

2022 Transportation Growth Management Grant Application

Instructions

Be sure to download and review the [2022 Application Packet](#) and [2022 Application Instructions](#) before filling out this grant application.

You can save your progress and revisit this form at any time by clicking the "Save" button at the bottom of the page.

Applications must be received by July 28, 2022 at 11:59 p.m. (PDT)

Applicant information

Instructions: Complete this information for the applicant. Provide both a designated contact and an authorized representative (if different than the designated contact) for your entity.

Primary applicant jurisdiction

City of North Plains

Mailing address

31360 NW Commercial Street, North Plains, Oregon 97133

Website

<https://www.northplains.org/>

Contact person name

Andy Varner

Contact person title

City Manager

Contact phone

(503) 447-1700

Contact email

andy.varner@northplains.org

Would you like to receive TGM news and updates?

I am already subscribed

Authorized representative name, if different from the applicant contact

Authorized representative title

Phone

Email

List other participating local jurisdictions (if any)

Participating local jurisdiction

Providing match?

Project name and location

Project title

North Plains UGB Concept Planning

Project area: *Using either of the two fields below, attach a map of the project area or describe the area your project is located in.*

Option 1: Project area map

North Plains UGB Expansion Subareas 2022-05-25.pdf

Option 2: Project area description

North Plains has initiated a process to expand its urban growth boundary. While the exact locations are not yet determined, the potential 950-acre expansion for new industrial and commercial employment and housing uses will include a significant portion of the 1,558 acres of undesignated lands surrounding the city.

ODOT region (1-5)

Region 1

[ODOT Region Map](#)

Type of grant

Category 2: Integrated Land Use & Transportation Planning

Summary description of project

North Plains is one of the fastest growing communities in Washington County. Annexations of the City's Urban Growth Boundary (UGB) areas have left the City without any developable land to meet employment and housing needs. Recent planning efforts demonstrate the need for a UGB expansion of approximately 950 acres.

In 2020, North Plains initiated a process to expand its UGB. The City has established a UGB expansion study area and conducted a Goal 14 boundary location analysis. The final step is to select areas for UGB expansion. Once the UGB expansion is approved, a land use and transportation concept plan is required for areas brought into the UGB prior to annexation. The Concept Plan will link the development of affordable housing, accessible neighborhoods and jobs centers that will drive the City's economy. The Concept Plan will identify residential and employment land areas and uses, the transportation network, utilities, parks and trails, and funding sources.

Project cost table

TGM funds requested	Consultant \$210,000.00	Local reimbursement	Total TGM funds requested \$210,000.00
Local match			Minimum Match (Calculated) \$28,636.36
Match to be provided	Labor, supplies and services during project	Payment when Intergovernmental Agreement is signed	

Certifications

Certifications

This application was prepared by the following COMPENSATED consultant (indicate below):

Consultant name (first and last)

Steve Faust

Consultant company

3J Consulting

Certifications checkbox

By checking this box, I certify that my organization listed above supports the proposed project, has the legal authority to pledge matching funds, and has the legal authority to apply for Transportation and Growth Management funds. I further certify that matching funds are available or will be available for the proposed project.

Eligibility requirements

Applications are reviewed on a pass/fail basis on each of the following three requirements.

Applications found to not meet each of these requirements will not be scored against the award criteria and will not be awarded a grant.

1. Clear transportation relationship

A proposed project must have a clear transportation relationship and produce transportation benefits. A project must entail analysis, evaluation and selection of alternatives, development of implementation

actions, and public involvement that results in a long range transportation plan, land use plan, or other product that addresses a transportation problem, need, opportunity, or issue of local or regional importance.

Certification: Clear transportation relationship

By checking this box, I certify that the project meets this eligibility criterion.

2. Adoption of products to meet project objectives

A proposed project must include preparation of an adoption-ready product or products that lead to a local policy decision and that directly address the project objectives, such as a transportation system plan, comprehensive plan amendment, land use plan, code amendment, implementation program, or intergovernmental agreement. Projects are expected to include adoption hearings (or equivalent) by the governing body or to prepare products which will be adopted as part of a larger project.

Certification: Adoption of products to meet project objectives

By checking this box, I certify that the project meets this eligibility criterion.

3. Support of local officials

A proposed project must clearly demonstrate that local officials, both the primary applicant and any co-applicants, understand the purpose of the grant application and support the project objectives. A resolution of support, meeting minutes, or authorized letter from the governing body of all applicants (e.g. City Council, Board of Commissioners, or Transit Board) must be submitted with the application to meet this requirement.

