AGENDA

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736 TEL 503 797 1700 | FAX 503 797 1797



METRO

METRO COUNCIL REGULAR MEETING
March 7, 1996
Thursday
2:00 p.m.
Council Chamber

Approx. <u>Time</u> *

Presenter

Monroe

- 2:00 PM CALL TO ORDER AND ROLL CALL
- (5 min.) 1. INTRODUCTIONS
- (5 min.) 2. CITIZEN COMMUNICATIONS
- (5 min.) 3. EXECUTIVE OFFICER COMMUNICATIONS
 - 4. CONSENT AGENDA
- 2:15 PM 4.1 Consideration of Minutes for the February 22 and February 29, 1996 Metro (5 min.) Council Meetings.
 - 5. ORDINANCES SECOND READINGS
- 2:20 PM 5.1 Ordinance No. 96-632, Amending the FY 1995-96 Budget and Appropriations
 (5 min.) Schedule for the Purpose of Adopting the FY 1995-96 Supplemental Budget, and Declaring an Emergency.
- 2:25 PM 6. COUNCILOR COMMUNICATIONS
- (10 min.)
- 2:35 PM ADJOURN

For assistance/Services per the Americans with Disabilities Act (ADA), dial TDD 797-1804 or 797-1540 (Council Office)

* All times listed on the agenda are approximate; items may not be considered in the exact order listed.

Recycled Paper

REGIONAL FACILITIES COMMITTEE REPORT

CONSIDERATION OF ORDINANCE NO. 96-632, AN ORDINANCE AMENDING THE FY 1995-96 BUDGET AND APPROPRIATIONS SCHEDULE FOR THE PURPOSE OF ADOPTING THE FY 1995-96 SUPPLEMENTAL BUDGET; AND DECLARING AN EMERGENCY.

Date: February 15, 1996

Presented by: Councilor Monroe

Committee Recommendation: At the February 12 meeting, the committee voted unanimously to recommend Council adoption of Ordinance No. 96-632. Voting in favor: Councilors McFarland, Monroe and Washington.

Committee Issues/Discussion: Chair Washington said that the details of this Ordinance were heard in the Finance Committee. Mr. Pat LaCrosse, general manager of MERC, said briefly that the Ordinance was one of several pieces needed to complete the EXPO expansion, and noted that the effect of the Ordinance is to move \$355,734 into contingency and recognize \$2.5 million in revenue (a privately placed bond).

BEFORE THE METRO COUNCIL

AN ORDINANCE AMENDING THE FY 1995-96 BUDGET AND APPROPRIATIONS SCHEDULE FOR THE PURPOSE OF ADOPTING THE FY 1995-96 SUPPLEMENTAL BUDGET, AND DECLARING AN EMERGENCY

ORDINANCE NO. 96-632

Introduced by Executive Officer Mike Burton

WHEREAS, Conditions exist which had not been ascertained at the time of the preparation of the FY 1995-96 budget, and a change in financial planning is required; and

WHEREAS, The Multhomah County Tax Supervising and Conservation Commission held its public hearing on the Supplemental Budget of Metro for the fiscal year beginning July 1, 1995, and ending on June 30, 1996; and

WHEREAS, Recommendations from the Tax Supervising and Conservation Commission have been received and acted upon, as reflected in the Supplemental Budget and Schedule of Appropriations; now, therefore.

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. That the FY 1995-96 Budget and Schedule of Appropriations are hereby amended as shown in the column titled "Revision" of Exhibits A and B to this Ordinance.

This Ordinance being necessary for the immediate preservation of the public health, safety and welfare, in order to meet obligations and comply with Oregon Budget Law, an emergency is declared to exist, and this Ordinance takes effect upon passage.

ADOPTED by the Metro Council this _____ day of _____, 1996.

