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DEPARTMENT: Planning and Development PROGRAM: Long Range Policy and Planning PREPARED BY: Laura Dawson Bodner
RECORD SERIES TITLE: Metro Land Use Decision Records
RECORD SERIES NO: M08-02-13(a)
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METRO BOX NO: PLANN0202
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BOX TITLE: Michael McPherson & Gary Sundquist v Metropolitan Service District, LUBA No. 84-047; Riviera Motors v Metro, LUBA No. 86-080; BenjFran v Metro, LUBA No. 86-072

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2	LUBA No. 84-047, McPherson & Sundquist v Metropolitan Service District,81-9 Corner Terrace - Volume 2: Exhibits R43 – R61 June 12, 1984	Pages 186 - 318
3	LUBA No. 84-047, McPherson & Sundquist v Metropolitan Service District,81-9 Corner Terrace - Volume 2: Exhibits R62 – R79 June 12, 1984	Pages 319 - 472

4	LUBA No. 86-080, Riviera Motors v Metro – Council Actions	Pages 1 - 166
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METRO RECORD

CONTESTED CASE 81-9, CORNER TERRACE

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R-2	Applicant's Petition	5/15/81	24
R-3	Hinckley Letter to Benkendorf	7/14/81	28
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R-5	Annexation Petition	undated	30
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R-7	Legal Description	7/20/81	50
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R-42	Minutes of December 21 Council Meeting	12/21/82	183

*Items also included in Attachment "C" to Metro Ordinance 82-148

Tapes of all Committee and Council meetings are available at Metro for inspection by Counsel.

METROPOLITAN SERVICE DISTRICT
RECORD FOR CONTESTED CASE 81-9, CORNER TERRACE

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R-48	Notice of Adoption to Dept. of Land Conservation and Development	5/4/84	234
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September 25, 1986: Consideration of Ordinance No. 86-208, Adopting a Final Order and Amending the Urban Growth Boundary for Contested Case No. 85-9: Riviera Motors Property (Second Reading). See page 5 of meeting minutes.

September 11, 1986: Consideration of Ordinance No. 86-208 (First Reading and Public Hearing). See page 3 of meeting minutes.

June 12, 1986: Consideration of Resolution No. 86-651, Accepting the Hearings Officers' Report in Contested Case No. 85-9: (Riviera), Furthering Annexation of the Affected Property to Metro and Expressing Council Intent to Amend the Urban Growth Boundary. See page 15 of the meeting minutes. Also see 6.3, page 6, for a related discussion.

II. RECORDIII. METRO CODE PROVISIONS (See LUBA Case No. 86-072)IV. LIST OF ITEMS OMITTED FROM THE RECORD

SUMMARY OF RIVIERA MOTORS EXHIBITS

This document is a compilation of the Exhibits relevant to the Riviera Petition submitted in the two combined hearings concerning alternative sites and traffic impact held on Friday, March 21, 1986 and the individual hearing on Monday, March 24, 1986. Also included are the materials submitted by Riviera and others for the March 31, 1986 continued hearing on alternatives sites.

VOLUME I

The Petitions

- R-1A: Riviera Motors Petition to Amend The Urban Growth Boundary.
- R-1B: Supplemental Petition of Riviera.
- R-2: Kaiser Development Company and Co-petitioner's Petition.
- R-3: Benj. Franklin Development Petition.

Correspondence

- R-4: (AS) Letter from the Department of Land Conservation and Development dated March 6, 1986.
- R-5: (AS) Letter from the Portland Chamber of Commerce dated March 11, 1986 with SRI International Phase I Report excerpt.
- R-6: (AS) Letter from the Portland Chamber of Commerce dated March 19, 1986.
- R-7A: (AS) Letter from the Oregon Economic Development Department dated March 21, 1986.
- R-7B: (AS) Letter from the Oregon Economic Development Department dated September 12, 1985.
- R-7C: (AS) Letter from the Oregon Economic Development Department dated November 26, 1984.

- R-7D: (AS) Letter from the Sunset Corridor Association dated March 20, 1986.
- R-8: (AS) Letter from the National Association of Industrial and Office Parks dated March 19, 1986.
- R-9: (AS) Letter from the Portland Development Commission dated March 20, 1986.
- R-10: (AS) Letter from the Port of Portland dated March 19, 1986.
- R-11: (AS) Letter from Gregory P. Malinowski dated March 19, 1986.
- R-12: (AS) Letter from the Quadrant Corporation dated March 17, 1986.
- R-13: (AS) Letter from the Ambassador Program dated March 18, 1986.
- R-14: (AS) Letter from the First Interstate Bank dated March 14, 1986.
- R-15: (AS) Letter from the Oregon Department of Transportation Highway Division Metro Region dated January 21, 1986 with enclosures.
- R-16: (AS) Letter from Western International Properties dated March 20, 1986.
- R-17: (T) Letter from Carl H. Buttke, Inc. dated December 4, 1985.
- R-18: (T) Letter from Washington County, Land Use and Department of Transportation dated March 27, 1986.

Reports and Studies

- R-19A: (AS) Leland & Hobson Report: "The Need for Additional Land in the Sunset Corridor" dated October, 1985: Appendix "A" of the Kaiser Development Company Petition.

