Rod Park, District 1
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council

September 18, 2002

I support inclusion into the UGB with the other owners within Study Area 92.

U.S. and Audrey E. Larsen
5009 N.W. 124th Avenue
Portland, OR 97229

Tax Lot SEC 22 1N1 TL 1100



U.S. Larsen



Audrey E. Larsen

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736
TEL 503 797-1547 | FAX 503 797-1793



METRO

September 25, 2002

Mr. Dave Selby
Shaw West, Inc.
PO Box 1427
Tualatin, OR 97062

Dear Mr. Selby:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process. You may have already received our notice of the public hearings that have been scheduled in October, but in case you haven't, I am enclosing it with this letter.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

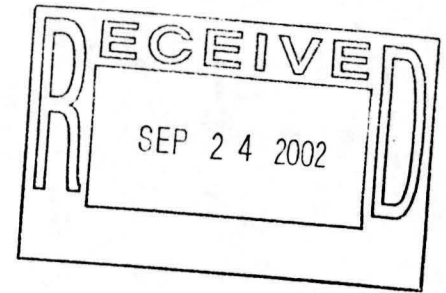
Sincerely,

Rod Park, District 1
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council

September 23, 2002



Rod Park
Councilor
Metro Planning Division
600 NE Grand Ave.
Portland, OR 97232-2736

Dear Councilor Park:

My name is Dave Selby. I own a parcel of property on S.W. Grahams Ferry Road near the Coffee Creek Prison site. As you may know, along with the owners of two adjacent properties, we have formed the Grahams Ferry Business Group. It is our goal to have the properties included in expansion of the urban growth boundary. The properties are on Map 3S1-3C. My tax lot number is 1200 and neighboring tax lots are 1201 and 2000. Together they total nearly 15 acres.

I would like to express my strong support of having these properties included in the UGB. Because of the current MAE zoning, I have had to operate an electrical contracting business using a conditional use permit from Washington County. A City of Wilsonville industrial zone would be much more appropriate for the property and our business.

In reviewing the location of the properties, inclusion in the UGB would appear to be highly feasible. We are located on flat land on a main arterial that has excellent freeway access and available utilities. Together with adjacent property owners, we would be willing to form an L.I.D. to bring utilities to the properties.

I have enclosed a map and photo of the site for your review. Please contact me with questions. I truly appreciate your time and attention in this matter.

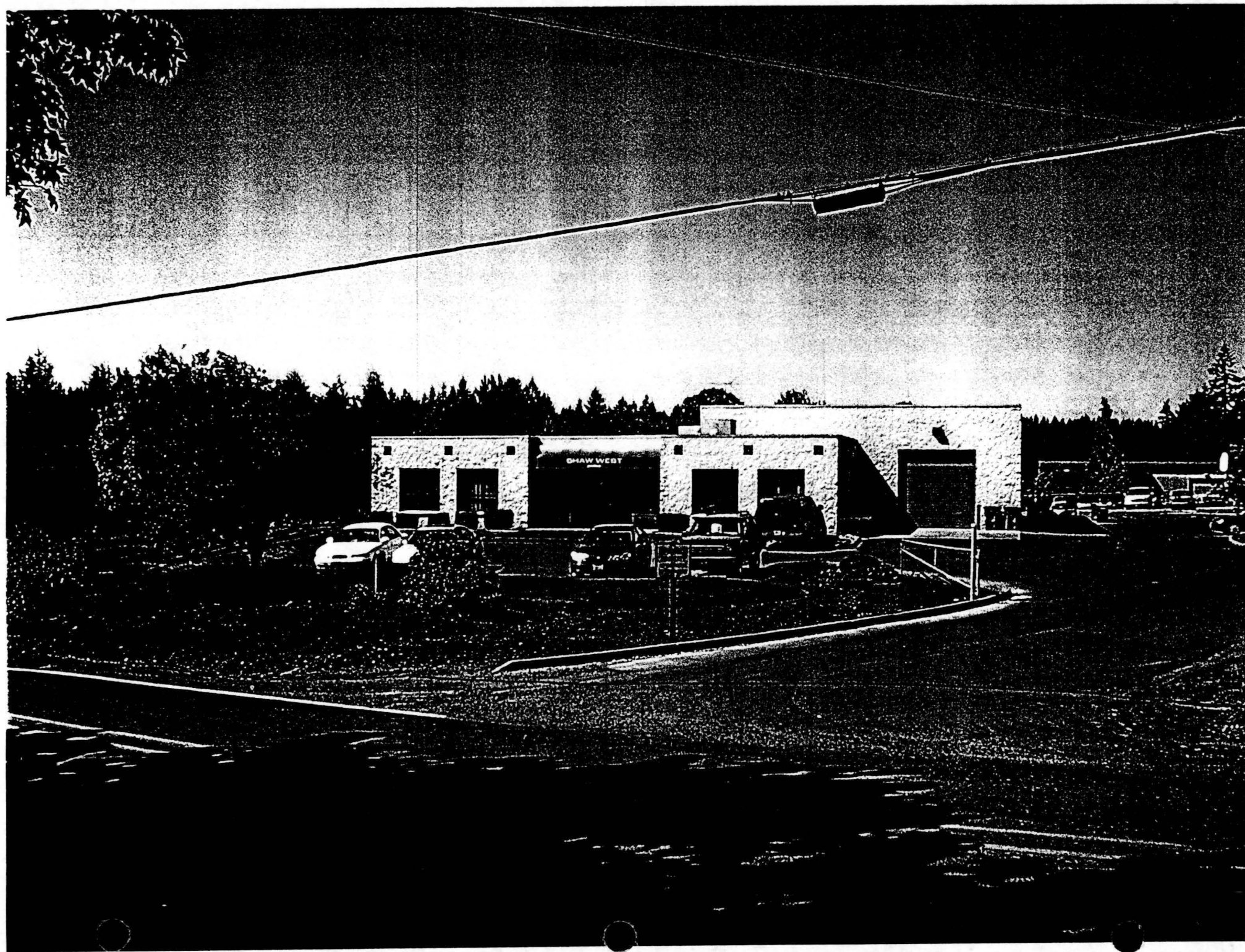
Cordially,

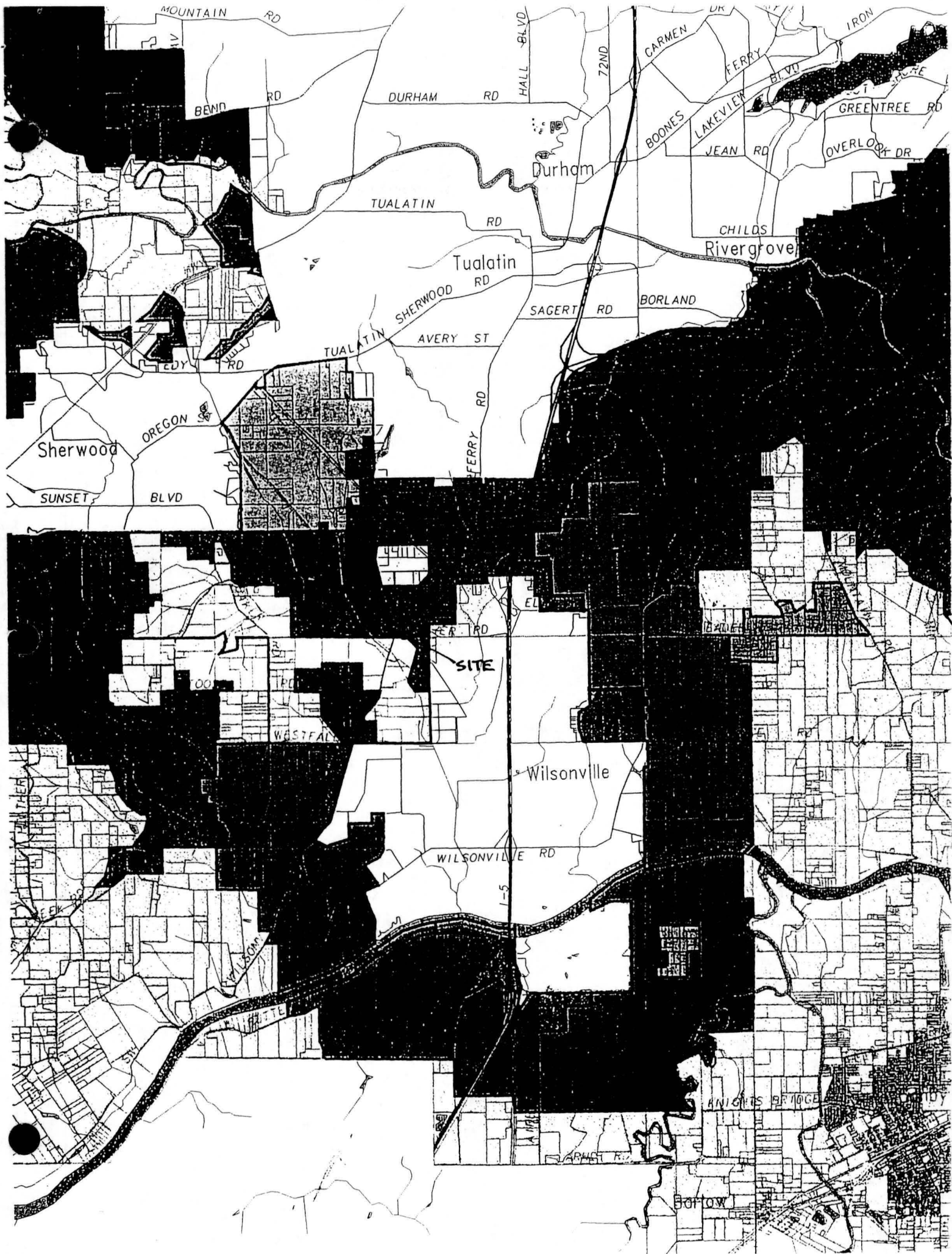
A handwritten signature in cursive script that reads 'David L. Selby'.

Dave Selby
Shaw West, Inc.
P.O. Box 1427
Tualatin, OR 97062
(503) 682-3939

DS/sh

TOP





COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

September 25, 2002

Mr. Philip Bizon
6205 SW Briar Patch Lane
Wilsonville, OR 97070

Dear Mr. Bizon:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process. You may have already received our notice of the public hearings that have been scheduled in October, but in case you haven't, I am enclosing it with this letter.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

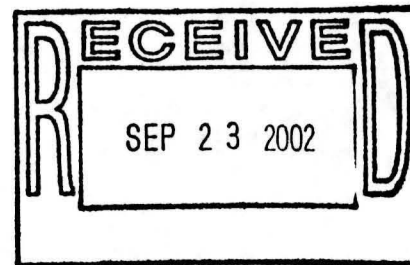
Sincerely,

Rod Park, District 1
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council

September 20, 2002



Mr. Rod Park
Metro Council
Metro Planning Division
600 N.E. Grand Ave.
Portland, OR 97232-2736

Dear Mr. Park:

My name is Philip Bizon and I am part owner of 2 parcels of property along Grahams Ferry Road near the Coffee Creek Prison site (3S103C00; Tax Lot 1201), (3S103C00; Tax Lot 2000). Along with the owner and adjacent property (3S103C00; Tax Lot 1200) we have formed the South Grahams Ferry Business Group. Our goal is to make you aware of the suitability of the properties to be included within the urban growth boundary expansion.

It is located on the southern part of area 49, which is being considered for urban growth expansion, but it was not a part of Mr. Burton's recommendations. The parcels total around 14 acres, are tier 1 and currently zoned MAE, which is a Forrest/Agricultural/Rural industrial zone. Accepted uses are very limited. Because of poor soils and lack of available water, the property is not suitable for farming and it is not forested.

Not being included in the preliminary recommendation was a disappointment because of the limited current uses and because the property seems to be highly appropriate for inclusion. It is located on a main arterial (Grahams Ferry Rd.), adjacent to a railroad track, and has excellent freeway access. It is relatively flat and has accessible infrastructure via the Coffee Creek Prison. We would be willing to form an LID to bring utilities to the site.

Bringing the property into the UGB would allow for a more flexible industrial zone needed for existing businesses to grow, diversify and provide additional employment opportunities.

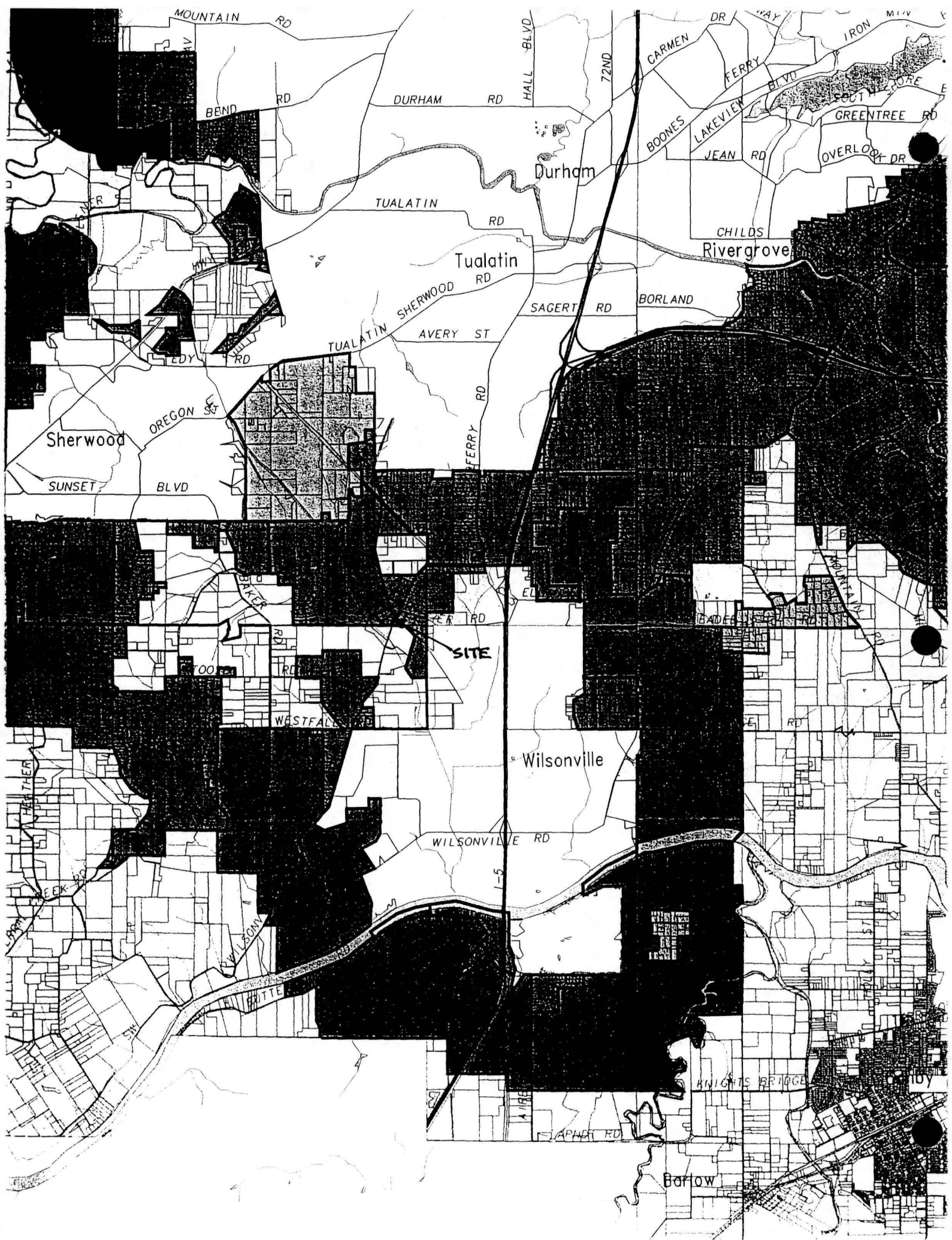
Mr. Park, I urge you to strongly consider these properties for inclusion in the urban growth boundary. Enclosed you will find a map for your review. Please do not hesitate to call should you have questions, or if I can help in any way. Thank you very much.

