

MINUTES OF THE METRO COUNCIL MEETING

Thursday, May 6, 2004
Wilsonville Holiday Inn

Councilors Present: David Bragdon (Council President), Susan McLain, Rod Monroe, Rex Burkholder, Carl Hosticka, Rod Park, Brian Newman

Councilors Absent:

Council President Bragdon convened the Regular Council Meeting at 5:08 p.m.

1. INTRODUCTIONS

There were none.

2. CITIZEN COMMUNICATIONS

There were none.

3. CONSENT AGENDA

3.1 Consideration of minutes of the April 27, and April 29, 2004 Regular Council Meetings.

Motion:

Councilor Newman moved to adopt the meeting minutes of the April 27, and 29, 2004, Regular Metro Council.

Vote:

Councilors Burkholder, McLain, Monroe, Park, Hosticka, Newman and Council President Bragdon voted in support of the motion. The vote was 7 aye, the motion passed.
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4. ORDINANCES – SECOND READING

4.1 **Ordinance No. 04-1040**, For the Purpose of Amending the Metro Urban Growth Boundary, The Regional Framework Plan and the Metro Code to Increase the Capacity of the Boundary to Accommodate Growth in Industrial Employment.

4.2 **Ordinance No. 04-1041**, For the Purpose of Amending Metro's Regional Framework Plan to Better Protect the Region's Farm and Forest Land Industries and Land Base; and Declaring an Emergency.

Council President Bragdon opened a public hearing on Ordinance No. 04-1040 and 04-1041.

Becky Tollenaar, 9805 SW Chortaw St Tualatin OR 97062 provided written testimony (a copy of which may be found in the public record).

Mike Gillespie, 22540 SW Chilkat Terrance Tualatin OR 97082 provided written testimony (a copy of which may be found in the public record).

Sandra Scott-Tabb, Wilsonville City Councilor, 30000 SW Town Center Lp E. Wilsonville OR 97070 provided written testimony and had her assistant read her testimony (a copy of which may be found in the public record).

Alice Norris, City of Oregon City Mayor 320 Warner-Milne Rd Oregon City OR 97045 said she was talking to them on behalf of the City Council. They supported regional decisions and they believed that we needed more industrial land. They supported the inclusion of 60 acres in Oregon City of the Beaver Creek. The City Council stood with the City of Wilsonville and other cities encourage Council to listen to local governments. They have spent hours and hours listening to citizens about their comprehensive plan and visions for local communities. They encourage that Metro pays attention to those plans and dreams that had been developed for a long time. They also encouraged taking time to adjust the methodology that Metro was using to include lands, to be more flexible, to look at the comprehensive plan designations rather than just the zoning. Third, if Council decided to use the comprehensive plans, Oregon City had 93 acres that they could contribute to the supply that they had designated for probable zoning. They urged Metro to listen to the voices of local government.

Judie Hammerstad, Mayor of Lake Oswego, 380 A Avenue Lake Oswego OR 97035 provided a letter and summarized her remarks (a copy of which may be found in the public record).

Benny Holt, Wilsonville City Councilor, 8515 SW Metrolius Wilsonville OR 97070 read his testimony into the record (a copy of which may be found in the public record).

Alan Kirk, Wilsonville City Councilor, 30000 SW Town Center Loop E Wilsonville OR 97070 summarized his written testimony (a copy of which may be found in the public record).

Tim Knapp 11615 SW Jamaica City of Wilsonville OR Wilsonville OR 97070 supported the Hosticka amendment in its original version. He also supported staff's recommendation to exclude South Wilsonville. He had concerns related to Goal 14. He provided written testimony for the record (a copy of which may be found in the public record).

Charlotte Lehan, Mayor of Wilsonville, 29786 SW Lehan Court Wilsonville OR 97070 provided written testimony and summarized her testimony. She submitted into the record two resolutions from her council. Councilor Hosticka asked the Mayor if she would comment on the letter that Council received from the Port of Portland, Mayor Lehan said she received the letter and was surprised. However, they recognized why Wilsonville East wasn't appropriate (a copy of her written submissions may be found in the public record).

Mike Kohlhoff City of Wilsonville City Attorney 30000 SW Town Center Loop E., Wilsonville OR 97070 provided written testimony (a copy of which may be found in the public record). Councilor McLain said you understand that there were residential areas in other communities besides of Wilsonville. Mr. Kohlhoff said he understood this.

Jack Hoffman, City of Lake Oswego City Councilor, 380 A Ave Lake Oswego OR 97035 shared that the Metro Council had six weeks to make a decision. He said the decision was based on an Urban Growth Report, which he believed was flawed and didn't support the decision. He spoke to specific sites in Wilsonville and Oregon City. Council had time to rethink their decision. He asked if we could include Oregon City's 300 acres. He gave an example of the flawed methodology, he was personally representing a client who was requesting a zone change, land, which would be rezoned as industrial, close I-84 and I-205. He understood that this decision was a 20-year look. He was looking ahead to 2007 and it would be even more difficult to expand the

UGB. They were going to need the help of the cities. He urged listening to the local partners. He suggested that some jurisdiction would like to have industrial lands and other jurisdictions don't want additional industrial land. He was asking for a Plan B or an alternative, which looked at the yellow sites near Hillsboro. With respect to Borland Road specifically, it was Lake Oswego's opinion that it was inefficient use of land to bring in over 500 acres and only have 160 acres net. It put planning stress to require the City to plan for the next four years when they were trying to do the 2040 centers planning. Finally, the four-year condition was odd in that it put them at 2008, which was past the 2007 UGB expansion. He suggested taking the six weeks to think about the methodology and if they really had a 3700 acres demand.

Stephen Lashbrook, City of Lake Oswego, 380 A Avenue Lake Oswego OR 97035 said he had done planning for Wilsonville and Lake Oswego. He summarized his written testimony (a copy of which may be found in the public record). Councilor Park said he had been observing the Urban Growth Boundary (UGB) process. We will have to come back to the same decision in 2007, we must consider expanding the boundary every five years. He asked about alternative C, which would be to look at the five-year requirement in state law. Mr. Lashbrook said regionalism was very important. He felt that the system was starting to fray at the edges. It was getting more difficult to make the decision. He felt they needed to improve the process. He urged including the local partners. Councilor McLain said they had legal look at the two-map system. What happened if new developers came and wanted to develop industrial land for something else? Mr. Lashbrook said if it was zoned industrial the developer would have to challenge the zoning.

Debra Iguchi, Wilsonville Planning Commission Chair, 10280 SW Brighton Ct Wilsonville OR 97070 provided written testimony (a copy of which may be found in the public record). They supported the Hosticka amendment and opposed the staff recommendation. She encouraged Metro take a closer look at Wilsonville planning. Streets in the northwest quadrant were wide and capable of handling truck traffic through the area.

Helen Burns, Wilsonville Planning Commission, 30000 SW Town Center Loop E. Wilsonville OR 97070 provided written testimony of the 11 signatures (a copy of which may be found in the public record). They were all previous planning commissioners. They objected to the inclusion of Wilsonville East for industrial lands. She spoke to the history of Wilsonville.