Jon Kvistad, Presiding Officer

ATTEST:

Recording Secretary

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EXHIBIT A ORDINANCE NO. 96-632 FY 1995-96 SUPPLEMENTAL BUDGET

Regional Parks and Expo Fund

					FISCALYE	AR 1995	-96			
	· · · · · · · · · · · · · · · · · · ·	A	DOPTED	R	EVISED	REG	QUESTED	PRO	DPOSED	
		B	UDGET	В	UDGET	CHANGE		BUDGET		
ACCT #	DESCRIPTION	FTE	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	AMOUN	
Resourc	:es				<u></u>		······································	,		
R	esources								•	
305000	Fund Balance - general (Intergov't Rev)		· 0		.0	•	0			
391010	Trans. of Resources from General Fund		0		· 0		. 0			
	EGIONAL PARKS & GREENSPACES		Ū	•	Ŭ		v			
305000	Fund Balance - Unrestricted	• •	288,000		288,000		0		288,00	
305000	Fund Balance - restricted		143,196		143,196		0		-	
322000	Boat Ramp Use Permit		930		930		0		143,19	
331110	Federal Grants-Operating-Direct		0	· ·	550		0	•	93	
	National Parks Service				· 0		0			
	U.S. Fish & Wildlife Service (Years 1 & 2)		58,428		58,428		. 0	1	58,42	
	U.S. Fish & Wildlife Service (Year 3)		336,813		336,813		0		336,81	
• •	U.S. Fish & Wildlife Service (Year 3)		374,716		374,716		· 0		374,71	
331120 .	Federal Grants-Operating-Indirect		0		3/4,/10		. 0		3/4,/	
001120	NSF/Saturday Academy		0	·	0		. 0		•	
	FHWA/CMAQ		42,500		42,500		0		42,50	
331300	Federal Grants-Capital		42,000		42,500		0		42,00	
334110	State Grants-Operating-Direct		0		0		0			
54110	Oregon State Parks		. 0		0		. 0		•	
•	-	•	· · · · · · · · · · · · · · · · · · ·		•		. 0		CE N	
337210	Oregon State Marine Board		- U		65,000		0		65,00	
557210	Local Grants-Operating-Direct Portland Parks		•		0	•	0			
	Tualatin Hills Parks & Recreation District		5,000		5,000		0		5,00	
			. 0		0		0	•		
	Lake Oswego (trails)		0		. 0		• 0			
	Portland Parks (trails)		. 0	•	0		0			
	Milwaukie (trails)				. 0		0		-	
	Gresham City of Dartland UDA (EDA		500		500		0		50	
	City of Portland, IPA/EPA		4,500		4,500	•	0		4,50	
	Local governments		. 0		0		. 0			
338000	Bybee-Howell	_	0		0		0			
	Local Gov't Shared Revenues-R.V. Registration Fee	S	249,394		249,394		0	•	249,39	
338200	Local Gov't Shared Revenues		140,000		140,000		0		140,00	
339200	Intergovernmental Revenue (County transfer 1/1/94)		0		0		. 0		4 045 00	
339200	Contract Services		1,315,662		1,315,662	•	0		1,315,66	
339300	Government Contributions		10,500		22,500		0		22,50	
341700	Cemetery Services		111,395	-	111,395	•	. 0	•	111,39	
341710	Cemetery Sales		60,791	•	60,791) ()		60,79	
347100	Admissions		287,250		287,250		0		287,25	
347110	User Fees		0		0		0			
347120	Reservation Fees		100,930		100,930	•	0	•	100,93	
347151	Annual Passes		0		0		. 0			
347152	Family Camp Fees		25,116	• •	25,116		0		25,11	
347153	Group Camp Fee		6,047	•	6,047		. 0		6,04	
347220	Rental-Buildings		23,023		23,023		0		23,02	
347300	Food Service		4,093		4,093		0		4,09	
347810	Management Fee Income - Glendoveer income		692,028		692 ,0 28		· 0	•	692,02	

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EXHIBIT A ORDINANCE NO. 96-632 FY 1995-96 SUPPLEMENTAL BUDGET

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Regional Parks and Expo Fund

