

MINUTES OF THE METRO COUNCIL LISTENING POST

November 18, 1996

Brown Auditorium
Tigard Water District Building
Tigard, Oregon

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

Councilors Absent: Ed Washington, Rod Monroe, Patricia McCaig, Ruth McFarland

The Tigard Listening Post meeting was called to Order at 5:45 p.m.

NOTE: Some Councilors were late in getting to the meeting due to snowy road conditions.

Presiding Officer Kvistad opened the Listening Post on **Ordinance No. 96-655, For the Purpose of Designating Urban Reserve Areas for the Portland Metropolitan area Urban Growth Boundary** at 5:50 p.m.

Presiding Officer Kvistad welcomed people to third Metro Listening Post meeting and thanked them for coming in spite of the weather. He then introduced the Councilors who were present, explained the how the listening post process works and called Mr. Honeyman to speak.

Stuart Honeyman, 17400 SW Reusser Court, Beaverton, OR. 97007, introduced himself as a member of a group of people who submitted a letter to the Council explaining 14 points in favor of adding area #49 to the Urban Reserve. That group also included Kim VandeHey, Bill Garigalou, Jack Brian and Buzz Syler. Mr. Honeyman explained that this group owned 124 acres at the north end of URSA #49 and agree there was a need for room to expand. Mr. Honeyman recommended inclusion of as much property as possible to the Urban Reserve Areas because more land meant a better quality of life with less crowding. Problems caused by so many people coming to work in the area could be helped by adding area #49 to the Urban Reserves. He also wanted to say that the group of petitioners from Cooper Mountain and the group that wrote this letter, although neighbors, were diametrically opposed to each other on the issue. He thanked the Council members for doing a great job.

Al Benkendorf, Benkendorf Association, 522 SW 5th, Portland, OR. 97204, introduced himself as principal of Benkendorf Associates representing Howard Angell owner of 17.59 acres in area #46. Mr. stated that he submitted a letter to the Metro Committee on October 8 that described in detail why they believe the area should be included in Urban Reserves. He stated that he found it interesting that the City of Sherwood opposed the designation of area #46 as Urban Reserve Area but at were seeking property across the street for YMCA building site. He explained that water and sewer were already available at the Woodhaven site immediately to the east of the YMCA site. He mentioned that only 5 acres of resource land was available out of the 111 acre area because most of the area was divided up into smaller parcels. He stated that the area was appropriate for designation as Urban Reserve because services were either already in or being planned, had good support from other property owners. He thanked the Council for coming.

Patrick Thurston, 1671 SW Shadowwood Drive, West Linn, OR. 97068, was interested in the Stafford triangle area, Shadow Wood specifically. He stated traffic congestion in the area should be a major factor in the decision making process for adding this area to the Urban Reserves. He said there were many traffic accidents and back-ups as a result of the congestion that should be taken into consideration.

There were discussions with Mr. Thurston and Council members as to location of Shadow Wood area and types and ages of housing developments there.

John Skourtes, 17010 SW Wein Road, Beaverton, OR. 97007, introduced himself as a resident of the northern boundaries of area 49. He asked for an explanation of why area 49 was left out of Urban Reserve Study Area because Executive Office could not give him an answer. He stated a need for the Council to be less rigid about adding Reserve Land and stop basing decisions on mathematics instead of logic. He stated that such decisions make his property, with water on 3 sides and a fire station next door would not be considered as Urban Reserve Land. He wondered at the logic of this. He stated that the other parcel that was left out was owned by the cemetery. He stated that he wanted to make certain his property was included in the Urban Reserve and that someone was protecting his interests.

Teresa Lockwood, 17495 SW Brookman, Sherwood, OR. 97140, wanted to talk about area 45. She stated that this area should be included into the Urban Reserve. She felt that the area would be a good buffer between rural and urban.

Fred Matthias, 16736 SW Beef Bend Road, Sherwood, OR. 97140, spoke regarding portion of area 49 that includes intersection of Beef Bend and Bull Mountain Roads. He stated that his property would be greatly impacted by the proposed boundary in this area. He stated that the land was very difficult to farm and he would like it added to the Urban Reserve Study Area for consideration as Urban Reserve land.

Mike Myer, 16950 SW 150th, Tigard, OR. 97224, asked if Metro was able to observe areas of flooding during the high point of the February floods. He asked the Council to consider flood plain areas when they made their decisions. He was from area 47.

Presiding Officer Kvistad told Mr. Myer that they had seen aerial photos of the flooding and made note of the 100 year flood plains.

