

[Email received 6/30/20 from Cameron Curtis, cameron@curtishomesllc.com]

Good evening all,

My name is Cameron Curtis. I own Curtis Homes LLC and Legacy Development Group.

I wanted to share a few thoughts as I review the proposed policies changes this year:

- We develop and build in both Wasco and Hood River Counties within the National Scenic Area's Urban Areas.

- Currently we are developing a planned development community of missing middle housing in Wasco County. We also develop land and build single family homes in Hood River County, Wasco County and Klickitat County.

- I'm very concerned that the proposed Urban Area Boundary Revision policies are too restrictive, especially for Oregon communities that have tighter urban growth boundaries and need more flexibility to balance preservation and growth pressures. Please allow for more time to engage with Oregon stakeholders.

- If you do move forward, please remove Policies 8B and 10B.

- Policy 8B too narrowly defines 'minor' revision. It would arbitrarily cap land available for housing and prevent Oregon cities from meeting their state-required land supply for housing needs over the next 20 years. It could also have negative unintended consequences, causing cities to expand onto valuable farmland instead. This is a huge concern.

- Policy 10B is inequitable for Oregon because it links Oregon land supply to Washington land supply without taking into account the latter's larger urban growth boundaries and assumes their growth needs are linked when they are not.

- Please define additional 'minor' criteria in Policy 8B, including geographical context of previous zoning, land for certain housing types, affordability, and densities, like my companies build to meet the needs of Oregonians.

- Overall, please ensure any policies contain as clear and objective criteria as possible so that Oregon communities can have increased clarity on future potential urban area boundary revisions.
- I already see that housing affordability and choice is becoming more and more elusive in both Wasco and Hood River Counties. Without a clear path for counties to submit revision applications, our cities will continue to feel the pressure for land to accommodate our community members' housing needs.

Thank you for considering a balance for preserving our wonderful National Scenic Area while allowing for strategic growth.

Sincerely,
Cameron Curtis
Owner/Builder
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