

Minutes of the Metro Council Planning Committee  
October 25, 1994  
Western PGE Auditorium  
14655 SW Old Scholls Ferry Rd., Beaverton

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

Committee Members Absent: Ed Washington, Mike Gates

Metro Staff Present: John Fregonese, Urban Growth Manager; Gail Rdyer, 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 160 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 the informal survey, a copy of which is included in the record of this meeting.

### **Region 2040 Recommended Alternative - Briefing**

Mr. Fregonese 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.

Louis Fasano, 2455 SW Gregory Dr., West Linn, 97068, expressed interest in including a "boot" area in Wilsonville in the plan. He called for expansion in the area along Beckman Rd., as a natural expansion of the city. He noted infrastructure was already provided in the area and would not be costly. He called for additional time to provide input into the process. He noted some of the data used were suspect to credibility.

Jim McCreight, 12976 SW 5th, Beaverton, 97005, discussed his background in planning these types of activities. He called for adoption on scheduled as a concept, noting the next three years would include specific planning for implementation. He discussed a recommendation for amendment, a copy of which is included in the record of this meeting. He called for the inclusion of business communities in the development of the plan and on policy advisory committees.

Frank Lolich Jr., 18407 SW Scholls Ferry Rd., Beaverton, 97007, he thanked the committee for allowing for the input process. He questioned if the data related to farmland was appropriately defined. He stated his land was designated as EFU land and he could not build homes for his children. He spoke to concerns related to water restrictions in the area. He noted he had four acres of blueberry farms and worked at Campbell's Soup Company.

He spoke to concerns related to the farm zoning. He called for preservation of large farms in the community. He distributed photographs, copies of which are included in the record of this meeting.

Dina Lolich, 18407 SW Scholls Ferry Rd., Beaverton, 97007, stated she did not want to have to live in an apartment on top of another person in a congested area. She called for housing to be provided in a suburban area.

Jolene Anne Segel, 8680 SW 155th, Beaverton, 97007, she called for inclusion of her property in the urban growth boundary. She stated the land was not farmed during the last 21 years, nor had any farmer requested to lease the property. She noted the area was job rich and close to infrastructure. She noted the property was near the Sisters land. She stated her land was essentially an undesignated Greenspace. She requested compensation for the area if it became a Greenspace. Written testimony is included in the record.

Steve Abeling, 7619 SW Locust, Portland, 97223, distributed his written testimony, a copy of which is included in the record of this meeting. He discussed concerns about the regional center designation related to the development of light rail. He called for reduction of auto dependent development. He expressed concerns related to Greenspace development. He called for adoption on schedule.

John Alland, SWNI, 7688 SW Capitol Hwy, Portland, 97219, distributed and discussed his testimony, a copy of which is included in the record of this meeting. He discussed the proposed Barbur Triad Design District.

Leon Laptook, Washington County Community Action Housing Director, 451 S. First #700, Hillsboro, 97123, stated he worked with low income and special needs housing. He supported providing affordable housing in the region. He spoke to the increasing cost of housing in Washington County.

Jay Smith, Center Real Estate, 2604 Lookout Ct., Lake Oswego, 97034, he noted he worked for the largest single family home builder in the nation. He to the issue of affordability. He discussed the changes in housing costs in the Washington County area. He called for additional consideration to the affordability issue.

Donald Guthrie, 10070 SW Murdock, Tigard, 97224, he noted his family moved to Washington County 89 years ago and five generations currently lived in the area. He noted the plan did not address economic issues. He noted the issue of affordability was not addressed. He stated development was driven by market demands instead of planning efforts. He noted the plan was not supported by local neighborhoods. He stated a significant amount of EFU land with infrastructure would be more appropriate to use for expansion than land identified in the plan. He called for affordable housing to be included in the plan so that his children could own homes that were not apartment style dwellings, the audience applauded.

Bob Closs, Washington County Board of Realtors, 10480 SW Eastridge #67, Portland, 97225, stated he was a Realtor. He questioned the practicality of the use of computers in the planning process. He stated the plan was not feasible as presented. He stated the plan was 90 percent right. He called for a provision to allow the plan to be amended. He stated he would submit written testimony.