Sincerely

A handwritten signature in black ink, appearing to read "Philip Bizon".

Philip Bizon
6205 SW Briar Patch Lane
Wilsonville, OR 97070
Ph. (503) 682-2424
(503) 638-9095

70



COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

September 26, 2002

Mr. Ed Doubrava
15687 SW Hawk Ct.
Sherwood, OR 97140

Dear Mr. Doubrava:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

My letter to you yesterday provided some information but I'm enclosing a document that may answer some of your questions. Again, as I said in my letter yesterday, the Metro Council will review correspondence and information received prior to making our decision.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

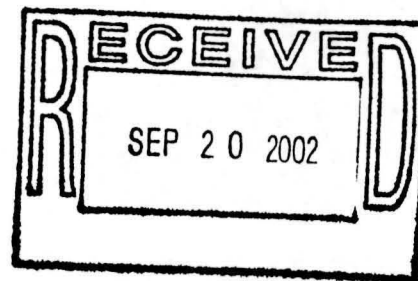
Sincerely,

Rod Park, District 1
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council

September 18, 2002



Mr. Rod Park
Metro Council
Metro Planning Division
600 N.E. Grand Ave.
Portland, OR 97232-2736

Dear Mr. Park:

I am an owner of 11 acres along Grahams Ferry Road near Wilsonville. I am very interested in having this property included in the urban growth boundary expansion. It is under consideration as part of area 49 (Tax Lot 2000), but was not included as part of Mr. Burton's recommendations.

As a member of the South Grahams Ferry Business Group, I believe it makes sense that this property, along with Tax Lots 1200 and 1201 be included in the U.G.B.

The property's current designated zone is M.A.E. It is a very limiting industrial/agricultural zone and with the addition of the Coffee Creek Correctional Facility and general growth of the Wilsonville area, inconsistent with the area. We would like to grow, diversify, and provide additional employment. Inclusion in the U.G.B. would allow for a more general industrial zone and provide these opportunities.

I believe the location also lends itself to the property being included in the U.G.B. It is located on Grahams Ferry Road, a main arterial. It is within one or two minutes of Interstate 5. It is located away from residential areas, but near the Coffee Creek Correctional Facility and its available infrastructure. It is next to a rail line which could be an asset to future industrial uses. It is partially under BPA lines and, as such, not suitable for residential development. Proper soil and irrigation are not available for agricultural use. The property is relatively flat.

Members of the South Grahams Ferry Business Group are willing to form an L.I.D. to bring utilities to the site.

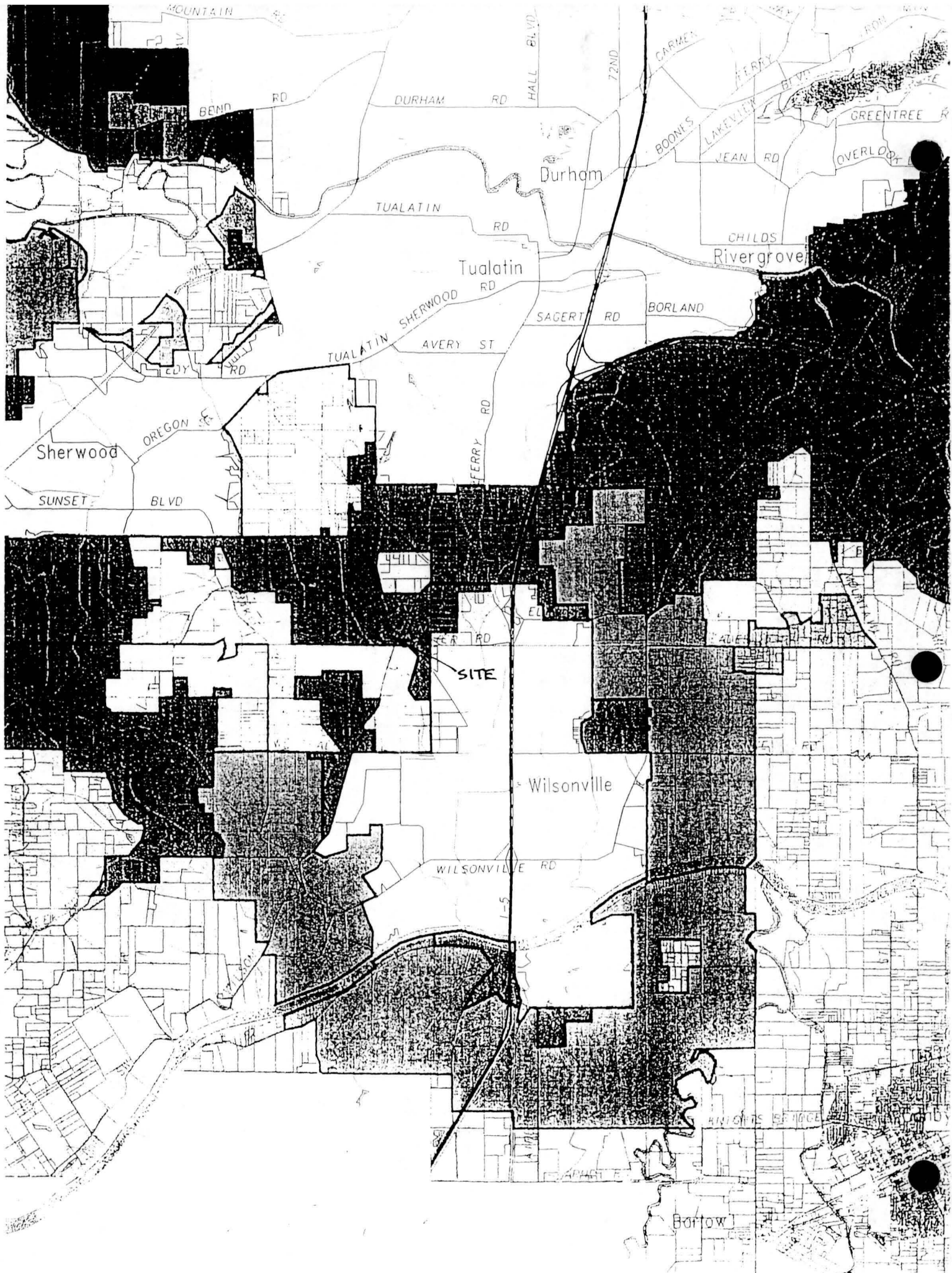
Mr. Park, for your review, enclosed you will find a map of the site. I strongly urge you to consider the site for inclusion in the U.G.B. Please do not hesitate to call if you would like a site visit or if you have any questions. Thank you for your time and attention in this matter.

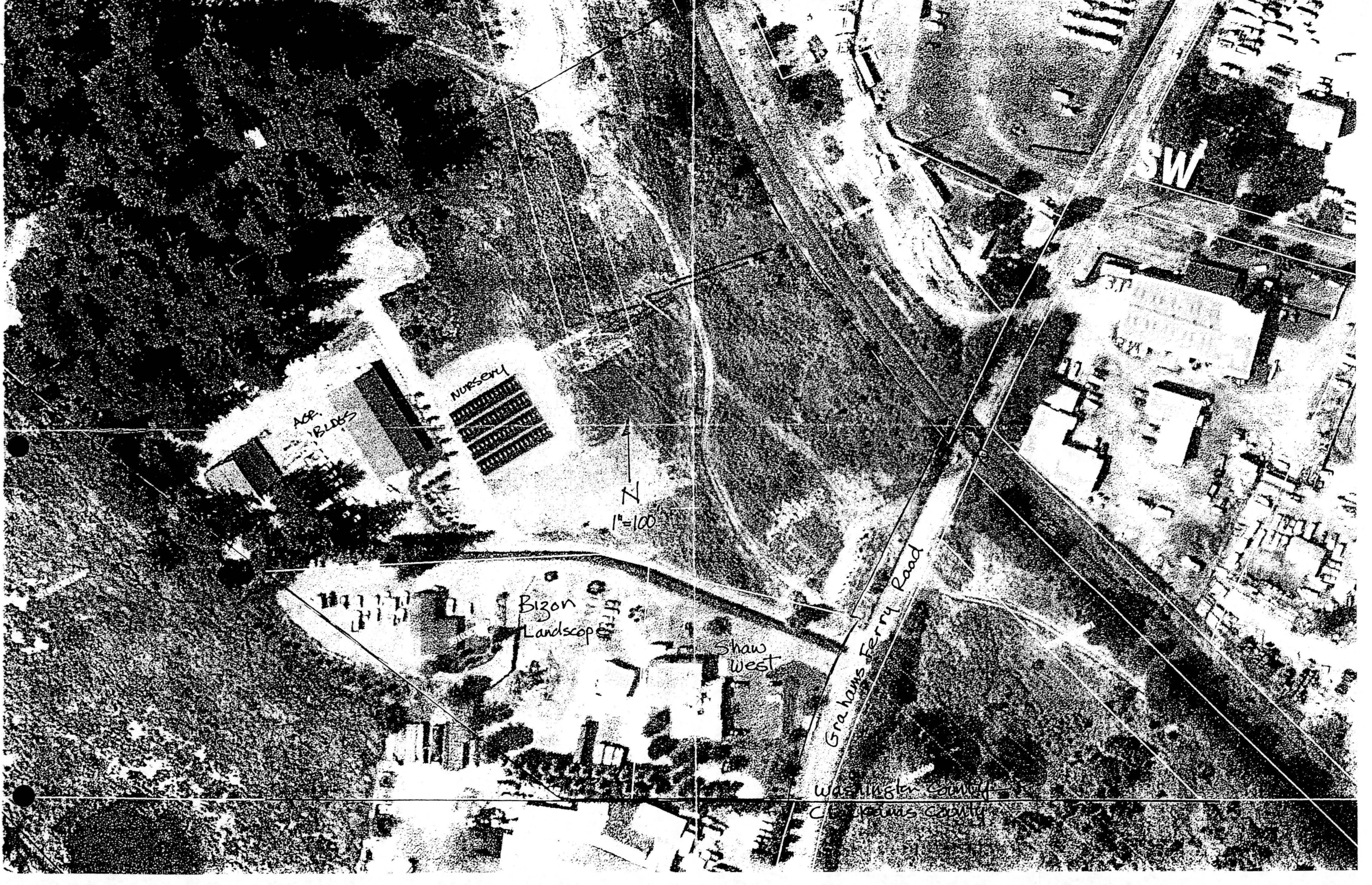
Cordially,

A handwritten signature in black ink, appearing to be 'Ed Doubrava', written over a horizontal line.

Ed Doubrava
15687 SW Hawk Ct.
Sherwood, OR 97140
(503)625-1843

Cc: Metro Planning Division





SW

AGE.
BLOSS

NURSERY

N
1"=100'

Bizon
Landscop

Shaw
West

Grahams Ferry Road

Washington County
Clatsop County

Westside Industrial Sites Bus Tour

September 27, 2002

8:30 – 8:50 a.m. Metro, 600 NE Grand Ave., Portland, Council Annex, Coffee and Pastries
(Courtesy of Councilor Rod Park)
8:50 a.m. Begin boarding bus
9:00 a.m. sharp Leave Metro

9:00 – 9:45 Go north on Grand Ave., to Broadway, turn left
Go west on Broadway to I-5 interchange
Take I-405/Hwy. 30 exit over Fremont Bridge to Hwy. 26

Forest Grove “Trade Sites”

West on Hwy. 26 to the City of North Plains;
Take North Plains exit and turn left,
South on Glencoe Rd. to Zion Church Rd., turn right
West on Zion Church Rd. which turns into Cornelius-Schefflin Rd.
South on Cornelius-Schefflin Rd. to Verboort Rd., turn right
West on Verboort Rd. approx. ¼ mile to Martin Rd.;
South on Martin Rd. to Hwy. 47/Quince St., turn right to view trade-out area
(view point)
North on Hwy. 47/Quince to spur connecting with Sunset Dr.; left on Sunset Dr.
South on Sunset Dr. to Willamina, turn right
West on Willamina to ‘B’ St., turn right
North on ‘B’ St. to Hartford, turn right (east) on Hartford to view trade-in area
(view point)

9:45 – 10:30 a.m. View Forest Grove Trade Sites/Forest Grove Presentation

10:30 a.m. **Cornelius (Study Areas 75, 76 & 77 and EFU Sites)**
East on Hartford to Main St.; turn right
South on Main St. to 19th Ave.(eastbound Tualatin Valley Hwy. 8), turn left
East on Hwy. 8 to Cornelius to 10th Ave., turn left
North on 10th Ave. to Holladay St., turn left
West on Holladay to Stuart Stiles facility

10:45 – 11:15 a.m. View Cornelius Site/Cornelius Presentation

11:15 – 11:35 a.m. **Hillsboro (the “Shute Road” Site)**
East on Holladay to 10th Ave., turn right
South on 10th Ave. to Hwy. 8, turn left
East on Hwy. 8 to 1st Ave. in Hillsboro, turn left
North on 1st Ave. (1st Ave. turns into Glencoe Rd.) to Evergreen, turn right
East on Evergreen to Shute Rd.; turn left
North on Shute Rd.

11:35 – 11:50 a.m. View Shute Road Site

11:50 North on Shute to Huffman Rd., turn right
 East on Huffman (becomes 235th), bear right
 South on 235th to Bennett St., turn left
 East on Bennett which becomes NW 229th, bear right
 South on 229th, across NW Evergreen Pkwy. past Intel Ronler Acres, to Butler Rd., turn left
 East on Butler Rd. to Cornell Rd., turn left
 East on Cornell Rd. to Cornelius Pass Rd., turn left
 North on Cornelius Pass Rd. to Evergreen Pkwy., turn right
 Proceed east 400 ft. along Evergreen Rd. to a right turn access onto the ETEC Site

12:15 – 1:30 p.m. Lunch at ETEC site, (21515 NW Evergreen Pkwy.)
 Discussion of Westside Cluster High Tech Industry "Special Land Needs" with Industry representatives (ETEC, Intel, Dawson Creek, City of Tualatin)

1:40 – 2:30 p.m. **Portland**
Atofina Industrial Site
 From ETEC site, turn left onto Evergreen Pkwy.
 Go to Cornelius Pass Rd., turn right
 North on Cornelius Pass Rd. to eastbound Hwy. 26 entrance, turn left
 East on Hwy. 26 to Portland
 In Portland, bear left to get on I-405
 North on I-405 to Hwy. 30 (St. Helens) exit, bear left
 West on Hwy. 30/Yeon to third stop light/ Kittridge Ave. (where St. Helens Rd. meets Hwy 30/Yeon), turn right
 North into Atofina industrial site

Hayden Meadows
 South out of Atofina industrial site to Hwy. 30/Yeon, turn left
 East on Hwy. 30/Yeon to I-405 Northbound interchange, bear left
 North on I-405 to Northbound I-5
 North on I-5 to Delta Park (Exit 306B), bear right
 On off-ramp, turn right onto Whitaker Rd.
 South on Whitaker Rd. to Hayden Meadows Dr., turn left
 East on Hayden Meadows Dr. to old Buildings Square parking lot (viewpoint)
 Continue north/east on Hayden Meadows Dr. to Union Ct., turn right
 South on Union Ct. to Martin Luther King Jr. Blvd. (MLK) turn right
 South on MLK to Lloyd, turn left
 East on Lloyd one block to Grand Ave., turn left

2:30 – 3:10 p.m.