Upload your resolution, minutes or authorized letter from governing body of applying jurisdiction(s) here:

MayorLetter_TGM_UGB Planning.pdf

Award criteria

Criterion 1: Proposed project addresses a need and supports TGM objectives (up to 40 points)

The project clearly and effectively addresses a local or regional transportation or transportation-related land use issue, problem, need, or opportunity and will achieve one or more of the TGM objectives.

Response instructions are on page 8 of the 2022 Application Instructions.

Explain how your proposed project addresses a need and supports TGM objectives

North Plains has an immediate need of approximately 950 acres to accommodate residential, commercial, and industrial growth. The North Plains' UGB expansion will also help meet a regional and statewide need for industrial lands to support tech-based and supporting industries along a major transportation corridor.

As part of the HNA process, North Plains considered a full menu of potential measures to address the city's housing need within the current UGB. The City has adopted the following provisions:

- Prohibit new single-family detached homes in the R-2.5 zoning district.
- Permit attached single-family homes outright in the R-5 zoning district.
- Adopt cottage housing provisions with a minimum density of 15.3 dwelling units per acre.
- Add a minimum density in R-2.5, R-5, R-7.5 and NC zones of 70% of maximum density.
- Allow 20% density bonus for affordable housing.

In addition, the City lowered the minimum lot size standards for most housing types in the R-5 and R-2.5 zoning districts based on housing type to reduce barriers to the development of middle and multifamily housing.

North Plains has limited options for UGB expansion as it is surrounded by Rural Reserves and about 1,500 acres of Undesignated Land. Therefore, the UGB expansion will take place on lands adjacent to the existing UGB/city limits. This will leverage prior infrastructure investments, build upon and improve the existing transportation network promoting efficient travel, provide access to existing services and amenities, support downtown businesses, reduce greenhouse gas emissions and support active modes of transportation, promote housing affordability, and protect farm and forest land.

A Concept Plan for the North Plains UGB expansion area will develop a transportation network to integrate with the current local and regional transportation systems. The transportation network will include roads, bike facilities, sidewalks, and trails that enable and encourage multi-modal travel. The Plan will provide safe connections from homes to jobs, schools, parks, downtown amenities, and other common destinations that encourage healthy and active lifestyles. The Plan will also modify the City's current transportation network to provide direct access for current and future businesses to and from Highway 26 that avoids moving freight through downtown.

New residential areas will provide a mix housing types to accommodate a variety of household sizes and incomes . These areas will also include important commercial services for the residents of North Plains accessible via short, safe and convenient local trips rather than the much longer trips to other cities that are currently required for residents to meet their everyday needs. The road network and associated paths and trails will connect residents to downtown shopping and services, local jobs, parks, and schools.

Economic Vitality

A large majority of the UGB expansion area will be dedicated to employment growth. The 2022 North Plains EOA identifies new targeted industries in North Plains to help achieve the City's economic development priorities. These priorities include:

- Reversing an expanding bedroom community status and related jobs-housing imbalance by expanding and diversifying employment opportunity and industry profile and presence.
- Growing and diversifying business investments in North Plains to expand the city's property tax base and reverse a continuing fiscal deficit imbalance between the dominant, growing bedroom community demand for and cost of "livability" public facilities and services and a limited fiscal capacity to provide them.
- Ensuring and sustainably funding community- and economy-supporting infrastructure, and expanded city services such as recreational offerings that enhance community health and diversify the city economy.

The Concept Plan will identify land for and connect North Plains' residents to the types of new and expanding tech-based and supporting industries and businesses that already successfully exist in the nearby heart of the Oregon Silicon Forest centered in the City of Hillsboro and Washington County. These businesses continue to seek large industrial sites in the County and Portland Area, but such sites are currently unavailable. North Plains' proximity to this large cluster of these businesses and industries makes it reasonable to expect like-kind businesses and industries to locate and thrive at suitable sites within an expanded North Plains UGB.

North Plains' pursuit of these businesses and industries is driven by the City's Goal 14 "Livability" needs of its current residents and a rapidly growing population and expanding residential neighborhoods. Those needs obligate the City to have the adequate fiscal resources generated largely by new industrial growth that will enable the City to provide the full array of municipal services needed by its residents and businesses going forward.

