

MINUTES OF THE METRO COUNCIL MEETING

November 30, 1995

Council Chamber

Councilors Present: Ruth McFarland (Presiding Officer), Rod Monroe (Deputy Presiding Officer), Jon Kvistad, Patricia McCaig, Susan McLain, Don Morissette, Ed Washington

Councilors Absent: None

Presiding Officer McFarland called the meeting to order at 6:05 PM.

1. INTRODUCTIONS

None.

2. CITIZEN COMMUNICATIONS

None.

3. EXECUTIVE OFFICER COMMUNICATIONS

None.

4. CONSENT AGENDA

4.1 Consideration of Minutes of the November 16, 1995 Metro Council Meeting

Motion: Councilor Monroe moved approval of the Consent Agenda.

Vote: All councilors present voted aye. Councilor McCaig was absent. The vote was 6/0 in favor and the motion passed.

5. ORDINANCES -- FIRST READING

5.1 Ordinance No. 95-625, Amending the Regional Urban Growth Goals and Objectives, and Adopting Metro 2040 Growth Concept and Metro 2040 Growth Concept Map

Motion: Councilor McLain moved, seconded by Councilor Monroe to suspend the rules to allow Ordinance No. 95-625 to bypass committee and return directly to the next Metro Council meeting for second reading and a vote.

Vote: Councilors McCaig, Morissette, Monroe, Washington, McLain, Kvistad, and McFarland voted aye. The vote was 7/0 in favor and the motion passed unanimously.

The ordinance will be second read at the December 7, 1995 Council meeting.

Councilor McLain referred to a memorandum which outlines change to the ordinance, and makes it Ordinance No. 95-625A. She suggested that all councilors read this memorandum. The document was not distributed in the meeting and is therefore not part of the official record.

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6. EXECUTIVE SESSION HELD PURSUANT TO ORS 192-660 (1)(e) TO CONDUCT DELIBERATIONS WITH PERSONS DESIGNATED BY THE GOVERNING BODY TO NEGOTIATE REAL PROPERTY TRANSACTIONS.

Present: Presiding Officer McFarland, Councilor Monroe, Councilor Kvistad, Councilor McLain, Councilor McCaig, Councilor Morissette, Councilor Washington, Charles Ciecko, Director of Regional Parks and Greenspaces, Nancy Chase, Open Spaces Acquisition Manager, Daniel Cooper, General Counsel, Cathy Ross, Assistant to the Presiding Officer, Lindsey Ray, Council Assistant, Greg Nokes, The Oregonian, Michelle Parente, The Oregonian

Presiding Officer McFarland opened an Executive Session pursuant to ORS 192-660 (1)(e) at 6:12 PM. Presiding Officer McFarland closed the Executive Session at 6:19 PM.

7. RESOLUTIONS

7.1 Resolution No. 95-2238, For the Purpose of Authorizing the Executive Officer to Purchase Property Within the Newell Creek Target Area

***Motion:** Councilor Washington moved, seconded by Councilor Morissette for adoption of Resolution No. 95-2238.*

***Vote:** Councilors Morissette, Monroe, Washington, McLain, Kvistad, McCaig, and McFarland voted aye. The vote was 7/0 in favor and the motion passed unanimously.*

Presiding Officer McFarland designated Councilor Morissette to represent the Council when the funds are distributed.

7.2 Resolution No. 95-2236, For the Purpose of Authorizing an Exemption to Metro Code Chapter 2.04.041(c), Competitive Bidding Procedures, and Authorizing a Sole-Source Contract with Waste Recovery, Inc. for Recycling of Waste Tires from Metro's Solid Waste Facilities

***Motion:** Councilor Kvistad moved, seconded by Councilor McCaig for adoption of Resolution No. 95-2236.*

Councilor Kvistad gave a report on Resolution No. 95-2236 which would authorize a sole-source contract with Waste Recovery, Inc., a local tire recovery company, for recycling of waste tires from Metro's solid waste facilities. He reported there has been an ongoing problem of discarded tires. Currently approximately 60,000 discarded tires are received annually at solid waste facilities.

***Vote:** Councilors Monroe, Washington, McLain, Kvistad, McCaig, Morissette, and McFarland voted aye. The vote was 7/0 in favor and the motion passed unanimously.*

7.3 Resolution No. 95-2232, For the Purpose of Endorsing the Oregon Department of Transportation I-5/Highway 217 Subarea Transportation Plan

***Motion:** Councilor Kvistad moved, seconded by Councilor Washington for adoption of Resolution No. 95-2232.*

Councilor Kvistad reported on Resolution No. 95-2232 which would support and move forward the I-5/Highway 217 interchange redevelopment.

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Vote: Councilors Washington, McLain, Kvistad, McCaig, Morissette, Monroe, and McFarland voted aye. The vote was 7/0 in favor and the motion passed unanimously.

8. ORDINANCES -- SECOND READING

8.1 Ordinance No. 95-624, For the Purpose of Adopting the Regional Solid Waste Management Plan

Motion: Councilor Kvistad moved, seconded by Councilor Washington for adoption of Ordinance No. 95-624.

Councilor Kvistad reported on Ordinance No. 95-624 which would adopt the regional solid waste management plan. A copy of the plan is included as part of the meeting record.

Councilor Morissette posed several questions about the management plan. He asked if Metro was not already assessing the advance disposal fee referred to in the last paragraph of page three of the plan. Councilor Kvistad replied that the management plan incorporates many functions of the regional environmental management department (REM) that are currently being done.

Councilor Morissette asked if there would be a cost/benefit analysis conducted on the recycling methods and procedures used to reach the mandated 50% recycling level, that will determine the best way to recycle with the least impact to the taxpayers. Councilor Kvistad said Mike Burton, Executive Officer, had publicly announced his recycling goals, which are 40% region-wide. Councilor Kvistad said many recycling programs are local, and Metro works with its regional partners who do the recycling. Councilor McLain added that the cost/benefit analysis is performed every year in the budget cycle.

Councilor Morissette said Metro needed to be able to evaluate the costs of the process. Councilor Kvistad said there had been an extensive overview at the last REM meeting. There have been major revisions to the plan and not all of the addenda are included in this meeting's meeting packet. He said modeling and tracking systems are contained in these addenda. Councilor Kvistad said markets for recycling need to be developed, which will affect the ratio. Councilor McLain clarified that the five-year plan establishes goals, but the Council sets the budget each fiscal year.

Vote: Councilors McLain, Kvistad, McCaig, Morissette, Monroe, Washington, and McFarland voted aye. The vote was 7/0 in favor and the motion passed unanimously.

8.2 Ordinance No. 95-621A, For the Purpose of Amending Metro Code Chapter 5.01 to Establish Licensing Standards for Yard Debris Processing and Yard Debris Reload Facilities

Motion: Councilor McLain moved, seconded by Councilor Monroe for adoption of Resolution No. 95-621A.

Councilor McLain gave a presentation on Ordinance No. 95-621A, which would establish licensing standards for yard debris processing and yard debris reload facilities. It will set out what the collaborative effort will be between Metro and the local government as well as DEQ. The staff report to the ordinance which provides a factual background and analysis is included as part of the meeting record.

In response to a question by Councilor Washington, Councilor McLain said there is currently no regional licensing program for yard debris processing.

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Presiding Officer McFarland opened a public hearing.

David Johannesen, 8429 SE Carnation, appeared to complain about the smell that comes from the McFarlane garbage dump.

Councilor Kvistad responded that the ordinance does not address the McFarlane odor problem, however Metro is well aware of the problem. Councilor McLain added that even though the ordinance does not directly address Mr. Johannesen's issue, it will address siting issues in the future. She said if the ordinance is adopted, Council can then consider addressing existing problems retroactively. Presiding Officer McFarland suggested that Mr. Johannesen attend the REM Committee and ask the questions directly of the committee.

Presiding Officer McFarland closed the public hearing.

***Vote:** Councilors Kvistad, McCaig, Monroe, Washington, McLain, and McFarland voted aye. Councilor Morissette voted no. The vote was 6/1 in favor and the motion passed.*

8A. INFORMATIONAL ITEM

Councilor Kvistad made brief comments in memory of Bruce Ruminski, an active member of the Tigard community and long-time PGE employee.

(Editor's Note: Items No. 9 and No. 10 were heard together. Public hearing testimony was transcribed by temporary Metro Council staff person David Aeschilman. The following record was prepared by Mr. Aeschilman.)

9. PROPOSED URBAN GROWTH GOALS AND OBJECTIVES AMENDMENTS and 10. 2040 GROWTH CONCEPT MAP

9.1 PUBLIC HEARING and 10.1 PUBLIC HEARING

Councilor McLain opened a public hearing on proposed Regional Urban Growth Goals and Objectives (RUGGOs) amendments, and the 2040 Growth Concept map at 6:50 PM.

1. Loretta Pickerell testified: "I am Loretta Pickerell and I represent Sustainable Oregon. I wanted to speak to a specific Regional Urban Growth Goals and Objectives (RUGGOs) amendment that Mayor Gussie McRobert identified to you in her November 9, 1995 memo, revised. Specifically, we are opposing the proposal to add language to the new Urban Reserve Study Areas to have those area identified at any time for the reason she stated in her memo and we believe that she has outlined a very clear and specific alternative. I would like to commend the Council and its Staff for its excellent work in developing the RUGGOs to this point in time. We believe that the RUGGOs provide an essential blueprint for growth management in our region, particularly for well-designed, compact communities, protecting our watersheds, natural areas, and preserving our farm and forest land. We urge you to adopt the RUGGOs next week as scheduled. We believe that they are essential and we can immediately begin developing functional plans to carry them out. Secondly, we urge that you adopt the interim measures endorsed by MPAC immediately as well. We believe that this should be your foremost strategy to aggressively pursue implementation of the interim measures as early as possible. At the same time, we are asking that you postpone any decision on the Urban Growth Boundary (UGB) for eighteen to twenty-four months so that local jurisdictions can implement those interim measures. I believe we have seen a growing regional consensus and several local jurisdictions, eager to move

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ahead, some already doing so, we need to support them. All the data that we have seen from you as well as the Zero Option Group and others, indicates that there can be significant efficiencies in land use by implementing those measures and will significantly the need to add lands to accommodate anticipated growth. We would also ask you to postpone the decision to add. We believe that Metro has no legal obligation to make UGB determinations before we have had an opportunity to look at the interim measures and also to study the data that is now coming forward in response to your challenge to show us how we can grow within the UGB. We have the Zero Option Growth, we have several people coming forward giving specific examples of how we can do that. We haven't seen all these functions in Metro's growth model yet. We need time to look at the data that is now being brought forward to see if we need to expand the UGB. We believe that we don't. Look at the decision to eighteen to twenty-four months. If we don't we'll put all kinds of speculative pressure on farmland and we can't reverse that decision; we can't always add later and we can add now."

