

**MINUTES OF THE METRO COUNCIL MEETING**

Thursday, June 3, 2004  
Metro Council Chamber

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 2:03 p.m.

**1. INTRODUCTIONS**

There were none.

**2. CITIZEN COMMUNICATIONS**

There were none.

**3. GREAT BLUE HERON WEEK PROCLAMATION**

Council President Bragdon said this was Great Blue Heron Week. There were events happening all over the region. He spoke to the resolution, which he read into the record.

Motion:	Councilor McLain moved to adopt the Great Blue Heron Week.
Seconded:	Councilor Monroe seconded the motion

Councilor McLain spoke to the resolution and urged support. Councilor Monroe added his remarks about Blue Herons.

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. CONSENT AGENDA**

4.1 Consideration of minutes of the May 27, 2004 Regular Council Meetings.

Motion:	Councilor Newman moved to adopt the meeting minutes of the May 27, 2004, Regular Metro Council.
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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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**5. ORDINANCES – SECOND READING**

5.1 **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.

Motion:	Councilor Park moved to adopt Ordinance No. 04-1040.
Seconded:	Councilor Newman seconded the motion

Councilor Park said this ordinance had been introduced previously. Andy Cotugno, Planning Director, spoke to the Metro Policy Advisory Committee (MPAC) recommendation. There were three pieces; Title 4, 04-1040 and additional areas to be included or excluded from the Urban Growth Boundary (a copy of the MPAC recommendation is included in the meeting record). He further detailed their recommendation and talked about additional areas as well as deleted areas. Councilor Hosticka asked about medical facilities recommendation from Metro Policy Advisory Committee (MPAC). Richard Benner, Metro Senior Attorney, responded to his question. Mr. Cotugno talked about the amendment packet included in today's meeting record. They had provided a brief description and rationale for each amendment and how it would change the Chief Operating Officer's recommendation. Each amendment was treated as a stand-alone amendment. He said part of the overall ordinance included a response to Land Conservation and Development Commission (LCDC) concerning the housing needs analysis. Mr. Cotugno called the Council's attention to Exhibit D, the Addendum to the Housing Needs Analysis. He explained that the addendum displays information about the number, density and types of housing that have occurred in the recent past on the various kinds of buildable lands. The LCDC remand order directed Metro to make this addition to the Housing Needs Analysis to comply with state law. He told the Council that the newly-displayed information did not change the determination made by the Council in the UGR about the need for housing in the next 20 years.

Council President Bragdon talked about the Shute/Evergreen parcel and the changes in the circumstances concerning utilities. He then explained the procedure for today's Council meeting.

Councilor McLain asked about a letter received from the Transportation Department and recommended conditions. What happened to the letter? Mr. Cotugno responded to her question. Councilor McLain suggested including their recommendation in Exhibit F. Council President Bragdon said staff could be directed to draft clarifying language for any conditions they wished to include. These amendments could be entertained on June 10<sup>th</sup>.

Motion to amend:	Councilor Burkholder moved to amend Ordinance No. 04-1040 with Burkholder Amendment #1 (a copy of which is included in the record).
Seconded:	Councilor Hosticka seconded the motion

Councilor Burkholder explained his amendment. He felt that need numbers were overestimated, he recommended increasing the commercial refill rate to 54% and industrial refill rate to 37% in the Urban Growth Report (UGR). He urged support.

Councilor Hosticka said he supported this motion. He added analysis to the consequences of adopting versus not adopting the amendment. If we overestimate, we can amend. If we underestimate, they wouldn't go back and reduce the Urban Growth Boundary (UGB). Councilor McLain said this was a 20-year land supply. She concurred with Councilor Hosticka's remark. We should expect more out of ourselves on refill rates. It was important to use the land as well as we could. Councilor Park talked about brown fields. His concern had to do with the commercial side. He spoke to legally defensible issues. He was hesitant to make too many deviations from

what they had already given to LCDC. He then spoke to the industrial piece. He felt the range was in the middle. He understood concerns about too much land inside the boundary. He didn't think he could support this amendment. He spoke to future choices. Councilor Newman said he would also be voting no. He had his own amendment on the need number which referred to actual found acres. Second, it set the refill rate at the observed rate. He spoke to why he was more comfortable with his need number amendment. He was also concerned about support from LCDC and the Governor's office. Council President Bragdon said his heart shared Councilor Burkholder's sentiment but his head shared Councilor Park's legal concerns in going to the State. He was reluctant to vote no but would look forward to voting yes on other need numbers. Councilor Hosticka asked Councilor Newman about the need number. He did not see the number in his amendment.

