



METRO COUNCIL MEETING

Meeting Summary

Oct. 6 2011

Beaverton City Library, Rooms A/B

Councilors Present: Council President Tom Hughes and Councilors Carl Hosticka, Barbara Roberts, Carlotta Collette, Kathryn Harrington, and Shirley Craddick

Councilors Excused: Councilor Rex Burkholder

Council President Hughes convened the regular Council meeting at 5:01 p.m.

1. **INTRODUCTIONS**

Council President Hughes thanked Mayor Denny Doyle of the City of Beaverton for allowing the Council to use the City's library for the meeting and public hearing.

2. **ORDINANCES – FIRST READING**

2.1 Ordinance No. 11-1264, For the Purpose of Expanding the Urban Growth Boundary to Provide Capacity for Housing and Employment to the Year 2030 and Amending the Metro Code to Conform.

2.1.1 Metro Staff Report

Mr. John Williams, Mr. Tim O'Brien and Mr. Dick Benner of Metro provided a brief presentation on Ordinance No. 11-1264. Staff overviewed the urban growth management process to date, the Chief Operating Officer's recommended areas for urban growth boundary expansion, the Metro Policy Advisory Committee (MPAC) recommendation, and conditions on the landed added to the UGB.

Council President Hughes highlighted the following next steps:

- Council will hold a work session on Oct. 11 for further discussion on the ordinance and testimony received at the Oct. 6 public hearing.
- Council will consider and vote on any councilor-proposed amendments at their regular meeting on Oct. 13.
- Council will hold a second read, public hearing, and council consideration and vote of the ordinance on Oct. 20.

2.1.2 Public Hearing

Council President Hughes opened a public hearing on Ordinance No. 11-1264:

- Denny Doyle, City of Beaverton: Mayor Doyle supported the COO's recommendation to include 536-acres of South Cooper Mountain in the 2011 UGB expansion areas. The City will begin a public process to complete a concept plan for the entire South Cooper Mountain

area shortly. He stated that the area in the COO's recommendation can provide residential housing densities consistent with the lower middle third that the region has discussed since 2009. He emphasized that 83 percent of the land in the COO's request is represented by 10 land owners and that each owner has expressed consent and support for the expansion and willingness to annex to the City. The Mayor indicated that the City Council unanimously endorsed South Cooper Mountain as an expansion area in August 2010 and that the City has continued to work with stakeholders to ensure the area develops in accordance with the region's six desired outcomes. He briefly overviewed the City's community outreach, civic plan process, visioning plan, urban renewal plan, and existing infrastructure investments.

- Gretchen Buehner, City of Tigard: Councilor Buehner addressed the Council, in her role as both a city Councilor and as legal counsel for a local property owner, on the River Terrace property recently annexed into the City of Tigard. She encouraged the Council to include the 31-acre parcel and road in the UGB expansion. She 5 reasons from bringing the area into the UGB: (1) increased safety, (2) improved livability and access, (3) the City's ability to move forward with a community plan, (4) the sites proximity to the newly planned Beaverton school, and (5) development potential for west Roy Rogers Road. (Written testimony included as part of the meeting record.)
- Tim Knapp, City of Wilsonville: Mayor Knapp encouraged the Council to include Wilsonville's 316-acre Advance area in the potential UGB expansion areas. Mayor Knapp emphasized the Advance area's: (1) broad regional support; (2) the City's history of developing areas that support Metro's policies which favor compact urban development and concepts of complete community planning; (3) the City's existing jobs and housing imbalance; (4) the financial benefits for jointly planning the Advance and Frog Pond areas (e.g. offsets in shared infrastructure costs); (5) the City's continued and fast growth; and (6) the importance of a comprehensive approach to meet community aspirations as reasoning. (Written testimony included as part of the meeting record.)
- Craig Dirksen, City of Tigard: Mayor Dirksen requested Council support the inclusion of Roy Rogers West in the 2011 potential UGB expansion areas. He stated that while the City's preference was to include the full 256-acres in the UGB, if there were legal or political considerations that prevented the inclusion, that at least the 51.79-acre land bridge of the parcels be added to ensure continuity. He emphasized that the City is committed to being an active partner with Metro to make to make responsible decisions necessary to manage the UGB and to ensure municipal governance and urban services can be provided to new urban areas in its vicinity. (Written testimony included as part of the meeting record.)

