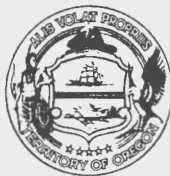


VICTOR ATIYEH  
GOVERNOR  
1979-1987



INTERNATIONAL  
CONSULTANT & TRADE

December 18, 1992

The Oregonian  
1320 SW Broadway  
Portland, OR 97202

To The Editor:

The "Metrowest" article in the Neighbors section of your December 17th edition concerning haggling between Beaverton and Portland, over the unincorporated east part of mostly Washington County, was read with great interest. As one whose property is coveted by both jurisdictions, I found this discussion to be a classic "do you want to be shot or hung" proposition. I believe the proper question is "Do you want to be executed"?

As the article factually stated, we have police protection, fire and rescue service, a sewer system, a water system, fine schools and a park and recreation district. And what does either city offer up? Increased property taxes!

Of course, I must admit to some, like Mr. Claypool who is City Planner for Portland, the ability to plan 20 years into the future for a traffic light might be a compelling argument to drag unwilling property owners into a city and then charge them more money. My common sense, however, tells me that this is just some more of the fuzzy thinking that has hundreds of thousands of people upset with government.

Leave us alone!

Sincerely,

A handwritten signature in black ink, appearing to read "Victor Atiyeh", with a long horizontal flourish extending to the right.

Victor Atiyeh

# Portland, Beaverton wrangle over the land between them

*For the most part, residents caught between the two cities would just as soon be left with their unincorporated status*

By **LINDA CAMPILLO**

Correspondent, *The Oregonian*

and **HARRY BODINE**

of *The Oregonian* staff

**L**ike two puppies with only one toy, Portland and Beaverton are waging a 7-year-old political tug-of-war over the land between the two cities.

Meanwhile, most of the people caught in the middle say they would like to be left alone.

"When you move to an unincorporated area . . . you move there for certain reasons, and part of that is being unincorporated," said John Purdy, who lives in the Sylvan area north of Sunset Highway. "Neither organization . . . has shown the community any benefits of joining their respective cities."

Purdy is one of about 45,000 people who live in the roughly 15-square-mile area that Beaverton and Portland have been battling over.

"It's interesting to watch the two jurisdictions fence over this issue, and it's interesting to watch the two try not to involve the community," said Teresa DeLorenzo, who lives in Cedar Mill.

They've discovered that in drawing a common urban services boundary, citizen involvement is not the primary goal of either city.

A boundary line does not require anyone to be annexed by either city. Its purpose is to enable a city to plan long-term, by outlining the area it eventually will serve.

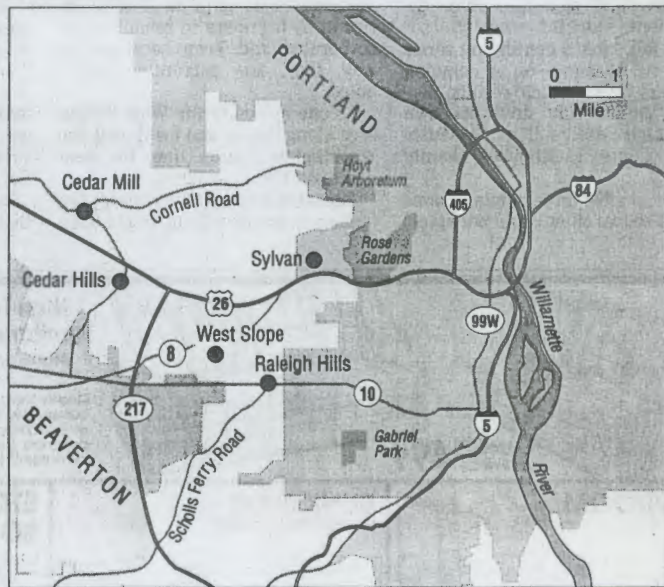
But, according to the Portland Metropolitan Area Local Government Boundary Commission, cities may only annex adjacent land. Currently, the city limits of Portland and Beaverton are from one to several miles apart, noted Deniece Won, boundary commission executive assistant.

