

November 8, 2023

METRO REGIONAL CENTER
600 NW Grand Ave.
Portland, Oregon 97232-2736
Tel: (503) 797-1700
Fax: (503) 797-1797
Website: www.oregonmetro.gov/reserves

**SUBJECT: Portland Metro Urban Growth Management Discussion – UGB Growth Capacity
Metro Policy Advisory Committee (MPAC) Meeting November 8, 2023**

References: 1) Bedsaul/Vincent Consulting, LLC - Summary Report, Boring Option 1F Area, dated Development Possibilities, Comprehensive Plan, date January 13, 2020
2) D. Anders Testimony, Portland Metro Urban & Rural Reserves – Boring Option 1F Urban Reserves Metro Jurisdiction, dated November 19, 2015
3) D. Anders Testimony, Portland Metro Urban & Rural Reserves VISION 2010-2050/60 Cor 4 Reserves – Shaping the Next 50 Years, Open House & Hearing, dated January 14, 2010

Dear Ted Reid, Metro Principal Regional Planner:

As a landowner, business owner and Clackamas County resident who recognizes needs in the area for industrial and/or commercial land, I would like to propose for Urban Growth Boundary (UGB) consideration the Boring Option 1F area, located in Boring, Oregon.

This is a unique area of land with excellent transportation infrastructure access via Highway 26 and Highway 212. There are several businesses and commercial non-conforming land uses in this area. The regional and local area could be well served if the Option 1F area is brought into the Urban Growth Boundary with the ability to change zoning, to expand the employment capacity, and add to the range of business services offered to the area.

We have made additional improvements that can facilitate growth to support community needs and can provide this information upon request.

Sincerely,

_____/s/_____
Dee A. Anders
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Dee Anders & John Chambers

Chambers Motors

30357 SE Highway 212

Boring, Oregon 97009

January 13, 2020

Subject: Summary Report on assessing the feasibility of development possibilities and Clackamas County Comprehensive Plan and Zone Map Amendment approval at 30155 SE Highway 212, Boring Oregon. (Tax Lot 200, Map 14E31D)

Dear Dee & John:

As requested by Dee, I am writing this letter to summarize my work so far on the above-mentioned project. This summary is based upon the following:

1. My review of case file information provided by you, a site visit, and conversations with Dee Anders.
2. A review of relevant Metro documents, Clackamas County ordinance and research of the Clackamas County Zoning and Development Ordinance.

To recap my work thus far, here is what has been concluded:

1. The site is currently zoned EFU, (Exclusive Farm Use), as are other adjacent lots. In essence this current zone makes all of the current development pre-existing, non-conforming uses, which would require a land use approval to expand/change the current uses. For multiple reasons, there is no reason for you to pursue this development option, given the fact that in June, 2010 Metro brought the site and surrounding lands into the Urban Reserve.
2. I have reviewed the relevant pages from Metro's January, 2010 Urban Reserve Phase 4 Public Comment Report, Clackamas County's 4/21/2010 Revised Findings for Clackamas County Urban and Rural Reserve, and the 5/11/2017 Clackamas County Board of Commissioner's Ordinance adopting the Revised Findings for Clackamas County Urban and Rural Reserve. Relevant pages from the above-stated documents are attached to this report. The urban reserve area surrounding your site is known as the Boring/Hwy 26 Urban Reserve Area, which forms a triangular area of land between Hwy 212 to the south, Hwy 26 to the east, and SE 282nd to the west. "Employment land uses", and "employment capacity" were the phrases consistently applied to this urban reserve area throughout these documents. In planning parlance, these phrases translate to commercial and retail uses, because those land uses generate the most employees/square foot of land devoted to those use. If Metro felt otherwise, they would have labeled this area as

industrial land uses, or low density manufacturing, because those uses generate a much lower rate of employees/square foot of land devoted to those uses. Therefore, based on the above, Metro and Clackamas County want this area devoted to some form of commercial zoning.