- R-19B: (AS) Leland & Hobson Memorandum to Adriane Brockman dated March 24, 1986.
- R-19C: (AS) Figure 1 - Total Wages and Salary, Portland PMSA
- R-19D: (AS) Figure 2 - Non-Manufacturing, Portland PMSA
- R-19E: (AS) Figure 3 - Manufacturing, Portland PMSA
- R-19F: (AS) Employment Trends in Basic Industries - Portland Metropolitan Area - 1972-1984
- R-19G: (AS) Alternative Sites Map
- R-19H: (AS) Comparable Large Sites Map
- R-19I: (AS) Master Plan Analysis
- R-19J: (AS) Analysis of Metro's Sunset Corridor Inventory by Differentiated Product
- R-20A: (AS) Text of Ralph Shaw speech entitled "Venture Capital and Its Impact: A Pacific Northwestern View".
- R-20B: (AS) Text of Ralph Shaw address entitled "Which Industries Have the Best Potential for Investors?".
- R-21: (AS) Senior Thesis of Eugenio Beaufrand entitled "Study of the Attractiveness of High Technology Industries to the Counties of the Portland Metropolitan Area".
- R-22: (AS) Memorandum dated March 17, 1986 to Jill Hinkley from Mel Huie concerning the Metro Industrial Lands Inventory.
- R-23: (T) Memorandum dated March 12, 1986 to Andy Cotugno from Steve Dotterer concerning Traffic Impacts.

Written Testimony

- R-24: (AS) Summary of the testimony of Clackamas County dated March 21, 1986.

VOLUME II

- R-25: Written testimony of Jim Thornburg.
- R-26A: Written testimony of DeMar Batchelor.
- R-26B: Special Industrial District Overlay From Washington County Zoning Ordinances. (Submitted with DeMar Batchelor's written testimony).
- R-26C: Washington County Ordinance concerning Traffic Impact Fees in the Special Industrial District Overlay Areas. (Submitted with DeMar Batchelor's written testimony).
- R-27: (AS) Written testimony of Wes L. Reynolds dated with attached exhibits concerning alternative sites and need.
- R-28: (T) Written testimony of Wayne Kittleson concerning Traffic Impacts.
- R-29: Video Cassette of the Five Oaks Industrial Park.

Maps

- R-30: Wilsey & Ham Vicinity Map.
- R-31: Enlarged Map of the Concept Plan for the Riviera Parcel. (Enlargement of Figure 2-1 of the Riviera Petition).
- R-32: Enlarged Map of the Corridor Large Industrial Parcels. (Enlargement of Figure 2-2 of the Riviera Petition).
- R-33: Enlarged Map of the Vicinity Around the Riviera Property. (Enlargement of Figure 1-2 of the Riviera Petition).
- R-34: Washington County Rural Natural Resources Plan & Land Use Plan. (Map and Text).

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Government Land Use Regulations

R-35: Memorandum with attachments concerning the Special Industrial District Overlay on the Five Oaks Industrial Park.

Materials Submitted by 1000 Friends

R-36A: (AS) 1000 Friends of Oregon written materials entitled "Alternative Sites Analysis for Proposals to Amend the Metro UGB" dated March 21, 1986.

R-36B: (AS) Greater Portland Metropolitan Area Industrial and Flex Projects dated October 1, 1985.

R-36C: (AS) Letter to Howard Mikesell (undated).

R-36D: (AS) Oregon Economic Development Department letter dated November 26, 1984.

R-36E: (AS) High Tech/Flex Space computer printout.

R-36F: (AS) Industrial Lands Map for the City of Beaverton: October, 1985.

R-36G: (AS) Sunset Corridor - St. Mary's map.

Riviera's Rebuttle on
Alternative Site Issue

R-37A: (AS) Memorandum by Wes Reynolds entitled "Items in the Consolidated Record That Address the Riviera Motors Petition for UGB Amendment" dated March 28, 1986.

R-37B: (AS) Revised Metro Inventory of Alternative Sites With Analysis by Wes Reynolds.

R-37C: (AS) Washington County Comprehensive Plan - Exception Areas 105, 106, 107, 133 and 134

Riviera's Proposed Conditions For Amendment

R-38: Proposed Condition for Amendment of the Urban Growth Boundary with Exhibits A, B and C.

Staff Reports

R-39: Metro Staff Report dated January 30, 1986 on the Riviera Petition

R-40A: (AS) Metro Staff Report dated February 3, 1986 on Alternative Sites

R-40B: Metro's Industrial Land Demand Estimate dated September 4, 1985 with attachments

R-41: Metro's Staff Report on Transportation Impacts dated January 14, 1986

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SECTION I METRO COUNCIL ACTIONS RELATED TO BENJFRAN
 Meetings of 8/28/86, 6/12/86 and 5/15/86
 All materials are arranged in the following order
 within each meeting date subsection:

- Action Sheet
- Signed order (8/28/86 only)
- Staff Report (8/28/86 only)
- Minutes
- Letters, Statements, etc. Submitted at the Meeting

SECTION II HEARINGS OFFICER'S RECORD SUBMITTED TO COUNCIL
 List of items not included in this section
 appears at the end of the Record

SECTION III KAISER DEVELOPMENT AND RIVIERA MOTORS ADOPTED
 FINDINGS

SECTION IV COUNCIL RULES FOR MAJOR AMENDMENTS:

- Ordinance No. 85-189
- Ordinance No. 86-204 (Amending No. 85-189)
- Metro Code Chapter 2.05 (in Code previously submitted)
- Ordinance No. 86-203 (Amending Code Chapter 2.05)

LIST OF ITEMS NOT INCLUDED IN THE RECORD