Linda Scott, 17433 SW Brookman, Sherwood, OR. 97140, was interested area 45. She stated that her area was getting a lot more kids into the area due housing closer to the large lot and farming areas and the school built in the area. She stated concern about children finding their way into pastures with farm animals. She stated that she felt a more gradual buffer between country and city would be in the best interest of everybody. Brookman Road would be ideal.

David Sexton, 1741 SW Greenway Circle, West Linn, OR. 97068, introduced himself and talked about Map 31. He stated that he also was from the Shadow Wood area/Mossy Brae area. He stated that those were working class neighborhoods that had been in the area for a long time and the residents liked the lifestyle of the area. He felt that residents were more interested in keeping their quality of life than in being in the Urban Reserve Area. They were not interested in being a high density area because the traffic and roads were already bad and nobody was interested in installing the water system and everybody in the area was on septic and small water systems. The land value did not matter, it was the area that they wished to live in and were not interested in moving or becoming a horsey, basketball court kind of existence.

Craig Brown, 16074 SW 103rd, Tigard, OR. 97224, introduced himself as a resident of Tigard. He wanted to make some general comments about Metro and the planning process. He was concerned that the original that he did not feel was being addressed by Metro was affordable housing in areas where people wanted to live. He felt that the boundary being held as tight as it was had an affect on prices being pushed up so far that few people could afford it unless it was inherited. He said that he didn't think the people in this area knew the impact that containment adds onto the cost of lots. He also talked about the disparity between housing and job locations. He said there was no infill

provision for housing in areas where job growth has happened, consequently, traffic was getting congested by people traveling to work. He felt that Metro did not properly address this in their plan for growth. He felt the housing market was being priced out of existence while the industry coming to the area received tremendous tax incentives and the people working in the area would not be able to afford to live in the area. His final comment was about creating tremendous suburban sprawl instead of going just outside of urban areas and developing there. This causes more people to travel 30-40 miles on I-5 or Highway 99 or just a few arterials creating far greater problems.

Steve DeLugach, 1756 SW Greenway, West Linn, OR. 97068, Shadow Wood Neighbor, stated that he represented a small home builder and several; first time home buyers in the area. He stated that these groups were horribly affected by the Urban Growth Boundary in that the small home builder was faced with high land prices due to limited land availability and growth boundaries, and the buyers were affected because land prices drive home prices. He noted that the Metro studies that suggested that the Urban Growth Boundary did not cause land inflation were flawed. He stated that the study should have looked at the land supply only from the last 5 years when the Urban Growth Boundary had cut down the supply of land instead of the 20 years when land scarcity was not a factor. He stated that if affordability was an object, the market forces of reasonable supply would exist and the double digit increases in home prices would stop. The 2040 process did not take into account future home buyers who also would want a lot with some privacy. He advised the Council to seek the opinions of this group who was not represented at this meeting because they were away at school getting an education. He said the Board of Realtors had a very strong position on the Urban Growth Boundary. He stated that their position stemmed from their feeling that they were the best suited to know what went on the market place because they were there everyday. He stated that Board held their obligation was to consider the needs of homeowners, both present and future, and to insure that their needs were met. It was the Boards opinion that the 2040 plan was a useful tool to guide the future growth of the Metropolitan area however the current boundary had over the past few years contributed greatly to the increase in housing prices and scarcity of buildable land.

He stated that the Executive Officer had broken area 49 into two halves and then excluded the northern half because of the farmland in there. He said that north of that was a myriad of lots were absolutely the worst use of land possible at this time. 115 acres with only 50 homes including illegal mobile homes. It was zoned R-5. He asked that the Executive Office look at this again on more of a parcel by parcel basis.

Presiding Officer Kvistad closed the Listening Post at 6:45 p.m. Presiding Officer Kvistad thanked everyone for coming out 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 filed with the Permanent Record of this meeting, in the Metro Council Office.

Document Number	Document Name	Document Date
111896-01	Al Benkendorf, AICP 522 SW 5th Ave Portland, OR 97204	11/18/96

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111896-02	Steve Morasch Schwabe, Williamson and Wyatt Attorneys at Law 1211 SW 5th Portland, OR 97204	11/18/96
111896-03	Ron Dyches 8785 SE 137th Ave Portland, OR 97236	11/18/96
111896-04	Brian Bellairs The Portland Board of Realtors 16590 SW High Hill Lane Aloha, OR 97007	11/18/96