3. I have researched the current Clackamas County Zoning and Development Ordinance to determine which group of commercial zones would provide the broadest range of permitted and/or conditional commercial and retail uses. Based on that research, I have concluded that Community Commercial, (C-2), Retail Commercial, (RTL), Corridor Commercial, (CC), General Commercial, (C-3), and Planned Mixed Use, (PMU), provide the broadest range of uses with the fewest limitations on getting those use approved. You and your project team should analyze these zones and determine which one is the best fit for the site. Once that is decided, then I recommend applying a Clackamas County Pre-Application Conference to discuss the County required Comprehensive Plan and Zone Map Amendment process. I have included relevant pages from the Zoning and Development Ordinance. Note that Clackamas County may have it's own idea as to which commercial zone is the best fit for the site, and there is no guarantee that you and the County will see things the same way.

At this juncture, I will reiterate that I will not be able to see this Comprehensive Plan and Zone Map Amendment process through to the end. My goal was to analyze the current situation and make recommendations on how you should proceed. You have assembled a good project team that is definitely capable of carrying you through to the end of the process.

Sincerely,



Bruce Vincent

Bedsaul/Vincent Consulting, LLC

November 19, 2015

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Tel: (503) 797-1700
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Website: www.oregonmetro.gov/reserves

SUBJECT: **Portland Metro Urban & Rural Reserves – Boring Option 1F Urban Reserves
Metro Jurisdiction**

Dear Mr. Tom Hughes, Metro Council President, and Metro Council Members

Thank you for Metro's hard work and diligence to improve the region and communities over the years. As a stakeholder in the Boring Option 1F area I submit the following positions:

OPPOSE:

1. Oppose House Bill (HB) 2640 which proposes to withdrawal territory within an area of Boring mapped by the Boring Community Planning Organization (CPO) from Metro Jurisdiction.

SUPPORT:

2. Exhibit B to Metro Council Ordinance No. 11-1255, Reasons for Designation of Urban and Rural Reserves, Approved, August 14, 2012.
3. Metro Revised Findings for Clackamas County Urban and Rural Reserves, April 21, 2011.

Today I share my perspective along with my parents John and Sharon Chambers. My father could not be here but he signed this letter to show support. I grew up in the Boring Oregon Option 1F area, attended grade school and high school here. **My parents opened a business in Boring and have served the community as an employer for over 50 years with Chambers Motor Company.**
<http://chambersmotorco.com/>

This effort to testify is based on passion for my hometown and hope that it will offer growing promise for residents into the future. I grew up picking raspberries and strawberries in the summer and masking trucks before painting for Chambers Motor Company. As a young adult I did not envision where my career, work ethic, and opportunity would someday take me.

I find the message promoted by the Boring CPO "Keep Boring Boring" disheartening. Since earning my college degree from Pepperdine University I have had the opportunity to support space and national defense missions ranging from servicing the Hubble Space Telescope (and meeting 6 of the seven astronaut crew) to negotiating Air Force Space Command contracts for protected satellite communications to protect the United States President and the American Warfighter.

You see, I believe that the next generation of Boring residents need to become aware of, and be inspired by the many important global missions that are being carried out by hard working, value oriented Americans today. As the Option 1F area becomes land for employment growth, I envision an organization where youth can learn about NASA Science, Technology, Engineering & Math (STEM) and

other programs, as well as a satellite simulation control center where youth can learn to fly satellites in space. Exposure to the many career paths available will afford rural youth new opportunities.

When Metro designated the Boring Option 1F area Urban Reserves it was a step in the right direction. The Boring CPO HB 2640 acting to remove Boring from Metro seems like a step in the wrong direction. Certainly we grow beautiful trees that grace the landscape, but we can also grow value driven youth that will write code for GPS satellite systems, design electronics, develop and draw specifications for future medical devices and become engineers and scientists as well as farmers. I understand Boring may never become a major tech center, but Boring does not need to remain boring. I don't believe that goal is in the community, region, or national interests.

My parents John & Sharon Chambers sold land to **Western Bus Sales** <http://westernbus.com/> and in the last year or two Western Bus tried purchasing more land from my parents to expand to their property site footprint before eventually constructing a new building to service buses and RVs on their own land. The only land my parents had available was zoned Farm Use -EFU which would not allow for such expansion. The Option 1F area does have mixed use, industrial, employment and vibrant commercial activity. More space is needed for business and employment in the Option 1F area.

Metro Revised Findings for Clackamas County Urban and Rural Reserves, April 21, 2011.

