

DLCD Commission April 22<sup>nd</sup> 2010

Greetings Chair VanLandingham, thank you for allowing me to address the commission. I am Steve Spinnett Mayor of Damascus.

1. I agree with the commission's recommendation on **Goal 5** - specifically in regards to the ESEE Analysis. Many citizens have asked; what is the criteria used to determine many of the goal 5 inventories? Many of the goal 5 development restrictions are based on arbitrary numbers with little or no supporting data. Goal 5 requirements; "A protection program must be supported by the ESEE analysis". If not I'm asking we use goal 5's "safe harbor".
2. I agree with the commission's recommendation for **Goal 9** - specifically in regards to the Patton property. While the city states their economic policies include "attracting a diverse range of employment opportunities", city excludes heavy industrial even where heavy industrial already exists. City states "Damascus may not be the ideal location for heavy industrial."
3. I agree with the commission's recommendation for **Goal 10** - specifically in preparing and adopting a Build-able Lands Inventory that complies with Goal 10 requirements. The commission's recommendation "to determine how much of the city's residential land capacity will be developed during the planning period and demonstrate how the capacity will be achieved". This in my opinion is critical as this affects other planning goals and the City's stated core values.
4. I encourage the Envision Damascus Comprehensive Plan not be acknowledged until all the **Goal 12** Transportation requirements are satisfied. The citizens need to know first what the transportation looks like before they can agree to it.

I have said all this to bring us to my most important and passionate point. I have serious concerns regarding **Goal 1** Citizen Involvement. Goal 1 states "citizens shall be involved in all phases of the planning process."

**Goal 1** has been acknowledged at the beginning of the process - not at the end as the other state planning goals are. When Goal 1 was acknowledged in 2007, it effectively ended meaning full public involvement in Damascus.

5. One example is the comp plan map which has been adopted by the city through ordinance #2010-45 shows some stream **corridors with the 100'-200'** foot development restrictions which have been presented to the public. This map is not even close to being accurate. The riparian or stream setback restrictions potentially can encompass 2 to 3 times the land volume as what has been shown to the public. To be accurate all identified streams must be

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identified on the comp plan map before it is presented to the public. This can also affect the **Build-able Lands Inventory** dramatically.

The comp plan map must be presented to the public that shows "**as advertised**" the general development restriction policies.

6. The same is true for **Goal 12** Transportation as I mentioned earlier. To present to the public a transportation plan after the acknowledgement of the comprehensive plan would be another dagger into the heart and soul of our community. Again they don't know what they are getting.
7. Chronology of events:
  - **August 2007** DLCD acknowledgement of Goal 1
  - **July 2008**, an IGA was signed with Metro without even a council work session or citizen involvement, it was disguised as a CET grant.
  - **October 2008** a four day design Charrette was held at city hall and at the last meeting of the last day the conservation overlay was presented eliminating and minimizing citizen involvement.
  - **April 2010** the entire Committee for Citizen Involvement resigned with the chair stating "We didn't feel it was appropriate or right for us to be complicit in the lack of citizen involvement in the city."
  - **In the May, 2010** issue of the city news councilor Diana Helm wrote "We've forged ahead with the comprehensive plan with limited citizen involvement..."
  - **December 2010** The planning commission among other things requested more time to review citizens concerns regarding the comp. plan. – ignored by council.
  - **December 2010** CCI made requests – ignored.

I'm asking – please do not consider partial acknowledgements, but rather insist on full compliance on all the relevant planning goals before acknowledgement of the Envision Damascus Comprehensive Plan.

As it is now the comp plan is fragmented and packaged poorly for the public's review and understanding.

There will be more new cities in Oregon – let's set a precedent of quality and excellence in the process now.

April 21, 2011

Department of Land Conservation and Development  
635 Capitol Street  
Salem, OR 97301-2540

Chair VanLandingham and Commissioners:

Thank you for the opportunity to testify today regarding the Comprehensive Plan for the City of Damascus.

My name is Diana Helm and I reside at 20575 SE High Ridge Ct. Damascus, OR.

As a representative for the citizens of Damascus, I would like to give the commission an overview of the evolution of our Comprehensive Plan that began about 6 years ago. I speak as a City Councilor, although not necessarily for the entire council.

Having no previous knowledge of politics, planning or any of the myriad aspects of building a city, I came into my position with eyes wide open and a willingness to learn. Elected twice by the citizens of Damascus, I take seriously the job of representing our community and making decisions that will help maintain the quality of life we enjoy today.

Aside from raising two wonderful boys, this has been the hardest challenge I've ever taken on, possibly harder! We live in a divided, confused community -- where a portion of folks would love for nothing to ever happen in Damascus -- others who wish to see controlled growth. I happen to be one of the majority of citizens who voted to incorporate, understanding that becoming a city meant growth would eventually come. Rather than sit on the sidelines, I chose to become part of the process and help guide us in becoming a 21st century city.

For the past four years, I've spent countless hours listening, learning, evaluating, and planning. I've witnessed a state of conflict in our community that is unprecedented, yet totally unnecessary. Knowledge is power, and I have worked to get the truth out to our citizens so that they are empowered to make the right decisions along with us. Here we are today, asking for the state to acknowledge the immense amount of work that has been put into this plan. I hope/we hope that you will find the plan not only acceptable, but one that you will use as a model for building new cities in the future in our beautiful state.

