

Minutes of the Metro Council Planning Committee  
October 20, 1994  
Hillsboro Union High School District Office Board Room  
759 SE Washington St., Hillsboro

Committee Members Present: Jon Kvistad (Chair), Jim Gardner (Vice Chair), Richard Devlin, Mike Gates, Susan McLain, Rod Monroe, Terry Moore

Committee Members Absent: Ed Washington

Metro Staff Present: Andy Cotugno, Planning Director; Gail Ryder, Senior Council Analyst; Sherry Oeser, Senior Public Involvement Specialist; Ken Gervais, Senior Management Analyst; Mark Turpel, Senior Regional Planner; Rick Bullock, Metro Security Officer

Approximately 80 members of the public were present.

Chair Kvistad called the special meeting to order at 6:35 p.m.

**Welcome and Orientation**

Chair Kvistad introduced Councilors and staff present. He thanked everyone for attending and explained the process for the meeting. He welcomed everyone to testify and to respond to the informal survey, a copy of which is included in the record of this meeting.

**Region 2040 Recommended Alternative - Briefing**

Mr. Turpel presented an overview of the Region 2040 Study to date. He presented a slide show of the proposal as presented to the Council for consideration. He discussed the history of the land use transportation connection and the Regional Urban Growth Goals and Objectives.

**Public Hearing**

**Consideration of Ordinance No. 94-578, Amending the Regional Urban Goals and Objectives (RUGGO) to Reflect the 1992 Metro Charter and Include Preferred 2040 Urban Form**

**Consideration of Resolution No. 94-2040, Adopting a Region 2040 Recommended Alternative**

Chair Kvistad opened the public hearing.

Rick Van Beveren, Hillsboro Chamber of Commerce, 334 SE 5th, Hillsboro, 97123, appeared to testify. Berney Brown appeared with Mr. Van Beveren. They distributed and summarized a position paper of the Region 2040 Study, a copy of which is included in the record of this meeting. He noted the review period was too short and called for additional time to consider the documents for careful study. He expressed concerns about the previously proposed Western Bypass. He called for additional examination of the Urban Reserves. He supported economic examination of the Region 2040 Recommendation. He stated Metro might be overstepping their authority in the preparation of the Region 2040 Recommendation. He urged deferral of adoption until June 1995.

Gregory Malinowski, 13450 NW Springville Ln., Portland, 97229 appeared to testify. He expressed concerns about designation of EFU lands in the Urban Reserves. He noted it was difficult to plan capital improvement related to his organic farm. He stated Washington County did not need additional land designated as Urban Reserves. He noted affordable housing was not available in new developments. He called for high density in the newer developments. He noted the County planning was not responsible to date.

Kent Campbell, 3823 NE Lincoln, Hillsboro, 97123, appeared to testify. He stated he had lived in Hillsboro for approximately 30 years. He stated he had three critical issues and requested a written response. The current plan needed a process for modification to continue the current level of livability. He noted currently a majority of land was designated for industrial development and there was no provision for housing of the employees of the industrial facilities. He called for the higher densities along light rail. He called for flexibility in the urban growth boundary. He noted he favored the construction of a bypass freeway in the area noting Hwy 217 was not adequate.

Joseph Porter, 430 SE 24th Ave., Hillsboro, 97123, appeared to testify and declined comment.

Henry Beglinger, 29370 SW Burkhalter Rd., Hillsboro, 97123, appeared to testify and declined comment.

Gary Conkling, Inkster Blvd. Corp., 13730 SW Latigo, Beaverton, 97008, appeared to testify. He referred to the Sisters of St. Mary's property. He stated values needed to be included in the evaluation of urban reserves. He noted the Sisters of St. Mary's property should be considered for urban reserves and development. He called for the inclusion of the property. A written copy of his testimony is included in the record of this meeting.

Mark Nast, 130 NW 336th, Hillsboro, 97124, appeared to testify. He complemented the efforts to date on the study. He stated the plan needed economic review and the response time needed to be increased. He favored the extension of the adoption time. He called for limitations on the amount of growth allowed in the region. He asked for a response to the query related to whether the Counties or Metro had ever required the State to defend protection of rural areas. He noted the funding of implementation needed to be studied.

Molly O'Reilly, 1414 NW 53rd, Portland, OR 97210, appeared to testify. She congratulated Council and staff on the study. She noted the citizen outreach efforts were to be applauded. She urged adoption of the concept on the current schedule. She noted other funding might be lost if the concept were not adopted. She noted the plan was not perfect. She stated reduction of lot size by one percent would accommodate the growth. She encouraged proceeding with a Greenspaces Bond Measure. She supported alternative modes of transportation. Her written comments are included in the record of this meeting.