Phil De Nardis, Professional 100, 15737 NE Rose Parkway, 97230, stated the majority of expansion was called for in Clackamas County while more jobs were located in Washington County. He expressed concerns related to affordability in the region. He called for more consideration prior to adoption of the plan.

Jim Barhan, Century 21 Wright Christie, 1803 NE Cornell Rd., Hillsboro, 97124, noted affordable housing was diminishing. He distributed and discussed a proposed property partition that had failed, a copy of which is included in the record of this meeting. He stated residents would not agree to denser lots. He called for additional consideration of the plan to address affordability.

Russ Newcomer, Professional 100 10260 SW Greenburg Rd., Portland, 97223, left before testifying.

John Cook, Tigard Area Chamber of Commerce, 12420 SW Main, Tigard, 97223, distributed and discussed the Tigard Area Chamber of Commerce position paper, a copy of which is included in the record of this meeting. He called for amendments to RUGGO's, additional time for review, communities designating the Urban Reserve Study areas, jobs/housing balance, addressing the affordable housing issues, an amendment process and address of congestion alleviation.

Alex Uber, 3525 SW Marquam Hill Rd., Portland, 97201, he supported the planning effort. He called for measures to address the congestion and air quality problems. He called for reduction of VMT. He stated the expansion of the urban growth boundary was too high, stating too much would be lost. He spoke to Clear Creek as being desirable over Johnson Creek. He called for adoption of the plan as scheduled. The audience applauded.

Luther Barker, National Mortgage Co., 900 SW 5th #1850, Portland, 97204-1812, left prior to testifying.

Greg Specht, National Association of Industrial and Office Properties, he called for additional discussion related to retaining the current UGB. He suggested an economic analysis. He stated affordable housing would not be available by maintaining the current UGB. He noted the new jobs were in Washington County, while new housing was in East Clackamas County. He questioned the adoption schedule, noting the issue was political with the new Council coming on board. He called for additional consideration of the plan and allowing the new Council to adopt the plan. The audience applauded loudly.

Jon Chandler, Home Builders Association, 15555 SW Bangy Rd., Lake Oswego, 97035, distributed and summarized a handout, a copy of which is included in the record of this meeting. He called for careful consideration to allow the future Council to modify if necessary. He suggested economic and affordable housing analysis. He asked for the map to be excluded from adoption. He called for additional urban reserve study areas, particularly in the Stafford Basin area.

Roger Miller, Columbia Corridor Association, 17355 SW Boones Ferry, Lake Oswego, 97035, praised the staff in allowing input. He discussed the Columbia Corridor as a major community and employment area. He discussed mapping errors in the Columbia Corridor area. He stated the employment/housing trends needed additional consideration. He discussed the movement of freight in the area, noting the model did not address freight traffic. He called for investigation of the issues prior to adoption.

Mike Houck, Audubon Society of Portland, 5151 NW Cornell Rd., Portland, 97210, distributed and summarized the Audubon Society's position. He gave kudos to the staff. He noted the 17,000 people who participated represented success in obtaining public input. He discussed his inheritance of land near Redland. He stated no one is guaranteed a great price for their land investments. He noted the plan needed to be adopted because land was being lost. He called for an examination of the plan from a water quality standpoint. He stated the watersheds needed to be evaluated and included in the plan. The audience applauded.

John Burger, Book Vault, Inc., 10110 SW Crystal St., Beaverton, OR 97005, addressed concerns related to transportation issues in Washington County. He discussed his proposed RUGGO amendments. He called for a high priority high volume transportation. He desired efficient movement on corridors. He noted he could not get home from the meeting using transit, due to operation hours. His written testimony is included in the record of this meeting.

Ryan O'Brien, 233 SE Washington St., Hillsboro, 97123, discussed the development of comprehensive plans. He stated 2040 was the right idea, but not the right plan. He noted the plan focused on one scenario. He expressed concerns related to input or commitment in the cities and counties. He stated very little land was available for

development in the region. He speculated new development would go outside of the Metro region and would greatly affect the region. He quoted one of his professors of planning as saying planners needed to determine what would happen, not what they thought would happen. The audience applauded.

