

A G E N D A

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736
TEL 503 797 1538 | FAX 503 797 1793



METRO

MEETING: METRO COUNCIL REGULAR MEETING
DATE: May 9, 1996
DAY: Thursday
TIME: 2:00 PM
PLACE: Council Chambers

Approx.
Time*

Presenter

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 May 2, 1996 Metro Council Meeting.

(5 min)

5. ORDINANCES - SECOND READING

2:20 PM

- 5.1 **Ordinance No. 96-642**, For the Purpose of Establishing a Temporary Decrease in the Rate of the Metro Excise Tax

(5 min)

Monroe

6. RESOLUTIONS

2:25 PM

- 6.1 **Resolution No. 96-2317**, To Waive the Metro Urban Growth Boundary Annual Petition Filing Deadline for Clackamas County for the Proposed Major Amendment at 147th Avenue and Sunnyside Road.

(5 min)

McLain

2:30 PM
(5 min)

- 6.2 **Resolution No. 96-2318**, To Waive the Metro Urban Growth Boundary Annual Petition Filing Deadline for the City of West Linn on Behalf of the West Linn-Wilsonville School District for a Locational Adjustment near Rosemont and Day Roads in Clackamas County.

McLain

2:35 PM
(10 min)

7. **COUNCILOR COMMUNICATIONS**

2:45 PM

ADJOURN

Agenda Item Number 4.1

**Consideration of the May 2, 1996 Metro Council
Minutes**

The minutes of the May 2, 1996 meeting were not available at the time this agenda was printed. They will be made available to interested parties prior to the regularly scheduled Council meeting on May 9, 1996.

**Metro Council meeting
Thursday, May 9, 1996**

Agenda Item Number 5.1

**Ordinance No. 96-642, For the Purpose of Establishing a
Temporary Decrease in the Rate of the Metro Excise Tax.**

**Metro Council meeting
Thursday, May 9, 1996**

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ESTABLISHING) Ordinance No. 96-642
A TEMPORARY DECREASE IN THE)
RATE OF THE METRO EXCISE TAX) Introduced by
) Councilor Rod Monroe

THE METRO COUNCIL ORDAINS AS FOLLOWS:

Section 1.

Notwithstanding the provision of Section 7.01.020(b) of the Metro Code, the rate of tax for the Metro Excise Tax for the period from the effective date of this Ordinance until June 30, 1997, shall be 7.25 %. On and after July 1, 1997, the rate of tax shall be 7.5%.

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

Jon Kvistad, Presiding Officer

Approved as to Form:

Daniel B. Cooper, General Counsel

jep
r-0/1272

Agenda Item 6.1

Resolution No. 96-2317, To Waive the Metro Urban Growth Boundary Annual Petition Filing Deadline for Clackamas County for the Proposed Major Amendment at 147th Avenue and Sunnyside Road.

Metro Council meeting
Thursday, May 9, 1996

BEFORE THE METRO COUNCIL

TO WAIVE THE METRO URBAN GROWTH) RESOLUTION NO. 96-2317
BOUNDARY PETITION ANNUAL FILING)
DEADLINE FOR CLACKAMAS COUNTY FOR)
THE PROPOSED MAJOR AMENDMENT AT) Introduced by Mike Burton,
147TH AVENUE AND SUNNYSIDE ROAD) Executive Officer

WHEREAS, Clackamas County filed a petition on March 15, 1996, to amend the Urban Growth Boundary (UGB) for 150 acres in the vicinity of 147th Avenue and Sunnyside Road in Clackamas County; and

WHEREAS, The petition was found to be incomplete and lacking key evidence to meet the major amendment criteria in the Metro Code demonstrating a need for more land inside the UGB; and

WHEREAS, The County acknowledged the petition to be incomplete and submitted a written request of the Executive Officer to initiate a waiver of the filing deadline; and

WHEREAS, The County wishes to wait and submit the petition after the Metro Council makes a decision related to UGB land need and Urban Reserves designation; and

WHEREAS, The Metro Council is scheduled to designate Urban Reserves this summer as well as consider this year the issue of UGB land need in relation to the forecast population growth for the next 20 years; now, therefore,

BE IT RESOLVED,

1. A waiver for a major UGB amendment petition at 147th Avenue and Sunnyside Road is hereby granted Clackamas County; and

2. The deadline for this petition to be complete is hereby established at ninety (90) days after the Metro Council has: 1) designated the Urban Reserves, and 2) made a determination of whether there is need for new land inside the UGB; and

3. The petition may be submitted to Metro by Clackamas County for action at any time up to the deadline described above.

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

Jon Kvistad, Presiding Officer

ATTEST:

Approved as to Form:

Recording Secretary

Daniel B. Cooper, General Counsel

STAFF REPORT

CONSIDERATION OF RESOLUTION NO. 96-2317 TO WAIVE THE METRO URBAN GROWTH BOUNDARY PETITION ANNUAL FILING DEADLINE FOR CLACKAMAS COUNTY FOR THE PROPOSED MAJOR AMENDMENT AT 147TH AVENUE AND SUNNYSIDE ROAD

Date: April 4, 1996

Presented by: Stuart Todd,
Growth Management Services

BACKGROUND INFORMATION

Clackamas County filed a major amendment on March 15, 1996, to add 150 acres north of Sunnyside Road in the vicinity of 147th Avenue to the Urban Growth Boundary (UGB). This petition was accompanied by a letter from the Board of County Commissioners asking the Executive Officer for a waiver of the filing deadline (see Attachment A). The Board acknowledged that the petition was incomplete. The petition lacked one crucial piece of evidence for a major amendment - the demonstration of need for urban land inside the UGB.

Clackamas County would like to use the Metro Council's land use reports and decisions as the basis for presenting credible evidence to address urban land need and major amendment location criteria. In essence, Clackamas County wants the option to file for this UGB amendment after the urban reserves have been decided and a conclusion has been reached about UGB expansion.

ACTION REQUESTED

This resolution would provide the County an opportunity to re-file the major amendment later this year. They would not be restricted to the annual filing deadline - the next opportunity being March 15, 1997.

The Metro Code makes a provision for waiving the filing deadline (3.01.33(d)). A Metro Councilor or the Executive Officer may request the waiver, and it can be approved by a two-thirds vote of the Metro Council.

The resolution sets the filing deadline, as the County requested, at ninety (90) days after: 1) the Urban Reserves designation decision, and 2) a decision on the UGB expansion need. Because the UGB need decision may not be definitive this year, the resolution makes a provision to allow the County to file the petition at any time up to the deadline. This clause will allow the County to proceed with the petition earlier if they deem they have sufficient evidence from the Metro Council deliberations to support the amendment.

EXECUTIVE OFFICER RECOMMENDATION

The Executive Officer recommends adoption of Resolution No. 96-2317.



CLACKAMAS COUNTY

Board of Commissioners

DARLENE HOOLEY
CHAIR

ED LINDQUIST
COMMISSIONER

JUDIE HAMMERSTAD
COMMISSIONER

March 15, 1996

Mike Burton, Executive Officer
Metro
600 NE Grand Avenue
Portland, OR 97232-2736

Dear Mike:

Clackamas County, in submitting the petition to expand the urban growth boundary in the vicinity of 147th Avenue and Sunnyside Road, recognizes that some portions of the petition are incomplete.

The petition requires that a determination be made that there is not sufficient or adequate land within the present UGB for development and that, therefore, land needs to be added to the UGB. The region has been analyzing this issue over the past several years and it is anticipated that Metro will make determinations about urban reserves and the need to expand the UGB soon.. These determinations are critical factors that have not been addressed in Clackamas County's petition.

