

May 18, 2011



City of Tigard

Dan Cooper, Acting Chief Operating Officer  
Metro  
600 NE Grande Avenue  
Portland, OR 97232-2736

**Re: Supplemental UGB Expansion Areas**

Dear Mr. Cooper,

I am writing to express Tigard's support for the inclusion of two areas of urban reserve lands within the 2011 Metro Urban Growth Boundary analysis. As requested in your letter dated April 29, 2011, I have included a map and an assessment of the suitability for urbanization of the requested areas – labeled "Priority Area 1" and "Priority Area 2".

**Priority Area 1**

First, Tigard wishes to reaffirm its support for the inclusion of urban reserve lands located north and east of the intersection of SW Roy Rogers Road and SW Beef Bend Road, as demonstrated on the Metro UGB Alternatives Analysis Areas map dated April 19, 2011. As the expected urban service provider to Areas 63 and 64, Tigard finds this area essential to the orderly planning and provision of public services to existing lands within the UGB. Without this land connection, future development within this area will be legally and financially difficult, disjointed and not in keeping with regional land use and transportation goals.

The importance of Priority Area 1, known as the 'rural element', is reflected in the West Bull Mountain Concept Plan recently adopted by Washington County on November 23, 2010. The concept plan determined that bringing the rural element into the UGB was "very important to the efficient and cost-effective provision of public facilities and services to the urban portions of the planning area." This land is also essential to the development of a viable transit-supported corridor along Roy Rogers Road, as designated on the 2040 Metro Growth Concept Map. The City of Tigard has the ability and willingness to provide service to the West Bull Mountain Concept Plan area in its entirety and the rural element is critical to delivering essential services and a viable land use plan that implements Metro and local policy goals.

**Priority Area 2**

The April 19, 2011 map includes lands within Urban Reserve 6B along the north side of SW Scholls Ferry Road. Based on this, Tigard believes the inclusion of lands on the southerly side of Scholls Ferry in Urban Reserve Area 6C would also be a timely consideration. Identified as Priority Area 2 on the attached map, this area includes approximately 140 acres with 11 parcels ranging in size from 4-30 acres. The proposed inclusion area contains a mixture of forestland,

riparian corridors, tree farms, rural residential land uses and field agriculture. All parcels contain improvements, mostly residential with some non-residential structures.

Tigard is recommending concurrent inclusion of Urban Reserve Areas 6B and 6C as it would result in the 'double-loading' of development on both sides of Scholls Ferry Road. This concurrency would allow for the maximization of local and regional investments in the planning, development and servicing of transportation facilities and land uses along the Scholls Ferry corridor envisioned on the 2040 Growth Concept Map. In a similar manner, the planning and extension of other services such as sewer, water, and other utilities could be planned and implemented by Tigard as an extension of services to Area 64.

The urbanization of Priority Area 2 is compatible with existing rural land uses located to the west and south. A drainage corridor and significant tree cover provide a natural boundary and buffer area from winery and field agriculture to the south. Vandermost Road forms the western boundary of the proposed inclusion area, and future land use and transportation planning could design mitigating elements to prevent conflicts between future urban uses and commercial agricultural operations to the west. Specific land uses and design strategies will be assigned at the concept planning stage and coordinated with regional and sub-regional needs.

Thank you for the invitation to submit additional land areas that the city finds appropriate for near-term inclusion in the UGB. Your consideration is appreciated.

Regards,

A handwritten signature in black ink, appearing to read "Craig E. Dirksen". The signature is fluid and cursive, written in a professional style.

Craig E. Dirksen, Mayor

Enclosure: Map

U r b a n   R e s e r v e   6 B

Beaverton

Priority Area 2  
(140 acres)

Area 64

Tigard

U r b a n  
R e s e r v e  
6 C  
U n d e r s i g n a t e d

Area 63

Priority Area 1  
(255 acres)

"As shown on April 19, 2011 Metro  
UGB Alternatives Analysis Areas Map"

-  Urban Growth Boundary
-  City Boundaries

**Metro Urban Reserves**  
**TYPE**

- Rural
- Urban

U r b a n   R e s e r v e   6 D