2. Ann Lackey presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
3. Dan Faller, Mayor of Oregon City, testified: "The testimony this evening is in regards to the Urban Reserve. Last evening, our city commission planning commission of Oregon City met in a joint work session to look at the Urban Reserve Study Areas around our city. The following recommendations were endorsed by both bodies. The City of Oregon City continues to support all of the proposed Urban Reserve Study Areas that have been identified south of the Willamette and Clackamas Rivers adjacent to Oregon City. The city believes the study areas additions proposed by Councilor Jon Kvistad are valid and should be incorporated into the study. This includes modification 8, Beaver Creek and modification 7, Park Place. It is not recommended that the land across the Clackamas River situated in Gladstone be included. We do not feel that it is appropriate for us to make recommendations that will impact another city. The city does not support the study of an area subtraction proposed in Map modification 112. We are a little confused by that. What we do support in that area is the original Urban Reserve Study Area. It is our understanding that the subtraction area that was talked about wasn't originally in so if it wasn't originally in, we are not supporting that it now goes out. That is on Map 112. Finally, the city of Oregon City is proposing an additional area be studied and we have an attached map. This area is shown on Metro's composite study area map as having a positive correlation between a high urban proximity value and few constraints. This area contains approximately 625 acres and it is on the attachment to the letter. We recognize that is also an area that is close to the Canemah bluffs which is part of a Greenspace acquisition and we continue to support that however the area adjacent to South End Road is in that composite map and we believe it should be studied. An important point that we wanted to end with: Several people voiced a concern over the importance of setting aside urban reserves for future industrial sites. This is especially accurate in Clackamas County because of the scarcity of industrial land. It is very difficult to maintain a jobs to industrial ratio. I realize that this is a little bit ahead of time but I also think that it is important that we keep that under consideration as we move through the process."
4. Judie Hammerstad, Clackamas County Commissioner, presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
5. Richard A. Stevens presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
6. Dennis Fogerty testified: "I believe that you all know by now that we are the Fogertys and we live in Portland at 5506 SW Custer. We have a farm at 625 NW 341st in Hillsboro OR. It is

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18.83 acres in size. It is zoned farmland, Map No. IN-335600400. The farm is between Hillsboro and Cornelius, about seven blocks off TV Highway. The property faces 341st. The next road is Hobbs Road. The Burlington Railroad adjoins the farm property to the south. We bought this farm 33 years ago for an investment. We want to be included in the Urban Growth Boundary (UGB)."

7. John W. Rankin presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
8. Lynn Snodgrass testified: "I am Lynn Snodgrass and I am a state representative and my comments tonight are timed at three minutes. I would first like to declare that I have absolutely nothing to personally gain or lose by any decision that Metro is currently considering in the 2040 concept changes. I am not here tonight as a state representative. I am here as a thirteen-year resident of the Damascus community to express my adamant opposition to the disproportionate amount of growth slated for the Damascus area. It is extremely unfair, as you have heard in the past and unfortunate that our area makes up more than half of the Metro Urban Reserve Study Areas. Damascus has been a vulnerable target because we do not have a local form of government to fight the invasion and our County commissioners have not adequately represented Damascus in this process. I conducted a leadership forum earlier this month bringing together local Damascus community leaders, not to make policy, but rather to share information. Whether we incorporate as a new city, are annexed to a neighboring city or stay unincorporated, of great concern to them was the huge price tag to get services to our area under the current 2040 direction. It is simply not fair. The 2040 Concept, as proposed, not only are there high service costs and a disproportionate makeup of urban reserves but there is no significant commercial or enough industrial land provided in Damascus for new residents to hold jobs close to home. By not accommodating for jobs, you are creating transportation and environmental problems. In Damascus, we don't just look at the landscape, we work the landscape. Areas like Damascus are perfect for this concept because of the wonderful soils, the protection from winds and the access to markets. The Stafford Triangle area, which I define as both sides of I-205 are on the other hand, not suited for that concept. They do not have the rich soils available. The poor combination of poor soil conditions yet freeway accessibility and jobs close by make Stafford a perfect Urban Reserve Study Area, not a rural reserve area. Poor soil areas being considered rural reserve is laughable to me if we have similar expectations of what rural will mean for the future. Based on bold statements in a press release by Mike Burton in September, I hope that Metro will take into account the higher than expected costs of services in Damascus and continue to process equitably and uniformly examine areas like Stafford. Why is the property in Stafford so sacred? I hope it is not because our County commissioners have shown any partiality in their efforts. I strongly urge you to consider land masses like those in Stafford to be urban study areas. Growth should be geographically shared across all Metro boundaries. Damascus will carry its share, not 50% of the load. However, if Metro is going to be intrusive in their land use planning by not including areas like Stafford, by not providing to the increased population a job base close to home, then I hope Metro is willing and prepared to help foot the bill for the exceedingly high costs of sewer, water, fire, roads, and schools that will take place in Damascus if the current concept is adopted."
9. David Vanasche presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
10. Edmund Duyck presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.

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11. Steve Abel testified: "I am an attorney and I am with the law firm of Stoel Rives. In this process over the last couple of months, we have represented approximately six property owners that desire to have their properties brought into the Urban Reserve Study Area. In accepting that engagement to work with these six property owners, we tried to identify the criteria by which you are going to make these decisions and frankly, we had some difficulty trying to identify that criteria and you may be having some difficulties yourself in trying to determine what factors are most important. For reference purposes, we represent the property owners that are identified on your lists as Nos. 66 and 73 - 77. I won't talk in too much detail about any of those sites because of time constraints, but I do want to make a couple of observations as we have worked through this process. The first one is that you are attempting to determine what properties ought to go into the Urban Reserve Study Areas by culling out properties that clearly don't meet your criteria. The second thing that we have observed is that a lot of the information that you have been supplied by Staff, and Staff has done a remarkable job with a lot of information, is what I would call objective criteria. One of the best examples of what has already occurred this evening is Judie Hammerstad came to you and talked about a series of properties that, if you looked at objective criteria, how far from roadway, how far from transportation centers; those properties may not be included with a positive result under the criteria but if you look at the subjective factor of bringing in that particular set of land adjacent to the Sunnyside Village in Clackamas County, what you find is if you bring it into the Urban Growth Boundary (UGB), you allow development that encourages and promotes all of the concept of the 2040 plan. At least two of the other matters that I have brought before you from my office are Items 74 and 75. Each one of those have subjective elements that are important in your decision-making process. In the matrix development matter, 74, you can bring in that property saving natural resources, bring in that property and create density without any addition to the Urban Growth Boundary. Your objective criteria will never show that. Item 75 shows the same. Items 73 and 76 will show you also that all of the objective criteria have been met. I have one final comment: In this process you have been given a lot of information and it strikes me that you are going to hear Staff respond to that information and you are going to hear the Executive Officer respond to that information. What you are going to miss is a second conversation with us about your analysis or your Staff's analysis of the information that we have presented to you. Staff is not beyond error. It is not beyond the possibility that we have supplemental comments that would be helpful to your decision-making process and it strikes me that the only way that you can make good, solid decisions in this very important decision-making process is to have a second shot, once the Staff Report is available, for us to comment upon that and correct any errors and also provide supplemental comments."
12. Gussie McRobert, Mayor of Gresham, testified: "Three things. You have a letter from Mr. O'Halloren, a Gresham Realtor which states pretty much what I am hearing from other Realtors in our area who have a concern about the negative effect on property owners when you consider the moving target of a rolling urban reserve study area as well as a rolling Urban Growth Boundary. Second, the language that I mentioned last time in Objective 20, Economic Opportunity, that the computer killed; it is still doing it. It is not back in. This is on page 34. The sentence ends 'Objective 17 - Housing and...' and what is missing is the developed urban land objective and it is a very critical value statement about the importance of redevelopment and 2040 simply is not going to work if we don't redevelop our town centers and our regional centers. Maybe we could talk to that computer and beg it to start working again. Third, the employment centers. I just plead with you to hang tough on that issue. We cannot succeed as a regional center and town centers if the commercial folks are not willing to work with us and build differently and use less land. There is a whole equity issue that I haven't talked about and that is this: 'Is it really fair to be asking residents and builders to change the way they are doing business by smaller land parcels, town houses, lots of attached housing and so on, and

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not have the commercial folks make changes also.' It seems to me that there is a real unfairness about that and we need the land for other things."