Mayor Dirksen confirmed for Council that his testimony was on behalf of the City Council and that his Council endorsed Washington County's Concept Plan which includes the Roy Rogers West area.

- Monique Beikman, City of Tualatin: Council President Beikman encouraged the Metro Council to include a 117-acre parcel, known as 5F, to the UGB to enable development of employment land and a transportation system that supports the vision of the Southwest Concept Plan adopted by the City in May 2011. She highlighted five main reasons for bringing the area into the UGB: (1) the City completed concept planning for the area in 2009; (2) infrastructure needs have been identified and the land will provide high quality industrial uses; (3) the area provides the needed transportation connection for a major arterial road in an area already in the UGB; (4) the proposed road connection could serve as an important freight corridor; and (5) the most appropriate tool for thoughtful land use

planning and urban development is an amendment to the UGB. (Written testimony included as part of the meeting record.)

- Dick Schouten, Washington County: Commissioner Schouten addressed the Council, on behalf of his district, on the COO's recommended South Hillsboro expansion area. He emphasized that there are still many unanswered questions regarding funding for roads and transportation infrastructure in South Hillsboro and adjacent areas and highlighted the TV Highway and TIGER II grant (Aloha-Reedville) studies currently underway. He discussed the potential negative impacts to Aloha neighborhoods due to traffic congestion and transportation system breakdowns should South Hillsboro be developed. (Written testimony included as part of the meeting record.)
- Pete Truax, City of Forest Grove: Mayor Truax encouraged the Council to include a 115-acre parcel, Forest Grove North, into the UGB for large lot industrial use. He stated that the site would have little to no impact on existing residential neighborhoods, that existing roads would provide good access to Highway 47, and that the City is able to provide key services including police, fire, water, etc. Mayor Truax highlighted several broader policy issues which included, but were not limited to, the importance of establishing sustainable communities and equity, and that the City does not currently have any large lot industrial sites. (Written testimony included as part of the meeting record.)
- Greg Malinowski, Washington County: Commissioner Malinowski spoke on behalf of Washington County, District 2. He was concerned with the funding commitments needed to develop 800-acres in North Bethany; he specifically addressed potential financial impacts to taxpayers. He encouraged the Council to be conservative on moving the UGB if it has the potential to shift development away from communities such as Amber Glen, upper Canyon Road or Aloha-Reedville. He stated that South Hillsboro should find a way to achieve 15 units/acre and also stated that South Cooper Mountain should be rewarded for concept plans that offer densities from 14 to 22 units/acre. (Written testimony included as part of the meeting record.)
- Patrick Ribellia & Alwin Turiel, City of Hillsboro: Mr. Ribellia, on behalf of Mayor Jerry Willey and the City of Hillsboro, encouraged the Council to support the COO's recommendation to include acreage in North Hillsboro for large lot industrial use and South Hillsboro for mixed-use centers and town centers. He expressed support for Ordinance No. 11-1264, Exhibit B, *Conditions on land added to the UGB*, with the exception of language regarding main streets or corridors in South Hillsboro. He indicated that the area does not have either and requested that the condition be removed to correctly reflect the area. (Written testimony included as part of the meeting record.)
- Julia Hajduk, City of Sherwood: Ms. Hajduk, on behalf of Mayor Keith Mays and the City of Sherwood, was in support of including Area 5B, Sherwood West, in the UGB. She called out three documents to be included in the record: (1) a letter from Mayor Mays explaining why Area 5B should be included in the UGB, (2) a resolution from the City Council supporting inclusion of the area into the UGB, and (3) a preliminary concept land use and urban services report. (Written testimony included as part of the meeting record.)
- Susan Anderson, City of Portland: Ms. Anderson, on behalf of Mayor Sam Adams, stated that the UGB is an effective tool to create neighborhoods, increase transit, center development, etc. She encouraged the Council to continue to use this tool and to seriously consider MPAC's recommendation before taking action. Ms. Anderson highlighted two points for

