

MINUTES OF THE METRO COUNCIL LISTENING POST

November 12, 1996

Glencoe High School
Hillsboro, Oregon

Councilors Present: Jon Kvistad (Presiding Officer), Patricia McCaig, Susan McLain, Don Morissette

Councilors Absent: Ed Washington, Ruth McFarland, Rod Monroe

Presiding Officer Kvistad opened the Listening Post on **Ordinance No. 96-655A, For the Purpose of designating Urban Reserve Areas for the Portland metropolitan area Urban Growth Boundary**, at 6:00 p.m.

Presiding Officer Kvistad apologized for the delay caused by the sound system not being ready to go. He then welcomed everyone to the meeting and explained the purpose of the meeting was for people to state their concerns to the Council Members who would then use the information during their process of choosing the study areas that would become the Urban Reserve. He explained that their hope was to complete that process by the 14th of December. He explained that the Council would be looking at criteria including what kind of land it was, whether or not it was EFU lands or exception lands, whether and how close the site was to transportation, the jobs-housing balance, and the economic balance to the community to mention a few.

He further requested that when the timer indicated that the 3 minutes were up, the speaker should move quickly to a close so everyone could have a chance to speak. He explained that the testimony would be heard in the order that the cards were turned in, except that courtesy to the local mayors and elected officials would be given. He then called the first person to the microphone, Mayor Gordon Faber of the City of Hillsboro.

Mayor Gordon Faber thanked the Council for the invitation to speak and introduced himself. He then commented on the nice turnout and explained that his remarks would be a summary of the written comments that he had distributed. He stated that Hillsboro was interested in the southern 200 acres of site # 62 and sites #54 and 55, a portion of which was known as the Sisters of St. Mary property. He stated that these 2 sites were needed to help Hillsboro become independent and self contained to preserve Metro's 2040 growth concept. He stated that the priority site was the 200 acre southern portion of site 62 and explained that inclusion of this site would implement State Planning Goal 9 Economic Development by addressing the state and regional shortage of large sites for campus industrial enterprises, and to allow for current and projected job rich and housing poor imbalance. Mayor Faber then urged the Council to adopt those areas as Urban Reserves.

Presiding Officer Kvistad thanked the Mayor for coming, introduced the Council Members present and called the next speaker, Mayor Brown.

Mayor Ralph Brown, City of Cornelius, explained that he would talk about area 59. He stated that their targeted areas were only 35 acres, all south of the Council Creek and its flood plains. He stated that it was their intent to keep the green and the natural boundary line, that Cornelius had no interest in crossing that area. He explained that there was a need for industrial areas, not houses. He said he appreciated the Council coming out and all the help with the community solutions team. He stated that Cornelius really wanted to be part of the solutions rather than the problems. He then asked that Cornelius be included in the maps Metro provided the Oregonian.

Presiding Officer Kvistad thanked Mayor Brown and called Don Logan to the microphone.

Don Logan, 20750 NW Dixie Mt. Road, Hillsboro, OR. 97124, Washington County Farm Bureau, introduced himself and stated that he was a farmer and tree farmer in the area and President of the Washington County Farm Bureau. He went on to explain some of the history of Washington County's farmland and how quickly it seemed to be disappearing. He stated that the Washington County Farm Bureau saluted Executive Chairman Mike Burton and the other Board Members for their courage to resist the special lobbyists and present to us a reasonable approach to the Urban Reserves. He stated that the Bureau supported the Council's efforts. He stated in closing that this land belonged to our children and our grandchildren and the Farm Bureau's request was to adopt Mike Burton's plan for a livable future in Washington County. He thanked the Council.

Presiding Officer Kvistad thanked Mr. Logan and called Dave Vanasolze to the microphone.

Dave Vanasolze, 36130 NW Wren Road, Cornelius, OR. 97113, Washington County Farm Bureau, introduced himself and his wife as fourth generation commercial farmers in Washington County. He explained that his message and Don Logan's was the same and that he also sits on the Board of Directors of Washington County Farm Bureau. He explained his family's concerns about whether they would be able to continue to farm Washington County or have to leave due to the Urban Growth Boundary concept moving towards western Washington County. He was worried that the boundary line kept moving farther west. He pointed out there was a shortage of farm land and wondered about the traffic situation that would be the end result of moving the boundaries again such as being able to move equipment on the busy roads. He stated that there was not enough land left for the developers or the farmers, but that we all need houses and to eat so we're going to have to share what's left and draw the line to say everyone has got to redevelop what we've got now and be satisfied. Thank you.