Richard Breakiron, JC Reeves Corp., 13585 SW Stirrup Ct., Beaverton, 97008, appeared to testify. He stated he had recently moved to the area after serving time in the armed services. He noted the area was the nicest he had lived in. He noted the area did not experience traffic problems, stating other areas had worse problems. He noted the last 20 year plan must have been great and encouraged another 20 year plan. The audience applauded. He stated land costs were expensive and the issue of affordability was a concern. He noted the supply and demand issue created economic markets and called for caution. He stated he worked for a developer and noted they would find ways to develop the land provided.

Jerry Reeves, JC Reeves Corp., 4850 SW Scholls Ferry Rd., Portland, 97225, appeared to testify. He noted the school districts boundaries needed to be improved to reduce vehicle miles traveled. He encouraged the inclusion of schools in the planning process. He noted a current project his firm was developing was currently considered an open space on the maps and provided information for correction.

Margerette Cooney, 2000 SW 331, Hillsboro, 97123, appeared to testify. She called for the adoption of the plan on the current schedule. She stated she was tired of the issue of involvement and stated everyone had an opportunity to become involved. She called for the protection of farm lands in the region. She favored the efforts of former Governor Tom McCall in having the vision to save the area and favored regional government. The audience applauded.

Bob Alexander, Forest Grove Economic Development Council, 2417 Pacific Ave., Forest Grove, 97116, appeared to testify. He called for additional time to consider the plan. He distributed and summarized testimony, a copy of which is included in the record of this meeting.

Lark Brandt, 33405 SW Codic Rd., Hillsboro, 97123, appeared to testify. She congratulated the effort to date. She favored adoption of a compact urban plan. She opposed the Western Bypass. She noted no case was presented to expand the Urban Growth Boundary. She favored maintaining agricultural lands as they provide fifty percent of the economy's dollars. She called for additional dialogue between citizens and business.

Susan Nolte, 17055 NW Springville Rd., Portland, 97229, appeared to testify. She noted she was in a rural area adjacent to the UGB near PCC. She stated the increase in traffic was difficult to deal with. She called for improvement to infrastructure. She stated she desired to bicycle to work, but the area was not safe. She called for additional planning to allow for bicycle. She called for both commuter and recreational bike lanes. She expressed safety concerns related to her child attending school, noting she had to provide transportation. She called for the examination of livability issues in the plan. She submitted written testimony, a copy of which is included in the record of this meeting. She noted she owned one acre and all her landscaping was edible.

Allen Stephens, 192 NE 25th Ave., Hillsboro, 97124, appeared to testify.

Fred Nussbaum, AORTA, 6510 SW Barnes Rd., Portland, 97225, appeared to testify. He stated he felt the recommendation was moving in the wrong direction. He noted it had less transit hours, rail lines, reduced density, and related. He noted he was trained in transportation planning and the current plan could not increase transit ridership and alternative modes. He favored Option B, stating it did not even go far enough to reduce vehicle miles traveled. He called for the plan to meet the VMT reductions required by the State. He stated the plan did not conform with the public input to date. Councilor Gates noted the plan called for other measures to meet VMT. Mr. Nussbaum noted the proposed measures had not been tested and the computer model could be made to create desired results.

Dave Vanosche, Washington County Farm Bureau, 36130 NW Wren Rd., Cornelius, 97113, appeared to testify. Ken Buelt, Washington County Farm Bureau, 7855 NW Milne Rd., Cornelius, 97113, appeared to testify. The two gentlemen appeared together to represent the Washington County Farm Bureau. Mr. Buelt stated the plan offered stability that allows farmers to plan future farming activities. He noted farming was a major activity in the County. He said 102,000 acres were farmed in Washington County according to 1992 OSU extension reports. He called for holding the UGB at the current levels, favoring an opportunity for future review. He opposed the urban reserve designation. He noted Tillamook County was serviced by Washington County. Mr. Vanosche noted four generations of his family had farmed in the area due to ideal farming climate. 140 different crops in the area. 5th Agricultural County in the state. He called for examination of commercial agriculture in the study. He noted loss of agricultural land would result in the relocation of agricultural industry to other areas causing them to travel to Salem for equipment and supplies. Written testimony is included in the record and formal written testimony to be forwarded.