13. Charlie Battaglia testified: "I have lived and gone to school in the Lake Oswego area. I have been a life-long resident there and I presently live in West Linn. I appreciate the political and other difficulties associated with determining with areas are going to have it - I think it is called 'Not In My Neighborhood.' I appreciate you listening to what we have to say about this issue. It doesn't matter where you are looking at an urban reserve study area unless it is based upon reasonably objective factors. No County or city is going to have zero or no-zero growth. We all know that. The inclusion of approximately 460 acres within the Stafford Road-Resonant area seems to make sense for the metropolitan area and it also enable the City of Lake Oswego to absorb its share of the metropolitan area of growth. If growth is otherwise expected to occur in large numbers in the Oswego area which it seems statistically to prove, then there should be room for that growth to occur and if there isn't, there most certainly should be avoidance and the intense pressure applied causes locational adjustments. Recently, I understand that there was a locational adjustment to the UGB which approved land across Stafford Road from Rosemont Road to enable and facilitate needed residential growth in the Lake Oswego area. Rosemont road is only .2 of a mile from the city limits and Lake Oswego recently purchased what I understand was an old farm for park purposes on the corner of Rosemont and Stafford roads. Rosemont and all of north Stafford is heavily populated. Stafford road is a well-traveled and much used and needed arterial link between Lake Oswego and I-205 and I-5. If these factors are a formula for growth and the intense growth pressures in the area, they should be considered. The goals of having an inventory of residential buildable land for the area for the next twenty years is a goal of supplying lands for schools, a goal for decreasing development pressures on resource lands outside the growth area. We believe that if you will review this, you will realize that the Stafford Triangle area should be included in the study."
14. Lamont Dunham presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
15. Richard Devlin testified: "I am here to talk on three issues. First, the Stafford Triangle and why I believe additional land areas should not be included in an Urban Reserve Study Area. The first is that from hearing most of you and hearing most of you cited in newspapers and a lot that I know today is what I read in the newspapers. Most of you, including the Executive Officer, appear to be going in a direction of a possible inclusion of no more than 4,000 to 5,000 acres in urban reserve study areas. If that is true and if it is not, I would like people to cite that here tonight. I can see no justification for inclusion of the Stafford Triangle area because I think that within areas that you are already studying, there are ample lands that could be considered. The second reason is the Stafford Triangle area has been studied repeatedly. Almost all of them have come to the same conclusion: It would be too expensive to expand the urban area into that area. That is not an issue of whether you want to save farmland or anything of that nature. That is simply a dollar and cents issue. Finally, I think that reason that you should not expand is the separation between those communities is quite important to those communities. I don't think you should dismiss lightly the need for communities to maintain individual identities. I think that is a basic tenet of our urban growth concepts. Second, I would like to talk about our urban growth concept that was adopted last year in December. Some of the basic tenets of that concept I think should still hold to. The first is that it envisioned only modest changes in existing comprehensive plans, making it easy for the jurisdictions within this region to meet the needs of growth in this region. Second, it increased density primarily along transit corridors. Third, it kept density ranges within existing density ranges. Finally, I would like, in that particular regard, for people not to us density as a club. I think if anything has been shown over our last six or seven years of study, is that livability is not a function of density."

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Livability is a function of design. Finally, in your decision-making process here tonight and in your decision-making process in the next year, I would like you to think in the same way that I think about this. That may not be agreeable to some parties but I was on the Council for six years. I look back at the time that I was on the Council and I believe that most of the decisions that I made were good decisions. There were a few that I would like to revisit. As you go down the line and you designate Urban Reserve Study Areas and you designate potential areas for expansion of the Urban Growth Boundary (UGB), I would like you to keep one thing in mind: Most of the decisions that I made and most of the decisions that you make could be changed by your successors. Once you include an area inside the Urban Growth Boundary (UGB), that is permanent so keep it to a minimum."

16. Rev. Bruce Montgomery testified: "I am here as pastor of the Pleasant Home United Methodist Church out on the far edge of east County. I am here with only a few folks from our area, primarily to make notice to you folks of two areas of concern. The first one is the area of communications. I am embarrassed to say that we, a month ago, had a representative from your planning department come and speak of a community meeting that our church hosted for people in the community. At that time, there was no mention of some of the amendments that are being suggested and being spoken to tonight. Our first awareness of this was in the Oregonian on Monday morning, three days ago, which certainly is not adequate time in an unincorporated area to try to pull people together and get some sense of feeling, questions and concerns, and understandings that we can do a proper job of supporting regional planning because we see the value in regional planning. I certainly think that Metro can do more, certainly dealing with the unincorporated areas to increase the communication so that people in those areas are aware of things that are going to be discussed far enough ahead that they can formulate their thinking and questions and they can be a part of the solution rather than simply react. I raise that in the sense of courtesy. I have talked to a couple of Councilors and appreciated their input. I really think, to be moving at the rate you are moving without providing adequate opportunity for people to have a chance to discuss it locally and to formulate how they may want to respond and to give you additional input, is short-sightedness on that part of Metro and I would hope you would take a look at that before you finalize decisions. The second item I want briefly comment on is the suitability of the area that is proposed in Modification No. 9. I have been in the area for over ten years. As many of you know, Pleasant Home for many years was an independent community. The last time we had any contact with Metro planners, it was our understanding that the plan was to maintain a buffer between the communities of Gresham and of Sandy. In our view, this is the first step to close that gap and eliminate that buffer. We think that is unfortunate for all areas concerned. There are traffic problems that are not being considered and that are already extensive in the area. There is terrible percolation in the area. Most of the area where the smaller lots are shown on the plot map, in the middle of the summer at times you can see standing water so you are talking about major sewer expansion and wondering who is going to bear the burden of those kinds of costs. You also have a number of very successful nurseries in those areas that are bringing economic support and providing jobs. When you replace those nurseries with housing, you virtually have eliminated that source of revenue and that source of assistance. I am having trouble and many in the community are having trouble understanding the criteria upon which this very small area has been selected and we really think it is inappropriate. We understand there needs to be some growth. We are just not sure this is the way to go about it. We certainly feel there needs to be more communication and a better chance for people to respond so everyone can be a part of the solution."
17. Kathy Nordquist presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.

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18. Lark Brand testified: "I just wanted to make a personal comment that Marguerite and I paid our fifty dollars one-and-one-half years ago to come to that first meeting with all the visionary everything. It is nice to be at the last public meeting, too, to see the process through. We have really appreciated your allowing us to be part of this process and Oregon is the only state in the union that I know of, where a citizen can do this. I am here to talk about the farmland east of Cornelius, west of Hillsboro, south of the TV Highway and north of the Tualatin River which is known as the Speer property in the vernacular. We represent the majority of residents adjacent to the proposed expansion referred to above. We would like to reiterate points that we have made to Metro and the city of Cornelius during the long 2040 process. We continue to oppose this expansion of the Urban Growth Boundary (UGB) for the following reasons. One: This is prime irrigated farmland. As such, it should be protected by our land use laws at all costs. The rarest commodity we have. The largest portion of this farmland is in nursery stock which is currently the most profitable agricultural product in Oregon. As farmland, it will be just as profitable in the future growing what Oregon needs in decades to come. The land in question is on the western border of a farm community which includes second and third generation families and others who raise a wide variety of fresh products for urban consumption. Second: Farmers need elbow space. You just heard from Edmund Duyck and he can tell you all about it. Invasive subdivisions inhibit farm operations for all the obvious reasons. Three: Farm related businesses contribute to the healthy economy of the community. Losing farmland will have an adverse effect on these businesses and on the general economy of the area. Four: Loss of farmland will have a negative impact on migrating water fowl. This is in the flood plain of the Tualatin river. Tundra swans, Canada geese, and various types of migrating ducks depend on the associated bottom land for food. Urban development and the resultant nonpoint source pollution will threaten the flyway. Five: The reduction of the farm corridor between Hillsboro and Cornelius goes against the public's express desire to retain a sense of place and maintain greenbelts between communities. Thanks again for letting us be part of the process."
19. Greg Malinkowski presented oral and written testimony regarding Map 72. A copy of the written testimony is filed with the minutes for this meeting.
20. Peter Wright testified: "Peter Wright, 2201 SW Hazel, Lake Oswego OR 97034. I think that if we are going to make considerations for expanding the Urban Growth Boundary (UGB), we ought to, at the same time, consider reducing it by the same amount and give equal time and study to those propositions. We have drawn a line by a community standard and we use the community standard in the democratic process to draw lines. We draw a line on how we should treat children. We say that it is OK to touch but don't touch too hard. It is OK to touch but don't touch in the wrong places. And where that line is exactly is unclear. And there are people who will violate that line and it is a small minority and they should not be allowed to dictate to the rest of us what is normal, standard behavior for the community. We have established a line, an urban growth boundary around the Portland area. We must hold that line at all costs. We must not expand that line. We must not compromise ourselves. It is a matter of character. Who are we? Are we somebody that says one moment, 'This is what I believe.' and then a year or two years later, we back down. It is as if we were to say to those who would molest children, 'We will let you do what you want.' To open the Urban Growth Boundary (UGB) like opening the trousers of young boys and letting the developers reach their hands in."
21. Mike Robinson testified: "I represent the owners of Site 69. It is this odd-shaped parcel that is just to the east of Graham's Ferry Road north of Wilsonville. This is part of a larger area that is recommended for inclusion in the Urban Reserve Study Areas. It is also part of Councilor Kvistad's proposed addition, Map No. 4. It is this area in what would be the southwestern

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portion of Councilor Kvistad's proposed modification. I have four reasons why the Council ought to include this in the Urban Reserve Study Areas. One: The Wilsonville area is still housing deficient. If you look at the balance between housing and jobs, Wilsonville has a very high proportion of jobs to housing. It is clear that this area needs additional housing opportunities so folks don't have to travel to Wilsonville by car or by transit. They ought to be able to live in the area. Two: This site is about eleven acres that is part of a much larger property ownership. The rest of the area is already proposed to be included in the Urban Reserve Study Areas. Apparently the only reason that this piece is not in it is that it happens to be on the north side of a section line. That is the only reason that I can figure out why it is not part of the URSA. By splitting the ownership, you are actually reducing the opportunity that this land is going to be used productively for anything, rural or urban use. Three: It makes sense to fill in the gap between Tualatin and Wilsonville between I-5 and Graham's Ferry Road. Finally: One of the ranking criteria gave this site zero points for proximity to the Urban Growth Boundary (UGB). This is the urban growth boundary. The contiguous ownership's of which this parcel is part is contiguous to the urban growth boundary so, in fact, it ought to have a higher ranking based on that. Thank you for your attention and I hope that you choose to add this site to the URSA."

