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October 6, 2011

Metro Public Hearing
Proposed Urban Growth Boundary
Beaverton Library

Proposed North Hillsboro Expansion Area

Procedural Concerns

Metro disbanded its **Citizen Involvement Advisory Committee** this past spring. How has this process's citizen involvement plan been vetted?

Metro's office of citizen involvement is co-mingled with its office of public relations. During the Reserves Planning Process, Metro's public relations office created "talking points" in advance of citizen involvement and Metro hearings. This co-mingling of citizen involvement and Metro's public relations creates a conflict between community based citizen involvement and the public relations goals of the Metro Council and its staff. With the Citizen Involvement Advisory Committee disbanded, there is no wall or boundary of any kind between these processes. How can citizen involvement be honored at this time?

During the Reserves Planning Process, we learned very late in the process that Metro did not see itself obliged to the state Public Meeting Laws. During this process, is Metro bound by the state Public Meeting Laws?

During the Reserves Planning Process, we learned very late in the process that disclosure of possible conflict of interest was lax. In this process, say if a Metro Chair was historically and directly involved in proposing this North Hillsboro Expansion area, would he be obliged to make a disclosure of possible conflict of interest? If that Metro Chair was then a corporate land broker and then involved in marketing this North Hillsboro Expansion area to possible corporations, and for a commission, would he be obliged to make a disclosure of possible conflict of interest?

During the Reserves Planning Process, we learned very late in the process that the Goal One and Goal Two Citizen Involvement goals are not enshrined in OARs and thus have little potential for LCDC enforcement. Yet Metro and other governments lure and lull citizens with promises that these are active and enforceable standards. Do you support

Goal One and Goal Two being subject of enforceable OAR rulemaking? Promise us now that Metro will fully honor Goal One and Goal Two now.

North Hillsboro Expansion Area

The City of Hillsboro staff has explained that they have difficulty “assembling” parcels to the south of this area as there are too many and the owners too willful. They explain that because of this, they must move north and onto working farmland where there are fewer parcels/owners. This turns the factor of “parcelization” on its head (only last year, fewer parcels contributed to the viability of agricultural) and this will create the precedent that fewer parcels now make for easier urbanization. It penalizes owners of closer in properties that supported inclusion in the boundary, only now to be bypassed and made an island, drifting in the wind. It offers up land for corporate development more inexpensively, but at greater expense to taxpayers. This conflicts with the goal of compact urban form. It makes the cost of infrastructure more costly to leapfrog over and around this undeveloped land. It has taxpayers bare the cost of infrastructure installation and before any corporate developers enter the funding.

The City of Hillsboro talks as if it presumes that this area is obviously industrial land, and prior to any concept planning. They actively plan with Metro for the commute routes in and out of this area for “employment traffic”, reinforcing auto commute and through rural roads. They propose sending some employment traffic north and through and across more working farmland. This degrades too much working farm land when the need to come out this far is not compelling.

Exclude the North Hillsboro Expansion Area. Growth is slugging in our current economy and the need has slowed: this expansion is not justified by current growth data. **Do not reinforce leapfrogging** and do not make a precedent of the taking of low parceled lands first. Allow working agriculture to continue until such time as development of those designated lands is clearly necessary. **Encourage compact urban form** and assure that development is contiguous for the benefit of our tax dollar accountability. Support small business development as the incubator of jobs. Hillsboro staff has asserted that if that are not allowed to continue to grow, Hillsboro will turn into a “Detroit”. Hillsboro has room to grow. Leapfrogging is a threat to Hillsboro’s form and vitality.

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