consideration: (1) widespread support to be conservative for the current round of UGB expansion and recommended the Council select a point at the low end of the middle third of the forecasted range; and (2) support 20 units/net buildable acres. (Written testimony included as part of the meeting record.)

- Matt Wellner, Metropolitan Land Group: Mr. Wellner was in support of including 543-acres in South Cooper Mountain into the UGB. He emphasized that approximately 90 percent of the property owners in the proposed area support the recommendation, and have expressed willingness to be included in the UGB and to be annexed into the City of Beaverton. He highlighted support from adjacent property owners, the City, and the school district for the area to be included in the UGB. He also cited the area's ability to support the local and regional needs (e.g. Murry-Scholls Town Center). (Written testimony included as part of the meeting record.)
- Roy Schaffner, 6268 SW 208th Terrace, Hillsboro: Mr. Schaffner emphasized the existing heavy traffic in the South Hillsboro area, specifically along 209th. He indicated that while area homeowners are not opposed to expansion parse, owners need assurance that 209th will be widened and proper signalization install in advance of development.
- Jonathan Schlueter, Westside Economic Alliance: Mr. Schlueter supported including the original seven locations studied by the COO into the UGB. He cited Washington and western Clackamas Counties continued growth, and westside communities' and taxpayers support for continued growth and their desire for diversity and choice, as reasoning. Mr. Schlueter expressed WEA's concern that the recommendations do not go far enough and that the rate of land increase is considerably lower than historical growth trends in the region. He encouraged the Council to take chances and not limit the expansion areas to one to two areas on the westside. (Written testimony included as part of the meeting record.)
- Jim Standring, 12670 SW 68th, #400, Tigard: Mr. Standring was in support of including his property, approximately 70-acres located near the Shute Road interchange area in Areas 8A and 8B, into the UGB. He highlighted three primary reasons for the area to be included in the UGB: (1) lower costs to provide services to the area, (2) approximately 140-acres of flat industrial land that is immediately available, and (3) use of tier 3 verses higher quality soils found in 8A, North Hillsboro, for industrial purposes. He encouraged the Council to include the Shute Road interchange and 8B in the 2011 UGB expansion.
- Dale Rockwell, 812 Syringa Heights, Standpoint, Idaho: Mr. Rockwell was in support of including his 12-acre property, located in the Cornelius area, in the UGB. He cited flat land for industrial use, existing infrastructure, the property's proximity to the new Hillsboro school and park facilities, and the substantial investments he has already invested to develop the property as reasoning. He expressed the City of Cornelius' support to include the property in the UGB.
- John DiFalco, Hillsboro Chamber of Commerce: Mr. DiFalco expressed the Chambers' support for the City of Hillsboro and COO's recommendation to include North and South Hillsboro areas in the UGB. However, he stated that the proposed acreage was not sufficient and recommended an additional 1,000 acres be included to provide for job growth and industry choice over the next 20 years. (Written testimony included as part of the meeting record.)
- Steve Larrance, Aloha-Reedville, CPO #6: Mr. Larrance was concerned with potential impacts – specifically traffic congestion – to Aloha-Reedville residents should South

Hillsboro be brought into the UGB. He stated that the Community Plan (CPO#6) calls for the South Hillsboro area to be largely industrial to support the high density residential in Aloha-Reedville. (Written testimony included as part of the meeting record.)