Jeff Bowman, City of Wilsonville Public Works 30000 SW Town Center Loop E. Wilsonville OR 97070 read his testimony into the record (a copy of which may be found in the public record). He spoke specifically to water issues.

Eldon Johanson, City of Wilsonville Community Development Director 30000 SW Town Center Loop E. Wilsonville OR 97070 read his testimony into the record (a copy of which may be found in the public record). He discussed Wilsonville East and opposed its inclusion.

Chris Neamtitu, City of Wilsonville Planning Department 30000 SW Town Center Loop E Wilsonville, OR 97070 provided written testimony (a copy of which may be found in the public record). He noted the maps and photos he had entered into the record.

Council President Bragdon said they heard from many city officials in a variety of forums. He asked that citizens be able to testify.

Sandy Young, City of Wilsonville Planning Director, 30000 SW Town Center Loop E. Wilsonville OR 97070 provided her testimony into the record and chose not to testify (a copy of which may be found in the public record).

Kerry Rappold City of Wilsonville 300000 SW Town Center Loop Wilsonville OR 97070 did not testify but submitted written testimony (a copy of which may be found in the public record).

John Michael City of Wilsonville Planning Department 30000 SW Town Center Loop Wilsonville OR 97070 did not testify.

Grant Marsh, Argyle Capital LLC, 4800 SW Meadows Rd Suite 475 Lake Oswego OR 97035 provided written testimony (a copy of which may be found in the public record). They stated their strong opposition to the Frog Pond area as an industrial site.

Mark Ottenad Executive Director Wilsonville Chamber of Commerce 29600 SW Park Place Wilsonville OR 97070 read his testimony into the record (a copy of which may be found in the public record). The Chamber voted unanimously to oppose Wilsonville South and Wilsonville East, known as Frog Pond. They also supported the Hosticka amendment.

Roger Woehl Superintendent West Linn-Wilsonville School District PO Box 35 West Linn OR 97068 did not testify.

Mike Tannenbaum Assistant Superintendent West Linn-Wilsonville School District PO Box 35 West Linn OR 97068 did not testify.

Tom Bruggere, West-Linn-Wilsonville School District PO Box 35 West Linn OR 97068 summarized the testimony of the school district (a copy of which may be found in the public record). He spoke to schools, which were impacted by the Wilsonville East.

Mary Furrow West Linn-Wilsonville School District PO Box 35 West Linn OR 97068 provided written testimony (a copy of which may be found in the public record). She said she was also a business owner. She added that City of Wilsonville had planned to add 2500 residences. They had determined that they needed an extra Middle School and one to two more primary schools. They had planned Wilsonville East for the Middle School. These schools would relieve pressure on the existing schools. The more the land was pre-designated the more difficult to come up with reasonable solutions.

Alex McPhail, Coalition to Save the Valley, 7445 Green's View Cr. Wilsonville OR 97070 read his testimony into the record (a copy of which may be found in the public record). He spoke to a petition that was signed by over 1000 people.

Debbie Smith, Coalition to Save the Valley, 6795 Gatepost Ct Wilsonville OR 97070 read her letter into the record (a copy of which may be found in the public record). She urged protection all of the farmland south of the river. She also spoke about Langdon Golf Course.

C.K. Patterson, Coalition to Save the Valley, 32574 SW Riveria Lane, Wilsonville OR 97070 read his letter into the record (a copy of which may be found in the public record). He talked about Langdon Golf Course as well.

Tony Hult, Coalition to Save the Valley, 7670 SW Village Green Cir Wilsonville OR 97070 read his letter into the record (a copy of which may be found in the public record).

Steve Parisi, Coalition to Save the Valley, 840 N Elm St Canby OR 97013 read his letter into the record (a copy of which may be found in the public record).

Carol White Coalition to Save the Valley 32391 SW Lake Drive Wilsonville OR 97070 read his letter into the record (a copy of which may be found in the public record).

Bill Kenny, Coalition to Save the Valley, 32535 SW Arbor Lake Dr Wilsonville OR 97070 read his letter into the record (a copy of which may be found in the public record).

Greg Leo, Coalition to Save the Valley, 3 Monroe Parkway Suite P-426 Lake Oswego OR 97070 read his letter into the record. He also entered into the record a letter from Marion County (copies of which may be found in the public record).

Paul Gulick, Frog Pond Community Coalition 24727 SW Stafford Rd Tualatin OR 97026 did not testify.

Kristina Traffas, Frog Pond Community Coalition, 28579 SW Wegner St Wilsonville O R 97070 provided written testimony (a copy of which may be found in the public record). She opposed Wilsonville East for industrial use. She submitted a petition signed by over 450 individuals who opposed Wilsonville East.

Warren Easley, Frog Pond Community Coalition, 24710 SW Modaway Ln. Wilsonville OR 97070 read his testimony into the record (a copy of which may be found in the public record). He urged not including Wilsonville East as an industrial site.

Julie Gathings, Frog Pond Community Coalition 7351 SW Boudaire Wilsonville OR 97070 provided written testimony (a copy of which may be found in the public record). She spoke in opposition to Wilsonville East.

Doris Wehler, Frog Pond Community Coalition 6855 Boeckman Rd. Wilsonville OR 97070 provided written testimony (a copy of which may be found in the public record). Ms. Wehler spoke to the history of Wilsonville and how they made long range planning a priority in their community. She asked Council to consider the impact Metro would be making on the town. She asked the Council to reassess the amount of industrial land, which had not been counted.

John Ludlow, Frog Pond Community Coalition 28237 SW Courtside Wilsonville OR 97070 said he had lived here 30 years and had served on the Planning Commission and City Council. He spoke to history of planning in Wilsonville and regional planning. He urged not including the site in the consideration of industrial lands.

Kathy Burger, Frog Pond Community Coalition 26748 SW Colvin Ln. Wilsonville OR 97070 said she appreciated the opportunity to address the Council. She summarized her letter for the record and submitted a letter from her husband, Chris Burger, who did not testify (a copy of which may be found in the public record).

Jim Marohn Wilsonville Chamber/ Frog Pond Community Coalition, 4433 SW Homesteader, Wilsonville OR 97070 provided written testimony (a copy of which may be found in the public record). He spoke to the exclusion of brown fields. Councilor McLain indicated they were part of the formula.

Todd Tolboe, Frog Pond Community Coalition 28675 Sandalwood Ct. Wilsonville OR 97070 read his letter into the record (a copy of which may be found in the public record). They opposed inclusion of Wilsonville East.

Craig Faiman, Frog Pond Community Coalition 109035 SW Merlin Ct. Wilsonville OR 97070 said he was member of the City of Wilsonville Planning Commission. They were here tonight because they weren't against planning or opposed to industrial land. He urged Metro do a better job of what it was supposed to do. He spoke to errors in the study and in the tables.

Heidi Juza, Frog Pond Community Coalition, 6985 SW Elligsen Rd. Tualatin OR 97062 provided written testimony (a copy of which may be found in the public record). Councilor McLain said 90% of the industrial land need was put in two years ago. They were only looking at the last 10%. Ms. Juza agreed with her but felt that the recommendation was not regionally equitable.

