

MINUTES OF THE METRO COUNCIL LISTENING POST

November 14, 1996

Gresham City Hall Chamber
Gresham, Oregon

Councilors Present: Jon Kvistad (Presiding Officer), Susan McLain, Ruth McFarland, Patricia McCaig

Councilors Absent: Ed Washington, Rod Monroe, Don Morissette

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 welcomed people to the Gresham Listening Post for the Urban Reserve Study Areas and introduced himself and the Councilors and staff. He explained how the meeting would work and invited speakers to feel at ease while testifying. He explained the process of making a decision on what properties would and would not be within the Urban Reserve.

Mayor Gussie McRobert welcomed the public to the meeting and invited them to say what they felt as Council was truly interested.

Presiding Officer Kvistad asked that Christine Steele start the testimony.

Christine Steele, 27027 SE Jeanette Street, Gresham, OR. 97080, Neighbors of the North Fork , thanked the Council for coming and that she was pleased that so many members were present. She spoke about her concerns for Urban Reserve Study Areas #1 and #2. She stated that she spoke on behalf of some of her neighbors, a group called Neighbors of the North Fork in Urban Reserve Study Area #1 in which Johnson Creek property and its tributary, North Fork were found. She also expressed concern about Urban Reserve Study Area #2 which contained another tributary of Johnson Creek, Sunshine Valley Creek. She wondered why even though everyone seemed to agree with the Metro Technical Advisory Committee draft dated 9/26/96 for the Master planning concept that the Urban Reserve should address protection or conservation of existing natural resources, that it did not seem that this was being done here to preserve the natural headwaters in the area and not allow development to lose the quality of these areas, the natural beauty and the wildlife habitat of these areas. She also stated that those areas could become a liability for flooding downstream neighbors.

Presiding Officer Kvistad thanked Ms. Steele and called Jim Worthington.

Jim Worthington, 3232 SE 153rd, Portland, OR. 97236, introduced himself and stated that would speak on area 4 which the Executive had recommended not to include which he worried would create islands like in area #5. He stated that it may be hilly to build on but people were doing it. He said that the Council should please make sure no islands were left there. He then recommended taking in the whole area around #34 and not leaving islands on both sides of I-205 south of #34.

Presiding Officer Kvistad explained that it was called the Stafford basin area and that Council had already had discussions about that area.

Jim Worthington expressed concern about the increased traffic and densification in his Centennial neighborhood. He stated that there needed to be a happy medium between the present infill and expanding out.

Councilor McFarland asked for clarification of the islands and why they were there. Mr. Fregonese explained.

Jim Worthington expressed his interest in how DEQ could control pollution in those areas because of all the traffic that came in from areas where DEQ testing was not required.

Presiding Officer Kvistad called Scott Schaffer.

Scott Schaffer, 6628 SE Hogan Road, Gresham, OR. 97080, introduced himself and stated that he would speak about areas #1 and #2. as he was a nurseryman in area #1. He stated that he would like to say that the Executive Officer's recommendations for protecting agricultural land was admirable. He then expressed his concern that the boundary line made a circular sweep through his land.

Presiding Officer Kvistad explained the reasons for placing the boundary lines where they were for this phase of the study and that if his land was chosen during the process, he would be notified of the process of inclusion and exclusion based on specific lot lines. He then called Mr. Jim Crumley.

Jim Crumley, 12915 SE King Road, Happy Valley, OR 97236, City of Happy Valley, introduced himself as the Community Development Director for the City of Happy Valley. He said he would direct his remarks to area #15. He explained that Clackamas County had approached the City of Happy Valley for support of the request that they were making to the Metro Council to include approximately 160 or 180 acres which was the south half of what was now area #15. He stated that his city was in support of that request because the inclusion of this area would facilitate the reopening of 147th Avenue which was currently closed for safety reasons. He also stated that he would be in support of the doubled size of area #15 as it was now. He advised the Council that there were areas where it was not feasible to provide sewer. He asked that Council consider expansion of area #15 to include 80 acres he indicated on a map to help fulfill the eventual need for sewers to that area. He requested Metro to do a re-evaluation before making a decision.

Councilor McFarland asked for clarification of why sewers were not feasible in those certain areas.

Jeff Uebel, 581 SW 4th Street, Gresham, OR. 97080, Johnson Creek Watershed Council, introduced himself as a Gresham resident and a member of the Johnson Creek Watershed Council. He stated that his concerns were with URSA areas 1 through 5 and were mainly based on protection of the Johnson Creek watershed. He was troubled about the mapping appearing to exclude major stream systems, fish bearing streams, high quality stream systems. He explained the Watershed Council's concerns about the condition of the riparian areas along Johnson Creek and its tributaries. He urged Metro Council to consider excluding those areas from the possibility of development. He then mentioned the Johnson Creek Watershed Council had just gone through a very laborious process of developing a management plan for the watershed. He said that millions of dollars had been invested in that effort which emphasized flood reduction and protection, pollution prevention and fish and wildlife habitat protection and restoration. He explained that the basis for that plan was the existing urban growth boundaries and that boundaries were expanded into agricultural and other rural areas, we could expect additional flooding and additional pollution being delivered to the creek resulting in declining fish and wildlife habitat quality. He also mentioned the potential problems of having greater impervious surface in the area. He then recommended against including area #4 because 50% or more of that parcel was within the 100 year flood plain and would be very difficult to develop. He stated that in order for a watershed to function correctly it needed to have protection for the small perennial streams and intermittent streams that deliver water to those areas.

Councilor McFarland discussed options of expanding or saving streams with Mr. Uebel.

Jeff Uebel stated that he would heartily endorse higher density within the existing Urban Growth Boundary to protect Johnson Creek and that the management plan they had come up with would work to improve conditions there. He stated many different types of government agencies participated in the Watershed Council and a lot of citizens put a lot of time and effort into the management plan. They would all be insisting on quite expensive mitigation measures to try and control additional flood problems downstream and to try and control the pollution from entering the streams.

Presiding Officer Kvistad asked if anyone else would like to speak as the testimony cards had run out.

Lester Johnson introduced himself and stated that he owned 38 acres on the North Fork of Johnson Creek. He stated that in the middle of that 38 acres was a street with over 30 homes which had been there a long time on septic tanks. He stated that Johnson Creek was not clean water because of the overflow from the septic tanks and the surface water from surrounding areas going directly into it. He stated that in order to keep Johnson Creek clean would take a sewer.

Presiding Officer Kvistad asked if anyone else had comments or questions. No one did so he thanked Mayor McRobert for hosting the meeting and the people for coming. He invited anyone who wished to write letters. He mentioned the next Listening Post meetings would be Monday in Oak Grove and Tuesday in Beaverton and Thursday at the Metro Council Office.

Presiding Officer Kvistad closed the Listening post at 6:50 p.m. and adjourned the meeting.

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 with the Permanent Record of this meeting, in the Metro Council Office.

Document Number	Document Name	Document Date
111496-01	Jim Crumley Community Development Director City of Happy Valley 12915 SE King Rd. Portland, OR 97236	09/12/96