

MINUTES OF THE METRO COUNCIL LISTENING POST

November 21, 1996

Metro Council Chamber

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

Councilors Absent: Rod Monroe, Patricia McCaig, Ruth McFarland

Meeting Called to Order: 5:30 p.m.

Presiding Officer Kvistad opened a Listening Post on **Ordinance No. 96-655, For the Purpose of Designating Urban Reserve Areas for the Portland Metropolitan area Urban Growth Boundary** at 5:35 p.m.

Presiding Officer Kvistad welcomed everyone to the final Listening Post for Urban Reserve decision and reviewed the process of the Listening Post on Urban Reserves.

Bill Klammer Mayor Elect of the City of Lake Oswego, 380 A Avenue, Lake Oswego, OR 97034 introduced himself as the council president and Mayor-Elect of the City of Lake Oswego. He introduced his fellow councilor who agreed to read his prepared statements due to his sore throat and voice problem.

Mary Puskas, Lake Oswego City Council, 193 Iron Mountain Blvd., Lake Oswego, OR 97034 said that the City of Lake Oswego has testified before the Council on numerous occasions independently and as a member of the Stafford area policy task force. The City and task force have consistently opposed the large scale urbanization of the north Stafford area. The previous Metro Council accepted the City's position and impacts recommendation when the 2040 concept plan was adopted in December 1994 designating the Stafford area as rural reserve. Then the present Metro Council decided a year ago to include the Stafford area as an Urban Reserve Study Area. On January 18, 1996, Mayor Schlenker testified in opposition to further study of the area for further urbanization. This opposition was based on the City's previous detailed analysis of the suitability of the area for urban development and the position of the other affected local governments that had signed a joint statement on December 9, 1993 in opposition to expanding the Urban Growth Boundary into the Stafford area. Previous to that testimony, MPAC had voted for a second time on January 10, 1996, to delete the north Stafford area from the Urban Reserve Study Area. Ms. Puskas recapped these actions: first, the previous Metro accepted the City's position in December, 1994; second MPAC voted and accepted the City's position twice in 1994 and 1996, Now, once again the City of Lake Oswego come before the Council to tell the Council that their local government partners do not support designation of 1917 acres in the north Stafford area as Urban Reserve. The City had stated that they supported Urban Reserve designation for 160 acres adjacent to West Linn and 50 acres adjacent to Lake Oswego and these specific recommendations were part of the record. But Lake Oswego did not and would not accept any action by Metro to designate land for Urban Reserve when it was not suited for urbanization due to topography, environmental constraints, a high cost of extending services and inadequate transportation that had no source of funding for improvements, the lack of available school capacity and funding for its expansion, a jobs/housing imbalance that would increase traffic congestion, the existence of resource land that was currently zoned EFU and the resultant loss of separation between cities that would slowly but inevitably destroy the quality and character of their communities. Each of these reasons she had cited above related to the criterion factors that the Metro Executive Office had recommended that be used to evaluate the Urban Reserve Study Areas for

designation as Urban Reserve. It was not clear to them how the Council were using that criteria. What weight was given to the 5 factors or whether criteria was even used and factors as a basis for the Council's decisions individually or collectively. Nor did they understand the logic of a process that designated Urban Reserves by elimination via emotion and 4 votes. The alternative of including only those areas that were best suited for urbanization based on agreed upon criteria and which were the minimum acres needed was a more understandable process. More importantly, it would provide a better explanation of why an area has been designated Urban Reserve. The City of Lake Oswego was confident that if the Council applied meaningful objective criteria that were weighted to reflect the 2040 concept plan consistent with the regional urban growth goals and objectives and the future vision, one would not designate 1917 acres of Urban Reserves in the north Stafford area. The passage of Measure 47 would make it even more difficult for local governments to plan for expanded service areas let alone finance the related public services. Lake Oswego urged the Council to carefully consider the City's thoughts and concerns.

Ms. Puskas then read a statement from Superintendent William Corach and School Board Chair Chris Schecke. The Lake Oswego school district had reviewed the information provided by Metro staff regarding potential Urban Reserve designation of land in the Stafford area south of Lake Oswego. Portions of Urban Reserve Study Areas 31, 32, 33, and 34 were within the boundary of the Lake Oswego school district. The School District was advised that within these 4 URSA's there were 337 buildable acres inside the school district's boundary and if these acres were developed within the Urban Growth Boundary they would be expected to achieve an average density of 10 units per acre. Based on these assumptions some 3370 dwelling units would be developed. Using Metro's 2015 housing needs report Lake Oswego was expected to have 72.7 single family and 27.4% multiple family units. Applying those percentages to the 33370 units translated to 2445 single family and 924 multifamily units. The projected enrollments would require the Lake Oswego school district to construct 3 new elementary schools and to substantially expand the 4 existing secondary schools. The Lake Oswego school district did not have the financial resources to undertake such capital construction let alone to finance the operation and maintenance of those additional facilities. The school district was working closely with the City of Lake Oswego to insure that they could serve the additional population that was expected to locate within the city and the current Urban Service Boundary. Given the school district's limited resources and the future limitations presented by Measure 47 providing quality education services to an expanded population inside the current Urban Growth Boundary would be a significant challenge in itself. Therefore, the Lake Oswego school district strongly opposed designation of the URSA's 31, 32, 33, and 34 as Urban Reserve. She was sure the Council was all very well aware of the tremendous constraints on education right now and particularly their school district was now going into a pattern of extreme deficit.

Charlotte Lehan, City of Wilsonville, 30000 SW Town Center Loop East, Wilsonville, OR 97070, Council president and Mayor-Elect of Wilsonville. She noted she was also the president of the Wetlands Conservancy their representative to Coalition for a Livable Future. She was at this meeting to discuss Wilsonville's proposed Urban Reserves and mostly the situation around the Dammasch property. Their purpose was to proceed with the Dammasch area master plan and the City of Wilsonville remained confident that Governor Kitzhauber would still be committed to good land use planning concepts in Oregon and they would prevail in going forward with the Dammasch area master plan. There were a couple of minor parcels that were not included in the Urban Reserves that Stephan would address but as far as the Dammasch area master plan was concerned, this was a significant portion that surrounded the current Dammasch property which was now inside the Urban Growth Boundary and as could be seen from the map, the Dammasch property was inside and the red area surrounding it was the area that the City of Wilsonville was proposing for the Urban Reserve Area. The reason for that was that in order to do anything with the Dammasch property, which was inside the Urban Growth Boundary, there were significant infrastructure problems as far as getting road service to it and other infrastructure to it, it existed as sort of as a peninsula out there because Dammasch was built before there were any Urban Growth Boundaries. The picture that Stephan

showed the Council was what they'd been working on for the past 18 months, Metro had been a participant in this process, in coming up with an Urban Village plan that met 2040 guidelines and transportation planning rule guidelines for a walkable community, that met affordable housing goals and helped address the jobs/housing imbalance. So it was a joint effort with 5 different state agencies, Metro, the County, and city of Wilsonville to come up with a model urban village and be master planned before it even came in. The importance of it was that the City really couldn't do it without it coming in, it needed to all come in together to meet its infrastructure costs.

Stephan Lashbrook, City of Wilsonville, 30000 SW Town Center Loop East, Wilsonville, OR 97070, the City of Wilsonville's Planning Director reviewed the handouts, a 2 page letter from Mayor Crumel, a graphic which was the picture showing Wilsonville and those 3 Urban Reserve Study Areas around the city and a graphic of the master plan area. He pointed out that both the planning commission and city council voted unanimously to approve this master plan on November 13 and received a great deal of positive public testimony about it and no adverse testimony. With that, he shifted to the 2 smaller proposed Urban Reserve Areas around Wilsonville. The first, called the Eligson Road site, was a portion of what used to be area #35. It was a small piece of property, less than 5 acres on the north side of town. It adjoined the city shops and it was the best site for the expansion of those shops to serve the city's transit system. Wilsonville has their own transit system, South Metro Area Rapid Transit (SMART). SMART is not supported by property taxes so it was one service that should be able to continue to grow even in the Measure 47 era. This site could serve that purpose for them in the future. It had city limits on 2 sides and it had a developed RV park on the third side. The slope was probably 10-15% so it was probably not prime agricultural land. The second piece was 20 acres of what used to be area #39. Part of DSL's Wilsonville tract next to Wilsonville Road also showed on the graphic. It was available to the West Linn/Wilsonville school district without charge because it was held in trust for the common school fund. By having it included in the Urban Reserves it would eventually be able to be urbanized and the school district hoped to build 2 schools on that site. The most important point about this was that the City of Wilsonville and Metro had supported the school district's efforts so far, they jointly submitted a proposal to DSL for the land a year and a half ago. If the school district was able to build the schools on that site, that would mean in essence there were 2 other sites somewhere in the region that could be used for other purposes. Since this property was held in reserve in the common school fund it seemed like the most reasonable thing to do. A videotape about the process was included in the Permanent Record of this meeting, found in the Metro Council Office.

Mike Anderson, City Council of Lake Oswego, 1552 Highland Dr., Lake Oswego, OR 97034 on behalf of the Mayor of Lake Oswego, Mayor Schlenker who was out of town this evening. On behalf of the city of Lake Oswego they wished to reassure the Council of their sincere interest in seeing that the 2040 concept Urban Growth management was successful. Since the Mayor was unable to attend this Council meeting she wanted to convey in the letter the city's belief that #1, their task as a local government was to preserve the livability and sustainability of their cities. #2, they had had several years experience in providing services with significant growth throughout our city. #3 they had been able to secure funding for services and had assisted their school district since 1990 after the passage of ballot measure 5. #4 with the passage of ballot measure 47, cut and cap, they found their challenge to meet the voter's expectation to reduce government even more extensive and challenging. Now the suggestion to consider the consequences of the passage of ballot measure 47 was not an excuse, it was a reality. It was for this reason the cities of Lake Oswego, Tualatin, West Linn, and Clackamas County all agreed that the additional pressure and responsibility to add Urban Reserve beyond their recommended acreage's was even more daunting that they once thought. There were no criteria that support a cost effective solution in the Stafford area. The transportation, jobs/housing mix along with other criteria rating leave their Stafford area far down on the Council's list. Criteria which ranked the Stafford Urban Reserve Area such as distance to schools that were at capacity and a road network that didn't consider topography and physical barriers were misleading. Lake Oswego was in complete agreement with the impact recommendation provided to the Council in November of 1996. While they

recognized these recommendations were advisory only, they did represent a majority of local jurisdictions which would be responsible for eventual conversion of the Urban Reserves to vital Urban areas.

Tom Lowrey, Councilor Elect of Lake Oswego, 15911 Fir Grove Ct. Lake Oswego, OR 97035

stated that basically a new city would have to be built in the Stafford triangle area. New schools would have to be built because the present schools in the vicinity were full. new roads, new fire station, new water services, there was no sewer lines or water lines that could serve that area out there. There most likely would have to be a new water plant so it was going to be very expensive to develop that area. He also recently had the opportunity to listen to Oregon's Senior Senator, Mark Hatfield speak last week,. What he told the audience at the League of Oregon Cities convention was that the spigot from the federal government to the states and the local government was going to be nearly turned off over the next 6 years as the federal government tries to deal with its budget problems. They've had the passage of Measure 47 and Governor Kitzhauber had told them that the state was not going to provide funding for the local governments. So there would be a real lack of money to develop this area and right now, the way the present law worked, the system development charges were far less than what it actually costs to pay for growth in these areas. What they were afraid of was that Lake Oswego or Tualatin or West Linn would be asked to subsidize to the tune of many millions of dollars the growth in this area., so he asked that the Council reconsider putting this land into the Urban Reserve Studies. He had looked at the criteria, there were utilities, schools, and he thought the Council really needed to study what the cost of developing that area out there would be and how that would be paid for.

Bill Atherton, City of Lake Oswego Councilor, 1670 Fircrest Drive, Lake Oswego, OR 97034

thought a pattern of response was developing, that local jurisdictions were going to have to serve and find some way to pay for this growth and when they expand urban settlement. Unless Metro was prepared to tax current residents in order to expand urban settlement, the Council was going to have to have the cooperation of local jurisdictions. He thought what the Council had been hearing here from Lake Oswego was a rather united voice that it was very costly trying to force urban expansion and have existing residents pay for it as a tax. They were not exactly amenable to being taxed any more. Clackamas County had stated that they were not going to be in the urban services business. Basically, if it was sounding kind of down, he wished it wasn't. He thought there was another way of doing this, however to interpret this and he hoped that in the future, we would be open to that. Indeed if one were really looking at an urban reserve concept as an area that one was going to present existing activity from precluding future urban settlement or the ease and efficiency of it, one would actually have to have an urban reserve within an hour's driving time of Portland and eliminate all the county activity. One would have to be partners with these local jurisdictions and listen to what they had to say.

Councilor Richard Hager, City of Tualatin, PO Box 369, Tualatin, OR 97062, after 6 years, he would be leaving in January. He wanted to reaffirm everything the letter Mary Puskas read into the record at this Council meeting. It was something he could agree with and the city of Tualatin could agree with also. The principal reason he came before the Council in the past 5 years had been to talk about the Urban Reserve issue generally and about the north Stafford area specifically. The position of Tualatin, with him as their designated elected representative on behalf of the city council and their planning director Jim Jacks, he believed that their position had been consistent and that it was supported and supportable by the facts and the research and the work that they had done as a city and as a partner with the Stafford task force. Speaking of a partnership, he didn't think that he had to remind the Council, they had heard it already at the Council meeting, they do think of themselves as a member in a very important partnership with Metro. Metro's local governments, they thought, had a good handle on a lot of very important things going on in the region and they certainly would appreciate it if the Council would seriously consider the things that the cities had to add for the Council. As has been said before, they did continue to oppose the 1917 acres designated Urban Reserve Study Area in the north Stafford area with the exception of approximately 160 adjacent to West Linn and approximately 58 adjacent to Lake Oswego. There were several separate urban reserve

study areas in those totals. He spoke momentarily about something they could agree on and that was the need for approximately 4000 acres to be brought into the boundary in the relatively near future, if they could start it with that, as a point of agreement and use that to refine the process, and then based on that process, designate those 4000 acres and then take the time necessary to really know where they were at on this process before adding an additional several thousand and perhaps many thousand acres he thought that would be a very good starting point. As had also been mentioned before, he thought it's very very important that we all be crystal clear on what the criteria are that are being used by the Metro Council. He didn't believe he knew what they were, probably somebody in the room knows what they were and he hoped that included all of the Council, but if it didn't, then he would appreciate the Council letting their local partners know what the criteria was. Again, just as a quick reminder, Tualatin had grown from 1000 people in 1970 to over 20,000 today and the City was still growing. They believed that the kind of development in the Stafford area that they were now talking about would constitute another city with another town center, which of course was not designated, the City didn't think that would be good for Tualatin. All he asked was please, listen to the Council's local partners.