In addition, the boundary commission is required to comply with the cities' comprehensive plans when making decisions, Won said.

If an annexation were proposed where two cities have overlapping urban service boundaries, it would present a legal question that would have to be resolved before a

decision could be made.

If Beaverton's unilateral action in establishing its urban service boundary at the county line is sustained, if



**Please turn to  
LAND BATTLE, Page 2**



## Continued from Page 1

may be used in the future to block any annexation proposals made by Portland, said Portland City Commissioner Gretchen Kafoury in a memo to the City Council.

### Area already served

East Washington County's unincorporated area complicates the process because it is largely developed and already is served by special districts that some residents feel offer good to excellent services.

The area receives police protection from the Washington County Enhanced Sheriff's Patrol District. Fire protection comes from Tualatin Valley Fire and Rescue, sewer and surface water pollution control from the Unified Sewerage Agency and drinking water from the Tualatin Valley, West Slope and Raleigh water districts.

Portland's primary contribution to public services in the area is high-quality Bull Run water, which it sells to the local water districts. The revenue generated from suburbanites helps keep water bills within the city lower than they otherwise would be under existing city policies.

The entire area also is within the Tualatin Hills Parks and Recreation District.

Most of the children in the area attend Beaverton schools, except for the pocket of the Portland School District that crosses the Washington County line.

### Drawing the line

In the seven years the two cities worked to agree on a common boundary, each has proposed several different lines.

In August 1991, the two cities offered a joint proposal "for discussion" that gave Raleigh Hills, Garden Home and West Slope to Beaverton, but split the Cedar Mill area north of Sunset Highway.

The line also divided the 252-acre Peterkort family farm bordering Sunset Highway where it meets Oregon 217. The property is the largest undeveloped tract of land in east Washington County. Both cities covet it for its mega-million-dollar development — and tax — potential.

Last fall, after a continuing series of efforts to agree on a common boundary failed to yield results, Beaverton unilaterally drew its own line, which closely follows the Washington County-Multnomah County line.

It did so after three points became clear: The two cities could not agree;

residents in the area asked Beaverton to act, favoring Beaverton over Portland as the "least objectionable" alternative; and Portland refused to accept that sentiment.

Beaverton acted after the two cities' planning commissions conducted public hearings in Raleigh Hills, Cedar Mill and Sylvan. Only at the Sylvan meeting did any support for Portland materialize. Later, when the community participation organizations representing the area sampled their members, Beaverton emerged a clear favorite.

Also favoring Beaverton was St. Vincent Hospital and Medical Center, the largest employer in the disputed area. In doing so, it reversed its position favoring Portland.

After the Beaverton City Council adopted the line Nov. 2, Portland responded with plans to challenge Beaverton's action to the state Land Use Board of Appeals.

### Where "the Beaver" lives

Today, Portland and Beaverton agree that the largely developed Raleigh Hills-Garden Home area should be in Beaverton's sphere of influence.

Most of this area consists of the countrylike ranch-style homes so popular in the 1950s, which sit on large tree-shaded yards. Some older World War II-era bungalows also dot the southern portion of the area — an example of long-lived communities such as Garden Home.

Newer '70s and '80s homes intermingle with the '50s feeling, but they are not a dominant part of this area.

Residents of this area got involved when the earlier proposal would have split their area in two, said Peggy Lynch, spokeswoman from Raleigh Hills-Garden Home Citizen Participation Organization.

"We expressed our need to remain communities and not to be split," Lynch explained. "We also asked Washington County to intercede for us."

When forced to choose between being split as communities or going with Beaverton or Portland, the area moved to go with Beaverton. However, it prefers to remain unincorporated and keep services the way they are currently, Lynch noted.

As one moves to the West Sylvan area along U.S. 26 and just inside the Washington County line, the residents can't seem to agree.

This area also has the countrylike feeling characteristic of single-fami-

ly neighborhoods to the south.