This letter is a request that Metro Council approve a time extension for Clackamas County to complete its petition until 90 days after Metro makes its determination about urban reserves and the need for expansion of the UGB. Approval of this time extension will provide the County the opportunity to complete the petition in a manner that is consistent with Metro's 2040 vision and goals, as well to provide timely information.

Thank you for your support of this request.

Sincerely,

Chair, Darlene Hooley

Commissioner, Ed Lindquist

Commissioner, Judie Hammerstad

Resolution No. 96-2318, To Waive the Metro Urban Growth Boundary Annual Petition Filing Deadline for the City of West Linn on Behalf of the West Linn-Wilsonville School District for a Locational Adjustment near Rosemont and Day Roads in Clackamas County.

**Metro Council meeting
Thursday, May 9, 1996**

BEFORE THE METRO COUNCIL

TO WAIVE THE METRO URBAN GROWTH) RESOLUTION NO. 96-2318
BOUNDARY ANNUAL PETITION FILING)
DEADLINE FOR THE CITY OF WEST LINN)
ON BEHALF OF THE WEST LINN-WILSONVILLE)
SCHOOL DISTRICT FOR A LOCATIONAL)
ADJUSTMENT NEAR ROSEMONT AND DAY) Introduced by Mike Burton,
ROADS IN CLACKAMAS COUNTY) Executive Officer

WHEREAS, The City of West Linn on behalf of the West Linn-Wilsonville School District filed a locational adjustment petition on March 15, 1996 ,to amend the Urban Growth Boundary (UGB) for 19.9 acres in the vicinity of Day and Rosemont Roads in Clackamas County; and

WHEREAS, The petition was found to be incomplete and lacking a statement by the Clackamas County Board of Commissioners regarding the petition, as required by the Metro Code; and

WHEREAS, The petitioner had provided a staff comment by the County in regards to the County's position on the petition; and

WHEREAS, The petitioner was unable to get the formal statement of the County Board by the April 5, 1996, review deadline allowed by the Metro Code through no fault of their own; and

WHEREAS, The petitioner had also asked Metro in writing to withhold action on the petition until after the Metro Council had designated Urban Reserves this summer, and

WHEREAS, the Metro Council is scheduled to designate Urban Reserves this summer; now, therefore,

BE IT RESOLVED,

1. A waiver for filing the proposed locational adjustment petition at Day and Rosemont Roads is hereby granted to the City of West Linn on behalf of the West-Linn Wilsonville School District; and

2. The new deadline for this petition to be complete is hereby established, as requested, at thirty (30) days after the Metro Council has designated the Urban Reserves.

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

Jon Kvistad, Presiding Officer

ATTEST:

Approved as to Form:

Recording Secretary

Daniel B. Cooper, General Counsel

STAFF REPORT

CONSIDERATION OF RESOLUTION NO. 96-2318 TO WAIVE THE METRO URBAN GROWTH BOUNDARY ANNUAL PETITION FILING DEADLINE FOR THE CITY OF WEST LINN; A PETITION ON BEHALF OF THE WEST LINN-WILSONVILLE SCHOOL DISTRICT FOR A LOCATIONAL ADJUSTMENT NEAR ROSEMONT AND DAY ROADS IN CLACKAMAS COUNTY

Date: April 4, 1996

Presented by: Stuart Todd,
Growth Management Services

BACKGROUND INFORMATION

The West Linn-Wilsonville School District prepared a locational adjustment petition for 19.9 acres near Rosemont and Day Roads in Clackamas County. The petition was submitted on Metro's annual filing deadline for Urban Growth Boundary (UGB) amendments, March 15, 1996. However, the petition was lacking the required formal written statement expressing a position on the petition by the governing body of the jurisdiction with land use authority, in this case Clackamas County.

The petitioner was misled by both Clackamas County staff and Metro filing form instructions, that comment from the Clackamas County staff would suffice to meet the petition requirements. When the petitioner was notified of the deficiency in the petition and the two-week deadline to complete the petition, there was insufficient time to notice and hold a Board meeting on the matter (see Attachment "A").

In addition, the petitioner had requested in their petition that Metro not act on the petition until the Metro Council designated Urban Reserves, since this decision would have bearing on their case. Delaying the hearing until the urban reserve decision is made would be discretionary response by staff. There is no deadline by which UGB cases must receive a hearing, however, the most straight forward way to respond to the request for delay in processing the petition would be to grant a waiver of the filing deadline.

ACTION REQUESTED

The resolution would waive the filing deadline until the urban reserves decision has been made by the Metro Council. This would allow the petitioner to submit the County's required statement and complete the petition. It would accommodate the petitioner's request by not starting the action on the petition until the urban reserve decision has been made.

A waiver can be introduced by the Executive Officer or a Metro Councilor, and may be approved by a two-thirds vote of the Council. The resolution sets the new filing deadline for this case at thirty (30) days after the urban reserve decision. The other option is to let the petitioner file at the next available opportunity, March 15, 1997.

EXECUTIVE OFFICER RECOMMENDATION

The Executive Officer recommends adoption of Resolution No. 96-2318.



McKeever/Morris, Inc.
722 S.W. Second Avenue
Suite 400
Portland, Oregon 97204
fax 503 228-7365
503 228-7352

ATTACHMENT "A"

April 4, 1996

Mike Burton
Executive Officer
Metro
600 N. E. Grand Avenue
Portland OR 97232-2736

RE: Locational Adjustment Application
Waiver of Filing Deadline

Dear Mr. Burton:

On behalf of the city of West Linn and the West Linn-Wilsonville School District, I am requesting a waiver of the Locational Adjustment application filing deadline as provided by Section 3.01.33 (d) of the Metro Code.

On March 15, 1996, a Locational Adjustment application was submitted by the city of West Linn and the West Linn-Wilsonville School District for a portion of property located on the west side of Day and Rosemont Roads. Stuart Todd, Associate Regional Planner, reviewed the application and indicated that a response by the Clackamas County staff was not sufficient, and that a written comment must be provided from the County Board of Commissioners. I immediately contacted the county and found that it would not be possible to get such a comment until after April 5, 1996, which is the last day to correct all application deficiencies (Metro Code Section 3.01.33 (c)).

The city and the district proceeded diligently to complete the application, including agency comments, by the March 15 filing date. The requirement for a comment from the Board of Commissioners was not made clear to the city and the district because:

1. Section 3.01.33 (h) of the Metro Code indicates that comments from the "governing body of each city or county with land use jurisdiction" must be received. Subsection (3) indicates that a public hearing is optional. Also, with many types of land use cases, a governing body for a local jurisdiction will delegate decision making authority to another body, such as a planning commission, hearings officer or staff.
2. When asked about the Clackamas County process to obtain this comment, the staff indicated that no hearing was required and the staff customarily responds to these requests. This corresponded with our understanding that a governing body could delegate commenting responsibility to the staff.
3. The instruction sheet which came with the application (attached) is clearly misleading because it refers to comments from a county or city - not a governing body. In addition, it says that the local government will determine the process used to respond to the application.

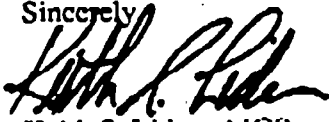
Planning
Design
Public Involvement
Project Management

We have contacted the county for a response from the Board of Commissioners. The county apparently will schedule this issue for public hearing. To meet notice and scheduling requirements, it appears that a county response will be available in May. The city of West Linn and the West Linn-Wilsonville School District are requesting Metro to delay taking action on the application until after the decision has been made regarding the urban reserve area question. Therefore, this delay should not cause any scheduling difficulties for Metro.

