

**Third Draft of Memorandum of Understanding (I
3/20/03**

**John Hartsock's
Comments 3/23/03**

- 1) Principle A - Concept Planning (p. 2)
- 2) Principle E - Cities for Governance and Principle F - City Boundaries (p. 3)
- 3) Principle F - City Boundaries (p. 3)
- 4) Principle G - Water Service (p. 3)

**Gene Grant's
Comments 3/30/03**

- 1) Scenario A (p. 2)
- 2) Scenario B (p. 2)
- 3) Scneario C (p. 2)
- 4) Principle A - Concept Planning (p.2)
- 5) Principle F - City Boundaries (p. 3)

6) Principle F - City Boundaries (p. 3)

**City of Gresham's
Comments 4/1/03**

1) Generally concurring with Hartsock's edits
of 3/23/03

2) Principle F - City Boundaries

3) Principle F - City Boundaries

3) Principle G - Water Service

MOU)

Clearly defining communities to include members of existing cities of Happy Valley and Gresham as well as members of unincorporated Damascus and Boring

Allowing up to two incorporation votes (November 2004 and November 2006) before parsing up unincorporated areas among existing cities

Tentatively calling 172nd the boundary between existing city of Happy Valley and potential new city of Damascus

Clarifying the identity of the Gresham's prospective Springwater II redevelopment area as Sun Shine Valley

Making explicit the fiscal capacity reasons for holding off on annexation and incorporation until planning is completed

Clarifying that picking off industrial lands of the area will lead to more imbalanced, predominantly residential communities

Generalizing tax base sharing to the purpose of offsetting infrastructure and service costs for residential development

Expanding on Hartsock's edit to include but not be limited to incorporated and unincorporated area residents

Loosening the tentative designation of 172nd as a boundary to the area as far east (but no further east) than that covered by Happy Valley's November 2002 annexation vote (roughly 180th)

Adding that the boundary eventually agreed upon will delineate the area potential not just for annexation but for concept planning and urban growth management agreements

Basing a tentative boundary between Gresham and the potential city of Damascus on the watershed boundaries of Johnson Creek, making Gresham the likely service provider in the area of Sun Shine Valley (Springwater Phase 2) which lies completely within Clackamas County to the south of the existing City of Gresham

Updating the IGA between City of Portland and City of Gresham to reflect governance agreements for Pleasant Valley Area C; to be completed by August 2003 as part of a state Transportation Growth Management grant for the Pleasant Valley Implementation Plan

Expanding water services to explicitly include wastewater and stormwater services, indicating discussion and negotiation between City of Gresham and Clackamas County Water Environment Services (WES)