					FISCALIYE	AR 1904	.96		
·	2				EVISED UDGET	REG	REQUESTED CHANGE		OPOSED UDGET
ACCT#	DESCRIPTION	FTE	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	AMOUNT
Resourc	:es			<u></u>	· · · · ·				· · · · · ·
347830	Contract Revenue - Glendoveer Lease		18,977		18,977		. 0		18,977
347840	Concessions Revenue		7,348	•	7,348		0		7,348
347900	Other Miscellaneous Revenue		22,834		22,834		. 0		22,834
347960	Boat Launch Fees	•	128,372		128,372		0		128,372
361100	Interest Earned		13,685		13,685		0		13,685
365100	Donations & Bequests		0		0		0	•	0
373500	Sale of Proprietary Assets		17,170		17,170		0		17,170
391010	Trans. of Resources from General Fund		533,709		533,709		: O		533,709
391010	Trans. of Res. from Gen'l Fund (landbanking)		0		87,180		0		87,180
391010	Trans. of Res. from Gen'l Fund (earned on Parks/	Expo)	213,329		213,329		0	1	213,329
391140	Trans. Resources from Planning Fund		0		0		. 0		0.
393150	Trans. Direct Costs from Open Spaces Fund		64,132	•	64,132		0		64,132
393761	Trans. Direct Costs from Smith & Bybee Lakes Fu	nd	50,470		50,470		0		50,470
393765	Trans. Direct Costs from Regional Parks Trust Fu	nd	4,000		4,000		0		4,000
E	XPO CENTER	•					•		
305000	Fund Balance - Unrestricted								
	Unrestricted		272,348		272,348		355,734		628,082
	Capital Requirements		133,000	•	133,000		0		133,000
	Renewal & Replacement	•	700,000		700,000		0		700,000
339200	Contract & Professional Services		• 0		0		. 0		. 0
347220	Rental-Buildings		562,051		5 62,051		0		562,051
347230	Rental-Equipment		0		0		0		0
347300	Food Service		1,221,400		1,221,400		. 0		1,221,400
347311	Food Service-Concessions		0	•	0		0		0
347320	Food Service-Catering		. 0	•	0		0		. 0
347600	Utility Services		46,511		46,511		0		46,511
347620	Utility Services-Telephone		0		0		0		0
347700	Commission Revenue		0		· 0		0		0
347900	Other Miscellaneous Revenue		40,851		40,851		0		40,851
361100	Interest Earned		66,000		66,000		0		66,000
372100	Reimbursements-Labor		30,523	•	30,523		. 0		30,523
374000	Parking Fees		681,302		681,302		. 0		681,302
385600	Loan Proceeds		. 0		0		2,500,000		2,500,000
TOTAL FU	ND RESOURCES		9,108,824		9,273,004		2,855,734		12,128,738

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EXHIBIT A ORDINANCE NO. 96-632 FY 1995-96 SUPPLEMENTAL BUDGET

Regional Parks and Expo Fund

					FISCALYE	AR 1991	-96			
•			ADOPTED BUDGET		REVISED BUDGET		REQUESTED CHANGE		PROPOSED BUDGET	
ACCT#	DESCRIPTION	FTE	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	AMOUN	
Regiona	al Parks and Greenspaces		<u>-</u>		<u></u>		•••••••		,	
<u>ד</u>	Total Personal Services	46.60	1,832,791	47.10	1,860,171	0.00	0	47.10	1,860,17	
T	otal Materials & Services		1,736,830		1,902,130	<u></u>	0		1,902,13	
T	otal Capital Outlay		1,174,700		1,166,200		0		1,166,20	
OTAL RE	GIONAL PARKS EXPENDITURES	46.60	4,744,321	47.10	4,928,501	0.00	0	47.10	4,928,50	
Expo Ce	enter					•		I		
Ţ	otal Personal Services	11.83	525,266	11.83	525,266	0.00	0	11.83	525,266	
T	otal Materials & Services		1,233,245		1,233,245		0		1,233,24	
<u>c</u>	apital Outlay									
571200	Purchases-improvements		. 75,000		75,000		0		75,00	
571300	Buildings, Exhibits & Related		80,000		80,000		0		80,00	
571400	Equipment and Vehicles	•	31,200		31,200		0		31,200	
571500	Purchases-Office Furniture & Equipment		5,250		5,250		0		5,25	
574120	Architectural Services		0		0		1,000,000		1,000,000	
574130	Engineering Services	4	0	1	0	·	1,500,000		1,500,000	
T	otal Capital Outlay		191,450		191,450	· · · · ·	2,500,000		2,691,450	
OTAL EX	PO CENTER EXPENDITURES	11.83	1,949,961	11.83	1,949,961	0.00	2,500,000	11.83	4,449,961	
General	Expenses								•	
T	otal Interfund Transfers		640,736		640,736	·	0		640,736	
C	ontingency and Unappropriated Balance		-							
599999	Contingency					•	-			
	* Undesignated		333,265		313,265		355,734		668,999	
	* Open Spaces Bonds		64,132		64,132		0		64,132	
599990	Unappropriated Balance		0		0		0			
	* Undesignated		636,409		636,409		0		636,409	
	Expo Center Renewal & Replacement		740,000		740,000		• 0		740,000	
· <u> </u>	otal Contingency and Unappropriated Balance		1,773,806	,	1,753,806		355,734		2,109,540	
		58.43								

