

Testimony on House Bill 3211

**To the House Committee on Rural Communities, Land Use
and Water**

March 23, 2015

Chair Clem and Members of the Committee:

My name is Rob Fallow. I am a property owner in the Borland area of Stafford and President of the Borland Neighborhood Association.

We are here today to tell you of promises made and promises broken. We are here to tell you of the efforts my fellow property owners and taxpayers in the Borland neighborhood have made year after year to work within the system to try to determine what our future holds.

Roger Martin has outlined for you the long history of Metro's broken promises to us. You have heard that Metro has been free with its promises – to property owners, cities, counties, and, yes, even to the Legislature, with a history of not keeping those promises.

With determination, our Neighborhood Association has continued to work with our local cities to determine what would be the best vision for the area. Today, both Lake Oswego and Tualatin are calling for the area to be like Kruse Way in design. We are open to this vision for Borland.

We Borland property owners have paid for a vision / pre-concept plan by Leland Consulting (an international urban design firm) that even Metro planners have agreed is adequate for their rules for allowing the inclusion of the area into the UGB. A pdf copy of the plan has been emailed to Representative Clem.

We have had three large developers with interest in assuming a role in the vision, planning and development of the area. In each case, the uncertainty of Metro not acting as promised has driven them away. Now, we have been told by a developer that when we really are in the UGB, come talk to us. Once again, we are stymied.

During the years of broken promises, several Borland property owners have passed away. They were unable to plan for orderly retirement or estate planning in ways that other property owners have been. Those of us still owning property in Borland are in limbo, unable to go forward with our own planning.

As I said, we have tried to work with the system and within the system.

We have been to countless meetings and watched areas not even considered prior to 2007 get included.

Yet we still sit, not knowing to build or to plant. We have cities that say they want us and tell others that now is not the time. We think that now is the time.

We cannot trust Metro to back up its promises. We are asking the Oregon Legislature to assure us reasonable property rights and a process that is not tied up in courts for the next decade.

Thank you.

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