



December 15, 2011

Dear Neighbor:

Last summer, Washington County approved Tualatin Valley Fire & Rescue's land-use application to rebuild Fire Station 68 at 13545 NW Evergreen Street. County staff and the Hearings Officer based their approval on comprehensive analysis and review. The decision was appealed, however, to the Oregon Land Use Board of Appeals (LUBA) by an individual who disagreed with Washington County's code interpretation.

In its review of the appeal, LUBA had the authority to make one of three rulings: approve, reverse, or remand the case back to a Washington County Hearings Officer. LUBA remanded the case back to Washington County to comment on two issues. So, what does this mean? In simple terms, the Hearings Officer approved the Land Use Application and LUBA did not agree with their interpretation of the code. Some work needs to be done to clarify the code for the purposes of this project. Until that work is complete, our application is on hold and further work at the site must cease.

TVF&R plans to take two courses of action: seek a code amendment (further interpretation/clarification) on the two aspects of the code in question; and appeal the LUBA ruling to the Oregon Court of Appeals. We believe a code amendment is a critical step for this project, as well as future land-use decisions on fire stations and other buildings that serve the community like libraries and police stations. The code amendment and appeal are each expected to take at least six months. During that time, the site will be safely secured until a decision is reached.

Fire Station 68 plays a critical part in protecting not only your neighborhood but the northwest corner of our service area. Prior to beginning this project, an extensive search for property was conducted. The Evergreen Street site was selected because it was properly zoned, adequately-sized, financially feasible, and most suitable for emergency response based on decades of incident data. In addition, the rebuilding of Station 68 was identified in TVF&R's 2006 Bond Measure, and we are committed to fulfilling our promise to the taxpayers of this district. Building a cost-effective and efficient fire station will serve the citizens of this region for decades to come.

I would like to thank the citizens who have called and emailed our office expressing their support for this project. Individuals wishing to share their views may also contact the Washington County Board of Commissioners (email and mailing address available via their website at www.co.washington.or.us/BOC).

For more details and updates on the project, please visit our website at www.tvfr.com or contact TVF&R Public Affairs Officer Cassandra Ulven at 503-259-1513.

Sincerely,

A handwritten signature in black ink that reads 'Michael R. Duyck'.

Michael R. Duyck
Fire Chief

TVF&R Fire Station 68



Living Near a Neighborhood Fire Station

Visit Tualatin Valley Fire & Rescue's YouTube site to hear firsthand from residents who live near a fire station:
www.youtube.com/user/TualatinValleyFire

Fire stations are considered by many to be a good value

- When fire breaks out or a medical emergency occurs, time is of the essence. Having a fire station in your neighborhood means firefighters are closer in your time of need.
- The process of building a fire station includes creating a building that is functional as a fire station, yet complimentary to the surrounding neighborhood. Station 68 will have a community room available for non-profit organizations to use free-of-charge.
- Many residents, realtors, and contractors believe that having a fire station in a neighborhood increases the value of nearby homes.
- At least one home adjacent to the site of the new station recently sold for more than \$500,000.
- Since 2004 Washington County Taxation & Assessment is not aware of a home's assessed value being decreased due to a fire station.

Firefighters are sensitive to noise

- **At this site, there is no legal requirement to sound the fire engine's siren on a Code 3 call** when leaving the station and exiting onto Evergreen Road.
- Not all calls are Code 3 (lights and sirens) emergencies.
- Although safely exiting the station is a priority, our firefighters recognize that the siren can be a disturbance to neighbors and they use it with discretion. This is especially true at night when there are fewer vehicles on the road and no need to clear traffic.
- Drive-through apparatus bays at this station eliminate the need for backing engines into the station, therefore, eliminating the need to use rear back-up warning systems.

Firefighters are good neighbors

- Firefighters enjoy getting to know their neighbors and play an active role in helping increase preparedness and safety for families.
- A fire station is home-away-from-home for our firefighters who are on duty for 24 hours, every third day. They take great pride in keeping their stations and landscaping in excellent condition.
- Fire stations can be involved in neighborhood watch activities.