22. John Burnham presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
23. Robert Zahler presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
24. Chris Hawes testified: "My name is Chris Hawes. I am a resident of Gresham and my family owns property in the area known as Councilor Kvistad's Modification No. 9. It is the last page in the book of maps. I have some questions. We only became aware of this when we saw in the paper on Monday and I guess some of the questions that I come up with: What criteria were used to establish these boundaries. As I look at the detail map, it doesn't follow roads; it doesn't follow property boundary lines; it doesn't follow topographical lines. It seems if you know where Sam Barlow High School is, part of Sam Barlow High School's property is inside the boundary and part of it is outside. My family's property is approximately one-third out and two-thirds in. I don't see any rhyme or reason to it. This boundary has one straight line and that is the existing boundary that exists now. The rest of it is fairly crooked. Part of the thing that I think with the Urban Growth Boundary (UGB) as it stands is that it's crooked as a dog's hind leg. This parcel doesn't do anything to help that. This moves the eastern-most portion of the Urban Growth Boundary (UGB) two-and-one-half to three miles due east. If you are going to develop that area, you are going to have to run a major sewer and water trunk line out there. You are not going to want it just large enough to take the growth that is shown here because in 100 years from now, you are going to want to infill the rest of the area around it. You are going to have a big sewer line. Who is going to pay for it? The other thing that I see is in this rating system. It says that in the proximity to urban centers, which I would think, for an Urban Growth Boundary should be fairly important. None of these on Councilor Kvistad's list get real high. The highest one is a seven out of a ten. The rest of them are well below five. That doesn't make a whole lot of sense. As far as arterials, rating a seventeen - trust me - Dodge Park Boulevard - we finally got a flashing red light about three years ago. That is as far as in arterials we go. It is a two-lane Highway and it is not much of one. I think we need to look far more closely at keeping the boundary compact, infilling the areas that need to be infilled but don't expand the Urban Growth Boundary (UGB) two-and-one-half miles to one side. The last thing that I would say: In the brochure, it talks about how you are going to accelerate the process because of how the expansion is continuing faster than the experts said. I think you

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should remember that history doesn't judge us by how quickly we make a decision. History judges us by whether we did it right or not. Thank you."

25. Joe Ackley testified: "My name is Joe Ackley. I live at 4580 SW Chunutt Court in Tualatin. I back up to the Urban Growth Boundary (UGB) if what Mr. Kvistad is proposing gets moved beyond. I have four points and will try to keep it simple so you will remember my comments. One: I am against the expansion. My first concern is a public one. In the area itself right now, my son and daughter both go to West Linn schools. My wife works for the West Linn schools. There is just not enough room now. If this gets expanded into that area with more housing, I don't know where it is going to go. West Linn schools have already recommended that it doesn't happen. The traffic is going to increase beyond what is happening right now. As it is right now, Tualatin is trying to put a stop light down on Borland Road and 65th by Meridian Park Hospital and they are talking about expanding the park, Brown's Ferry Park, to connect with Wilkie. We can't handle that now. We don't need more traffic there. For a private reason, I bought the house new two-and-one-half years ago and I was informed at that time that the area that I was looking into was a wilderness in the Urban Growth Boundary (UGB). I bought the house because that is where the boundary stopped. My house pricing will go down if you move it. So, for a personal reason, I really don't want it moved. Thank you."
26. Howard Glazer presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
27. Neal Keefler testified: "I am a native Oregonian. I am 48 years old and I have lived in the City of Portland for 27 of my years. I am also here to ask that Metro not expand the Urban Growth Boundary (UGB). I guess I too question why we just have to shrug and accept unplanned growth and just anybody who wants to come. We, as a country, have immigration quotas. We don't just let everybody who wants to come to our country come to our country. We, as a region, can also have immigration quotas and I don't think we need to do it in the sense that we pass out so many cards to people to come in but I think that we can do it by getting realistic about how we use the precious resource of our land. I grew up in Washington County. I watched Summerset West develop a huge area on very arable farmland. Excellent farmland. I watched the whole region grow. We put up large developments of large houses on large lots. I question why we need to build 4,000 square foot homes on five-acre parcels of land. It is inevitable that we are going to grow. We are a wonderful region. We have incredible diversity. It is a beautiful place to live and I wouldn't change that unless I absolutely had to. I think we can do a better job of planning higher density housing. I support the original 2040 Report which had high density housing around the transportation centers, especially the light rail. I highly support the light rail option. I just can't support not putting ourselves on a land diet by expanding the boundary when things get tight. I think we need to dig deep and figure out how can we be more creative. How can we get more housing, better quality and affordable housing for the people who will come in the current land that we have. Again, I guess I would again echo that it is not a question of what can be done but what should we, as a region, do to maintain the livability that we have all enjoyed. Thank you."
28. Mary McInelly testified: "I am here on behalf on the Coalition for a Livable Future which is a diverse group of advocates for affordable housing, urban design, conservation, transit, social justice, and several other things. The Coalition commends you for the thorough process and the progress that you have made thus far. We are very pleased that much of our previous testimony regarding RUGGOs language and growth concept mapping has been considered and incorporated. Tonight I am here to request that you develop a viable alternative consistent with the Region 2040 Growth Concept that would not require an expansion of the Urban Growth Boundary (UGB) in the next twenty years. We see the UGB as a symbol for what we want our

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community to look like. We ask that Metro focus on what we value in our community now and on what type of community we would like in 2040 and then determine how we would get there without an expansion of the UGB while maintaining those community values. We know that the way older urban areas have grown and spread out has not worked. Here, we have the unique opportunity to do it differently and better because we have an elected regional government and a land use planning program. We ask for development of such alternatives so that a full discussion of whether or how much to expand the UGB can be held. We are concerned that expansion of the UGB could potentially result in destabilization of the inner core, mixed income neighborhoods and older communities, investment at the outer edge of the region at the expense of older areas; an inefficient use of existing infrastructure, expensive extensions of infrastructure and public services to new areas which would affect the region's affordability, a loss of valuable farm and forest land, further separation of affordable housing from employment and transportation options, local jurisdictions inability to enforce and encourage higher density development within the UGB. A no-expansion alternative could be crafted including smaller lot sizes, more townhouse and multi-family housing, more significant redevelopment in employment areas, increased infill capacity in residential areas and the faster implementation time for all Region 2040 measures. We believe such an alternative is within the region's grasp; in fact, the market is already demonstrating some of these trends as detailed in other testimony you have received. In any case, we urge you not to make a hasty decision. If you are leaning toward any expansion or you feel you don't have adequate information to justify zero expansion, then we urge you to wait until 1997 to make a decision. This will give local governments enough time for implementation that could make expansion unnecessary. Please incorporate new 1995 information on development patterns into Metro's analysis. Give local governments some time to implement the interim measures; then determine whether UGB expansion is justified."

29. Ann Holznagel testified: "My name is Ann Holznagel, 4935 SW 37th Avenue, Portland OR. I think it is very important that we maintain the present Urban Growth Boundary (UGB) and try very hard in our mindset not to expand beyond. I believe that we should think of going up rather than out. I see a landscape of one-story stores, one-story houses and acres of parking lots. I see that there is plenty of room within the present boundary to grow up and when we do that, it becomes cheaper to operate mass transit because there are more people who will use it. I think that every store ought to have apartments built above it and maybe parking if there is any parking below it rather than beside it. We ought to really use our mass transit. Also, I think that in a neighborhood concept, we ought to develop community areas so that a person who loves to work with wood can go on a Wednesday night and work with wood shop tools and a person who loves to make quilts can do that in his or her own neighborhood area. Then we would have less crime. I really believe we can make fine communities and neighborhoods. I see Hawthorne area and I think that is a fine neighborhood. I hope you will really think of building up rather than out."
30. Bill Atherton testified: "I think a lot of folks come here tonight and they think this thing is a zoning map. That's not what a framework plan is. We are not giving out entitlements. I think that has to be made very clear. We are talking about Urban Reserve Study Areas. We may study it until hell freezes over but somebody's got to serve it and I think a lot of folks have come up here tonight. They don't want growth. The world is filling up and a lot of folks don't want it. There are some other folks who do, clearly to make money. It also has significant costs. One of those costs is \$28,500 per unit. I think in the average SDC in this region it is about \$5000. There is a difference in here. You folks don't want to pay that. I think many local jurisdictions are looking at these costs and you may want to change it and set boundaries and have a zoning map but nobody is going to serve it. The second thing: If this is really going to be a framework plan, I would like to submit that this is to be included in the framework plans

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instead of studying minutiae and individual lots, I suggest that we start studying things like how are we going to pay it and if people don't want to pay it, what kind of process can we put in place to do that. How about annexation? How about the role of counties. Counties, we know, don't build good cities. We know that but they continue to do it anyway. I think there is a strong role for Metro in that. How are we going to deal with transportation. That is a key issue. Everybody knows that. The way it is being funded now and the subsidies to the automobile, we have to face the facts on that. That's the truth. And that's a strong role for Metro to do that.

31. John Strom testified: "The existing Urban Growth Boundary (UGB) of Metro is 234,000 acres which you know. Only about 30% of that is devoted to residential to accommodate the 1.5 million currently living here. That is over 21 people per acre. The remainder of the 70% is schools, golf courses, universities, shopping malls, roads, everything but housing. According to Metro's population growth projections, this area is going to grow by approximately 650,000 people over the next twenty years. Whether we want it or not, we can't put bars at the door. This is America and they can move in here if they so choose. That is a 40% increase in our existing population. If we don't expand the Urban Growth Boundary (UGB), essentially we will have instead of 21 people per acres, we will have 33 people per acre. They will be sharing the existing roads we have, the existing parking lots, existing malls, etc. That is the thing we face. When we leave here, when we are driving around town, we should imagine 40 more people around us because that is what is going to happen. We do have a choice. Metro can dramatically increase the existing Urban Growth Boundary (UGB) to provide an ample supply of relatively cheap land. Supply and demand drives the price of land and we now have an inadequate supply causing a bidding war between land owners and developers. It is only going to get worse. Price will continue to escalate. In fact, the price of an acre of developable land today costs more than a house and lot did when the Urban Growth Boundary (UGB) was brought in 17 years ago. We know that homeowners should build strong, stable communities with lower crime. Don't we owe it to our children to give them the opportunity to own a home? To put down roots in the community, to enjoy the wonderful livability of Oregon. We are going to grow. We can expand our Urban Growth Boundary (UGB) and provide the opportunity for affordable housing or we can jam people into ever smaller spaces with the negative effects that will cause. I, for one, hope that Metro chooses livability. I do offer you, however, two solutions. Solution No. One: Expand the Urban Growth Boundary (UGB) by about 100,000 acres. This will give those that want to continue to farm the ability to do so with no pressure whatsoever on them and people who want to develop will have the room to develop. Secondly, encourage satellite cities such as Canby, Estacada, North Plains, Newberg to grow. Right now Damascus is being forced almost at the point of a gun, to grow because it is a huge amount of the rural reserve land and that is to provide a conduit to the Mt. Hood freeway. On the other side of the coin, look at North Plains which wanted to grow and was prohibited from so doing. Thank you."