3:30 p.m. Arrive at Metro

| | | WESTSIDE on the 27th | NOTES/COMMENTS |
|----|-----------------------|----------------------|----------------------------------|
| 1 | Bill | Atherton | |
| 2 | Chuck | Becker | |
| 3 | Dick | Benner | |
| 4 | David | Bragdon | |
| 5 | Jacob | Brostoff | 1000 Friends |
| 6 | Rex | Burkholder | |
| 7 | Al | Burns | |
| 8 | Mike | Burton | |
| 9 | Steve | Clark | Community Newspapers |
| 10 | Bob | Clay | |
| 11 | Andy | Cotugno | |
| 12 | Paul | Curcio | DLCD |
| 13 | Nathalie | Darcy | |
| 14 | Dick | Feeney | TriMet |
| 15 | Meg | Fernekees | |
| 16 | Gillian | Floren | Oregon Business Mag |
| 17 | Jill | Fugilister | Coalition for Livable Future |
| 18 | Alyssa | Gertler | PDC |
| 19 | Gene | Grant | |
| 20 | Joe | Grillo | |
| 21 | Marty | Harris | PDC |
| 22 | John | Hartsock | |
| 23 | Jack | Hoffman | will meet up with tour at lunch |
| 24 | Jon | Holan | |
| 25 | Carl | Hosticka | |
| 26 | Tom | Hughes | |
| 27 | Mike | Jordan | |
| 28 | Vera | Katz | afternoon only |
| 29 | Gil | Kelley | afternoon only |
| 30 | Richard | Kidd | |
| 31 | Mary | Kitch | Oregonian |
| 32 | Dick | Kline | |
| 33 | David | Lawrence | |
| 34 | John | Leeper | |
| 35 | Richard | Meyer | |
| 36 | Randy | Neves | Ch 8 |
| 37 | Sherry | Oeser (navigator) | (standing most of time) |
| 38 | Laura | Oppenheimer | Oregonian |
| 39 | Rod | Park | |
| 40 | | | |
| 41 | Kelly | Ross | |
| 42 | Richard | Ross | |
| 43 | Doug | Rux | |
| 44 | Don | Schellenberg | |
| 45 | Lee | Scopel | DJC |
| 46 | Jerry | Smith | |
| 47 | Heidi | Stout | Business Journal |
| 48 | Julie Lisa | Waggoner | Hillsboro Argus |
| 49 | Gina | Whitehill-Baziuk | |
| 50 | Dennis | Yee | |
| | | | |
| | Lisa | Naito | driving herself - needs schedule |
| | Susan | McLain | driving herself - needs schedule |
| | revised 11am 9/26/02 | | |

REGIONAL SERVICES



METRO

October 1, 2002

Mr. Stan Ash
1925 SW Childs Road
Lake Oswego, OR 97034-7641

Dear Mr. Ash:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments on what you refer to as the Childs Road Area has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

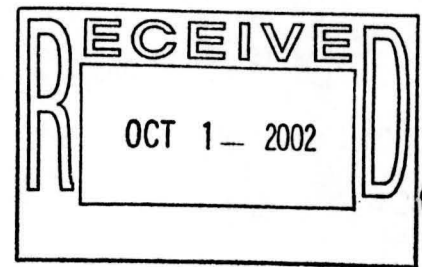
Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1
Metro Council

cc: Metro Council

Stan Ash
1925 S.W. Childs Road
Lake Oswego, Oregon 97034-7641
(503) 638-5478



September 30, 2002

Councilor Rod Park
Chair, Community Planning Committee
METRO
600 NE Grand Avenue
Portland, Oregon 97232

Dear Councilor Park,

I live outside of the UGB south of Lake Oswego, and have been notified of your hearings regarding expansion. I am sure that METRO has given a great deal of thought to expanding out to Damascus, there is another, smaller parcel that meets the criteria for expansion. Since the phrase "Stafford Triangle" has received so much bad publicity and encompasses a much larger area, I will refer to this smaller parcel as the Childs Road Area.

The Childs Road Area is bound by the UGB in Lake Oswego to the north and west, Stafford Road to the east, and the Tualatin River to the South. It is largely on a steep hill side, Cooks Butte, and has never been known as premier farm land. Sizes of land ownership vary from under an acre to 20 acres.

While all of the residents in the area have their own wells and septic, there is water available from the Lake Oswego, to the north, in the form of the Cook's Butte well, which abuts my neighbors property. The nearest sewer line is down hill, about $\frac{3}{4}$ of a mile. These facts, among others, make the Childs Road area the most readily developable area for the committee's consideration.

There are currently three schools in the area; Stafford Elementary, Athey Middle School, and Lakeridge High School.

I realize that there has been much angst from the cities of Lake Oswego and West Linn regarding the Stafford Triangle. I fully appreciate their concern, since it involved one owner planning to put in 5,000 housing units, an amount that probably staggered their imaginations. However, what we are talking about, with the Child Road area is several owners, some who want to sell and others who want to stay, with no grand plans for 5,000 units.

Including the Childs Road Area in the UGB expansion can be a win/win satiation for everyone involved. My neighbors and I are looking forward to discussing the issue further at the public hearings scheduled in October. In the mean time, please do not hesitate to call me with any input or questions.

Sincerely,

Stan Ash



METRO

October 1, 2002

Mr. Richard W. Smith
2130 SW 239th Avenue
Hillsboro, OR 97123-8224

Dear Mr. Smith:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your letter has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

A handwritten signature in black ink that reads "Rod Park". The signature is written in a cursive, flowing style with a prominent 'R' and 'P'.

Rod Park, District 1
Metro Council

cc: Metro Council



2130 S.W. 239th Ave.
Hillsboro, Oregon
97123-8224

9-24-02

Councilor Rod Park

Chair Community Planning Committee
Metro, 600 N.E. Grand Ave.
Portland, Oregon 97232

I see that several hearings are coming up on the Urban Growth Boundary. It is not convenient for me to attend these, so I am sending you my comments.

Recently, I read in the Oregonian that the officials of the City of Hillsboro think more land is needed for more electronic plants. I am not aware of any supply of fully trained workers to operate new plants. Without a ready supply of workers available, new plants would need an influx of new employees, which would create a need for more housing, street, schools,

-2-

fire departments and other facilities. Where do we stop the demand to develop more farmland into subdivisions?

I can see a need to expand the Urban Growth Boundary, so that employees don't have to live in Gresham and travel to jobs in Washington County, but I see no need to create more jobs in Washington County. I recommend that the Urban Growth Boundary only be expanded enough to allow employees ^{to} live near their jobs. We don't need more land to build new factories which would create a need for more housing. The area is too crowded already.

Sincerely,
Richard W. Smith



METRO

September 30, 2002

Mr. Don Mazziotti
Executive Director
Portland Development Commission
1900 SW Fourth Avenue, 7th Floor
Portland, OR 97201

Dear Mr. Mazziotti:

Presiding Officer Carl Hosticka passed your letter on to me and, as chair of the Community Planning Committee and on behalf of the Metro Council, I'd like to thank you for sharing the comments and suggestions of the Regional Economic Development Partners.

A copy of your letter has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, Chair
Metro Community Planning Committee

cc: Metro Council
Tim O'Brien, Community Planner
Douglas R. Rux, AICP, City of Tualatin

September 9, 2002

Carl Hosticka
Presiding Officer
METRO
600 NE Grand
Portland, OR 97232

Dear Mr. Hosticka:

The Regional Economic Development Partners (Regional Partners) is an alliance of public and private economic development professionals and organizations committed to the mission of working together on business retention, expansion and recruitment, and promoting and enhancing the Portland Metropolitan Region as a preferred business location.

The Partners include the Cities of Beaverton, Gresham, Hillsboro, Tualatin, Vancouver, Clackamas County, Port of Portland, Portland Development Commission, the Portland Ambassadors, The Portland Business Alliance, Columbia River Economic Development Council, Metro, Multnomah County, Oregon Economic & Community Development Department, Pacific Corp, Portland General Electric, Washington County, and the Westside Economic Alliance.

Our vision is for a public-private partnership committed to an economically vital region. Our objectives include:

- Contribute to and advocate for the long-term economic health of the Portland Metropolitan Region.
- Maintain and provide a clear understanding of the economic challenges, opportunities and issues facing the region.
- Strengthen the existing integrated regional economic development program, through communication, collaboration and cooperation among jurisdictions and organizations engaged in economic development.
- Maintain and increase private employment and investment within the region, through active business recruitment, retention and expansion.
- Educate and influence regional, state and federal partners regarding issues and concerns related to the economic well being of the Portland Metropolitan Region.

The Regional Partners recognize that the future of the Urban Growth Boundary (UGB) is a complex decision for the region, involving a balance of multiple goals and objectives. Though this is a difficult task, we were nonetheless disappointed to learn that the Executive Officer's recommendation proposes to

satisfy less than 40 percent of the identified need for employment land over the next 20 years. We believe there are additional lands that should be included with the December 2002 UGB decision. Consistent with our adopted mission, we respectfully make the following comments concerning the Executive Officer's recommendation.

There is a critical shortage of "ready-to-go" industrial/employment lands within the Portland Metropolitan region today. The Regional Partners recommend that Metro recognize the special and immediate need for industrial/employment lands as well as the longer-term need of local jurisdictions to develop "ready-to-go" sites in future UGB decisions.

- This would be consistent with Metro staff's analysis in the Urban Growth Report (UGR) and with the Regional Industrial Land Study (RILS), both of which document an existing shortage of buildable industrial land. The UGR states that 5,684 net acres of additional industrial land are needed to meet the region's demand for industrial land in the next 20 years. The RILS illustrated that a fraction of the existing inventory was in "ready-to-go" sites, with the bulk of the existing inventory having significant development constraints.
- An inadequate land supply has resulted in a number of missed opportunities (companies seeking to locate in this region) that could have added sorely needed new investment and jobs that may have softened the impact of the current recession.
- Uncertainty about the amount, location and timing of necessary additions to communities' developable land supply negatively impacts the region's overall and individual cities' and counties' ability to plan for and provide, in a cost effective manner, adequate public facilities.
- The Portland Metropolitan Region is on the brink of "*leaving the economic development game.*" If the region is no longer considered a viable option for large-scale industrial/employment investments, the resulting, negative long-term regional economic impacts will take decades to reverse. It is difficult to get back in the game once you take yourself out.

The recommended 5,684 (net acreage/demand based) acres is a good initial point of discussion but is insufficient for a 20-year supply of industrial/employment land for the following reasons. The Regional Partners recommend further analysis by Metro of these issues.

- **1992-2002 Rate of Absorption within the Region.** A sampling and comparison of vacant industrial/employment land from 1992 to 2002 demonstrates a tremendous rate of absorption of such lands during this time period.

| AREA | Approximate Vacant Acreage 1992 | Approximate Vacant Acreage – “Ready-to-Go” 2002 |
|---------------------------|---------------------------------|---|
| Clackamas Industrial | 1,000 | 100 |
| Columbia Corridor/Airport | 2,000 | 500 |
| Gresham | 1,500 | 170 |
| Hillsboro | 3,000 | 400 |
| Oregon City | 400 | 127 |
| Rivergate | 1,000 | 270 |
| Tualatin | 800 | 400 |
| TOTALS | 9,700 | 1,967 |

In short, in 1992 there were approximately 9,700 acres of industrial land within the Portland Metropolitan Region. Ten years later, there are approximately 2,000 acres.

The above absorption table demonstrates:

1. There is a critical regional need for more industrial/employment land in the Portland Metropolitan region. More than 75% of the vacant land that was available in 1992 has been consumed in the past 10 years.
 2. This region has outperformed most major metropolitan regions of the country in terms of business expansion and recruitment.
 3. The projected annual land need/absorption implicit in Metro’s current demand forecast is significantly less than was experienced during the last decade.
 4. While the boom of the last decade was atypically strong, part of the reason the Portland Metro area was able to benefit so significantly from it was the ready availability of industrial land resulting from preparations made in the decades before. Failure to act soon to rectify the current shortage of industrial land will likely leave this region on the sidelines when the next economic boom occurs
- **Market Choice Is Not Considered.** This concept has had a variety of previous titles (e.g. elasticity, market factor, market options, etc.). Most simply put, the ability of the region to successfully accommodate the needs of business depends upon having a variety of ready-to-go sites that meet the customer’s needs. When we say, “*we have one site that might meet your needs,*” it is a very weak competitive posture for our region. While this concept is not included in the 2002 UGB decision, we encourage Metro staff to research how other West Coast metropolitan areas address this issue, and to consult with both the Regional Partners, and real estate industry officials on an appropriate approach for our region.

- **Goal 5 Subtraction Is Not Factored In.** It is understood that the pending Goal 5 decisions by Metro will significantly alter both the existing inventory of industrial/employment lands within the region, and the ability of local jurisdictions to supply industrial/sites. Additionally, we are concerned that Goal 5 may not only remove entire sites from an inventory of buildable lands, but that many sites will be rendered impractical for industrial uses when environmental regulations restrict lot dimensions. We support and encourage re-examination of these issues in the second phase of UGB discussions in 2003-2004 (*Round 2*), as necessary work still needs to be done.
- **Regional Economic Development Strategy Is Pending.** The Regional Partners are currently working with the Institute for Metropolitan Studies to conduct a comprehensive evaluation of local, regional, and state economic development strategies, to identify gaps and potential opportunities for enhancing coordination. Upon completion, the Regional Partners will select priorities for joint action. The follow up tasks in the Executive Officer's recommendation calling for the formulation of a regional economic development strategy should be closely tied with our ongoing regional economic development efforts.

The Executive Officer's recommendation sets an initial target, but approximately 60% of that initial target remains unmet in the recommendation. Provided below is a breakdown of additional industrial/employment land which the Regional Partners recommend be added to the to the Executive Officer's Recommendation as part of the 2002 UGB decision. These proposed additions of industrial/employment lands total approximately 2,605 acres (gross)/2,084 acres (net).

| COMMUNITY | CLACKAMAS | MULTNOMAH | WASHINGTON |
|------------------|--------------|------------|------------|
| Cornelius | | | 100 |
| Damascus/Boring | 800 | | |
| Forest Grove | | | 37 |
| Gresham | | 435 | |
| Hillsboro | | | 215 |
| Tualatin | 567 | | 461 |
| | | | |
| SUBTOTALS | 1,367 | 435 | 813 |

Attached is a map of the proposed additions. We will be providing Metro with additional detailed information regarding the areas suggested for addition to the UGB in the December 2002 decision.

In arriving at the additional employment acreage, the Regional Partners place primary importance on existing state land use law. The priority for inclusion is codified in ORS 197.298, also known as the "priority statute". ORS 197.298 (1) allows a region to make a choice to bring farmland into the UGB if exception and marginal lands are inadequate to accommodate the amount of land needed. We believe this threshold can be met.

ORS 197.298 (3) provides an alternate basis for inclusion of farmlands should the threshold in ORS 197.298 (1) be met.

The Executive Officer's recommendation has identified exception and marginal land suitable for industrial development. The Regional Partners above recommendation identifies additional exception and marginal land in these categories, but also proposes some farmland for inclusion in the UGB in the December 2002 timeframe. We believe a strong case can be made under ORS 197.298 (3) that suitable exception and marginal lands have been proposed for inclusion in the UGB, and therefore some farmland needs to be included in order to begin to address the identified industrial land need.

It is our understanding that the UGB decision will include general map designations. We recommend that local jurisdictions retain the flexibility to create concept plans that refine the general map designations.

Local jurisdictions may be able to identify additional industrial and employment lands when we complete the more detailed analysis inherent in the development of concept plans for these areas. In industrial areas deemed "regionally significant", however, we do support regional policies that would protect these areas.

The Regional Partners support a periodic review extension for further examination of immediate employment needs and the continued long-term assessment of need for industrial and employment land in the region.

We appreciate the good work of the Metro Policy Advisory Committee (MPAC), the Jobs Subcommittee, and the Metro Technical Advisory Committee (MTAC) in recognizing the need for more industrial/employment land within the region, and stand ready to assist those groups in addressing this important regional need.

The Regional Partners welcome a longer term, regional commitment to the strategic development and preparation of market-ready industrial/ employment sites for the benefit of all our communities. It is vital to reach conclusions regarding additional UGB expansions as quickly as possible. We suggest that MTAC establish a working group to address and comment to MPAC, within Metro's timeline, on the issue of additional industrial landed needed for inclusion in the UGB.

The Executive Officer's recommendation lists several "follow-up" tasks," which are not directly related to satisfying the immediate need for additional employment land. The revised periodic review work plan needs to include a task specifically addressing the long-term unmet need for industrial and employment land.

By presenting a unified recommendation that represents a carefully built regional consensus, local economic development partners will be able to immediately respond to current market opportunities, and begin the important task of addressing the longer-term needs of the region. The Regional Partners appreciate the opportunity to participate in this sensitive and important urban growth boundary decision. We look forward to working with you and Metro, as a whole, to ensure the economic vitality of our region and communities.