Jeanne Roy, 2420 SW Boundary, Portland, 97201, stated she generally favored the 2040. She stated the UGB should not be expanded. She called for the elimination of Urban Reserves in the plan, stating they created speculation and pressured development. She said the UGB should not be expanded, noting ridership needed to be increased prior to expansion. She stated densities needed to be increased to support transit. She stated the surrounding agricultural areas provided food for the region. She stated expansion reduced the sense of communities. She called for the elimination of the Clackamas Town Center as a regional center.

Mike Ragsdale, Sunset Corridor Association, 16010 NW Foxborough Circle, Beaverton, 97006, emphasized the document as a concept. He called for amendments to address housing affordability and transportation financing strategy. He stated he would provide written suggestions.

Bob Hamlin, 7530 Lotus Blossom Place, Beaverton, 97008, called for expansion of the UGB. He noted many farms in the area could not support the livelihood of the owner. He called for a plan to provide for infrastructure.

Walt Gorman, CPO #1, 12230 NW Sunwing Dale, Portland, 97229, asked the committee to recommend the type of feedback they needed from the CPO's. Councilor Moore noted she was scheduled to talk to the CPO.

Tom Tucker, STOP, 1,000 Friends of Oregon, PLUS, 8812 NW Springville Ct., Portland, 97231, spoke to five points, farm preservation, sustainable development, cost analysis, up not out, establish work farm buffers around the UGB; and distributed written testimony, a copy of which is included in the record of this meeting.

Nick Wilson, 12573 SW Winterlake Dr., Tigard, 97223, left prior to testifying.

Steve Clark, Beaverton Area Chamber of Commerce, PO Box 370, Beaverton, OR 97075, stated the decision should be made by the next Council in 1995. He called for implementation of measurable economic benchmarks. He suggested strategic planning should consider economic impacts.

Phil Kreitner, Whole House Recyclers, 123 SW Meade St., Portland, 97201, left prior to testifying.

Peggy Lynch, 3840 SW 102nd Ave., Beaverton, 97005, urged consideration of the comments and adoption of the document on December 8, 1994. She expressed concerns related to public facilities and school planning. She stated CPO #3 was preparing a written statement. She called for the replacement of neighborhood centers or nodes as recognized communities, planned by the local citizens. She questioned the Raliegh Hills Town Center designation, noting the area was not pedestrian friendly. She called for increased light rail corridor densities. She called for encouraging local jurisdiction so garner the support of the citizens. The audience applauded.

Rosemary Allen, 9645 SW Buckskin Terrace, Beaverton, 97008, applauded the planning effort. She called for adoption of the plan on December 8, 1994. She called for improvement in the areas of open spaces, the UGB and transportation issues. She noted the natural beauty of the area was to be protected, she supported stronger language related to open spaces. She called for open spaces that are accessible and publicly owned. She stated backyards should not be included in the open space acreage. She stated EFU lands should not be included in the UGB. She noted incentives needed to be provided to encourage property owners to allow development of existing land within the UGB. She noted the less congestion there is, the more people will drive. She called for making alternative modes of transportation attractive as a method to address affordability. The audience applauded.

Jerry Reeves, JC Reeves Corp., 4850 SW Scholls Ferry Rd., Portland, 97225, noted he had testified earlier related to the lack of planning for school expansion to accommodate growth. He reiterated his earlier comments.

Michael Smith, 11645 SW Cloud Ct., Tigard, 97224, he stated he understood that the housing would be placed in Clackamas County while jobs were in Washington County. He expressed concerns about this approach. He stated he understood the UGB was to be a flexible boundary, not a concrete wall. He urged expansion of the UGB in addition to the 6-8% proposed. He stated with increased densities, social problems were also increased. He supported solving the transportation problems prior to implementation. The audience applauded.

Amanda Smith, Friends of Arnold Creek, 4106 SW Vacuna St., Portland, 97219, congratulated staff noting the materials were easily read by ordinary citizens. She discussed concerns about discrepancies in the designation of open spaces. She encouraged designation of open spaces, noting state law designated the lands through legislation. She called for preservation and restoration of streams. She stated she was disappointed that the plan did not address VMT reduction mandates. She supported maintaining the UGB. She encouraged adoption on December 8, 1994. The audience applauded.