Criterion 2: Proposed project is timely and urgent (up to 25 points)

The application demonstrates timeliness and urgency. The project is needed now to:

- address pressing local transportation and land use issues
- make amendments to local plans or regulations necessitated by changes in federal regulations, state requirements or regional plans
- make amendments to local plans or regulations necessitated by changes that were not anticipated in previous plans, including growth or lack of growth, changes in land-use patterns or changes in available funding
- build on, complement or take a necessary step toward completing or implementing other high priority community initiatives, including Governor's Regional Solutions Team priority
- resolve transportation or land use-related issues affecting the project readiness of local, regional or state transportation projects for which funding is expected to be obligated within the near future

Response instructions are on page 10 of the 2022 Application Instructions.

Explain how your proposed project is timely and urgent

Annexations in 2018 left the City of North Plains without developable land to accommodate an immediate need for housing and economic growth. North Plains' 2022 Housing Needs Analysis (HNA) and Economic Opportunities Analysis (EOA) demonstrate a need for approximately 950 acres for housing and targeted industrial and commercial employment growth over the next 20 years.

The City has initiated an effort to expand its Urban Growth Boundary (UGB) and is currently evaluating alternative expansion sites within an established study area per statutory and rules requirements. The City is actively informing and engaging owners of expansion area properties and already-interested housing and industrial and commercial development entities. The City is also coordinating with the Department of Land Conservation and Development (DLCD), Washington County, and the City of Hillsboro.

The City hopes to complete the UGB expansion by the end of 2022 and proceed with adoption by Washington County and DLCD in early 2023. Once the UGB expansion is approved, a land use and transportation Concept Plan is required before land within the UGB expansion area can be annexed. We anticipate that funding for this cycle of TGM grants will be available when the City is ready to begin the Concept Planning process.

Once the UGB expansion is approved, a Concept Plan is required for areas brought into the UGB before annexation can occur. The Concept Plan will identify residential, commercial, and industrial land areas and uses, utilities, parks and trails, and funding sources. The current North Plains Transportation System Plan ("TSP") does not include areas outside the current UGB. Proposed TSP amendments will be informed by final UGB expansion-based transportation improvements, including applicable Transportation Planning Rule compliance improvements contained in the approved concept plan.

A UGB Concept Plan effort is particularly timely for the North Plains UGB expansion due to the pending

industry site needs that will be endorsed by the Oregon Semiconductor Competitiveness Task Force (and recent CHIPS and Science Act passage). Preliminary recommendations of the Task Force align with industry and site needs identified by the North Plains Economic Opportunities Analysis. Concept Plan work would allow semiconductor and supply chain industry site planning with the most current findings about industry site and infrastructure needs to meet the Governor's priorities for semiconductor industry competitiveness.

As part of the Washington County Silicon Forest economy, North Plains has the unique opportunity to concept plan these vital economic needs for the state, but also do so with intent to pair residential concept planning that provides very high livability and multimodal connectivity between neighborhoods, places of employment, recreation opportunity, and commercial services in a smaller community environment. North Plains will likely be unique in the State of Oregon to provide a variety of sizes of key employment sites highly proximate and conveniently walkable to a variety of housing choices in its UGB expansion.

Criterion 3: Proposed project approach supports policy decision (up to 20 points)

The application demonstrates a clear approach to achieving the expected outcome and includes consideration for adoption. Where substantial coordination with other local, regional, and state planning efforts will need to occur, the mechanisms and responsibilities for the coordination are clear.

Response instructions are on page 11 of the 2022 Application Instructions.

Explain how your proposed project approach supports policy decision

The goal of this project is to adopt a Concept Land Use and Transportation Plan for the North Plains UGB expansion area. North Plains will hire a consultant to carry out the following tasks in coordination with City staff and an ODOT Project Manager.

1. PROJECT MANAGEMENT

Hold a project kickoff meeting. to review the City's goals for the project, the project schedule and identify background data and materials needed. Hold regular Project Management Team (PMT) meetings throughout the course of the project to review project progress, identify and mitigate potential issues, and oversee project development. Revise the project schedule as needed.

- Deliverables: kickoff meeting and summary, PMT meetings, project schedule
- Timeline: 1 month from project kickoff and ongoing

2. COMMUNITY ENGAGEMENT

Prepare a Community Engagement Plan (CEP) that identifies stakeholder groups, including historically underrepresented groups, and describe the array of tools and activities best suited to inform and engage each group.