Sincerely,

Don Mazziotti

On behalf of:

City of Beaverton
City of Gresham
City of Hillsboro
City of Tualatin
Clackamas County
Portland Development Commission
Port of Portland
Portland Business Alliance
Westside Economic Alliance

City of Vancouver
Columbia River EDC
Multnomah County
OECDD
PacifiCorp
Portland Ambassadors
Portland General Electric
Washington County
Clackamas County EDC

Attachment

cc: Metro Councilors
Mike Burton, Executive Officer
Mike Jordan, MPAC Chair

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

September 30, 2002

Debbie Gardiner
12135 SE Winston Rd.
Boring, OR 97009

Dear Ms. Gardiner:

Thank you for your September 9th correspondence. Your letter will be included as part of the official record for the Metro Council's decision to expand the Urban Growth Boundary (UGB) in December 2002. We note your opposition to expansion of the UGB.

I'm enclosing information that may better explain the UGB and Metro's part in its expansion and hope it will help you understand how very difficult this decision will be. Metro is bound to follow and comply with Oregon law – and we are required to follow the rules for expanding the UGB. We are not the only nor the last generation to live in this region, and we need to provide responsibly for those who follow us.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

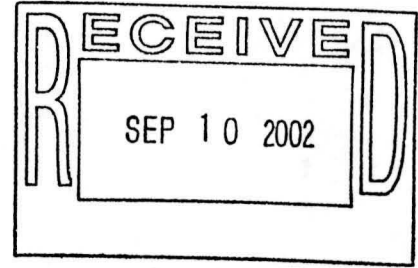
Sincerely,

Rod Park, Chair
Community Planning Committee

Enclosure

cc: Metro Council
Mike Burton, Executive Officer

September 9, 2002



Mr. Rod Park, Chair
Community Planning Committee
Metro
600 NE Grand Ave
Portland OR 97232

Dear Mr. Park:

I know that the metro growth boundary decisions will be made REGARDLESS of what property owners have to say. In the last month, I have talked with 6 of my neighbors, and every single one of them is against it. Metro's meetings are a waste of time. All you are trying to do is "pacify" the homeowners, and make them feel like they have a voice in what is going on. Nothing could be further from the truth.

If people in Damascus wanted to live in the middle of a city, they would not have bought property in Damascus. If the residences of Damascus wanted to live in hi density housing, then they would have bought a condo, rather than a home on acreage. I would think this would be a fairly simple train of thought to follow, but apparently not. Because nobody in the urban growth boundary expansion decisions CAN follow this train of thought, it is proof to the homeowners in the area that our voice is worthless.

Instead of valuing the people in the community, you have let them know that they have no voice in this matter. With all of the economic uncertainty, and all of the people that have lost their jobs in the last year, the residences of Damascus do not need another kick in the face by their own government to ruin their land.

I'll again waste my time and come to the Oct 10 meeting so Metro can further instill in me that I, and my neighbors, don't matter to Metro. We wont forgot this when it comes time to vote on Metro issues.

Beyond Disgusted,

A handwritten signature in cursive script that reads "Debbie Gardiner".

Debbie Gardiner
12135 SE Winston Rd
Boring OR 97009

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

September 30, 2002

The Honorable Mark Hardie
City of Maywood Park
9819 NE Skidmore St.
Portland, OR 97220

Dear Mayor Hardie,

I'd like to introduce myself as the Metro councilor representing Maywood Park beginning in January 2003.

You may know that I own a production wholesale nursery in Gresham and I know you also have a working life outside of your elected position, so I gather it's been difficult for us to get our schedules to coordinate for us to meet in person.

If you can find the time, I'd very much like to have a breakfast or lunch with you, just to meet and talk about how we can work together for Maywood Park. Rooney Barker, my assistant, can schedule this for me. Her number is 503-797-1941, or she can be reached by e-mail at barker@metro.dst.or.us.

I look forward hearing from you, Mayor Hardie, and also to working with you over the next few years.

Sincerely,

Rod Park, District 1
Metro Council

Hardie.doc

From: Rex Burkholder <burkholderr@metro.dst.or.us>
To: <Mpmandel63@aol.com>
Date: Sat, Sep 28, 2002 11:27 AM
Subject: Re: UGB Movement

Mr. Mandel,

I have forwarded your testimony to the chair of the Community Planning Committee for inclusion in the public record.

Rex Burkholder
Metro Councilor-District 5

600 NE Grand Ave
Portland, OR 97232
503-797-1546

burkholderr@metro.dst.or.us
www.metro-region.org

> From: Mpmandel63@aol.com
> Date: Fri, 27 Sep 2002 21:13:16 EDT
> To: burkholderr@metro.dst.or.us
> Cc: Mpmandel63@aol.com
> Subject: UGB Movement

>
> Mr Burkholder,

>
> I live and am part owner of property at 21340 SW Elwert Road, Sherwood. This
> property is currently outside the urban growth boundary. It is inside the
> study area, tier 1 and it is inside the Executive Recommendation. My wife
> and I are in full support of moving this piece of property inside the UGB.

>
> I am also part owner of the property at 21620 SW Edy Road, Sherwood. This
> property is not being considered by the Metro Council, but we would like to
> request that it be considered for inclusion into the study area, tier 1.

>
> If you have any questions of myself or my wife (Jane) please feel free to
> contact us.

> We can be reached by phone at 503-625-0607 or by email
> (marvinp.mandel@sun.com). Please do not use this aol address as we are
> discontinuing aol at the beginning of October.

>
> Best Regards,

>
> Marvin P Mandel

>

CC: Rod Park <parkr@metro.dst.or.us>, UGB System Account <UGB@metro.dst.or.us>

From: Rod Park
To: marvinp.mandel@sun.com
Date: Mon, Sep 30, 2002 11:28 AM
Subject: Fwd: Re: UGB Movement

Mr. Mandel, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1
Metro Council

CC: Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan McLain



METRO

September 27, 2002

The Honorable Rob Drake
City of Beaverton
P. O. Box 4755
Beaverton, OR 97076

Dear Mayor Drake:

As chair of the Community Planning Committee and on behalf of the Metro Council, thank you for your September 10th letter regarding the Urban Growth Boundary. Your letter has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

As you know, public hearings have been scheduled in October and at the appropriate time the Metro Council will review correspondence received regarding specific topics and specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, Chair
Metro Community Planning Committee

cc: Metro Council
Tim O'Brien, Community Planner



CITY of BEAVERTON

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 TEL: (503) 526-2481 V/TDD FAX: (503) 526-2571

September 10, 2002

ROB DRAKE
MAYOR

Mr. Carl Hosticka, Metro Presiding Officer
Mr. Rod Park, Metro Councilor and
Chair, Community Planning Committee
600 NE Grand Avenue
Portland, Oregon 97232

RE: Recommended UGB Expansion in Damascus

Dear Presiding Officer Hosticka and Councilor Park,

The City of Beaverton does not have a major direct interest in the upcoming Council decision on expansion of the regional urban growth boundary. Although UGB expansions are proposed next to the Beaverton city limits and the City is willing to provide governance to these expansion areas, the City will not benefit significantly by their annexation and has remained neutral on their inclusion within the boundary. However, as the Mayor of one of the larger cities in the region, and as a long-term participant in regional planning issues, I feel I have an obligation to express my thoughts on the Executive Officer's recommendation, particularly as it relates to focusing most of the UGB expansion in the Damascus area.

Conceptually, I think the objective of creating a complete community in Damascus is laudable and worthy of being pursued. On the other hand, Metro is required by State law to assure an adequate supply of residential land to meet projected needs over the next 20 year. I don't think land in Damascus will be ready to meet that need for some time, for the following reasons:

- Responsibility for governance of the area is yet to be determined. It is unclear whether the area will be incorporated as a new city, annexed to adjacent cities, or served by Clackamas County and special districts. No one knows how long it will take to resolve this issue.
- Infrastructure in the area is lacking, and due to the unresolved governance issue, provision of necessary infrastructure to allow urbanization may be delayed for some time. Even if the governance issue can be resolved, the cost of providing infrastructure is likely to be high, and Clackamas County's concurrency policies may delay development until the cost can be borne by the public and/or private sectors.
- The area is some distance from major roads. The cost of providing transportation facilities to serve urban scale development in the area is also likely to be high, and there are no sources of funding available at this time to cover that cost.
- Much of the area is highly parcelized or subject to natural constraints, making it likely that the gross density of development that can be achieved will be relatively low. This will also make provision of infrastructure and services more expensive on a per acre basis.

Presiding Officer Carl Hosticka and Metro Councilor Rod Park
September 10, 2002
Page Two

Given all these impediments, it is not surprising that (1) Mike Burton told MPAC, during his presentation of the Executive Officer's recommendation on August 14, that it is likely that it will take at least 30 to 40 years before the area is built out, or that (2) Karen Fox of 1000 Friends of Oregon said at the same meeting, in response to a question about her organization's concept plan for the area, it is probable it will be ten years before most of the area is ready for development. If these estimates are correct, land that is supposed to be available to meet a large part of the projected 20-year demand for housing in the region may not be available within that time frame. This would put more development pressure on the remaining buildable land inside the UGB and in other areas proposed for addition, thereby increasing land and housing costs. As a former member of Metro's Affordable Housing Technical Advisory Committee, I am deeply concerned that this could make it even more difficult to provide affordable housing in the Portland area.

I think Metro should consider another approach to UGB expansion that would allow for development of a complete community in the Damascus area over the long term while taking a more balanced, pragmatic approach to expansion in the short term. I suggest only part of Damascus, that which is easiest and least expensive to develop, be brought inside the UGB this year. (I am not familiar enough with the Damascus area to suggest which portion to add now or exactly how much, but I would think it should be less than half the area recommended by the Executive Officer.) The portion of Damascus not added to the urban area this year should be placed in an urban reserve and added incrementally in conjunction with future UGB expansions.

Obviously, not adding all of Damascus now would create a numbers problem for Metro, since more acreage would need to be added elsewhere to make up the shortfall in buildable land for residential development. It is unlikely that it will be possible to reach agreement by the end of the year on other land that should instead be added to the UGB. I believe, however, that political support could be found for an extension of Metro's periodic review process to allow extra time to consider UGB expansion options. I would be willing to assist in finding such support.

Thank you for the opportunity to comment on the UGB expansion decision. I look forward to working with you as well as other members of the Council and MPAC to arrive at a reasonable resolution of this difficult issue.

Sincerely,



Rob Drake
Mayor

- c. Metro Council
- Mike Burton, Metro Executive Officer
- Metro Policy Advisory Committee Members
- Beaverton City Council



METRO

September 27, 2002

Mr. Jim Mark
Mr. Ed Trompke
Westside Economic Alliance
10200 SW Nimbus Avenue, Ste. G-3
Portland, OR 97223

Gentlemen:

Your letter of September 9th expressing concern regarding the Urban Growth Boundary and industrial land needs on the west side has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

As you know, public hearings have been scheduled in October and at the appropriate time, the Metro Council will review correspondence received regarding specific topics and specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site (www.metro-region.org) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, Chair
Metro Community Planning Committee

cc: Metro Council
Tim O'Brien, Community Planner

PRESIDENT
M. JAMES MARK
MELVIN MARK COMPANIES

VICE PRESIDENT
MIKE SCHMID
KREI CONSULTING ENGINEERS

SECRETARY
JACK ORCHARD
BALL JANIK LLP

TREASURER
JACK REARDON
WASHINGTON SQUARE

PAST PRESIDENT
MIKE SALSGIVER
INTEL CORPORATION

DIRECTORS

DAVID BENNETT
LANDYE BENNETT BLUMSTEIN

STEVE CLARK
COMMUNITY NEWSPAPERS

LOIS DITMARS
PETERKORT TOWNE SQUARE

NORM EDER
CONKLING FISKUM & MCCORMICK

JIM EDWARDS
BIRTCHE PROPERTY SERVICES

TROND INGVALDSEN
STANDARD INSURANCE COMPANY

JOHN KAYE
TEKTRONIX, INC.

DICK LOFFELMACHER
PACTRUST

JIM PETSCH
NIKE, INC.

RANDALL
NORTHWEST

JOHN REES
REES & ASSOCIATES

BRIAN RICE
KEY BANK

KAREN WEYLANDT
PROVIDENCE HEALTH SYSTEM

RANDY YOUNG
NORRIS BEGGS & SIMPSON

TOM BRIAN
WASHINGTON COUNTY

ROB DRAKE
CITY OF BEAVERTON

DAVID LAWRENCE
CITY OF HILLSBORO

LOU OGDEN
CITY OF TUALATIN

BETTY ATTEBERRY
WESTSIDE ECONOMIC ALLIANCE

SUSTAINING MEMBERS

AMBERGLEN BUSINESS CENTER
CENTRAL BETHANY DEVELOPMENT
EQUITY OFFICE
FELTON MANAGEMENT CORP.
INSIGNIA/ESG
INTEL CORPORATION
MELVIN MARK COMPANIES
NIKE, INC.
PACTRUST
PORTLAND GENERAL ELECTRIC
PROVIDENCE HEALTH SYSTEM
BUSINESS PARKS
QWEST COMMUNICATIONS
STANDARD INSURANCE COMPANY
TEKTRONIX, INC.
TRAMMELL CROW RESIDENTIAL
VERIZON NORTHWEST
WASHINGTON SQUARE



Serving the economic communities of the Sunset Corridor and the Tualatin Valley

September 9, 2002

Carl Hosticka, Presiding Officer
Rod Park, Councilor
Bill Atherton, Councilor
Susan McLain, Councilor
Rex Burkholder, Councilor
Rod Monroe, Councilor
David Bragdon, Councilor
Metro Council
600 NE Grand Avenue
Portland, OR



Dear Chair Hosticka and Council Members:

The Alliance has reviewed the Executive Officer's recommendation for urban growth boundary expansion and would like to share our concerns as it relates to industrial land needs on the Westside.

We believe in order to accommodate the need for industrial and employment land on the Westside of the region, Metro should identify and expand specific parcels in Washington County under the process provided in ORS 197.298.

After careful review, the Alliance recommends four specific sites on the Westside be included in the industrial land inventory to be brought into the urban growth boundary in the December decision. Each of these would provide large lot industrial land to accommodate the needs of the high tech industry cluster. The sites are located in Forest Grove, Cornelius, Hillsboro and Tualatin. Those specific sites are identified on the attached maps.

Currently the largest available lot on the Westside is 30 acres. As you know there have been firms looking for large acreage sites in close proximity to the high tech cluster. Our primary objective as an economic development focused organization is to ensure the capacity for quality job growth. An important criteria for meeting that objective is available location-sensitive land for expansion, or for new firms seeking sites, in close proximity to the existing industry clusters.

The Economic Study for the Westside conducted by Joe Cortright concluded that availability of industrial sites for the area is a critical issue affecting

growth. It is critical that the future demand for industrial land be met in a way that helps the region meet its economic goals and aspirations for regional growth. Certainly sustaining the high tech industry's contribution to the regional and statewide economy is a key factor in achieving our economic goals.

The study also outlined the critical element of industry clusters and that they should guide the analysis of the supply of and demand for industrial land. Firms in clusters have similar needs for facilities and often share a common labor pool. Most importantly, they flourish in proximity to one another.

We are in the process of gathering data to support our recommendation. We will forward the information to you as soon as we've completed the work.

The study will document:

- 1) The Cluster's specific land need for additional large industrial lots
- 2) The special and unique location features needed in a large lot within or near the cluster that would make it "suitable" to meet the Cluster's specific needs.

We believe the four specific sites located on the Westside that we are recommending for inclusion in the urban growth boundary will offer choices to the marketplace, thus ensuring a healthy economy for the area. We look forward to working with you on this issue. If you have any questions please call Betty Atteberry at the Alliance or one of the undersigned.