The city of West Linn and the West Linn-Wilsonville School District would appreciate your assistance in forwarding a request to the Metro Council to waive the filing deadline to allow sufficient time to include this comment with the application. As requested by the Metro staff, the city and the district will formally submit the Locational Adjustment application within 30 days following designation of the urban reserve areas by the Metro Council.

Thank you for your help. If you have any questions, please contact me.

Sincerely



Keith S. Liden, AICP
Project Manager

cc: Roger Woehl, Superintendent, West Linn-Wilsonville School District
Peter Mersereau, School District Attorney
Mike Butts, Planning Director, City of West Linn
Doug McClain, Clackamas County
Stuart Todd, Metro

KLHD/ACT comm 148
Burton lu 4/1/96

**INSTRUCTIONS
FOR FILING A PETITION
FOR A LOCATIONAL ADJUSTMENT TO
THE METRO URBAN GROWTH BOUNDARY**

- A.** When deciding to petition for a major amendment or locational adjustment, review the relevant standards for the procedure. The process is quasi-judicial and is first considered before an independent hearings officer, before a recommendation is forwarded to the Council for their final decision. In order to approve your petition, the Metro Council must find that the amendment or adjustment requested satisfies all of the applicable standards. Your petition must discuss and present evidence, for each applicable standard, showing that the standard is met.
- B.** Please contact Metro's Growth Management Section to discuss the meaning and application of the standards or the steps in the petition process, or to schedule a "pre-application conference" among affected jurisdictions. If you decide to proceed with your petition, you should request a copy of the complete text of Metro Code Chapter 3.01 (Urban Growth Boundary Amendment Procedures).
- C.** Please obtain a copy of the section map(s) for the area affected from the County Tax Assessor's office. Mark the area to be included in your petition in red on the section map(s). Obtain all maps necessary to include not only all of the subject property, but all tax lots that include any land within 500 feet of the subject property. Mark this outer 500' perimeter line in yellow. These maps must be attached to your petition.
- D.** Please obtain from the County Planning staff (or County Assessor) or a title company a list of all owners of property within 500 feet of the subject property. This list must be certified as accurate.
- E.** You will need to obtain the signatures of property owners who own in total at least 50 percent of the parcels and 50 percent of the land area in each area included in your petition.
- F.** If the property is outside Metro jurisdictional boundary, contact the Portland Metropolitan Area Local Government Boundary Commission for a petition to annex to Metro. A completed and qualified copy of this petition must be submitted to Metro with your petition, although you need not file it with the Boundary Commission until after Metro has acted. Annexation to a city will automatically annex the property to Metro. A completed, but unfiled, petition to annex to a city (see item G) thus meets this requirement.
- G.** To annex to a city, you will need to obtain an annexation petition from the Boundary Commission or the City, and file it with the City for their action. This step is encouraged, but not required for Metro consideration of your petition. It will provide you with information on the City's position on the desired annexation, and information helpful to Metro and the County in their reviews of your petition. The Boundary Commission will not act on the City's annexation request until after Metro has acted.

METRO

600 N.E. Grand Avenue
Portland, OR 97232
TEL 797-1700

- X** H. A complete petition must include comment on the amendment by the County (or City) in which your property is located. Also, you will need comments by any other service providers who would be responsible to service the property including a city government and special districts contracting with that city. Provide a complete petition form, and a "Request for Comment" form to all the potential providers of urban services, including but not limited to: water, sewerage, storm drainage, transportation, schools, parks and open space. A comment from the local jurisdiction's planning staff is adequate to address transportation as well as storm drainage unless a special district provides this service. Metro requires you allow up to four months time for service providers and local governments to comment.
- X** I. The County (or City in rare instances) will inform you of the procedures for its review. This may involve a hearing and there may be a fee.
- J. Your petition must be filed with Metro by March 15 of a given year and completed no later than three weeks after that date in order to receive a hearing before March 15 of the following year. The items required for a complete petition are summarized on the next page. You will be notified by March 22 of the items needed to complete your petition.
- K. A hearing before a hearings officer will be scheduled once your petition is judged eligible and complete. You will be notified of the hearing date and procedure at that time. In general Metro's consideration of your petition will take about four months.

MINUTES OF THE METRO COUNCIL MEETING

May 2, 1996

Council Chamber

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

Councilors Absent: None.

Presiding Officer Kvistad called the meeting to order at 2:05 PM.

1. INTRODUCTIONS

None.

2. CITIZEN COMMUNICATIONS

None.

3. EXECUTIVE OFFICER COMMUNICATIONS

None.

4. Presentation by Mia Burke of the City of Portland Bike Master Plan

Ms. Burke gave a presentation on the Bike Master Plan which was adopted yesterday, May 1, 1996, by the City of Portland. The Master Plan represents a twenty-year blueprint for making the bicycle an integral part of daily life and transportation in the area.

Over twenty years ago, the State Legislature required that one percent of transportation revenue funds be spent on bicycle and pedestrian means of transportation. A Bicycle Task Force was created in Portland and that led to the creation of one of the country's first Bicycle Plans in 1973. Portland was selected by Bicycling Magazine as the number one bicycle-friendly large city in the United States. EPA, this year, also selected to receive the Earth Day Award for bicycle-friendly cities.

Through a combination of progressive land use planning and transportation policies at the local, regional and state levels, combined with education and encouragement, improvements in Tri-Met busses, bicycle patrols, police advocacy groups and an active cycling population, the area has done many things right. The pieces are in place to make Portland a truly bicycle-friendly metropolitan area.

The Bicycle Master Plan, funded in part by Growth Management Services and Transportation Planning outlines what should be accomplished in the next few years. The plan was coordinated extensively with Metro and with other regional partners.

A copy of the Master Plan was left with the members of Metro Council, a copy of which is included in the permanent record of this meeting.

The Bicycle Master Plan was outlined as follows:

- A. **Policies and Objectives:**
 - 1. Increase the bicycle mode share to 10% of all trips.
 - 2. Reduce the number of motor vehicle/bicycle crashes. Currently these amount to about 150 per year.

- B. **Bikeway Network:**
 - 1. Bicycle lanes on major streets.
 - 2. Bicycle boulevards which are lower traffic streets, usually traffic-calmed with intersection improvements to assist cyclist get over the major streets.
 - 3. Off street paths.
 - 4. Today, Portland has 200 miles of bikeways which amounts to one-third of the total goal which is 630 bikeway miles.
 - 5. Maintenance and operation.

- C. **End-of-Trip Facilities:**
 - 1. Short- and long-term bicycle parking.
 - 2. Establish a network of Bike Central stations for commuting cyclists that be will maintained in conjunction with health clubs where cyclists can securely park their bikes, take a shower and change clothing, etc. This is scheduled to begin in June, 1996.

- D. **Bicycles and Transit:**
 - 1. Tri-Met has been a national leader in providing bicycle racks on busses and at access to MAX.
 - 2. Continuing to promote allowing bikes on MAX and on the busses.
 - 3. Good quality bike parking at transit malls.