Interview key stakeholders including UGB expansion area property owners and other parties directly impacted by UGB expansion. Prepare a summary of the stakeholder interviews.

Convene a Project Advisory Committee (PAC) consisting of a diverse cross section of community members and agency representatives. The PAC will review project deliverables and provide guidance on key decisions. Maintain a list of interested parties. Hold a public meeting to present an overview of the project and discuss the community's vision for the area. Develop a survey for community members who cannot attend in person.

Establish a vision or guiding principles for the Concept Plan.

- Deliverables: Community Engagement Plan, PAC meeting #1, stakeholder interviews and summary, community meeting #1 and survey
- Timeline: Within 3 months of project kickoff.

3. EXISTING CONDITIONS

Review baseline data and relevant policy guidance and prepare a report documenting current conditions in the UGB expansion area. Data and reports may include, but are not limited to GIS data on land uses and site conditions, the UGB Expansion Report, Comprehensive Plan, Transportation System Plan, Housing Needs Analysis, and Economic Opportunities Analysis. Include a summary of opportunities and constraints. Hold PAC Meeting #2 and Community Meeting #2 to review existing conditions and opportunities and constraints.

- Deliverables: Existing Conditions Report, PAC meeting #2, community meeting #2
- Timeline: Within 5 months of project kickoff.

4. ALTERNATIVES ANALYSIS

Prepare up to three alternative land use and transportation frameworks for the plan area. The frameworks should identify residential densities (low, medium, high), commercial and industrial use types, major roads, natural resource areas, parks and trails, and utilities. The alternatives will be evaluated relative to the project vision and other guiding documents. Hold PAC Meeting #3 and Community Meeting #3 to review and comment on the alternatives. Develop a preferred alternative based on community feedback.

- Deliverables: land use alternatives, PAC meeting #3, community meeting #3, preferred alternative
- Timeline: Within 8 months of project kickoff.

5. DRAFT CONCEPT PLAN

Prepare a draft Concept Plan, providing additional details for the plan elements included in the alternatives, such as housing types, street types, park types, infrastructure costs, approach to sensitive areas, and a strategy for funding and phasing. Hold PAC Meeting #4 and Community Meeting #4 to review and comment on the draft Concept Plan. Revise the draft Concept Plan based on community feedback.

- Deliverables: draft Concept Plan, PAC meeting #4, community meeting #4, revised Concept Plan
- Timeline: Within 11 months of project kickoff.

6. DRAFT CONCEPT PLAN

Present the revised Concept Plan at two Planning Commission and two City Council meetings to facilitate adoption of the North Plains UGB Expansion Area Concept Plan. Prepare a final Concept Plan to address comments from the Planning Commission and City Council.

- Deliverables: two Planning Commission meetings, two City Council meetings, final Concept Plan
- Timeline: Within 16 months of project kickoff.

Criterion 4: Proposed project has community support (up to 5 points)

The application demonstrates that there is local support for project objectives, a commitment to participate, and a desire to implement the expected outcome.

Response instructions are on page 13 of the 2022 Application Instructions.

Upload letters of support from stakeholders here

TGM Property Owner letter VAN[58].pdf

NP Chamber LoS.pdf

WC_North Plains TGM Grant Letter of Support 07-26-22.pdf

Finegan Calloway Letter of Support.pdf

JCC North Plains Letter.pdf

TGM Letter - Jackson Farm Land, LLC.pdf

Ferelden, LLC Letter of Support 7 27 2022.pdf

letter in support of CofNP, for State Grant.pdf

Criterion 5: Proposed project sponsor is ready and capable (up to 10 points)

The application demonstrates that the local government is ready and able to begin the project within the TGM timetable and that there is local commitment and capability to manage and complete the project. The application demonstrates, if applicable, successful performance on previous TGM projects.

Response instructions are on page 14 of the 2022Application Instructions.

Explain how proposed project sponsor is ready and capable

The City has considerable experience collaborating with consultants and the public to produce city plans. Since 2017, the City has updated its Comprehensive Plan, Transportation System Plan (TSP), Housing Needs Analysis (HNA), Economic Opportunities Analysis (EOA), Parks Master Plan and Water Master Plan. The TSP was funded by the TGM program and the EOA by a DLCD Technical Assistance grant. A North Plains Housing Design Workshop was funded through the TGM Education and Outreach Program (2018). These plans were produced with significant public input, collaboration with local, regional and state entities, and staff oversight of a contracted consultant responsible for deliverables. All of these projects were adopted by City Council. In 2020, the City received another TGM program grant to prepare a Downtown Improvement Plan. This project is nearing completion.

