

MARY EBEL JOHNSON, P.C.

ATTORNEY AT LAW
500 ABERNETHY ROAD, SUITE 4
OREGON CITY, OREGON 97045

TELEPHONE (503) 656-4144
FACSIMILE (503) 656-1183
E-MAIL: mary_johnson@qwest.net



Mary W. Johnson*

Legal Assistant
Lori L. Hattig
lorihattig@qwest.net

*Admitted in Oregon & Washington

October 21, 2005

Advisory Committee
Damascus/Boring Concept Plan
9101 SE Sunnybrook BLVD
Clackamas, OR 97015

Re: Comment to Damascus/Boring DRAFT Concept Plan
dated October 8 2005

Dear Advisory Committee:

I represent Timothy Whiting, who owns 15 acres in Damascus at 13261 & 13313 SE 222nd Ave. The purpose of this letter is to record his objection to the designation of his and eight other parcels within the Urban Growth Boundary of the City of Damascus as agricultural land.

Mr. Whiting purchased his property in 1988 for future development as a senior retirement community. Currently, he operates an ornamental tree nursery per the County's RRF-5 zoning regulations. Until recently, his property was designated on the various draft concept plan maps for high density residential use. However, the October 8, 2005 map changed his land to agricultural use.

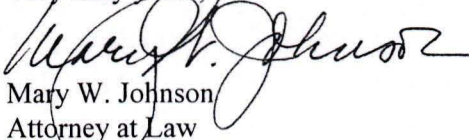
Land within a UGB cannot be given a rural designation, such as agricultural land, as a matter of law. Goal 14 requires the establishment of a UGB to separate urban or urbanizable land from rural area. Inside the UGB, the LCDC policies that apply encourage the development of housing (Goal 10), economic activity (Goal 9), public facilities (Goal 11), and transportation systems (Goal 12). Outside the UGB, rural lands are governed by policies of resource and transportation restrictions (Goals 3, 4, and 11).

All land uses within the Damascus UGB must be designated for urban uses, and none may be limited to rural uses such as agriculture. Rural zoning and development regulations may not be applied inside the UGB. Keeping urban development within the UGB protects farm and forest land from sprawl.

The size of the Damascus UGB has been drawn to accommodate the 20-year projected need for urban land pursuant to the 2040 Growth Concept. There is no surplus land inside the UGB that may be designated as rural land. For example, the proposed agricultural sites would eliminate 800 housing units, which, in turn would require the UGB to be enlarged to provide sufficient urban housing for the next 20 years. Siting agricultural land within the Damascus UGB would result in the expansion of the UGB and unnecessary urbanization of additional rural lands, contrary to Goals 3, 4, and 14.

Thank you for your consideration of these points in your deliberations.

Very truly yours,


Mary W. Johnson
Attorney at Law

MWJ:dvs

cc: Damascus City Council
Ray Valone, Metro Project Manager
Maggie Dickerson, Clackamas County Project Manager



To: Damascus /Boring Concept Plan Advisory Committee
9101 SE Sunnybrook Blvd
Clackamas OR 97015

From: Tim Whiting E-mail Address: tw2fun@msn.com

Property Location: R2, 3E, 4AD # 1300, 1301, 1302 commonly known as 13313/ 13261
222nd Boring Oregon 97009

Date: October 20, 2005

Re: Damascus /Boring Concept Plan DRAFT

Dear Advisory Committee Members;

I want to personally thank each one of you for your hard work and dedication to this very difficult and time consuming process. I feel that the concept plan reflects good planning and meets the goals you have set out to accomplish.

I object to the proposal for the inclusion of "8 potential agricultural lands in transition areas." I own and currently farm on 222nd just north of Hoffmiester Rd. My three parcels are identified as one of the 8 included in the proposal. In fact, these parcels make up the totality of one of these 8 proposed inclusion areas for the explicit, permanent retention of agriculture.

This proposal is not consistent with established state goals and guidelines for the concept plan. The very fact that the concept map identifies all 8 of these areas for uses other than transition indicates that these lands meet other criteria. The concept of protecting farms for continued farming within the UGB is in conflict with concept plan goal "I". The feasibility of implementing a plan that allows farming practices within a city conflicts with many city livability ordinances such as noise, hours of operation, burning, dust, chemical drift, and equipment on city streets just to mention a few. Logistically, most of these identified parcels are on the perimeter of the new city bowl. With the primary designation of the land between 222nd and 242nd for new higher density housing, the feasibility of implementing agriculture in a city adjacent to or "down wind" from higher density housing is contrary to this feasibility goal. While most of us love the romanticism of farming, the feasibility of implementing agriculture in our city is contrary to state and concept goals.

