



CITY OF CORNELIUS

The Honorable John Kitzhaber
Governor of Oregon
160 State Capitol
900 Court Street
Salem, Oregon 97301-4047

October 17, 2011

URGENT – Request for Intervention with Metro

Dear Governor Kitzhaber:

The City of Cornelius, one of Oregon's economically "Severely Distressed Cities", needs your help with an urban growth boundary decision scheduled by the Portland Metro regional government this Thursday, October 20th. This is not a farm vs. urban development conflict. The area Cornelius requested for expansion this 5-7 year cycle is in an Urban Reserve. It is a conflict between a Metro preference for limited growth, forcing as much development into Portland as possible and what they call a "conservative" projection of housing and jobs need over the next twenty years because of the economic recession, and Cornelius' recognized immediate need for additional housing, a high school, community park and mixed use transit oriented development along a partially developed state highway and the jobs this implies, and our optimism about growth in Cornelius these next five years.

Cornelius has played by all the rules as an engaged regional partner in smart growth management. Our community – elected and appointed leaders, property owners, partner organizations and agencies, and professional staff – have laid out a reasonable and compelling case and broad support over the past several years for some additional land needed and ready to develop over the next six years here. There has been no opposition voiced to this specific UGB expansion – 266 acres east and south of Cornelius. The development opportunity and plans for this land within a short walking distance from our Town Center meet all of Metro's stated objectives for a great community. Metro supported most of this UGB expansion in 2010 and our community counted on easy approval until Metro changed its mind in the last month, now supporting no expansion outside Cornelius whatsoever. No reasons beyond their new more "conservative" expectations of development because of the broad economic recession.

The situation of our tight UGB boundary (same as our City limits) could not be any more serious for us. With no room to grow our City limits in the next six years, Cornelius will have no housing development, nor the resulting construction jobs or revenue from permit fees, parks, streets and utility system development charges, construction excise taxes and property taxes, nor the community park or high school that are essential to building and sustaining a complete community here. The partially developed land along east Baseline (Hwy. 8) will remain rough,

If Metro decides this Thursday as planned to deny UGB expansion for Cornelius, their pessimistic projections become a self-fulfilling prophecy for our community. This is very detrimental for us. Our economically distressed community cannot wait for the next UGB decision in five years for significant housing development, our first high school, a community/soccer park opportunity that comes with both, a safe efficient corridor along our major transit-way, and all the jobs and Main Street support this promises. The City and private property owners have testified that we are ready now when development and job needs are highest. We simply cannot accept a decision that gives us no room to grow.

We ask for your intervention in this matter, because of the clear conflict between Metro's pending UGB decision as it affects Cornelius and the State's highest priorities of economic development, jobs and education. Our purpose in requesting your help is not to hurt our relationship with Metro, but rather to raise the Cornelius issue to the level of seriousness that it deserves before it is too late.

Please help us before this Thursday.

I (Jef Dalin) can be reached at 503-502-6785. I (Sheila Griffie) can be reached at 503-648-4711. Richard Meyer, our City Development Director, can provide more information and help with communications and scheduling on this matter at 971-404-6498.

Thank you for your leadership.



Jef Dalin
Mayor of Cornelius



Sheila Griffie
Cornelius Planning Commission Chair