Vote to amend:

Councilors Burkholder, McLain, and Hosticka voted aye, Councilor Monroe, Park, Newman and Council President Bragdon voted against the motion. The vote was 3 aye /4 nay, the motion failed.

Motion to amend:	Councilor Newman moved to amend Ordinance No. 04-1040 with Newman Amendment #1 and include an observable commercial refill rate of 52% (a copy of which is included in the record)
Seconded:	Councilor McLain seconded the motion and accepted the friendly amendment.

Councilor Newman detailed his amendment and common sense adjustments. He noted that his motion also included the addition of previously uncounted industrial land within the cities of Wilsonville and Oregon City. He spoke to the observed commercial rate, which reduced the need. The overall acreage would be at 1200 acres. He noted MPAC unanimously supported this amendment. Councilor Monroe supported the amendment. He was uncomfortable with the process of moving land for one specific purpose. Councilor McLain supported this amendment. She commented that the staff did know the land existed. However, there were reasons why the staff had not counted it. Councilor Park talked about similarly situated lands and the ALCOA site. He asked if the ALCOA site fell within the same category? Dan Cooper, Metro Attorney, said that was correct. Council President Bragdon said he would also support this amendment.

Vote to amend:

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.

Motion to amend:	Councilor Monroe moved to amend Ordinance No. 04-1040 with Monroe Amendment #1 (a copy of which is included in the record).
Seconded:	Councilor McLain seconded the motion

Councilor Monroe said their charter called for the creation of MPAC. MPAC makes recommendation to this Council on land use decisions. He said MPAC voted to make certain changes to the COO's recommendation. He felt they were keeping faith with the voters who passed Metro's charter and with their partners. Councilor Burkholder said he felt this was a great suggestion, should they move to separate the items? Council President Bragdon said Councilors could ask to separate the four recommendations. Councilor McLain talked about the 3000 versus 5000 square feet recommendation concerning medical facilities. She felt this was different than other subcommittee work and recommendations. She talked about Regionally Significant Industrial Areas (RSIA). She believed that the 3000 square feet recommendation was appropriate. She then talked about medical facilities and where they could grow.

Council President Bragdon said he felt it was important to bring these forward. He would be voting no. He talked about Title 4 and industry needs. These industries had particular characteristics. These types of industries would go to other part of the nation unless they had particular characteristics. Medical facilities had only recently been brought up. He would be voting no. He did respect the input from MPAC. Councilor Monroe asked Mr. Jordan to explain his differences from MPAC's recommendation. Richard Benner, Metro Senior Attorney, talked about moving from 3000 to 5000 square feet and why the staff recommended keeping the number at 3000. He then talked about the RSIA discussion and the recommendation. They had learned about the importance of large parcels and allowing those parcel to be broken down over time. He talked about compatible industries near by. A 50-acre piece could be broken into smaller portions so long as a large piece was kept for industrial use. He then clarified the MPAC difference. He said the MPAC recommendation had a new definition and he felt it had less compliance. Mr. Jordan closed by saying that there was more to it than that. The COO's recommendation was illustrative between the policies and values that the regional body had to think about and the individual cities had to think about. There was a tension that was created by these differences. He spoke to a need for balance. Councilor Monroe withdrew consideration of Councilor Monroe Amendment #1. Councilor McLain concurred with the withdrawal.