"Conclusions and Analysis: Designation of the Boring Area as an Urban Reserve is consistent with OAR 660-027. The Boring Urban Reserve provides one of Clackamas County's few identified employment land opportunities. The larger, flat parcels in Area 1F are suitable as employment land. This area is served by St. Hwy. 26 and St. Hwy 212, transportation facilities that have been identified by ODOT as having additional capacity. Development of this area for employment uses also would be a logical complement to the Springwater employment area in Gresham." P-7

When land is zoned 401 Exclusive Farm Use District (EFU) essentially the land is limited to farm related use. As supported by Exhibit B to Metro Council Ordinance No. 11-1255 the Option 1F area is one of Clackamas County's few area suitable for employment. Recently a former horse stables was converted to a "marijuana grow" site. With 401 EFU zoning you get this or maybe tractor or farm implement sales. If zoning could be changed to 602 Business Park (PB), Light Industrial (LI) or General Industrial (GI) the area is opened to electrical vehicle charging stations, exhibit halls, retail, trade schools, offices, research facilities, professional services, solar energy systems as well as many other permitted uses.

Please continue to keep Boring Option 1F area under consideration for worthy future development.

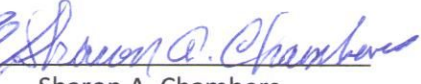
Sincerely,



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John D. Chambers
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Sharon A. Chambers
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January 14, 2010

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SUBJECT: **Portland Metro Urban & Rural Reserves VISION 2010-2050/60**
Core 4 Reserves- *Shaping the Next 50 Years* Open House & Hearing January 14, 2010

References: 1) NASA Spinoff Technology 2009 Executive Summary
2) NASA Innovative Partnerships Program (IPP) *see link on page 2*
3) NASAfacts Hubble Space Telescope (HST) Servicing Mission 4 (SM4)
4) Media Reference Guide HST Servicing Mission 4

Dear David Bragdon, Metro Council President, and Metro Council Members

Thank you for engaging the public in this very important decision making process whereby future success of generations is dependent on the outcome of the Urban Rural Reserves decisions that will be finalized during the next few weeks.

It is with this reality that I come before you as a stakeholder in the area in particular the Boring HWY 26 and HWY 212 1F Options area, which at times is considered a Regionally Strategic Industrial Area (RSIA). Regardless of the outcome of that specific area, my comments and the references identified in this letter (with website links page 2) apply to the entire region.

I urge the Council Members to think beyond what you know today. As mentioned in the 1/11/10 East County Meeting, the technical studies for the areas under consideration are essentially complete. Please see the attached references which articulate amazing accomplishments of some who think outside what they know today and venture into the unknown of complex technology creation and mission execution.

You will find in the referenced documents that NASA produces many technologies which benefit society. Whether it be in space, aerospace, solar, nano or green technologies....our world, life, health, safety, and communications are enhanced by the talented engineers, scientists, machinists etc. that support advanced technology and security industries by their efforts. May Oregon be a place,.. rather a home for people and businesses supporting our nation, communities and families.

May our children have opportunities exceeding our own experiences. Thousands of small businesses in the US design, create, produce everything from ball bearings, batteries, airframe composite materials, glass, lenses, resins, electronics, avionics, sensors, and “you name it” supporting high tech sector goals.

Oregon can and hopefully will continue to attract businesses (large and small) to the state and region while at the same time preserving vital farm production and exports. Thank you again for your hard work and the awesome progress your team continues to make.

Sincerely,

_____/s/_____
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Sunnyvale, California

Reference 1

<http://www.sti.nasa.gov/tto/>

NASA Spinoff Home Page- Commercial Uses for Space Technology

Click on VIEW CURRENT ISSUE, then on next screen click on Spinoff 2009 (PDF)
(This is a large file that does take awhile to open up, but it’s worth the wait)

Reference 2

<http://www.nasa.gov/offices/ipp/home/index.html>

NASA Innovative Partnerships Program (IPP) Home Page

Reference 3

http://www.nasa.gov/pdf/252452main_FS_SM4_Summary.pdf

Hubble Space Telescope Servicing Mission 4 NASAfacts

Reference 4

http://www.lockheedmartin.com/data/assets/ssc/Hubble/09_SM4_Media_Guide_FINAL%5b1%5d.pdf

Lockheed Martin Media Guide for Hubble Space Telescope (HST) Servicing Mission 4 (SM4)