- E. **Education and Encouragement:**
 - 1. Education for youth cyclists who are involved in a disproportionately high percentage of auto/bicycle accidents.
 - 2. Outreach to adult cyclists to teach them rules of the road.
 - 3. Outreach to motorists to teach them how to share the road.
 - 4. Encouragement for children to cycle to school; incentives for employees in partnership with businesses, to use bicycle transportation, recreational riding, etc.
 - 5. A good signage plan will be employed to help cyclists identify good and safe streets for bicycling.

Councilor Washington queried Ms Burke regarding development of bicycle boulevards and whether master plans related to north-south and east-west boulevard routes are currently being developed. Ms. Burke stated that there are currently streets which carry more bikes than automobiles and certain streets, such as SE Lincoln, are traffic-calmed and would fit into the master plan boulevard routes as envisioned by Councilor Washington.

Councilor Monroe requested additional information regarding proper signage stating that this aspect was of great importance in protecting members of the public from riding on streets that are deemed to be unsafe.

Councilor Morissette inquired as to a list of priorities has been made to coincide with the future availability of funds. Ms. Burke replied that improvements in the Bikeway Network have been prioritized. The list will be found on pp. 37 - 40 of the book supplied to the Councilors. The rest of the prioritization is somewhat unclear at this point secondary to the fact that many of these improvements will be done in partnership with the communities involved.

Councilor McCaig thanked Ms. Bruce for the large amount of work she accomplished on this project in the last several years. Councilor McCaig also pointed out that a Councilor Rod Monroe mark should be made on the bicycle accident map in order to commemorate his recent bicycle accident.

5. Presentation by Jeff Blosser of the Oregon Convention Center and David Peterson of Price-Waterhouse regarding the proposed expansion. Mr. Blosser and Mr. Peterson discussed the feasibility study that was developed for the proposed expansion of the Oregon Convention Center. Mr. Blosser reported that the study has now been completed. The study was presented in hard copy to members of Metro Council and a copy has been retained with the permanent record of this meeting.

The study consisted of two phases. First, market demand or estimated utilization and attendance at OCC function was scrutinized. Secondly, Price-Waterhouse studied the operating revenues and expenses as well as the estimated economic impact of such an expansion.

The report was divided into the following subsections,

- A. Introduction
- B. Executive Summary
- C. Regional Analysis
- D. Competitive and Comparable Facility Analysis
- E. Historic and Future Utilization
- F. Industry Trends and Characteristics
- G. User Survey Responses
- H. Summary of Proposed Expansion Program
- I. Evaluation of Proposed Expansion Program
- J. Estimated Occupancy and Attendance
- K. Financial Analysis
- L. Economic and Fiscal Impact Analysis
- M. Sources of Funding
- N. Case Studies

Analysis of each of the foregoing parameters is neatly summarized in the handout, a copy of which is provided with the permanent record of this meeting.

Councilor Monroe stated that he was especially intrigued by the concern regarding the need for more parking. Did the survey of conventioners that are coming to Portland reveal if they would use MAX should it be extended to the airport? Mr. Blosser answered that Metro transportation is essential to the attractiveness of Portland. It has played an important part in what is already in place with regard to conventions and will continue to do so to a greater and greater degree in the future. He stated that is important to extend the Fareless Zone to include the Convention Center. Parking is not a critical issue with convention delegates as much as it is with

consumer shows, wholesale shows and local events since local patrons who will drive to the Center.

Councilor Washington asked questions regarding the parking. When studying the amount of spaces that will be replaced with the proposed expansion, it seems that \$21 million is a lot of money to pay for what the area will be losing. He stated that lots of conventioners will not usually rent automobiles but will rather make use of taxicabs. Secondly, Councilor Washington wondered how regional the scope of the study was and which people at Metro were contacted during the study. Mr. Peterson replied that administrative officials at Metro were contacted during the study but the individual elected officials were not polled. Additionally, the regional interviews were primarily with users of the OCC.

Councilor McCaig stated that the Community Leader's Report should be made available to members of Metro Council. She stated that this report addressed the issues raised by Councilor Washington in a more thorough manner than the report presented to Council today which is more of a financial analysis. This was region-wide in scope and provided input from both business leaders and elected officials. She stated that there was some region-wide concern about going forward with this project. She stated her belief in the feasibility of this expansion from a political standpoint which is different from its economic feasibility.

Councilor Morissette stated his concern about whether the assumptions and conclusions of today's report had taken into consideration the profitability of such a venture as an expansion of the Convention Center when overlaid on the matrix of the current expansion at the Exposition Center. Mr. Peterson answered that currently only five to ten groups that meet in the Oregon Convention Center that would relocate to the Exposition Center to the loss to OCC would be of little account. Mr. Blosser added that the issues with which Metro is dealing at the Exposition Center mostly deal with the upgrading of facilities and allowing the current clientele at the Expo Center to expand their businesses which they have not been able to do for the last 15 to 20 years. It will also afford the opportunity to expand summer business at the Expo Center since that facility is not currently equipped with air conditioning.

Councilor Morissette stated that his understanding was that both facilities would be successful and this was answered in the affirmative by both Mr. Peterson and Mr. Blosser.

Councilor Morissette asked as to whether a convention center hotel would be in place; that the assumptions and prediction was that such a hotel will not be in place and would the OCC still be successful? Mr. Blosser answered that the scenario regarding the convention center hotel was a connotation given to the project five years ago. The marketplace has somewhat changed and so have the needs of the various groups utilizing the Convention Center. Today, findings indicate that a cluster of rooms is required as opposed to the 1000 room headquarters property. The ability to be able to cluster rooms should be able to be accommodated with the proposed expansions at the Red Lion and Holiday Inn. He stated that by the end of 1997, a 10% increase in the overnight room inventory will be seen.

Councilor Morissette asked how other metropolitan areas would be connected in terms of transportation, flight connections and so forth. Mr. Blosser answered that Portland International Airport is the fastest growing airport in the country currently. Councilor Morissette summarized by stating that the plan should work, at least from a fiscal standpoint, taking out the political component. Mr. Blosser stated that he could not lose sight of the fact that the package needs continued work. The infrastructure package is not the best and this fact is mentioned several

times within the study. Room inventory is not the best. Accessibility is not as good as it could be. The Convention Center is not the biggest facility so we are unable to offer the most space. We must continue to maintain market share and thus must continue to improve the infrastructure such as transportation, hotel rooms and convention center space.

Councilor McFarland stated that it was her wish that the make up of clients that come to OCC and the Expo Center not be thought of as being totally distinct and different in the way they are marketed. The actual fact has been, according Councilor McFarland, that many times the call for the kind of facilities that we need comes to the wrong facility and because we operate both of them together, we are able to put those clients in the other facility which is much better for them and indeed has enhanced, up to this point, the use of both facilities.

Councilor McCaig stated that Metro Council was supposed to come back to a discussion about the political feasibility of this construction. Such a discussion has as yet not been held. A short briefing was given to Regional Facilities Committee at the end of 1995. It is clear from the Community Leaders Survey that there are more important priorities currently in people's minds such as funding of public education, roads, bridges and things of that nature.

Councilor McLain stated that OCC was seventh in size at the present time and would go to number four in size should the expansion be undertaken. How many years would these numbers hold true? Mr. Blosser replied that this study looks at the current position in comparison with expansions that are currently underway such as in Salt Lake City and the one proposed in Seattle. The study represents the amount of convention space that should be available relative to the room supply.

6. CONSENT AGENDA

4.1 Consideration of Minutes for the April 25, 1996 Metro Council Meeting.

Motion: Councilor McFarland moved for approval of the Minutes of the April 25, 1996 Metro Council Meeting.