Mr. Larrance confirmed that the CPO #6 did not formally vote to support his letter of testimony on behalf of the CPO. He stated that this was not the CPO's general practice. Councilor Harrington indicated that her experience has been to the contrary.

- Kathleen Cullen, 17740 SW Scholls Ferry Rd., Beaverton: Ms. Cullen addressed the Council on behalf of her family who owns 30-acres directly adjacent to the west of Area 64 known as River Terrace. She encouraged the Council to include her property in the UGB and stated that by doing so the property can be annexed into the City of Tigard for planning and implementation purposes. She highlighted safer road access and a safe commute for students at the new Beaverton High School as reasoning. (Written testimony included as part of the meeting record.)
- Dick Reynolds, City of Cornelius: Mr. Reynolds was in support of the City of Cornelius' request to include Cornelius South and Cornelius East in the UGB. He stated that the increased residential density would support the newly designated town center which is located less than .5 miles from both proposed areas. He cited a need for housing, the proposed new Hillsboro high school, potential parks development, and local property owners' willingness to annex into the city as reasoning. He stated that the City has planned for the annexation and discussed the plans for extending utilities should the area be included in the UGB.
- Karen Shipman, Shipman & Sons, LLC: Ms. Shipman, a local property owner, supported the City of Cornelius' request to include 7C, Cornelius East, in the UGB. She stated that she has worked with the City to understand their goals and discuss how her property would fit into the City's goals. She expressed her support for her property to be brought into the UGB and to be developed. (Written testimony included as part of the meeting record.)
- Franklin Kapustka, 1539 SW 203rd Ave., Aloha: Mr. Kapustka addressed the Council on greenspace requirements, drainage issues, and violations to land use laws. He requested that environmental and health issues be addressed as part of the UGB process. (Written testimony included as part of the meeting record.)
- Larry Harvey, South Metro Business Alliance: Mr. Harvey expressed support for the Cities of Tualatin and Wilsonville's UGB expansion requests. He thanked Metro staff for their work on House Bill 12-3225 and stated that the bill was a precursor to transportation infrastructure for areas to be developed. He specifically addressed the 124th extension and 5F properties. He expressed concern regarding Metro's testimony to the legislature that indicated HB 12-3225 may not be necessary as Metro planned to bring 5F into the UGB; he noted that this contradicts the latest COO recommendation. He encouraged the Council to include area 5F in the UGB.
- Carol Chesarek, 13300 NW Germantown Rd., Portland: Ms. Chesarek stated that there is no need to expand the UGB for residential purposes, but if the UGB is expanded that the low end of the middle third be the maximum. She supported MPAC's recommendation that UGB expansion areas for residential purposes should achieve at least 20 units/net buildable acres. She stated that South Hillsboro should be able to increase its housing density. She

compared the area to the projected densities in Hillsboro and Forest Grove – two areas with slopes and without the adjacent infrastructure advantages comparatively. She encouraged the Council to wait on including South Hillsboro until the City could commit to higher densities at or above the desired 20 units. (Written testimony included as part of the meeting record.)

- Patrick Speer, 18546 Arbor Grove Rd., Woodburn: Mr. Speer was in support of including 7D, South Cornelius, in the UGB. He expressed his and adjacent property owners' support to be brought in and stated that the area had been well mapped and planned including plans for residential development, trail development, and the proposed Hillsboro/Cornelius high school site. Mr. Speer inquired as to why this property was left off the areas for proposed for UGB expansion.

Mr. Dan Cooper of Metro stated that Council direction was to reach in the lower middle third of the forecasted range. This area was not necessary to meet this range. If the area was to be included, the Council would end higher in the forecasted range.

