



**BOARD OF COUNTY COMMISSIONERS**

**PUBLIC SERVICES BUILDING**  
2051 KAEN ROAD | OREGON CITY, OR 97045

February 25, 2014

The Honorable Brian Clem  
900 Court St. NE, H-284  
Salem, OR 97301

The Honorable Ben Unger  
900 Court St. NE, H-377  
Salem, OR 97301

RE: HB 4078 (“Land Use Grand Bargain”)

Dear Representatives Clem & Unger:

On behalf of the Clackamas County Board of Commissioners, I would like to convey our opposition to current legislative attempts to craft a “land use grand bargain” focusing exclusively on the needs of a single county within the Metro region: Washington County. The Board remains neutral in regard to the original text of HB 4078, which would affirm Metro’s 2011 Urban Growth Management Decision and thereby expand the Urban Growth Boundary (UGB) in Washington County by nearly 2,000 acres. However, the intent and focus of HB 4078 has changed dramatically in recent days, and those changes pose serious concerns to Clackamas County.

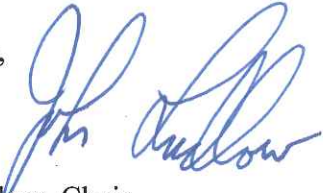
By all accounts, the current amendment goes far beyond simply affirming Metro’s 2011 decision to expand the UGB in Washington County. It is our understanding that additional Washington County lands – lands not included in the original 2011 Urban Growth Management Decision – will now be included in the UGB expansion. The inclusion of additional lands will increase capacity levels within the Metro UGB, thereby reducing the likelihood of near and long-term UGB expansions throughout the region, including in Clackamas County. The amendment would effectively redraw the map that Clackamas County and our regional partners developed over many years.

Clackamas County’s economic recovery from the “Great Recession” lags far behind Washington and Multnomah Counties. If there is a need for additional lands, a case can be made for a UGB expansion in Clackamas County to bring in sorely needed industrial land. This point merely underscores the need for these decisions to be made regionally – among Metro and the counties – and not in isolation by examining the needs of a single county within the region. More than ever, a deliberate and thoughtful public process is needed to give all stakeholders an opportunity to provide input and collectively decide on the region’s future land use planning process. In fact, Oregon Statewide Planning Goal #1 is Citizen Involvement. It is the first Goal because it is the most important Goal in the Oregon Land Use Planning System. The current amendment – which deals with the most significant land use decision Metro can make – completely ignores this Goal.

We understand the challenges faced by Washington County given the recent Court of Appeals decision on their urban and rural reserve designations. We also understand the potential need for a legislative fix to affirm those designations and the 2011 Urban Growth Management Decision. However, we cannot support the current amendment which goes far beyond fixing the issues at hand and poses serious impacts to future UGB expansions throughout the Metro region.

Thank you for the opportunity to comment on this bill. We ask that you take these concerns into consideration and invite you to contact either Jared Anderson ([janderson@clackamas.us](mailto:janderson@clackamas.us)) or Chris Lyons ([clyons@clackamas.us](mailto:clyons@clackamas.us)) with questions.

Sincerely,



John Ludlow, Chair

On behalf of the Clackamas County Board of Commissioners

Cc: House Committee on Rules  
Clackamas County Legislative Delegation  
Metro Council  
Richard Whitman, Governor's Office