32. Remi Taghorn presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.

33. Jim Hendryx testified: "The first question I have is a procedural question. It is my understanding that tonight is the last public hearing on the 2040 Concept Map and the Urban Reserve Study Areas and the Staff Report will be available next week. I would like to request there be an opportunity to review and comment on that. The public should be given that opportunity. It is up to your legal Council. I am here to speak on the concept maps. We have been involved throughout the process and have worked with Staff pretty extensively. There are some minor details that I would like to address with the Council. The latest maps that we have seen still don't reflect them so I want to make certain it is on the record. These have also

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gone to MPAC but again they are not the map so I want it on the record. The first comment that Tigard made was to delete the corridor designation on Hunsucker street. That has been commented. The other one was delete the inner city designation for lands west of I-5, south of 217, east of 72nd and North of the extension of the Tech Center Drive. This area should be in a mixed employment area. The third comment that we had made was to designate the Tigard Triangle as an employment area and this has been reflected on the latest maps. That is part of the reason why I am here. Some were done and others were not. The fourth modification which has not been discussed with Staff, involves the designation of the Town Center for downtown Tigard. I am requesting that it be shifted slightly to the west to be better centered over our downtown. Today it is centered over the Hall Boulevard - 217 intersection and does not represent our downtown. While these requests are minor in nature, I request that you take them into consideration. Thank you."

34. Colleen George presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
35. Jeff Kelleher testified: "I live in West Linn. I am a high school civics teacher so this is great because we have our kids do this and they usually get voted out of office after they make a decision. But that's OK! I orchestrate all this and now I am speaking in front of you so this is great. I am really against expanding in the Stafford Triangle area. I was more against it before I got here than when I got here but I understand in just listening to this... Bob Hope once was asked how do you make money Bob? I know you do it by being a movie star and everything but how do you really make your money. He replied, 'Well, you go to the edge of town and you buy all the land outside the edge of town and you keep buying it and you keep buying it.' And I look at this, especially the Stafford Triangle, and I look at that and I am looking at this whole map and sometimes by just looking at this, I feel that maybe you went to the Bob Hope school of drawing up how to do this because what I see is the edge of town. I understand that because there must be some growth. You are in a real difficult situation because you have got to decide what to do. People count on you and you represent the people because they vote on you and I have to say that I was at the Stop The Stafford Expansion rally and to see you there was great. What kind of housing are we going to have in there? I ask you to look at that, please"
36. Alexander Sharp presented written testimony. A copy of the written testimony is filed with the minutes for this meeting.
37. Michael Meyer testified: "Do not expand the Urban Growth Boundary (UGB). That will pretty much sum it up. I represent the King City Urban Reserve Study Area. I feel that our area is pretty much at capacity right now. The 2040 Framework seems to have a common theme of accommodation. I don't believe that we need to accommodate and I think that the way we are accommodating is by promoting the urban sprawl, buying up the 100 acre tracts of farmland and building homes that people are drawn to this area for - the affordability. I think if something could be done to limit the supply, then the demand would not be quite as high. I also wrote a letter addressing my views and I sent each one of the Councilors and Mike Burton a copy of that letter back on September 9, 1995. I would like to thank Patricia McCaig and Susan McLain as well as Ruth McFarland for responding. I am still waiting for Councilor Kvistad's letter. I would refer to Map No. 107. I have at least 100 spotted owls living on my property at this time so I think the area ought to be avoided. If you look at Map 107, you can see that it lies right along the Tualatin River and I would like to stress to stay away from the waterways and the wildlife. There is the Tualatin River and national wildlife refuge just south of the Tualatin River. We view ourselves as a buffer zone and we would like to remain that way. My daughter is sixth generation living on that property. We have a long history of living

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out here. We want to protect it. Everything west of that creek area is not for sale. Everything to the west of 137th I propose, if you are really desperate for land, you look at the area to the east of 137th. They want to develop that. If you decide on some random number of acres you deem as necessary, I would hope that would set some sort of threshold before incorporation so that infill can occur in other areas."

38. Linly Ferris testified: "I represent Joseph Hanaur. He is the owner of proposed Urban Reserve Study Area No. 64. That is located in unincorporated Washington County. I want to re-emphasize that this is one of those sites for which the technical criteria considered by Staff don't work. In particular, Factor No. 5, relating to soil characteristics, is not an accurate reflection of what that site is. There are two reasons that the technical factors do not tell the whole story. First, as I told you last time, this property is not suitable for agriculture. We tried to farm the property for two years. We had a farmer who has been a farmer in that area for 35 years try to farm it and gave up. There were not suitable yields. The second reason is that it is not zoned EFU as indicated in the Staff Report. It is zoned AF-20 and AF-5 and a portion of that property could be divided into five-acre parcels. It is not EFU land. We have both Washington County and Hillsboro's support in designating this as an Urban Reserve Study Area. In light of these factors, I would hope that next week, when you consider these sites, that you would designate this an Urban Reserve Study Area.

39. Eberhard Brunner testified: "I have lived here just about five years. I am originally from Germany so maybe I have a little bit of an outside perspective here. I think what Metro is doing is great, the planning and everything. I know that the nitty gritty that I have heard about is going to be pretty hard to decide. What I am trying to address here is real general planning. I used to live in Beaverton at 185th and Walker Road and now I live in Portland. I commute out there every day and the traffic has gotten horrendous. One of the things that really upset me is the commercial density is just disgusting. Where I work, there were four one-story commercial buildings built. I work in a three-story building in the same complex and the land used up is a waste. What I propose is no more one-story buildings in that regard. Two or three stories at least. That way parking will not be spread out but accommodated in a vertical manner. Things will get a little more expensive but I think to keep the livability we have to do that. We need more big open spaces and Washington County, in my opinion, with the farmland gone, there is no big space like Mt. Tabor or Tryon State Park. Things like that need to happen. I also think that you can control the zoning. You can change a lot of things by changing zoning. I ride my bike out there on a regular basis. It is becoming more and more difficult to avoid the cars. Bicycles are basically relegated to the dirt track on the side of the road. It is called a bike lane but it has all the junk in it. I will propose having buffer zones around waterways since they are not supposed to be developed anyway and possible have bike paths there or designate, like in Portland, some roads that are for bicycles only and where road traffic is blocked except for access to residences. I also think that slowing growth is not such a bad thing. I work for a high-tech company so maybe I shouldn't say that."

40. Tom Gruenfeld presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.

41. Don Egger presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.

42. Duane Funk testified: "I am here on behalf of the Robinwood Neighborhood Association in West Linn. At our November meeting, we voted to oppose any expansion of the Urban Reserve Study Areas in the Stafford Triangle. Despite promises to the contrary, we are already adversely affected by the costs of growth. These costs are more than just financial. Our

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schools are overcrowded. Our roads are clogging with traffic. Some of our members are being forced from their homes all in the name of growth. We can ill afford any increase in this burden. One example of the impact the development of Stafford will have on the Robinwood Neighborhood concerns Lake Oswego water treatment plant. Urbanization of Stafford Triangle area will require a further expansion of this facility which happens to be located in our residential neighborhood. Such expansion can only be accomplished by expelling more of our neighbors from their homes, industrializing a quiet residential area and further eroding our tax base. We urge you to vote against any change in the Urban Growth Boundary (UGB) in the West Linn - Lake Oswego area.

43. Jeff Bachrach presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
44. James R. And Judith Emerson presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
45. Doug Bollam testified: "I would like to testify regarding the 95-625 with regard to the supplemental material that I have for you. It goes back into your packet; your sixth Whereas refers to resolution No. 2420C, Section 4 which you passed approximately one year ago. In the staff report, the bottom sentence also refers to the resolution No. 2420C. What I would like to do is that the Bollam Amendment was in that particular ordinance and it is carried over onto 95-625. I would like to, in turn, have you point to the pages flagged, the second one in from the end, referring to the amendment and the supplementary data to go with that is in the letter. In an overview, five of the Councilor here are familiar with it. The two had just previously seen it for the first time tonight. I think it would be self-explanatory. The Staff has a lot of historical data on it and if and when the Urban Growth Boundary (UGB) is ever moved outward, I believe that this is one of the prime candidates for that. Are there any questions?"
46. Catherine Clark testified: "My name is Catherine Clark, 131 Tualatin Loop, West Linn, Oregon. I am a homeowner in the Stafford Triangle area. Ten years ago, the jurisdictions who surround the Stafford Triangle area were scrambling like children after parade candy for their piece of this area. Tualatin and Lake Oswego wanted it for residential; Clackamas for industrial use; West Linn for commercial uses. Those of us who live there were nervous about being viewed as some kind of a cash cow. Stafford homeowners have fought for years to keep this area rural, long before the Lake Oswego rally. Now residents of the area and all of the surrounding jurisdictions have joined together in a remarkable long-range planning partnership called the Stafford Task Force. They studied the opportunities and constraints and concluded that this area was not suitable for urbanization. Ten years ago, I wouldn't have believed this for a second. What changed these cities' minds? It wasn't wealth Oswegans trying to keep traffic and criminals out of their city. It was years of study conducted by these jurisdictions. It was hard sobering facts. At least two comprehensive urban service studies have been conducted for Stafford, one by an independent consultant for West Linn, Hogan and Sharp and another by Clackamas County Planning Staff. Both looked at roads, topography, parcelization, costs and servicing issues. Much to the dismay of West Linn and Clackamas County at the time, both studies concluded that the physical constraints of the Stafford Basin make it nearly impossible to sewer and inordinately expensive to provide other services. The Stafford Task Force has conducted additional fact findings and they confirmed the results of these earlier studies that Stafford is unsuitable for urbanizing. At best, a small area around the fringe could be brought in but not the large area that is shown in Councilor Kvistad's Proposal No. 6. I would ask the Metro Council to recognize the studies that have already been done by its own member jurisdictions. These people are not some kind of reactionaries. They are people with degrees in Urban Planning, in Engineering and in Finance. They have done their homework. They have

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submitted it. Take a good look at it and please don't spend additional taxpayer money on an area that has already been studied extensively."