Presiding Officer Kvistad thanked Mr. Vanasolze and called Mr. Van Dyke.

Bernie Van Dyke, 2590 NW Martin Road, Forest Grove, OR. 97116, introduced himself and explained that he was a third generation family farmer whose folks still live on the family farm. He stated that he would be speaking against including areas #58 and #59. He stated that these areas were part of his farming operation and that he derived his entire income from this area. He said that it was already zoned EFU and EF20. He reiterated that there was a shortage of farm land development and the need to preserve this ground because we all need to eat. He stated that people could live without making tennis shoes and computer chips but that we all needed to eat. Thank you.

Presiding Officer Kvistad stated next up was Mr. Carl Mawson.

Carl Mawson, 1924 Council Street, Forest Grove, OR. 97116, City of Forest Grove, introduced himself and thanked the Council for coming. He explained that he was representing the City of Forest Grove. He explained that he understood very well the value of agricultural land but that he also wanted to impress on the Council the value of functioning in a planned community with a good job base and a progressive outlook towards continued growth at whatever rate was appropriate. He stated that he would talk about 3 locations, one being #56. He stated that despite the rating system, services were not available on that site more so than any other site. He stated that most of the sites were within the city and that 8 years ago both Metro, Washington County and Forest Grove all thought this site was needed for Forest Grove but now some of us are being told that it would not be needed for the next 50 years. Another area Forest Grove was interested in is part of #58 adjacent to the existing industrial areas. He stated that it was projected that they would use all allocated industrial land and would need a lot of residential land to keep their independence as a functioning community.

Presiding Officer Kvistad called Mr. Steve Janik.

Steve Janik, 101 SW Main, Portland, OR. 97204, Ball and Janik, greeted the Council and introduced himself. He thanked the members for coming to listen. He explained that he would be speaking about sites 53 and a portion of 52 owned by his clients, the Anauer family. He stated that this property was known as the Butter Creek property and its 188 acres is currently zoned AF5 and AF20 and was within walking distance of the Intel facility. He quoted Metro as having recommended the inclusion of only a portion of this property and requested the inclusion of all of this property to Urban Reserves. He mentioned 4 reasons: Hillsboro needed additional land for residential uses in the future. He quoted a brief portion of a letter from Mayor Faber regarding the property. "We believe that its a natural development for residential use and contributes significantly to easing our projected need for more housing in Hillsboro in order to maintain effective jobs and housing ratio here and thereby reduce vehicle miles traveled by our residents and people who work here." He strongly supported the inclusion of site #53 as an Urban Reserve with the following caveat: the inclusion of the Sisters of St. Mary property, site 55, and the 200 acre southern portion of site 62 situated at Shute and Evergreen Roads remain top priority. The second reason he gave was that there was a mistake made by the Metro staff in determining this site suitable for agricultural production, that being that the only criteria they looked at was the soil factor. He pointed out some additional factors to make clear this was not suitable for agricultural production, hence not resource land. He stated that Cascade Earth Sciences did an overall study of the property and they determined that while the soils were suitable, all of the surrounding development was a whole series of exception lands and housing development which was not suitable for farming. Even more importantly, he added, was that this property was an abandoned ornamental tree farm when purchased by his client, that it had been abandoned for a number of years and had thousands of diseased trees which would have to be removed and the soil would have to be reconditioned before the land could be used. This would cost an estimated \$3000 and \$5000 an acre which produced a total cost of in excess of \$500,000 to \$700,000. He reiterated that if the correct factor as to its agricultural capability was used, that the site should be included in the Urban Reserves as this property was one of the highest ratings for utility services capability based upon Metro's own study and it's a big enough site to do an ideal Master Plan to bring about the kind of community that Metro wanted to see in 2040. Thank you.

Presiding Officer Kvistad called Mr. Dirk Knudsen.