As you have seen in the plan, ours is not a typical city in an urbanized region. We've gone beyond what is merely **acceptable**, to thinking long term -- far into the future as best we can, based on the information we have today -- of what Damascus could look like, how best to preserve the natural resources, and set an example of how a city can grow while maintaining a quality of life that is the envy of the region or state.

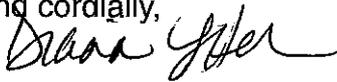
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Our plan is not intended to prevent growth, but to orchestrate a *vision* that allows us to thoughtfully place villages throughout the city, while adding employment areas and preserving open space. Density will occur where it is most practical. Our topography dictates much of our plan, and our community's desire to protect the beauty of the buttes hinders the type of growth seen elsewhere in the region.

State Goal 1, Citizen Involvement, was acknowledged by the state 2 years ago. We have gone above and beyond to allow for all citizens to be part of this plan. You will hear some say they weren't heard, but the biggest challenge in drafting a plan is trying to please everyone. I can say, in all honesty, this council has attempted to create a plan that is as fair and balanced as it could possibly be, without compromising our Core Values.

I hope the commission sees the great deal of thought, work and and dedication that's been put into the Comprehensive Plan. Although not perfect, nor totally complete, I feel it's the foundation for a spectacular new city that will put Oregon on the map nationwide on how to design a city that takes into account not just adding people, but honors our land as well.

Sincerely and cordially,



Diana Helm  
Council President  
Damascus City Council

April 6, 2011

From: Gloria F. and Frank R. Boyer  
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Salem, OR 97301-2540

To: Jennifer Donnelly, Regional Representative  
Oregon Department of Land Conservation and Development  
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**Re: Written exception to the Director's Report** pursuant to my report to LCDC Feb. 16, 2011 and the response received March 31, 2011 allowing Exceptions.

To the Land Use Commission: My name is Gloria Boyer. I live at 17820 SE Emi Street, in Damascus, OR. Due to a health disability, preventing my appearance to speak my "written exception to the Directors report", I have authorized Jennifer Donnelly, of LCDC, to read my report to you today and to introduce any evidence previously sent. Thank you.

We are requesting, under the exception rule, that our Designation of Rural Residential 1 acre be changed to either Neighborhood Medium (8 units) or to Neighborhood Low, which is 5 units per acres to allow compatibility and transitional zoning.

There are only 5 houses in this subdivision and all 5 are affected by adjacent industrial zoning on the western boundary by either by Clackamas County, Happy Valley or Damascus. Ours is the only site, which will be immediately affected by a known industry. The City of Damascus has, under the Comprehensive Plan, granted General Employment for industrial property zoning adjacent to and alongside my property without allowing us compatible or transitional use for our property. On one side this is 282+' of frontage and alongside at another 140.24'. No other home in Damascus is currently affected this way! All others are either bought out or have a one-acre buffer of trees behind them. This was also refused to us. Our home, now, is seen by the City and by other residents as their buffer and un-saleable by the realtors. This is unimaginable!! We are elderly and hope to sell our home without an additional economic burden beyond the general economy.

I am asking for a higher density of Neighborhood designation, rather than industrial, to stay residential for insurance reasons, for sale ability and to enable a transitional zoning that can be compatible with industry and the adjoining neighborhood.

We have already, repeatedly and specifically requested of the City of Damascus stating that, "in the event the Comprehensive Plan would grant the use of General Employment as industry adjacent to our property that our one-acre home-site, under the Damascus Comprehensive Plan be re-designated, also. They did not do so. They even put aside neighborhood petitions supporting our cause. Instead, they insisted, due to their time constraint, that I appeal to LCDC for this Comp. Plan change. All this evidence,

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including my maps, were introduced in my appeal to LCDC February 16,2011. Ironically, my maps also assist to clear the transportation problem caused by the industrial designation.

As a retired SRA, with degrees & licenses in real estate; appraisal & assessment I am aware of the historic lowered value of residences adjacent to industry without a similar or transitional zoning. I testified this to the City, also. I am aware that your Directors report of March 31<sup>st</sup> states **under Goal 9 that the city should limit incompatible uses!**

The Comprehensive Plan was introduced as a plan for the next 20 years. Most residents have no sense of urgency. However, since the City of Damascus has allowed and granted General Distributors, a beer distribution plant, the industrial designation on the adjacent 22 acres they intend to build as soon as possible! For us, next year is not 20 years.

Please, I ask you to now, grant us the transitional use of Neighborhoods Med. or Low (5-8 units) under the Comprehensive Plan. We have made our appeal to LCDC because we cannot implement a zone change for compatibility on our property until there is a Plan change for consistency to allow the Zoning department to do so.

I quote the City of Damascus which itself has-stated: "Zoning is the tool for implementing the Comprehensive Plan"...and..."Zoning districts or "zones" are established on a map to promote efficient and compatible land uses around the city **that are consistent with the Comprehensive Plan Land Use Map.**

Sincerely,

Gloria F. and Frank R. Boyer