The State goal for urbanization is to allow development within class III soils. Our great city is to be built on these types of soil. These soils by definition are not highly productive soil types. With the expansion of the nursery industry, many feel that nursery and vegetable farming is very productive in this area. The reality is that true farming is far more productive in the Willamette Valley in better class soils. I only farm part time as

my land does not generate enough to support my family. I am forced to be employed full-time outside of the agricultural industry. My intent in owning this land has always been for development.

One of the key "Core Values of the Community" is the retention of rural character. While this is of utmost importance, rural character is to "...supplement the state, regional and county planning requirements" as dictated by the physical environment. This framework gives land use precedence over character based on topography. Rural character can and should be retained in areas already defined as transitional. Appropriate development design in more intense areas will mirror rural character, integrating the rural "look" & "feel", subsequent to the highest and best use for the land. This is the defined use of "character" within the UGB.

Transition areas are intended as a bridge between "natural resource protection areas" and "intense urban areas". The permanent preservation of agriculture does not fit meet this criteria. The preservation of agriculture does not even meet the land use goals or definition of a transition area. Under the transition area definition, one could increase density within these "to remain agricultural lands" adding development that does not currently exist. In itself, this would negate the value of permanently preserving agricultural land as it exists today. The concept guide designates that transition areas are areas with slope greater than 15% and that the "flatter areas....are preserved for urban uses." These identified parcels do not meet this test. My parcels are less than 2% slope and are accessed by two or more roads. Since cultivation began in 1988 on these parcels, they do not even meet upland habitat or historic criteria. These parcels do not fit the transition area criteria nor does the state outline agricultural areas within the UGB. An exception should not be made to state and concept plan guidelines.

From a revenue standpoint, we need the income from property tax and SDC's to create the city for which we voted. As stated in the guidebook, we need to meet the necessary housing unit goals. We cannot afford to reduce the housing needs by 800 units to accommodate agriculture. Facing ominous infrastructure costs in developing a city, we cannot accommodate this type of land designation. The beautiful and unique city topography with its butte's, valleys and stream corridors adds development costs that are not common in many other cities. If agricultural designations were to be a part of city development, guidelines would have delineated this as an appropriate use.

The vision that I have for my parcel, is a senior living community. This type of community could utilize limited flex space to support the on site living that seniors require. The creation of such an environment would consolidate living into limited, but high density units and utilizes public transportation to some off site amenities. This type of community would incorporate rural character through building design, walking paths, and man made water features. This environment would encourage migratory birds and animals and be consolidated into a privately maintained park-like setting for picnics and family events with grandma and grandpa while meeting state density goals. Many could enjoy the beautiful views of Mount Hood and our new City of Damascus for generations to come. This is what I see for my land as it fits into the concept plan for Damascus.

I solicit your support in keeping agriculture where belongs, outside of Damascus. I trust that you share the same type of land use density vision, that concept plan map delineates, while incorporating the rural character that I envision for our great city as it fits within state, county and local planning requirements.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Tim Whiting', with a stylized flourish extending from the end.

Tim Whiting

cc: Damascus City Council

Ray Valone -Metro Project Manager

Andy Cutugno- Metro Planning Director

Rod Park- Metro Councilor District #1

Maggie Dickerson -Clackamas County Manager



METRO

November 7, 2005

«Courtesy_Title» «First_Name» «Last_Name»
«Organization»
«Mail_Address» «Suite_Type» «Mail_Suite»
«Mail_City», «Mail_State» «Mail_Zip»

Dear «Courtesy_Title» «First_Name» «Last_Name»:

Two years ago, Metro sponsored the Agriculture at the Edge Symposium to help the Metro Council make decisions on where to expand the urban growth boundary. The Council is now undertaking a multi-year process called "New Look at Regional Choices" to examine the way we carry out the region's long-range vision. The Council wants to hear your views about how we grow and the tools we need to create great communities and a great region.

- When urban expansion is needed, how do we proceed in a thoughtful way that balances agricultural and urban needs and respects the concerns of neighboring communities?
- How do we create great communities as we bring new land into the urban growth boundary?
- How do we continue to create great communities within the urban growth boundary?