The City's project manager will be North Plains City Manager Andy Varner. Andy has more than 20 years of experience managing dozens of local and regional land use and economic development projects. Since joining North Plains in February 2018, Andy has overseen the adoption of the plans mentioned above. Over the next two years he has the capacity to manage the proposed project. North Plains Finance Director Bill Reid will provide support for this project. Bill has been a land use, real estate, economic development, and public finance consultant for over 20 years to both private and public sector interests throughout the Pacific Northwest and other U.S. markets.

For this project, Andy will provide strategic guidance and work directly with the consultant team who will be responsible for community engagement, technical analysis, and preparation of the Plan. Andy will coordinate with the consultant and advisory committee to provide regular updates to the Planning Commission and City Council. City staff will assist with advisory committee communication, coordination and logistics. City staff will be responsible for bringing the plan through adoption.

If applicable, list local jurisdiction's TGM projects within last 10 years and their status

If applicable, list local jurisdiction's TGM projects within last 10

years and their status

TGM File Code	Project Title	Status
1C-20	North Plains Downtown Improvement Plan	The project was initiated in 2020. A project vision statement was adopted and alternative projects and strategies have been developed and evaluated. Project completion is anticipated in fall 2022.
	North Plains Housing Design Workshop	Funded through the Education and Outreach Program, the Housing Design Workshop was completed in 2018.
1C-16	Transportation System Plan Update	The TSP Update was adopted in 2019.

Required forms

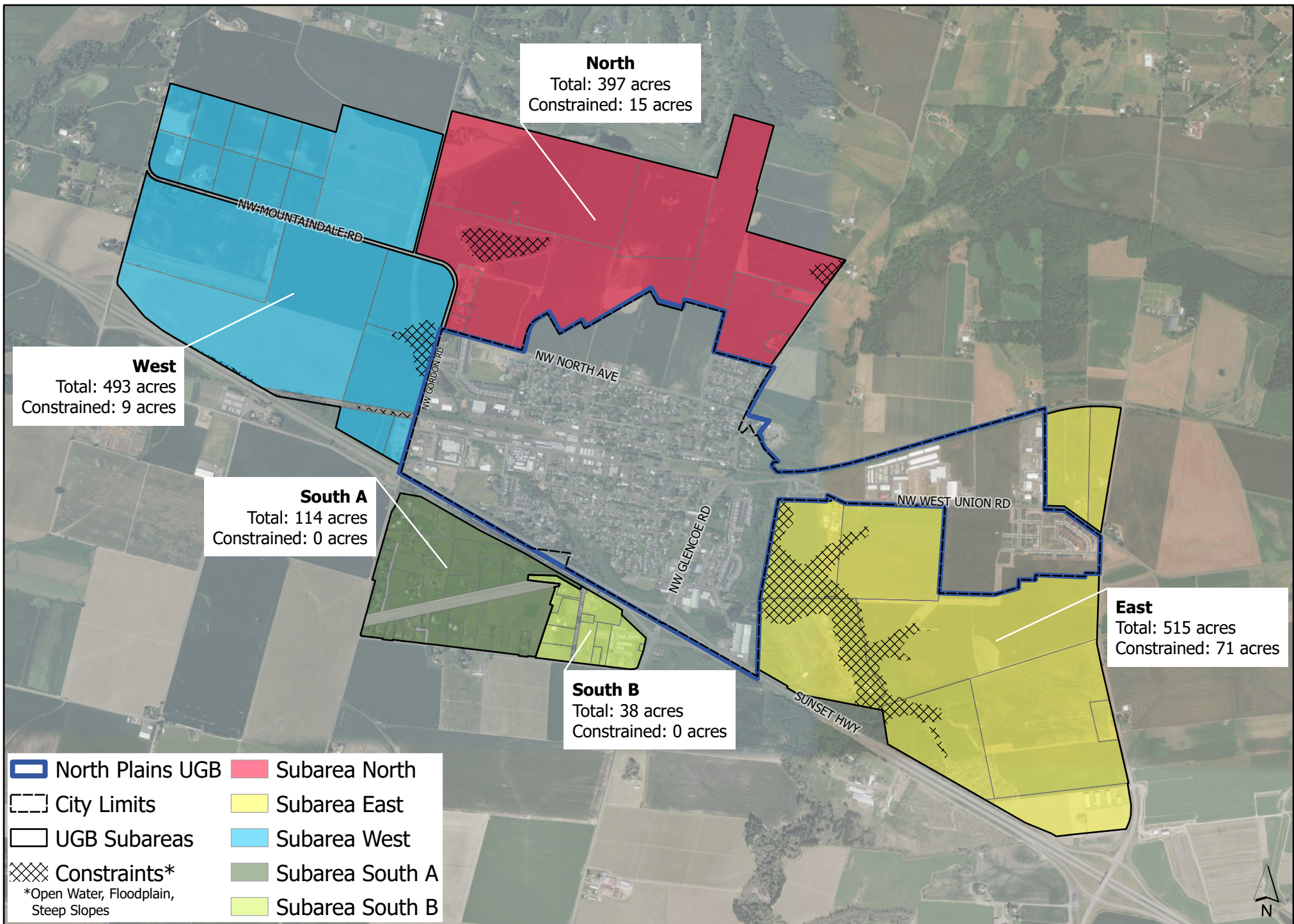
Title VI: Racial & Ethnic Impact Statement form
Racial-Ethnic-Impact-Statement.pdf