Vote: All those present voted aye. The vote was 7-0 and the motion was passed unanimously.

7. ORDINANCES - FIRST READING

7.1 Ordinance No. 96.642, For the Purpose of Establishing a Temporary Decrease in the Rate of the Metro Excise Tax.

Ordinance 96-642 was assigned to the Finance Committee by Presiding Officer Jon Kvistad.

7.2 Ordinance No. 96-641, Amending the FY 1995-96 Budget and Appropriations Schedule by Transferring \$96,601 from the Spectators Facilities Fund Contingency and \$64,199 from Capital Outlay to Civic Stadium Materials and Services; and \$276,000 from the Regional Parks and Expo Fund

Contingency to Expo Center Materials and Services and Capital Outlay to Meet Unforeseen Increased Expenditures; and Declaring an Emergency.

Ordinance 96-641 was assigned to the Finance and Regional Facilities Committees by Presiding Officer Jon Kvistad.

8. RESOLUTIONS

8.1 Resolution 96-2277, For the Purpose of Approving the FY 1995-96 Budget and Transmitting the Approved Budget to the Tax supervising and Conservation Committee.

Motion: Councilor Rod Monroe moved approval of Resolution No. 96-2277.

Second: Councilor Ruth McFarland seconded the motion.

Discussion: Councilor Monroe stated that this is Metro's Budget that was approved by the Budget Committee last week. It is essentially a status quo budget. The reason that dramatic increases are not to be found therein is that the Executive Officer, in his proposal, has been very frugal. The Council, in their deliberations, has made some additional reductions and minor modifications. This budget will enable this agency to continue to function, to meet voter-mandated requirements. It is not a lavish budget and, in fact, allows Metro, in the general fund, to reduce the excise tax for the first time ever.

Councilor Morissette informed the Council that, although he would vote this resolution forward to the Tax Supervising and Conservation Committee, but wished the minutes to reflect that he did not vote in favor of this budget because he feels that Metro could have done better in reducing the tipping fee to the citizens and the Regional Environmental Management department. The proposal would be to replace the assistance from an other governmental agency with an interfund loan from the Convention Center which would be repaid from proceeds from the Expo in the 1997-98 FY and to draw down the Parks-Expo fund balance by an additional \$500,000 to cover the project costs. Analyses to determine Metro's ability to carry these costs both from the standpoint of the impact on the operation of the Expo Center and the Convention Center relative to having these cash amounts withdrawn from the operation and subsequently replenished have been completed and are well within the realm of reality.

Public Hearing: No citizens wished to offer testimony.

Amendment: Jennifer Sims, Chief Financial Officer of Metro presented an amendment to the budget. Ms. Sims. The amendment dealt with how to fund the cost of the expansion of the Expo Center.

Motion: Councilor Monroe moved for approval of the amendment which would allow Metro to host the Smithsonian project.

Second: Councilor Ed Washington seconded the motion.

Discussion: Councilor Monroe endorsed the amendment as being a creative and sound means of funding the Smithsonian Exhibition.

Councilor McFarland asked for a definition of private obligation bonds. Ms. Sims responded by stating that the bonds for the project would be handled by a private concern with whom Financial Services was presently working.

Councilor Morissette asked for additional explanation regarding the draw-down of the Regional Parks and Expo fund balance. Ms. Sims told the Council that in the Regional Parks and Expo fund, moneys had been retained that are earmarked for renewal, replacement and ongoing cash flow requirements of both operations. This proposal, explained Ms. Sims, would utilize those moneys for the Smithsonian project and, over time, those moneys will be replenished in the Regional Parks and Expo fund. Mr. Blosser asserted that a minimum standard, at the Expo Center, calls for \$750,000 as the minimum amount that should be kept in the renewal and replacement fund. The draw-down would put the Expo Center fund at that figure and will not take it below \$750,000.

Councilor Morissette clarified the figures. The Expo Renewal and Replacement fund, at the end of this fiscal year, will contain \$2.25 million. This will be drawn down by \$1.5 million to be put into the new facility to house the Smithsonian Exhibition. The fund will then be built back up over the next several years. Councilor Morissette asked, based on the fact that this was actually a joint account between Regional Parks and Expo Center, whether the other entity (namely Regional Parks) would suffer because of the \$1.5 million draw-down. Ms. Sims responded that the moneys have been already been previously earmarked as Expo Center moneys.

Councilor Washington asked whether this would be the final cost. Mr. Blosser responded that it was his hope that the final cost would be a little lower. Mr. Blosser stated that this project started at a \$15 million figure but creative concepts by both architect and the construction firm have value-engineered down to the \$13.5 million figure today.

Vote: The vote was 7/0 aye and the motion to approve the amendment was passed unanimously.

Vote: The vote was 7/0 aye to approve Resolution 96-2277A and the motion was passed unanimously and is formally transferred to the Tax Supervising and Conservation Committee.

9. COUNCILOR COMMUNICATIONS

Presiding Officer Jon Kvistad stated the position of Office Manager for Metro Council Office has been accepted by Ms. Christina Billington.

Presiding Officer Jon Kvistad also announced that the May 23, 1996 meeting of Metro Council will be held at 6 PM.

Presiding Officer Jon Kvistad announced that a tour of the Westside Light Rail tunnel. This tour will be held at Noon on Sunday, May 5, 1996.

Councilor McLain announced that the 1996 Leadership Symposium, New Tools For the 21st Century is being held this weekend, May 4-5, 1996 in Harrison Hall at Portland State University.

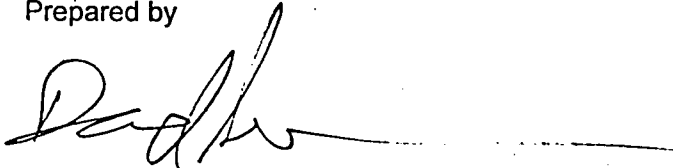
Councilor McLain informed the members of the Council that the Urban Reserve Area Study Tours schedule has been finalized. Friday, May 3, 1996, the tour will include sites 52-72 in western Washington County. On Friday, May 17, the tour will include sites 35-51 in the Wilsonville-Tigard area. Friday, May 24, the tour will include sites 17-34 in Oregon City and the Stafford Triangle area. Friday, May 31, the tour will conclude with sites 1-16 which includes the Gresham-Damascus areas.

Councilor McLain also stated that the Open Houses for the Urban Reserve Study Areas schedule has been finalized. Tuesday, June 11; Thursday, June 13; Tuesday, June 18; and Wednesday, June 19.

9. Adjourn

With no further business to come before the Metro Council this afternoon, the meeting was adjourned by Presiding Officer Jon Kvistad at 4:35 PM.

Prepared by

A handwritten signature in black ink, appearing to read 'D. Aeschliman', with a long horizontal line extending to the right.

David Aeschliman
Council Clerk

GROWTH MANAGEMENT COMMITTEE REPORT

CONSIDERATION OF RESOLUTION NO. 96-2318, TO WAIVE THE METRO URBAN GROWTH BOUNDARY ANNUAL FILING DEADLINE FOR THE CITY OF WEST LINN ON BEHALF OF THE WEST LINN WILSONVILLE SCHOOL DISTRICT FOR A LOCATIONAL ADJUSTMENT NEAR ROSEMONT AND DAY ROADS IN CLACKAMAS COUNTY

Date: May 9, 1996

Presented by Councilor McLain

Committee Recommendation: At the meeting the committee voted 2-1 to recommend Council adoption of Resolution 96-2318. Voting in favor: Councilors Morissette, and McLain.