Jim Jacks, Planning Director for the City of Tualatin, PO Box 369, Tualatin, OR 97062 noted the letter he would leave for the record that basically reiterated what the city of Tualatin had provided to the growth management committee in previous letters. The City of Tualatin believes that the process should be changed so that rather than having a starting point of all the study areas as Urban Reserves and then having to justify removing them that none be assumed to be in and that justification would have to be provided to include or to designate an area as an Urban Reserve. They thought that the designation of Urban Reserves must be consistent with the growth concept map, the regional urban growth goals and objectives, and the urban growth management functional plan. Internal connectivity was an important factor and specifically he referred to Reserve Area or Study Area 54, that was the Stafford area and the area west of Stafford Road extending over to their east city limits which was an area that had a creek that ran north and south between that area. It appeared to have sufficient topography that there weren't going to be any culverts or roads or even any bridges crossed, so internally, connectivity in the southwest portion of 34 would be very minimal and that was not consistent with what Title 6 in the growth management plan was talking about. Additionally, connectivity from one urban reserve study area to the rest of the region was critical to ensuring that each urban reserve would work. Basically there were only 4 ways in and out of Urban Reserve Study Area 34 and one to the north was Stafford Road. To get any more, one had to build expensive bridges across the Tualatin River. To the east and west were the accesses along Borland Road into West Linn and Tualatin, to get anything else east to West Linn was another bridge across the Tualatin River, to get west into Tualatin was crossing the creek and going right through existing single family subdivisions and then to the south there was only one interchange on Interstate 205. There wouldn't be any more new interchanges or overpasses or underpasses so the connectivity for area 34 to the rest of the region was limited by 4 points and they were all funnels. Also area 34 did not have bus service now and was not likely to get bus service in the future. An area should not be designated an Urban Reserve unless it can be expected to have bus service. Finally the result of urbanizing study area 34 was sprawl very likely, in addition to the people not only in single family dwellings and apartments, but there would be some commercial to support them, maybe even some offices, possibly a little high tech in terms of jobs, and then what one had was a town center. At the minimum, a main street or a corridor, but the concept map didn't designate that area for any of those kinds of uses. To urbanize the Urban Reserve Study Area #34 would be inconsistent with the growth concept map. In summary, they would support not designating area 34 or any of the others farther to the north up the hill toward Lake Oswego. They would not support designating an area that he didn't specifically mention, but one to the south end of the city, area 43, and they would support designating the Tigard Sand and Gravel site on the southwest part of the city which was area 44. Those two last areas were talked about in the letter.

Councilor McLain commented that although the Council was here to listen at this meeting, she did not want people to go away with false impressions from some of the testimony. The Council did have

a criteria that had been agreed on with partners to review these URSAs with and this had been a criteria they had worked on for 2½ years that included state law, included the RUGGO goals and included the technical issues of job/housing balance and cost of service and accessibility. It included environmental issues, it included the functional plan elements that they had just passed and it also included local needs and issues and that was why they were having these listening posts to make sure the Council heard the public correctly. It was not that the Council didn't have a criteria or that they may not understand what the cities were saying, people had different interpretations of all of those elements of the criteria and that was what they were trying to sort through.

Mary Kyle McCurdy, 1000 Friends of Oregon, 534 SW 3rd Ave Suite 300, Portland, OR 97204. represented 1000 Friends of Oregon. They had a membership of over 5000, many of whom lived and worked in the Portland region. They were also a member of the Coalition for a Livable Future. The organization urged the Council to designate a conservative Urban Reserve which contained little if any farm and forest lands for both policy and legal reasons. First the policy: discussion of the UGB whether it would expand, by how many acres, and the size of the urban reserves was often a distraction from the real issue. Was the Council serious about using the existing urban land supply more efficiently, fully capturing the investment in existing infrastructure and services, revitalizing and maintaining healthy neighborhoods, and protecting natural resource lands minimizing traffic congestion and preserving farm and forest lands. This Council had already said yes through adoption of the RUGGOS, the growth concept and the functional plan and now the Council must show whether they were really committed to implementing that growth concept and functional plan through maintaining a tight UGB and a small amount of Urban Reserves because if they simply designated a large amount of Urban Reserves the organization believed the Council was sending a message to the market and to citizens that the UGB was not really a tool to create a livable region but rather at the slightest pressure, it would expand so cities and neighborhoods didn't really have to break a sweat to try to grow better and more efficiently. Turning to legal reasons, 1000 Friends believed the legal framework under which the Council must make the urban reserve decision supported and indeed compelled this policy conclusion. In particular, it led to the conclusion the urban reserves should contain little if any farmland. Someone suggested that the Executive Officer's recommendation gave too much weight to protection of agricultural lands. If one walked through the legal framework, however, 1000 Friends of Oregon's analysis showed that in fact it did not give enough weight to protection of agricultural lands. Ms. McCurdy's written testimony walked through this in detail. She highlighted the major portions of it. Before one even reached the hierarchy container in the urban reserve rule, one must first use goal 14 to determine which lands were even suitable for inclusion in the urban reserve. 1000 Friends believed this analysis would eliminate most EFU lands from even being considered for designation. Metro's staff had correctly identified that 2 of the 5 factors of goal 14 required that the amount of EFU land in Urban Reserves be minimal or zero. However, 1000 Friends believed that the staff analysis did not go far enough and that an additional third factor also applied to minimize the inclusion of EFU lands. The staff correctly stated that factor 6 and 7 of goal 14 address agricultural lands. Factor 6 stated that agricultural land should be retained. The staff analyzed and rated each study area for this factor. However, many of the study areas contained a mix of exception areas and EFU lands. And such an analysis, mixing those areas actually watered down the rating that the EFU portion would otherwise receive. Goal 14 did not provide for such a dilution analysis so for those study areas with a mix of exception areas and EFU land, the exception area would be suitable for inclusion in the Urban Reserve but the EFU portion may well not. Where there were mixed Urban Reserve Study Area, 1000 Friends of Oregon thought the Council should drop out the EFU portion where possible. They believed factor 5 also applied to EFU and forest lands. It required an economic analysis of the impact of expanding the urban growth boundary or designating urban reserves. The staff did a good job on this however it did not analyze the economic impact on farming and forestry of removing lands from the base of these industries. 1000 Friends believed that factor 5 compelled such an analysis. To summarize, 3 factors of goal 14, goal 2, several statutes and administrative rules were all heavily weighted for protecting farm and forest lands even before one got to the hierarchy of the Urban Reserve rule. No other factor before the Council had had such broad

protection in law. This was clearly a policy choice already made by the legislature and LCDC. 1000 Friends of Oregon believed that this legal framework precluded most of the EFU land, particularly in Washington County, from being considered suitable for Urban Reserve designation.

Bill Resnich of Jobs With Justice, a participating organization in the Coalition for a Livable Future, 1615 SE 35th Place, Portland, OR 97214 said this country had conducted a 50 year experiment in urban sprawl. The results were sprawl destroyed land and nature and a sense of place. Sprawl increased road and sewer and other infrastructural costs yet still increased congestion and pollution. Sprawl devastated inner cities and inner suburbs. Sprawl created a dynamic of flight from the city. It ended up in class and race segregation and ultimately guarded and walled enclaves for elite's. This was of course not a fantasy or a horror story, it was what happened around the United States in city after city to varying extents. Portland was particularly well positioned to avoid this fate. That was why the Coalition for a Livable Future had opposed expansion of the UGB, that was why the Coalition had advocated more compact development and why they believed that designation of Urban Reserves should be under very limited conditions. Mr. Resnich spoke to 2 of those conditions. First, any expansion of the UGB or designation of Reserve Areas must be based on a finding that the impacted jurisdictions had and would meet tight affordable housing standards. One knew that a city of rich and poor soon self-destructs, that income polarization led to disinvestment and disorganization in poor neighborhoods which ultimately generated flight. In previous testimony some of the populous had contended that every public official had to speak out and challenge the many economic policies that were lowering income and raising costs for the average family. Mr. Resnich had contended for example that all of us should support raising the minimum wage as well as support trade policies that led to wages in the trading partners harmonizing up instead of down. On a local level, one must recognize that growth alone did not generate higher median income. This region had seen a huge influx of low wage jobs, a decline of family wage jobs, such that today this region was much richer in total, but most families were working more hours for less pay and still paid more for housing. While Metro was not our housing and economic development agency, there was one supremely important step one could take, institute tight affordable housing standards for all jurisdictions and demand they be applied to all current and future land parcels. A second condition of Urban Reserve designation must be simultaneous establishment of an exacting and effective system for evaluating compliance with all criteria. Expanding the designation should not become a safety valve for poor planning or lack of action. A process should be created that said new land can only be used by jurisdictions that had met tight 2040 policies and a process must be created so that all recognize that necessity.

Mike Pullen, Urban League of Portland which is a member of the Coalition for a Livable Future, 10 N. Russell, Portland, OR 97228 noted that the Coalition was made up of 35 organizations devoted to revitalizing the inner city and limiting suburban sprawl. Mr. Pullen represented the Coalition at this meeting, which over the last month hammered out what they'd like to submit as a position paper on the kind of conditions that they would agree would be appropriate for expanding the Urban Growth Boundary. Right now they didn't see any demonstrated need for expanding the Urban Growth Boundary. Though they understood that there would be situations in the future for which this may be appropriate. This was a 3 level test they had created. He read to the Council some of the brief points, Test #1 would be only a situation where one could demonstrate that the local jurisdictions were implementing all aspects of the Region 2040 goals concept including all functional plans and the regional framework plan. The Coalition wanted to see this kind of support from local jurisdictions before they saw any expansion of the Urban Growth Boundary. The Coalition would want to avoid any jurisdictions that were not fully supporting the regional goals. Test #2 would be to demonstrate how the Urban Reserve designation or UGB expansion would support local and subregional efforts to promote compact equitable and sustainable communities. Some of the points that the Coalition would think would be needed for that would be developing well connected local street networks that were necessary to achieve the density and transportation goals of 2040 within a given community, also improving affordable housing mix at the local, county, or subregional level, especially increasing the number of affordable units that were close to jobs, also improving, protecting or establishing storm

water management, ground water protection, enhanced green space or park protection and management and other environmental protections on important lands adjacent to the UGB. Finally, the third test that they would offer would be that the UGB should only be expanded when found to insure that the development was consistent with the Region 2040 growth concept. He recommended that Metro establish a process where Urban Reserves would be master planned prior to coming into the UGB so that these criteria were met. He read some of the subcriteria: "that an enforceable master plan be created, that we remove flood plains, wetlands ,stream corridors and steep slopes over 25% from the buildable lands inventory, that we protect locally and regionally significant natural resources, that we provide for a mix of jobs, housing and commercial uses so that we create communities rather than subdivisions so that jobs, housing and commercial uses are close to each other and that we do not contribute to disinvestment in existing communities". He stated that he submitted a copy for Council.

Lou Fasano, 2455 SW Gregory, West Linn, OR 97068 greeted the councilors and stated his main purpose was as a land owner near the Dammasch site to support inclusion of the area in the Urban Reserves regardless of what happened with the Dammasch facility because infrastructure improvements were needed, no matter what. He thanked the councilors for attending all the meetings and said he appreciated what they had done during this process.

Ted Halton, Halton Company, PO Box 3377, Portland, OR 97208 introduced himself and described the property which he was concerned about as adjacent to the PGE property and across Rosemont Road from the Lake Oswego property that was already going to be included in the reserves. He read excerpts from a letter that he gave the clerk: "our property lies in URSA 31 and we believe it provides a very realistic opportunity for future decision makers and leaders of Lake Oswego to enable their city to grow. The city's own planning documents state its ability to grow is severely limited by lack of buildable land". He stated that URSA 31 was to 15-20 minutes from Portland, was at the heart of 4 regional centers and near to at least 7 town centers. He stated that URSA 31 made sense Urban Reserve because it was not suitable for agricultural uses and the soils were marginal at best with no water is available for agricultural use.

Cheri Arthur, 5225 SW Lombard, Beaverton, OR 97005: Ms. Arthur greeted the Councilors and introduced herself as a resident of Washington County for 31 years and a native Oregonian. She was concerned about areas 41 and 50, the Cooper Mountain area. She stated that the study area 49 was very close to a piece of property that Metro was looking to purchase through the open spaces bond measure and she thought it would be detrimental for Metro to include this in the Urban Growth Boundary for that reason. She was also very concerned about study area 50. She felt it was important to leave some farm land and forest, not only for agricultural use but for the benefit of all Oregonians. She stated that urbanizing and paving farmlands and forest created environments more conducive to crime as well as increased congestion and pollution. She stated that the Urban Growth Boundary needed to be increased but not to the point of a sprawling Los Angeles. She stated the need for smart growth and hoped the Council would consider that.

Karl Rohde, Lake Oswego City Councilor-Elect, PO Box 227, Lake Oswego, OR 97034 Mr. Rohde thanked Metro Council and stated that he would speak about expansion of the Urban Growth Boundary or Urban Reserve Areas into the Stafford area. He said one of the primary elements that always stuck in his mind was the desire to maintain a compact urban form. He said the reason for doing that was that it provided an efficient use of the existing infrastructure. He stated that the cost of urban expansion in the Stafford area would be staggeringly costly to provide development in. He stated that 10 units per acre would cause significant degradation of the environmental quality of the area. He found it hard to believe that expanding growth into Lake Oswego would provide affordable housing because a Lake Oswego address was more than likely going to continue to be among the most premium and expensive housing in the Portland metro area and that the real estate community was desirous of development there primarily because of the high ticket nature of the Lake Oswego address.

He stated that the majority of people he met during this election year didn't want to grow and were happy with finally reaching the end of the growth cycle.

Mary Tobias, a representative of Tualatin Valley Economic Development Corporation, 10200 SW Nimbus Suite G-3, Tigard, OR 97223 said that her testimony tonight represented the private sector part of TVEDC. She stated she would not speak about specific parcels of land but was concerned that there was still confusion between establishing Urban Reserves and moving the UGB. She explained that the two were not the same and ought not to be confused. She stated that she had submitted prior testimony and asked Council to refer to that. She said that it was clear that Council took the urban reserve study process very seriously and that TVEDC recommended beginning with recognition that the full 23,000 acres are Urban Reserves. She said Council needed to measure the needs of the counties and cities within the boundary for jobs/housing, schools and space for public and private enterprise on a jurisdiction by jurisdiction basis, and evaluate the needs in light of the available land within the boundary, evaluate the need for additional land by using the urbanization factors and expand if one needed to expand and only then, and use clearly defensible criteria.

Councilor Morissette commented about the diverse opinions he had been hearing in the community at public hearings and other meetings in the community, that he had heard people so against the density in their area, and then heard so much testimony to do the density and keep a compact urban form. He explained he was amazed at how different one place could be from another.