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Exhibit B	
Ordinance No. 96-632	
FY 1995-96 SCHEDULE OF APPROPRIATIONS	3

		FISCAL YEAR 1905-06			
	ADOPTED	REVISED	REQUESTED	PROPOSED	
·	BUDGET	BUDGET	CHANGE	BUDGET	
REGIONAL PARKS AND EXPO FUND		•			
Regional Parks and Greenspaces	•				
Personal Services	1,832,791	1,860,171	0	1,860,171	
Materials & Services	1,736,830	1,902,130	0	1,902,130	
Capital Outlay	1,174,700	1,166,200	0	1,166,200	
Subtotal	4,744,321	4,928,501	. 0	4,928,501	
Expo Center			•		
Personal Services	. 525,266	525,266	0	525,266	
Materials & Services	1,233,245	1,233,245	0	1,233,24	
Capital Outlay	191,450	191,450	2,500,000	2,691,450	
Subtotal	1,949,961	1,949,961	2,500,000	4,449,961	
Interfund Transfers	640,736	640,736	0	640,736	
Contingency	397,397	377,397	355,734	733,131	
Unappropriated Balance	1,376,409	1,376,409	0	1,376,409	
Total Fund Requirements	\$9,108,824	\$9,273,004	\$2,855,734	\$12,128,738	

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All Other Appropriations Remain As Previously Adopted

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B-1

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 96-2278 APPROVING THE FY 1995-96 SUPPLEMENTAL BUDGET AND TRANSMITTING THE APPROVED BUDGET TO THE TAX SUPERVISING AND CONSERVATION COMMISSION, AND ORDINANCE NO. 96-632 AMENDING THE FY 1995-96 BUDGET AND APPROPRIATIONS SCHEDULE FOR THE PURPOSE OF ADOPTING THE FY 1995-96 SUPPLEMENTAL BUDGET, AND DECLARING AN EMERGENCY

Date: January 29, 1996

Presented by: Pat LaCrosse Heather Teed

FACTUAL BACKGROUND AND ANALYSIS

A supplemental budget is necessary due to unforeseen circumstances that require changes in our financial planning. These Council actions are presented toward adopting a supplemental budget for FY 1995-96. Ordinance No. 96-632 revises the FY 95-96 budget and appropriations schedule to recognize an additional \$2.5 million in revenue and \$355,734 in beginning fund balance at Expo Center, to be used for the current fiscal year's expenses in constructing a new building at Expo and to increase contingency. The \$2.5 million is to be raised through issuance of a privately placed bond backed by future Expo revenues. Issuance of this bond will be subject to Council approval. This Ordinance is presented at this time but is not intended to be adopted until after the Tax Supervising and Conservation Commission (TSCC) conducts a public hearing. TSCC review is required under Oregon Budget Law because total appropriations are being increased by more than ten percent of the value of the fund's adopted expenditures. Resolution No. 96-2278 approves the Supplemental Budget and transmits the approved budget to the TSCC. Specific changes to the budget under this proposal are explained below.

The Expo Center is in need of both extensive renovation to the existing facility, as well as expansion of the facility to improve business opportunities. If expansion and renovation are to take place as recommended, expansion should come first so there will be a facility for Expo's clients to use while the current facility is closed for renovation. This supplemental budget will provide appropriation authority to begin construction in this fiscal year, to meet the goal of completing the new facility with 120,000 square feet of exhibit space by March of 1997. The source of funds to begin work this year is to be a privately placed bond. Such a bond is different from more typical bonds that are issued through competitive bid or negotiated sale, in that purchase of the bond and terms for repayment are negotiated with one buyer prior to the bond's issuance. Metro is in discussions with a likely purchaser of the bond, and there is the expectation that a final agreement will be concluded within a month.

The expansion project is estimated to cost \$13 million. Funding sources for the project are as follows:

Oregon Convention Center fund balance	\$ 9.0 million
Expo Center fund balance	\$ 1.0 million
Bond proceeds	\$ 2.5 million
Grant or loan from unidentified source	\$ 0.5 million
TOTAL	\$13.0 million

The money from the OCC and Expo fund balances cannot be made available before July 1, 1996, as those funds are budgeted this fiscal year as Unappropriated Balance and cannot be expended under Oregon Budget Law. The Executive's Proposed Budget will propose the use of these funds for this project. The Convention Center funds must be approved for use on this project by Multnomah County, whose hotel/motel tax ordinance now precludes the use of the tax proceeds beyond the Convention Center. Discussions with the County on this matter are currently taking place. Finally, discussions are also under way to determine a source of the final \$500,000 if those funds are needed to complete the project.