Jim Emerson 13900 NW Old Germantown Rd., Portland, 97231, appeared to testify. He and his neighbors favor retaining the current UGB. He stated areas were available for development and increased densities could be utilized. He noted long term developers would be enticed to purchase the urban reserve land for future development. He noted Metro should designate areas in concurrence with other jurisdictions. He noted Multnomah County recently set aside land as environmentally reserved and it was included in the concept map.

Doug Bollam, PO Box 1944, Lake Oswego, 97035-0617, appeared to testify. He discussed his property, noting he had 20 acres inside the UGB and 20 acres outside the UGB. He stated the 20 acres outside could

be serviced by the 20 acres inside. He called for the inclusion of his 20 acres inside the UGB. He stated he would forward written testimony.

Richard Smith, 12640 SW Clark Hill Rd., Hillsboro, 97123, appeared to testify. He stated he had lived in the area for 56 years and was a Realtor by occupation. He noted the price of homes were not affordable. At his request, only one member of the audience stated they lived in an apartment. He said it seemed as though, "We've got ours, lets shut the door". He stated people generally do not move here to raise a family in an apartment. He called for affordable housing in the region. He said the developable land is not actually available because the owners do not want to sell. He favored expansion of the UGB in an orderly manner to provide adequately for infrastructure without dead-end streets.

Jack McGowan, 15909 NW Logie Trail, Hillsboro, 97124, appeared to testify. He commended Metro and staff for the study and process. He stated the plan was a national model. He thanked the audience for their courtesy to one another when facing opposing ideals. He spoke to the unique qualities of the region and stated it was based on careful planning. He applauded the citizen involvement effort to date and called for adoption in December.

Dorothy Vonderan, CPO 9, 933 B NE Lincoln, Hillsboro, 97124, appeared to testify. She stated complaints in the area were related to traffic. She called for the requirement of government employees to use transit. She favored creative ways to encourage ridership.

Scott Fouser, McGregor Millette, 8410 SW Canyon Ln., Portland, 97225. He stated he had been in the real estate business for over eight years at all phases. He stated affordability could not be addressed if there is no land to develop. He stated UGB expansion should occur and should be determined carefully. He called for density standards in development.

Charles Noble, Hillsboro Chamber of Commerce, 700 SW 216th Ave., Hillsboro, 97123, appeared to testify. Stated there was a crisis related to available lands in the area for development. He discussed the increase in cost of land in the area. He noted Hillsboro development was based on the premise of sustainable community. He called for an expansion of the UGB while retaining the livability of the community. He stated the affordable housing issue was in crisis.

Chair Kvistad closed the public hearing and adjourned the meeting at 9:20 p.m.

Respectfully Submitted,



Susan Lee  
Committee Recorder

**APPROVED**  
Date 11-3-94

Minutes of the Metro Planning Committee  
October 20, 1994  
Hillsboro Union High School District Office Board Room

Committee Members Present: Jon Kvistad (Chair), Jim Gardner (Vice Chair), Mike Gates, Richard Devlin, Susan McLain, Terry Moore, Ed Washington,

Committee Members Absent: Rod Monroe

Chair Kvistad called the regular meeting to order at 5:45 .m.

**1. Consideration of the October 20, 1994 Metro Council Planning Committee Minutes**

Motion: Councilor Gardner moved to approve the minutes.

Vote: Councilors Gardner, Washington, McLain, Moore, and Kvistad voted aye. Councilors Devlin, Monroe, and Gates were absent. The vote was 5/0 and the motion passed.

**Introduction of Resolutions and Ordinances**

None.

**2. LCDC Rural Communities Rule**

Larry Shaw, Senior Assistant Counsel, presented and summarized two memorandums dated October 17, and 19, 1994 respectively, copies of which are included in the record of this meeting. He noted he had discussed the proposed Metro position with Washington, Multnomah, and Clackamas Counties.

Motion: Councilor McLain moved to approve the proposed Metro position.

Vote: Councilors Gardner, Washington, McLain, Moore, and Kvistad voted aye. Councilors Devlin, Monroe, and Gates were absent. The vote was 5/0 and the motion passed.

**3. Consideration of Resolution No. 94-2047, Approving Voting membership on the Metro Policy Advisory Committee (MPAC) for Clark County and Vancouver, Washington**

Gail Ryder, Senior Council Analyst, presented the staff report, a copy of which is included in the record of this meeting. She explained the resolution would codify the action of MPAC to allow Clark County and Vancouver, Washington to be allowed voting status on the committee with the exception of regional issues.