Anne Kersee, Frog Pond Community Coalition 7710 SW Roanolee Dr. Wilsonville OR 97070 read her testimony into the record (a copy of which may be found in the public record).

Marje Easley, 24710 SW Nodaway Ln. Wilsonville OR 97070 said she was testifying for the League of Women Voters. She read her letter into the record (a copy of which may be found in the public record).

Cesar Giron, Frog Pond Community Coalition 73605 SW Bouchaine Ct. Wilsonville OR 97070 did not testify.

Todd Nelson, Frog Pond Community Coalition 6620 Stratford Ct. Wilsonville OR 97070 provided written testimony (a copy of which may be found in the public record).

Rachel Tallmadge CSV 3 Monroe Parkway, Suite -P426 Lake Oswego OR 97035 did not testify.

David Lawrence, Deputy City Manager, City of Hillsboro, 123 W Main Street Hillsboro provided written testimony from Mayor Hughes (a copy of which may be found in the public record). He summarized the Mayor's comments. He was in support of Mayor Drake's comments on Title 4. He noted a map that they had submitted for the record. Councilor Newman asked about opposition to Helvetia and Evergreen. Mr. Lawrence said their experience told them that the Evergreen site was more valuable but the City would not oppose the Helvetia site. Council President Bragdon clarified the MPAC recommendation and the changes that had been made last week at Council. Mr. Lawrence asked if the testimony they gave on Title 4 was still in the record. Council President Bragdon said yes. Councilor Hosticka asked how much acreage was in Helvetia area? Mr. Lawrence responded to his question. Councilor Hosticka clarified, was he saying that Hillsboro wouldn't oppose inclusion. Mr. Lawrence responded yes.

John Wyatt/Greg Jenks Clackamas County Economic Development Commission 9101 SE Sunnybrook Clackamas OR 97213 each provided written testimony (a copy of which may be found in the public record). Councilor Newman asked about the Myer's farm site. He responded that it was the western Boring area. Councilor Newman asked about the value of the land. Council President Bragdon said Borland Road and Wilsonville East was also in Clackamas County, did they have a recommendation? Mr. Wyatt said Borland Road was included in their recommendation, but not Wilsonville East.

Peter MacDonald, Farming-Agriculture 15700 SW Wilsonville Rd. Wilsonville OR 97070 said he was a commercial farmer who farmed 360 acres. He was a member of the Farm Bureau and had served on the Future Vision Commission. He addressed the Hosticka amendment. He was grateful for that amendment and strongly supported that amendment. As a farmer, they needed security and needed support services available to them. The river was a distinct geographic

boundary and an emotional boundary. Without the long-term security of protection, farmland would disappear. He urged protection of natural resources. Councilor Park asked about water. Mr. MacDonald responded to his question.

Henry Oberhelman 26185 NW Evergreen, Hillsboro OR 97123 provided written testimony (a copy of which may be found in the public record). He was part of the Evergreen site and supported the City's effort to bring this site in as industrial land.

Dan Ruediger Citizens for Farmland Preservation (CFFP) 1305 SE Smock St. Sherwood OR 97140 provided his written testimony (a copy of which may be found in the public record). Councilor McLain asked if his group was only in favor of protection of farmland in this area or around the region. Mr. Ruediger responded, around the region. They were against any roads going through farmland. Council President Bragdon asked if they had to choose between Hillsboro and Wilsonville would they make that choice? Mr. Ruediger suggested that the Council make the most logical choice for the region.

David M. Fiskum, Providence Health System, Portland OR provided written testimony (a copy of which may be found in the public record) but did not testify.

Mike Hammons, 20320 SE Hwy 212 Clackamas OR 97015 said he was getting conflicting information concerning Damascus, specifically the 200 acres adjacent to the town center. He noted a map he had provided to Metro about this area. He said the last maps he had seen from Metro had the 40 acres on the east end taken out and the two ten acres pieces on the south taken out and he wanted clarification of what was included and what was excluded. Council President Bragdon suggested talking to staff for clarity. He said he had talked with and they had gotten conflicting information. The recommendation from Mike Jordan showed these parcels in. The last information brought to Damascus showed acreage taken out. The only way they could be sure that Metro was at least looking at it was to come and talk to the Council. He talked about slope on some of the acreage. He urged flexibility for Damascus. They were in a conceptual planning process and the language included in industrial lands inhibits the uses that can be put on the land to the employment Damascus area. Half of that area designated as employment land was in existing neighborhoods with steep slopes. At least one plan showed the 102 acres as part of the downtown. The east end of Damascus was being included in their incorporation efforts with Clackamas County. Signatures were being gathered now. They expected this area to be included for jobs. Finally, he asked about Happy Valley's annexation processes. Council President Bragdon said usually annexations don't go to Metro but he suggested talking to the Metro Attorney.

Leonard Schulze, P.O. Box 188 Wilsonville OR 97070 summarized his written testimony (a copy of which may be found in the public record).

Stacey Rungay P.O. Box 1603 Sherwood OR 97140 provided written testimony (a copy of which may be found in the public record). Councilor Hosticka asked if the area she was talking about was south of the I-5 connector. She clarified where the site was.

Dave Helgesson, 26191 SW Stafford Wilsonville OR 97070 read his letter into the record (a copy of which may be found in the public record). He spoke in favor of including Frog Pond area. He spoke to issues of water and its location, which was adjacent to I-5. He noted that he would send a letter.

Fred Edmunds, 6235 SW Kuhle Rd Wilsonville OR 97070 said he resided in the Frog Pond area. He grew roses. He spoke to problems with water rights. He said they had to have two years to grow roses, because they were denied water rights they had to move to California. They had to ship the roses to Oregon. The trucks all came through the north Wilsonville exit. Councilor Newman asked what his position was. He supported bringing the Frog Pond area in. Councilor Park asked when he started losing his water. Mr. Edmunds said their wells started dropping six or seven years ago. Councilor Park talked about recharge testimony. Mr. Edmunds said there was still not enough water for the crops. Councilor Park asked, had he not used water rights in the past five years. Mr. Edmunds said yes.

Sparkle Fuller Anderson 27480 SW Stafford Rd Wilsonville OR 97070 read her letter into the record. She spoke to incompatibility of transportation, water, residents, school systems, all, which have changed their commercial farms into hobby farms. She said this was about preparing for the future. She supported including the Wilsonville East in the industrial inventory. (She will email her testimony)

Steve Zanderhuissen 5911 SW Briar Patch Wilsonville OR 97070 read his letter into the record (a copy of which may be found in the public record).

Sharon Hussey spoke for Colin Goble 1450 SW Borland Rd Tualatin OR 97068. She summarized her husband's letter (a copy of which may be found in the public record).

Chris Barhytz Tualatin City Council 5702 SW Calusa Lp Tualatin OR 97062 read his testimony into the record (a copy of which may be found in the public record). Council President Bragdon asked about their resolution and Mr. Barhytz stated that their Council would pass a resolution at their Monday night meeting. Councilor Hosticka asked about the conditions of the resolution and about the Tualatin area. Mr. Barhytz said many people who drove to this meeting had to drive through Tualatin in order to get to the meeting and were held up by traffic. Councilor Newman asked that they talk to their legislators to make sure that they were aware of the citizens' feelings about the area. Councilor Monroe spoke to the 99-connector and asked if the City of Tualatin was still a supporter of that interchange and also asked about the North Wilsonville exit, if that could be a consideration?