To that end, I want to invite you to a discussion with the farm community—farmers, suppliers, processors and service providers—about agriculture in the region. This discussion is scheduled for Tuesday, November 29, 2005 at the Al Kader Shrine Center East Room, 8651 SW Salish Lane, Wilsonville. Directions are enclosed. Light refreshments will be served from 6 to 6:30 p.m. with the discussion occurring from 6:30 to 8:30 p.m.

Ten years ago, the Metro Council adopted a long-range plan intended to guide growth and development in the Portland metropolitan region for the next 50 years. New forecasts show that within the next 25 years, 1.1 million people will live in the five-county Portland metropolitan area. That has many implications for the agricultural community in this region—the availability of sufficient land to farm, ability to get products to market and access to agricultural businesses and services to name a few.

I hope you will be able to participate in this important discussion. Please RSVP to Sherry Oeser at (503) 797-1721 or at oesers@metro.dst.or.us by Tuesday, November 22. I look forward to meeting with you and hearing your views.

Sincerely,

A handwritten signature in black ink that reads "Rod Park". The signature is written in a cursive, flowing style.

Rod Park
Councilor, District 1

Enclosure

I:\gm\comm_dev\projects\2040 New Look\Farming\Invite LtrREV.doc

Al Kader Shrine Center - Portland, Oregon Travel Directions

Print  this Page

Al Kader Shrine Center
8651 SW Salish Lane
Wilsonville, Oregon 97070-9612

Phone: 503.682.4420
Facsimile: 503.685.5080

Email: info@alkadershriners.org

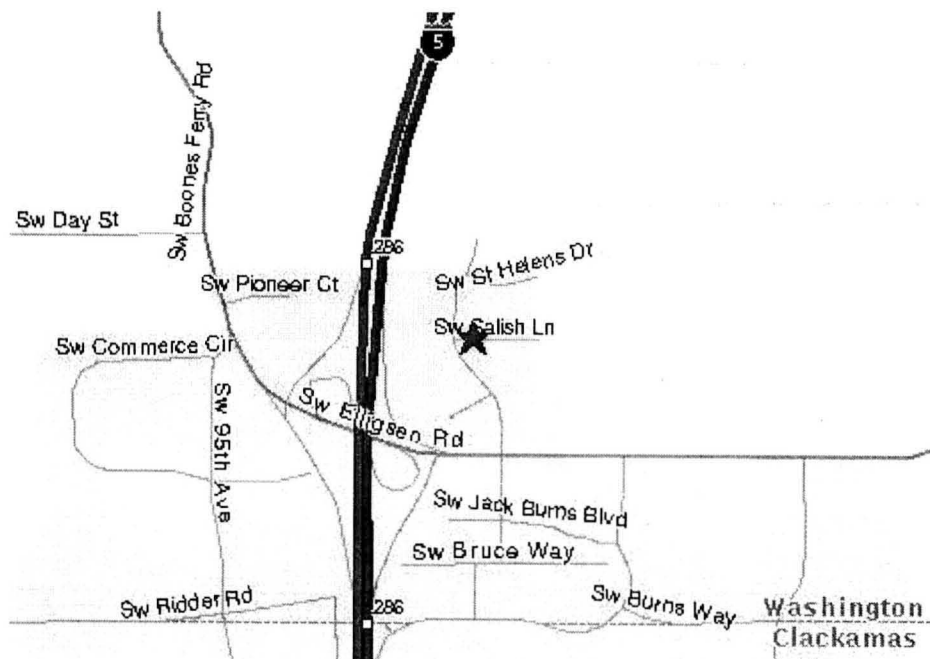
Web Site: <http://www.alkadershriners.org>

Traveling south on Interstate Hwy 5: (South of Portland)

Take exit 286 right (Stratford Road exit)
Turn left (EAST) onto Ellingsen Road
At intersection turn left (NORTH) on SW Parkway Avenue
Turn right (EAST) onto SW Salish Lane

Traveling north on Interstate Hwy 5: (North of Salem)

Take exit 286 right (Stratford / N. Wilsonville Road exit)
Turn right (EAST) onto Ellingsen Road
At intersection turn left (NORTH) on SW Parkway Avenue
Turn right (EAST) onto SW Salish Lane



NEW LOOK AG NOV 2005 (11/07/05)