Dirk Knudsen, 10449 NW 195th Avenue, Hillsboro, OR. 97124, introduced himself as a Realtor in the community for 15 years. He discussed the average housing prices being doubled in the last 24 months because the builders of this community did not have any lots to build on and the demand for housing being high. He stated that his recommendations would be to watch out for area #50, because of deed restrictions on 70 lots there never to be redeveloped in the future. He explained that there were \$500,000 homes there and they probably wouldn't develop even if they could. He also talked about the District B Quarry overlay on the whole west end of that property with businesses that were probably going to appeal and not want any more density up there because it created a real problem for their businesses. Other recommendations were areas 51 through 55 as being good areas to bring in, and also areas 61 through 65 because they were not good for farm land and bringing in these areas would take some pressure off the farmers who were trying to do big farming operations further out in the County. He also recommended area 61 not be included because it would not be feasible to develop that area.

Presiding Officer Kvistad called Mrs. Peters to the microphone with an apology that he had not seen her card earlier.

Linda Peters, 155 North First, Hillsboro, OR. 97124, Washington County, introduced herself as Chair of the Washington County Board of Commissioners and stated that she would not be giving official testimony, but rather would be testifying as Linda Peters, speaking for herself with a whole lot of experience and personal conviction. She said that what she had to say had to do with the impact of

Council's designations on the local jurisdictions that would then have to take them from being Urban Reserves to actually being Urban Areas. She then advised the Council to be extremely conservative in the amount of land designated for Urban Reserves for the following reasons: First, especially in the opposed Measure 47 environment, that the cost to everyone of master planning and actually establishing the reserves would be high and wondered who would end up paying the cost and how this would be funded. The other things had to do more with why do we want to do that anyway? She stated that the way we grow smart was by retaining the boundary and focusing development efforts on redevelopment and infill inside the existing boundaries. She felt that this was more cost effective for service providers, preserved farmland, and it made sense all the way around. She urged the Council to adopt this focus in adding more Urban Reserve land. She cautioned the Council to be conservative and to think seriously about the costs to the local jurisdictions of actually bringing Urban Reserves into the Urban Growth Boundaries and annexing to the city, and providing urban services,

Presiding Officer Kvistad called John Greiner.

John Greiner, P.O. Box 608, Cornelius, OR. 97113, City of Cornelius, thanked the Council for the opportunity to speak and introduced himself as the City Manager for Cornelius. He said he wanted the Council to know that Cornelius was in dire straits as a community. He explained that Cornelius was a very small community with a lot of housing but no, or very little, commercial or industrial area. He said that they would like to bring in sites 59 but that they were not interested in site 60 because it was north of Council Creek and they thought of Council Creek as a natural boundary. He explained that they wished to bring in 35 acres of the original 64 acres in order to stay out of the flood plain. He explained that his piece of land was surrounded by Council Creek and industrial areas to the south. He stated that the area already had transportation. Take the flood plain out of the mix for scoring this piece and it scored very well. He also explained that a reservoir would not need to be constructed as stated in the KCM report as there was already adequate water in the area. He explained that they were not looking for additional residential now, just trying to provide financial stability for their community.

Presiding Officer Kvistad called Doug Draper.

Doug Draper, E-9 11515 SW Durham, Tigard, OR. 97224, Genstar and Land Company Northwest, greeted the Council and stated that he was handing in written testimony and would not be repeating verbatim what was in that testimony, but rather would just be touching on a couple of key issues addressed in that testimony. He stated a need for additional housing in the region. He explained that the Sisters of St. Mary property was a site that was positioned well to meet the housing needs of Hillsboro and that it was a large parcel under single ownership with the ability to be master planned. He mentioned the ease with which you would use the TV highway which was Metro's best used transit way, and it also had the ability for transit service to avoid some increasing traffic. He stated that the third question addressed in his testimony was the issue of whether as farmland the Sister's of St. Mary property could be brought into the Urban Reserve. The final thing that he wanted to address was farmland. He stated that the Sisters of St. Mary property was agricultural land. There was no question about that. He stated that he did think, however, that there were maybe 3 factors that mitigate that circumstance that should be considered. He said that first of all, the Sisters of St. Mary property did not have water rights so the property could not be irrigated. Secondly, he said, the surrounding uses of the site should be considered. He stated that the Urban Growth Boundary bordered the site on the east and north sides and part of the west side. He stated that the balance of the west side was a site that was small acreage and that a seventh of the small acreage's would be severed from 54 on your map. He stated that the creek formed a natural barrier and off to the southwest was a 36 hole golf course development. He said that made it hard to look at the Sisters of St. Mary property as in the farming corridor when in fact it tended to be closer to urban uses that farm uses. The third thing he asked the Council to consider was who the owners of the property were. He explained that the Sisters of St. Mary were not farmers, that they were good stewards of the land since they've owned

it, but that they did not even want to be farmers. He told that the land was deeded to them for another purpose and in their minds they were now waiting to realize on that purpose. He urged respect for that.