Councilor Park asked for clarification on the MPAC recommendation on Title 4? Council President Bragdon responded to his question. Councilor Hosticka said he was happy that Councilor Monroe had withdrawn his amendment. He felt both the COO and MPAC recommendations were flawed and worked backward. He felt both recommendations were too prescriptive. He favored a process that started with uses and then said where they wanted those uses to go. He then talked about medical uses. He suggested looking at the use and seeing where we would like to see that industry. In the case of medical facilities we would like to direct them to centers. He asked if Council was interested in including this language. Council President Bragdon said these amendments could be considered at June 10 and could also be scheduled for the June 17<sup>th</sup>. He suggested that Councilor Hosticka work with Mr. Benner.

Motion to amend:	Councilor Park moved to amend Ordinance No. 04-1040 with Park Amendment #1 (a copy of which is included in the record).
Seconded:	Councilor McLain seconded the motion

Councilor Park spoke to his amendment concerning adding back the Orient area. He showed a map of his recommendation. Councilor Monroe asked Mr. Jordan why this area was removed from his recommendation. Mr. Jordan explained that it was a request from the City of Sandy. It had low productivity for industrial purposes. Councilor McLain asked where this parcel was and how close to Sandy? Mr. Jordan said it was several miles. Councilor Park said LCDC approved this land.

Vote to amend:

Councilors Burkholder, McLain, Park, and Council President Bragdon voted in support of the motion, Councilors Monroe, Newman and Hosticka voted no. The vote was 4 aye/ 3 nay, the motion passed.
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Motion to amend:	Councilor McLain moved to amend Ordinance No. 04-1040 with McLain Amendment #1 (a copy of which is included in the record).
Seconded:	Councilor Park seconded the motion

Councilor McLain explained her amendment concerning removing the expansion area in the City of Cornelius. She shared where this parcel was on the map. She said she had talked to City staff and said they needed the additional land to serve the EFU land. She felt this parcel did not follow the State criteria. She spoke to the service issue. She talked about the agricultural report and the lack of a natural or hard edge. The agricultural report said they wanted hard edges whenever possible. She recommended removal of the Cornelius area.

Councilor Monroe said he supported the motion. He was constantly looking for natural boundaries. Council Creek made a good boundary. He talked about farming activity near a housing area and that it didn't make sense. It was his understanding that Cornelius had industrial land at one time and they allowed it to be converted to housing. Councilor Newman said he would also be supporting this amendment. He spoke to natural buffers and the impact on farmland. Councilor Hosticka talked about the map on the wall and noted that the map in the amendment was different. Council President Bragdon explained the motion. Councilor Hosticka said he agreed with this amendment. He wondered about the industrial needs of the City of Cornelius. Council President Bragdon explained the procedure for adding additional land. Councilor Park said they would be facing this issue in the southern part of the region as well. He would be supporting the amendment. Council President Bragdon said he would also be supporting this amendment. He explained the City of Cornelius letter and their request for help. They needed to address the problem of fiscal disparity. He spoke to the hard edge. Councilor Hosticka commented that he would support the amendment but wanted to make sure we followed the process and looked at each parcel on their own and not look at numbers. He suggested looking at each parcel on its own merit. Councilor McLain said all were concerned with Cornelius tax base problem. They needed to deal with this issue but this could not be used in their findings.

Vote to amend:

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.

Motion to amend:	Councilor Newman moved to amend Ordinance No. 04-1040 with Newman Amendment #2 (a copy of which is included in the record).
Seconded:	Councilor Hosticka seconded the motion

Councilor Newman talked about his amendment concerning removing Borland Road North as part of the expansion area. He spoke to industry clusters and 300 net contiguous acres criterion. The North Borland Road did not meet either of the previously mentioned criteria. He felt this land did not pass the test. He talked about urbanization of the Stafford Basin. He felt this did not meet the need for industry. Councilor Burkholder said he would support this amendment. He did feel the area needed industry. He felt the area needed to be brought into an urban area.

