

Chair Ted Wheeler
Commissioner Jeff Cogen
Commissioner Deborah Kafoury
Commissioner Diane McKeel
Commissioner Judy Shiprack

September 9, 2009

Dear Multnomah County Chair & Commissioners:

The City of Troutdale is seeking to add about 775 acres to the urban reserves adjoining the city limits of Troutdale directly south east of our city. The undersigned business members of the Reserves Steering Committee support this request.

Currently the City of Troutdale has about 127 buildable acres within the urban growth boundary (UGB) of which 78 acres are zoned for industrial use, 49 for residential. Of the 49 residential acres only about half, twenty-five (25) acres, are developable. The remaining approximate twenty-four acres is not developable due to floodplain, steep slopes or riparian corridor protection standards.

The reality is that the City of Troutdale is not far from build out unless some additional land can be brought into the UGB and there is an opportunity for those lands to be annexed into the City.

As you know one of the primary reasons property is annexed into a municipality is for water and sewer services. The City of Troutdale has the ability to pump as much as 7.8 million gallons of water per day. The current average daily usage is about 1.7 million gallons of water per day, with a peak usage of 3.5 million gallons during the summer. The City has a fairly new, less than 10 years old, wastewater treatment facility that can treat up to 3.0 million gallons a day; the current average is 1.4 million gallons per day.

As you can see from this data, the City has the capability to provide the infrastructure for additional land to be included within the City limits of Troutdale and the UGB.

The reserves process covers a 40-50 year time horizon. It is critical that the region and cities within the region maintain land use options during that period. Job growth will continue and transportation challenges will remain. Maintaining a jobs/housing balance in all portions of our region is an important strategy to building complete communities. As job growth occurs in East County, having a sufficient supply and variety of housing types is critical to the economic, fiscal and quality of life goals of the area.

The undersigned business members of the Reserves Steering Committee appreciate your consideration of our recommendations and would be pleased to answer any questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Manning'.

Greg Manning

A handwritten signature in black ink, appearing to read 'Specht'.

Greg Specht

A handwritten signature in black ink, appearing to read 'Brown'.

Craig Brown

Cc: David Nelson