



## CITY of BEAVERTON

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DENNY DOYLE  
MAYOR

December 9, 2010

RECEIVED

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WASHINGTON COUNTY  
BOARD OF COMMISSIONERS OFFICE

Chairman Tom Brian  
Washington County Board of Commissioners  
155 N First Avenue #300  
Hillsboro, OR 97124-3072

**RE: Proposed Supplemental IGA**

Dear Tom:

I am writing to you today to go on record stating that the City of Beaverton does not support the proposed supplemental Intergovernmental Agreement (IGA) with Metro for Urban and Rural Reserves and strongly urges the Washington County Board of Commissioners to not adopt the supplemental IGA as currently proposed.

I was disappointed with the decision of the Land Conservation and Development Commission (LCDC) to remand the Washington County - Metro IGA on Rural and Urban Reserves. I believe that the work that was completed over the course of the past two years represented the best compromise for all parties. Nevertheless, I understand the reasoning behind your decision to proceed with the supplemental IGA. However, I do not support the recommended changes to the Reserves Map.

LCDC has indicated that re-designating other lands within the County to Urban Reserve would be acceptable in order to offset the loss of lands that were originally designated in the Cornelius and Forest Grove areas. If the County's proposal to relocate Urban Reserve land north of Highway 26 in the Helvetia area is not achievable, there are other options that may easily be acceptable.

The Washington County Reserves Coordinating Committee and the Board of Commissioners received significant public testimony in opposition to designating land north of Highway 26 as Urban Reserve. Furthermore, the County is currently readdressing the Reserves proposal because, at least in part, LCDC did not agree to making an assignment of an Urban Reserve designation to large acreage, actively productive foundation agricultural lands. The County and the participating parties that developed the Urban and Rural Reserves Map purposefully excluded the

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Helvetia area from being designated as an Urban Reserve. To do so now would be subject to claims that this is bad faith with the prior process and with the community. Moreover, to do so now would avoid creating additional delays in future urban growth boundary expansion due to the certain appeals of designating this land as Urban Reserve.

I do support the County's goal of retaining the total amount of Urban Reserve acreage; however, I do not support the County's conclusion that it is necessary to retain the anticipated land use design type of the lost Urban Reserve areas. I believe that the amount of employment and industrial lands identified by the County in the original Reserve Map, less the areas that have been remanded by LCDC, is adequate to serve the needs of the County and Region. If additional employment area is needed in the County, I believe that there is sufficient land within the existing UGB that can be redeveloped and sufficient land within the Urban Reserve areas that can be planned to accommodate employment growth.

For the reasons I have stated above, I recommend that the Board consider adding new Urban Reserve land in the South Cooper Mountain and South Hillsboro Urban Reserve areas to offset the loss of Urban Reserve lands in Cornelius and Forest Grove. Portions would lend themselves to employment land usage. Attached to this letter, and incorporated by reference, you will find a map which outlines those areas and their acreage which can be added to the Urban Reserves.

The County has proposed to create a strip of Undesignated land south of the South Hillsboro area in order to accommodate the future extension of Cornelius Pass Road to Farmington Road. While this is a commendable idea, it is an incomplete idea. Extending Cornelius Pass Road in this manner will push urban level traffic out onto rural roads; i.e. Farmington Road, Clark Hill Road, and Tile Flat Road. If urban traffic is promoted to be carried on these roads, the land surrounding these roads should also be urban. Therefore, the lands along these roads should be designated Urban Reserve or at a minimum, should receive an Undesignated label. Much of this area is already divided into many parcels and is not actively farmed to the same extent as other areas of the County. Furthermore, during the outreach and public participation process for the Reserves work, the property owners in this area were far more supportive of receiving Urban Reserve designations than other areas of the County.

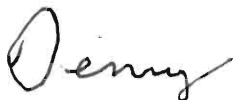
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My final concern is directed to the new areas of the County receiving an Undesignated label. While I did not attend the LCDC hearings, I believe the County has misunderstood the LCDC direction concerning the potential addition of adding more Undesignated lands in the County. I believe LCDC was responding to statements made that Washington County has lands designated as Rural Reserves that are not in any threat of urbanization. Therefore, the amount of Rural Reserves is too large. I believe that LCDC was encouraging the reduction of the amount of Rural Reserves in areas that are distant from the UGB and the designated Urban Reserves. Based on this, I do not support the addition of new Undesignated lands in any location north of Highway 26 due to an absence of compelling reasons why these areas are not threatened by urbanization.

In conclusion, I recommend that the Board propose to retain the lost Urban Reserve acreage by re-designating approximately 650 acres of land in the South Cooper Mountain and the South Hillsboro areas as Urban Reserve. I also recommend that the Board reduce the total amount of proposed Rural Reserve by removing the Rural Reserve designation from those areas well west of the existing UGB and the designated Urban Reserves.