Connie Clark, Resident of Dunthorpe Neighborhood, 12701 SW Iron Mountain, Portland, OR 97219 introduced herself and stated she would speak about the Dunthorpe neighborhood, just north of Lake Oswego. She stated 2 concerns, the first was that Highway 43 was already running over capacity during morning and afternoon rush hours and there was no question that urbanizing the north Stafford area would significantly add to that traffic. She estimated that the Stafford area would contain 7,000 new houses and that each of those would generate 10 automobile trips a day. She said this would mean an additional 7,800 trips per day running down Highway 43. The road at John's Landing had no means of adding additional lanes because the quarter was continuously built along both sides. The Oregon Department of Transportation had studied this corridor and concluded that it would be cost prohibitive to widen the highway She stated her second concern was for the scenic/esthetic value of the north Stafford area. She felt that the rural, pastoral characteristics separated and gave definition to the towns which surrounded it. She urged Council not to include the north Stafford area within the Urban Resources.

Michael Lilly, Attorney for Tigard Sand and Gravel, Inc., One SW Columbia St. Suite 680, Portland, OR 97258 introduced himself as "the guy with the giant gravel pit" in area 44. He stated it was the one site that Mr. Jim Jacks, Tualatin city planning director, testified in favor of putting into the Urban Reserves. He stated that it was not farmland, it was zoned EFU and there was no way to farm anything on it without trucking in a couple million yards of topsoil. He said it was mostly open rock that's exposed, it was not pastoral, but that it was ugly. He said the only sensible thing to do with it was to make it into an urban reserve so that it can be developed into something that's useful for the community after it was mined out. He stated it didn't score very well because it was EFU land and because there weren't very many internal roads. He said that Tigard Sand and Gravel and Oregon Asphalt knew how to build roads. He added that on the current map the area was mapped out at 160 acres and Mr. Jacks listed all the contiguous tax lots and found it was really 256 acres.

Presiding Officer Kvistad explained that the study areas were not lot line specific on purpose because if they had used tax lots, it would have been a land use decision and thusly litigable. He explained that should an area come in to the reserve then the final line of that area would be defined by specific lot lines.

Greg Hathaway and Dick Waker of Davis, Wright and Tremaine, 2300 SW 5th Ave., Portland, OR 97201 noted that they would share their 6 minutes. He stated that they represented D.S. Parklane Development, Inc., who had 2 properties that they would talk about, the first being 42 acres in site 55 in Washington County which, he said, also included the St. Mary's property. He stated the second property was in site 65 which was located in the northwest corner of the intersection 185th Avenue and West Union Road.. He said that they had prepared a booklet for Council's considerations and the review included a summary of the reasons why both of those sites should be included within the Urban Reserve. The 42 acre parcel within 55 was southwest of the St. Mary's property and immediately adjacent to the new reserve vineyards and golf club which was a 36 hole facility with a 40,000 square foot clubhouse that would be open for play next summer, in 1997. He noted that this facility was also owned by D.S. Parklane. He stated that if Council was to use 18,000 acres as the number of acres to come inside the urban reserve, and if they used the computer model that which was used by Metro's Executive Officer, and use the weighting factors that were used by your Executive Officer, site 55 and our client's property would in fact be a part of those 18,000 acres in the Urban Reserve. He supported the testimony of the city of Hillsboro which was presented a week or so ago, in support of 55 as a result of trying to accommodate their job rich employment centers. He stated he believed his property would help contribute to that. He also believed that the golf course actually made a good buffer between the urban development to the north of the golf course and the natural resource land to the south of the golf course. He introduced Dick Waker who talked about site 65 should be broken down into 2 subareas because the D.S. Parklane property is located at 185th and West Union, and was immediately adjacent to the Urban Growth Boundary and immediately adjacent to urban development. He added that the Robert Randall property was just diagonal from this property, and was going to be developed in the next year or two.

Dick Waker stated that the distinguishing characteristics of 65A was that it was located on 185th and West Union Road, close to Tannesbourne Town Center and the high tech silicon forest and that the area needed to have as much housing opportunity as possible. He noted up the street to the south on 185th was a grade school and the new West View High School within walking distance, he stated the Rock Creek campus was just to the north of that particular subarea, had 3 bus lines He said the utilities were there , and the subarea was surrounded by urban development. He stated he was asking that this be considered a subarea by itself.

Robert Van Brocklin, Representative of Land Owners introduced himself as an attorney with the firm of Stoller-Reeves, 900 SW Fifth Avenue, Portland. He stated that he wanted to talk 2 sites and represented 2 clients in this process. Referring to site 32, the Peterson property, which was surrounded by a residential development. He said public services were available to the south on Burgess Road, and it had a direct connection onto Stafford Road. He said that immediately across Stafford was Lake Ridge High School and the city of Lake Oswego's municipal golf course which was part of site 32. He related that site 32 received a score of 56 and that all properties with scores of 56 or above were included, the total would be about 14,000 URSA acres. He said he and his client were requesting site 32 remain included as Urban Reserve. The second property he spoke about was the Joe Angell property, part in #69 and part in #70 in the Skyline area. He stated the property has been in the city of Portland for over 20 years and was mismapped in the original growth boundary plan when a portion of it was included in the UGB and a portion of it was excluded. He said that Mr. Angell had spent a great part of the last 20 years attempting to correct that error. He urged Council to correct the mismapping problem.

Douglas W. Bollam, PO Box 1944, Lake Oswego, 97035, stated he was present to speak about several issues. He wanted to memorialize and perpetuate the Bollam Amendment which was adopted by resolution 94-2040-C, exhibit D and was reflected in the current Metro records. He mentioned that he submitted material regarding the Bollam Amendment to the full Metro Council on November 30, 1995, and at that time was assured by Presiding Officer Ruth McFarland that he would receive a written response by Metro shortly. He stated that now, a few days short of a year later, he still had not

yet heard from Metro. He stated he would not let the Bollam Amendment fall through the cracks and would speak to the Council about the matter again. He spoke about Councilor McLain's testimony at the Boring listening post regarding the north boundary of site #15. He stated the high voltage power lines should be the northerly boundary of site #15. Thirdly, Mr. Bollam wanted to speak about sites #11 and 14, specifically the area on the growth concept map that depicted the open space area of the Rock Creek canyon which was incorrectly drawn. He stated that the aerial maps did not show this particular area which was sandwiched in an area that was not included. He had given the software Metro used to make Urban Reserve decisions and had given some areas very close scrutiny and found some of the resource land use designations were incorrectly labeled which in turn would reflect incorrect findings. He said that if the underpinnings for the foundations of the decision was not made up of accurate information, then the final decisions would be easily challengeable.

Presiding Officer Kvistad explained that Mr. Bollam had probably attended more public hearings than Councilor McLain and himself, and actually had more of them on videotape than anybody.

John Pullen, 18 Britten Ct., Lake Oswego, OR 97035 introduced himself as a Lake Oswego resident in attendance to support his city government. He stated he last spoke before the Metro Council on November 16, 1995, against including the Stafford area in an Urban Reserve Study. He said that at that time the cities of Lake Oswego, West Linn, and Tualatin opposed such action also. He said the cities wanted to preserve the area as a rural buffer but that on December the 21, 1995, the Metro Council voted 5-1 to include the Stafford area for study. He said didn't think Council or Metro staff knew the extent of the problems and cost involved in developing that area.

Mike Houck. Audobon Society of Portland, 5151 NW Cornell Rd., Portland, OR 97210 introduced himself as a representative of the Audobon Society of Portland, 8,000 members in the Portland metropolitan region. He stated he wanted to go on record as saying the Coalition for a Livable Future was committed to assisting Metro and local governments and other citizen groups to implement plans being discussed tonight. He said that it would be difficult to implement Region 2040 and the growth concept. He said he wanted to respond to a comment regarding Lake Oswego and affordable housing. He reiterated that the Coalition for a Livable Future was on record time and again in support of the notion that there needed to be fairer housing distribution in every community throughout the region and simply because it has a Lake Oswego address didn't mean we weren't concerned about providing affordable housing in that and every other community. The Coalition was supportive of the testimony of Mike Pullen of the Urban League presented regarding the Coalition's positions. There was a need to make sure natural resources were protected in any areas that were brought in to the Urban Growth Boundary in the future.

Ruth Barber, 14754 S. Quail Crest Lane, Oregon City, OR 97045 introduced herself. She said that her husband was Jack E. Barber, the artist of the exhibit "The Westward Thrust, Portraits in Perseverance". She was amused that the caption for this meeting tonight was the same. She added that for 25 years they had lived one mile south of Clackamas Community college and above the watershed line identified as URB 25 and 26. She said she would encourage Metro to combine her 6 acres within #25. She addressed the criteria: 1) orderly and economic provision for public facilities and services are met as follows; state highway 213 on a 90 foot right of way is already a public investment and borders 550 feet of their frontage. To meet KCM feasibility analysis, their sewer was a very low dollar cost estimate. For public facilities and service, they were one mile south of Clackamas Community College, as she said, they were within 2½ miles of the Oregon City Public Library, Clackamas County administration office buildings and the Oregon City Fire Department, District 1. The recently acquired Clackamas County golf course with open space was clearly visible 250 feet southwest of the property and certainly a buffer for the rural land beyond it. So criteria 1 was met. Two, near their 6 acre parcel were others ranging from 3-6 acres which would lend themselves to efficient planning and development. Criteria 2 was met. Three, in reforesting they planted a double row barrier of giant sequoia adjacent to the highway to soften the noise impact. However natural contour also reduced

visual and noise impact. In grouping Douglas fir they had framed the view of wetland and golf course. On their property the natural setting was preserved and would work well into urban design and development. Criteria 3 was met. Four, it was not feasible for the Barbers to use their lot for agriculture and they had removed the large old barn, the blight of the neighborhood. That was, it would have been removed if the flood hadn't come in and their workman were busy with that. The Barbers believed their property should be area 25 because it was the lowest agricultural priority and Mrs. Barber had an addendum to support that. That criteria 4 was met and so was criteria 3 if she had failed to say that. Five, the wetland below us on the south had never flooded their property and until recently was used for grazing cattle but had not now. Further south, above and beyond the wetland was a large subdivision, across highway 213 and directly west of the Barbers was one of this area's nicer subdivisions. The Barber property was an arterial corridor. KCM adhered to land density of 14.3 dwelling units per acre. Now the addendum would suffice that criteria 5 was met. In summary the Barbers believed the longer one waited, the more problems one may encounter in implementing urban development. She thanked the Council for the opportunity to express their knowledge of this immediate area.

Ed Gronke, Clackamas Business Round Table, 4912 SE Rinearson Rd, Milwaukie, OR 97267

introduced himself and stated he represented the Clackamas Business Round Table as he had last time. He praised Metro for their patience and fortitude going through this very difficult process. He stated that his group strongly supported the recommendations the Metro Executive Officer had made for Urban Reserves, especially in the Beaver Creek and Damascus areas that were designated as employment areas. He discussed the severe imbalance of jobs and housing in Clackamas County. He read the last paragraph of his written testimony: "we realize the difficulty of the task you face reconciling a multitude of conflicting pressure groups all arguing that their needs deserve prior consideration. I think it is safe to say that most if not all of these groups, including our own, share a common desire to preserve the quality of life we enjoy in this region. We would suggest that designating land in Clackamas County as Urban Reserves for possible development as job producing sites in the future is a positive step toward that common goal". Mr. Gronke hoped they could all agree that such a decision was a move that citizens of the county could accept and support once they understood the reasoning behind it.

Matt Finnigan, Lake Grove Neighborhood Association, 3700 Upper Dr., Lake Oswego, OR 97035

stated that he would deliver information from 2 neighborhoods, and then his own neighborhood.

Presiding Officer Kvistad: explained that written testimony would be transcribed and put into the record and be treated as if they were verbal testimony. He suggested Mr. Finnigan note which neighborhood groups he had brought information from.

Mr. Finnigan stated the first letter for Council was from the Lakewood Bay Neighborhood Association board member, Vicki Clark, and the second neighborhood that chose to send information was First Addition Neighborhood, FAN, located in Lake Oswego, chairman Jim Bullen. Mr. Finnigan suggested ways to take the emotion out of the decision Metro had to make. He asked if the Council would be willing to share how they personally felt about the material, would they be using it strongly, moderately, or not at all. He asked the Presiding Officer to comment on that?

Presiding Officer Kvistad explained that the ratings were used as a baseline and that each individual councilor was able to use Ursamatic to set their own criteria and rankings based on how they each felt those characteristics should be used.

Councilor McLain responded that they asked the staff to take their best shot at what they asked them to look at, which was the cost of service accessibility, how far from centers, what was EFU, etc. So Councilor McLain saw this to be the baseline and she would be using these criteria and was not going

to be making up her own criteria. but she would use them as one of the 6 items that she indicated that were used, including state law and RUGGOS, etc.

Councilor Morissette thanked Mr. Finnigan for the question. He had asked staff for some additional information to help him devise a way that he could better figure it out, but he had had a bit of a problem and took this opportunity to talk about it. With such a huge amount of the plan being in the Clackamas County area, he didn't know how that was going to make for the decision Mr. Finnigan cared a great deal about, the Stafford area, but it seemed difficult for him to find such a large amount of land in Clackamas County and such a little amount of land in Washington County where there were so many jobs. The problem with Washington County was the EFU, so they had to wrestle that thing to the ground. Now the Council heard testimony from some of the attorneys that one couldn't use an EFU. Councilor Morissette didn't know how this would all come out, but he was doing the best he could to analyze them, he broke out each parcel in my own way last time and he was going to do it this time.

Mr. Finnigan said the he would encourage the Council to look at these and be able to have them because the Council would have the staff's ability to put those figures in but it was also interesting to take these figures and just very fundamentally change them, for instance under the utility feasibility, they were told that basically they weren't perhaps looked at, the water systems that they would have to put in and the sewer systems. If one just changed those a third, down to 4, roadwork, it appeared that they were very popular out there. Realistically those streets winding through were very narrow so he thought there was an opportunity to correct that. If one went across, he thought that Metro would find that the figures would actually be lowered and would not be qualified, so he guessed that was what he was trying to shoot at was that he thought there needed to be some dialogue to say okay, whose interpretation and what good facts, because if the Council was going to make a base decision on 50 and cut, then these could be changed and it looked like they could be overlooked. So with a white hat on, he hoped that the Council would make a decision based on good criteria because it made the Council heroes and wearers of white hats. The second one was that he represented the Lakewood Neighborhood Association on their board of directors and they were trying to tackle the challenge of Metro of handling a main street and a town center. He then directed his comment to Council Morissette and said, "you mentioned earlier that you were wondering how in the world you hear one thing on one night, you know, we don't want it expanded, we don't want to take the growth and somebody else's field but not mine." In Lake Grove they were actually trying to say how could they do it within the boundary? What the Council was sending was a very mixed message when they looked at this and said that the city had to absorb a main street and a town center and yet they had this whole thing coming up. The last time he talked to the Council about this, the Stafford area and the sewers alone showed everyone that the capacity was going to challenge Lake Oswego. If the city developed within their own boundaries, the city would blow the sewer system treatment plants that they have. Also in Tualatin, if the figures out there in Durham are already at 80% during wet times, what would happen with expansion? Water would be flushing in. So again he would just ask the Council to look at these things, try and base the decisions on good criteria so that again the Council could wear the white hat and the luck of the Irish.