The project schedule calls for actual construction to begin in June of 1996. Prior to that, architectural and engineering work will be done to prepare the site and draw plans for the building. MERC has authorized execution of a contract for architectural services with Yost Grube Hall, P.C., who is working on the project now. The process also calls for a general contractor to be retained early in the process, and to be included in design development work to reduce project costs and accelerate project completion. Preliminary projections anticipate expenditure or commitment of over \$1.7 million on the project by June 1, primarily on design and engineering work; MERC staff also expects to order the steel for the project this fiscal year, which may require some upfront payment in May or June.

SUMMARY OF BUDGET IMPACT

Specific line item changes and appropriation modifications are provided in Exhibits A and B to the Ordinance. The following is a summary of the changes requested in the Supplemental Budget for FY 1995-96:

Resources	Regional Parks & Expo Fund
Beginning Fund Balance	\$ 355,734
Loan Proceeds	\$2,500,000
TOTAL RESOURCES	\$2,855,734
Requirements	
Capital Outlay	\$2,500,000
Contingency	\$ 355,734
TOTAL REQUIREMENTS	\$2,855,734

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends approval of Resolution No. 96-2278 approving the Supplemental Budget and transmitting the Approved Supplemental Budget to the Tax Supervising and Conservation Commission. In addition, following TSCC review and certification, the Executive Officer recommends adoption of Ordinance No. 96-632, adopting the FY 1995-96 Supplemental Budget, recognizing the increases in operating revenues and requirements for the Expo portion of the Regional Parks & Expo Fund to facilitate construction of a new facility at the Expo Center and to increase contingency.

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METRO

Date: March 7, 1996

To: Metro Council

From: Mike Burton, Executive Officer

Subject: RESPONSE TO TSCC CERTIFICATION LETTER FOR FY 1995-96 SUPPLEMENTAL BUDGET (EXPO)

Metro is in receipt of a letter dated February 29, 1996, from the Tax Supervising and Conservation Commission reporting the results of the Commission's review of Metro's supplemental budget for Expo. This review was performed under the provisions of Oregon Revised Statues 294.605 through 294.710. The law provides, in part, that the Commission must review Metro's supplemental budget prior to the date Metro adopts this budget.

The Commission has certified Metro's supplemental budget for the Expo expansion project in FY 1995-96. Contained within their letter was the recommendation that Metro publicize the relationship between the Convention Center and the proposed Expo Center improvements so to counterbalance any false perceptions.

I recommend that the Council consider the TSCC's recommendation and incorporate it into future conversations regarding both the Convention Center and the Expo Center. As you know, since the Expo Center has come into the MERC facility mix, it has been a managed in conjunction with the Convention Center.

cc: Gary Conkling, Chair, Metro E-R Commission Pat LaCrosse, Director, MERC

TAX SUPERVISING & CONSERVATION COMMISSION MULTNOMAH COUNTY, OREGON

TSCC

724 Mead Building

421 S.W. Fifth Avenue

February 29, 1996

Portland, Oregon 97204-2189 Voice (503) 248-3054 FAX (503) 248-3053 E Mail TSCC@aol.com

Metro Councilors 600 N.E. Grand Avenue Portland, Oregon 97232

Dear Councilors:

The Tax Supervising and Conservation Commission met on February 29, 1996 to review, discuss and conduct a public hearing on the Metro 1995-96 Supplemental Budget. This hearing was conducted pursuant to ORS 294.605-705 to confirm compliance with applicable laws and to determine the adequacy of estimates necessary to support efficient and economical administration of the district.

The 1995-96 supplemental budget is hereby certified with the following recommendation.

Recommendation:

Changes in Transient Lodgings Tax Use

-Multnomah County's 3% transient lodgings tax is largely dedicated to Oregon Convention Center operations, marketing and improvement. We understand that the application of \$9m of these proceeds for a new exhibit hall at the Portland Exposition Center broadens the tax's use. As discussed, please make certain that the changes to authorize the tax's expanded use are effected before adjustments to next year's budget are authorized. Also, please note that the expansion of a tax's use beyond its original intent can be misunderstood by the public, especially if it coincides with unanticipated generated resources. We recommend that you publicize the relationship between the Convention Center and proposed Expo Center improvements so to counterbalance any false perceptions.