Councilor Monroe said he would support this motion and was disturbed by what was happening in the Stafford area. He was concerned that they wouldn't be making efficient use of this land. He urged City of Lake Oswego to bring this area in. He felt the industrial need couldn't be met by this property. Councilor Hosticka echoed Councilor Monroe's comments. He hoped that they could plan the area before they brought it into the UGB. He would like to see if they could leave this area out but create conditions to plan it. Mr. Cooper said, consider the question asked. He would try to get information on Councilor Hosticka's suggestion. Councilor Park said the Council in 1998 did require planning before it was brought in. However there were issues that rose as to who would plan it given the concern as to whether it would be brought in or not. Councilor Park said he would be supporting this amendment but asked for reconsideration at a later date dependent upon what they heard at the public hearing. Councilor Burkholder said this area was

within the Metro District Boundary and had representation on the Council. Council President Bragdon said he would be supporting this amendment. They were trying to accommodate the needs of business and industry. He spoke to their need criterion. He felt this proposal failed that test in terms of use. He noted a letter from David Marks, an advocate for industrial growth. His letter said that this was not an area that met that need. Councilor Newman talked about exception land and the criteria for industrial land. Councilor Park served notice of potential reconsideration.

Vote to amend:

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.

Motion to amend:	Councilor Hosticka moved to amend Ordinance No. 04-1040 with Newman Amendment #3 and Hosticka Amendment #1 (a copy of which is included in the record).
Seconded:	Councilor Newman seconded the motion

Councilor Hosticka explained the amendment. He said this area had been included for industrial warehousing. If they brought this area in there would be severe impacts on the neighborhoods. Those transportation facilities went through the residential neighborhoods. He said the other issue was the lack of support from the local jurisdictions. He felt they needed to work with the local jurisdictions on mixed uses. Councilor Park said he would not be supporting this amendment. It was an area that was farming limited. His concern was the 4000 acres that was near, not this specific spot. He spoke to rural reserves and farming needs. Councilor Monroe agreed with Councilor Park's position with the following criteria. He would support the removal of Frog Pond area. He spoke to having the truck traffic going north rather than through residential neighborhoods. He supported Bragdon Amendment #1.

Councilor McLain said she would be voting no on this amendment. They had tried diligently to find out what industries needs were. She felt this area met the State criteria. She was concerned about protecting the neighborhoods but felt they could solve some of these issues with conditions. Council President Bragdon said he would also be opposing this amendment. He spoke to what the agricultural industry needed. Councilor Newman said he would be supporting this amendment. He talked about the public input and the filter of other policy objectives. He felt this area was not consistent with the City of Wilsonville. This wasn't exception land. Councilor Hosticka said he thought that the question of water had been misinterpreted. The water table did drop. After a great deal of controversy they were using the Willamette River for water. The area was no longer limited by water. He talked about the suitability of an area. They were looking at a lot of areas as far as their importance as farmland. He felt this was not an area that should be brought in.

Vote to amend:

Councilors Burkholder, Hosticka, Newman voted in support of the motion and Councilors Monroe, McLain, Park and Council President Bragdon voted against the motion. The vote was 3 aye/ 4 nay, the motion failed.

Motion to amend:	Councilor Monroe moved to amend Ordinance No. 04-1040 with Bragdon Amendment #1 (a copy of which is included in the record).
Seconded:	Councilor Park seconded the motion

Council President Bragdon explained his amendment. Councilor McLain said she would support this amendment and explained why. Councilor Park said he would also support this area and amendment. He talked about water issues in this area and the certainty of water rights for farmers.

He felt that it was the best compromise they could make at this time. Councilor Newman said he was torn on this amendment even though it was not his first choice he would consider it. He asked about the possibility of transportation conditions. Mr. Cooper said they could include those conditions. Councilor Monroe said when they started this process they were told 70% needed to be available for warehouse and distribution and the industry needed to be near a major highway. He felt this was one site that could be used for warehouse and distribution.