Karen Wagner, CLF, 534 SW 3rd Suite 300, Portland, OR 97204 said she was at this meeting as a citizen at large and also a representative or member of Coalition for a Livable Future. She would like to reiterate what Mike Pullen had first stated in the CLF policy statement, that they saw no demonstrated need for a UGB expansion at this time. It was their feeling that the tight UGB was essential to create momentum that needed to take place in the region to avoid the destructive developmental patterns of other urban areas, they would like to focus development on the existing urban regions so that they could make full and efficient use of the infrastructures and services and revitalize and maintain the neighborhoods and protect the natural resources. The natural resource issue was one that she would like to particularly address. Having stated that they didn't agree in adding extra land area to the UGB if indeed it proved necessary, the criterion which should be and could be

established by Metro to allow this to happen must really promote equitable sustainable and compact communities. The first one she'd like to note was improving and protecting and establishing storm water management, ground water protection, enhanced green space or park protection in management and other environmental protections on important lands adjacent to UGB. This assumed that the local jurisdiction could provide improved oversight by incorporating these lands into its UGB. Also creating a landscape based transition between urban and nonurban uses based on topographic features, streams, wetlands, flood plains, and forested areas. This created landscape oriented transitions between communities as well as between residential and other urban areas and neighboring farm and forest activities. Considering or in the event of development having happened, test #3 noted that removing flood plains, flood prone soils, wetland streams, corridors and steep slopes over 25% from the buildable land inventory and developing policies to insure these lands were not developed or developed at reduced densities will insure the protection of the full range of their functions and values. They would also like to see that they protect locally and regionally significant natural resources, fish and wildlife habitat, local and regional trail systems, scenic resources, open spaces, riparian areas, ecological resources, and the like. Protection and long term management strategies must be done prior to rezoning so that the underlying zone reflects the natural resource designation. She would also like to state that she too felt a strong inclination to be a partner in Metro's attempt to bring this all together, she thought the case studies that Metro had used in its resource protection and management manuals that she as a citizen had picked up, really provided some very strong cases throughout our northwest area for providing compact densities.

William Rogers, Palisades Neighborhood Association, 17211 SW Robb Place, Lake Oswego, OR 97034 spoke as a homeowner in Lake Oswego. He had heard a lot of eloquent, extensive professional done testimony at this meeting and his testimony was going to be all but 3 of those things. He was opposed to the development of the Stafford triangle except in the areas designated by Mayor Elect Bill Klammer because it was a land of questionable stability and topography for development. It would require entirely new sewer system, treatment plant and water supply. It would probably require the widening of Stafford Road, Borland, and the construction of many miles of roads and this construction of roads and taking up of ground surface is going to contribute to flooding into the Tualatin River which of course went on into the Willamette River which went on into Portland and it might even be able to get enough to flood the Metro building here. Mr. Rogers said it would require the construction of 3 additional schools or at least enlargement of an existing school in the area. The contractors contribution to these items was insignificant compared to the actual cost. The City of Lake Oswego even under 47 conditions simply couldn't afford these things and with the passage of 47 it made it impossible. His last point was that finally if Metro crammed this down their throats, because they had, the city officials and the citizens had almost unanimously said "we don't want this", but if Metro did, where was the money going to come from to cover the loss that was certain to come when this unstable land gave way? Where was it going to come from? Was Metro going to come up with it? Did Council have an answer?

Councilor McLain said that she thought that wasn't rhetorical, it was a very direct question, She thought that there was a couple of things in the testimony that he had just given and the testimony that she had heard at the 8 different listening posts that the Council needed to answer, that was that in dealing with the Council's legal responsibility, their mandated responsibility of providing Urban Reserves. It did not say that all Urban Reserves that were designated would be developed. It did not say that all of them would become urbanized. It said that the Council had to identify the ones they thought in a comparable sense were the most reasonable for compact urban form to meet the 2040 growth concept. The answer that Mr. Rogers was looking for she thought was in the deal of when, where, how and who pays and that issue was coming in a conversation that they had already started with master planning. The Council was very well aware of measure 47 passing, And she said, "remember that you're talking about 3 schools and sewers and water facilities that would be built for a planning period of 20 to 50 years so it wouldn't all come at once and if this is the highest cost area, we wouldn't even consider that urbanization until the last urban resource acre before it had been utilized."

So she thought the issue again was remember it was comparable. She didn't get to start with a perfect world. The Council had to look at the world that was out there and what was in front of the Council to consider was what was maybe the best of the worst. But what the Council, required by law, was to look at was to make sure that they had provided the Urban Reserves that the state law mandated so that if there was any urbanization that that would take place but the funding issue was not being left undone it just meant that they would deal with it during that master planning and the UGB amendment process and change of the code.

Mr. Rogers said there was one thing he wanted to mention. Several years ago in the city of Los Angeles, they issued permits to build in some of these questionable areas. And then they had rains. Now, the rain the Oregon has had in the last few days were like California rains, it was an awful lot coming down in a relatively short time and many of the homes that were built, had passed inspection by the city of Los Angeles, came off their foundation down into the street and right on down the boulevard, house after house. The city was liable and they had to pay many millions of dollars. Now, he noted Metro's tax revenue was short enough as it is, and particularly with measure 47.

Presiding Officer Kvistad: said but think of the VMT reduction.

Mr. Rogers said that we don't have millions of dollars, the Council doesn't, he didn't, no one in this room does.

Councilor McCaig reiterated that what the Council just said was we realize that.

Presiding Officer Kvistad noted that Mr. Rogers had created a lot of response from the Council.

Councilor Morissette indicated that a couple of people had spoke about schools and things like that, the plan really had the same number of kids, it was how they were going to be housed, in a more compact urban form or in a little bit more space so that Metro could create some environments similar to what we have done in the past. That was a fair debate but the fact of the number of children that would need to be educated through the plan was the same. The other point about the cost, he didn't want to represent being an expert in the cost of these things, but there was a process that had been in place in the past as to how infrastructure was planned in the future. Now granted, for the last few years, maybe the last decade or so we haven't quite invested at the same rate in relation to the population that we did in the past, but people thought enough about the future people that they provided good infrastructure so that they would have a reasonable place when they were here. As a society he didn't think we were completely doing the job that we should to provide that good infrastructure but we're going to have to wrestle with that because the fact of the matter was if we bury our head in the sand and we don't provide infrastructure and in each one of these sites, some more, some less, it was going to be expensive and it was going to be tough. But if we didn't, there was many places that had been in denial about growth in the country and they had made for a much worse place in the future so we were going to have to wrestle with ways to solve the problems.

Mr. Rogers responded to Councilor Morissette, "what you say is very very true, however, Los Angeles encouraged growth, it grew some, then it grew some more, then it grew some more," and he thought that we would all agree now that LA is very gruesome.

Presiding Officer Kvistad declared a five minute break.

Richard Helzer, 450- SW Hall, Beaverton, OR 97005 said he was an attorney who worked with Rod Adams who had given prior testimony on behalf of Pacific Plastics and Mr. Adams and his office also represented Mr. Van Raden. He asked to combine their 3 minutes each for a total of 6, they would try to be even shorter than that. Mr. Adams had submitted his written testimony that was a choice of evils apparently he elected to fall off the ladder and injure himself rather than have to sit here for 2½

hours tonight and sent him instead. At any rate, subsequent to falling off the ladder he did submit his written testimony it was good to see it didn't cloud his perception as to why study area 64 should be included in the urban reserve. Mr. Helzer noted an aerial photo and Mr. Van Raden and he were at the meeting primarily for the area photo, it showed the area 64 which was the Cornelius Pass and West Union, particularly the intersection area, was an area that was already committed to urban uses and was in exception lands within the statewide definitions. There was the grocery store and the shopping mall that existed there with office buildings and Mr. Adams' comments on that. He also commented and can be seen that across the intersection at Cornelius Pass and West Union was the automobile maintenance shop and also on the southwest center of the intersection there was a very costly developed retail market area by Jerry Wilson known as the Sweet Apple Company. Apparently there was plans to put also a restaurant in there and that was within the UGB and so the Van Raden property that they were concerned about this evening was about 2½-3 football fields away from property that was already there. Also there was a sizable number of homes located with small parcels, developed streets and lotting patterns. Mr. Adams wanted again to point out that Pacific Plastics lies 2 parcels separated to the north and it was a fully developed 10 acre tract. It was a \$4,000,000 development and the additional 20 acres of undeveloped land that Mr. Adams was proposing be included in the urban reserve area. Finally, there had been some discussion about whether you could carve out a section of area 64, leave out some of the agricultural land on the northeast side of the intersection of West Union and Cornelius Pass and that would be about 250 acres by Adam's calculation and one could also exclude the property lying north of Pacific Plastics and that's about 50 acres. Mr. Adams would encourage the Council to read his written testimony and his letter and asked Mr. Van Raden to continue with the remaining moments that were left.

David Van Raden, 13652 NW Logie Trail, Hillsboro, OR 97124 said his primary purpose in coming to this meeting was to bring the Council the aerial photo because he thought it did a better job of demonstrating what he considered to be probably a perfect definition of exception lands. He had testified before that it would be appropriate to reduce the size of study area 64 and he was hopeful that that would allow the Council to see more succinctly what that West Union neighborhood really looked like. It was hard to tell without looking at a tax map. He also coalesced his previous testimony in a letter that he gave to Mr. Stone.

Richard Stevens, 18880 SW Whitton Lane, West Linn, OR 97068 said he lived in URSA 31 downhill from West Linn and uphill from Lake Oswego. In the last few years Lake Oswego had characterized the Stafford triangle as the fertile crescent. When this rationale was shown to be untrue, they switched their arguments to the high cost of providing services. Neighbors, including himself joined and committed and commenced with a separate planning study by a former Lake Oswego planner to check on the facts, the resulting OTAC report as well as Metro's KCM report disproved the high cost of services in Stafford. He thought the Council knew those numbers by heart. OTAC said it was 3,550 per unit, KCM said it was 4,778 per unit and the average is 4,800. At this meeting in the audience, he heard Ms. Puskas' testimony on schools and she referred to 330 acres. She extrapolated student populations from that number. Of the 338 acres only 154 of it was buildable according to the book that he was looking at and of that, 67 was Lake Oswego parks. He thought that Lake Oswego was deliberately misleading with those numbers. And he thought that the superintendent should run his complex extrapolation again and figure out the real growth in school population. His motive was to get the City of Lake Oswego to state what its real position was. They preferred not to share in the region's growth. They were comfortable and they were satisfied with their size and they wanted growth to go someplace else or go away altogether. They didn't want to share the load. He applauded his former school colleague, Mr. Rohde, for stating the obvious at this meeting. He said they just didn't want it. That was the reason. Mr. Stevens couldn't understand why Lake Oswego's park outside the urban growth boundary could obtain all the services, money, and access that it needed, and the rest of the neighborhood couldn't. He didn't understand why the representatives of Lake Oswego kept saying how expensive it would be to serve when the consulting engineers at KCM and OTEK said it wouldn't. He didn't understand why they kept making unsubstantiated opinions on the cost. Please

question their real motives for perpetuating arguments that didn't hold up. Please include the north Stafford URSA in Urban Reserve.

Eric Carlson, Hallznan Neighborhood Association, 907 Oak St., Lake Oswego, OR 97034

introduced himself and said he lived near Stafford Road. He stated that about a year ago the board of directors of our neighborhood association wrote and asked Metro not to include north Stafford triangle in Urban Reserve Areas. He reiterated their position and stated that they had not changed their mind about excluding the north Stafford triangle. Usefulness of criteria? Data used did not have significance to outcome. i.e. how close to schools were these areas vs. the capacity of the schools. Secondly, concerning Metro Council's preliminary decision to include all 72 areas, what criteria were used for this? Did the Council use the executive officer's criteria, and if not what criteria did they use? And what other lands did the Council look at besides the 72 proposed areas that had already been looked at? Factors from Councilor McLain, but not criteria? Thirdly, he was not convinced that local jurisdictions were going to be allowed to limit development if their voters said no, Metro was not going to give the local jurisdictions more money. What was the Council going to do in West Linn and Oregon City where their voters had said to their local governments they could not issue bonds for water systems or other infrastructure without a vote of the people. What was the Council going to do if those things went to a vote and their people said no. The Council didn't have any plans for that. And what was the Council going to do about innovations that the cities needed for financing such as a systems development charge for schools. Was Metro prepared to go down and lobby for authority for a systems development charge for schools and if not how did they propose that schools should be paid for? He had heard the answer that this development would occur over a 15-20 year period but he would be stunned if it occurred in all areas that were brought within the UGB over the 15-20 year period. The experience was that an area would get developed and it would get developed fairly quickly and with respect to schools, the kids would come in quickly. School districts needed to be able to have money in advance. They needed to buy land in advance. The questions had not been answered to their satisfaction particularly the issue of cost. Until those were answered, they thought those were a fundamental part of whether or not those even should be Urban Reserves because of the momentum that would be generated if they were. He urged the Council postpone their decisions on the reserves.

Greg Malinowski, 13450 NW Springville, Portland, OR 97224 stated he left copies of letters from David Miller and himself for the Councilors. He thanked the Councilors for coming and said he specifically wanted to ask that areas 65 and 66 be deleted from the Urban Reserves. He stated that area 66, in Multnomah County, was basically all EFU. He stated Multnomah County's official position was not to add that area as an Urban Reserve Area. He stated that there were no Urban Areas in this part of the county and 100s of children would be bussed to Portland schools. He also stated that he felt this was the beginning of an attempt to pinch off the separation between the Portland and Beaverton urban areas. He said area 65, Washington County, was over half EFU. He stated that if all the land outside the proposed Urban Growth Boundary was included when lot line specifics were added, the original 23,000 acres would grow to as much as 25,000 or 26,000 acres.

Presiding Officer Kvistad reminded Mr. Malinowski that it could also go the other way and a loss of acreage would be the result. He said that would be determined by staff and the final findings.

Mr. Malinowski replied that area 65 was over half EFU and was cut through by a fault line that was not inactive. He said this area was not good for addition to the Urban Reserves because no roads, schools, or utilities were planned and there was no money to do so. He stated that valuable agricultural land would be destroyed and that was not a back yard hobby farm. It encouraged urban densities away from established urban town centers and the local citizen participation organization sent letters to Metro posing this. There was single family residential areas less than a year old in this area where urban growth. Were you going to make them retail now? The key point was take a good

close look at those areas. The final point, sounded backwards to add all areas in and then try to find 4 councilors to take it out, thank you for your time.