Sincerely,



Jim Mark, Melvin Mark Companies
President, Westside Economic Alliance



Ed Trompke, Jordan Schrader
Chair, Alliance Land Use Committee



City of Hillsboro UGB Expansion Proposal

Plot Date: August 16, 2002



Legend

Urban Growth Boundary Executive Officer Recommended Expansion Areas

EFU Lands

Urban Growth Boundary

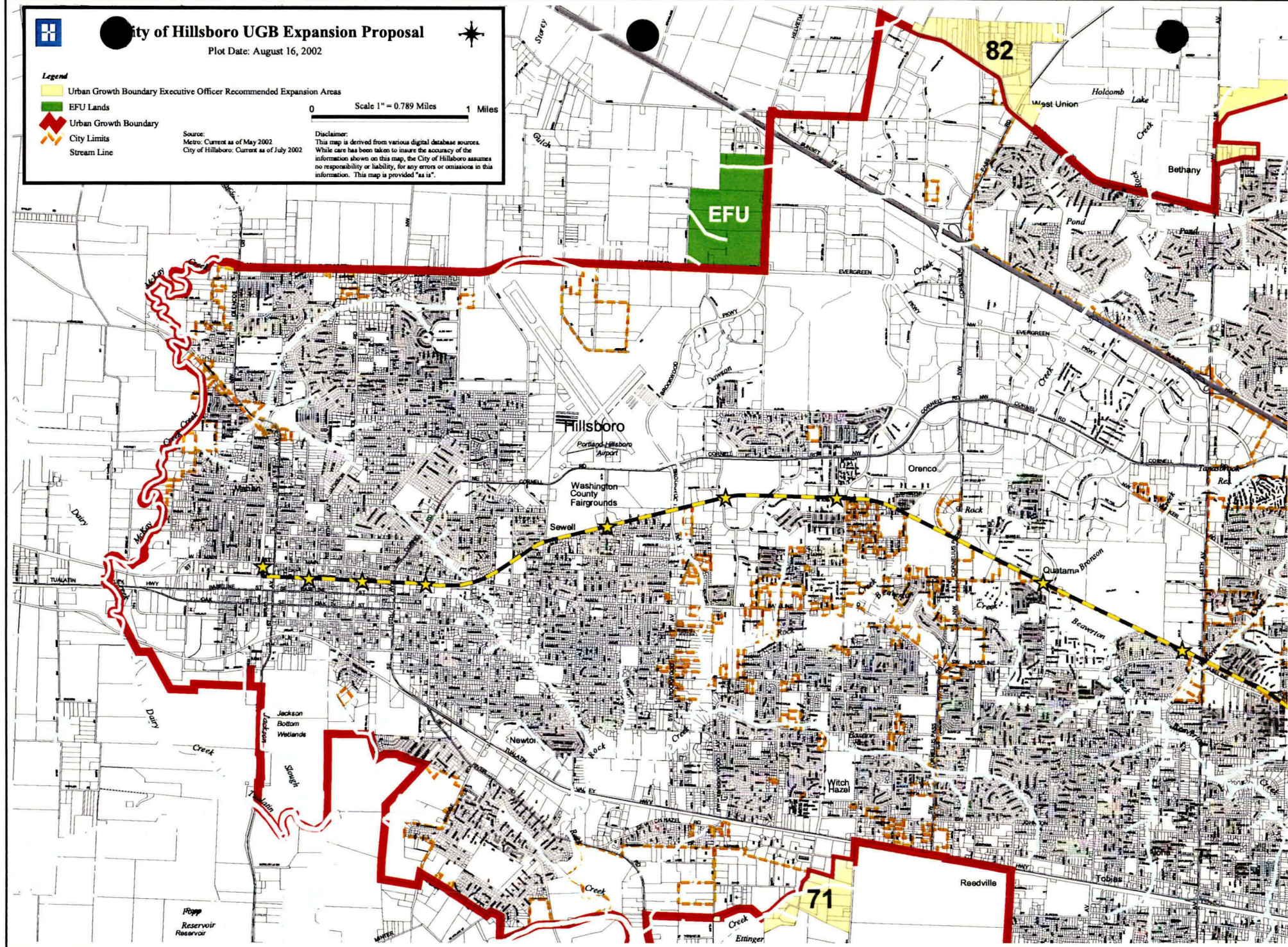
City Limits

Stream Line

Scale 1" = 0.789 Miles

Source:
Metro: Current as of May 2002
City of Hillsboro: Current as of July 2002

Disclaimer:
This map is derived from various digital database sources.
While care has been taken to insure the accuracy of the
information shown on this map, the City of Hillsboro assumes
no responsibility or liability, for any errors or omissions in this
information. This map is provided "as is".





City of Forest Grove UGB Expansion Proposal

Plot Date: August 16, 2002

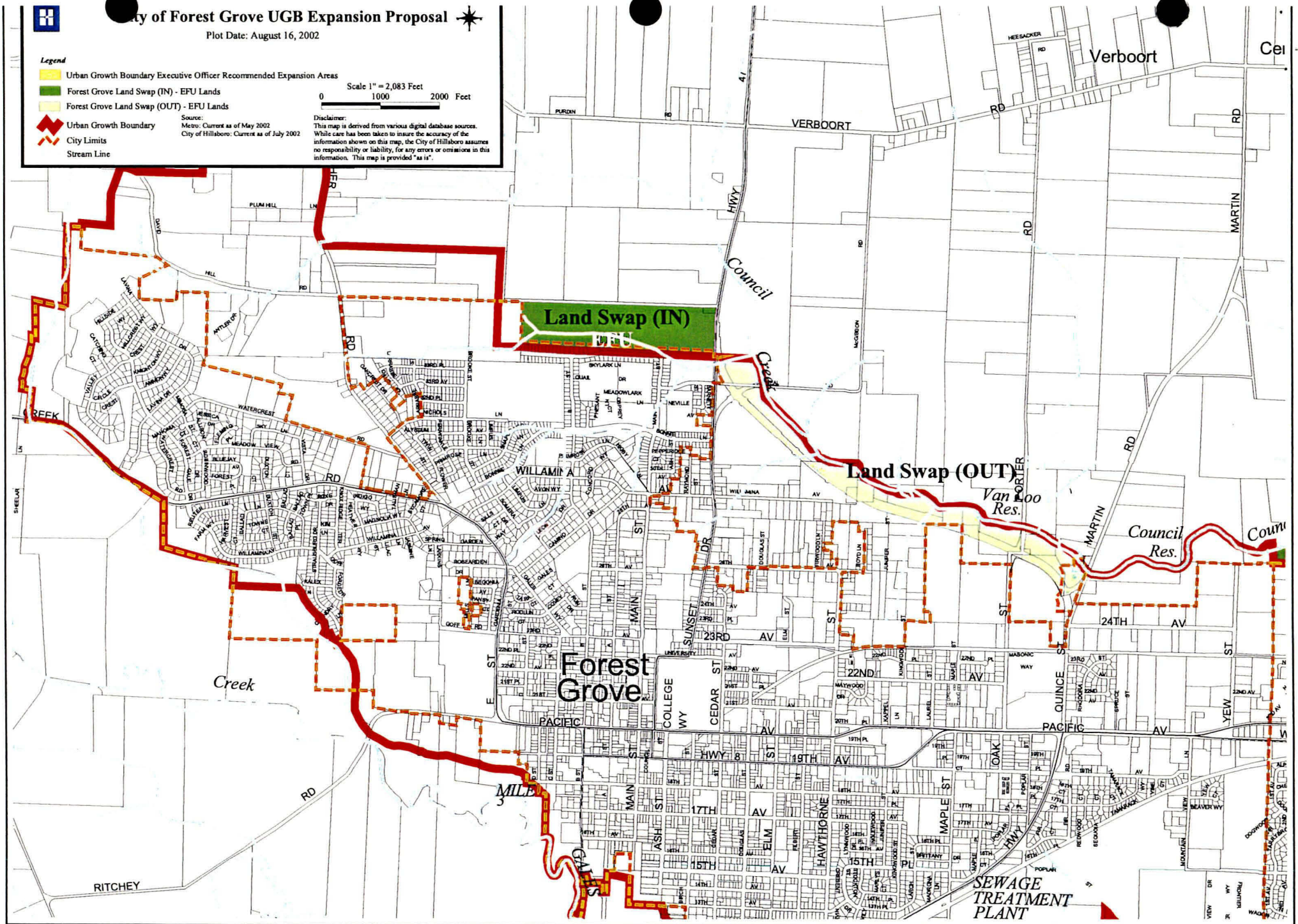
Legend

- Urban Growth Boundary Executive Officer Recommended Expansion Areas
- Forest Grove Land Swap (IN) - EFU Lands
- Forest Grove Land Swap (OUT) - EFU Lands
- Urban Growth Boundary
- City Limits
- Stream Line

Scale 1" = 2,083 Feet
0 1000 2000 Feet

Source:
Metro: Current as of May 2002
City of Hillsboro: Current as of July 2002

Disclaimer:
This map is derived from various digital database sources.
While care has been taken to insure the accuracy of the
information shown on this map, the City of Hillsboro assumes
no responsibility or liability for any errors or omissions in this
information. This map is provided "as is".







50 MILE





TUALATIN

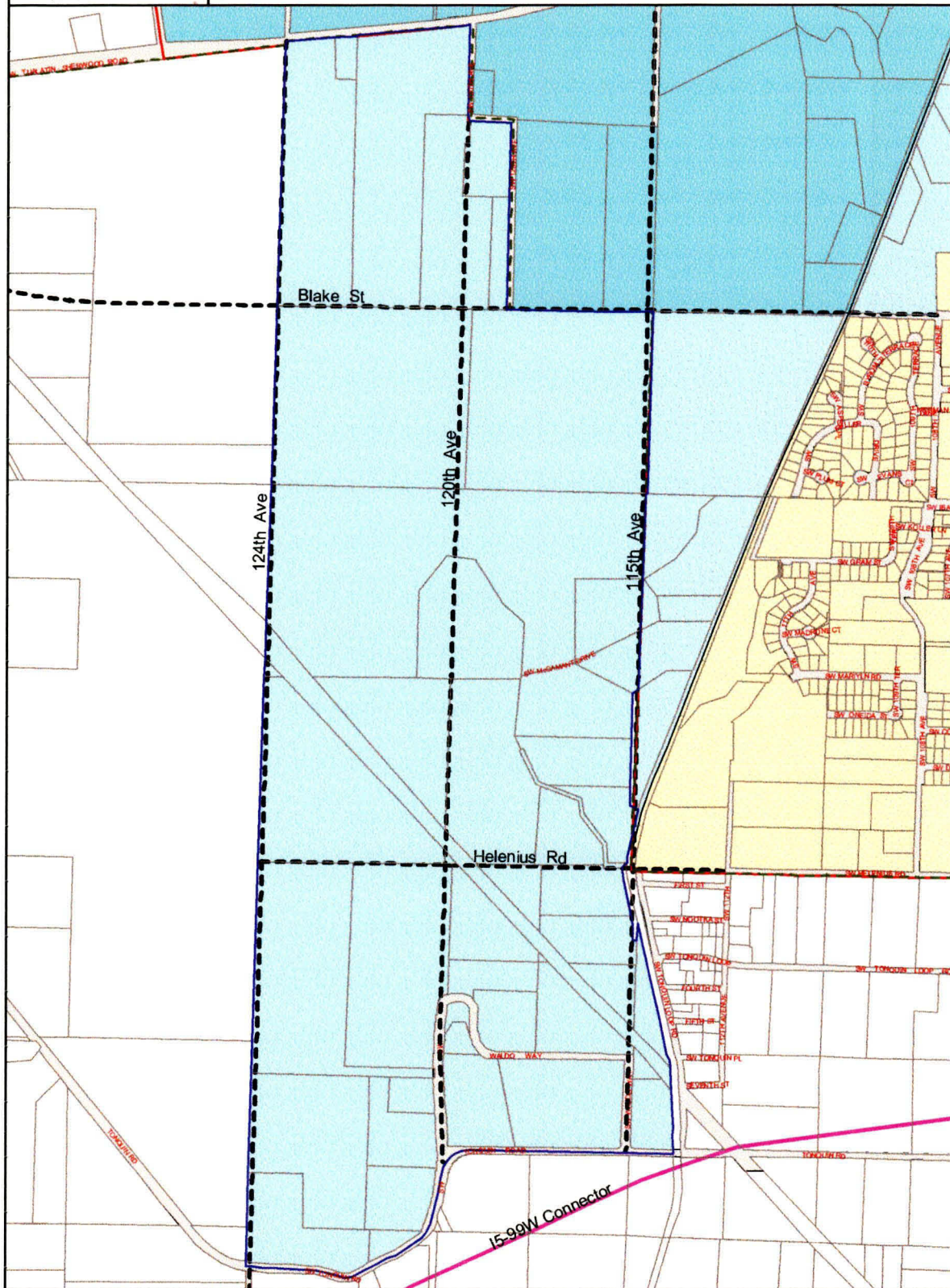
Geographic Information System

This map is derived from various digital data sources. While an attempt has been made to provide an accurate map, the City of Tualatin cannot assume responsibility or liability for any errors or omissions in the information. This map is provided "as is." Engineering and Building Department, Planning Services, 2003.

Study Area 48-Partial
(Tualatin-Sherwood Triangle)
with Planning Designations

-  Future Road Alignment
-  Metro UGB
-  Planning Area Boundary
-  I5-99W Connector Alignment

-  MG (General Manufacturing)
-  ML (Light Manufacturing)
-  RL (Low Density Residential)
-  Future Industrial





METRO

September 27, 2002

Deanna Palm, Executive Director
The Greater Hillsboro Area Chamber of Commerce
334 SE Fifth Avenue
Hillsboro, OR 97123

Dear Ms. Palm:

As chair of the Community Planning Committee and on behalf of the Metro Council, thank you for your September 24th letter regarding the Urban Growth Boundary and your recommendations. Your comments have been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rod Park'. The signature is fluid and cursive, with the first name 'Rod' and last name 'Park' clearly distinguishable.

Rod Park, Chair
Metro Community Planning Committee

cc: Metro Council
Tim O'Brien, Community Planner

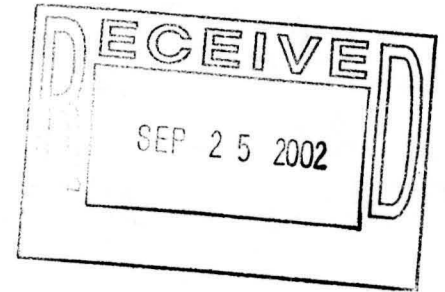


the
CHAMBER

THE GREATER HILLSBORO AREA CHAMBER OF COMMERCE

September 24, 2002

Rod Park
Metro Council
600 N.E. Grand Avenue
Portland, OR 97232



Dear Councilor Park:

The Greater Hillsboro Area Chamber of Commerce in concert with the City of Hillsboro and the Westside Economic Alliance has studied the issue of urban growth boundary expansion. We believe in order to accommodate the goals of economic growth, the availability of large acreage sites of industrial land on the west side must be available to firms looking to expand or locate in the area.

After careful review, four sites have been identified to best accommodate the needs of the high tech industry cluster and maintain the economic development viability of the region, the sites are located in Hillsboro, Forest Grove, Cornelius and Tualatin.

In Hillsboro, we are specifically requesting the inclusion of the "Shute Road Site", located at the intersection of Shute Road and Evergreen Road. This site has features and characteristics such as direct access to existing public infrastructure, close proximity to other high tech manufacturing companies and suppliers, direct access to a large pool of talented, specialized work force.

Therefore, the Greater Hillsboro Area Chamber of Commerce respectfully urges the Metro Council to include this site and the other three Washington County sites in the UGB in December, 2002. We understand your decision is a difficult one, however, we feel very strongly about our position and know that you will give it very careful consideration.

