

FAST FACTS

What has been done to look for more property?

Summary: In 2002, the Archdiocese of Portland gifted approximately five acres to our fledgling parish. Over the years, we have sought opportunities to sell or trade this property in pursuit of a larger parcel. Many members of our parish have assisted with research to assess the various opportunities that might be available to us. After exhaustive searches over the past four years, we have concluded that building our parish on the existing five acres is our most expedient and viable plan. The rest of this document attempts to answer some of the most common questions that arise regarding these decisions. If you have further questions, don't hesitate to contact the building committee at: BC@stjuandiego.org.

Why not look at all the property outside the Urban Growth Boundary (UGB), in the northern half of our parish boundaries? Churches are allowed outside the UGB but not within three miles of the actual boundary. To obtain an exception to this rule, we would need to pursue a challenge to state-wide planning goals (involving lengthy and risky litigation). This would likely be appealed by farming advocates and there is a minimum lot/parcel partition size (no less than 20 acres). In addition, we have found no interested sellers if we were to pursue that course.

What property is available inside the UGB? Simply put: very little. We've worked with an outside consultant who represents the property owners in this area to review the North Bethany development opportunities. Of all the property in that area, everything is already sold, or optioned to be sold. In addition, the development plan for that area won't go to public approval until 2009 at the earliest. As construction costs are rising at more than 1% *per month*, waiting 2-3 more years before pursuing our own building(s) is not considered a good option.

What happened to the possibility of 15 acres at the corner of West Union and 185th? After meeting with the county and learning about all of the problems associated with building outside the UGB, that option is no longer under consideration. This parcel would have been wrought with difficulties and expenses including: no available tap into county sewer and water systems, creation of wells, septic fields and water-holding tanks for sprinkler systems, location of high-voltage power lines, future road planning for the area and protected wet lands.

Who owns the 1.5 acres just to the west of our property? Tualatin Hills Park and Recreation. They have a standing policy to not sell open space, as that goes against their mission. That said, they don't develop parks on anything less than two or three acres. So that property will probably stay in its current natural state.

As it turns out, our five acres is truly a blessing. It's well-located, undeveloped, and best of all, we own it. With the creative talents of our architects and our community, we'll make it work!