LAST_NAME	FIRST_NAME	MIDDLE	COURTESY_	JOB_TITLE	ORGANIZATION	MAIL_ADDRESS	SUITE_	MAIL_S	MAIL_CITY	MAIL_STATE	MAIL_ZIP
AGUIRRE	JOHN		MR		OREGON ASSOCIATION OF NURSERIES	29751 SW TOWNE CENTER LOOP W			WILSONVILLE	OR	97070
AKRE	JOHN		MR	REGIONAL MARKETING	PORT OF PORTLAND	PO BOX 3529			PORTLAND	OR	97208
ASHCOM	SCOTT		MR			PO BOX 4323			PORTLAND	OR	97208-4323
Adelsheim	David		Mr	President	Adelsheim Vineyards and Winery	16800 NE Calkins Lane			Newberg	OR	97132
Anderson	Sparkle		Ms	Chair/Co-Chair/President	Far West Association of Neighbors	27480 SW Staford Rd			Wilsonville	OR	97070
BRADBURY	ZOE		MS		SAUVIE ISLAND ORGANICS	20145 NW SAUVIE ISLAND RD			PORTLAND	OR	97231
BREDENKAMP	DEAN		MR		SCENIC FRUIT CO	7510 SE ALTMAN RD			GRESHAM	OR	97080-8808
BUELT	KEN				WASHINGTON COUNTY FARM BUREAU	885 SW BASELINE RD			HILLSBORO	OR	97123-3818
BULEY	NANCY		MS	MARKETING	J FRANK SCHMIDT & SON CO	32250 SE COMPTON RD			BORING	OR	97009
COLLIER	MIKE		MR		WASHINGTON MUTUAL	PO BOX 13699			SALEM	OR	97309
CORUM	VANCE		MR	DIRECT MARKETING CO	WSU SMALL FARMS COORDINATOR	1919 NE 78TH ST			VANCOUVER	WA	98665
Coba	Katy		Ms	Director	State of Oregon	635 Capitol St NE			Salem	OR	97301-2524
DILLARD	TERRI		MS		WILLIAM DILLARD WHOLESALE NURSERY	23400 SE TILLSTROM RD			GRESHAM	OR	97080
Dutson	Thayne			Dean of Ag Sciences	Oregon State University	137 Strand Hall			Corvallis	OR	97331-2202
Ellsworth	Mark		Mr		Governor's Economic Revitalization	255 Capitol St NE Ste 126			Salem	OR	97301
FEMRITE	DOUG/KATHY		MR AND MRS		FEMRITE NURSERY COMPANY	13193 ARNDIT RD			AURORA	OR	97002
FISHBACK	KEITH		MR		Fishback Nursery	11375 NW ROY RD			BANKS	OR	97106-8207
Fessler	Tom		Mr		Woodburn Nursery	11796 Monitor McKee Road NE			Woodburn	OR	97071
Fritz	Garey				West Coast Bank	5335 Meadows Road Ste 201			Lake Oswego	OR	97035
Greun	Rick		Mr	Executive Director	Clackamas SWCD	256 Warner Milne Road Ste 2			Oregon City	OR	97045
Heibel	Dan		MR	Regional Coordinator	Oregon Farm Bureau	3415 Commercial St SE			Salem	OR	97302
IVERSON	PAUL/BARB					33988 S MERIDIAN RD			WOODBURN	OR	97071-8774
JOSSY	BOB/APRIL					31965 NW BEACH RD			HILLSBORO	OR	97124-8396
Johnson	Jim		Mr	Land Use Specialist & She	Oregon Department of Agriculture	635 Capitol St NE			Salem	OR	97301
KLOCK	CLAIR		MR	RESOURCE CONSERVA	CLACKAMAS COUNTY SOIL & WATER CONSERVATION	256 WARNER-MILNE RD			OREGON CITY	OR	97045
Kinen	Norbert		Mr			33417 SE Lusted Road			Gresham	OR	97080
Krahmer	Doug		Mr	Director	Marion Co Soil & Water Conservation Dist	3867 Wolverine Street NE Bldg F	STE	16	Salem	OR	97305
Logan	Don		Mr			20750 NW Dixie Mountain Road			North Plains	OR	97133
MAGRUDER	MARGARET C					12589 HIGHWAY 30			CLATSKANIE	OR	97016-2807
MALINOWSKI	RICHARD A		MR		MALINOWSKI FARM	13450 NW SPRINGVILLE LN			PORTLAND	OR	97229
MCDONALD	PETER/JILL		MR AND MR'	OWNER/MANAGER	INCHINNAN FARM	15700 SW WILSONVILLE RD			WILLSONVILLI	OR	97070-9561
Macnab	Michael		Mr		West Coast Trust	5335 Meadows Road Ste 201			Lake Oswego	OR	97035
Malensky	Roy and Barb					11335 SW Hillsboro Hwy			Hillsboro	OR	97123
McNeil	Ellyn					PO Box 1058			North Plains	OR	97133
PEARMINE	KATIE		MS		AMERICAN FARM LAND TRUST	3087 SE ANKENY	APT	7	PORTLAND	OR	97214-1973
PEASE	CINDY LOU					22289 S MOLALLA AVE	#	213	OREGON CITY	OR	97045-9177
PLEASE SHARE @					FARM CREDIT SERVICES	PO BOX 13309			SALEM	OR	97309-1309
SCHAEFFER	SCOTT/CAROL		MR AND MR'	PARTNER	SCHAEFFER NURSERIES	6628 SE HOGAN AVE			GRESHAM	OR	97080-5365
SCELLENBERG	DON		MR		OREGON FARM BUREAU	3415 COMMERCIAL ST SE STE G			SALEM	OR	97302
SHEETS	ARDEN			AG EXTENSION AGENT	RETIRED OSU EXTENSION SERVICE	33090 SW BRIDGES RD			HILLSBORO	OR	97123
SINCLAIR	MARCIA		MS		SINGING SALADS FARM	23850 SE BORGES RD			GRESHAM	OR	97080-8799
STEFANI-RUFF	DIANNE		MS		PORTLAND FARMERS' MARKET	1001 SW WATER ST STE 455			PORTLAND	OR	97214