Alan W. Malone, Friends of Cooper Mountain, 19238 SW Heights V. Dr., Aloha, 97007, noted he lived on exemption lands. He called for large lot living opportunities in the future. He expressed concerns about objective 16 15. He recognized change was unavoidable and offered assistance in the adoption process.

Elizabeth Callison, Friends of West Hills Streams, 6039 SW Knightsbridge Dr., Portland, 97219, spoke to stream corridor restoration and water quality issues. She supported the removal of stream corridors from the urban inventory of buildable lands. She stated Beaverton and West Portland sprawl needed to be controlled to improve North and Northeast Portland. The audience applauded.

Kathryn Harrington 4230 NW 147th Ave., Portland, 97229, urged adoption of the plan on December 8, 1994, noting growth would not stop while consideration was occurring. She called for increased public open spaces. She called for park planning in expansion projects, noting little new park planning was occurring. She stated bicycle facility planning needed to be included on all major arterials, noting Washington County was planning major arterials without providing bicycle routes.

Meeky Blizzard, 16815 SW Pleasant Valley Rd., Beaverton, 97007, congratulated the process. She noted the effort was a pioneer undertaking. She supported the long term vision. She supported maintaining the existing UGB. She noted affordable housing was not just a price on a lot or the home construction. She stated infrastructure and services affected affordable housing. She noted the costs here were still low compared to other parts of the country. She noted no builder committed prices would go down if the UGB were expanded. She supported open spaces with in 1/2 mile of every home in the region. She supported alternative transportation. She supported a December 8, 1994 adoption. The audience applauded.

Sterling Marsh, 14090 SW 80th Ct., Portland, 97224-8124, left prior to testifying.

Loretta Pickerell, Sustainable Oregon, 26370 SW 45th, Wilsonville, 97070, called for sustainable development of the region and adoption of a framework to accomplish the objectives. She supported maintaining the UGB to prevent urban sprawl. She supported planning that would address VMT reduction and provide for alternative transportation options. She called for adoption on December 8, 1994.

Debra Iguchi, Friends of Goal 5, PO Box 532, Wilsonville, 97070, called for watershed protection. She favored the adoption of a flexible UGB. She stated local governments should have input into the process. She spoke to the Coffee Lake area near Wilsonville (the boot area discussed by the first speaker) as a significant wetland, calling for

its inclusion, restoration and protection. She encouraged adoption of the plan including a provision to encourage local participation.

Dick Schouten, 6105 SW 148th Ave., Beaverton, 97007, called for investment in the infrastructure to accomplish the direction of the plan. He noted the plan would call for future commitment of indebtedness in the development of the plan components. He questioned the long range approach of the plan, calling for a mandated five year review of the plan. He called for additional opportunity to examine the plan, and urged the decision to be extended.

Dick Shouten, 6105 SW 148th Ave., Beaverton, 97007, stated he supported the position of 1,000 Friends of Oregon. He noted the PGE site was a good argument against urban sprawl. He noted it was difficult to find and without an automobile it couldn't be reached. He stated he lived on a large lot that was difficult to maintain. He noted he now lived on a manageable, small lot that provided privacy.

Irma Trommlitz, 515 NW 112th Ave., Portland, 97229, supported the plan in general. She expressed concern related to the absence of coordination of the plan related to schools. She referred to Nelson's thesis, noting communities were identified by schools. She noted parking reductions could not be made without an increase in transit service. She called for the coordination of transit along school lines. She supported maintaining affordable housing. She called for a land trust on a region wide basis to provide for affordable housing.

Catherine Clark, 131 Tualatin Loop, West Linn, 97068, distributed and summarized testimony related to Cooks Butte in the Stafford Road area. She opposed the inclusion of the Stafford area in the Urban Reserve Study Area.

Paula Peek, 17980 SW Shadypeak Ln., Beaverton, 97007, stated she hoped that her children could be raised in a rural area close to an urban area. She expressed concerns about loss of wildlife in the region. She stated her real estate clients came to Oregon because of the space, noting no one ever indicated a desire to live near thousands of people on a small lot.

Chair Kvistad closed the public hearing and adjourned the meeting at 9:40 p.m.

Respectfully Submitted,

  
Susan Lee  
Committee Recorder

**APPROVED**  
**Date** 11-3-94