Sincerely,


Deanna Palm
Executive Director

Enclosure





the
CHAMBER

THE GREATER HILLSBORO AREA CHAMBER OF COMMERCE

**Greater Hillsboro Area Chamber of Commerce
Resolution**

Adoption Date: 9/14/02

Our regional government, Metro, is scheduled to consider expansion of the Metro Urban Growth Boundary (UGB) in December of this year; and

Whereas, an adequate inventory of strategically located large industrial sites, and smaller sites for supporting high tech related businesses within the UGB is crucial to the economic vitality of the high tech industrial cluster in Washington County, the Metro Region and the State of Oregon; and

Whereas, the Westside High Technology Corridor in Washington County (the "Silicon Crescent") does not currently have large, marketable and available high tech/flex sites that can facilitate the expansion of some existing businesses as well as accommodate continuing demand by high tech companies for such large sites within the Silicon Crescent; and

Whereas, an available large site located outside the UGB at the intersection of Evergreen Road and Shute Road, (known as the "Shute Road Site") near Hillsboro is contiguous to the central core of the Silicon Crescent and is ideally situated to accommodate the continuing demand for large sites from businesses outside of Oregon; and,

Whereas, the Shute Road Site is well served by existing sewer, water and transportation infrastructure (including Highway 26, Shute Road and Evergreen Road) as well as unique high tech-related utilities and infrastructure located in the central core of the Silicon Crescent, so that its private development would require little additional public infrastructure investment; and,

Whereas, this Shute Road site is of modest size (approximately 203 acres), while its potential immediate and long-term positive fiscal and financial impacts on our state, regional and local economies would be very large; and,

Whereas, inclusion of the Shute Road Site into the Metro UGB is supported by the City of Hillsboro, Washington County and virtually all affected municipal governments in the area as well as the members of the Westside Economic Alliance;

Now, Therefore, the Greater Hillsboro Area Chamber of Commerce Board of Directors respectfully urges the Metro Council to include the Shute Road Site near Hillsboro into the UGB in December, 2002.





METRO

September 27, 2002

The Honorable Lou Ogden
City of Tualatin
18880 SW Martinazzi Ave.
Tualatin, OR 97062-7092

Dear Mayor Ogden:

As chair of the Community Planning Committee and on behalf of the Metro Council, thank you for your September 12th letter regarding the Urban Growth Boundary and concurrent policy recommendations. As you requested, your letter has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, Chair
Metro Community Planning Committee

cc: Metro Council
Tim O'Brien, Community Planner



City of Tualatin

18880 SW Martinazzi Avenue
Tualatin, Oregon 97062-7092
Main 503.692.2000
TDD 503.692.0574

September 12, 2002

Councilor Carl Hosticka
Metro, Presiding Chair
600 NE Grand Avenue
Portland, Oregon 97232

RE: 2040 Refinement Report: Policy Recommendations

Dear Councilor Hosticka:

Thank you for the opportunity to review the numerous reports put out by Metro on the proposed UGB expansion and concurrent policy recommendations. Please enter this letter into the record for decision-making.

The City of Tualatin understands the difficulties in addressing the regional issues and commends Metro on its efforts to coordinate all the jurisdictions to meet the 2040 vision. While many of the proposed recommendations bring the region closer to this vision, some recommended policies, based upon the information provided in the 2040 Refinement Report, raise concerns. Concerns are detailed below.

1. The 2040 Refinement Report: Policy Recommendations enumerates policies for the four categories – Centers, Industry, Jobs and Housing, and Other – three different times in the document. The document begins with a summary of recommendations, continues to background information that states recommendations, then concludes with recommendations in code form. However, the language for a particular recommendation varies in each of these three segments. Recommendations need to be uniform to prevent misunderstanding of intent.
2. Centers Policy Recommendations: Three recommendations in the Refinement Report are of concern to Tualatin. They are
 - a. Consider policies to discourage Centers-type development in non-Center areas. (3.07.610) As indicated in the Leland study of Centers, not all Centers are created equal. Different centers may contain different land uses. There is no constant notion of what Centers-type development is.
 - b. Prioritize and create a hierarchy of Centers according to when they are anticipated to develop. (listed in summary section, not in proposed language) While it seems appropriate to prioritize development based on when a Center is “ready”, it seems that there could be some inequality in that some Centers or Main Streets may not ever be “ready”, and won’t be ready unless they are made a priority. This should be considered in the formation of these policies
 - c. Give Centers priority in the MTIP. (listed in summary section, not in proposed language) Some discussion has occurred regionally about the concept of “nodes and noodles,” or centers and the roads that lead to them. If Centers have priority in the MTIP process, the roads that lead to them may not have funding directed to them to make them more easily accessible by vehicles, pedestrians and bicycles. This would

the application. This policy must be further clarified to require both jurisdictions be party to an IGA prior to submittal of the application to ensure both entities participate in the density transfer.

- c. City governments shall authorize the establishment of at least one accessory dwelling unit for each detached single-family dwelling. (3.07.140(C)) The phrase "at least" should be struck from this recommendation.

5. Other Policy recommendations: Tualatin's concerns on other policy recommendations are:

- a. Require local governments to establish a level of service for parks and greenspaces that calls for a facility within a specified distance from all residences. (3.07.1230(A)) Tualatin agrees that parks and greenspaces need to be located near all residences. Metro's encouragement to all jurisdictions can promote this policy without including specific distances. Any distance would be arbitrary. Land may not be available within a given distance, or may be too small or expensive.
- b. Encourage siting of government offices at Centers. (3.07.460(A)) Tualatin supports this policy, as it is practical. Some government offices are not best located in Centers, such as water treatment facilities and supporting offices, and fleet maintenance buildings.
- c. I-5/Highway 99W Connector. The region needs to move forward on the connector, define its alignment and identify funding. The Connector is a critical facility to the region, industry and the economy.

Thank you very much for the opportunity to share ideas and concerns on the proposed policy recommendations. Please contact Jim Jacks at the Planning Department at (503) 691-3025 if you have any questions about this correspondence.

Sincerely,

Lou Ogden
Mayor

LO:SH

CC: Metro Council
Mike Burton, Metro Executive Officer
Michael Jordan, MPAC Chair
City Council
Steve Wheeler, City Manager
Jim Jacks, Planning Director
Doug Rux, Economic Development Director
Brenda Braden, City Attorney
Mike McKillip, City Engineer
Stacy Hopkins, Associate Planner



METRO

September 27, 2002

Douglas R. Rux, AICP
Economic Development Director
City of Tualatin
18880 SW Martinazzi Ave.
Tualatin, OR 97062-7092

Dear Mr. Rux:

As chair of the Community Planning Committee and on behalf of the Metro Council, thank you for your September 10th letter regarding the Urban Growth Boundary. We are also in receipt of the Regional Economic Development Partners' letter of September 9th. Both letters have been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rod', written in a cursive, flowing style.

Rod Park, Chair
Metro Community Planning Committee

cc: Metro Council
Tim O'Brien, Community Planner
Don Mazziotti, Executive Director, PDC



City of Tualatin

18880 SW Martinazzi Avenue
Tualatin, Oregon 97062-7092
Main 503.692.2000
TDD 503.692.0574

RECEIVED

SEP 12 2002

September 10, 2002

Councilor Carl Hosticka
Metro, Presiding Officer
600 NE Grand Avenue
Portland, OR 97232

*The maps that
accompanied
this letter are
with the Growth
Mgmt. public
record file.*

RE: Industrial Land Need

Honorable Councilor Hosticka:

Thank you for the opportunity to comment on the industrial lands recommendations for this urban growth boundary (UGB) expansion. Please add this letter to the record for the UGB decision.

The Regional Economic Development Partners (Regional Partners), an alliance of public and private economic development professional, organizations and business in the Portland region have submitted testimony to Metro regarding the addition of approximately 2,605 gross acres (approximately 2,084 net acres) of land for industrial use. This letter from Tualatin provides technical support from this regional request.

Industrial Land Need

The Executive Officer issued a recommendation on August 1, 2002 for an urban growth boundary recommendation. In that recommendation, he identified the need for industrial lands, adding only 2,234 net acres out of an identified need of 5,684 net acres.¹ Metro's *Urban Growth Report: An Employment Land Need Analysis* further identifies this need and the need for approximately 14 large lots (50 acres or greater) in the next 20 years in the Metro region.² *Phase Three: Regional Industrial Lands Study* (RILS 3) specifies a need for 6,300 net acres for industrial development.³

Of the industrial acres proposed for addition in the recommendation, approximately 1,994 acres are in Clackamas County, 50 are in Multnomah County (partial Study Areas 12 and

¹ Executive Officer Recommendation, August 1, 2002, page 1.

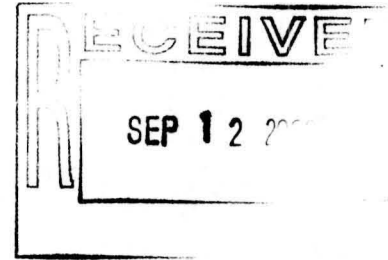
² Urban Growth Report, An Employment Land Need Analysis, August 2002, page 1.

³ Phase 3: Regional Industrial Land Study, October 2001, page 1.



City of Tualatin

18880 SW Martinazzi Avenue
Tualatin, Oregon 97062-7092
Main 503.692.2000
TDD 503.692.0574



September 10, 2002

Councilor Carl Hosticka
Metro, Presiding Officer
600 NE Grand Avenue
Portland, OR 97232

RE: Industrial Land Need

Honorable Councilor Hosticka:

Thank you for the opportunity to comment on the industrial lands recommendations for this urban growth boundary (UGB) expansion. Please add this letter to the record for the UGB decision.

The Regional Economic Development Partners (Regional Partners), an alliance of public and private economic development professional, organizations and business in the Portland region have submitted testimony to Metro regarding the addition of approximately 2,605 gross acres (approximately 2,084 net acres) of land for industrial use. This letter from Tualatin provides technical support from this regional request.

Industrial Land Need

The Executive Officer issued a recommendation on August 1, 2002 for an urban growth boundary recommendation. In that recommendation, he identified the need for industrial lands, adding only 2,234 net acres out of an identified need of 5,684 net acres.¹ Metro's *Urban Growth Report: An Employment Land Need Analysis* further identifies this need and the need for approximately 14 large lots (50 acres or greater) in the next 20 years in the Metro region.² *Phase Three: Regional Industrial Lands Study* (RILS 3) specifies a need for 6,300 net acres for industrial development.³

Of the industrial acres proposed for addition in the recommendation, approximately 1,994 acres are in Clackamas County, 50 are in Multnomah County (partial Study Areas 12 and

¹ Executive Officer Recommendation, August 1, 2002, page 1.

² Urban Growth Report, An Employment Land Need Analysis, August 2002, page 1.

³ Phase 3: Regional Industrial Land Study, October 2001, page 1.

13) and 155 acres are in Washington County (Study Areas 49 [partial] and 61-2). This is far less than the Washington County need specified in the *Regional Industrial Lands Study* (RILS) of 2,481 acres by 2025⁴ and in the *Urban Growth Report: An Employment Land Need Analysis*.⁵

In March, Metro hosted the regional conference “Where do we grow from here? Let’s Talk!” The executive summary from this conference indicates “Many participants view a healthy economy and the creation of jobs as the essential issue facing the region and its leaders. A good job contributes to quality of life; a healthy economy is viewed as a means to pay for other services and features that make communities whole. Participants note that this is missing from the region’s planning framework.”⁶ The Executive Officer recommendation does not adequately respond to the concerns voiced by participants at the Metro conference.

Determination of Land Need

The need for industrial land has been documented in numerous sources generated by Metro and other entities. Some of these studies may understate the need for industrial lands given the assumptions made at the initiation of the studies.

Metro reports

Metro’s *Urban Growth Report: An Employment Land Need Analysis* describes the methodology used in the formation of the employment land demands in the metropolitan region. This report identifies the deficiency of different sized lots, with a marked dearth of small and large lots.⁷ The total net need for industrial acres is 5,684 acres. Additionally, the report indicates that there is a shortage of ready-to-use industrial land.⁸

The *Urban Growth Report: An Employment Land Need Analysis* details assumptions made in the determination of the industrial land needs. One assumption not made in Metro’s study was to include future industrial business park development in the needs analysis; the true measure of industrial land needs increases when this is accounted for, especially for large lot industrial land needs. The report indicates this is a significant policy point.⁹ Secondly, the report does not account for absorption rates or elasticity. As specified in the *Regional Industrial Lands Study, Phase Two* (RILS 2), Metro job forecasts assume an elastic supply of land, in that forecasts can only be achieved if the land supply is at or above the needs of the market.¹⁰

Most fundamental to the Metro studies on industrial lands are the policy decisions that result in the specific numbers on industrial land need. According to the *Urban Growth Report*:

⁴ Regional Industrial Land Study, December 1999, Table A.8.

⁵ Urban Growth Report, An Employment Land Need Analysis, page 1.

⁶ Executive Summary, Let’s Talk, Summer 2002, page 1.

⁷ Urban Growth Report: An Employment Land Need Analysis, page 38.

⁸ Ibid, page 34.

⁹ Ibid, page 39.

¹⁰ Phase Two, Regional Industrial Land Study, page 49.

An Employment Land Need Analysis, there is a demand for 14 large industrial lots.¹¹ This is a Metro policy choice in the middle of the range of lots needed as identified in the RILS studies (6 to 24). The report also indicates that recent growth patterns tend towards larger companies with larger developments.¹² Additionally, if it is assumed that only unconstrained lands shall be used for determining supply, the need for land increases to 8,200 net acres.¹³ Other assumptions identified by Metro are listed on pages 38 through 41. If different policy positions were taken towards these assumptions, different industrial land need numbers would result, increasing the overall industrial land need above the identified 5,684 net acres.

RILS, Phases 1 through 3

The three phases of RILS also identify a need for industrial land. Participants in the *Industrial Lands Focus Groups* (RILS Phase 1) gathered regional economic development players to discuss and share opinions on a regional industrial lands strategy and industrial lands availability. The focus groups observed that site limitations – such as wetlands, nearby conflicting uses and topography – limit site availability.¹⁴ The UGB is of major concern, with suggestions to assure a rolling 20-year supply of industrial land when considering UGB expansions.¹⁵ The findings also highlighted that many companies like to have similar companies around them.¹⁶

RILS 2 identifies the deficiency of “ready to go” sites. Only 26 percent of the net buildable industrial land supply is unconstrained (2,387 acres out of 9,198 acres)¹⁷ Slopes, environmental constraints, size, transportation access and other factors weigh in on the “ready to go” conditions of a site. There is only one parcel in Washington County considered unconstrained and greater than 50 acres. There are 74 parcels in Washington County considered unconstrained and under five acres.¹⁸ Given the limited availability of different sized parcels, there are limited opportunities for industries to expand or for new industries to locate here.

RILS 3 identifies the need for different sized unconstrained industrial parcels.¹⁹ RILS 3 also draws attention to the importance of industry clusters. Clusters usually grow out from a core activity or industry with similar and supporting companies. Washington County is an indisputable cluster for high tech activities in the metropolitan region.²⁰ In conclusion, a need for industrial lands is not place-indeterminate, but rather specific to locations as determined by clustering factors.

¹¹ Urban Growth Report: An Employment Land Need Analysis, page 25.

¹² Urban Growth Report: An Employment Land Need Analysis, page 30.

¹³ Ibid, page 34.

¹⁴ DHI Industrial Lands Focus Groups Report, July 1998, page 22.

¹⁵ Ibid, page 22.

¹⁶ Ibid, page 23.

¹⁷ Phase 2, Regional Industrial Land Study, page 3.

¹⁸ Ibid, page 47.

¹⁹ Phase 3: Regional Industrial Land Study, Appendix E, page 31.

²⁰ Westside Economic Study, page 6, June 2002.

Westside Consortium for Economic Health Study

The *Westside Economic Study* also details the need for industrial lands, particularly in the Washington County area, and the importance of the Westside economy to the region and state. Employment in the county has doubled in the last 12 years and has outperformed the regional economy every year for the last three decades.²¹ Tektronix and Intel have fostered a culture of high tech industries in the area with strong facilities and a skilled work force over the past few decades. The growth of these industries and others has resulted in Washington County nearly doubling its employment from 1980 to the present day.²²

However, industrial land supply is becoming constrained as more industries move in to this desirable area on available sites. The availability of ready-to-go sites is diminishing, and is constraining market options, particularly for small (under 3-acre) and large (over 50-acre) sites. This is demonstrated by Applied Materials inability to identify a suitable site and settling for a site approximately half the size needed.²³ In the future, companies may choose to locate out of state rather than on a smaller, less suitable site.