47. Doug Bolton testified: "My name is Doug Bolton and I am really glad that I'm not on the Metro Planning Commission. You guys are doing an admirable job. I am glad that someone is willing to spend the time to do that. I would like you to refer to Subtractions Map 105 and I have some written comments that I have given. I represent 191 property owners of Subtraction List Map 105. From your November 9, 1995 document, in your comment Point 19, from your own document on November 9, 1995, you make a point that is real valid that was basically on exception lands, it is easier to urbanize larger parcels than there are smaller parcels and we agree with this and we know that your goal is to gain buildable land by the year 2040. On Subtraction Map 105, though, you can pretty much see by the map that this area is developed already. The majority of the parcels on the subtraction map are one acre. The slopes are 8% or more. Because the major of the parcels are one acre which is clear on it and the home placements are already there and, like most people who built on one-acre lots, they put their house right in the middle of the lot, so subdivision would be extremely difficult, disruptive and highly unlikely to occur before the year 2040. Also, the majority of these homes in this map were built in the last seven years and it is also extremely doubtful that these home would be demolished in the next forty years to make room to put five or six homes on an acre. The other point that I would like to make is that almost all of the one-acre parcels on this map are covered by restrictive covenants, disallowing subdivision of existing lots and creating new lots below one acre. I won't read each one of them but on the list, I listed the details of six of these. They are all in there. They all clearly state that subdivision is not allowed. Now we did, as a group, have discussions with the Washington County Council and they claimed that the question of subdivision of existing single-family homes on one-acre lots would be decided in the courts. Because there are six different documents here and six different home owner's associations in this map, we don't believe the legal process would be pleasant for either the government or the homeowners so we would like to see Map 105 take out of the study area. Thank you very much."
48. Alex Uber presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
49. Stuart Honeyman presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
50. Lowell E. Patton presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
51. Matthew Whitney presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
52. Meeky Blizzard testified: "My name is Meeky Blizzard and I represent Sensible Transportation Options for People, a non-profit educational organization based in Washington County that supports transportation systems that promote livable communities. On behalf of our five hundred members region-wide, I appreciate the opportunity to testify this evening. I am here tonight to urge you to view the Urban Reserve Study Areas with great caution. A great deal of technical research has gone into evaluating how the current Urban Growth Boundary (UGB) can be maintained so we are not yet convinced that the Urban Growth Boundary (UGB) needs expansion at all. Some of this technical information has given us some promising conclusions. First of all, the transit plan in the adopted growth concept could be much more aggressive. We need to support Tri-Met's strategic plan which is much more aggressive than the one included

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in the adopted growth concept. As Tri-Met's regional partner, Metro should be doing everything possible to support and even to further Tri-Met's stated goals. The reason is not just increased transit ridership but increased density as well along transit lines. Secondly, there is more than enough industrial land within the current Urban Growth Boundary (UGB) to meet our needs for more than fifty years. In fact, of the lands zoned Industrial today, only 60% of it is even occupied. We don't need more industrial land. We need to manage it better to serve both regional and local needs. If we do need more residential area, as some would argue, why not rezone industrial areas to meet those residential needs. At the very least, many of the large office parks in suburban areas could absorb more people. If we require higher density in residential areas, we also should be requiring higher density in industrial areas as well. If a minimal Urban Growth Boundary (UGB) expansion is deemed necessary, I urge you to apply the Urban Reserve Study Areas designation extremely conservatively and judiciously. Already designated exception areas already hold two to three times the amount of land Metro Staff has forecast we will need for the Urban Reserve Study Areas. There is no reason to include any farm or forest land in these areas at all. Even designating these areas as Urban Reserve Study Areas can have a lasting impact on existing agriculture. This I know from many of my farming neighbors in Washington County. As soon as a field is identified on one of your maps, its value changes from bushels per acre to dwelling units per acre. Real estate speculation is just that: Highly speculative and, in this economy, builders are jumping all over themselves to put up 'For Sale' signs. It is not only unfair but it is destructive as well to place our agricultural industry in such a tenuous position. Certainly no one would think of putting our high-tech industry in such a position. Lastly, I would remind you that any expansion or even study of expansion of the Urban Growth Boundary (UGB) is permanent. We have never reduced the urban area. Once the designation is made, it is made for keeps. We think that it is time to keep our limits and to honor our boundaries. Only then will we be forced to come up with creative and even more sustainable ways of keeping livability in our region."

53. James Bolland testified: "My names is James Bolland, 804 Fifth Street, Lake Oswego OR 97034. I am the Chairman of the First Edition Neighborhood Association and I am here representing the neighborhood tonight. The First Edition is within the Urban Growth Boundary (UGB). It does not border on the Urban Reserve Study Area. First Edition is an economically diverse neighborhood with lots of age diversity. It is a neighborhood mainly of 6000 foot square lots so I want to be very clear for the Councilor tonight that I am not speaking for some of the other areas of Lake Oswego. We are not the wealthiest part of town and we don't maybe have the same interests. The neighborhood has more than 1000 residents and we are adamantly opposed to you including the Stafford Triangle in the Urban Reserve Study Areas. The reasons for that are two-fold. One is economic. This would place a tax burden on the residents. Many of our senior resident could not bear this tax. The other primary issue is traffic. It is hard for any of us who drive on State Street in Lake Oswego at 6 PM to think that putting 11,000 homes in that area would do anything but bring total disaster to us. I might also mention your south Willamette River Crossing Study. That bridge location into the east end of Lake Oswego never seems to go away from that study. Anybody who think that bringing that kind of traffic into the east end of Lake Oswego must be smoking a controlled substance. I would also like to point out to you that our neighborhood is the first neighborhood in Lake Oswego to take part in the neighborhood planning process. In that process, some of the recommendations we have made is to bring more density to our neighborhood within that boundary. We are recommending changing some of the EC zoning to R3 for multiple family housing. I would like to make one final comment personally: I am saddened by this whole process. I grew up on the Oregon Land Use Constitution, if you will, and I think what I am witnessing tonight is the orchestration of the urbanization of the Portland area and I think that is very sad."

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54. Scotty Fairchild testified: "I am ecologist and employed botanist in the city of Portland so I see the picture on a more holistic realm than many people do here today who are looking at little specific niches. I don't see it that way. The first thing I would like to bring to your attention is the fact that I think the citizenry of this community has given you a real burden to try to even think about expanding the Urban Growth Boundary (UGB) when we as a community cannot efficiently and ecologically manage our raw sewage, industrial wastes and runoff during an average temperate Oregon rainfall. Until we can do this, I think it is absolutely ridiculous that we think as far as expanding density in this community. In fact, it is almost appalling and I feel badly that you have been given the burden to even consider it. The second thing is that I think we have to begin looking at our land more as a resource versus an economic commodity. I think that it is way past time that everyone makes a little money off a piece of land. Let's look at the health of the community. It is greenspaces, it is biological diversity, etc. I think we all know what that means. We are all educated human beings and we have seen the changes in this city, some to the good - many to the worse. Finally, I think that we have lost our regionalism as far as a biotic community. I traveled professionally around the world for eleven years with a very keen eye looking at ecological impact, urban growth, suburban growth and rural restoration. One thing I think many people in this area have lost sight of is this area has been renowned for its biotic diversity; its little niches as far wildlife, biotic and botanical communities are concerned; greenspaces, clean waterways; wetland, etc. This niche is only so because we have many natural borders - the Cascades, the Coast Range, The Willamette and the Columbia Basin. We have now expanded into all of those. We have lost our regional niche. We have lost our regional part of a world community as we continue to expand."
55. Alan Malone testified: "I am wearing a different hat today. We are concerned about some the lands around the greenspaces areas. Cooper Mountain would appreciate it if you would consider Rural Reserve designations for some of the areas adjoining the greenspace areas of Cooper Mountain that are being threatened by development. The greenspace possibilities of Cooper Mountain has been discussed and that is something that fits the definition. Thank you."
56. Craig Vagt presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
57. Robert Thomas presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
58. Barbara Bennick testified: "I think I am the only voice you have heard from the community of Sherwood but I am not the only person representing our community. I have some letters that I would like to give to the clerk for the permanent record. I am here representing the property owners of the 192 acre parcel in Sherwood that is within the Urban Reserve Study Areas. I have submitted a petition with signatures of 85% of the resident owners of this area and we are emphatically against development in our area. This area presently includes a 58 acre farm planted in berries and cabbage and employs people year around. Another 30 parcel is planted in nursery stock. Approximately fifteen acres are planted in Christmas trees. There is a ten-acre horse farm. There is a 60-acre working livestock ranch that has been in the same family for over 100 years. So you can tell that the value of the land, the market value of the land, isn't the only important thing here. The balance of the property is divided into small acreage's with expensive homes built on them. Nearly half of the proposed land includes unbuildable wetlands. The road system out in our area is rural in nature. There is just no way that they are suitable for the traffic that the development would bring. State law outlines specific rules for what should and should not be considered urban reserve areas. The most important consideration is to make every attempt to avoid lands that are zoned for exclusive farm use. As

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you can see, over half of this parcel is currently viable farmland. In order to avoid pockets of development and urban boundary sprawl which would surely occur in this area, because of the multitude of owners, we ask to be excluded from the proposal put forth by Metro and to have Metro consider other options in this area. Sherwood's planner will be submitting to Metro a proposal regarding other areas in Sherwood which the city considers desirable. Thank you for your consideration."