Chair Kvistad expressed concerned about operating issues and the boundary commission. Councilor McLain expressed concerns about the JPACT membership voting on all issues and wanted them to be full members. She noted many issues would cross state lines and the decisions would affect Clark County and Vancouver, Washington. She called for their full voting rights.

In response to Councilor Moore, Ms. Ryder described the boundary commission study included in the Charter. She noted legal counsel had examined the resolution. Councilor Moore stated she felt they should have full voting privilege.

Councilor Washington called for additional discussion of the issue. Ms. Ryder noted MPAC would also need to review any changes.

Councilor Gardner noted the present form called for advise on, not agreement or approval of services. He noted Metro may eventually consider services that cross state lines. He favored allowing them full voting status. He stated the resolution established full regionalism.

Chair Kvistad scheduled the item for further discussion at the next regular meeting of the Committee. His intent was to allow for additional discussion and legal advise.

**4. Briefing on resolution No. 94-2039, Authorizing Execution of a Memorandum of Understanding (MOU) Regarding Conformity of Portions of the Air Quality Maintenance Area Outside of Metro's Boundary**

Andy Cotugno, Planning Director, overviewed Resolution No. 94-2039, a copy of which is included in the record of this meeting.

**5. Councilor Communications**

None.

With no further business before the Committee, Chair Kvistad closed the public hearing at 6:30 p.m.

Respectfully Submitted,



Susan Lee  
Committee Recorder

**APPROVED**  
**Date** 11.17.94

Diane Jette, 54733 SW Patton Vly. Rd., Gaston, 97119, appeared to testify. She noted she was outside the Metro region and asked for a written response to the question about how the concept can be amended after adoption.

Katie Mueller, Wa. Co. Assn. of Realtors, 1442 NE 14th Ave., Portland, 97124, appeared to testify. She called for an economic impact and feasibility study of the plan. She called for deferral of adoption until such an effort was made. She noted mass transit had failed economically to date. She referred to a study paper related to compact cities. She noted new highways would be needed and people preferred to use their automobiles.

Norman "Swede" Ralston, Acto Air Inc., 2050 NE 25th St., Hillsboro, 97124, appeared to testify. He stated he had lived in the area for 60 years and owned a business at the airport. He called for caution regarding planning near the airport if it is to survive. He called for protection of the airport noting international travel came through the airport. The audience applauded Mr. Ralston.

James Kuhl, Rosemont Property Owners, 445 S. Rosemont Rd., West Linn, 97068, appeared to testify. He requested the Rosemont area not be included in the rural reserves. He provided written testimony, a copy of which is included in the record of this meeting.

Dirk Knudsen, 10449 NW 195th Ave., Hillsboro, 97124, appeared to testify. He noted the rural reserves in the Washington County area needed additional study. He noted the EFU land was avoided for consideration of urban reserves. He noted development areas that were incorrectly designated near Cooper Mountain. He expressed concerns related to housing affordability. He called for further study of urban reserves. His written notes are included in the record of this meeting.

Craig Zell, 9075 SW 180th Pl. Beaverton, 97007, appeared to testify. He stated the plan was put together too hastily. He called for economic evaluation of the plan. He noted the plan would increase housing costs significantly. He noted the plan would be viewed as set in stone. He stated this Council should not handcuff the next Council.

Loren Stelzenmueller, 30095 NW Evergreen Rd., Hillsboro, 97124, appeared to testify. He noted he was outside the Metro boundary. He noted the urban growth boundary was not a fuzzy line. He stated many negative affects of development were realized on his property. He stated farm land and city land should not be close to one another. He called for a buffer zone between the two. The audience applauded Mr. Stelzenmueller.

Kim Vandehey, 17207 SW Siler, Aloha, 97007, appeared to testify. He noted not all individuals desired to trash the land. He noted he and ten other individuals owned approximately ten acres each. He noted recently they were removed from the urban service boundary after paying for the infrastructure for years. He noted he would like a sewer system. He stated major collectors were not included in Washington County. He called for reduction of the dead-end cul-de-sacs. He noted Washington County was like California. The area had the jobs, inadequate housing, and lack of affordable housing. He questioned how traffic can be lowered with increased use and lower speeds. He noted light controls in Beaverton required stopping at each block. He stated he approved of light rail, but it was not used adequately. He asked if Estacada and Damascus had jobs.

Jim Batton, 1804 SE 73rd, Hillsboro, 97213, appeared to testify. He complemented the plan. He noted a large number of respondents stated growth should be reduced. He stated growth did not necessarily decrease livability. He requested a written response.