- Barbara Hadley, 33442 SW TV Highway, Hillsboro: Ms. Hadley was in support of including 6.75-acres of her property, located between Hillsboro and Cornelius on TY Highway, in the UGB. She discussed the existing utilities, traffic on TV Highway, and level property as reasoning. She stated that in 2002 the City of Cornelius supported her proposal to be included in the UGB. (Written testimony included as part of the meeting record.)
- Gary Gentemann, 11935 SW N. Dakota St., Tigard: Mr. Gentemann spoke on behalf of himself and adjacent property owners in the North Hillsboro area. He expressed support for their combined 330-acres to be included in the UGB expansion. He emphasized that the property owners have collectively signed agreements that will bring about the desired large lot industrial land. Agreements include consolidation of land lines for land assembly, jointly listing and marketing properties, and representation by a since contact, if needed. (Written testimony included as part of the meeting record.)
- Arne Nyberg, 5638 SW Dogwood Dr., Lake Oswego: Mr. Nyberg was in support of including Area 8A, North Hillsboro, in the 2011 UGB expansion. He stated the area should be included for the following reasons: (1) the land is well situated; (2) Metro needs the area to fulfill large-lot industrial needs; and (3) the existing agreement of the local property owners (e.g. land assembly).
- Joe Hanauer, 921 SW Washington, Ste. 320, Portland: Mr. Hanauer supported the inclusion of South Hillsboro in the 2011 UGB expansion areas. He discussed the area's ability to unlock other lands currently in the UGB and stated without South Hillsboro Areas 69 and 71 will not be serviced or developed. He also discussed the two main property owners in the area and stressed that the owners would work together to ensure the property is developed in a timely, thoughtful, and market-sensitive way. (Written testimony included as part of the meeting record.)
- Jeff Bachrach, Newland Communities: Mr. Bachrach was in support of including South Hillsboro in the UGB. He stated that it has been 9 years since Metro has added lands to the UGB to accommodate more housing. He reminded the Council of the extensive concept plan process and its culmination into the South Hillsboro Community Plan which received approval by the City Council, Planning Commission, and majority members of the Washington County Commission, and support from local property owners. He emphasized

that the plan can be developed and highlighted the market readiness in 2 to 3 years. He also stated that it will be primarily funded by private dollars.

- Michele Whittaker, 3325 SE Springwood Place, Hillsboro: Ms. Whittaker was opposed to the South Hillsboro UGB expansion area citing potential transportation impacts as reasoning. She addressed the current TV Highway study and existing TriMet service. She emphasized that it would be 10 years before road or transit improvements would be implemented in the area and that homes could be developed before a new transportation system was in place. (Written testimony included as part of the meeting record.)
- Tim Fogerty, 11007 SW Palatine Court, Portland: Mr. Fogerty was in support of the City of Cornelius' request to include his 18-acre property in Cornelius East in the UGB. He cited four reasons: (1) economic impact from agriculture, (2) existing infrastructure, (3) easy transportation, transit and pedestrian access, and (4) the lack of guarantee of what future land owners will do.
- Mary Vogel, Congress for New Urbanism, Cascadia Chapter: Ms. Vogel was in support of MPAC's recommendation to include no more than 1,600-acres in the UGB expansion and that acreage brought in be developed at 20 units/acre. She emphasized the advocacy's priority to ensure a compact urban form and an urban design that promotes walkability is taken into account in strategies to reduce greenhouse gases. She was concerned that expansion may not be needed in 2011 and recommended that funds be directed to centers and corridors. She encouraged the Council to hold the UGB. (Written testimony included as part of the meeting record.)
- Jane Leo, Portland Metro Association of Realtors: Ms. Leo, on behalf of PMAR's membership, encouraged the Council to support UGB expansion to allow the region to prepare to meet the housing needs of the projected 15,400 new households. She indicated at the 3,400-acre expansion should be the minimum, emphasizing that land brought in may not be immediately developed and that the supply must last for the next 20 years. She discussed the market and its effect on development. She discussed Title 7 and Title 11.
- Jerry Lang, 756 NE Cambrey Court, Hillsboro: Mr. Lang, on behalf of his mother-in-law, expressed support to include Cornelius East in the UGB expansion. He expressed local property owners' support for inclusion in the UGB, desire to be annexed to the City of Cornelius, and to be zoned and developed for commercial use. He also highlighted the site's transit stop and current safety issues.
- Richard Meyer, City of Cornelius: Mr. Meyer, on behalf of the City of Cornelius, expressed support for Cornelius East and Cornelius South and emphasized that there is no opposition to the City's request. He stated that cities should not have to compete for land and that including all requests would put the region in the middle third of the range. He stated that the City has met all of Metro's goals and regulations outlined in the 2040, including the 10 units/acre density requirement. He encouraged the Council to approve all of the proposed UGB expansion areas, beyond just the COO's recommendation, to support transit, equity, centers, etc. (Written testimony included as part of the meeting record.)
- Mary Kyle McCurdy, 1000 Friends of Oregon: Ms. McCurdy stated that 1000 Friends of Oregon's position was "Not no, but not now" for a UGB expansion. She emphasized that now is the time to be conservation and invest in existing communities' infrastructure and delay a UGB decision until 2015. She stated that the region's population is growing slower than