Tom Coffee, Assistant City Manager and Planning Director for the City of Lake Oswego, PO Box 369, Lake Oswego, OR 97034 came to talk about Stafford, but as master planner fully supported and the city supported Metro's commitment to master planning Urban Reserves before they were brought into the Urban Growth Boundary. It was interesting in our part of the region that a group of property owners and you've heard about his plan before, the Rosemont Property Owners Association commissioned a study to do their own master plan if you will, it was alternatively called a feasibility study or a master plan. It was done by a consultant and it had been referenced before and so it was part of the record. What we did as a city when our city council asked about this plan we began to analyze it and he had prepared a review of it, more pages than he could read tonight that he would leave with the Council. But he wanted to point out that there were master plans and their were master plans and he did not think the one, respectfully, submitted by the property owners qualified for the level of master planning that they were talking about. If you carefully read this document and read our analysis of it, they would find that it did not as most master plans do lay out a land use pattern and suggested that 2,945 houses could be built there and it showed a 12 acre shopping center and it showed a school site. It talked about how wonderfully this community could fit into the region. And theoretically it could as all master planning studies show at the outset. But if you looked carefully you would begin to see that it raised more questions than it answered. It talked about the deficient road system that was there in part, did not list all of the intersections that needed improvement, and then offered only one solution to solving the traffic problems in the Stafford area, and that was the promise of Clackamas County's Capital Improvement Plan to put a traffic signal at Stafford and Boreland in 1999. What the report did not point out was that that traffic signal would cost \$990,000 and Clackamas County only had \$500,000 committed to the project. So the master plan said here was how it could work, pointed out the problems, but offered no solutions of how those public facilities were going to be employed. There had also been the suggestion, in fact tonight, that Lake Oswego's contention that those services were going to cost too much was not well founded. So we took a look at this analysis. If you looked at the utility section of it, you would see that no cost analysis was provided, in fact the conclusion was a more in depth evaluation analysis was required to identify firstly all the design and political considerations, and then secondly the cost implications. If you look then at the findings, you would see that under the water services it ways water and storm water management costs to the proposed area are at \$461 per dwelling unit. The findings that supposedly summarized what the study said the cost would be \$461 when the study said more study was needed to find out the cost. If you looked at those combined costs offered in this study to the KCM study that you commissioned, you would find that KCM showed that it would be \$1,770 for those combined uses. Almost 4 times what this study said. Okay, you get the point. You go through here and transportation, water, sewer, storm water and schools, this report provided a vision that did not provide any of the answers and when it did come down to providing figures they were less than your own study found and much less than we thought it would cost. Thank you.

Presiding Officer Kvistad: stated to Mr. Coffee that he knew what kind of decision the Council had to make. How do we balance out the fact that had Damascus in there for that huge number of acres that not only meets, had the same concerns as Lake Oswego, but had far less in the way of services and would cost far more to develop based on infrastructure. You know, how do we balance that out when we've got other areas that were recommended by the executive of this agency that had nothing.

Mr. Coffee replied he thought the only way you could do it given the level of analysis that you were able to do right now, and the consequences of designating more Urban Reserve than you need, was perhaps to focus as was suggested earlier and was being talked about by people who were also thinking about this was look seriously at the 4,000-5,000 acres that you thought you would need for the Urban Growth Boundary and focus very much detail emphasis and study there and look to those as perhaps the first phase of your Urban Reserve Designations and withhold designation of the remaining

14-19,000 acres until you knew more about how this process was going to work because he realized what Don was saying, it was coming and if it was not going to go in, it had to go out. He thought what they were hearing and this gentleman expressed to very emotionally, the reality of what was true for all of those areas, it wasn't just Stafford, it was all of them. How were they going to pay for this growth and if we don't pay for it in a way that puts facilities in advance of it, this region would follow the same pattern that everyone had talked about, we don't want to follow. It was a difficult decision and he did not think that you can really carve out that many Urban Reserves with the kind of certainty needed and the kind of predictability that master planning required.

Presiding Officer Kvistad: replied that was what they had to do.

Tom Coffee stated that they did not have to do it all right now.

Councilor McLain: replied to Mr. coffee, stating the sentiment of what he said, she probably agreed with 100%. and that was that we wanted to be very careful about each step and that we wanted to make sure we had enough information at each step and decision point and that we do recognize it and those 23,000 acres and she thought we do have a good level of information about those right now. We may interpret that information differently but she thought we've got the body of information to look at and if you do take that first step that you were talking about, or that 4,000 acres or whatever that number was for increasing the UGB in the short term, don't you believe that in making that decision you had used that body of information to say yes, this was easier or it had more potential for Master planning and cost feasibility and support of the community and those types of things that we're doing what you're saying by making those steps of going Urban Reserves and then UGB, I mean I think the sentiment of what you said was that there may be some easier acres. and that the other acres may be very hard and very different and not potentially doable in the short term.

Mr. Coffee said, right, should be more agreed on by all parties concerned, local government, property owners, Metro, TriMet, whoever might be involved.

Councilor McLain, stated that was where she thought the conversation was not complete. because she thought that was what they had done for 2½ years. The 23,000 that still was very difficult to do because of the tax revolt, because of 47, because of the temperament on growth, etc., but those 23,000, they thought in '94 and though in '95 were the best group of study areas and they had not found anything to dissuade them from that. and the testimony at the 8 listening posts had not brought any other land in and said why didn't they look at this, there had been a couple of property owners who said we're just outside of a certain study area and we had to explain this was a glob, a blob, you're in there. Again, you had not brought us anything else to look at tonight and so we think those 23,000 acres were the very best of what Metro should be studying, and we had to draw from there.

Tom Coffee disagree with that. He was saying that when you looked at the number of Urban Reserves you think you need which was apparently around 18,000 now obviously you were not going to need all the 23,000. But even a lesser number than the 18,000 could presumably be agreed upon by most parties concerned as the obvious choices and then those could be taken through this Master Planning process and we should learn a lot more about the balance of the 18,000.

Councilor Morissette: replied to Mr. Coffee stating that he probably knew this as well as anybody out there. The region consumed somewhere conservative numbers because the land was getting a little less productive as time went by in my assumption and probably in most people that were actually building things. In other words the toughest land was what was left. We the region builds an area of Stafford's size every year. About 2,000 acres were converted and unused venue if you would to housing, shopping centers, or new job places every year in this region. A lot people would probably say that was crazy it should not happen and all that and that was not the point that he was trying to make, that was what was happening. So as we go through this process, you know, he had done some

analysis and one of the gentleman that was here from Lake Oswego talked about what kind of criteria to use, there was a lot of places and forgive me, Mr. Malinowski, out in Washington County that were pretty flat, have sewers running right into them and if you look at the transportation costs and taking people from Damascus to Hillsboro or from Washington County to Hillsboro you could kind of get a feel for what the numbers were going to cost but you run smack into the EFU problem. o some of our easiest land to serve was also some of the land that we were trying to figure out ways to protect as much as we possibly could and there was no conclusion that you could draw to this other than there was tough choices. But he had done some analysis where the easiest land to develop was, things like Sisters, class 1 soils, there was some stuff up there in Washington County probably Mr. Malinowski's pretty close to it at 65 or the other one, he did not know the number.

The Councilors and Tom Coffee reiterated previous statements of the process of choosing Urban Reserve Areas.

Councilor Morissette stated there was some urgency because average citizens were having a real hard time out there and land prices were going up so fast. More insulated if own your own home, than rent.

Steven Gorsek, 20390 S. Meadow Avenue, Oregon City, OR 97045 commented on the area near Beavercreek. Area designated 25, 26. He was opposed to inclusion of site area 24, 25, 26 into the Urban Reserve Boundary. This was based primarily on 2 issues, The Oregon City school district was already overcrowded and especially the Beavercreek Elementary School which was rated within the top 5 most crowded elementary schools in the state. There was no finances or budget to improve this situation. Number 2 was the traffic would drastically increase without any improvement in the existing road structure. The only arterial in the area that served that area was highway 213 which was already beginning to be overcrowded. The voters of Clackamas County and Oregon City had voted repeatedly to decrease or minimize the funds available to address the above issues. 1) the voting in of proposition 47, 2) negating north/south light rail transit, 3) negating increase in Clackamas County gas tax for road improvements, and 4) repeatedly over the last 10 years voting down all school bond measures for the Oregon City school district. There was no money for this. None. and it was disappearing even more. Governor Kitzhauber had vowed to deal with the impact of 47 and had expressed concern regarding the decreased funds to local and county governments. The advisory panel group for the 3 counties and the 24 cities as reported in the Oregonian Tuesday the 19th, that it recommended a drastic cut in the amount of property allocated for reserve and he believed the figures were from 18,000 down to 4,000. At this time addition of Urban Reserves, especially in the Beavercreek and Oregon City area was a stark contrast to those recommendations by the advisory councils, the voter's wished and the harsh realities of the drastic budgetary cuts that were in front of us. The question was who truly benefited from the designation of these Urban Reserves? It was certainly not the citizens and it was certainly not the local governments. In closing, it was quite evident from the testimony that he had heard here today and in the meetings that he attended out at Motts junior high in one of the site visits, that those that agree with inclusion of site 24, 25 and 26 to be included in the Urban Reserve were those who really wanted to sell their property and get out, not the people that wanted to stay there. We were the ones who were going to be dealing with this. and like this gentleman here, he had a 5 year old that's sitting right back here. He was trying to keep our future for her. Thank you.

Robert Thomas, 2563 Pimlico Drive, West Linn, OR 97068 stated he was what you might call a citizen watch dog and he had organized a group that had been active in correcting our city's wayward ways. He hoped to do that with Metro. He stated last year that he was not an admirer of Metro and he said he would like to encourage Metro to change their ways so he did not know the other gentleman spoke about Shakespeare, he did not come here to praise the Council, he came here to try to persuade Metro to change and to give more protection to the financial and quality of life interests of the regions' residents that were here and not engage in encouraging at our great expense the influx of more large

corporate entities and the continued enticement for them to come, not to hire Oregonians first as supposedly the Oregon's policy was, but to import a lot of their own labor which had very low wage paying jobs and there we were stuck with trying to figure out how to house probably with subsidized housing in the long run, and many of those people on ups and downs would be on welfare. We have a problem and he would like to suggest to Councilor Morissette and also had some suggestions for Councilor McLain, he hoped they read this, he did not have time to go through it entirely. Sections A, B and C were concerned with his general approach to correcting this subsidy of growth that was impacting us so negatively. Sections D and E had more specific concerns with the Stafford triangle and with opposition to the Mayor's request for 160 acres which Metro defined as being 130 acres along Day and Rosemont Roads. He stated they did not need or want them as they had plenty of land to develop for many years inside their present city and Urban Growth Boundary. He suggested Councilor Morissette's view that growth and was inevitable and had to be dealt with, and Councilor McLain's view that 2½ years had gone into this good planning. He shared his feelings that the decisions had already been made about Urban Reserves but Master Planning and financial planning had not been done. He worried about enticing people to come into the area when we did not have enough money or places to put them.

Discussion occurred among Councilors Morissette and McLain and Mr. Thomas.

Beatrice Ellis, 410 S. Bergis Rd., Lake Oswego, OR 97034 asked if Council was aware that the Stafford triangle was a wildlife corridor and that the association of landowners in the Stafford triangle had many absentee landowners who were out of state developers waiting for the land to open up for building. She said this land's history was truck farming and should not be included into the Urban Reserves.

Brian Keohane, 18810 SW Kruger Road, Sherwood, OR 97140, spoke to area 46. He wanted to have the option in the future to develop his property. He stated that he felt frustrated with Sherwood because their planning department seemed to be supportive of area 46 and then he found out Sherwood requested to eliminate area 46 and include 45. He paraphrased a newspaper article about the Sherwood planning department having no continuity and the new staff had no opportunity to do any planning because they were so new. November 1996 Sherwood Gazette: voters recently unanimously approved a bond for the YMCA. He said the article pointed out that ODOT planned a traffic light for that intersection. He asked to consider the relevance of area 46 in deliberations.

James Smeckal, 42142 NW Palace Drive, Banks, OR 97106 introduced himself as the owner of the West Union Village Square. He pointed out that the infrastructure was in place in West Union and all that was needed was about a quarter mile of sewer to meet requirements for developing there.

Raymond Hites, Lents Neighborhood Association, 8827 SE Holgate Blvd., Portland, OR 97266. stated he was the land use chair for the Lents Neighborhood Association. Areas 1,2,3,4,5 which were within the Johnson Creek watershed. Foster Road between 101 and 112 is within the Lents Neighborhood where the flood this week rose faster and higher than any since the '60s due in part to the increase of impervious surface areas and loss of vegetative cover. Two-thirds of the watershed in within the Urban Growth Boundary. Full build out throughout the watershed would increase peak flows by over 77% in this area. The Lents area was a designated town center and the employment area of that town center was within the flood plain. Approximately 2000 homes and businesses were within this flood plain so anything that increased flood flows impacts current and future development.

Michael Kapigian, West Linn Councilor-elect, 19482 View Drive, West Linn, OR, stated his position on the future Urban Reserve designation of the 160 acres adjacent to West Linn, and that they would not be in favor of it and would try to provide a letter into the record stating their position. He was disappointed that only 3 of the representatives were able to attend. His concern primarily drove around the issue of trust, and as a local government official, it became paramount that there be trust

amongst the citizens. He found it difficult with the cost of infrastructure, the cost to provide the police, fire and the schools and the things that the state legislature had not seen the wisdom on allowing the citizens to collect money for. He thought it became difficult as a public official to deal with his citizens and to tell them that they could deal with this growth and that they needed to look forward to a accommodating future residence, and was a lotable goal to accommodate and allow for those people to have areas to live but who would pay. Until trust was gained back from the citizens, there was already a difficult time getting water rate increases passed among other things. As a sign of trust he hoped that this Metro body would listen and not incorporate the Stafford triangle immediately, take a slower approach, work it through the process. He said not to hope too much for lower property values, he thought when talking about the cost of housing if reflective of the desirability as well as the supply and demand issue. If the supply so available that would make the desirability so low there may be the dream of affordable housing for our children, not because of the reasons that Metro was suggesting but because of the lack of desire to purchase. He further stated that was important to look at the transportation infrastructure and was an imperative of air quality and livability that those go hand in hand. He felt that Metro could be forcing on the region as a whole and undesirable situation without taking into account all the ramifications. He understood that the Councilor's job was very difficult and did not envy it but the key thing he wanted the Council to take home was to give local governments that ability to regain the trust of their citizens.

Tim Brooks, Professional Environmental Planner, 734 SE 34th Avenue, Portland, OR. 97214, stated he had lived in Portland for about 15 years. He spent 6 of the years working with the City of Portland Planning Bureau. He also worked in Denmark as a planner and landscape architect. While in Denmark they had a similar growth concept in a environmental in an urban and a rural zone that they had. His reason for coming this evening was to urge the Council not to sell out the region and the city that this growth concept could really work. The way to do it was to try and hold the boundary and what he challenged the Council to think about and do if possible was to work with a no net loss concept whereby having worked for the City, he could see a lot of opportunity to take some areas out of the UGB and perhaps working with a no net loss concept it might be possible. He urged the Council to think about trade offs and keeping the boundary tight.