Estimates were judged to be reasonable for the purposes shown and the document was found to be in substantial compliance with the law.

Supplemental budget estimate amounts certified are as follows:

	Supplemental <u>Budget Request</u>			Revised Budget
Regional Parks & Expo Fund	\$	2.855.734	\$	12,128,738
Total Supplemental Budget	\$	2,855,734	\$	12,128,738

Commissioners Richard Anderson, Roger McDowell, Tom Novick, Charles Rosenthal, Ann Sherman

Metro Councilors 1995-96 Supplemental Budget February 29, 1996 page 2

Please file a copy of the adopted supplemental budget and supporting documentation within 15 days of adoption. Thank you for your cooperation and dialog.

Yours very truly,

TAX SUPERVISING & CONSERVATION COMMISSION

Kulu

Richard Anderson, Commissioner

Anthony Jankans, Commissioner

Roger McDowell, Commissioner

Charles Rosenthal, Commissioner

CW:cw

PEGGY LYNCH

(503) 646-4580 (503) 646-6286 (fax) ZULUDAR@aol.com (e-mail)

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3840 SW 102nd Avenue Beaverton, OR 97005-3244

March 7, 1996

To: Presiding Officer Jon Kvistad and Members of the Metro Council

cc: Mike Burton, Metro Exec

Metro Policy Advisory Committee c/o Paulette Allen

Re: UGB Expansion and the Issue of Density

I want to share with you what is actually happening TODAY in our neighborhoods. The following is a sample of the land use applications in my small corner of the Metro region—and I live in the "developed" area of West Slope/Raleigh Hills/Garden Home in unincorporated east Washington County (between Portland and Beaverton):

- -SW 76th: land partition to create two parcels & reduce required paved width of roadway;
- -SW 66th: allow single family residence in area of special concern

-SW 69th: land partition to create two parcels

-SW 110th: divide property into three sites, including existing house

-SW 91st: flag lot

- -SW Richey Lane: 12-lot single family subdivision
- -SW Canyon Road: 3-lot subdivision

-SW 96th: 6-lot subdivision

These applications will all appear in the <u>March</u> newsletter of my Citizen Participation Organization (CPO #3). By my count that is <u>the addition of 29</u> <u>homes</u>--single family homes--not some Singapore-like density increase. We see new applications monthly. The value of land and the changing lifestyle of residents has seen the large lots in our area divided to serve more homes. We see the value in reduced roadway widths and other variances that allow efficient use of land.

In addition, many of our large older homes serve two families as mom and dad play host to a son or daughter (with their family) or siblings (with families) share a large home. This is occurring without a change in the community development code allowing "granny flats" or new duplexes and is legal because of familial relationships. Shrinking or stagnate wages with increased price of home ownership or rental are also factors causing this change (market-driven change!). But the point is, no matter what the dynamics causing the changes, <u>they are</u> <u>happening TODAY in local neighborhoods</u>. Reality, not supposition, is causing us "in the trenches" to say: "Give us a chance to implement the proposed Functional Plan BEFORE you expand the UGB." <u>The rules under which the above</u> applications are being processed are on the books today.

Sec. 2 .

Imagine the opportunities posed by your proposed Functional Plan which would cause changes in local comprehensive plans and community development codes providing more easily changes such as those cited above. Because we are already experiencing these changes, opposition to the Functional Plan elements may be less than expected by some cynics. And even if you don't approve the Functional Plan-current rules are allowing these changes today.

We WILL become denser. The questions become more targeted: Will we do so orderly and with a plan in mind? Will we carefully consider the issues of cost of public services? Will Tri-Met move quickly to respond to these changes? Or will we allow sprawl to dominate the public discussion--drain our finite resources--and destroy our current neighborhoods?

METRO Wetro Public Hearing
Please print legibly!
Date: 3/07 Clerk's No.:
Name: Pegga Lunch
Affiliation:
Address: 3840 SW/02the Are
City: Broch Zip Code: 97005
Phone Number: 646-4580
I wish to speak on agenda item#: 2 Citizen Com.
For: Against:
Have you testified previously on this subject? Yes No C c:\lr\cncldep\2083

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