[Download the Racial & Ethnic Impact Statement form here](#)

Today's date
7/28/2022

If you encounter any issues with the submittal process, please contact:

Rachael Levasseur
Planning Section Web Coordinator
Rachael.LEVASSEUR@odot.oregon.gov





July 26, 2022

Glen Bolen
Region 1 Lead Grant Manager
Transportation & Growth Management Program
Oregon Department of Transportation

Re: City of North Plains TGM Grant Application for UGB Concept Planning

Dear Mr. Bolen,

I am the Mayor of the City of North Plains. On behalf of the City Council, I am pleased to support this application for a Transportation & Growth Management (TGM) Program grant that would help us concept plan a new area of community growth in our future Urban Growth Boundary (UGB).

North Plains has among the fastest population growth rates in Washington County and Statewide for the past three years, ranging from 5% to 7% every year. Portland State University has projected that we should plan that type of population growth every year until at least 2040. The City is currently going through the UGB study process right now and we anticipate an application to Washington County and DLCD within the next year. So, the timing of the TGM grant is perfect as our next phase will be to concept plan and coordinate infrastructure build-out starting in 2023.

If awarded, this important project would help give our small but growing city the tools and resources to plan and develop according to our community vision. That is no small task considering our location to Silicon Forest and our traditional role of providing workforce housing to the Metro economy. North Plains wants to be more than that, and this TGM grant will be a huge first step in helping us realize that vision.

Please accept this letter as a sign of the City Council's support and let me know if you have any questions or require further information.

We look forward to the grant results and thank you for this opportunity to help improve North Plains.

Sincerely,

Mayor Teri Lenahan

July 27, 2022

VanDomelen Family
30020 NW West Union Rd
North Plains, Or 97133

To Whom it May Concern:

As the property owner of land that is candidate for inclusion in the City of North Plains urban growth boundary expansion, I would like to express my support for the City pursuing a State grant for potential concept planning that may include my property.

We have been in communication with the City of North Plains during its urban growth boundary expansion study process and have communicated to the City our interest in being included in the expansion. We furthermore fully support the City in its planning efforts, enabled by a planning grant from the State, that would enable the smartest potential use of our property and bring about the best possible outcomes and quality of life for future City residents and employers.

Thank you for your consideration and the opportunity to express support for North Plains' planning efforts.

Best regards,

Mike VanDomelen

mikevandomele@aol.com

503-880-8270



Serving Businesses in the North Plains Area Since 1986

503.647.2207
PO Box 152 North Plains, OR 97133
www.northplainschamberofcommerce.org

7/27/2022

Andy Varner, City Manager
City of North Plains Oregon
31360 N.W. Commercial Street
North Plains, OR 97133

Dear Andy,

On behalf of the 57 businesses that are members of the North Plains Chamber of Commerce, I am writing to add our endorsement of the City of North Plains' grant application for urban growth boundary (UGB) expansion concept planning.

The North Plains Chamber of Commerce views success of the current UGB expansion process as absolutely critical to the wellbeing of the North Plains economy and quality of life for North Plains residents.