James W. Kuhl, 445 South Rosemont Road, West Linn, OR. 97068, stated that he had lived for 35 years on Rosemont Road and during that time the only truck farm he had seen was on Johnson Road. He thought the person who had spoke earlier was the wife of a prominent Portland Attorney who had her garden designed by an English architect, had an Italian gardener, she brought in her top soil and then she had told the Council how good it was to raise peonies and holly. He thought there were some who actually farmed like himself who found it a bit difficult to take that this was top soil that was excellent. He further wanted to question the statement that they were absentee owners. There were a few one, two and five acre owners. Of the 20, 1 lives in Portland, 1 lives in Tualatin, 1 lives in Stafford, but they all live in the area. At least 16 of the 20 are actual owners living on the property and had lived there for a great many years. He indicated earlier that he was a native Oregonian and had seen many changes. He started out selling newspapers on what was now Martin Luther King Blvd. when he was 12 years old. He wanted to commend to the Council the article that was in the morning paper. What Metro was doing was a gamble and thought they should listen when they were told to offer some type of variety. He questioned the inflated costs, the only costs they had in their study and the KCM study, and if it were not the KCM study, he would like to see the study. He had seen no figures but many opinions. He wanted the Council to keep in mind that those were opinions as far as he could see he wished the Council good luck.

Presiding Officer Kvistad called for any one else who wanted to testify. Being no one he thanked everyone who had attended.

Presiding Officer Kvistad closed the Listening Post at 9:05 p.m. and adjourned the meeting.

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
112196-01	John Fregonese Growth Management Director Metro 600 NE Grand Portland, OR 97232	10/16/96
112196-02	Charlie Hales MPAC Chair Metro 600 NE Grand Portland, OR 97232	11/17/96
112196-03	Charlie Hales MPAC Chair 600 NE Grand Portland, OR 97232	11/14/96
112196-04	Dave Siegel, AICP W & H Pacific Inc 8405 SW Nimbus Ave Beaverton, OR 97008	10/9/96
112196-05	Kemmer View Petition (URSA Site 113)	
112196-06	Timberline Petition (URSA Site 113)	
112196-07	Murrayhill Petition (URSA Site 113)	
112196-08	Trudy Reusser Cooper Mountain Petitions	09/23/96
112196-09	Derek Brown 13620 SW Beef Bend Rd #78 Tigard, OR 97224	07/23/96

Metro Council Listening Post

November 21, 1996

Page 24

112196-10	Bruce Howe President and Board of Directors Member Timberline Homeowners Association 10424 SW Forest Ridge Place Beaverton, OR 97007	09/29/96
112196-11	Winslow Brooks Planning Director City of Hillsboro Planning Dept. 123 W. Main Street Hillsboro, OR 97123	07/01/96
112196-12	Randy Bateman, President The Greater Hillsboro Area Chamber of Commerce 334 SE 5th Hillsboro, OR 97123	09/09/96
112196-13	Kim Vandehey 17207 SW Siler Ridge Lane Aloha, OR 97007	09/12/96
112196-14	James Draznin 1406 Filbert St Forest Grove, OR 97116	none listed
112196-15	Jack Johnston 3424 SW Hamilton Ct Portland, OR 97201	09/16/96
112196-16	The Honorable Ralph Brown Mayor, City of Cornelius 1355 N Barlow St PO Box 607 Cornelius, OR 97113	09/23/96
112196-17	Roy Rogers Washington County Commissioner 115 N First Ave, Suite 300 Hillsboro, OR 97124	09/24/96
112196-18	Jim Standring Westland Industries 5 Nansen Summit Lake Oswego, OR 97035	09/19/96
112196-19	The Honorable Gerald Krummel Mayor, City of Wilsonville 30000 SW Town Center Loop E Wilsonville, OR 97070	09/23/96
112196-20	Carolyn Ernst Lake Grove Garden Club 2759 SW Wembley Park Rd	none listed

Lake Oswego, OR 97034

112196-21	B. G. Watson 3100 SW Westwood Dr Portland, OR 97225	none listed
112196-22	Mark Hansehka no address listed	10/28/96
112196-23	Robert Bobosky 121 SW Morrison, Suite 950 Portland, OR 97204	11/8/96
112196-24	Tammy Wellner Multi-Million Dollar Producer Real Estate Association 9620 SW Barbur Blvd Suite 320 Lake Oswego, OR 97219	11/5/96
112196-25	Karen and Dale Bernards Cantebury Real Estate Services 222 SW Columbia Suite 1200 Portland, OR 97201	10/29/96
112196-26	Russell Peterson State Supervisor United States Dept of the Interior Fish and Wildlife Service Oregon State Office 2600 SE 98th Suite 100 Portland, OR 97266	10/24/96
112196-27	Russell Peteson State Supervisor United States Dept of the Interior Fish and Wildlife Service Oregon State Office 2600 SE 98th Suite 100 Portland, OR 97266	9/16/96
112196-28	Barbara Telford & Barry Olson 6000 NW Cornell Rd Portland, OR 97210	10/25/96
112196-29	Scott Pratt Attorney at Law 806 SW Broadway Suite 1200 Portland, OR 97205	10/25/96
112196-30	David Rorvik, President Proteus Inc	10/24/96

	PO Box 9281 Portland, OR 97207	
112196-31	Lucia Powers 2870 NW Cumberland Rd Portland, OR 97210	10/23/96
112196-32	John Griffiths 10245 SW 153rd Ave Beaverton, OR 97007	10/26/96
112196-33	Jack Wells and Connie Saffarano 7101 SE Harrison Portland, OR 97215	10/25/96
112196-34	Robert Waldt, Chairperson Oak Lodge Community Council 3225 Loffleman Rd Oak Grove, OR 97222	11/14/96
112196-35	Murrayhill Petition (URSA Site 5)	none listed
112196-36	The Honorable Daniel Fowler Mayor, City of Oregon City 320 Warner Milne Rd Oregon City, OR 97045	11/7/96
112196-37	Diane Gissel 16889 S. Carus Rd Beavercreek, OR 97004	11/7/96
112196-38	Gerald Haram 22464 S Evergreen Dr Beavercreek, OR 97004	11/7/96
112196-39	Janice Ensley 22170 S Beavercreek Rd Beavercreek, OR 97004	11/7/96
112196-40	Doug Neeley 712 12th St Oregon City, OR 97045	11/7/96
112196-41	Gary Hartt 17964 S. Windy City Rd Mulino, OR 97042	11/7/96
112196-42	David Miller 16415 NW Brugger Rd Portland, OR 97229	11/20/96
112196-43	The Van Raden Family	11/21/96

21235 N. W. Union Rd
Hillsboro, OR 97124

112196-44	Rodney Adams Adams, DeBast, Helzer, McFarland Richardson and Uffelman 4500 SW Hall Blvd Beaverton, OR 97005	11/21/96
112196-45	Dorothy Rogers Chair Palisades Neighborhood Assoc. 17211 SW Robb Rd Lake Oswego, OR 97035	11/21/96
112196-46	Beatrice Ellis 4105 Bergis Rd Lake Oswego, OR 97034	11/21/96
112196-47	Jim Bolland, FAN Chair no address listed (URSA - Stafford Triangle)	9/21/96
112196-48	Greg Malinoswki no address listed	11/21/96
112196-49	Vicki Clark Lakewood Bay Neighbor Assoc. 676 Ridgeway Rd Lake Oswego, OR 97034	11/16/96
112196-50	Mike Houck Urban Naturalist Audobon Society of Portland 5151 NW Cornell Rd Portland, OR 97210	11/21/96
112196-51	Doug Bollam PO Box 1944 Lake Oswego, OR 97035	11/21/96
112196-52	Dick Schouten 6105 SW 148th Ave Beaverton, OR 97005	11/21/96
112196-53	Greg Hathaway, Davis Wright Tremaine and Dick Waker 2300 First Interstate Tower 1300 SW 5th Ave Portland, OR 97201	11/21/96
112196-54	Mary Tobias, President	11/21/96

Tualatin Valley Economic Development Corp.
10200 SW Nimbus Suite G-3
Tigard, OR 97223

112196-55	Robert Thomas 2563 Pimlico Drive West Linn, OR 97068	11/21/96
112196-56	Zack Semke, Program Coordinator Coalition for a Livable Future 534 SW 3rd Ave Suite 300 Portland, OR 97204	11/21/96
112196-57	Mary Kyle McCurdy Staff Attorney 1000 Friends of Oregon 534 SW 3rd Ave Suite 300 Portland, OR 97204	11/21/96
112196-58	James F Jacks, AICP Planning Director City of Tualatin PO Box 369 Tualatin, OR 97062	11/21/96
112196-59	The Honorable Alice Schlenker City of Lake Oswego 380 A Avenue PO Box 369 Lake Oswego, OR 97034	11/21/96
112196-60	The Honorable Gerald Krummel Mayor, City of Wilsonville 30000 SW Town Center Loop E Wilsonville, OR 97070	11/20/96
112196-61	Chris Schetky, Chair & William Korach Ed.D., Superintendent Lake Oswego School District Office of the Superintendent 2455 SW County Club Rd PO Box 70 Lake Oswego, OR 97034	11/18/96
112196-62	Eric Lowe Birdshill CPO President 53 SW Briarwood Rd Lake Oswego, OR 97034	11/21/96

Metro Council Listening Post

November 21, 1996

Page 29

112196-63	Tom Coffee Assistant City Manager City of Lake Oswego 380 A Ave POBox 369 Lake Oswego, OR 97034	11/21/96
112196-64	Wendie Kellington Lane Powell Spears Lubersky LLP 520 SW Yamhill St Suite 800 Portland, OR 97204	11/21/96
112196-65	Connie Clark Dunthorpe Neighborhood (signatures attached) (no addressed listed)	11/21/96
112196-66	E.P. Gronke Vice President Virtual Corp 521 SW 11th Suite 400 Portland, OR 97205	11/19/96
112196-67	Michael Lilly Attorney At Law 1 SW Columbia St Suite 680 Portland, OR 97258	11/21/96
112196-68	Ruth Barber (no address listed)	11/21/96
112196-69	Brian Kihoni Sherwood OR	11/21/96
112196-70	Wilsonville Dream Oregon Promise Video	11/21/96
112196-71	Gerald Grossnickle 13510 NW Old Germantown Rd Portland, OR 97231	11/21/96
112196-72	Robert Thomas 2563 Pimlico Drive West Linn, OR 97068	11/29/95
112196-73	Robert Thomas 2563 Pimlico Drive West Linn, OR 97068	1/18/96
112196-74	Robert Thomas 2563 Pimlico Drive	1/28/96

West Linn, OR 97068

112196-75	Robert Van Broklin Stoel Rives LLP, Attorneys Standard Insurance Center 900 SW 5th Suite 2300 Portland, OR 97204	11/21/96
112196-76	Bill Klammer, Council President and Mayor Elect City of Lake Oswego 380 A Avenue Lake Oswego, OR 97034	11/21/96
112196-77	Judie Hammerstad, Commissioner Clackamas County Board of Commissioners 905 Main St Oregon City, OR 97045	11/27/96
112196-78	Michael Fain/Nawzad Othman 17355 SW Boones Ferry Rd Lake Oswego, OR 97035	11/27/96
112196-79	James and Dorothy Rodney James and Donna Gilbert (no address) William and Verlie Donley c/o 15031 SE Sunnyside Rd Clackamas, OR 97015	11/26/96
112196-80	Eric Carlson, Secretary Hallinan Heights Neighborhood Association 907 Oak St Lake Oswego, OR 97034	11/27/96
112196-81	W & H Pacific, Inc. 8405 SW Nimbus Avenue Beaverton, OR 97008-7120 (URSA site #49)	11/26/96
112196-82	W & H Pacific, Inc. 8405 SW Nimbus Avenue Beaverton, OR 97008-7120 (URSA site #65)	11/26/96
112196-83	Larry Westerman 3707 NW Thurman Street Portland, OR 97210	11/25/96

Metro Council Listening Post

November 21, 1996

Page 31

112196-84	Susan Hughes 25711 SW Rein Road Sherwood, OR 97140	11/25/96
112196-85	Mr. and Mrs. John A. Yeager 17601 SW Brookman Road Sherwood, OR 97140	11/25/96
112196-86	Beverley Drew Kindley 20837 NW Old Pass Road Hillsboro, OR 97124	11/25/96
112196-87	Councilors-Elect, City of West Linn Dee Burch, John Jackley, Mike Kapigian c/o 22760 Clark Street West Linn, OR. 97068 (Rosemont and Day Rds. - West Linn)	11/24/96
112196-88	Jon Bormet, City Manager City of Sherwood 20 NW Washington Street Sherwood, OR. 97140	11/25/96
112196-89	Brian Keohane 18810 SW Kruger Road Sherwood, OR. 97140	11/26/95
112196-90	Victor and Cecilia D. Gregory (no address given)	11/21/96
112196-91	Joe Ferguson 5020 SE 92nd Portland, OR 97266	11/29/96
112196-92	Petitioners from Cooper Mountain no addressed listed	12/3/96
112196-93	Ruth Barber 14754 S. Quail Crest Lane Oregon City, OR 97045	11/21/96
112196-94	Sha Shady 17855 Alden St Oregon City, OR 97045	12/3/96
112196-97	Urban Reserves Meeting Damascus/Boring Areas Clackamas County Video and Transcription	11/6/96
112196-98	Urban Reserves Meeting Beavercreek Area Clackamas County Video and Transcription	11/7/96

112196-100	10/29/96 Minutes of Special Study Session on Urban Reserves City of Lake Oswego 380 A Avenue Lake Oswego, OR 97034	11/21/96
112196-101	Gary Buford Buford Associates Inc 415 N State St PO Box 1531 Lake Oswego, OR 97034	12/5/96
112196-102	Derek Brown, President 13620 SW Beef Bend Rd Tigard, OR 97224	12/4/96
112196-103	Linda Peters, Chair Washington County Board of Commissioners 155 N First Avenue Suite 300 Hillsboro, OR 97124	12/2/96
112196-104	Kim Katson, Vice Chair Washington County Board of Commissioners 155 N First Avenue Suite 300 Hillsboro, OR 97124	12/2/96
112196-105	Judy and John Klor 17475 SW Reusser Ct Beaverton, OR 97007	12/5/96
112196-106 (same letter from the following individuals)	Tim Stomg and Largelee Huang 11676 SE 31st Ave Milwaukie, OR 97222 Steve and Karen Berg-Smith 2311 NE 19th Ave Portland, OR 97212 (URSA #29) Jill Niew (not sure of the spelling) 209 NE 22nd Apt B Portland, OR 97232 (URSA #29) Beth Rasjorshek 3206 NE 14th Ave Portland, OR 97212 (URSA #29) John Spencer 209 NE 22nd Apt B Portland, OR 97232	11/20/96
112196-107	Wallace & Klor 1500 Koin Center 222 SW Columbia	12/9/96

Portland, OR 97201
(URSA #49 - subset Site #113)
(Includes letter from Linda Peters and supplemental
documentation submitted by petitioners from
Cooper Mountain to delete Site #113)