North of Sunset Highway, a series of large, new apartment and condominium complexes extends to Southwest Barnes Road. Beyond that are more single-family neighborhoods of older homes on large lots and newer Street-of-Dreams-type communities such as Bauer Woods and Catlin Crest.

The West Sylvan area of West Slope is distinctive in that it lies within the Portland School District, not the Beaverton School District that serves the rest of the disputed area.

No matter where the urban service boundary eventually is placed, the school district lines will remain the same, as will residents' mailing addresses. However, most people in the unincorporated areas seem to identify with the school district and the park system that serves it.

"A lot of people would like the urban services boundary drawn at the Portland School District boundary in this area," said Jill Parshley, chair of the Canyon Lane Neighborhood Association.

"There are some very strong opinions on both ends of the spectrum," Parshley said. "The neighborhood association has not reached a resolution."

The problem is that some individuals want to be in Beaverton because they feel they would have a louder voice in government, Parshley added. But she seemed assured that most Canyon Lane residents identify more with Portland.

### Sentiment divided

Since 1986 Beaverton has surveyed the unincorporated areas bordering it three times to determine the residents' long-term preference on annexation by cities.

In the most recent survey, conducted in March 1992 by Riley Research Associates, sentiment was divided. The 247 respondents from Cedar Mill favored Beaverton by more than a 2-1 ratio. The 57 West Sylvan-area residents surveyed split 33 for Portland, 17 for Beaverton.

North of U.S. 26, residents also have been forced to consider "splitting the baby" or choosing a mother. The members of Citizen Participation Organization 1 chose to align with Beaverton, but they say they were left out of the process until someone already had the sword to the proverbial baby's head.

It wasn't until a joint Portland/Beaverton subcommittee of the plan-

ning commissions proposed a line that would split Cedar Mill that area residents were called to a public hearing, they said. That was in September 1991.

In that proposal, the line south of U.S. 26 would remain at the county line. However, a square bounded by Garden Home Road, Oleson Road, Taylors Ferry Road and the county line would be given to Portland in exchange for the finger of Garden Home Road that currently crosses over the Washington County line. Part of the area north of U.S. 26, consisting of the area west to Southwest 113th Avenue and north to the vicinity of Thompson Road, would be served by Portland.

The northern part of the proposal drew the most objections.

"I think it's outrageous that Portland wants to put the urban services boundary . . . where it carves a community right down the middle," said James Trumper, vice president of CPO 1. "There's no rhyme or reason to it. A lot of people feel it's just a land grab."

After the proposal to divide Cedar Mill came forth, the local planning organization formed a subcommittee to study the issue. It recommended setting the boundary at the county line, and the rest of the citizens' group approved it in a meeting attended by more than 100 local residents. The ratio was more than 8 to 1.

"The reason is the fear of the big-city mentality," Trumper said. "I think people are happy with the services they've got. They're concerned that they wouldn't get the same quality of services if they were incorporated with Portland."

"Most people also feel that if they were incorporated with Beaverton that they would get better services from Beaverton because it's smaller," he added.

### No annexations soon

Beaverton has no program to annex major portions of the area at this time, said Linda Davis, community development director.

Property tax rates in the disputed unincorporated area for non-school services now average around \$9.12 per \$1,000. Most Beaverton residents

pay a rate of \$9.90 per \$1,000 and Portland residents within Washington County pay \$11.96 per \$1,000 for comparable services. If most of the residents in the unincorporated area prefer to keep their services the way they are, why are the cities fighting over setting a boundary?

Jim Claypool, Portland planner, said the boundary "gives us the ability to plan for 20 or more years out, how, where, who pays and all the things related to services."

Issues arise such as locating a new fire station or placing a signal, and either one city or the other has to pay for it, Claypool said.

And then there's the money.

The city of Beaverton did not want to place a value on the 15 square-mile area, because, Davis said, "It's not a valid calculation." If Beaverton were to annex the entire area, it would double the size of the city. Presently, the entire unincorporated area is mainly residential.

There are about 10,000 single-family homes and 7,000 multi-family residences. About 328 commercial lots and 53 industrial lots dot the landscape.