Committee Issues/Discussion: Stuart Todd, of the Growth Management Department reviewed the staff report.

Two individuals presented public testimony. Keith Liden of the firm McKeever Morris represented the city of West Linn and West Linn School District. He concurred with the staff report and made reference to a letter from Clackamas County in support of the waiver.

Mr. John Gibbon represented Kent Seda a property owner whose property would (partially) be affected, and who was not present. Mr. Gibbon stated that the school district was trying to obtain (19.4 of 80 total acres) Mr. Seda's property, and that bringing the property within the Urban Growth Boundary was an attempt to gain advantage through a condemnation procedure. He said that Mr. Seda is "vehemently opposed to the waiver." and urged the council to avoid becoming involved in the dispute.

Councilor Kvistad asked if Mr. Seda would otherwise be interested in the property coming into the UGB, if it wasn't for this dispute. Mr. Gibbon said that Mr. Seda who is a farmer, builder and developer was not interested in having his property being taken by the school district, nor, having it split.

Councilor Kvistad said he would support the property owner in this instance.

GROWTH MANAGEMENT COMMITTEE REPORT

CONSIDERATION OF RESOLUTION NO. 96-2317, TO WAIVE THE METRO URBAN GROWTH BOUNDARY ANNUAL FILING DEADLINE FOR CLACKAMAS COUNTY FOR THE PROPOSED MAJOR AMENDMENT AT 147TH AVE. AND SUNNYSIDE ROAD

Date: May 9, 1996

Presented by Councilor Morissette

Committee Recommendation: At the meeting the committee voted unanimously to recommend Council adoption of Resolution 96-2317. Voting in favor: Councilors Morissette, Kvistad and McLain

Committee Issues/Discussion: Stuart Todd, of the Growth Management Department reviewed the staff report.

Councilor Kvistad asked if this was a waiver to allow the petition to come forward because it was incomplete. Chair McLain answered in the affirmative, saying it also provides a ninety day window for Clackamas County to re-file it after the urban reserve decision is finalized.

Judy Hammerstad, Clackamas County Commissioner testified to this issue and provided written testimony. She stated that the area Clackamas County is interested in is in URSA site #77, and that the county feels it is best to wait until Metro finishes its decision-making relative to that site.

end

JOHN T. GIBBON -- ATTORNEY AT LAW

Office
13425 SW 72ND AVENUE
TIGARD, OREGON 97223
Phone (503) 624-0917
FAX (503)684-8971
Message (503)452-8567

Mail
333 South State St., #264
Lake Oswego, OR 97034

May 9, 1996

Members of METRO Council
600 NE Grand Ave.
Portland, OR 97232-2736

HAND DELIVERED & READ
As Testimony to METRO Council

Re: Application of City of West Linn for a Locational Amendment -- Request for Waiver of Petition Filing Deadline

Councilors:

I am an attorney representing Kent Seida and Joyce Burnette who own the property that is the subject of this request. This application for a waiver of the filing deadline is being made to permit their property to be taken through condemnation by the West Linn School District. The granting of this waiver would be a bad decision for METRO for two reasons.

The first reason it is a bad approach to comprehensive planning. This action is a result of a situational rather than a systematic approach to solving a facilities problem. The reason alone should make councilors on both sides of the issue about expansion of the UGB reject this request for a waiver.

The second reason that waiver should be rejected it is fundamentally unfair to Mr. Seida and Ms. Burnette. A waiver may well work to deny them their fundamental right to insist that their property only be taken for a "public necessity." Moreover if the property is taken the waiver may serve to deny them the "just compensation" they are entitled to be given under the constitution.

This issue is before you because neither the City of West Linn nor the West Linn-Wilsonville School District can make the tough choices necessary to build schools inside the Urban Growth Boundary.

The school district should at least be given credit for trying to do that. Before seeking to take my clients' property it made an application to build a school at the what is called the "Dollar Street" site in the Willamette neighborhood of West Linn. Unfortunately the City could not muster the political will to give the district permits necessary to build the facility on a controversial "infill" property.

Unfortunately faced with that rejection the School District chose the path of least resistance and least cost. The district ignored or rejected suitable sites close to the subject property and within the Urban Growth Boundary and settled on Mr. Seida's and Ms. Burnett's property.

Perhaps they can honestly say that this is because it was a portion of a site identified in long range plans on which a middle school should be located. That this siting decision is still flawed it is clear from the maps that identified the location for the school. They clearly include other smaller properties developed as rural residences as well as only a part of the subject property.

Councilors on both sides of the upcoming UGB issue should look at this history and then vote to deny the waiver.

Those of you that support holding to the current UGB should recognize that granting this waiver would set a precedent allowing local governments to avoid the tough decisions that have to be made if infill development is going to be successful. Without question if we increase our population density inside a tightly drawn UGB there will be occasions when schools will have to be sited or redeveloped on tight intensely utilized property. That reality is unfortunately being ignored in this request for a waiver and application for a locational adjustment.

Those councilors supporting a reasoned expansion of the UGB should likewise recognize that this a bad proposal from their perspective. A legitimate process of expanding the boundary has to be based on systematic approach to providing the services that are essential to the healthy development of a community. Ad hoc siting decisions based on the pressures produced by local government's decisionmaking process does not produce this of kind of result. Mr. Seida is on record as supporting a decision made as part of the Urban Reserve study which will produce adequately serviced new areas to accommodate the desires of all the members of this community. This is the approach he urges you to follow.

The foregoing comments provide each of you a sufficient reason for denying this request for a waiver on policy grounds. Nevertheless as an attorney I must also turn to and put on record the additional legal reasons why you reject this request.

First we believe that the request before you is, even at this stage, a quasi-judicial land use decision because it deals only with a specifically defined piece of property. It is to your credit that you have dealt with this request forthrightly giving us an opportunity to appear before and address this issue. Because of its character we would respectfully request that before you make a decision on this application that each of you disclose and ex parte contacts you may have had on this issue.

The City of West Linn's handling of this matter is not so clear-cut. This application was submitted, purportedly under the auspices of the City of West Linn, on March 15, 1996. However it was not until March 25, 1996 that the City Council, acting without any notice to my client, took official action to authorize the filing of this application. The City's handling of this matter is already the subject of a LUBA appeal by my clients in LUBA Case No. 96-084.

LUBA has been advised that your decision today could be dispositive of this issue. We urge to you deny the request and avoid either direct or tangential involvement in what promises to be a controversial land use case.

Your decision on this matter today could easily have major effects on the trial of the condemnation case that the school district has undertaken against Mr. Seida and his sister Ms. Burnett.

In the first instance it may effect whether or not this condemnation case can proceed at all. Oregon condemnation law suggests that a condemning authority cannot proceed with an action if they need to obtain significant land use approvals in order to use the property for what they contend is their "public purpose." If they only need to obtain a "permit" they can most likely proceed with their condemnation.

My clients have raised the issue of whether the school has the ability to obtain only a permit as defense in their answer to the condemnation case. The Clackamas County Board of Commissioners acting with full knowledge of this particular dispute recently refused to change their land use ordinances to let a condemning authority to apply for a permit. It is possible this combination of facts may completely result in the school district's action being dismissed. That is the underlying reason for the application and the request before today.

I would not want to speculate on what the legal effect of your decision to grant the request for a waiver would be, if as now seems likely, this case is tried before you make the Urban Reserve decisions that will trigger processing of the application. It is safe to say that it is a circumstance that may make an already complicated case more complicated and that it certainly could be used as a strong argument against our clients legitimate position.