112196-108	Tom Gruenfeld President SW Uplift Neighborhood Program 3534 SE Main St Portland, OR 97214 (not site specific)	no date
112196-109	Rick & Elizabeth Ferris 17000 SW Friendly Lane Beaverton, OR 97007 (Site #49)	12/11/96
112196-110	John Martinson, Jr 20495 S Geiger Rd Oregon City, OR 97045 (URSA #29)	12/11/96
112196-111	Victor & Celilia Gregory 6995 NW Corneilus Pass Rd (Site #64)	12/11/96
112196-112	Chris Eaton AICP Senior Planner W&H Pacific 8405 SW Nimbus Ave Beaverton, OR 97008-7120 (URSA #49)	12/9/96
112196-113	Ken and Trudy Reusser Petitioners for Cooper Mountain no address listed - contact phone number 590-3138 (Site #49)	12/6/96
112196-114	Mark Whitlow Bogle & Gates PLLC 1400 Koin Center 222 SW Columbia Portland, OR 97201 (URSA #15)	12/11/96
112196-115	Angela and Steve Sundholm 12835 S. Casto Rd. Oregon City, OR 97045 (Site #26)	12/2/96
112196-116	Steven Andersen	12/10/96

Attorney at Law
210 SW Morrison St
Portland, OR 97204
(Sites #54 & 55)

112196-117	Dick Schouten 6105 SW 148th Ave Beaverton, OR 97005 (not site specific)	11/25/96
112196-118	Judie Hammerstad Clackamas County Board of Commissioners 906 Main Street Oregon City, OR 97045 (not site specific)	12/11/96
112196-119	Leah Firth 15000 SE Monner Rd Portland, OR 97236 (URSA 15)	12/12/96
112196-120	Mike Cropp Cropp Farm 31345 NW North Ave Cornelius, OR 97113 (URSA 65)	12/12/96
112196-121	Richard Benner Director of Dept of Land Conservation and Development 800 NE Oregon St #18 Portland, OR 97232 (not site specific)	12/11/96
112196-122	Ronald Willoughby General Manager Tualatin Hills Park and Recreation District 15707 SW Walker Rd Beaverton, OR 97006 (URSA 113)	12/12/96
112196-123	Dave Vanasche 36130 NW Wren Rd Cornelius, OR 97113 (Cornelius - no site listed)	12/10/96
112196-124	Sally Palmer PO Box 672 West Linn, OR 97068 (not site specific)	12/4/96
112196-125	Cathy Dorner	no date

	10403 SE Reedway Portland, OR 97266 (no site listed)	
112196-126	Jim Crumley Community Development Director City of Happy Valley 12915 SE King Rd Happy Valley, OR 97236 (URSA 15)	12/13/96
11219-127	Linda Lusk LDL Investments PO Box 425 West Linn, OR 97068 (URSA 51)	12/16/96
112196-128	Thomas Gregg 5340 NW 253rd Hillsboro, OR 97124 (URSA 62)	12/16/96
112196-129	Wendie Kellington Lane, Powell, Spears, Lubersky 520 SW Yamhill Suite 800 Portland, OR 97204 (URSA 31)	12/18/96
112196-130	Peter Wright 2201 SW Hazel Rd Lake Oswego, OR 97034 (general)	12/17/96
112196-131	Keith Fishback Fishback Nursery 14985 NW Springville Rd Portland, OR 97229 (North Plains area)	12/19/96
112196-132	Jim Clune 13020 Knaus Rd Lake Oswego, OR 97034 (general)	12/17/96
112196-133	William Vandermolen 20016 S White Lane Oregon City, OR 97045 (URSA 29)	12/17/96
112196-134	Elizabeth Graser-Lindsey 21341 S. Ferguson Rd Beavercreek, OR 97004 (URSA 25 & 26)	12/2/96

112196-135	Lowell Patton PO Box 85 Carver, OR 97015 (USRA #12)	12/18/96
112196-136	John Crowell Jr 1185 Hallinan Circle Lake Oswego, OR 97034 (North Stafford Area)	12/19/96
112196-137	Dick Schouten 6105 SW 148th Ave Beaverton, OR (general)	11/25/96
112196-138	Doug McClain Clackamas County - DTD 902 Abernathy Rd Oregon City, OR 97045-1100 (URSA #15)	12/11/96
112196-139	David Brown and Associates Environmental Engineers and Geologists 434 NW 19th Ave Portland, OR 97209 (URSA #15)	12/11/96
112196-140	Petitioners on Site 15	10/14/96
112196-141	Patricia J. Kline 12025 SE 147th Ave Portland, OR 97236 (URSA #15)	10/16/96
112196-142	Thomas A Firth, MD 1500 SE Monner Rd Portland, OR 97236 (URSA #15)	11/5/96
112196-143	Property Owner Association Monner Road in Clackamas County (URSA #15)	10/14/96
112196-144	Sha Spady 17855 Alden St. OregonCity, OR 97405 (URSA #20)	9/17/96
112196-145	Newell Creek Canyon Revisited - A Review of 1996 Landslides Published by Lesley Atlansky and Tom	6/7/96

	Carlson Geology 574-Geomorphology Portland State University Portland, OR (URSA - Newell Creek)	
112196-146	Alice, Eric and Cody Reinheimer 23035 NW Birch St Hillsboro, OR 97124 (URSA #29)	11/27/96
112196-147	Mike Burton, Executive Officer Response Letter to: Councilors Elect Dee Burch, John Jackley, Mike Kapigian, City of West Linn 600 NE Grand Portland, OR 97232	
112196-148	Stacy Hitt Fowler 520 SW Yamhill St suite 800 Portland, OR 97204 778-2124 (URSA # 31)	12/2/96
112196-149	Robert Van Brocklin Standard Insurance Center 900 SW Fifth Ave., Suite 2300 Portland, OR 97204 (URSA #32)	10/8/96
112196-150	Robert V. Brocklin S.I.C. 900 SW 5th Ave. Suite 2300 Portland, OR 97204 (URSA #32)	11/21/96
112196-151	James Jacks Planning Director PO Box 369 Tualatin, Oregon 97062 (URSA #34)	12/12/96
112196-152	The Honorable Gerald A. Krummel Mayor 30000 SW Town Center Lp. Wilsonville, OR 97070 (URSA 35, 39 & 41)	11/20/96
112196-153	Kathi Dix (no address given) (URSA #41)	10/30/96
112196-154	Robert Price Project Manager	10/17/96

	(no address given) (URSA #38 & 39)	
112196-155	James Jacks Planning Director City of Tualatin PO Box 369 Tualatin, OR 97062 (URSA #43)	10/11/96
112196-156	Lou Ogden Mayor City of Tualatin Box 369 Tualatin, OR 97062 (URSA #44, 43, 34)	10/18/96
112196-157	The Moores 25001 SW Ladd Hill Rd. Sherwood, OR 97140 (URSA # ?)	11/9/96
112196-158	Benkendorf Associates 522 SW 5th Ave. Portland, OR 97204 Representing: Mr. Howard Angell (URSA #46)	11/18/96
112196-159	Brian Bellairs (no address given) (URSA #49)	(no date)
112196-160	Steve C. Morasch Schwabe Williamson & Wyatt Attorneys at Law Pacwest Center, suites 1600-1800 1211 SW 5th Ave Portland, OR 97204 Representing: Land owners- see doc. (URSA #49)	11/18/96
112196-161	Miller, Nash etc., Attorneys 111 SW 5th Ave. Portland, OR 97204 Representing: Tigard Tualatin School Dist. 23J (URSA #49)	10/14/96
112196-162	Rick & Elizabeth Ferris 17000 SW Friendly Ln Beaverton, OR 97007	12/11/96

	(URSA #49)	
112196-163	Ron & Sherry Clark 16880 SW Siler Ridge Lane Beaverton, OR 97007 (URSA #49)	12/4/96
112196-164	Trudy Reusser Cooper Mountain (URSA #49)	12/4/96
112196-165	1993 Washington Cty. Supporting Evidence (URSA #47)	no date
112196-166	Winslow C. Brooks Planning Director City of Hillsboro (URSA #53, 54, 55)	12/11/96
112196-167	Petitioners for cooper mtn. (URBAN RESERVE STUDY AREA #49)	12/11/96
112196-168	Chris Eaton W&H Pacific 8405 SW Nimbus Ave. Beaverton, OR 97008 (URBAN RESERVE STUDY AREA #49)	12/9/96
112196-169	Brian C. Keohane 18810 SW Kruger Rd. Sherwood, OR 97140 (URBAN RESERVE STUDY AREA #46)	11/26/96
112196-170	Mayor Gordon Faber, Hillsboro 123 W Main St. Hillsboro, OR 97123 (URBAN RESERVE STUDY AREA #53,54,55 and 62)	11/12/96
112196-171	Doug Draper Genstar Land Comp. NW Sisters of St. Mary (no address) (URBAN RESERVE STUDY AREA #55 and 54)	11/12/96
112196-172	Dave Vanasche 36130 NW Wren Road Cornelius, Oregon 97113	12/10/1996

(URBAN RESERVE STUDY AREA
#Hillsboro area)

112196-173	Mr. & Mrs. David Vanasche 36130 NW Wren Rd. Cornelius, OR 97113 (URBAN RESERVE STUDY AREA #Hillsboro area)	12/2/96
112196-174	Concerned Citizens 32400 N. Wren Rd. Hillsboro, OR 97124 (URBAN RESERVE STUDY AREA #Hillsboro area)	12/9/96
112196-175	Karl Mawson Community Development Dir. Forest Grove (no address) (URBAN RESERVE STUDY AREA #56)	12/3/96
112196-176	Richard Peschka Van Dyke Seed Co. 31345 NW Beach Rd. Hillsboro, OR 97124 (URSA # Washington County)	(no date)
112196-177	Clair Dannen Fisher Implement Co. PO Box 159 Albany, OR 97321 (No URSA, Wash. Cty)	11/26/96
112196-178	Ben J. Altman Planning Consultant City of Cornelius 1355 N. Barlow St PO Box 607 Cornelius, OR 97113 (URSA #59)	11/8/96
112196-179	Mayor Gordon Fabor City of Hillsboro 123 W. Main St. Hillsboro, OR 97123 (URSA # 55 & 62)	11/12/96
112196-180	Mayor Gordon Fabor City of Hillsboro 123 W. main St. Hillsboro, OR 97123 (URSA #55 & 62)	11/8/96

112196-181	Timothy Ramis Attorney 1727 NW Hoyt St. Portland, OR 97209 Representing: Seaport property owners (URSA #62 & 64)	11/19/96
112196-182	Mayor Gordon Faber City of Hillsboro (URSA #62 & 55)	10/8/96
112196-183	Robert A. Baker 6495 NW Cornelius Pass Road Hillsboro, OR 97124 (URSA # unknown)	12/10/96
112196-184	James M. Tsugawa 13480 NW Burton St. Portland, OR 97229 (no URSA)	11/22/96
112196-185	Mr. & Mrs. George Tsugawa 206 Whalen Loop Rd. Woodland, WA 98674 (URSA #64)	11/23/96
112196-186	Amy M. Tsugawa 13480 NW Burton St. Portland, OR 97229 (URSA #64)	11/22/96
112196-187	Victor & Cecilia Gregory 6995 NW Cornelius Pass Rd. Hillsboro, OR (URSA #64)	11/12/96
112196-188	Adams, DeBast etc. (Attorneys) 4500 SW Hall Blvd. Beaverton, OR 97005 Representing: Pacific Plastics (URSA #64)	11/12/96
112196-189	Victor & Cecilia Gregory 6995 NW Cornelius Pass Rd. Hillsboro, OR (URSA #64)	11/21/96
112196-190	Adams, DeBast, etc. (Attorneys) 4500 SW Hall Blvd. Beaverton, OR 97005 Representing: Pacific Plastics (URSA #64)	11/12/96

112196-191	Teresa Grossen Brandt (no address) phone #629-5925 (URSA #64)	11/12/96
112196-192	Adams, DeBast, etc. (Attorneys) 4500 SW Hall Blvd. Beaverton, OR 97005 (URSA #64)	11/21/96
112196-193	James A. Bottger 6315 NW 185th Portland, OR 97229 (no URSA)	12/9/96
112196-194	Linda Peters Washington Cty. Commisioners Hillsboro, OR 97124 (URSA #65 & 59)	12/2/96
112196-195	W&H Pacific 8405 SW Nimbus Ave. Beaverton, OR 97008 Representing: Property Owners (URSA #65)	10/7/96
112196-196	Gregory Malinowski (no address) (URSA # 65&66)	(no date)
112196-197	Joseph W. Angel 937 SW 14th Ave, Suite 24 Portland, OR 97201 (no URSA)	11/21/96
112196-198	James W. Crawford 4605 NW Saltzman Rd. Portland, OR 97229 (URSA #67)	11/16/96
112196-199	Stoel Rives (Attorneys) 900 SW 5th Ave, Suite 2300 Portland, OR 97204 Representing: Joseph W. Angel (URSA #69&70)	11/21/96
112196-200	Mike Cropp 31345 NW North Ave. Cornelius, OR 97113 (URSA #65)	12/12/96
112196-201	Clackamas Cty, Fringe Development	(no date)

	Capacity Analysis April 1991 (general file)	
112196-202	Oregon City Area Map (general file)	(no date)
112196-203	URSA #64 Site Map (general file)	(no date)
112196-204	Audubon Society of Portland 5151 NW Cornell Rd. Portland, OR 97210 (general file)	11/22/96
112196-205	Petitioners URSA Site 2	1/18/97
112196-206	Sara W Baker 1447 SW Montgomery Portland, OR 97201 (general file)	1/27/97
112196-207	Rebecca Thistlethwaite no address listed (general file)	1/18/97
112196-208	Mayor Gussie McRobert City of Gresham (URSA Site 1,2,3,4 & 5)	1/22/97
112196-209	Winslow Brooks Planning Director City of Hillsboro 123 W Main Hillsboro, OR 97123 (general File)	1/22/97
112196-210	Gordon Faber Mayor City of Hllsboro 123 West Main St Hillsboro, OR 97123 (general file)	1/21/97
112196-211	Maggie Collins Coordinator Metro Area Planning Directors Community Development Public Works 6101 SE Johnson Creek Blvd Milwaukie, OR 97206	1/10/97

FAX 503 774-8236

112196-212	Steven & Geraldine Rumpf 28100 SW Grahams Ferry Rd Wilsonville, OR 97070 (Wilsonville area)	1/22/97
112196-213	Fred Whitfield 12462 SE Winston Rd Boring, OR 97009 (Damascus area)	1/26/97
112196-214	Eric Carlson, Secretary Hallinan Heights Neighborhood Association 907 Oak St Lake Oswego, OR 97034 (Stafford Triangle)	11/29/95
112196-215	Petitions names attached to this letter include: Stan and Ann Hymel 9355 SE Hide-a-way Ct Gresham, OR 97080 Bruce and Kay Whalert 9390 SE Hide-a-way Ct Gresham, OR 97080 Petra Ost and Don Kennard 9400 SE Hide-a-way Ct Gresham, OR 97080 Earl and Lois Balzer 9151 SE Hide-a-way Ct. Gresham, OR 97080 Shane and Lisa Musselwhite 9330 SE Hide-a-way Ct Gresham, OR 97080 Shirley Wohlschlegel 9270 SE Hide-a-way Ct Gresham, OR 97080 URSA Site 2	1/10/97
112196-216	Hazel Moore and property owners of Site 62 5205 NW 242nd Hillsboro, OR 97124 URSA Site 62	1/23/97
112196-217	Paul and Nancy Gerhardt 4240 SW Altadena Ave Portland, OR 97201 (general file)	1/22/97
112196-218	James Parker	1/15/97