Presiding Officer Kvistad called Betty Atterberry.

Betty Atterberry, 15455 NW Greenbrier Parkway, Beaverton, OR. 97006, Sunset Corridor Association, explained that she was representing the Sunset Corridor Association and that she would speak to areas surrounding the Sunset corridor in general. She spoke of the history of jobs/housing balance and why they decided to ask for some of the land in the area to be rezoned industrial/commercial bringing jobs to the area and helping bring the jobs to the area where the people were living, and reduce some of the transportation issues. She said that even with the densities now being looked at there would be a need for more housing in the area. She voiced support for several proposals that the City of Hillsboro asked for including trading some of the primary land for residential land.

Presiding Officer Kvistad called Dave Griffith.

Dave Griffith, 11383 NW 195th, Hillsboro, OR. 97124, West Union Village Square, stated that he would be talking about area 64 and that he represented the owner of West Union Village Square. He explained that the site had historically been the area's business hub going back almost 100 years. He stated that the current zoning would allow for expanding the area to meet the needs of the area residents with inclusion of the area in the Urban Reserve.

Presiding Officer Kvistad thanked Mr. Griffith and called Neil Clough.

Neil Clough, 2607 South Dogwood Street, Cornelius, OR. 97113, City of Cornelius, stated that he specifically wanted to mention site 59. He discussed some discrepancies that were noticed in some of the scoring. He explained that one of the reasons Cornelius needed site 59 to be included in Urban Reserves was that they were home base for a large majority of the agricultural labor community and site 59 would offer space for future industrial land. He explained that the City of Cornelius was currently out of residential land in the process of doing residential infilling and redevelopment.

Presiding Officer Kvistad called Mr. Crawford.

James Crawford, 4605 NW Saltzman, Portland, OR. 97224, introduced himself and stated that he was going to speak about area #67. He recommended the Council consider infilling into the areas closer to downtown Portland that were not suitable for farmland. He stated that there would be 400 acres of land too hilly and rocky to farm but suitable for building houses. He talked about a trend he saw of gentrification of the farmland where people were coming out, buying 5 or 10 acre lots, and putting up big dollar houses on it. He said that once that happened, the land would never be available for higher density housing.

Presiding Officer Kvistad stated next up was Phyllis Price.

Phyllis Price, 26370 NW Evergreen, Hillsboro, OR. 97124, introduced himself and stated that he would talk about #51. He was concerned about the boundary line angling across his property and cutting it in half.

Presiding Officer Kvistad explained the process of choosing sites for study to Mr. Price who felt his questions had been answered properly and sat down.

Presiding Officer Kvistad called Bill Waibel.

Bill Waibel, 32185 NW Padgett Road, Hillsboro, OR. 97124, introduced himself as a landowner in area #54. He stated his support for including area #54 with reduced boundaries as supplied by David Van Radan

Presiding Officer Kvistad called Sharon Cornish.

Sharon Cornish, 30265 NW Evergreen, Hillsboro, OR. 97123, introduce herself and explained that she would like to ask a question about whether or not she was in the Study Areas.

The Council offered to find out and call her with the information.

Ms. Cornish accepted the offer and stated her concerns over Measure 47 and government's need to slow down and consider their actions.

Presiding Officer Kvistad called Mr. Tsugawa.

James Tsugawa, 13450 NW Burton Street, Portland, OR. 97229, greeted the Council and introduced himself as a resident of Washington County for 60+ years. He stated his interest in the study area 64. He recommended to have the exception land be brought in to the Urban Reserves and leave the agricultural land as is. He stated that the utilities were there already and it would be a good addition.

Cecilia Gregory, 6995 NW Cornelius Pass, Hillsboro, OR. 97124, introduced herself and stated that she would not be speaking as to whether or not the whole area should be included in the Urban Growth area #64 but that it would be great to have a little shopping center where people could go. She recommended including the West Union area since the infrastructure was there.