We believe, as did the Clackamas County Commissioners, that altering the equation in this manner after the beginning of litigation is fundamentally unfair to our clients.

If this case is tried, a decision to grant this waiver request could cause additional unfair effects on my clients. This request relates only to that portion of their property that it is convenient for the school district to acquire. The application does not include any of the property that they would retain after a condemnation. A substantial portion of that property has been included in the Urban Reserve Study area from it's beginning. We urge you let the workings of that process decide the fate of this parcel.

In the case of a partial taking of the property, the measure of damages is the fair market value of the property acquired plus any depreciation in the fair market value of the remaining property caused by the taking. These are called "severance" damages. Property taken or damaged is not permitted by law to value for it's highest and best use at the time of the taking if the landowner cannot demonstrate "a reasonable probability" that annexation or zoning changes will occur in the near future.

A decision by you to grant this waiver can create an outright legal impediment to our clients arguing that even their remaining property within the urban reserve study area is of equal value as the property taken. Probably granting the waiver would cause all the appraisers in the case to testify that property taken is of greater value because it has one less legal hurdle to cross in being used as urban land than the rest the property.

We believe that this could easily create a situation that is fundamentally unfair to our client. Jurors hearing this testimony may draw the conclusion that the property subject to the waiver may be entirely different for planning purposes from the remainder of the property, even that part of it included in the study area. This may cause them to award damages substantially below what our client's would be entitled to for the severance of

the property. There will be severance damages because our clients are, as a result of the school's current plan, being cut off from making any reasonable use of their remaining property whether it is inside or outside the urban growth boundary.

For the reasons set forth above and those expressed in Mr. Seida's testimony we strongly urge the Council to deny the City's request for this waiver

Sincerely,

A handwritten signature in cursive script that reads "John T. Gibbon".

John T. Gibbon
Attorney at Law

jtg

Enclosure: 0

cc: file, Clients

TESTIMONY OF KENT SEIDA

WE FEEL WE'VE PLAYED BY THE RULES AND FEEL THAT YOU SHOULD REQUIRE THE CITY & THE SCHOOL DISTRICT TO DO THE SAME.

OUR FAMILY HAS OWNED THE PROPERTY FOR A HUNDRED YEARS- (SEE EXHIBIT A - NEWSPAPER ARTICLE).

WE HAVE MADE EVERY EFFORT TO ACCOMMODATE THE UGB AND USE OUR PROPERTY IN A MANNER CONSISTENT WITH IT.

PURSUED DEVELOPMENT OF A DRIVING RANGE ON THE PROPERTY (EXHIBIT B - 2 APPEALS BY NEIGHBORS TO LUBA)

CURRENTLY SEEKING APPROVAL OF A KENNEL ON THE PROPERTY. (EXHIBIT C - APPLICATION FORM)

HAVE SUPPORTED USE OF URBAN RESERVE STUDY TO DECIDE LONG-TERM USE OF OUR LAND.

(LETTER ON FILE WITH METRO)

HAVE PARTICIPATED IN SCHOOL DISTRICT DECISIONS & COUNTY PROCEEDINGS REGARDING USE OF THIS LAND.

EXHIBIT D - TESTIMONY TO SCHOOL DISTRICT

FELT IGNORED BY SCHOOL DISTRICT

EXHIBIT E - COUNTY COMMISSIONERS TESTIMONY & DECISION MINUTES

FELT THE COUNTY COMMISSIONERS FULLY UNDERSTAND THE ISSUE AND RECOMMENDED BEST SOLUTION DISTRICT & US UNDERSTANDING EACH OTHER'S POSITION & SITTING DOWN WORKING OUT FAIR SETTLEMENT

GIVING THEM THIS WAIVER WON'T HELP WITH THIS TO HAPPEN.

Donald's pen West Linn

Council still say on site

RAY PITZ Staff Reporter
ring a Big Mac attack relief soon as the familiar fast food chain set up shop in West

26, the city Planning gave the go-ahead to restaurant to build a foot facility on the highway 43 and Walling

they want to have it October," said Peter late planner.

on came a week after on turned down a permit would have allowed Les Center to place a building the restaurant.

of the Schwab denial, must pick up the brunt improvements, including improvements on y 43 and Walling Way,

on, McDonald's must and east edge screening curb along the northern property so that cars to the vacant property

le, the final order reject-Schwab facility is examined soon, Spir said. cials have 14 days from y receive the notice to decision to the City

esday, the commission 1 to continue a hearing placement of a Chevron and convenience corner of Willamette and 10th Street.

ting occurred after

d the major concern residents is that the store would be open 24 which they say could since attractive location crime. Another concern new business would cution for nearby stores. nce and exit to the service would be from Eighth the future, a car wash on the east edge of the air noted.

Honors go to math team

team from Bolton Mid-brought home honors from the 1995 Pentagames competition in Vale, Ore.

the defending champion, ace again this year. grade members of the le captain Danny Moffit, t and Eric Yost. Eighth-captain Greg Brashear, assella and Pat Leckey. team consists of captain chner, Joe Shear and nman.

m brought home the following:

with Grade — Yost, fifth not, third place, Moffit, lace. Bolton's team took ace overall.

ebra — Linman, fourth ar and Bochner, tied for The team took top honors

Land owners balk at new school



MEMBERS OF THE Seida family, from bottom left, Kent Jr. and Dave; and top, Suzanne, Kent and Mary, pose in front of what they hope will someday be a driving range on the family farm at Rosemont and Salamo roads. Meanwhile, Kent Seida, right, surveys his property where he runs about 60 head of Charolais cattle. The proposed driving range would be located just in front of the trees and be aimed towards Rosemont and Salamo roads. (Photos by Vern Uyetake)

Long ago, family donated site for old Stafford School, but say they won't give up Rosemont land without fight

By RAY PITZ Staff Reporter

Kent Seida considers his situation more than a little ironic.

His grandfather, Zacharias Ellingsen, donated a portion of the land on the site where the West Linn-Wilsonville School District administration building currently sits.

Now district officials are eyeing another chunk of Seida's property on the northwest corner of Rosemont and Salamo roads for a future middle school.

However, the Seida family isn't anxious about selling the property, which has been in the family for four generations.

"We want to keep it as open space and maintain the rural atmosphere," said Seida. "Our position is, we're not going to give it up without a fight."

In addition to Seida's land, the district is looking at the possibility of building a new middle school on the other side of Salamo Road, much of which is owned by Sam Nutt, the district's director of support services.

But Seida has other plans for his property. He wants to build a 45-space ground-level golf driving range.

The school district needs 20 acres for a middle school, which would take a large portion of the family's 56 acres of property.

While the Seidas currently live in Clackamas, Kent's son, Dave, will soon move back into the family farm house now occupied by Seida's brother, Larry.

"It's been in the family so long," said Dave. "It's a family way of life I'd like to pass on to my children."

The farm house was built by Seida's father, who dug the basement with the help of a team of horses and a digging tool.

"We've given a lot to schools," noted Seida's daughter, Suzanne. "This is our blood here."

See SEIDA, page A3



Teaching values: parents, students seeking role

By DANA HAYNES Staff Reporter

Instead of simply teaching positive values to children, educators may be better off displaying those values.

That was a consensus from area residents on Tuesday, who attended the first of four hearings of character education, hosted by the West Linn-Wilsonville School District. A district task force is investigating ways to identify a core set of values and teach those values in the classroom.