Mayor's Meeting

On August 26, 2002, Metro convened the region's mayors and leaders to discuss concerns with the UGB decision and local issues. Nearly every participant at the meeting voiced concerns with attracting jobs to their jurisdiction. Clackamas County, Washington County, Portland, Hillsboro, Beaverton, Gresham, Tualatin and Forest Grove voiced this concern. Other key issues raised by jurisdictions include the immediate need for industrial lands, infrastructure finance and the need for greater fiscal stability.

Regional Economic Development Partners

The Regional Economic Development Partners (Regional Partners), an alliance of public and private economic development professionals, businesses and organizations in the Portland region, have also recognized the critical shortage of industrial lands that are ready to go and located near other industries. The Partners have identified approximately 2,605 gross acres throughout the region to supplement the industrial/employment lands identified in the Executive Officer's recommendation. The addition of these lands allows wider market options and will assist in attracting more businesses to the Portland Metropolitan Region.

Washington County and Regional Land Need and Clusters

The Executive Officer's recommendation for industrial lands includes approximately 155 acres in Washington County to meet the 20-year industrial land need. This is far less than the need specified in RILS of 2,481 acres by 2025.

²¹ Westside Economic Study, page 3. See also The Westside Economy: Project Technical Memorandum: Westside Economic Study, January 2002, page 17.

²² Ibid, page 2.

²³ Ibid, page 74.

The largest vacant industrial lot in urban Washington County is 44 acres. The next largest is approximately 30 acres. Companies are not finding the sites that fit their needs. The industrial land supply serving the high tech cluster is virtually depleted in Washington County with significant absorption of the land occurring between 1992 and 2002 as noted in a letter to Carl Hosticka, Presiding Officer of Metro, from the Regional Partners on September 9, 2002 for the region.

Numerous studies document that the Westside is the economic engine of Oregon and a critical economic player in the metropolitan area. The strength of this area comes from the strength of the high tech industry cluster in the Silicon Forest. Clusters, as described by Michael Porter, a professor at Harvard Business School, are "geographic concentrations of competing, complementary, or interdependent firms, with common needs for talent, technology and infrastructure."²⁴

Different regions are home to different types of clusters. Clusters in Washington County include high tech, apparel, transportation equipment, metals and machinery, nursery products and agriculture and food processing.²⁵ Regional clusters include medicine (around OHSU), manufacturing, transportation and high tech, amongst other industries. The high tech cluster in Washington County is visible on a map as a crescent stretching from Hillsboro through Beaverton, southeasterly along Highway 217 to Tualatin and Wilsonville. Studies of clusters indicate that clusters cannot be forced; rather government can make policy decisions to encourage their expansion.²⁶

Washington County, Clackamas County and Tualatin are along the I-205 Corridor, recently examined in the *I-205 River to River Strategy, Phase One Report* by Otak. The report indicates that high tech industries are emerging along I-205, citing examples of Novellus, Mentor Graphics and Xerox. However, the ability to attract large companies is diminishing as industrial sites grow scarce. The study area has only four industrial sites of 20 contiguous acres.²⁷ This study lists the major jobs categories in Tualatin as manufacturing, construction and wholesale.

Tualatin Characteristics

Approximately 1,680 net acres, 1,960 gross acres, are zoned for industrial land use in Tualatin. 880 acres were added to Tualatin in 1982 (ANN-82-08). Of the total industrial acres in Tualatin, only 400 acres remain vacant. This land absorption excludes lands committed for expansion and wetlands.

Since the large annexation of 1982, numerous companies located in Tualatin such as Interlogix, JAE, Novellus, Fujimi, Lumber Products, Columbia Corrugated Box and UPS. Industrial parks such as the Tualatin-Sherwood Corporate Center and Hagg Industrial Park,

²⁴ Westside Economic Study, page 47.

²⁵ The Westside Economy: Project Technical Memorandum, January 2002, page 40.

²⁶ 21st Century Economic Strategy: Prospering in a Knowledge-based Economy, February 2002, page 12.

²⁷ I-205 River to River Strategy: Phase One Report, July 2002, page 4.

for example, have also been established since this time. Business clustering has occurred in Tualatin; for example, when Novellus located here on a 58-acre site, seven smaller supplier companies from the Bay Area expressed their intent on locating in the Tualatin vicinity to be close to their important customer.²⁸

Study Area 42

The Regional Partners have identified various locations of additional industrial/employment land within the region to address the deficiency stated in the Executive Officer's August 1, 2002 recommendation. One of the areas highlighted is Study Area 42 encompassing 567 acres of land located to the east of Tualatin and within Clackamas County. (Attachments 1 and 2) This area is designated on Metro's 2002 Alternative Analysis map as exception land.

Clackamas County has a recognized jobs/housing imbalance and is interested in a strategy to increase its employment base. As part of Metro's analysis of potential UGB expansion areas, the City of Tualatin prepared a fiscal impact study.²⁹ The purpose of it was to ascertain how this area might develop and determine who would provided services should it be brought in to the UGB.

Specifically the City of Tualatin wanted to understand:

- The operations and maintenance costs of providing city services to the area if it is brought into the UGB and annexed to Tualatin, specifically the fiscal impacts on General Fund Government Services;
- The resulting fiscal impact to the City if the area is annexed, taking into account the costs and revenues as well as the degree of development as several different points;
- Estimates of revenues that would occur from the area if it is annexed and developed, including property taxes, franchise fees, and all other revenue sources;
- An analysis of the maintenance costs associated with sewer, storm sewer, water, and streets and whether existing rate structures are adequate to cover the additional burden on these systems if Study Area 42 is annexed and developed; and
- The impact on other service districts such as Tualatin Valley Fire and Rescue, Clean Water Services, West Linn-Wilsonville School District, and Clackamas County.

To answer these questions, the City prepared a preliminary land use concept that included existing uses in the area. This included 284 acres (gross) of employment land (99.68 acres industrial [high tech/flex], 134 acres office and 49 acres commercial). The balance of the acreage is in existing residential, church and public lands, and Title 3 lands covering 283 acres. The fiscal impact study conclusions indicate the outlined development scenario would provide fiscal stability to the City of Tualatin, and revenues from development would cover the costs of general government services if the area were brought into the UGB and Tualatin provided governance. Concerning the governance issue, the City provided comments to Metro on August 12, 2002, that when/if the area is brought into the UGB,

²⁸ Phase 3: Regional Industrial Land Study, Appendix B, page 8.

²⁹ Urban Reserve Area 34, Fiscal Impact Analysis, November 2002.

Tualatin is the appropriate governing body. Timing for development would be viewed as a mid-range in the 20-year horizon.

Study Area 42 fronts I-205, the subject of the *I-205 River to River Strategy*. Employment sectors along this corridor include: services, retail trade, wholesale trade, transportation, manufacturing, and construction. Over the next 20 years, employment in the corridor is projected to increase 35 percent, to 400,360.³⁰ Job growth increased 18 percent between 1996 and 2000.³¹ The manufacturing sector is proposed to increase 32 percent from 2000 to 2002, an increase from 38,904 to 51,379.³² Manufacturing is the highest growth job sector in the corridor. However, the corridor is unlikely to continue attracting employers as the supply of industrial sites is less than four sites of 20 contiguous acres.³³

Metro staff and the Executive Officer have commented on the possibility of Study Area 42 as all industrial development and warehouse/distribution due to its proximity to I-205. The City of Tualatin has previously stated to Metro this area is not conducive to entirely industrial development and warehouse/ distribution activities based on:

- Existing schools (two in the area);
- Existing churches (two in the area);
- Environmental and topographic constraints;
- Parcel size limitations that are not conducive to meeting the large lot needs of warehouse and distribution activities noted in Metro's *Urban Growth Report: An Employment Land Need Analysis*.³⁴ Existing development patterns and environmental constraints generally limit development areas to below 50 acres and in many cases below 30 acres; and
- Identified need for jobs within Clackamas County.

In Metro's *2002 Alternative Analysis Study*, Study Area 42 is considered easy to serve for storm water, but of medium difficulty to serve with water and sewer.³⁵ The area ties as the 16th easiest places to serve of the study areas.³⁶ Transportation serviceability is assessed as poor.³⁷ The Analysis indicates that urbanization of this area would result in a moderate Environmental, Social, Energy and Economic (ESEE) consequence.³⁸ Agricultural compatibility is assessed high³⁹.

Study Area 48 (Partial)

The Regional Partners recommend adding part of Study Area 48 (Partial) to the UGB to meet part of the need for industrial lands. The area contains approximately 461 gross acres,

³⁰ I-5 River to River Strategy, July 2002, page 2.

³¹ Ibid, page 2.

³² I-5 River to River Strategy, Table 3, Page 7.

³³ Ibid, Page 4.

³⁴ Urban Growth Report: An Employment Land Need Analysis, page 43.

³⁵ 2002 Alternative Analysis Study, Section A-2, Table A-2.

³⁶ Ibid, Appendix B, Table B-3.

³⁷ Ibid, Section A-3, Table A-4.

³⁸ Ibid, Section A-4

³⁹ Ibid, Section A-6, Table A-7.

and 310 net developable acres. It is located southwest of Tualatin and predominantly includes the sites of the existing Tigard Sand & Gravel and Morse Brothers operations. (Attachment 3) There are approximately 13 property owners in the area. (Attachment 4)

Metro's 2002 *Alternative Analysis Study* considers this study area Tier 4. The analysis examines the land for industrial use only.⁴⁰ The area is a mix of resource and exception lands that predominantly contains soils of class II through VI according to the February 2002 RLIS release. (Attachment 5) Over half of the area is considered high-value farmland based on the soils type and productivity. The zoning is Exclusive Farm Use (EFU), Exclusive Forest and Conservation (EFC) and Agriculture and Farm, 20-acre minimum (AF-20). (Attachment 6) However, approximately 100 acres are exception land of the 461 gross acres of this area.

The predominant land use in the area is aggregate extraction. (Attachment 7) Washington County has approved aggregate extraction on this site and has reviewed operations every five years. Tigard Sand & Gravel was recently reviewed under case file 98-216-RC/Q/MOD and Morse Bros. was reviewed under case file 01-291-RC/MOD. By its very nature, aggregate extraction removes the topsoil from an area to get to the rock below. Consequently, the identification of this area as containing high value farmland is erroneous since the soil bestowing this designation is not present.

Statewide Planning Goal 2, Land Use Planning, states in part that an exception to a goal may be adopted when the land in question is physically developed to the extent that it is no longer available for uses allowed by the applicable goal. This is the case with Tigard Sand & Gravel and Morse Bros. given that there is no topsoil left for farming practices due to the permitted aggregate extraction. Further, the aggregate resource is nearing depletion.

The following detailed analyses apply to Study Area 48 (Partial) only not Study Area 42.

ORS 197.298

ORS 197.298 directs the addition of lands to an UGB.

197.298 Priority of land to be included within urban growth boundary

(1) In addition to any requirements established by rule addressing urbanization, land may not be included within an urban growth boundary except under the following priorities:

(a) First priority is land that is designated urban reserve land under ORS 195.145, rule or metropolitan service district action plan.

(b) If land under paragraph (a) of this subsection is inadequate to accommodate the amount of land needed, second priority is land adjacent to an urban growth boundary that is identified in an acknowledged comprehensive plan as an exception area or non-resource land. Second priority may include resource land that is completely surrounded by

⁴⁰ 2002 Alternative Analysis Study, page 149. This section is enclosed as Attachment 8.

exception areas unless such resource land is high-value farmland as described in ORS 215.710.

(c) If land under paragraphs (a) and (b) of this subsection is inadequate to accommodate the amount of land needed, third priority is land designated as marginal land pursuant to ORS 197.247 (1991 Edition).

(d) If land under paragraphs (a) to (c) of this subsection is inadequate to accommodate the amount of land needed, fourth priority is land designated in an acknowledged comprehensive plan for agriculture or forestry, or both.

(2) Higher priority shall be given to land of lower capability as measured by the capability classification system or by cubic foot site class, whichever is appropriate for the current use.

(3) Land of lower priority under subsection (1) of this section may be included in an urban growth boundary if land of higher priority is found to be inadequate to accommodate the amount of land estimated in subsection (1) of this section for one or more of the following reasons:

(a) Specific types of identified land needs cannot be reasonably accommodated on higher priority lands;

(b) Future urban services could not reasonably be provided to the higher priority lands due to topographical or other physical constraints; or

(c) Maximum efficiency of land uses within a proposed urban growth boundary requires inclusion of lower priority lands in order to include or to provide services to higher priority lands. [1995 c.547 §5; 1999 c.59 §56]

ORS 197.298(1)(a) does not apply to this region as Metro does not have designated urban reserves.

ORS 197.298(1)(b) specifies exception land as the next priority for addition to a UGB. In the case of Study Area 48 (Partial), approximately 100 acres are exception land by definition.

ORS 197.298(1)(c) identifies marginal land as the next category of land for inclusion in the UGB. This does not apply to Study Area 48 (Partial) as none of the land is zoned marginal.

ORS 197.298(1)(d) states the fourth priority of land for UGB addition to be farm and forest lands. In the case of Study Area 48 (Partial), this is approximately 361 acres. Metro's 2002 *Alternative Analysis Study* states that urbanization of this area would not result in new development directly adjacent to active farming areas.⁴¹

ORS 197.298(3) indicates that land of lower priority may be added to a UGB if higher priority land is found to be inadequate to accommodate the need (ORS 197.298(3)(a)). The Executive Officer of Metro has recommended 2,234 acres for industrial employment, not the identified need for 5,684 acres. Exception lands have already been considered by the Executive Officer and some have been included. The available lower priority lands need to be looked at, such as Study Area 48 (Partial), to meet the identified need. The need, as

⁴¹ 2002 Alternative Analysis Study, page 150.

stated previously, is for industrial lands of small and large sizes throughout the region. The specific needs in Washington County and Tualatin are to accommodate the high tech crescent and the short-term and long-term needs for other clusters. Industrial land added throughout the region ensures options in locating an industry.

ORS 197.298(3)(b) requires demonstration that topographical or other physical constraints limit the ability to use higher priority land. Metro's Executive Officer has already excluded some exception land from the UGB decision in deriving the availability of 2,234 net acres of available industrial land rather than the identified need of 5,684 acres. One area excluded in the recommendation is Study Area 47, south of Tualatin. A few creeks cross this hilly area. The future I-5/Highway 99W connector will ultimately bisect this area and limit the ability for it to develop large industrial lots. I-5 already bisects the study area. Industrial lands need to locate on relatively flat sites, such as Study Area 48 (Partial). As identified in the *2002 Alternative Analysis Study*, there are minimal steep slopes in the study area. The physical constraint of other higher priority lands to meet the industrial land need is simply that higher priority lands are not located within the area where the demand exists from the clusters.

ORS 197.298(3)(c) requires maximum efficiency of land uses when including lower priority lands. Study Area 48 (Partial) is immediately adjacent to the city limits of Tualatin, abutting existing industrial areas. The addition of Study Area 48 (Partial) enables greater connections of roads to the industrial area and affords a major north-south connector along SW 124th Avenue between Tualatin Sherwood Road and Tonquin Road. The *2002 Alternative Analysis Study* assesses transportation serviceability to this area as fair.⁴²

The *2002 Alternative Analysis Study* indicates that service to the area could be provided with efficiency, especially with water and storm water service. Study Area 48 ranks in the top ten areas to serve with water and the top ten to serve with sanitary sewer. Study Area 48 ranks 13th in the study areas for serviceability of storm water services.⁴³

To gain the maximum efficiency of the land uses in this area, priority four lands (as defined in ORS 197.298(1)(d)) need to be added in concert with the exception lands. The exception lands are at the northern and southern regions in this area. The region in the center is predominantly used for aggregate extraction. (Attachment 6 and 7) Exception lands should not be brought in separately due to issues with infrastructure and serving the area. Study Area 48 (Partial) should be added to the UGB in its entirety to achieve the maximum efficiency of land uses.

