



**Testimony by Wilsonville Mayor Tim Knapp in Support of HB 2095:  
*Permits Metro to Make Modest Mid-Cycle Residential UGB Expansion***

Scheduled for public hearing on Feb. 23, 2017, before the  
House Committee on Agriculture and Natural Resources

**To Chair Clem, Vice-Chairs McLain and Sprenger, and Members of the Committee:**

On behalf of the City of Wilsonville City Council, I am testifying in support of HB 2095 that allows the greater Portland Metro region to more flexibly manage residential growth and development. I understand that the Dept. of Land Conservation and Development is working with Metro and Legislative Counsel on clarifying amendments to this proposed legislation.

This bill is a practical solution that permits Metro, like other areas of Oregon, greater leeway to make modest Urban Growth Boundary (UGB) expansions for residential land uses midway through the existing six-year urban growth cycle. HB 2095 allows our region to be more nimble in responding to the increasing demand for housing by allowing Metro to accommodate population growth in those cities that demonstrate the ability to develop UGB expansion areas.

Prior to expanding the UGB for residential uses, a city has to have undertaken advance concept-planning for the area, request the UGB expansion, and prove that the municipality is capable of undertaking successfully the proposed development into an urban reserve, which is an area already designated for future development. Previously, Metro would just expand the UGB whether or not any city sought or was able to serve the urban expansion area, a practice resulting in over 90% of the land added to the Metro UGB since 1977 not being developed. This situation helped to bring about the new Urban/Rural Reserves model rather than relying on the traditional soils-based land-use model that ignored reality on the ground.

Wilsonville has successfully undertaken development of several new UGB expansion areas, including the 500-acre, 2,600-residential-unit Villebois urban-village and now the 225-acre Coffee Creek Regionally Significant Industrial Area. We will be ready in about two years to start on the 500-acre Frog Pond residential area development, which includes the 325-acre Advance Road Urban Reserve area.

I serve on the Metro Urban Growth Management Task Force that included representatives of local governments, Home Builders Association and 1000 Friends of Oregon, all of whom found consensus agreement to advance this bill in unison. The City of Wilsonville respectfully urges a DO PASS vote on HB 2095. Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Tim Knapp'.

Tim Knapp, Mayor  
City of Wilsonville