Our member businesses appreciate the rapid growth in population that North Plains has experienced in the last several years. But the absolute lack of employment land and suitable capacity for existing and new businesses to expand in our community has hamstrung the economy in North Plains. We continue to see our residents leaving town to buy goods and services from businesses in other communities and anticipate this to continue until North Plains can grow its business base so that a greater concentration of shopping and employment offerings existing close to home in town.

We appreciate the vision of City leadership to pursue significant new economic opportunity via substantial employment land capacity for the next 20 years. We also support City efforts to wisely and sustainably plan its land needs via UGB expansion to maintain and grow its facilities that serve our current and future residents and businesses.

We appreciate the opportunity to express our support for the upcoming, next phase of UGB planning and we look forward to a high quality of life and prosperity for our residents and member businesses.

Please accept this letter of support of our business community, and let me know if you have any questions or require further information.

Respectfully,

NORTH PLAINS CHAMBER OF COMMERCE

Russ R. Sheldon,
President



WASHINGTON COUNTY OREGON

July 26, 2022

Mr. Glenn Bolen
Principal Planner/Lead Grant Manager
ODOT Region 1
123 NW Flanders Street
Portland, OR 97209

Dear Mr. Bolen:

I am writing in support of North Plains' application for a Transportation & Growth Management grant to support concept planning for a potential Urban Growth Boundary (UGB) expansion area within the rural undesignated area next to the city. Washington County staff has been part of the City of North Plains' UGB expansion study Project Advisory Committee since it was formed in 2020. As a stakeholder and participant in the process, we look forward to continuing our collaboration with North Plains as this work progresses.

North Plains will coordinate their expansion efforts closely with Washington County through an Urban Planning Area Agreement, which we intend to adopt by ordinance in the next few years. This agreement will guide how the County and city work together to plan for UGB and city expansions. We support the city's efforts to plan for the best possible outcomes and quality of life for future city residents and employers. North Plains has experienced significant growth over the last ten years and is proactively thinking about how their community will grow in the coming years. Receiving this grant will enable the city to complete this important planning effort.

Thank you for your consideration and the opportunity to express support for North Plains' application.

Sincerely,

Stephen Roberts

Director of Land Use & Transportation

**Bill Reid** <bill.reid@northplains.org>

From Finegan Family/support letter

2 messages

Melva J Calloway <mcalloway24@gmail.com>
To: Bill Reid <bill.reid@northplains.org>

Tue, Jul 26, 2022 at 1:49 PM

July 27, 2022

Melva Finegan Calloway
[3775 NW Cornelius Schefflin Road](#)
[Cornelius, Oregon 96113](#)

To Whom it May Concern:

As the property owner of land that is candidate for inclusion in the City of North Plains urban growth boundary expansion, I would like to express my support for the City pursuing a Stategrant for potential concept planning that may include my property.

We have been in communication with the City of North Plains during its urban growth boundary expansion study process and have communicated to the City our interest in being included in the expansion. We furthermore fully support the City in its planning efforts, enabled by a planning grant from the State, that would enable the smartest potential use of our property and bring about the best possible outcomes and quality of life for future City residents and employers.

Thank you for your consideration and the opportunity to express support for North Plains' planning efforts.

Best regards,

Melva Finegan Calloway
Finegan Farms, Inc and The Finegan Family

PHONE OR EMAIL Sent from my iPhone

Bill Reid <bill.reid@northplains.org>
To: Melva J Calloway <mcalloway24@gmail.com>

Wed, Jul 27, 2022 at 5:52 AM

Cc: Andy Varner <andy.varner@northplains.org>

Thank you very much Mel. Definitely appreciated.

We'll keep you up to date with our process on this.

Best regards,

Bill

[Quoted text hidden]

--

Bill Reid / Finance Director

City of North Plains, Oregon

31360 NW Commercial Street

North Plains, Oregon 97133

o: 503.647.5555



www.northplains.org

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July 27, 2022

Charles Hopewell
Board Chair
Jewett Cameron Companies
32275 NW Hillcrest
North Plains, OR 97133

To Whom it May Concern:

As the property owner of land that is candidate for inclusion, as well as being a member of the UGB exploratory team in the City of North Plains urban growth boundary expansion, I would like to express my support for the City pursuing a State grant for potential concept planning that may include one of our properties.