	4327 NE Glisan St Portland, OR 97213 (general file)	
112196-219	Roberta Badger 1735 NE 47th Ave Portland, OR 97213 (general file)	1/16/97
112196-220	Daniel Anderson 2144 NW Flanders Portland, OR 97210 (general file)	1/8/97
112196-221	Stephan Calderwood PO Box 129 Boring, OR 97009 (Sunnyside Area)	1/24/97
112196-222	Arcia Wilson PO Box 1414 Wilsonville, OR 97070 (general file)	no date listed
112196-223	Betty Pendarvis 11781 SE 162nd Ave Clackamas, OR 97015 (general file)	1/26/97
112196-224	Ruthanne Cox-Carathers 6111 SW Seville Ave Lake Oswego, OR 97035 (general file)	1/31/97
112196-225	Earl and Lois Balzer 9151 SE Hide-a-way Ct Gresham, OR 97080 URSA Site 2	1/13/97
112196-226	Mary Jane Baber 2544 NE 14th Ave Portland, OR 97212 (general file)	1/14/97
112196-227	James and Jacqueline Scherrer 12255 SE 147th Ave Portland, OR 97232 URSA Site 15	1/10/97
112196-228	Arthur Alway 15022 SE Territory Dr Clackamas, OR 97015 (Sunnyside area)	1/13/97

112196-229	Patrick Ribellia City of Hillsboro Planning Department 123 W Main St Hillsboro, OR 97123 URSA Site 62	1/10/97
112196-230	Charles Bobb 6625 W Burnside Rd Apt 215 Portland, OR 97210	1/3/97
112196-231	Rodney Adams Adams, DeBast, Helzer, McFarland, Richardson and Uffelman 4500 SW Hall Blvd Beaverton, OR 97005 URSA Site 64	1/7/97
112196-232	Diane Ulicsni 22115 NW West Union Rd Hillsboro, OR 97124 URSA Site 64	12/23/96
112196-233	Linda, Steven, Aaron & Justin Morton 21485 SW Gleenslope Rd Beaverton, OR 97007 (general file)	none listed
112196-234	Susan McConnell 1898 NW 129th Place Portland, OR 97229 (general file)	1/7/97
112196-235	Ronald Dyches Tax Lot 00103 Map 25 10600 Washington County URSA #49	2/3/97
112196-236	Pat Nickolas no address Urban Growth Boundary return postcard	no date
112196-237	Jennifer Conlee 5010 SE Brooklyn Portland, OR 97206 Urban Growth Boundary return postcard	no date
112196-238	Eric McGuire 1777 NW 173rd Ave #603 Beaverton, OR 97006 Urban Growth Boundary return	no date

	postcard	
112196-239	John Wilts no address Urban Growth Boundary return postcard	no date
112196-240	no name Urban Growth Boundary return postcard	no date
112196-241	Charlotte Lehan, Mayor City of Wilsonville 30000 SW Town Center Loop E Wilsonville, OR 97070	1/28/97
112196-242	Steve Schell Chair City of Portland's Growth Management Committee Office of the Mayor 1220 SW 5th Ave Room 303 Portland, OR 97204	1/17/97
112196-243	Sylvia McFarland 5325 SW 63rd Portland, OR 97221 (general file)	1/4/97
112196-244	Peter Schulz 6565 SW 211th Ave Beaverton, OR 97007 (Site No 51)	1/2/97
112196-245	Lewis McFarland 5325 SW 63rd Ave Portland, OR 97221 (general file)	1/5/97
112196-246	Laurence and David Jordan 905 SW Cedar Hills Blvd Apt 1225 Portland, OR 97225 (general file)	1/16/97
112196-247	Kristine Norgaard no address listed	1/15/97
112196-248	Richard Krikava 17140 SW Hart Way Aloha, OR 97007	1/16/97
112196-249	Judie Hammerstad, Commissioner Clackamas County	2/4/97

Board of Commissioners
906 Main Street
Oregon City, OR 97045

112196-250	Mayor Gordon Faber City of Hillsboro 123 W Main Street Hillsboro, OR 97123	2/4/97
112196-251	James and Dorothy Uldrikson 13299 SE Kanne Rd Portland, OR 97236	1/29/97
112196-252	Roland Haertl, PE Haertl Consulting 13635 NW Cornell Rd Suite 150 Portland, OR 97229	2/4/97
112196-253	Susan Peter 24270 SW Farmington Rd Beaverton, OR 97007	2/3/97
112196-254	Petra Ost and Donald Kennard 9400 SE Hide-a-way Ct Gresham, OR 97080	1/31/97
112196-255	Petitioners for Cooper Mountain to Delete URSA #113	1/27/97
112196-256	Charles Hoff, President Rosemont Property Owner's Association	1/13/97
112196-257	Thomas Gregg Tax Lot 2500, Washington County 5340 NW 253rd Ave Hillsboro, OR 97124 and John Fregonese's response	1/27/97
112196-258	Stan and Ann Hymel 9355 SE Hide-a-way Ct Gresham OR 97080 Bruce and Kay Whalert 9390 SE Hide-a-way Ct Gresham, OR 97080 Petra Ost and Don Kennard 9400 SE Hide-a-way Ct Gresham, OR 97080 Earl and Lois Balzer 9151 SE Hide-a-way Ct Gresham, OR 97080 Shane and Lisa Musselwhite 9330 SE Hide-a-way Ct	1/18/97

	Gresham, OR 97080 Shirley Wohlschlegel 9270 SE Hide-a-way Ct Gresham, OR 97080	
112196-259	Stan and Ann Hymel 9355 SE Hide-a-way Ct Gresham, OR 97080	1/10/97
112196-260	Charles Hoff Rosemont Property Owner Association letter to Mayor Rob Drake	11/22/97
112196-261	Deborah Lockwood 10047 NW Dick Rd Hillsboro, OR 97124	2/7/97
112196-262	Deborah Lockwood 10047 NW Dick Rd Hillsboro, OR 97124	2/7/97
112196-263	Bill Isbister and Friends PO Box 6431 Aloha, OR 97007	2/7/97
112196-264	Statement of Religious Leaders on the Metropolitan Common Good F. Wayne Bryant Laurie Larson Caesar Gary Davis Rev. John Dennis Kevin Thew-Forrester Gus Fromuth Constance Hammond Phil Harder Jenny Holmes Petery Illyn Charles Jordan Susan Kendall H. Rodney Landes Audrey Moser Rev. M. Palmer Pardington James Parker Rev. Eugene Ross Rev. Patricia Ross Glen Rymoya Colin Saxton Judy Schaffer John Schweibert Rev. Dr. Marilyn Sewell Barbara Shibley Leslie Sieg Jeffrey Sievert	February 1997

Bishop William Spofford
Rev. Luther Sturtevant
Wesley D. Taylor
The Very Reverend Anthony Thurston
Rev Ed Townley
Matt Tumulty

112196-265

Bob and Barbara Bailey

2/7/97

3325 Dry Hollow Lane
The Dalles, OR 97058

Leslie Elliott
15376 SW Dodson Dr
Culver, OR 97734

Diana Gardener
490 95th Ave NE
Salem, OR 97301

Ron Henri
790 Acombie Ave
Ashland, OR 97520

Barbara Iverson
Iverson Farms
33814 S Meridian Rd
Woodburn, OR 97071

Lois Kenagy
Kenagy Family Farm
1650 Nebergall Lp NE
Albany, OR 97321

Mickey Killingsworth
798 Dover Lane
Madras, OR 97741

David Lett
The Eyrie Vineyards
PO Box 697
Dundee, OR 97115

Donald Logan
Dixie Mountain Tree Farm
20750 NW Dixie Mountain Rd
Hillsboro, OR 97124

Susan McAuliffe
PO Box 456
Fort Klamath, OR 97626

Mike McCarthy
8405 Clear Creek rd
Parkdale, OR 97041

Jim Monroe
32871 Sand Ridge Rd
Lebanon, OR 97355

Judson Parsons
3405 Hillcrest Rd
Medford, OR 97504

Mark Tipperman
105 Fir St.Ste 204

La Grande, OR 97850
Fritz von Lubken
1125 Indian Creek Rd
Hood River, OR 97031
Richard Vanderzanden
7701 NE Jackson School Rd
Hillsboro, OR 97124
Joan Vanderzanden
7701 NE Jackson School Rd
Hillsboro, OR 97124

112196-266	Arnold Rochlin, Acting President Forest Park Neighborhood Assoc. PO Box 83645 Portland, OR 97283	2/6/97
112196-267	Thomas and Elizabeth Vaughan 2135 SW Laurel St Portland, OR 97201	2/1/97
112196-268	Linda McQuinn 2560 SW 229th Hillsboro, OR 97123	1/26/97
112196-269	Mayor Gordon Faber City of Hillsboro 123 W Main St Hillsboro, OR 97123	2/4/97
112196-270	Mayor Gordon Faber City of Hillsboro 123 W Main St Hillsboro, OR 97123	1/21/97
112196-271	Winslow Brooks Planning Director City of Hillsboro 123 W Main St Hillsboro, OR 97123 with memo from McLain	1/22/97
112196-272	Thomas Gregg 5340 NW 253rd Hillsboro, OR 97124	2/4/97
112196-273	Keith Fishback 14985 NW Springville Rd Portland, OR 97229	1/28/97
112196-274	Wendie Kellington Lane Powell Spears and Lubersky 520 SW Yamhill St Suite 800 Portland, OR 97204	2/3/97

Metro Council Listening Post

November 21, 1996

Page 52

112196-275	Charles Hoff Rosemont Property Owners Assoc. letter to Growth Management Committee	2/4/97
112196-276	Wendie Kellington MPAC Myths	2/3/97
112196-277	Patricia Kliewer, Bill Isbister and Patricia McIntyre no address listed	2/2/97
112196-278	Ronald Dyches no address listed	2/3/97
112196-279	Jeanne Hebblethwaite 12430 S W Center Apt 111 Beaverton, OR 97005	1/23/97
112196-280	Bonnie Combs 1908 C Street Forest Grove, OR 97116	2/6/97
112196-281	Wendy Morensen LA Time article on Silicon Valley Housing Market	no date
112196-282	Michael Bondi Extension Agent - Forestry Oregon State University 200 Warner-Milne Rd Oregon City, OR 97045	2/2/89
112196-283	Michael McKeever, President Kimberly Iboshi Sloop Project Coordinator 722 SW Second Ave Suite 400 Portland, OR 97204	2/4/97
112196-284	Mike and Louis Demske 12431 Winston Rd Damascus, OR 97009	1/28/97
112196-285	Henry Mackenroth PE City Engineer City of Oregon City PO Box 351 Oregon City, OR 97045	1/29/97
112196-286	Judith Bernstein 11705 SW 45th Ave Portland, OR 97219	1/30/97

Metro Council Listening Post

November 21, 1996

Page 53

112196-287	Wendie Kellington Lane Powell Spears and Lubersky 520 SW Yamhill St Suite 800 Portland, OR 97204	2/7/97
112196-288	Proposed Urban Reserve Area Designations Findings and Conclusions from Larry Shaw, Metro Legal Counsel	2/5/97
112196-289	Michael Morrissey URSA Reanalysis as Per Findings	2/10/97
112196-290	Judy Eselius Skycrest Orchards North Stafford Triangle 18018 Skyland Circle Lake Oswego, OR 97034	2/11/97
112196-291	Jane Fortin Housing Specialist Independent Living Resources 4506 SE Belmont St Portland, OR 97215	2/11/97
112196-292	Barbara Klein 645 Meadow View Forest Grove, OR 97116	2/10/97
112196-293	Verla Fuller Executive Director Housing Services of Oregon 34420 SW Tualatin Valley Highway Hillsboro, OR 97123	2/11/97
112196-294	Jessica Glenn, Representative of the Housing Advocacy Group 1001 SW Baseline St Hillsboro, OR 97123	2/10/97
112196-295	John Marks 0668 SW Palantine Hill Rd Portland, OR 97219	2/10/97
112196-296	Martha and John Westgate 233 SE 45th Ave Portland, OR 97215	2/11/97
112196-297	Shane and Lisa Musselwhite 9330 SE Hideaway Ct Gresham, OR 97080	1/15/97
112196-298	Henry and Anita Oberhelman 26185 NW Evergreen Rd	2/9/97

Hillsboro, OR 97124

112196-299	Dan Logan, President Washington County Farm Bureau no address listed	2/4/97
112196-300	Jack Broome PO Box 236 Tualatin, OR 97062	2/11/97
112196-301	Barbara and Steve Jacobsen 15915 SW 150th Tigard, OR	2/10/97
112196-302	Zachary Semke, Program Coordinator Coalition for a Livable Future 534 SW Third Suite 300 Portland, OR 97204	2/12/97
112196-303	Andrew Kerr 2834 NE 51st Ave Portland, OR 97213	2/13/97
112196-304	Kevin and Bonnie Harold 1705 Fern Place Lake Oswego, OR 97034	2/13/97
112196-305	Rev. Jeff Sievert Reedville Presbyterian Church 2785 SW 209th Ave Aloha, OR 97006	2/13/97
112196-306	Concerned Citizens of Portland's Hollywood District	2/10/97
112196-307	Chris Eaton AICP Senior Planner W & H Pacific Inc 8405 SW Nimbus Ave Beaverton, OR 97008 URSA 65	2/12/97
112196-308	Chris Eaton AICP Senior Planner W & H Pacific Inc 8405 SW Nimbus Ave Beaverton, OR 97008 URSA 49	2/12/97
112196-309	Lawrence Dark President and CEO The Urban League of Portland 10 N Russell St	2/13/97

Portland, OR 97227

112196-310	Nan Evans 6510 SW Barnes Rd Portland, OR 97225	2/12/97
112196-311	Lowell Patton PO Box 85 Carver, OR 97015 (Site 81)	1/2/96
112196-312	Lowell Patton PO Box 85 Carver, OR 97015 (Map 12)	2/12/97
112196-313	Bruce Andrews, Angiculture Richard Benner, Land Conservation and Development William Scott, Economic Development Grace Crunican, Transportation State of Oregon	1/28/97
112196-314	Stephen Calderwood PO Box 129 Boring, OR 97009	12/8/96
112196-315	Paul Morris, ASLA Vice President McKeever/Morris Inc 722 SW Second Avenue Suite 400 Portland, OR 97204	12/11/96
112196-316	John Fregonese, Director Growth Management Services Department, Correspondence on Urban Reserve	