

April 13th, 2017
Senator Dembrow
Environmental & Natural Resources
Senate Bill 186
Hearing Room A

The Oregon legislature in attempting to put an expedient resolution to Metro and Washington County's process of determining land use designation, drastically modified the proposal they submitted without the benefit of the citizenry input and the years of research and time spent by those governing bodies. SB 4078 was an exceptionally hasty collection of a few interested parties wherein over a weekend, behind closed doors, decisions were made that flew into the face of proper procedure which took years in the making. Washington County's priority shifted from selecting the most suitable lands to the most expedient method of providing development. HB 4078 in its early design was to accept the Core 4 designation which would have returned the process of land designation to Metro and the Counties. It has been said that everybody hated it but not everybody that was effected by 4078 was there. The majority of attendees that remained behind the closed doors in the last weekend of negotiations were those opposed to the Core 4 recommendations. But it was corrupted over a weekend to dismiss years of research, community involvement, and the spending of millions of dollars to reach an educated, well thought out, land use plan.

Unintended consequences were incurred because of the loss of focus on good area planning. Some are listed here:

- Land better suited to farming diverse crops is being sacrificed.
- Traffic congestion will increase.
- Emissions will rise.
- Infrastructure cost will rise.
- Time will be lost.
- Housing is being driven further away from the work centers.
- Schools will be located in less appropriate areas.
- Ride ability, Walkability has been reduced.
- Confidence in local and state government is lost.
- Community Enthusiasm to participate in local affairs is lost.
- Control over urban expansion by Metro is lost.
- Increased difficulty in transporting farming equipment and products.
- Defining lines of the NW Hillsboro reserves are narrow