NEW LOOK AG NOV 2005 (11/07/05)

STEWART	MARY	D	MS	EXECUTIVE DIRECTOR	AGRI-BUSINESS COUNCIL OF OREGON	1200 NW NAITO PKWY STE 290		PORTLAND	OR	97209
THOMPSON	LARRY		MR		THOMPSON FARMS	24727 SE BOHNA PARK RD		BORING	OR	97009-7351
Townsend	Mike		Mr		Townsend Farms	23303 NE Sandy Blvd		Troutdale	OR	97060
UTTERBACK	CHRIS			OWNER	LONE ELDER NURSERY	8051 S LONE ELDER RD		CANBY	OR	97013
VANASCHE	DAVID	A				36130 NW WREN RD		CORNELIUS	OR	97113-6338
VANDERZANDEN	BOB		MR		VANDERZANDERN FARMS	8065 NW JACKSON SCHOOL RD		HILLSBORO	OR	97124
VANDERZANDEN	TAD		MR		VANDERZANDEN FARMS	8065 NW JACKSON SCHOOL RD		HILLSBORO	OR	97124
Vanderzanden	Bart		Mr			7715 NW Jackson School Road		Hillsboro	OR	97124-8300
WALL	KIRSTEN		MS	DIRECTOR	OREGON WINEGROWERS ASSOCIATION	1200 NW NAITO PKWY	STE	400 PORTLAND	OR	97209
WARREN	KEITH		MR		J FRANK SCHMIDT & SONS NURSERY	9500 SE 327TH AVE		BORING	OR	97009
WELLS	LARRY		MR	PRESIDENT	MARION COUNTY FARM BUREAU	3415 S COMMERCIAL ST		SALEM	OR	97302
Ward	Phil		Mr	Director		725 Summer St NE Ste A		Salem	OR	97301



METRO

COPY

November 9, 2005

Lizabeth Danek
Norpac Foods
4350 SW Galewood Street
Lake Oswego, OR 97035

Dear Ms. Danek:

Two years ago, Metro sponsored the Agriculture at the Edge Symposium to help the Metro Council make decisions on where to expand the urban growth boundary. The Council is now undertaking a multi-year process called "New Look at Regional Choices" to examine the way we carry out the region's long-range vision. The Council wants to hear your views about how we grow and the tools we need to create great communities and a great region.

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To that end, I want to invite you to a discussion with the farm community—farmers, suppliers, processors and service providers—about agriculture in the region. This discussion is scheduled for Tuesday, November 29, 2005 at the Al Kader Shrine Center East Room, 8651 SW Salish Lane, Wilsonville. Directions are enclosed. Light refreshments will be served from 6 to 6:30 p.m. with the discussion occurring from 6:30 to 8:30 p.m.