Vote to amend:

Councilors Burkholder, McLain, Monroe, Park, Newman and Council President Bragdon voted in support of the motion, Councilor Hosticka voted no. The vote was 6 aye/ 1 nay, the motion passed.
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Motion to amend:	Councilor Hosticka moved to amend Ordinance No. 04-1040 with Hosticka Amendment #2 (a copy of which is included in the record).
Seconded:	Councilor McLain seconded the motion

Councilor Hosticka explained his amendment and the major uncertainty with the connector between I-5 and 99. Many of the proposed alignments went through this area. It was hard to bring this area in without knowing the route. There had also been concerns about neighborhood impacts. He suggested considering this area at a future date when there was more certainty as to the connector. Councilor McLain said she believed that they could bring the land in and still compromise. They could put conditions on this parcel. They had made similar conditions on an area of Sherwood. This acreage was exception land. Councilor Monroe said he had spent time in this area. He talked about the connector and that it was appropriate to have industrial areas south of the connector. He wouldn't support taking the entire parcel out but he would support Councilor McLain's amendment on this area. He spoke to the need for buffers and the need for additional industrial land. Councilor Newman talked about resource land. This area was almost entirely exception land. He asked about viable legal arguments. Mr. Cooper said there was no precedent he knew of. Councilor Newman said he was concerned about neighborhood impact.

Councilor Burkholder explained that our goal should be to increase the efficiency of the land we have. He recognized that he had a duty to come up with the right amount of acreage. He talked about the warehouse needs. He felt we could work with our partners north of the Columbia River for warehousing needs. We needed to recognize that public testimony often spoke to unrealized fears. He said his district had the highest percentage of industrial land. He felt they could mitigate this area. He supported minimizing the land they brought in so they pushed the market to use the land we had. Councilor Park asked staff about the residences. If we were bringing this in, did they have the ability to adjust once they knew about the connector alignment? Previously they had the ability to modify parcels. Mr. Jordan talked about general conditions in 1E. Councilor Park rephrased his question. Mr. Cooper said if you brought it in with conditions, you could have a buffer. If the cities concept planned it with these conditions, Council would have to recognize the change the next time they did the analysis. Councilor Park said usually farmland was considered the buffer.

Council President Bragdon said he would be opposing this motion. He was satisfied with the conditions that we would put on this parcel, this territory met the need, this was exception land, and the recent arguments from the City of Tualatin had mixed signals. Councilor Hosticka expressed concern about conditions. If this motion failed, he would be working with staff to tighten conditions. They needed to consider why the elected Council was making these conditions. They needed to take into account both the communities and our institution itself. He explained further the community's frustration. He felt it was politically wise and a better process to plan it first.

Vote to amend:

Councilors Burkholder and Hosticka voted in support of the motion, Councilors Newman, McLain, Monroe, Park and Council President Bragdon voted against the motion. The vote was 2 aye/ 5 nay, the motion failed.
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Councilor McLain said she had an amendment but needed to know where we were with the need. Council President Bragdon explained the process. Councilor McLain asked if they were open for discussion on the general work. Council President Bragdon called for additional amendments. Councilor Newman said he thought staff was keeping track as they had completed the amendments. Mr. Jordan said with the amendments that they had approved right now they had a need number that stood at 1196 acres and with the amendments that they had approved so far against the list of the COO's recommendation, they still have 1235 acres. Council President Bragdon said the ordinance as it has currently been amended would incorporate 1235 acres.

Motion to amend:
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Councilor Hosticka moved to amend Ordinance No. 04-1040 with Newman Amendment #4 (a copy of which is included in the record).
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There was no second so that motion died for lack of a second. Councilor Newman did not second because they were already over the need amount. Councilor Hosticka explained why he moved this amendment. Councilor Monroe spoke to the possibility of moving a McLain amendment to a future date. President Bragdon opened the floor up for general discussion. Councilor McLain talked about the process for conditions and explained why planning first did not work. She said conditions needed to be present before planning can begin. Conditions could be a superior tool because it sometimes forced the issues to be addressed. To plan first meant sometimes the issues don't come forward from this Council and we didn't have the opportunity to impact them because we didn't have the guidance to the jurisdictions at the appropriate time. She did not bring forward amendments because they were at the bottom of her list for solutions.

5.2 **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.