forecasted. In addition, she stated employment on large lots has historically provided a very small proportion of the region's employment and that large lot users employ fewer people relative to small lot users. She stated that from 1996 to 2000 only 9 large lot employers, located from outside Oregon, located in the region. She provided additional information on demand for and existing supply of large lots. She recommended that if expansion must occur that the Council considers the Saint Mary's property in South Hillsboro for industrial purposes and that the remainder of the area be developed at 20 units/acre. (Written testimony included as part of the meeting record.)

- John Van Grunsuen, 614 E. Main St., Hillsboro: Mr. Van Grunsuen supported including 7C, Cornelius East, in the UGB expansion. He cited traffic safety as reasoning. He emphasized that traffic needed to be calmed in order to improve safety and reduce accidents.
- Cherry Amabisca, Save Helvetia: Ms. Ambabisca was opposed to UGB expansion in this cycle and encouraged the Council to wait and reconsider expansion in 2015. She stated that the current housing market recession is predicted to continue and that the region's population is growing at a slower rate. She did not believe that Hillsboro needed 310-acres for industrial use. She discussed 917-acres in Hillsboro that were brought into the UGB in the past 10 years that are still waiting to be developed. She was concerned with taking more farmland out of production further out because it is more convenient and cheaper for developers to aggregate. She also asked the Council to look beyond the City of Hillsboro's mantra that "if we one had the land, they will come." (Written testimony included as part of the meeting record.)
- Robert Bailey, Save Helvetia/Helvetia Community Association: Mr. Bailey was opposed to the North Hillsboro expansion area. He encouraged the Council not to reinforce leapfrogging and taking low parceled lands first; he used Evergreen as an example. He also encouraged compact urban development and contiguous development. Additional discussion included impacts to Washington County taxpayers and plan concepts that direct traffic onto rural roads in the area. He asked questions about the public meeting law. (Written testimony included as part of the meeting record.)
- Dave Nielsen, Home Builders Association of Metropolitan Portland: Mr. Nielsen indicated that the region cannot wait to expand the UGB, and emphasized that the region needs to complete good planning now so land is development ready when the market recovers. He stated that the region should not get caught in the trap of thought that states higher densities are universally good for the environment. While there are certain advantages, he stated that there are also numerous advantages lower densities can have and that these advantages need to be explored. He was concerned with MPAC's recommendation on housing density and believed that the region needed to do a better job visualizing what 5, 10, or 20 units/acre translate to in housing types. (Written testimony included as part of the meeting record.)

Seeing no additional citizens who wished to testify, Council President Hughes closed the public hearing.

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3. ADJOURN

There being no further business, Council President Hughes adjourned the meeting at 7:35 p.m. The next regular council meeting is scheduled for Oct. 13 at 2 p.m. at the Metro Regional Center, Council Chamber.