59. Mike Anderson testified: "I am the City Council President for the City of Lake Oswego. The Mayor and members of the City Council have appeared before you at various hearings to inform you of our opposition to any expansion of the Urban Reserve Study Areas in the North Stafford area as well as the reasons for that opposition. As a Council, we are unanimous in that position. I would like to comment on the 2040 Planning Process that we have been involved in to date and the challenges that we all face in the process of implementing 2040 that lies ahead of us. Just two weeks ago, your Staff met with Lake Oswego City Staff and they were able to develop and revise household allocation numbers for Lake Oswego. I am pleased to report that as a result of that meeting, we believe that a more realistic allocation of 3440 households by 2015 can be achieved. This is an increase of 1440 units over our first response to the Metro allocation and it translates to a population increase of 6653 people between 1994 and 2015. We will have to work very hard in Lake Oswego to achieve this increase in density but we are willing to take on this challenge because we believe that our citizens understand the relationship between density and urban growth boundary expansion. I would like to leave with you a petition in support of our position that contains over 887 signatures from people from our communities."
60. Stacey Rumgay presented oral and written testimony on behalf of herself as well as for Keith and Linda Rumgay. A copy of the written testimony is filed with the minutes for this meeting.
61. Wendy Kellington testified: "I am working with some folks who own some property in the North Stafford area on Rosemont Road. We respectfully request that you consider including that area within the Urban Reserve Study Areas. Our understanding about this process is that it is to determine the public benefits associated with a particular growth plan to deal with growth that we anticipate will be occurring within this area. It is not a moratorium debate; it is about what we do with growth that we know will be here. If we work from that assumption, then the question is not 'how are we going to avoid additional traffic?' it is going be here. The question is 'how do we deal with the growth that we know will be here.' Are we going to let it occur totally inside of the existing area? I think Metro Staff has said that there is not room. That we have to expand and then the question is where do we go? I think that is what the debate is about. There have been a couple of things said that I think may be incorrect. One of those things has to do with the Clackamas County Urban Fringe Development Capacity analysis. I have passed that out to you as part of my presentation. If you turn to Page 34-35, you will see that there are some costs associated with the Stafford Road expansion proposal. It is not inordinate. In fact, it is not disproportionate at all to the kinds of costs that are being considered in the Metro feasibility analysis which I have also included in your materials for your review. In addition, I would say that that plan which was done by Clackamas County in 1991 specifically states that the Stafford area is the highest candidate for urbanization among rural lands. It says that right in the plan itself so I think that it is misleading and not quite a right understanding of that document. Furthermore, Lake Oswego's own comprehensive plan says some rather startling things about the proposed growth in that area. One of those things is that by the year 2010, the city's population is to be somewhere around 45,374 people, not a 6,000 population increase but more like a 12,500 population increase, not by the year 2015 but by the year 2010. In your materials that I have presented is a map that shows the North Stafford area as well as the South Stafford area. I think it pretty clearly shows that this is an area of

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urban development and not a farm area. Finally, ODOT has stated in its transportation planning documents that Clackamas and Washington Counties have the highest projected growth increases in the entire area. Clackamas County is projected to have a 75.4% increase in employment centers. Washington County has a projected 104.4% increase in employment centers. Clackamas County's growth is 52.4% change. This is all over the next twenty years. Washington County's change in population is 65.6%. If we really want to have an Urban Growth Boundary that we can hang on to, we must not have a great many locational adjustment pressures. We really need to look at where the growth pressures are and to be sure that we have an Urban Growth Boundary that accommodates that growth. If the growth is in Lake Oswego, then let us recognize that we need to have expansion areas to serve it."

62. Mark Dane testified: "I am a project planner for Alpha Engineering. I represent Conrad and Evelyn Spraw. We are requesting that their property be designated as an Urban Reserve Study Area on the 2040 Regional Framework Plan and accompanying documents. The material that I submitted tonight includes maps identifying the subject property and its associated development opportunities and constraints. The site is located immediately northwest of the City of Sherwood and consists of one parcel, Tax Lot 900 on Tax Map 2S1W30B. The total site encompasses approximately 59 acres. We strongly believe that this property should be designated as an Urban Reserve Study Area for the following reasons: 1) The proposed project complies with the State planning goals, specifically state planning goal 14, Factor III-Urbanization relating to the orderly and economic provision of public facilities and services; Factor IV-maximum efficiency of land uses within and on the fringe of the existing urban area. Factor V-environmental energy, economic, and social consequences; Factor VI-retention of agricultural land; Factor VII-compatibility of the proposed urban uses with nearby agricultural uses. 2) Proximity to the Urban Growth Boundary (UGB) and other Urban Reserve Study Areas. All of the properties immediately adjacent to the subject property on the south side are either fully within the Urban Growth Boundary or designated as Urban Reserve Study Areas. There is also a subdivision just to the east of the site which is completely within the Urban Growth Boundary. In fact, almost all of the Urban Reserve Study Areas associated with the City of Sherwood are on the western edge of the city and as we have heard tonight, much of that area is being withdrawn based upon the homeowners who live within that area. Therefore, there will be little or none urban reserve on this portion of the City of Sherwood. 3) Location and accessibility. The northern portion which constitutes the bulk of the proposed project is directly accessible directly from Elwood Road and the southern portion is directly accessible from the extension of the existing streets within the Oregon Trails Subdivision. 4) The proposed project will accommodate the anticipated needs of local employment and commercial districts. They are located north of Highway 99. This site is situated adjacent to the Six Corners Regional Center as well as to the rapid-expanding industrial employment area located on the eastern side town along the Tualatin-Sherwood Road. Major companies employing workers within these area include Allied Manufacturing, Wellins Manufacturing among many others. 5) Single Ownership. 6) Service provision. 7) Technical and financial virtues. 8) Public benefit. Thank you for your time."

63. Tom Lowrey testified: "I am a resident of Lake Oswego and I also serve on the City of Lake Oswego Planning Commission. Two of the things that I am concerned about in this Stafford Triangle issue are the expense of the growth there and where those people are going to work in relation to where they live. West Linn and Lake Oswego have both been studied with the result that the growth there would be more expensive to supply the infrastructure than most other urban study areas. I am not going to discourage Metro from making a further study but I would hope that they would at least look at the studies that are available and not duplicate costs that have already been incurred. The other thing is that if the Stafford Triangle area were developed, it will be upscale people; the type of people who already live there; people who

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make high incomes and desire expensive houses. Those people are probably are not going to work in the nearby area. They are not going to work in Oregon City or Lake Oswego or Tualatin. Most of those people are going to work in Beaverton or Portland. You will be adding a lot of traffic on the highways if you allow a lot of houses to go into that particular area. The other thing I am concerned with is the figure bandied about the paper and spoken of by people on Metro and other governmental functions is that 600,00 to 700,000 people are going to come into the Portland metropolitan area by 2015. I think that is a premise that we don't have to accept. I don't that is a given. I think Metro should try to think in terms of having less people come in the area in the next twenty years. Maybe a more reasonable target would be 300,000 people to come in. I think Metro should make a comprehensive study of what the costs of growth will be to the taxpayers that are here now. I think the Metro Council must be at the forefront of citizens being able to control the quality of their lives in order to deal with that challenge. Thank you."

64. Janet Johnson testified: "I was born in Portland 48 years ago. I have been heartsick at what I have been seeing happening in Portland. All of the problems we are now having with the growth that we already have and as we all know, we have all of the increased problems that come with this growth. I feel sick about this. I am just absolutely sick seeing our quality of life in the Portland area just gradually eroding and eroding further and further. Now I hear people saying 'a million more people are coming.' I can't even conceive of a million more people coming here. It is shocking to me that people could even consider allowing that happen. Are we on our way to becoming first Seattle and then we will move on and see if we can become Los Angeles in another fifty years? I am so heartsick over it that even right now I don't know if I can stay in this area. I would like to make an analogy for you. Imagine that you received a letter from some relative of your in Iowa. They wrote to you and said 'we want to come and visit you and stay at your house. We have 35 of us coming and we want to move in with you.' Of course, Patricia won't say 'that's pretty overwhelming but what can we do? We have to let them come. We'll have to knock out the walls and put tents up in our yard and Grandma will have to take baths out in the swimming pool because we won't have room in the house and we won't have enough food and water. Maybe the kids could start drinking out of the Willamette River.' Of course you wouldn't do that and yet I see that we are considering the possibility of doing that here in Portland. One million people are coming and just simply say, 'well, what'll we do? We'll just have to all move over and just completely let the quality of our life go all the way down the sewer and let them come.' What I am saying is that we need to write back to the million people and say, 'I'm very sorry but we don't gave room for you. We have already used up most of our resources and I don't know what to say. I guess you'll have to take a number.' I guess society will have to begin to look at the problem of overpopulation and we don't need to help them be in denial and be an enabler and say 'it's OK. We'll just take everybody who comes and that's he way it is going to be.' "

65. Mark Fahey presented oral and written testimony in favor of including the Stafford-Rosemont area in the Urban Reserve Study Areas. A copy of the written testimony is filed with the minutes for this meeting.

66. Keith Aden testified: "Keith Aden, PO Box 1501 Lake Oswego Or 97035. The property that I am responding about is a farm that we own between Stafford Road and Tektronix which is within the Urban Reserve Study Areas modification No. 5. This is a piece of property that has been in our family for 120 years. I think it should be included in the urban reserve area. The main reason for that is not to sell the property (and I think that is important to note). We have no intention of selling it and we don't want to sell it. I think that it is reasonable for it to be protected from property right infringements. The possibility of farming that for fifty years is pretty bleak. I think that a fifty acre parcel of land to someone in the city would sound like a

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lot of land but to a farmer, it's not much. When you consider that there are only 37 acres which are tillable, that makes it even worse. Right now, we are lucky if the income from the farm would pay the taxes on the property. The taxes will only go up and the farm income would, I would imagine, go down. At some point, we would like to have the flexibility to do something else with it but we do not want to sell it. I just don't want to burden my son or me later in my life with regulations restricting us from using the property as we see fit. This is a piece of property at 26425 SW Stafford Road. I would like to have it included in the Urban Reserve Study Areas."