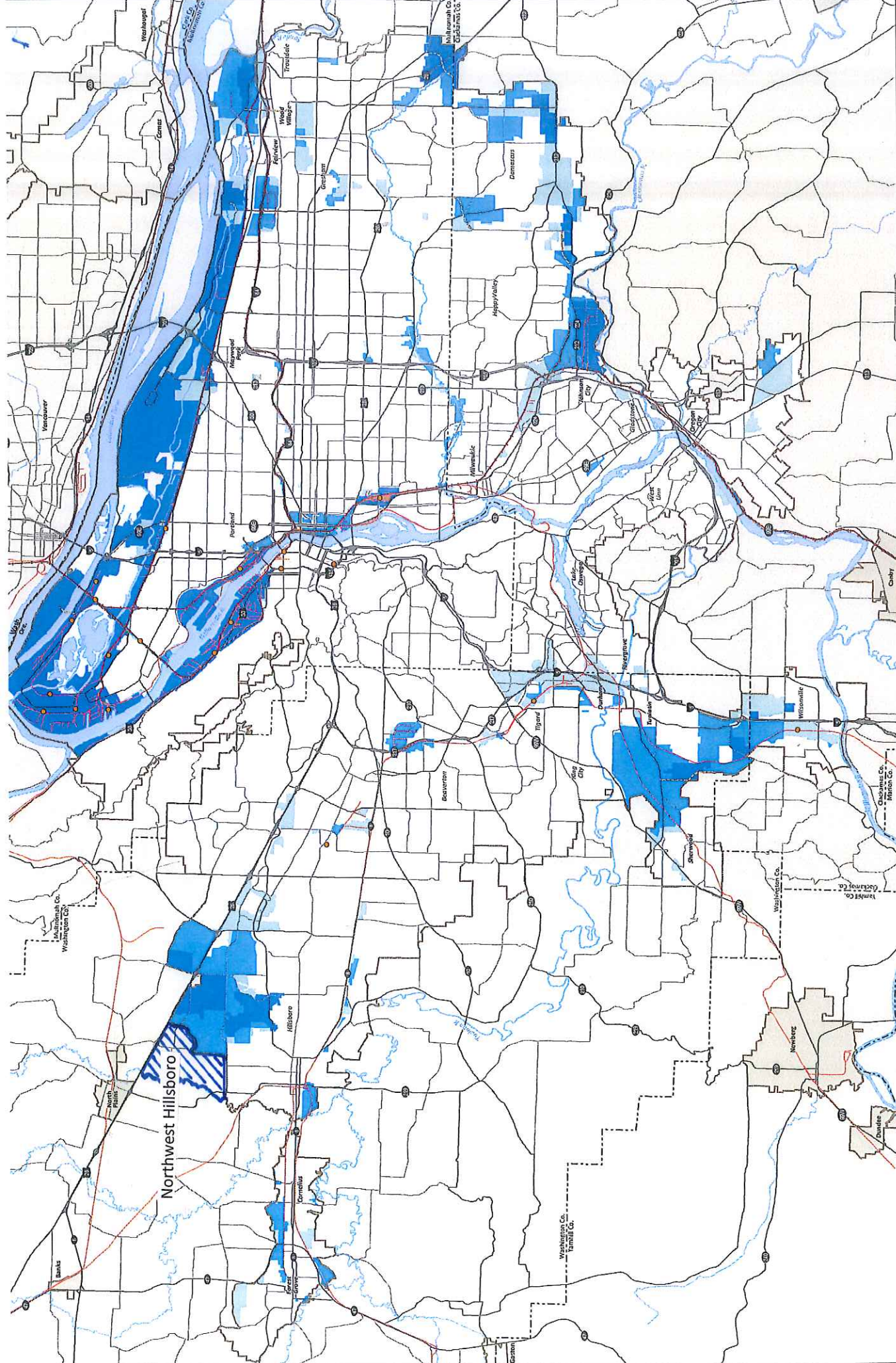
In looking at the Northwest Hillsboro (maps attached) it can be seen that it has to its West side one of Tualatin Valley's largest natural geographical buffers (McKay Creek), to its North side the Tualatin Valley's largest man made continuous buffer (Highway 26), to the east an expansive area of Urban Growth area, and to the South a developed Urban Area. This area is immediately adjacent to one of the Metropolitan's largest economic engines being Intel. It is ideal for Walkability and Rideability in which traffic congestion and emissions are considerably reduced. It is ideal for a great community consisting of a mix of light industrial, affordable housing and schools and parks. It also lies immediately adjacent to the transportation centers of rail, air and the valleys only freeway which is the major artery for the valley.

Many other sound reasons exist for Northwest Hillsboro to be designated as Urban Reserve but most importantly, we have to ask ourselves as to whether our system was working or not. The legislature, in trying to add haste to the SB 1011 mandate, took over what Metro and the Counties were assigned to accomplish only the legislature did it without citizen involvement. We now need them to step in again as they are the only entity remaining that can adjust the land use designation in Washington county.

The wisdom of Northwest Hillsboro being included as Urban Reserves is overwhelming, and as such, we support SB 186 in that it returns Northwest Hillsboro to Urban reserves and also recommend a paragraph be added that returns the process of determining land use back to Metro and the Counties.

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3 Maps Attached



- Employment areas
- Industrial areas
- Regionally significant industrial areas
- Rail yards
- County boundaries
- Urban growth boundaries
- Neighbor cities
- Proposed main railway routes
- Proposed road connectors
- Mainline freight
- Branch line freight

Title 4, Industrial and Other Employment Areas

October 2014



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House Bill 4078 Changes

Boundaries based on Washington County interpretation of draft bill. Subject to change and correction based on final legislative action and materials.

- Change from undesignated to Rural Reserve
- Change from UR to Rural Reserve
- Change from RR to Urban Reserve
- Change from RR to undesignated
- Change from UR to undesignated
- Added to Regional UGB
- Urban Area
- Rural reserves
- Urban reserves
- Unchanged undesignated

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Department of Land Use and Transportation
Planning and Development Services Division

May 06, 2014