Ten years ago, the Metro Council adopted a long-range plan intended to guide growth and development in the Portland metropolitan region for the next 50 years. New forecasts show that within the next 25 years, 1.1 million people will live in the five-county Portland metropolitan area. That has many implications for the agricultural community in this region—the availability of sufficient land to farm, ability to get products to market and access to agricultural businesses and services to name a few.

I hope you will be able to participate in this important discussion. Please RSVP to Sherry Oeser at (503) 797-1721 or at oesers@metro.dst.or.us by Tuesday, November 22. I look forward to meeting with you and hearing your views.

Sincerely,

Rod Park
Councilor, District 1

Enclosure

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METRO

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November 10, 2005

Gary Johnson
8000 NE Gun Club Road
Carlton, OR 97111

Dear Mr. Johnson:

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METRO

COPY

November 10, 2005

Mr. Sam Sweeny
1070 Ferry Street
Dayton, OR 97114

Dear Mr. Sweeny:

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Councilor, District 1

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METRO

COPY

November 10, 2005

Lolita Karl
17564 Shank Road
Hubbard, OR 97032-8582

Dear Ms. Karl:

Two years ago, Metro sponsored the Agriculture at the Edge Symposium to help the Metro Council make decisions on where to expand the urban growth boundary. The Council is now undertaking a multi-year process called "New Look at Regional Choices" to examine the way we carry out the region's long-range vision. The Council wants to hear your views about how we grow and the tools we need to create great communities and a great region.

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Rod Park
Councilor, District 1

Enclosure

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Regula's Little Tree Nursery

5010 N.W. SEWELL RD.
HILLSBORO, OR 97124
Telephone: (503) 648-7904

11-13-05

Attn: Rod Park
Subject: Urban Growth Boundary Expansion
Reference: Evergreen Road Property

Mr. Park:

I have attended several public hearings on the proposed Evergreen Road Property marked for industrial expansion into the Urban Growth Boundary. The fact of farmland conversion impacts my nursery, as I am sure you are well aware being a nurseryman, is of major concern. The farm bureau and OAN seem to ignore a nursery impact the same as farmland producing a greater value per acreage.

I just wanted you to be aware, before your vote, that converting my land to industrial use will eliminate a small family nursery operation in Washington County.

Thanks for your consideration
Rocky Regula



Regula's Little Tree Nursery

5010 N.W. SEWELL RD.

HILLSBORO, OR 97124

Telephone: 503-648-7904

Fax: 503-648-0454

FAX TRANSMITTAL

DATE: 11-13-05

COMPANY: _____

ATTN: Red ParkSUBJECT: Urban Growth Boundary ExpansionFAX #: 503-663-2694TOTAL # OF PAGES (Including cover page) 2FROM: Rocky Regula

MESSAGE: _____

Kathryn Schutte - 05-1070A

From: Christine Dean <myhanhd@gmail.com>
To: <parkr@metro.dst.or.us>
Date: 11/16/2005 4:54 PM
Subject: 05-1070A

My name is Christine Dean,
I came here to escape the communists from my country.
I was forced to leave when the communists took my home
and ancestral land for their own needs.
I believed when I came to America that this would
never happen here, in the land of the free.
But here I am, fighting to keep what I have worked so
hard for.
I have 2 properties on Sewell Rd 4700 and 4955.
I come here to give you all my point of view as you
request, your public hearing.
I don't want to waste my time to come here for
nothing, I have 2 kids are 4 years old at home, they
need my attention.
I was told by the city your decision was a 'forgone
conclusion' that you'd already made up your mind.
I come here because (I hope) you want to hear my
opinion, so I give to you but please take it serious,
please do not just hear and do nothing.
I have few questions; I would like all the council
answer me.
I would like to have feed back. Yes or NO.
Who likes to live next to industrial land?
Do you want to covert your residential to industrial
land?
I moved to this place because it is nice quiet place,
it has natural beauty, and has a nice neighborhood;
plus, it is not far from the city, close to shopping,
close to hospital, close to anything.
It is good for residential. Please put yourself in my
place, how do you feel about that?
Suddenly, my beautiful residential area becomes ugly
industrial zone.
I will live with a manufacturing company with noise 24
hours a day and 7 days a week.
The beautiful land will turn to ugly land with noisy,
smoke, pollution, traffic, you name it.
So many land out there, it is just a little bit
faraway from the city, you could turn into industrial,
that place they could dump whatever to want to do.
Why you want to make the city look ugly.
I want to keep my land at a residential, the most
thing you can do just convert to commercial.
If you want to convert my land to industrial, go to
your land to convert to industrial first.