Ed Sullivan, Frog Pond Community Coalition 121 SW Morrison St. Suite 1100 Portland OR 97204 spoke to Metro criteria. The South Wilsonville exit was at capacity and could not handle any more truck traffic. There was no feasible air, marine or other access available. He provided written testimony for the record (a copy of which may be found in the public record).

Jeff Bird 16155 SW Edmindston Wilsonville OR 97070 did not testify

Gary Gentemann, 11935 SW N Dakota St Tigard OR 97222 said he was at the Hillsboro meeting and provided testimony from seven property owners. Since that time, four other property owners that also supported the Evergreen site being brought in contacted him. He provided written testimony (a copy of which may be found in the public record).

Sherri Niemeyer 24370 NE Airport Rd Aurora OR 97002 did not testify.

Dan Willis, Frog Pond 10811 SW Hunt Ct Wilsonville OR 97070 read his letter into the record (a copy of which may be found in the public record). Councilor Monroe commented on his testimony.

Andra Wagne 24759 NE Prairie View Aurora OR 97002 said that Wilsonville East should not be included as industrial land. She supported the Hosticka ordinance.

Lolita Carl, 17564 Shanked Hubbard OR 97032 said she was a farmer. She opposed any further development on farmland in Marion County. Her family farm was been here for many years. Farmers needed to feel security. Agriculture was Marion County's number one industry. This area was the most fertile land in Oregon. She urged redevelopment of brown fields. She spoke to the kinds of farming they had done on their land. The land could be redeveloped into other crops. She noted the importance of eating and having the most productive land in the nation. The future citizens would appreciate the beauty of the land. She appreciated the State's effort to protect farmland. Councilor Newman said they had received a letter from Marion County about creeping towards their land. How did she feel about Marion County creeping toward the region? Ms. Carl urged protection of farmland on both sides.

Marci Edwards, 990 SW Borstad Rd, West Linn, OR 97068 summarized her written letter concerning Borland Road North (a copy of which may be found in the public record). Councilor Hosticka asked if the people she represented lived in Tualatin. She said they lived in unincorporated Clackamas County.

Theodora Tarbet 13305 Carl Rd Hubbard OR 97032 said she added her support to Mayor Hammerstad's testimony. She was in support of the Hosticka ordinance. Their family farm was located south of the Willamette River. They were already feeling the pressure. Marion County had gone on record opposing Metro's expansion south of the river. She reminded them that agricultural land was already industrial land.

Anthony Penca, Arbor School, 4201 SW Borland Tualatin OR 97068 said he was an Arbor parent and board member. He read his letter into the record, which he had already faxed to Metro (a copy of which may be found in the public record).

Karla Krechkamp 6875 SW Wilsonville Wilsonville OR 97070 did not testify.

Bob Lindsey, Friends of Marion County, 7505 Windsoris Rd W. Salem or 97303 said he felt democracy was still alive and well. He was here on behalf of Friends of Marion County. He felt all of his points had been entered into the record. He urged protection and preservation of farmland. He felt it was time to draw a line at the Willamette River. It was a boundary that we could all understand.

Carla Mikkelson, 17244 Arbor Grove Rd NE Woodburn OR 97071 read her letter into the record (a copy of which may be found in the public record). She was speaking for Friends and Neighbors of Woodburn. They were in discussion to limit the Woodburn UGB. She supported Councilor Hosticka's amendment to not come south of the river. She appreciated the Council's dedication.

Ralph Luchterhand PO Box 1216 Mulano OR did not testify.

Kathleen Carl, Friends and Neighbors of Woodburn, PO Box 13604 Salem OR 97309 did not testify

Jim Lathrop, 16772 S. Pam Drive, Oregon City OR 97045 said he felt government did work even if they didn't agree with it. He lived in the boonies of Clackamas County near Oregon City east. He said there were difficulties in processing truck traffic in the area. He thanked Council's decision to exclude their area from further consideration at this time. His parcel of land that had

been proposed did not meet Metro's criteria. He spoke to floodplains and access to the floodplain. Councilor Newman asked what area he was talking about. Mr. Lathrop said he was talking about the floodplain at the bottom of the road. In the flood of 1996 the area was inundated by backwash. He appreciated Council not considering this parcel.

Charles Karl, 7595 SW Thanton Dr., Wilsonville OR 97070 did not testify.

Bill Rindone, CSV, 32200 Boones Bend, Wilsonville OR 97070 did not testify.

John Smets, PO Box 560 Aurora OR 97002 did not testify.

Michael Bickler, 5285 NW 253rd Hillsboro Or 97124 supported inclusion of the Evergreen parcel. He spoke to the number of landowners who supported the parcel as well support from the City of Hillsboro. The Farm Bureau also supported the parcel's inclusion. He had testified before about giving values to properties concerning natural areas. He urged the Council support the Evergreen site first over the other Hillsboro sites.

Representative Jerry Krummel, 7544 SW Roonoke Dr Wilsonville OR 97070 said the area that was being consider was outside of his district but impacted the area that he represented. He had no problem including Frog Pond area. He agreed with keeping industrial lands north of the river. He provided written testimony (a copy of which may be found in the public record). Councilor Newman spoke to the expansion requirements. He asked if Representative Krummel would be one of their advocates. Representative Krummel spoke to the five-year period review. He thought the 20-year planning for industrial lands made sense. He felt that we made a grave error by not planning for the I-5 99 connector long ago.

Gordon Root, said he was representing Grace Community Church, 7427 SW Cobb Court Tualatin OR 97062 and the Christian high school located on the southern border of Tualatin. He provided a brochure about the high school (a copy of which may be found in the public record). They supported bringing this area into the boundary. This was exception land. Councilor Hosticka asked about land uses surrounding the church and school. Mr. Root said they preferred residential use as opposed to industrial use. They could deal with industrial lands being part of the buffer. Councilor Hosticka clarified his comments.

Richard Hagen, 9050 SW Arapaho Rd Tualatin OR 97068 did not testify.

James Edgerton, 5751 NW Deschutes Portland OR 97229 did not testify.

Paul Stoller, 26885 S. Harms Rd Canby OR 97013 said he agreed with everyone else who had disagreed with all of the areas. He disagreed with the Hosticka ordinance. He believed Metro covered the area approximately one mile south of Wilsonville up to the Marion County border. He also disagreed with the way that Wilsonville south area was proposed by wrapping around the Charboneau area. He believed that what the Port of Portland would be looking for was location, location, location. The property that he was proposing was just south of the Willamette River, east of I-5 and west of the Hubbard interchange, right across the corner from Aurora Airport and Columbia Helicopters and existing agriculture commercial use on the Marion County border south of their road. His property lies on Harms Road. This was an old family farm. He believed ODOT had easement rights coming off I-5 north bound to their road. All truck traffic would be right there and they would see no effects to the any other traffic. The concerns of people of Charboneau he believed would be eased knowing that the golf course spot for redevelopment. If the golf course were included in the industrial package there would be nearly 550 acres total in

that area. The infrastructure was already there. There was a sewer connection to Wilsonville, new natural gas pipelines and new electrical line coming out of Canby. He believed Marion County growth would come up. He felt isolated. He requested more consideration for the property between the river and Marion County line.