Having served as a member of the UGB Expansion PAC, and a property owner, I've witnessed the City's efforts to include all voices, discern in earnest the multitude of options and how decisions can or could affect the city's future. Our community needs this process to continue to bring about a plan that balances both residential as well as business and industry needs.

We have communicated to the City our interest in being included in the expansion. We furthermore fully support the City in its planning efforts, enabled by a planning grant from the State, that would enable the smartest potential use of all properties potentially impacted by planning efforts to bring about the best possible outcomes and quality of life for both current and future City residents and employers. North Plains is in a unique location to compliment the growth needs of our region yet still maintain the balance of City and surrounding rural and agricultural needs.

Thank you for your consideration and the opportunity to express support for North Plains' planning efforts.

Best regards,

A handwritten signature in black ink, appearing to read 'Charles Hopewell', is written over a horizontal line.

Charles Hopewell
Jewett Cameron Companies Board Chair
Member of the North Plains UGB Expansion PAC

July 27, 2022

Jackson Farm Land, LLC
PO Box 2669
Vancouver WA 98668

To Whom it May Concern:

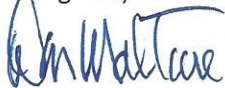
I am the longtime owner of a property under consideration for inclusion in the City of North Plains' planned Urban Growth Boundary expansion. I am writing to share my support for the City's planning process and its efforts to secure a State grant for further concept planning.

The City of North Plains has been very communicative and deliberate in its efforts with property owners, including myself. I have been in regular communication with the City throughout its process and have expressed a clear desire to be included in an expansion. In my view, this expansion will provide housing and employment opportunities that will benefit North Plains residents for generations to come.

I strongly support the City's ongoing planning efforts, including a potential grant from the State. And I look forward to continuing to participate in the UGB process, with a goal toward enhancing economic opportunity and quality of life for all residents.

Thank you for the opportunity to express support for North Plains' grant request.

Best regards,

A handwritten signature in blue ink, appearing to read "Don Maltase".

Don Maltase
Manager
503-780-7882
don@maltase.net

July 27, 2022

Ferelden, LLC
6770 SW Canyon Drive
Portland, OR 97225

To Whom it May Concern:

As a property owner of land under consideration for inclusion in the City of North Plains urban growth boundary expansion, I am highly supportive of the City's pursuit of State grant funding for concept planning of the area that may include my property.

Throughout the UGB process, I have communicated to the City my desire to be included in a boundary extension. I support the City's planning efforts and community-led process, to-date. A grant from the State would support the highest and best use smartest potential use of our property, including in the provision of sorely needed employment and housing opportunities.

In considering the value of this planned expansion to the residents of North Plains, and the entire region, I urge you to approve the City's grant application.

Best regards,



Robert S. Bobosky

Manager

503 292-8261

r.bobosky@comcast.net

RACIAL AND ETHNIC IMPACT STATEMENT

This form is used for informational purposes only and must be included with the grant application.

[Chapter 600 of the 2013 Oregon Laws](#) require applicants to include with each grant application a racial and ethnic impact statement. The statement provides information as to the disproportionate or unique impact the proposed policies or programs may have on minority persons¹ in the State of Oregon if the grant is awarded to a corporation or other legal entity other than natural persons.

1. The proposed grant project policies or programs could have a disproportionate or unique positive impact on the following minority persons:

Indicate all that apply:

Women	Asians or Pacific Islanders
Persons with Disabilities	American Indians
African-Americans	Alaskan Natives
Hispanics	

2. The proposed grant project policies or programs could have a disproportionate or unique negative impact on the following minority persons:

Indicate all that apply:

Women	Asians or Pacific Islanders
Persons with Disabilities	American Indians
African-Americans	Alaskan Natives
Hispanics	

3. The proposed grant project policies or programs will have no disproportionate or unique impact on minority persons.

If you checked numbers 1 or 2 above, please provide below the rationale for the existence of policies or programs having a disproportionate or unique impact on minority persons in this state. Further provide evidence of consultation with representative(s) of the affected minority persons.

By checking this box, I hereby certify the information contained on this form is true, complete, and accurate to the best of my knowledge.

Dated:

Printed Name:

Title:

Agency Name:

¹ “Minority person” are defined in SB 463 (2013 Regular Session) as women, persons with disabilities (as defined in ORS 174.107), African Americans, Hispanics, Asians, or Pacific Islanders, American Indians and Alaskan Natives.