Christine Dean

From: Rod Park
To: myhanhd@gmail.com
Date: 11/17/2005 9:17:09 AM
Subject: Re: 05-1070A

Ms. Dean,

Thank you for your thoughts on the urban growth boundary expansion the council is currently considering. It is always difficult to balance the rights of the individual with the needs of the general public. On my mother's side, my family fled from Korea during the Korean war so I do know part of your pain over the issues of land. Part of my grandparents land now lies in communist Korea. The major difference here in the United States is we do have a fair and open process where folks like yourself can speak your mind on these difficult issues. As you may know I proposed no further expansion of the urban growth boundary at this time to allow a broader discussion of the issues. Unfortunately my motion failed.

The council will continue the discussion this Thursday afternoon and will still take oral or written testimony if you would like to be heard. If you have any specific questions and if I can't be reached, please call my assistant Kathryn Schutte at 503-797-1941.

Sincerely,

Rod Park

Rod Park
District 1
503-797-1547

>>> Christine Dean <myhanhd@gmail.com> 11/16/05 4:54 PM >>>

My name is Christine Dean,

I came here to escape the communists from my country.

I was forced to leave when the communists took my home and ancestral land for their own needs.

I believed when I came to America that this would never happen here, in the land of the free.

But here I am, fighting to keep what I have worked so hard for.

I have 2 properties on Sewell Rd 4700 and 4955.

I come here to give you all my point of view as you request, your public hearing.

I don't want to waste my time to come here for nothing, I have 2 kids are 4 years old at home, they need my attention.

I was told by the city your decision was a 'forgone conclusion' that you'd already made up your mind.

I come here because (I hope) you want to hear my opinion, so I give to you but please take it serious, please do not just hear and do nothing.

I have few questions; I would like all the council answer me.

I would like to have feed back. Yes or NO.

Who likes to live next to industrial land?

Do you want to covert your residential to industrial land?

I moved to this place because it is nice quiet place, it has natural beauty, and has a nice neighborhood; plus, it is not far from the city, close to shopping, close to hospital, close to anything.

It is good for residential. Please put yourself in my place, how do you feel about that?
Suddenly, my beautiful residential area becomes ugly industrial zone.
I will live with a manufacturing company with noise 24 hours a day and 7 days a week.
The beautiful land will turn to ugly land with noisy, smoke, pollution, traffic, you name it.
So many land out there, it is just a little bit faraway from the city, you could turn into industrial, that place they could dump whatever to want to do.
Why you want to make the city look ugly.
I want to keep my land at a residential, the most thing you can do just convert to commercial.
If you want to convert my land to industrial, go to your land to convert to industrial first.

Christine Dean

CC: kathryn schutte

From Kathi Dix
27330 SW Grahams Fy Rd
Sherwood OR 97140



12/28/2005

To Metro,

My name is Kathi Dix and our family lives on Grahams Fy. Rd. between the Coffee Creek prison to the North and the Villebois development to the South. I am sending a map. Our property is in the urban reserve area for the city of Wilsonville.

We have lived here for 28 years and have seen this area develop and develop all around us. Why has our little area of 80 plus acres been left out of the development plans? We have traffic from both ends of Wilsonville go by us each day. I have been counting dump trucks every 90 seconds for over 2 weeks. Our property is affected the exact same way the properties that are on the North end and South end of us. The only difference is that they are in the City of Wilsonville and we are not.

Please look at this and see if it makes sense to you. It sure doesn't to me. There are no individual property owners applying to be added into the Wilsonville city limits. The applications and changes have been from the state(prison), City, State and developers(Villebois and VilleboisII, this was state property), and metro working to bring this property into the City of Wilsonville.

I would ask that you would consider looking at this and consider including our properties into the City of Wilsonville.

I believe that part of the planning process should be to consider how the areas between the city limits(limits of the city and proposed limits of the city) are affected by the decisions of Metro and the city of Wilsonville. Especially in situations like ours where huge projects are planned (prison and Villebois I and II), and that there will be an affect on the people who live between the North end and the South end of these area.