Geritt Rosenthur, 7205 SW Norwood Tualatin OR 97062 said he had already submitted extensive comments about east Tualatin area. His comments covered the whole Stafford Triangle. The Basin had developed its own unique character as a buffer between cities. There was a view scape. He didn't think it would make sense to develop this area as industrial. There were also streams that had salmon in them in the area. He suggested having the cities come together and create a plan. He suggested utilizing this area as a buffer. He said the East Wilsonville area would contribute to traffic as well.

Andrew Bassett, 28525 SW Sandalwood Ct Wilsonville OR 97070 provided written testimony but did not testify.

Dan Stoller, 2220 SE 13th Canby OR read his letter into the record (a copy of which may be found in the public record).

Steve Schopp, 10475 SW Helenius Tualatin OR 97062 said he wasn't here as a candidate. He spoke to the Tualatin proposed area. This area should not have been considered initially because of the existing neighborhoods. Metro had an inability to capture the essence of the area's desires. They didn't want to be urbanized. Why would Metro want to consider this area as industrial? We had arrived at a point where Metro needed to come clean. He felt that Metro felt the suburbs were expendable. Why couldn't the Council find the land for industrial land? He suggested taking off the table in Charboneau, Borland, and Wilsonville East. (email him for his testimony)

Gary Rusher, 6125 SW Homesteader Wilsonville OR 97070 summarized his letter which he had submitted previously (a copy of which may be found in the public record).

Mojir Takallou, 9625 SW Iowa Drive Tualatin OR 97062 spoke to traffic issues and the number of children that were killed or injured every year due to congestion and traffic accidents. He provided facts concerning the number of people injured in the Boones Ferry area (a copy of which may be found in the public record). He expressed concern about additional cars and trucks on the road near Tualatin and the consequences of the increase in traffic.

Steve Spicer, PO Box 2812 Wilsonville OR 97070 echoed Mr. Takallou's testimony. He spoke to safety and dollars. Wilsonville had spent a lot of time planning. Metro was the one that guided that planning. If trucks were added to the streets, small children will die. Right now they were trying to soften this town. We needed some visuals. You can't have visuals with trucks. They had worked hard to have a livable town. If you industrialized Frog Pond it was inconsistent with what Metro had told them to do.

Paul Bunn, Wilsonville Planning Commission, 7251 Lynnwood Ct., Wilsonville OR 97070 said he spoke to Metro as a former Wilsonville Planning Commissioner. He talked about the transportation master plan. The City of Wilsonville couldn't accommodate more trucks. There was a lack of funding to avoid gridlock. By developing Wilsonville East, it would be rough on the City. Wilsonville had industrial lands in the Coffee Creek area. He talked about Bill Wyatt's letter of May 5th. Councilor Hosticka asked him a question. He responded to his question. He provided written testimony (a copy of which may be found in the public record).

Chris Schuldt, Student Body President of Wilsonville High School, 10580 SW Sunnyside Drive, Wilsonville OR 97070 said they were concerned about traffic from additional trucks near their school.

Mary Hinds, Planning Commission, 11299 SW Chantilly Wilsonville OR 97070 said she was representing herself tonight. She spoke to fairness and regional planning. She was opposed to any more industrial lands in this area. She read her testimony into the record (a copy of which may be found in the public record). She suggested sharing the industrial lands across the region. Fairness was not written in policies and rules that Council must comply with. She would help with changing the state mandate. Councilor Burkholder commented that they were doing analysis of the burden of industrial lands. He didn't think industrial land was a negative. He spoke to fairness and that 39% of industrial land was located in his district.

Joan Hartzke McIlroy 28527 SW Cascade Lp Wilsonville OR 97070 said she was an educator and a councilor. Why did the frog cross the road? Because he or she could. She hoped the frogs, children and citizens of Wilsonville could continue to cross the road. They had moved from Tualatin to Wilsonville because Wilsonville was an intentional community. Wilsonville was fighting for its well-being.

John McCabe, 435 SW Mijlen Lane West Linn OR 97068 provided pictures (a copy which is included in the record). He said he was near the Borland Road site. He spoke to the road damaged near Wankers Road. The road infrastructure did not exist for this area. He suggested that this site might be set aside for a school.

Marcia Hicks, Canyon Creek Estates, 26760 SW Colvin Lane Wilsonville OR 97070 provided written testimony for the record (a copy of which may be found in the public record). Councilor Newman asked about the promise that Metro made not to expand the boundary. Ms. Hicks said there was a statement that the UGB would not change. Most of the Council refuted her statement.

Thomas Thomsen, 25355 NE Glass Rd Aurora OR 97002 submitted his comments into the record last week and asked that it be included in its entirety (a copy of which may be found in the public record). He reiterated some of that testimony.

John Ramig, Hagen O'Connell, 121 SW Morrison St Suite 1500 Portland OR 97204 said they represented several property owners in the Wilsonville south study area. He had already submitted written comments (a copy of which may be found in the public record). He said it was a myth that this area was prime farmland. When you look at this specific study areas agricultural uses were not practical.

Greg Wolfe, 3500 SW Trail Rd Tualatin OR 97062 said he was at the corner of Stafford Road. He was concerned about an ineffective public process with regard to the north Borland site. He said there had been 800 comments about this area. He had concerns about the public process prior to the Chief Operating Officer's recommendation. Schools were the most used facilities in the area.

Nancy Brown, 19255 SW Tualasaum Drive, Tualatin OR 97062 said this area was uniquely beautiful, it would be a horrible mistake to ruin this area and turn it into industrial land. She believed the City Council understood how important this area was to people. The land change would ruin the value of her home.

Katherine Kubick, 7251 Lynnwood Ct Wilsonville OR 97070 spoke to her background in planning and to her support of the Hosticka amendment. The City had planned for its development along I-5 and the west side. The city had never planned for the Frog Pond area to be an industrial area. Much of the area was sloping. The analysis did not adequately address the adjacent area. She read her testimony into the record (a copy of which may be found in the public record).

Wayne Russell, 24766 NE Airport Rd Aurora, OR said he was a farmer. They were opposed to the Hosticka ordinance because there were no parcels big enough to make a living. He couldn't continue farming in this area. If they continued farming, they would have to move their farm. He spoke to traffic problems and moving farm equipment. He urged good judgment. Councilor Hosticka said when he had first discussed this issue with Mr. Russell, he had been in support of his ordinance. Mr. Russell said if you designated the area as agriculture value, they couldn't pick up and move for that kind of money.

William Holmes, 22750 SW Miami Dr Tualatin OR 97062 said he owned several businesses in the Portland area. As a CPA he spent time helping others grow their businesses. He lived in Tualatin area. Jobs were needed. There was an opportunity to strike a balance. He asked that they consider citing the interchange that was needed, Hwy 99 and I-5 so they could leverage their existing infrastructure.