Councilor Newman addressed Ordinance No. 04-1041 and the legality of the ordinance. Should the Willamette River be the hard edge of the boundary? He did not feel this discussion should be contained to just one area in the region but the conversation should include possible hard edges throughout the region. Councilor Hosticka asked about the procedure for amending Ordinance No. 04-1041. Council President Bragdon said both of these ordinances would be considered on June 10<sup>th</sup> and 24<sup>th</sup>. Councilor Hosticka said if you see something that you support, support it, don't wait to think there would be something better to come along. He urged Councilors to support the ordinance or amend it if necessary. Councilor Park asked Mr. Benner about consulting agriculture on this issue. He also noted that they would be making a decision concerning people who had no opportunity to vote because they were outside the UGB. How did we engage the right people to have this conversation? Council President Bragdon asked that Mr. Benner summarized amendments for MPAC. He also asked MPAC to clarify their medical facilities issue. .

5.3 **Ordinance No. 04-1047**, For the Purpose of Amending Metro Code Chapter 10.02 to Increase the Refundable Deposit at the Lake House at Blue Lake Regional Park



Motion:	Councilor Park moved to adopt Ordinance No. 04-1047.
Seconded:	Councilor McLain seconded the motion

Councilor Park said this was a housekeeping ordinance and explained further the change from \$100 deposit to \$300 deposit. He urged an aye vote.

Council President Bragdon opened a public hearing on Ordinance No. 04-1047. No one came forward. Council President Bragdon closed the public hearing.

Vote:

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

**6. CHIEF OPERATING OFFICER COMMUNICATION**

Michael Jordan, COO, thanked the Council for the efforts over the last two days at the retreat.

**7. COUNCILOR COMMUNICATION**

Councilor Park invited Council to the MPO summit, today and tomorrow.

Councilor McLain talked about the completion of the Regional Water Supply Plan.

Councilor Burkholder echoed Mr. Jordan’s thanks. The Planning Group would be providing additional information to the Council on the next steps.

He added that we had received \$10,000 grant for an internship. He said Metro was a pass through for these dollars.

Council President Bragdon thanked Councilor Burkholder’s for his efforts on the retreat. He acknowledged the work that Mike Wetter had done to make the retreat happened. He felt the most rewarding thing was to have that time with Senior Managers. He would be leaving tomorrow on an expense paid trip to Australia.

**8. ADJOURN**

There being no further business to come before the Metro Council, Council President Bragdon adjourned the meeting at 4:40 p.m.

Prepared by

Chris Billington  
Clerk of the Council

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JUNE 3, 2004**

Item	Topic	Doc Date	Document Description	Doc. Number
3	Brochure	June 2-13, 2004	18 <sup>th</sup> Annual Great Blue Heron Week Brochure	060304c-01
4.1	Minutes	May 27, 2004	Minutes of the Metro Council Meeting of May 27, 2004	060304c-02
5.1	Memo	5/27/04	To: David Bragdon, Council President From: Lydia Neill, Principal Regional Planner Re: MPAC recommendation relating to completion of Periodic Review	060304c-03
5.1	Memo	6/2/04	To: David Bragdon and Metro Councilors From: Lydia Neill, Principal Regional Planner Re: Possible Amendments to Ordinance No. 04-1040	060304c-04
5.1	Email	6/3/04	To: Metro Council From: Mark Cottle, Mayor of Sherwood Re: Industrial Land recommendations	060304c-05
5.1	Email	6/3/04	To: Metro Council From: Vera Katz, Mayor of Portland Re: Title 4 issues	060304c-06
5.1	Letter	6/3/04	To: Metro Council From: Charlotte Lehan, Mayor of Wilsonville Re: supports MPAC recommendation Ordinance No. 04-1040	060304c-07
5.1	Letter	6/3/04	To: Metro Council From: City of Cornelius officials Re: addition of 78 buildable acres to Cornelius Industrial related UGB expansion	060304c-08
5.1	Letter	6/1/04	To: Metro Council From: Tom Hughes Mayor of Hillsboro Re: Potential Evergreen Road Industrial Site UGB expansion	060304c-09