We have no flood issues, in fact our property sits over an aquaduct that provides a huge amount of water. The year of the drought we had our well checked out and we had over 50 ft of water in our well. We heard the flood plain from "Seely ditch" was an issue. Well I know after living here for 28 years through floods, wind storms and droughts, our property has had no problems and did very well, we had no flooding no water issues, no wind issues. If the "Seely ditch" was such an issue, why are they putting a housing development up to edge of the ditch (VilleboisII). The worse flooding we had during the year of the flood was the area right down where the housing development is going through.

Thankyou for reading this and I hope that you would consider the things that I am writing about. They are important to us. We care about the Wilsonville area very much. We want

good planning for the area. Putting the prison where you put it was perfect, building a development on the beautiful Dammasch property was perfect. But leaving this little area between these two developments was poor planning to me.

Thankyou for your time,
Kathi Dix

*note - we only get the disadvantages
and none of the advantages.*

QUICKLINKS

SEARCH

ADVANCED SEARCH



Land-use planning

SITE MAP | 1

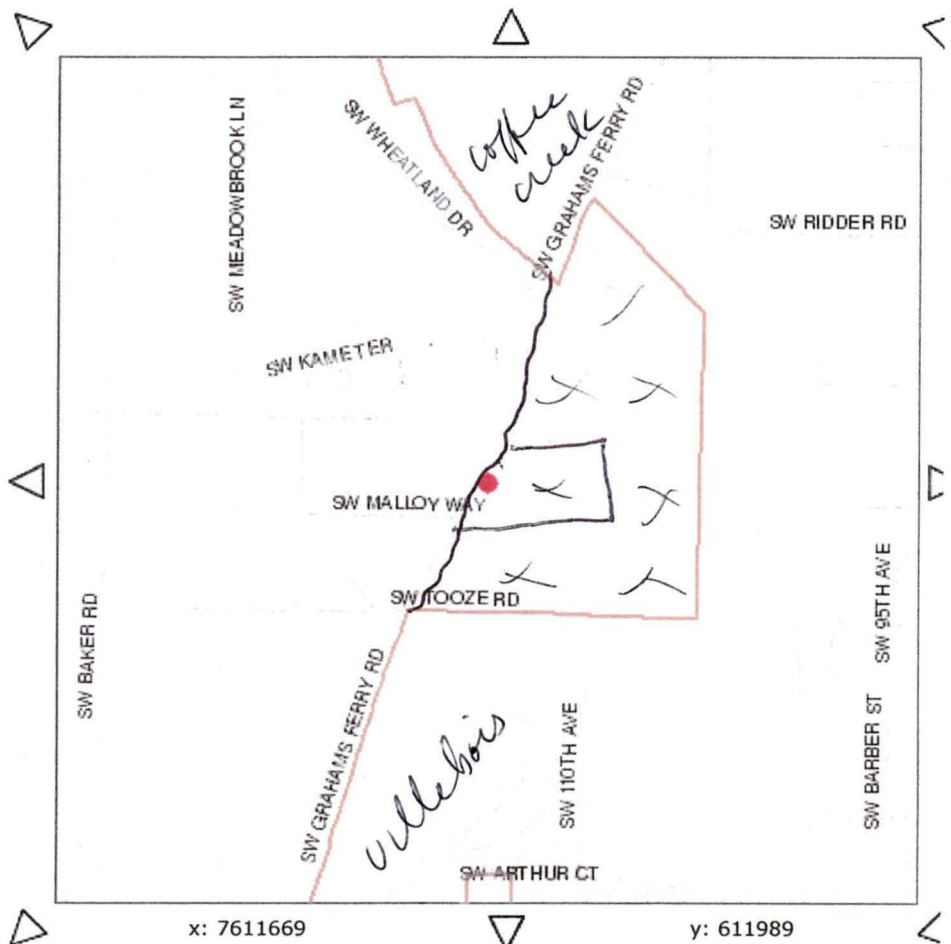
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[HOME](#) > [LAND-USE](#) > [UGB](#) > [INDUSTRIAL LAND](#) > **2005 EXPANSION**

Interactive map: Recommended 2005 industrial land urban growth boundary expansion

27330 SW GRAHAMS FERRY RD, SHERWOOD is outside the current urban growth boundary and not under consideration for inclusion.



Map legend

- Recommended by the chief operating officer for inclusion to the UGB
- Under consideration by the Metro Council for inclusion to the UGB, but not recommended by the chief operating officer