Kelsey Newell,
Regional Engagement Coordinator

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF OCT. 6, 2011

Item	Topic	Doc. Date	Document Description	Doc. Number
2.1.1	PowerPoint	10/6/11	UGB staff presentation	100611c-01
2.1.1	Memo	10/6/11	Supplemental memo to the Staff Report for Metro Ordinance No. 11-1264	100611c-02
2.1.1	Exhibit	N/A	Draft Ordinance No. 11-1264, Exhibit B	100611c-03
2.1.1	Map	10/2011	Draft 2011 potential UGB expansion areas	100611c-04
2.1.2	Testimony	10/6/11	Written testimony submitted by Gretchen Buehner	100611c-05
2.1.2	Testimony	10/6/11	Written testimony submitted by Tim Knapp	100611c-06
2.1.2	Testimony	10/4/11	Written testimony submitted by Craig Dirksen	100611c-07
2.1.2	Testimony	10/6/11	Written testimony submitted by Monique Beikman	100611c-08
2.1.2	Testimony	10/6/11	Written testimony submitted by Dick Schouten	100611c-9
2.1.2	Testimony	10/6/11	Written testimony submitted by Pete Truax	100611c-10
2.1.2	Testimony	10/6/11	Written testimony submitted by Greg Malinowski	100611c-11
2.1.2	Testimony	10/6/11	Written testimony submitted by Pat Ribella (City of Hillsboro)	100611c-12
2.1.2	Testimony	10/6/11	Written testimony submitted by Julie Hajduk (City of Sherwood)	100611c-13
2.1.2	Testimony	10/6/11	Written testimony submitted by Susan Anderson	100611c-14
2.1.2	Testimony	10/6/11	Written testimony submitted by Matt Wellner	100611c-15
2.1.2	Testimony	10/6/11	Written testimony submitted by Ron Scheffner	100611c-16
2.1.2	Testimony	10/6/11	Written testimony submitted by Jon Schlueter	100611c-17

2.1.2	Testimony	10/6/11	Written testimony submitted by John DiFalco	100611c-18
2.1.2	Testimony	8/10/11	Written testimony submitted by Steve Larrance	100611c-19
2.1.2	Testimony	10/6/11	Written testimony submitted by Kathleen Cullen	100611c-20
2.1.2	Testimony	10/6/11	Written testimony submitted by Karen Shipman	100611c-21
2.1.2	Testimony	10/6/11	Written testimony submitted by Carol Cesarek	100611c-22
2.1.2	Testimony	10/6/11	Written testimony submitted by Barbara Hadley	100611c-23
2.1.2	Testimony	10/6/11	Written testimony submitted by Gary Gentemann	100611c-24
2.1.2	Testimony	10/6/11	Written testimony submitted by Joe Hanauer	100611c-25
2.1.2	Testimony	10/6/11	Written testimony submitted by Michele Whittaker	100611c-26
2.1.2	Testimony	10/6/11	Written testimony submitted by Mary Vogel	100611c-27
2.1.2	Testimony	10/6/11	Written testimony submitted by Richard Meyer (City of Cornelius)	100611c-28
2.1.2	Testimony	10/6/11	Written testimony submitted by Mary Kyle McCurdy	100611c-29
2.1.2	Testimony	10/6/11	Written testimony submitted by Cherry Amabisca	100611c-30
2.1.2	Testimony	10/6/11	Written testimony submitted by Robert Bailey	100611c-31
2.1.2	Testimony	10/6/11	Written testimony submitted by Dave Nielsen	100611c-32
2.1.2	Testimony	10/6/11	Written testimony submitted by Franklin Kapustka	100611c-33
2.1.2	Testimony	10/6/11	Written testimony submitted by Anne Reiling	100611c-34
2.1.2	Testimony	10/6/11	Written testimony submitted by Rex Nere	100611c-35
2.1.2	Testimony	10/6/11	Written testimony submitted by Bill Medick	100611c-36