Presiding Officer Kvistad called Mr. Jim Emerson.

Jim Emerson, 13900 NW Old Germantown Road, Portland, OR. 97231, introduced himself and said that he lived up Germantown Road and had a nursery there. He stated that he was at this meeting to support the Executive Officer's recommendation, specifically to support the exclusion of 55 and 56. He stated that significant wildlife in the stream valleys and flood plain areas that would be affected by urbanization.

Councilor McCaig commented her district being existing neighborhoods with very little farmland and EFU land. She stated that her neighborhoods were overwhelmingly supportive of protecting the Urban Growth Boundary and of wanting to protect farm and forest land. She said that these neighborhoods were now being scheduled for massive rezoning to accommodate this density. She said that their concern with the Urban Growth Boundary diminished as a result of the unseen changes in the neighborhood. She mentioned how it forced people to work together to figure out how to reach this balance of protecting the farm and forest land and the Urban Growth Boundary and protecting the quality of life in some of these inner city neighborhoods.

Presiding Officer Kvistad called Gary LaHaie.

Gary LaHaie, 139 Crestview Drive, Hillsboro, OR. 97123, Hillsboro Downtown Business Association, introduced himself and said that even though he was president of the organization, he was not on Hillsboro Downtown Business Association business tonight. He stated that he had lived in Washington County for 56 odd years and in the last 6 months had been walking around the area in a campaign he was involved with and noticed a great deal of land in that area already up for redevelopment. He stated that if you allowed the St. Mary's property into the Reserve Study Area,

there would be some major problems. He then asked how the Urban Reserve Boundary process would work.

Presiding Officer Kvistad explained how the process would work. He then asked Kim Vandehey to speak and invited anyone else who had something to say to step up.

Kim Vandehey, 17207 SW Siler Ridge, Aloha, OR. 97007, introduced himself and stated that the people he represented had 124 acres inside the area that was being talked about. He stated that the property was a logical place to stop because everybody's been talking about needing a buffer zone. He stated that in the Oregonian today it was reported that Washington County had the highest growth rate of jobs. He stated that would be true because they were invited to come in. He said that along with that should be the highest growth rate for houses as well. He stated that this area should be included and that EFU lands be used sparingly.

Presiding Officer Kvistad stated that the end of the cards had been reached and asked again anyone else would like to say something.

Dave Nadal, 2014 SE 12th Avenue #304, Portland, OR. 97214, introduced himself and said he would fill out a card. He stated that he would like to see Metro take a look at the rate of growth and maybe consider a transfer tax on real estate sales as they grow. He felt that everybody was empowered to a certain extent by increased values and that there should be some way to translate that increased value into programs to solve a major problem.

Presiding Officer Kvistad made a third call for more to testify. He thanked those who stayed throughout the evening and testified and said that the testimony would be in the records and thanked everyone for their time and patience.

Presiding Officer Kvistad closed the Listening Post at 8:05 p.m.

Prepared by,

Chris Billington
Clerk of the Council

Cheryl Grant
Support Staff

***Addendum/Attachments**

A copy of the originals of the following documents can be found filed with the Permanent Records of this meeting, in the Metro Council Office.

Document Number	Document Name	Document Date
111296-01	The Honorable Gordon Faber, Mayor City of Hillsboro 123 West Main St. Hillsboro, OR 97123	11/12/96
111296-02	Doug Draper, General Manager Genstar Land Company Northwest 11515 SW Durham, E-9 Tigard, OR 97224	11/12/96

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111296-03	Scott and Pam Van Raden 21122 NW Old Pass Rd Hillsboro, OR 97124	11/12/96
111296-04	The Honorable Ralph Brown, Mayor City of Cornelius 1355 N. Barlow St PO Box 607 Cornelius, OR 97113	11/12/96
111296-05	Beverly Stewart 21949 NW West Union Rd Hillsboro, OR 97124	11/12/96
111296-06	Rodney Adams Adams, DeBast, Helzer, McFarland Richardson and Uffelman Attorneys at Law 4500 SW Hall Blvd. Beaverton, OR 97005	11/12/96
111296-07	Jim Emerson 13900 NW. Old Germantown Rd Portland, OR 97231	11/12/96