Should you have any questions about this letter or the City of Beaverton's position on the supplemental IGA proposal, please do not hesitate to contact me.

Sincerely,



Denny Doyle  
Mayor

Enclosure

cc: Andrew Singelakis  
Don Mazziotti  
Robert Davis  
Steven Sparks

# Potential Changes to Reserves

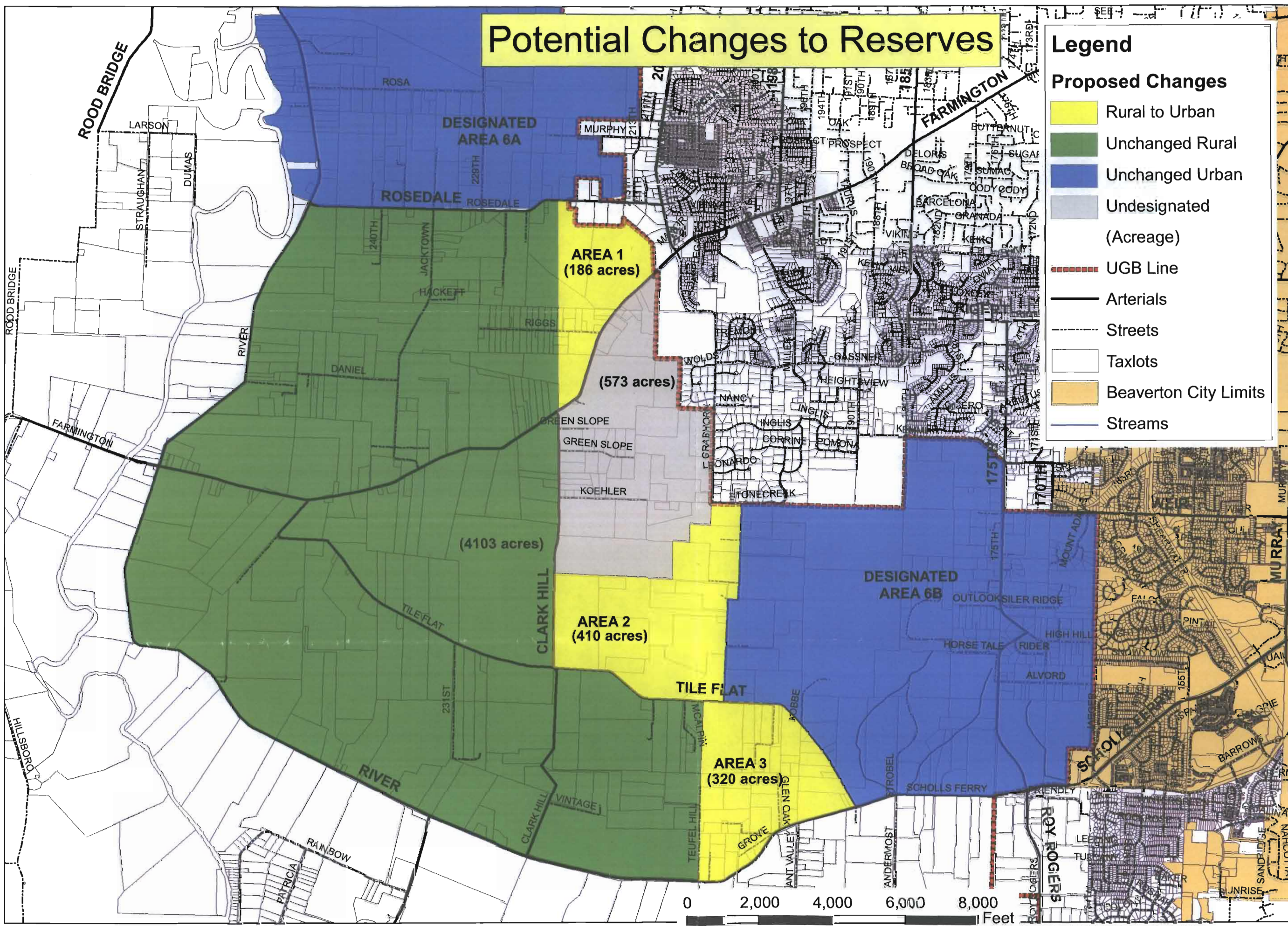
### Legend

**Proposed Changes**

- Rural to Urban
- Unchanged Rural
- Unchanged Urban
- Undesignated

(Acreage)

- UGB Line
- Arterials
- Streets
- Taxlots
- Beaverton City Limits
- Streams



S:/Ken/URR Remand  
 Revision Date:  
 December 9, 2010