⁴² 2002 Alternative Analysis Study, Appendix A-3, Table A-4.

⁴³ Ibid, page 149. Further, Appendix A-2, Table A-2 of this report rank Study Area 48 as easy to serve for water sewer and storm water. Appendix B, Table B1 also demonstrates water serviceability as Table B2 demonstrates sanitary sewer serviceability. Table B3 demonstrates the storm water serviceability ranking.

Goal 2 Analysis

Statewide Planning Goal 2: Land Use Planning states that a local government may adopt an exception to a goal when:

- a) *The land subject to the exception is physically developed to the extent that it is no longer available for uses allowed by the applicable goal;*
- b) *The land subject to the exception is irrevocably committed to uses not allowed by the applicable goal because existing adjacent uses and other relevant factors make uses allowed by the applicable goal impracticable; or*
- c) *The following standards are met:*
 - 1) *Reasons justify why the state policy embodied in the applicable goals should not apply;*
 - 2) *Areas which do not require a new exception cannot reasonably accommodate the use;*
 - 3) *The long-term environmental, economic, social and energy consequences resulting from the use of the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and*
 - 4) *The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.*

The portion of Study Area 48 (Partial) proposed for addition for industrial lands is already physically developed to the extent that it is no longer available for uses allowed by Goals 3 and 4 (Agriculture and Forest goals, respectively). Further, Washington County, through its review process for aggregate operations, has sanctioned the physical development that renders the area unavailable for Goals 3 and 4. As indicated previously, Tigard Sand & Gravel and Morse Bros. have aggregate operations in this area that require all top soil be removed to reach the rock below. The factor that originally resulted in the land being designated for agriculture and forest use – the productivity of the soil – no longer exists. The character that results in the majority of the land being considered high-value farmland – the topsoil – is no longer present. The lack of topsoil considered high value is evident on the enclosed aerial image of this area. (Attachment 7)

Further, the aggregate available at the operations is moving toward depletion. The land has been developed as an aggregate site to the extent that it is almost no longer available for aggregate extraction. Tigard Sand & Gravel has investigated taking a goal exception to remove the EFU and EFC designations from the area.

An adjacent property owner, the Itels, recently performed an independent soils analysis that demonstrated the inaccuracies in the U.S. Department of Agriculture, Natural Resources and Conservation Service (NRCS) soils survey of the area. The soils scientist discovered the soils were not considered high value because less than 50 percent of the land did not meet the soils category for inclusion as high-value farmland.

Goal 14 Factor Analysis

Statewide Planning Goal 14: Urbanization states that changes to urban growth boundaries shall be based upon considerations of the following factors:

- 1) *Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;*
- 2) *Need for housing, employment opportunities, and livability;*
- 3) *Orderly and economic provision for public facilities and services;*
- 4) *Maximum efficiency of land uses within and on the fringe of the existing urban area;*
- 5) *Environmental, energy, economic and social consequences;*
- 6) *Retention of agriculture land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and,*
- 7) *Compatibility of the proposed urban uses with nearby agricultural activities.*

Factors 1 and 2– the need to accommodate population growth, housing, employment opportunities and livability - have already been demonstrated by Metro. These needs are documented in *The Urban Growth Report: A Residential Land Need Analysis* and *Urban Growth Report: An Employment Land Need Analysis*.

Factor 3 – the orderly and economic provision for public facilities and services – was discussed in the section on ORS 197.298(3)(c). As seen in the appendices of the 2002 *Alternative Analysis Study*, serviceability of Study Area 48 for water, sewer and storm water is considered easy.⁴⁴ Transportation serviceability is considered fair. SW 124th Avenue can be extended from Tualatin-Sherwood Road to Tonquin Road, then go out to the north Wilsonville exit. Urbanizing the area would provide good connectivity to built systems and would have high travel activity.⁴⁵ Further, Appendix B of the 2002 *Alternative Analysis Study* positively assesses water, storm water, and sanitary sewer serviceability for this area. Water and sanitary sewer services are assessed favorably given (a) the distance from the study area to the connection point for water service and (b) the net service area size. Study Area 48 (Partial) meets this factor.

Factor 4 – the maximum efficiency of land uses within and on the fringe of the existing urban area – is also discussed above in the discussion on ORS 197.298(3)(c) and is contained in part in the discussion on Factor 3. Study Area 48 (Partial) meets this factor.

Factor 5 – Environmental, energy, economic and social consequences – are also addressed in the 2002 *Alternative Analysis Study*. Section A-4 states in part:

“Due to the current mixture of uses in these areas, urbanization will not significantly alter the existing way of life or feeling of the study area. ... Negative economic impacts associated with environmental resource protection or loss of agricultural activity due to urbanization will not outweigh the potential economic benefits from development opportunities.

⁴⁴ 2002 *Alternative Analysis Study*, Appendix A-2, Table A-2.

⁴⁵ *Ibid*, Appendix A-3, Table A-4.

Therefore, urbanization of these areas would result in a moderate energy/social/economic consequence."

Study Area 48 (Partial) meets this factor.

Factor 6 – the retention of agriculture land as defined, with Class I being the highest priority for retention and Class VI the lowest priority – can also be met. The area is composed primarily of soils classes II – VI according to the February 2002 release of RLIS. However, as indicated previously, much of the topsoil has been removed for the aggregate operations of Tigard Sand & Gravel and Morse Bros. Washington County reviews the operations of these companies every five years. The County has continuously approved the aggregate operations at these properties, and thus the continued state of having no topsoil. The soils that are at the foundation of this factor are not present on the majority of this study area. Study Area 48 (Partial) meets this factor.

Factor 7 – Compatibility of the proposed urban uses with nearby agricultural activities – is also met. Appendix A-6, Table A-7 of the 2002 *Alternative Analysis Study* details the compatibility of urbanizing this study area with agricultural factors. Urbanizing Study Area 48 is considered highly compatible based on traffic, nuisances, speculation and adjacency to the existing UGB. Urbanizing Study Area 48 is considered moderate based on the presence of streams. Urbanizing Study Area 48 is considered low in regards to agricultural uses based on provision of a buffer. The overall assessment of urbanizing Study Area 48 is considered high.⁴⁶ Study Area 48 (Partial) meets this factor.

Tualatin's Needs

On August 26, 2002, Metro convened a meeting of local elected officials and staff at which most jurisdictions, including Tualatin, indicated the need for more jobs in their jurisdictions. Tualatin raised concerns for fiscal stability and the cost of infrastructure related to adding land to the UGB. Tualatin also voiced the need for large-lot industrial lands to seize opportunities for national businesses within the region and in the city.

Tualatin also emphasized the need for the I-5/Highway 99W connector to relieve congestion on Tualatin-Sherwood Road. This roadway is critical for the longer term economic viability and livability of the community.

The inclusion of a portion of Study Area 48 (Partial) in the UGB addresses some of Tualatin's needs. The land would provide for more jobs given its industrial nature. Further, there are few owners in the study area; the ability to assemble large lots to attract national companies is great. A north-south connection could be made from Tualatin-Sherwood Road south to Tonquin Road through this area, relieving congestion on Tualatin-Sherwood Road.

The City of Tualatin does not see the need for any residential land uses in this area. The area is relatively isolated from other residential areas. Noise and nuisance issues would occur given the presence of the railroad tracks and the Tri-County Gun Club.

⁴⁶ 2002 Alternative Analysis Study, Appendix A-6, Table A-7.

Study Area 48 (Partial) can meet the industrial demands for land. The inability of other higher priority lands to meet this need – as determined by the Metro Executive Officer in his August 1, 2002 recommendation to include only 2,234 net acres of industrial land – establishes the specific need to add Study Area 48 (Partial). The area is located in close proximity to the existing industrial areas of Tualatin. Development of the area can occur quickly to meet the near-term demand for land. The area is under limited ownership, allowing small and large lots to easily exist.

Thank you for your consideration of this request. If you have any questions, please contact me at (503) 691-3018.

Regards,



Douglas R. Rux, AICP
Economic Development Director

DR:SH

Attachments:

- Attachment 1: Study Area 42 Parcel and Plan Acreages
- Attachment 2: Study Area 42, Aerial Imagery
- Attachment 3: Study Area 48 (Partial) with Planning Designations
- Attachment 4: Study Area 48 (Partial) with Parcel Information
- Attachment 5: Study Area 48 (Partial) with Soils
- Attachment 6: Study Area 48 (Partial) with County Zoning
- Attachment 7: Study Area 48 (Partial) with Aerial Imagery
- Attachment 8: *2002 Alternative Analysis Study*, Study Area 48

CC: Metro Council
Mike Burton, Metro Executive Officer
Michael Jordan, Metro MPAC Chair
City Council
Steve Wheeler, City Manager
Brenda Braden, City Attorney
Jim Jacks, Planning Director
Mike McKillip, City Engineer
Stacy Hopkins, Associate Planner
Regional Partners

| Study Area 48 | | Gross Vacant Buildable Acres | 591 |
|--------------------------|-------|------------------------------|-------|
| Total Acres | 1,080 | Dwelling Unit Capacity | 0 |
| Total Developed Acres | 323 | Employment Acres | 441 |
| Total Constrained Acres | 168 | Resource Land Acres | 1,080 |
| Title 3 Acres | 139 | Percent Tree Canopy Cover | 20% |
| Upland Steep Slope Acres | 29 | | |

General Site Description: Study Area 48 lies between Tualatin and Sherwood, just south of the UGB and Tualatin-Sherwood Road. This site is in Washington County, and is inside of the Metro jurisdictional boundary. Approximately 60 percent of the perimeter of this study area consists of the existing urbanized area. Southwest Dahlke Road serves this area from the north, and SW Tonquin Road from the west. This study area has been designated entirely as an Industrial Area. It is immediately south of a large industrial area within Tualatin. Approximately 591 of the 1,080 total acres are vacant and buildable.

Parcelization, Building Values, Development Patterns: This study area contains about 70 tax lots. Approximately half have improvements; though only about two have building values above \$250,000. Less than 10 percent of the tax lots in this study area are smaller than one acre. About one-third of all the tax lots are smaller than five acres. Limited agricultural uses in the northern section of the area may include some field crops. Non-residential land uses include paving, construction, excavation, wood products, social/non-profit uses. A good portion of land in this study area is being used by sand and gravel businesses.

Physical Attributes (Power lines, Easements, Airport Fly-over Zones): There is a power line easement that bisects this site diagonally from the northwest to the southeast. There is no evidence of significantly high air traffic noise over this area.

Public Services Feasibility: Tualatin appears willing to accept the area within its service area, if necessary. The moderately large size of this study area may allow service provision to occur with relative efficiency. However, this area contains multiple drainage basins, which is also a consideration for providing services.

- **Water:** In broader terms, this study area would be easy to serve. This area may have the same complications addressed for study area 14F, above, due to the existence of subsurface rock. While the current infrastructure is in acceptable condition to serve the system, some improvements within the UGB will likely be necessary.
- **Sewer:** This area would be moderately difficult to serve. The existence of subsurface rock may pose the same complications addressed above. In addition, if infrastructure improvements are not made, the existing facilities will likely be impacted by additional development.
- **Stormwater:** This study area would be easy to serve. However, the existence of subsurface rock in this area may pose similar issues to those addressed above. Some improvements and extensions of existing lines may also be required to alleviate the impacts of new development on the existing system.

Agricultural Analysis

Zoning: This area is resource land and is zoned by Washington County as EFU, EFC, RIND and AF20. The area is basically surrounded on three sides by the UGB and the fourth side is exception land in Study Areas 47, 49, and 50.

Current Agricultural Activity: The predominant use in this area is a mineral extraction operation and the remaining area is largely forested and unfarmed. The very northern portion supports some field crops. There is a gun club in the southern portion of the area. The exception area to the south supports rural residential and rural industrial uses with no agricultural activity.

Compatibility: A significant increase in traffic on SW Tonquin Road may result from the urbanization of this area. This increased traffic would not impede the normal movement of farm equipment and the transport of agricultural goods produced due to the limited agricultural activities in the area. Urbanization of this area would not result in new development directly adjacent to active farming areas therefore, there would be no issues related to safety, liability and complaints that might arise from the dust, noise and spray associated with active farming near new development. Rock Creek flows north through the area to the Tualatin River and Coffee Lake Creek flows south through the area to the Willamette River. Urbanization of this area would result in increased impervious surfaces and may diminish water quality and increase flooding downstream. Both of these streams ultimately pass through EFU zoned land and could negatively affect agricultural production. Due to the fact there is no adjacent agricultural activity there would be no land banking or speculation occurring. Overall, urbanization of this area would have a minimal affect on agricultural activity.

Environmental Social Energy Economic Analysis

General Character of the Area

This area is characterized by the mineral extraction operation that is the predominant use. The remaining area is largely forested and contains a gun club. The very northern portion has some agricultural activity. The topography of the area is varied, as would be expected with an extraction operation. There are some steep slopes along stream corridors.

Environmental

Rock Creek flows north through the west side of the area for just over three-quarters of a mile, ultimately draining to the Tualatin River. Three tributaries to Rock Creek also located in this section total a half-mile of additional stream corridor. Coffee Lake Creek flows south through the center of the area for just over a mile. One tributary to Coffee Lake Creek adds an additional three-quarter of a mile of stream corridor. Two unnamed tributaries of Hedges Creek flow north through the top portion of the study area, totaling 0.82 miles of stream corridor. There are 16 wetlands within the study area that total 47.3 acres. There are a number of scattered wetlands throughout the study area, the largest of which are associated with the two stream corridors. The floodplain of Rock Creek extends along the entire length within the area and varies in width from 200-600 with the majority of floodplain near the 300-foot width mark. There are large linear areas of steep slopes near Rock Creek and numerous dispersed smaller areas of steep slopes mainly in the lower portion of the area. Approximately 15 acres of a larger 35-acre open space of the Tualatin River Natural Wildlife Refuge extends into the area along Rock Creek. The US Fish and Wildlife agency also owns a 9-acre open space along the southern edge of the area near Rock Creek. Metro's draft Goal 5 Fish and Wildlife Habitat Inventory identifies 54 percent of the study area land in the proposed inventory. The lower portion of Rock Creek and the upper portion of Coffee Lake Creek are identified as significant Water Area, Wetland and Fish and Wildlife Habitat on Washington County's Rural/Natural Resource Plan. Two wetlands, one a half acre and the second 4 acres in size are also

identified as significant Water Area, Wetland and Fish and Wildlife Habitat on Washington County's Rural/Natural Resource Plan. Urbanization of the area may impact these natural resources as outlined in the introduction to the ESEE analysis and may inhibit the ability of these natural and environmentally sensitive areas to provide species habitat and other ecological functions.

Social Energy Economic

See Appendix A.

Other Identified Resources

There are numerous stone quarry parcels in this study area, the majority of which are owned by Oregon Asphaltic Paving Company and Tigard Sand and Gravel of the same address in Troutdale. Morse Brothers of Lebanon, Oregon own the remaining stone quarry sites. These quarry sites are identified in the 1978 DOGAMI report. In addition, almost the entire study area is identified as Mineral and Aggregate Overlay District A or District B on Washington County's Rural/Natural Resource Plan.

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE
TEL 503 797-1547

PORTLAND, OREGON 97232 2736
FAX 503 797-1793



METRO

December 30, 2002

Mr. Phil Ward, Director
Oregon Department of Agriculture
635 Capitol Street, NE
Salem, OR 97301

Mr. Jim Johnson
Land Use and Water Planning Coordinator
Oregon Department of Agriculture
635 Capitol Street, NE
Salem, OR 97301

Dear Phil and Jim,

Everything has been so busy what with Metro's urban growth boundary (UGB) expansion and all that it entailed . . . I realized that I haven't thanked you properly for your November 7th presentation to the Metro Council on the value of agricultural land in our region.

You gave our Council food for thought, and I know your words were in the back of all our minds as we made the tough UGB decision. In fact, I don't think anyone who was present will forget it for a long time, hopefully.

Thank you both, again.

Sincerely,

Rod Park
Council District One