



City of Tualatin

www.tualatinoregon.gov

March 19, 2015

The Honorable Brian Clem, Chair
House Rural Communities, Land Use, and Water Committee
900 Court St. NE, S-207
Salem, OR 97301

RE: **Opposition to HB 3211**

Dear Chair Clem and Members of the Committee,

The City of Tualatin urges you to oppose HB 3211 which would intervene in an ongoing land use process involving local governments in our region. The City of Tualatin is directly adjacent to an area that would be affected by this bill. Over the last several years the City of Tualatin, along with other jurisdictions, has been involved in discussions regarding the future development of this area. We have concerns about future development that will impact Tualatin, and the region, in a number of ways, including the density of development resulting in a region-wide impact on already congested transportation networks.

We believe the best way to address these concerns is for Tualatin and the surrounding municipalities to work with Metro and Clackamas County to arrive at an agreement on the reserves issue, in response to the recent remand order from the Land Conservation and Development Commission (LCDC), without legislative involvement. While this may take more time than was originally anticipated, it will result in a complete set of reserves through work of the local governments responsible for establishing and making use of those reserves.

In addition, the areas identified in HB 3211 would not be candidates for an urban growth boundary expansion in 2015 even if they are legislatively designated as urban reserves. In order to ensure that lands added to the urban growth boundary can be successfully developed, it is Metro's policy and practice to have local governments pre-plan expansion areas and identify how infrastructure will be provided. None of that work has been done in this area and as a result, having the Legislature step in and make local land use decisions is unjustified.

The City of Tualatin has a vested interest in this area; development will ultimately impact Tualatin in a number of ways; we want to be, and will be involved in this discussion. The timing is not ripe for a legislative decision such as what HB 3211 proposes.

The City of Tualatin urges you to oppose HB 3211. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Lou Ogden".

Lou Ogden
Mayor