67. William Isbister testified: "My name is Bill Isbister and I live in Aloha Oregon. I would initially like to make a comment. I notice that there are two distinct differences between the testimony being given here. First, those who want to expand the Urban Growth Boundary (UGB) cite monetary gain. Number two, those that want to hold the line ask for benefits for the community and for the environment. That is what I have noticed from the commentary thus far. I am reading from a letter I sent to Don Morissette on the fifteenth of this month and I sent it to his office. I received no reply from him or his Staff and I would just like to read that. I think it is highly appropriate to what is going on here. 'Dear Mr. Morissette: As an elected official of Metro, you have considerable influence on our collective future. A person in your position should be working towards the best possible solution that ensures the livability of the area. However, your actions seem to be in violation of the public trust. You recently went on record for by the far the largest expansion of the Urban Growth Boundary (UGB). The consensus among area residents is that we should maintain the boundary as it is. It is common knowledge that you are one of the wealthiest homebuilders in Oregon and that you are actively involved with the homebuilders association. Are you, in fact, working for the Homebuilders Association or the people of district 2. We would appreciate a written reply to this inquiry. I received no written reply or anything from your Staff and I was just wondering if you could comment on that?"

68. Lynnette Jones testified: "I am land use consultant with Mountindale Park. My address is 22601 NW Dairy Creek Road, Cornelius OR. I wish to give additional testimony on behalf of my clients who are the land owners of Site No. 49. I would like to point out to the Council there are several unique qualities about this site. One is that I would find it refreshing to you to know that all the landowners want the same thing in this total of 240 acres which, I think, is unique as you listen to the testimony. You look at the sites to the north of Cornelius, Site No. 48 and you have quite a mix of when people want to come in to your study areas. Secondly, this site, to the south of the city, is the only area in which a regional water quality facility could be placed to serve the city which is really critical to help enhance the water that enters the Tualatin River. A couple of thing I would like to point out to add to Mr. Rankin's testimony is that we would like to ask the Council to talk to the Staff and re-examine factors three and four regarding site 40. Access to arterials is greatly improved in Site 49 to 48 and yet the numbers don't reflect that. It will enhance five streets in Cornelius with east to west-bound traffic relieving congestion on Tualatin Valley Highway. There also is a signal slated for their development plans. Factor Four: Sites 48 and 49 are both closer to the urban centers than site 50 and yet they are marked down and graded much less so we would ask that perhaps those things could be looked at. Finally, I would like to refute the claims of the farming folks to the east of our parcel of land. The property is not irrigated farmland. It is also dry farming. Secondly, the aerial spraying that goes on the parcels to the east obviously must be done very efficiently because they are third generation families and their homes are right within their fields so I would state that Mr. Duyck is doing a good job of keeping his aerial spraying where it needs to be, not to mention the fact that 345th Avenue is a 60-foot County right of way that is mitigating any effect. To summarize, I would like to say that my people will develop the needed buffers to allow that farming to continue. We realize that it is a needed asset in our

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community and most importantly, they are willing to gift to the community the needed facilities such as a linear park along the river, the water quality facility, and there are properties being donated to the Hillsboro School District and that is now being considered now for a middle school so I think development for our future families needs to be in place. We don't have people writing from Iowa to come here. We have our children's children that want to live in Oregon and we need to provide homes for them."

69. Tom Cropper testified: "I wish I could understand the Metro Growth Management Services concept mathematical model. I feel that in looking at it, I am looking at a jigsaw puzzle. I have a sheet here that is labeled rating system, Urban Reserve Study Areas Report, November 22, 1995. The Seventh Factor on this is a so-called jobs/housing balance as measured by standard deviation. I don't know how this fits in. I wonder if you know how this works logically. Also, Factor Six mentions exception lands which apparently awards more points to lands that have property that has a 76% or more exception land. I am not quite sure what this is but this looks like zoning problems here. Zoning variances, perhaps and I am going to suggest that you could make your decision in the Council but it looks to me like if you've got zoning problems, value problems, you are going to find a lot of cases in court. You probably also have a rough time in the legislative review. I am even wondering if HB2709 if going to hold up in the future."
70. Beverly Pitschka presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
71. David Fling presented oral and written testimony. A copy of the written testimony is filed with the minutes for this meeting.
72. David Nadal testified: "I made some call in to Metro earlier....My criticisms of Metro or even Councilors are offered in good faith and they are based upon my honest interpretation and my own experience. I am sorry if anybody every takes offense at that. That is my own experience and criticisms that I offer....I am a life long Portland native. I am against the expansion of the Urban Growth Boundary (UGB). Although I am not wealthy and exist on a typist's salary, I do own a small private conservation area outside the area proposed for expansion in the Cornelius Pass area. Expansion threatens every reason I have the property. These kinds of lands are disappearing. What a contrast between all that seems morally and ethically wrong about expanding the boundary and the absolute legality of it. I know many people living near or just within the boundary. I have never met anyone there for expansion. I hear only disbelief, shock and dismay. Boundary expansion is unfortunately an archaic and outdated leftover of cruel dominator-type cultures. It needs discarding. It is literally violent and a betrayal of cultures and communities. It is literally genocide or the extermination of cultures. People buy property so it can remain rural or near rural areas for generations. Does Metro notify residents personally, even nearby residents, with a map showing their property, a statement of what is proposed and pinpoint the location? No. That should have happened in this hearing and consideration should be delayed to allow more of that. Almost every so-called wetland mitigation program I have seen is a joke. When farms are bulldozed, so are all of the intangible and largely unacknowledged natural features that go with them. There is significant forests, wet lands and natural areas within, at the edges of, and between most farms. Instead, we get pathetic and laughable clay tubs or bowls for wetland mitigation. Even with mitigation, bulldozing farms and forests is violent. As I learned, you don't just take down the trees and brush. You get topsoil and all the animals that live inside of it which includes many large mammals, not just rodents. So who likes boundary expansion? Beside government and developers, mostly those who have been fooled by the expensive publicity that Metro and Tri-Met have blanketed us with about the inevitability of population growth and how we citizens must be good little troopers and accept the need for increased density and expansion. My first 2040 impression was the beautiful

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three-color mailers we all received, saying how we are going come and work together to preserve our quality of life, to come and give input. I got only a cold, dark auditorium, one person hurriedly showing slides, and a dozed, surprised audience filling in blanks on poorly lit forms. Metro needs just enough public input to get by legally and cleverly. From three-color brochures to the black and white experience of human hers shuffling around like cattle, complaining to each other, couldn't hear the speaker well, hard to read the questionnaire, no time available to ask questions of Metro Staff....Sorry there's so many egos having a problem up there. Ironically, that image may well be the reality because the image of a bleak, black and white process may be the reality that becomes the Portland Metro area as a result of the process. Three-color brochures - a stark black and white reality. I also went to a few meetings. The process seemed to be local people looking to Mr. Fregonese and saying, 'Well, what next, John?' Then the next presentation would be trotted out. The options and ideas have been formulated in advance by a national and international community of planners with their own preconceptions and have not come from the people of this region. We are free to give input but it is mainly about the colors of the prison walls. We should plan to include our own poor and disadvantaged in our future development programs. I am not a believer in Affirmative Action or programs for every single minority or ethnic group but are two particular groups that I believe we owe a great deal to: The black and Indian populations from whom we have taken so much. From the blacks we took labor and freedom and they helped build this country with little compensation. From the Indians, we took land, lives and cultures. We should pay them back and we should help all the poor and disadvantaged Oregonians as well attain the lives and education they want. We should do this before we help privileged people from other parts of the country. We have another job to do with those who already live here. Metro should declare a State of Emergency from the increased growth and congestion we have right now and set a fixed, top level to the rate of growth. This is not a moratorium. This is just a temporary fixed top rate at which new building permits will be allowed acknowledging that booms are dangerous. I heard in cable TV Patricia McCaig mention that we need a new Tom McCall to lead us in certain ways. Maybe she can be that Tom McCall to stop the madness of a boom."

73. David Nadal presented oral and written testimony on behalf of his sister. A copy of this written testimony is filed with the minutes for this meeting.
74. Ted Halton testified: "First, I would like to thank you call for the opportunity of speaking tonight and also wish all of you a very Merry Christmas and Happy Holiday season. I would like to urge you to include Stafford Rosemont within the Urban Reserve Study Areas. I have heard some people talk about costs. Frankly I am a little confused. I have seen one study in which the costs of providing public services to that area aren't really any greater than they are in any of the many other areas and I presume that if you expand the boundary study area, you are going to have to study a lot of areas with expensive costs. It seems to me that that is part and parcel of this whole proposition. As far as Highways are concerned, obviously, you know me. I am the last one opposed to building a new road somewhere. I would love to see that happen but in my opinion, Stafford Road is the best like Lake Oswego has right now with Highway 205. I think the area has good transportation built into it. The farmability of the property is, I think, been dealt with here quite a bit tonight. I don't want to drag on but it is pretty touch to farmland that is 0.2 of a mile from a city limit. There are probably certain crops that can be grown on very small acreage's and very carefully but it is a very difficult thing to do and to farm it with modern machinery which is, of course, my field. I think this is pretty dangerous, particularly if you are on a street or close to streets with commuter automobile traffic, sharing the same road that you are driving down with tractors. It is not a good situation. As a matter of fact, just to summarize, I think a lot of the people that I have heard here tonight really have expressed the opinion that they appreciate a nice visual rural setting

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right next to the city of Lake Oswego. I think the question you have to deal with is providing a view with the best use for this land. I think it is a rural residential area and I think you have got to take a strong look at whether you want to recognize, contain or put it to work or what."

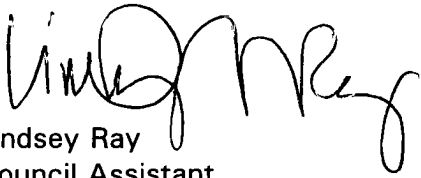
Councilor McLain closed the public hearing at 10:56 PM.

11. COUNCILOR COMMUNICATIONS

None.

There being no further business before the Council, Presiding Officer McFarland adjourned the meeting at 10:56 PM.

Prepared by,

A handwritten signature in black ink, appearing to read "Lindsey Ray". The signature is fluid and cursive, with the first name "Lindsey" written in a larger, more prominent script than the last name "Ray".

Lindsey Ray
Council Assistant

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