

# Urban Growth Boundary update

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for The East County Gazette

On December 12, 2002, the Metro Council adopted an expansion of the urban growth boundary, which boundary separates the rural from urban land areas for the 24 cities and urban portions of Clackamas, Multnomah and Washington counties. The December, 2002, decision adds 18,600 acres to the current urban growth area. Approximately 15,800 acres are included for future housing and 2,800 acres are for purposes of providing employment opportunities to the community. This increases the land available for urban development by 8%. The state requires Metro to examine the boundary every five years.

Twelve areas were included as part of Metro's expansion. The greatest impact of the new urban growth boundary affects the unincorporated area of Damascus south of Gresham. The areas included in the boundary were **Damascus/Gresham**--approximately 13,000 acres surrounding the unincorporated town of Damascus with an additional 377 acres southeast of Gresham exclusively for industrial purposes; **Rosemont/West Linn**--373 acres directly adjacent to the West Linn civic center and Rosemont Middle School, bounded on the west by South Wisteria Road; **Oregon City**--703 acres from four areas: an area east of Highway 213 to serve as part of a connector between South Holcomb Boulevard and South Redland Road, an area west of South Beavercreek Road and south of South Thayer Road and two areas on the southwest corner of the city, served by South End Road; **Sherwood**--85 acres east of Southwest Elwert Road and south of South Thayer Road and two areas on the southwest 85 acres east of Southwest Elwert Road and 231 acres south of Sherwood bounded on the south by Southwest Brookman Road and 23 acres near Sherwood for a bypass road and for Tualatin-Sherwood Road crossing Highway 99W; **Tualatin/Wilsonville**--183 acres north of Southwest Boeckman Road located northeast of Wilsonville, 62 acres north of Southwest Tonquin Road, between Tualatin and Wilsonville, 216 acres north of Southwest Clutter Road, 15 acres south of Highway 99W, with an additional 225 acres for employment near Tualatin; **Beaverton/Tigard**--two areas totaling 520 acres west of Bull Mountain in Tigard along southwest Roy Rogers Road and west of Southwest 150th, 507 acres west of Beaverton and south of Southwest Gassner Road and an additional 384 acres west of Southwest 209th Avenue; **Cornelius**--16 acres for employment south of Tualatin Valley Highway on the east end of the city; **Shute Road and Evergreen Parkway**--a 200 acre site east of Hillsboro and directly south of Highway 26 that will be used only for high-tech industry with special infra-structure needs; **Hillsboro**--88 acres south of Tualatin Valley Highway next to an earlier boundary expansion area being planned by the city; and **Forest Grove**--a swap of environmentally-constrained areas out of the urban growth boundary for a similarly-sized site of developable land in Forest Grove; **Bethany Town Center**--1400 acres in the Bethany area north of Highway 26 in Washington County; **Forest Park**--158 acres between Thompson and Northwest Laidlaw roads the east end of Bethany, 517 acres northeast of Northwest Skyline Road currently with Portland's city limits.

The expansion adds 29 square miles to the urban growth boundary with the largest part in the Damascus area. Next year the state's Land Conservation and Development Commission will evaluate Metro's plan and may suggest revisions. The Commission will then decide whether all the expansion areas meet state criteria. The state will review the plan this spring.

Clackamas County also amended its land-use ordinances to preserve large parcels of land in the Damascus area for future industrial and commercial use. The new rules prohibit rural landowners from creating lots smaller than 20 acres. Property zoned as farm, agricultural or timber land still has an 80-acre minimum lot size. The goal of the new ordinance is to guarantee that there will be 50- and 100-acre sites available to attract large employers and provide jobs in the Damascus area. This will become effective when the state approves the new urban growth boundary. The new rules stay in effect until land-use planning is completed in the new urban areas. Some county officials estimate that the process will take three years or more. If Damascus were to incorporate, the new city would then be able to impose zoning within the city limit. For additional information, contact Metro's website at [www.metro-region.org](http://www.metro-region.org).

The Committee for the Future of Damascus was formed in early 2002 to represent the areas local residents and is a representative group of citizens from the community. The main focus of the committee is to make sure that local residents of Damascus have a voice in determining the future of their community. They have been studying the option of incorporating the community of Damascus. The cities of Damascus and Boring are not cities but are communities under the local jurisdiction of Clackamas County. There is no local governing body and Clackamas County has expressed a desire that all growth happens within an incorporated city. The overwhelming consensus from the forum is that residents favor keeping Damascus as its own community even if it means forming its own city and incorporating.

The Committee for The Future of Damascus meets monthly to address the issues facing the residents of Damascus and the surrounding areas. The meetings are held on Monday's at 7 p.m. at the Damascus Assembly of God Church, 19070 S.E. Sunnyside Road and are open to the public. Interested citizens can check the minutes from the January 20th meeting and the agenda for upcoming meetings. Their website is [www.damascusstudy.org](http://www.damascusstudy.org). Information can also be found at [www.boringstudy.org](http://www.boringstudy.org).