Sherilyn Young, 6189 SW Decker Tualatin OR 97062 read her testimony into the record (a copy of which may be found in the public record).

(Transcription below from individually recorded session)

Doug Cushing, Attorney, 2 Centerpointe Dr. Lake Oswego, OR 97035 supported adoption of Ordinance 04-1040, specifically Tualatin area. He was speaking on behalf of a client with a beneficial interest in 13 acres of property situated on the north side of Green Hill Lane. He felt it was most appropriate to include this property.

John Smets Sr. PO Box 560 Aurora, OR 97002 spoke in regards to his Borland Rd. property. He felt industrial application best use of this property, historically used for agricultural purposes (a copy of his written testimony is included in the public record).

Kena Ramsey, 24421 SW Gage Rd. Wilsonville, OR 97070 was strongly opposed to Frog Pond inclusion in the UBG for industrial land. She suggested cleaning up the metropolitan industrial areas first.

Debbie Laue, P.O. Box 147 Wilsonville, OR 97070 was speaking on behalf of rural residential development. She urged keeping land uses similar, she agreed that the Coffee Creek area was best used as industrial but not Frog Pond.

Phyllis Strait-Millan 29832 SW Camelot, Wilsonville, OR, Planning Board for Wilsonville said you would need massive road improvements to use this area (Frog Pond) for industrial uses, this was not job planning.

Scott and Marsha Hudson, 8137 SW Edgewater W. Wilsonville, OR (Charbonneau area) said Langdon Farms Golf Course was not appropriate for inclusion in expansion. They believed this proposal would have many negative impacts in the community and inclusion was politically motivated (a copy of their written testimony is including in the public record).

John Rankin, City Attorney for the City of Aurora spoke on behalf of Jonathan Gibson, Mayor City of Aurora. The City of Aurora was very concerned about expansion south of the Willamette River.

James Butch 7877 SW Edgewater E., Wilsonville, OR 97071 supported the Hosticka amendment.

Nils Hagberg, 22285 SW Chilkat Terrace, Tualatin, OR 97062 was strongly opposed to rezoning of Tualatin south, it would put unfair strain on their community, and the quality of life in area would be compromised. He urged, please consider alternatives.

Peter Schor 32580 SW Riviera, Wilsonville, OR 97070 (Charbonneau) opposed I-5/99W connector and industrial zoning in the Wilsonville area.

Charles Karl 7595 SW Thornton Dr. Wilsonville, OR 97070 opposed inclusion of Frog Pond area into the UGB for industrial purposes. There were no adequate truck routes.

Morrie Conway Jr. 6600 SW Montgomery Way, Wilsonville, OR was a past City Councilor for Wilsonville. The original plan for area was approximately one third of the land was planned for commercial/ industrial. Residential and schools were planned for outskirts of town. Metro plans will throw away the careful planning of past 30 years. He suggested developing in Donald.

Dr. Joan Hartzke McIlroy 28527 SW Cascade Loop Wilsonville, OR 97070 spoke from the point of view of ecology, psychology, and sociology. Frogs were the first priority from an ecological view if there were problems. She urged protecting the quality of life, do the right thing for the well being of people.

Mary Tarkington 7576 SW Thornton Dr. Wilsonville, OR, Vice President of Canyon Creek Homeowners Association was speaking on behalf of the Board of Directors and residents. They opposed movement of the Frog Pond area into the UGB for industrial land. Rezoning would cause Wilsonville to become blight. She believed this decision was irresponsible.

Ralph Lucterhand PO Box 1216 Mulino, OR 97042 opposed extending the UGB south of the Willamette River. He opposed expansion into prime farmland.

Kathleen Carl 407 21st St NE Salem OR 97309 Friends and Neighbors of Woodburn opposed expansion south of the Willamette River. She supported the Hosticka ordinance in its original form.

Sherri Niemeyer 24370 NE Airport Rd. Aurora, OR 97002, business owner in Charbonneau opposed the expansion in south Wilsonville. She questioned the Port of Portland involvement and relationship with Maletis.

Reagan Molitor 25272 SW Gage Rd Wilsonville, OR 97070 opposed expansion. He felt city planning had not been taken into account as well as current uses of the land.

Thomas Gregg 5340 NW 253rd Ave. Hillsboro, OR 97124 supported expansion of the UGB into the Evergreen Study site.

Dave Kolimeyer 3455 SW Advance Rd. Wilsonville, OR lived outside of the recommended area. He believed expansion was not being properly done. They should include additional roads. We needed new definitions at a state level.

Lucia Shin 25800 SW Canyon Creek Rd. N speaking on behalf of the Wilsonville Summit apartment complex residents near the Frog Pond area was opposed to the expansion in the Frog Pond area. This area was never intended for industrial uses, it was a sensitive environmental area. They did not want back roads used for heavy trucking

Shirley Longfellow, 7621 SW Thornton Wilsonville, OR said please consider using your own criteria when developing Wilsonville East. Please remove this area from your list.

Marla Smith owned land at the corner of Brookman and 99W. Please consider this property for inclusion into the UGB. Also consider it for the I-5/99w bypass.

Kay E. Peterson 13740 Wilco Hwy NE. Woodburn OR 97071 opposed the proposed expansion across the Willamette River.

Pat Kenney-Moore 24979 NE Prairie View Dr. Aurora, OR 97002 was in favor of adopting the Hosticka ordinance in its original form.

Marie Perkins 28394 Morgan Ct. Wilsonville, OR 97070 opposed expansion into the Frog Pond area for industrial uses. Please consider other alternatives.

Bruce K. Barton 7290 SW Wilsonville Rd. Wilsonville, OR was against industrialization of the Frog Pond area or going south of the Willamette River for industrial land.

Carol Silva 1565 SW Shadow Wood Dr. West Linn, OR 97068 was concerned expansion would overload already congested roads in the area making it unsafe for walking or biking. Please keep the Borland Rd area out of the boundary.

Darren Pennington 10365 SW Day Rd., Sherwood, OR 97140 was in favor of industrializing the Frog Pond area. This would help promote the I-5 interchange project.

Sue Hodson 5025 SW Homesteader Rd. Wilsonville, OR 97070 requested that Council remove Wilsonville East for industrial development. It would negatively impact living in the area.

Steve Sandvold 7579 SW Roanoke Dr. N Wilsonville, OR was not informed when purchasing her home that this area could be considered for industrial development. Areas that want industrialization should be given a higher priority, citizens should be given the decision whether to industrialize or not.

Robert Ruedy 14185 SW 100th Ave. Tigard, OR 97224 wished for Councilor Carl Hosticka to respond to these points from the open house in March: 1) Will the Metro advisory team be overlaying USGS and other available seismic 100 year flood plain and unstable soil condition maps prior to the industrial lands being considered?
2) Please explain if the most densely populated sub-divisions specifically created for residential use, be deleted from consideration? If not, please explain why?
3) Will the property owners be willing to sale or lease at market value the property for industrial purposes? If not, this will affect the available acreage.

- 4) How is Metro coordinating with local, county and regional agencies and the state to improve roads, interchange access and utility infrastructure to accommodate these final proposed areas?
- 5) What road, utility, storm, sewer and other infrastructure improvements will need to occur prior to these lands being allowed to be developed by local, county and regional jurisdictions? Is their timeline practical when applied to the timeline for the intended industrial use of these lands? Please explain how the Metro team is evaluating this very necessary element.
- 6) Anyone involved with conflicts of interest should not be allowed to take part in this process of land use decision-making.

Council President Bragdon closed the public hearing and announced that these Ordinances would be considered to the May 27th, June 10th and June 24th Council meetings.

5. ORDINANCES – FIRST READING

- 5.1 **Ordinance No. 04-1052**, For the Purpose of Amending Metro Code Chapter 7.01.023 to Provide Dedicated funding for Metro's Tourism Opportunity and Competitiveness Account.

Council President Bragdon assigned this ordinance to Council.

6. CHIEF OPERATING OFFICER COMMUNICATION

There were none.

7. COUNCILOR COMMUNICATION

There were none.

8. ADJOURN

There being no further business to come before the Metro Council, Council President Bragdon adjourned the meeting at 10:50 p.m.

Prepared by

Chris Billington
Clerk of the Council

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF MAY 6, 2004

Item	Topic	Doc Date	Document Description	Doc. Number
3.1	Minutes	4/27/04	Minutes of the Metro Council Meeting of April 27, 2004	050604c-01
3.1	Minutes	4/29/04	Minutes of the Metro Council Meeting of April 29, 2004	050604c-02
4.1 & 4.2	Letter and supporting documents	5/5/04	To: Metro Council From: Tom Hughes, Mayor of Hillsboro Re: Exhibits E and B to Ord No 04-1040	050604c-03
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Kathie Burger Re: opposing Wilsonville East as industrial land	050604c-04
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Heidi Juza Re: Wilsonville East no suitable as industrial land	050604c-05
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Becky Tollenaar Re: is opposed to industrial land in Tualatin area due to impact on families	050604c-06
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: City of Lake Oswego (no name listed) Re: opposed Wilsonville East & Borland Road, urged adoption of Hosticka amendment	050604c-07
4.1 & 4.2	Testimony	5/6/04	To: Carl Hosticka, Councilor From: Steve Day Re: Borland Road North exclusion	050604c-08
4.1 & 4.2	Letter	5/6/04	To: Metro Council From: Susan Guyton Re: concerns about Wilsonville South (Langdon Farms) and Wilsonville East being industrialized	050604c-09
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Marcy Edwards Re: opposes Stafford as industrial	050604c-10
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Anne Keesee Re: opposes Frog Pond/Wilsonville East as industrial land	050604c-11
4.1 & 4.2	Letter	5/6/04	To: Metro Council From: Marjorie Easley, League of Women Voters Re: opposes Frog Pond and Borland Road area as industrial	050604c-12
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Kit Abel Hawkins, Director of Arbor School Re: opposes North Borland area's inclusion as industrial	050604c-13
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Leonard Schulze Re: opposed to converting farmland into industrial particularly south of the Willamette River	050604c-14
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Laurin and	050604c-15

			Maureen Larsen Re: supports Wilsonville East as industrial land	
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Thomas Gregg Re: supports expanding the existing 203 acres Shute Road industrial land	050604c-16
4.1 & 4.2	Letter	5/6/04	To: Metro Council From: James Muldrow Re: opposes industrial expansion south of the Willamette River	050604c-17
4.1 & 4.2	Letter	5/6/04	To: Metro Council From: Edmund & Katherine Williamson Re: opposed to Langdon Farms becoming industrial land	050604c-18
4.1 & 4.2	Testimony	5/4/04	To: Metro Council From: Anne Olsen Re: opposes Langdon Farms as industrial land	050604c-19
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Susan Rindone Re: opposes Langdon Farms as industrial land	050604c-20
4.2 & 4.2	Testimony	5/6/04	To: Metro Council From: Donald and Jean Loff Re: opposes expansion of industrial land south of the Willamette River	050604c-21
4.1 & 4.2	Letter	5/6/04	To: Metro Council From: Richard Bernard Re: opposes expansion along I-5 south of Willamette eliminating natural buffer provided by agriculture and farming	050604c-22
4.1 & 4.2	Letter	5/6/04	To: Metro Council From: Robert and Anita McFarland Re: opposes expansion south of the Willamette River	050604c-23
4.1 & 4.2	Testimony and petition	5/6/04	To: Metro Council From: Kristina Traffas Re: opposing Wilsonville East as industrial land	050604c-24
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Todd Nelson Re: opposes Frog Pond area as industrial	050604c-25
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Warren Easley Re: opposes inclusion of Wilsonville East as industrial land	050604c-26
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Scott and Marcia Hudson Re: opposes Langdon Farms as industrial land	050604c-27
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Jim Marohn Re: opposes Wilsonville East as industrial	050604c-28
4.1 & 4.2	Letter	5/5/04	To: Metro Council From: Sandra King Re: supported Oregon City East removal as industrial	050604c-29
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Sandra Scott-	050604c-30

			Tabb, Wilsonville City Councilor Re: opposes Wilsonville south and east as industrial land	
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Alan Kirk Re: opposes Wilsonville East as industrial land	050604c-31
4.1 & 4.2	Letter	5/4/04	To: Metro Council From: Rick Cagen, Providence Health System Re: no advocating for authorizing a new hospital and do not advocate encroachment on industrial land	050604c-32
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Chris Neamtzu, City of Wilsonville Manager for Long Range Planning Re: opposes Wilsonville East as industrial	050604c-33
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Julie Gathings Re: opposes industrialization of Wilsonville East	050604c-34
4.1 & 4.2	Resolution	4/5/04	To: Metro Council From: City of Wilsonville Re: Resolution No. 1864 opposing expansion of UGB to include Wilsonville East	050604c-35
4.1 & 4.2	Resolution	3/15/04	To: Metro Council From: City of Wilsonville RE: Resolution No. 1863 opposing expansion of UGB south of the Willamette River	050604c-36
4.1 & 4.2	Testimony	5/6/04	TO: Metro Council From: Charlotte Lehan, Mayor of Wilsonville Re: supports the Hosticka ordinances and opposes Wilsonville East and South inclusion as industrial	050604c-37
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Benny Holt, Wilsonville City Councilor Re: supports the Hosticka ordinances and opposes Wilsonville East and South inclusion as industrial	050604c-38
4.1 & 4.2	Pictures	5/6/04	To: Metro Council From: John McCabe Re: Pictures of Borland Road area	050604c-39
4.1 & 4.2	Brochure	5/6/04	To: Metro Council From: Gordon Root Re: New Horizon High School information	050604c-40
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Mary Hinds Re: opposed to industrial areas in Wilsonville	050604c-41
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Dan Ruediger, Citizens for Farmland Preservation Re: opposes urbanizing prime farmland	050604c-42
4.1 & 4.2	Statistics	5/6/04	To: Metro Council From: Mojir Takallou Re: traffic injuries and crashes	050604c-43

			statistics from ODOT	
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Paul Bunn Re: opposes Wilsonville South and East as industrial, supports Day Road area as industrial	050604c-44
4.1 & 4.2	Letter	4/30/04	To: Metro Council From: Thomas Thomsen Jr and Wayne Russell Re: supports Wilsonville South as industrial	050604c-45
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Greg Wolfe Re: opposes Borland Road area for industrial purposes	050604c-46
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Steve Zandhuisen Re: in favor of Wilsonville east as industrial	050604c-47
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Ed Sullivan Re: opposes inclusion of Wilsonville East	050604c-48
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Sherri Niemeyer Re: opposes Langdon Farms as an industrial site	050604c-49
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Andrew Bassett Re: opposes Wilsonville east as industrial	050604c-50
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Jim Edgerton Re: opposes site north of West Union	050604c-51
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Barbara Rogers Re: opposes industrializing South of the Willamette and supports Hosticka ordinance	050604c-52
4.1 & 4.2	Email	5/6/04	To: Metro Council From: Kristi Dunlap Re: South Tualatin area rezoning	050604c-53
4.1 & 4.2	Letter	5/3/04	To: Metro Council From: Roger Woehl, Superintendent of West Linn Wilsonville School District Re: opposes inclusion of Wilsonville East because of impacts on schools	050604c-54
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Todd Tolboe Re: opposes inclusion of Wilsonville East	050604c-55
4.1 & 4.2	Letter	5/6/04	To: Metro Council From: Ken Rector Re: opposes Wilsonville East	050604c-56
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Mark Ottenad, Executive Director of Wilsonville Chamber of Commerce Re: opposed to Wilsonville East and South as industrial land	050604c-57
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Debbie Smith Re: opposes Wilsonville South as Industrial land and supports Hosticka Ordinance	050604c-58

4.1 & 4.2	Testimony by email	5/6/04	To: Metro Council From: Craig Faiman Re: opposes Wilsonville South and east as industrial land	050604c-59
4.1 & 4.2	Email	5/6/04	To: Metro Council From: JS Gallacher Re: opposes Langdon Farms as industrial land	050604c-60
4.1 & 4.2	Letter	5/6/04	To: Metro Council From: Wanda Russell Re: opposes Langdon Farms as industrial land and supports farming	050604c-61
4.1 & 4.2	Testimony and attachments	5/6/04	To: Metro Council From: Alex McPhail Re: supports Hosticka ordinance and keep urban sprawl north of Willamette River	050604c-62
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Jeff Bauman Re: opposes Wilsonville East and addresses soil and water issues	050604c-63
4.1 & 4.2	Letter	5/4/04	To: Metro Council From: Robert and Ilene Sanders Re: supports Evergreen as industrial site	050604c-64
4.1 & 4.2	Letter	4/28/04	To: Metro Council From: David Stoller Re: supports Langdon-Stoller area for industrial use	050604c-65
4.1 & 4.2	Letter	5/6/04	To: Metro Council From: Dan Willis Re: opposes Wilsonville East	050604c-66
4.1 & 4.2	Letter	5/6/04	To: Metro Council From: Henry and Anita Oberhelman Re: supports inclusion of Evergreen site	050604c-67
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Marcia Hicks Re: opposes Wilsonville East as industrial land	050604c-68
4.1 & 4.2	Letter	4/23/04	To: Metro Council From: Wilsonville Planning Commission Re: opposes Wilsonville East and South for inclusion as industrial land	050604c-69
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Eldon Johansen, Community Development Director of Wilsonville Re: opposes Wilsonville East	050604c-70
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Sandi Young Re: opposes Wilsonville East	050604c-71
4.1 & 4.2	Letter	4/6/04	To: Metro Council From: Gary Rusher Re: supports inclusion of his 35 acres as industrial	050604c-72
4.1 & 4.2	Letter and attachments	5/6/04	To: Metro Council From: Jerry Smith Clackamas County Economic Development Commission Re: supports inclusion of additional employment lands in Clackamas County	050604c-73
4.1 & 4.2	Petition	3/8/04	To: Metro Council From: Alex McPhail Re: 1345 signature petition supporting	050604c-74

			Hosticka Ordinance and opposing industrial growth south of the Willamette River	
4.1 & 4.2	Letter	5/5/04	To: Metro Council From: Past Wilsonville Planning Commissioners Re: oppose Wilsonville East and South inclusion as industrial land	050604c-75
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Gary Gentemann Re: update to April 29 th testimony concerning property owners supporting Evergreen study area as industrial site	050604c-76
4.1 & 4.2	Testimony	5/5/04	To: Metro Council From: U. Grant Marshall Director of Argyle Capital Re: opposes inclusion of Frog Pond area as industrial	050604c-77
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Mike Gillespie Re: opposes Tualatin as industrial site	050604c-78
4.1 & 4.2	Letter	5/6/04	To: Metro Council From: Marion County Commissioners Re: supports Hosticka ordinance and opposes industrial lands south of Willamette River	050604c-79
4.1 & 4.2	Letter	5/6/04	To: Metro Council From: Doris Wehler Re: opposes Frog Pond area as industrial	050604c-80
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Katherine Kubick Re: opposes industrial expansion into Wilsonville East and South	050604c-81
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Mary Furrow, Vice Chair of West Linn Wilsonville School Board Re: request for school sites	050604c-82
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Sharon Hussey Re: opposes Borland Road as industrial land	050604c-83
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Tim Knapp Wilsonville City Councilor Re: opposes Wilsonville South and East and addresses issues concerning Goal 2 & 14 and varies policies	050604c-84
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Stacey Rungay Re: supports including Tualatin as industrial	050604c-85
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Kerry Rappold, Wilsonville Natural Resource Program Manager Re: environmental constraints of Frog Pond area	050604c-86

4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Stephan Lashbrook Lake Oswego Community Development Director Re: Borland Road and East Wilsonville should be excluded as industrial	050604c-87
4.1 & 4.2	Letter	5/6/04	To: Metro Council From: Cindy Cato, Public Affairs Director of Associated General Contractors RE: support Evergreen and Helvetia and comments on several Exhibits from 04-1040	050604c-88
4.1 & 4.2	Letter	5/6/04	To: Metro Council From: JD & Lucia Shin Re: oppose Frog Pond area as industrial	050604c-89
4.1 & 4.2	Letter	5/6/04	To: Metro Council From: Beverly Bookin, CREEC Re: supports the nine expansion sites particularly Tualatin, Borland Road, Coffee Creek and Wilsonville East and addresses modifications of Policy 1.2, Title 4 regulations and Title 4 map	050604c-90
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Rose Holden Re: include north parcel of Beaver Creek Road study area	050604c-91
4.1 & 4.2	Testimony and binder	5/6/04	To: Metro Council From: Mike Kohlhoff, Wilsonville City Attorney Re: opposes Wilsonville South and East and provides documents accordingly	050604c-92
4.1 & 4.2	Testimony	5/6/04	To: Metro Council From: Sparkle Fuller Anderson Re: opposes Wilsonville East as industrial	050604c-93