An estimated 25 people attended the meeting at the West Linn Public Library, to express their concerns about "character education," or

"I think character education is 'caught,' not taught," said Andrea Scofield, a West Linn parent with two children in district schools.

Celeste Lynch, a Bolton-area parent, agreed. "I'm shocked... at the way teachers and students relate to each other," she said. "It's the disrespect that some teachers have for students, and students have for teachers."

Tom Ruhl, Stafford Primary School principal, is a member of the task force that called the meeting. "What we're hearing here is: It's not what the students are taught, it's what they see," Ruhl said. "It's how we react with each other that

TEACHING VALUES

SPEAK UP

Should West Linn schools teach values in the classroom? District officials seek public input on a character education proposal.

What do you think? Fill out

1. What were the three most important values for your child?

2. What do you believe are the most important characteristics that contribute to good citizenship?

EXHIBIT 4

PAGE 1 OF 2

3. If you could pass on just one idea, what would it be?

Volunteer help Okla

West Linn after terr

By S.

Two West among those lahoma City rescuers hunt nation's worst

Peter Smith both emerge nicians, help week. They w six representa Chapter of the of Emergency

The pair, on the West left April 22

"We went nel," said Smith patrol direc Mount Hood went inside

Smith said a logistics warehouse w fitted with ev complete the

What he able devastas that shatter than four bl

"The best Beirut," said can't get a il"

Temple emergency CARE ambulance neither volu job would there. They

"The pic the news Templeton lot of what they release

On Apr hours at appeared for rescuer sified throu

Temple perience g at the destr a rescue of

Smith the exper formed by

One of of the tri coming u and thank

The day he was in the site. "Peop said.

ASSOCIATION — 7:30 p.m., Sunset Fire Hall, 2215 Long St. Spring cleanup project will be discussed.
WEST LINN CITY COUNCIL/PLANNING COMMISSION
 — 7:30 p.m., West Linn City Hall, 22825 Willamette Drive.

MONDAY CLACKAMAS COUNTY PLANNING COMMISSION — 7:30 p.m., Conference Room A, county Department of Transportation and Development, 902 Abernethy Road, Oregon City. Joint work session: Discussion of code amendments.

SCHOOL DISTRICT proposal garners variety of thoughts

A total of 15 West Linn parents were randomly contacted last weekend regarding the school district's proposal to introduce character education — or teaching values. All but one parent said they had received no information from the school district regarding the proposals.

Other comments on teaching values include:

"It sounds pretty interesting. We need to find out more about it. It sounds like the

about."

"This is the first I've heard about it but . . . I'd be pretty concerned about someone else making a list of core values. That's our job, as parents."

Steve Babcock

Dan Brantley

"I think it'd probably be basic values that everyone would adhere to. If they get too specific, people might take offense. But if it's stuff like trustworthiness and thriftiness; most people would appreciate the schools teaching these values, I'd think."

Jim Reed

they're going to introduce it at the schools, I'd like to see how it's going to be handled."

Kathy Sandell

"I would be for teaching values. I teach values at home . . . I have children age 30 all the way down to 14. I think it's harder and harder (to raise children) because so many people don't seem to have the same values as they used to."

Ann Tripple

The first order of more than 75 children's books has arrived and the books are ready to check out. Among the new titles are copies of such classes as "The Adventures of Huckleberry Finn" and "The Black Stallion," along with books by popular authors Beverly Cleary and Roald Dahl, and some recent non-fiction books.

The remaining money will be spent on more books and programs for children during the next 18 months.

The library is at 1596 Burns St. For more information, call 656-7853.

SEIDA/ from page A1

While the directors of the historic Stafford School already had three-quarters of an acre of property to build a school on Stafford Road, Seida's grandfather agreed to give an one-acre parcel of his property to the district for a sum of \$10. The amount, according to Seida, was a token amount that the family was most likely never paid.

Seida said his maternal great grandfather, George Saum, designed the old Tualatin School in 1900. Saum's saw mill supplied lumber for the building.

He noted that the alternate name for Athey Creek Middle School was George Saum Middle School. Seida said his father used to haul sports teams from schools in the days when no buses were available.

"So that just shows you how much my family has been involved in the school development around here," said Seida.

In addition to a driving range,

which he has been pursuing for the last three years, Seida sees other possibilities for the Rosemont property as well, including a nine-hole golf course, jogging trails and batting cages.

However, he still wants to keep the farmhouse and a rural way of living.

Although originally approved by the county, the driving range was appealed by Seida's neighbors to the northwest, Thomas Moore and Patricia Beltz-Moore.

"We were opposed to the layout," said Beltz-Moore. "The driveway runs right along our property and he has the tees aimed at us."

Beltz-Moore said the tees are 280 yards from their house, well within striking range. She also has concerns about security issues and dust raised by customers of the range driving by her house.

Beltz-Moore said she would not be opposed to having a middle

school at the site as long as they were a "considerate neighbor."

While the state Land Use Board of Appeals is expected to render a final decision on the driving range in the near future, Seida said he has no doubt the board will find in his favor.

Meanwhile, the district is looking at which piece of property on Rosemont would be better suited for a middle school, the Seida or Nutt

TWO Green Fees FOR the price of ONE



Salishan Golf Links
 Gleneden Beach, OR



SALISHAN LODGE

From May 1 - June 30, 1995

Two people golf for the price of one. Limited to

New COUNTRY HELPLINE™ means claims help is available 24 hours a day for Country Companies customers

Whenever you have an insurance claim or need roadside service, call the COUNTRY HELPLINE® at 1-800-846-0100. Whether you have an auto or home claim or a stalled car on



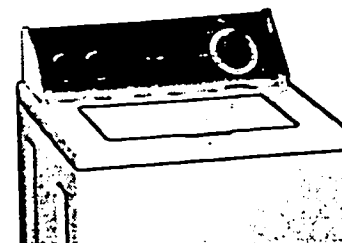
Penny Postlewait



HOW TO MAKE A HOME RUN:

FACTORY AUTHORIZED

SALE-A-BRATION



27" Super Capacity Automatic Washer Model LSR7233B
 • 7 Automatic Cycles
 • 2 Wash/Spin Speeds
 • Double-Duty SURGILATOR® Agitator Promotes Rollover to Get Clothes Clean
 • MAGIC CLEAN® Self-Cleaning



LAND USE APPLICATION

CLACKAMAS COUNTY PLANNING DIVISION
 902 ABERNETHY ROAD, OREGON CITY, OR 97045-1100 • PHONE (503) 655-8521 • FAX (503) 650-3418

• FOR STAFF USE ONLY •

- TEMPORARY PERMIT FOR CARE (ST)
RENEWAL _____
- TEMPORARY PERMIT USE NOT ALLOWED (ST)
RENEWAL _____
- HOME OCCUPATION (HO)
RENEWAL _____
- NONFARM USE (N)
- FARM DWELLING
- FOREST DWELLING

- ZONE CHANGE (Z)
- CONDITIONAL USE (C)
- SUBDIVISION SHORT (1-10)(SS)
- SUBDIVISION LONG (11+)(SL)
- PARTITION (M)
- VARIANCE (V)
- OTHER _____
- OTHER _____

File No: _____
 Pre-app: Staff TC Date 3/5/96
 Date Received: _____ Fee \$1638.00
 Hearing Date: _____
 Staff Member: _____
 Zone: _____
 Comp. Plan: _____
 Flex Lot Involved: Y N
 Violation # _____
 CPO _____

• APPLICANT INFORMATION •

PLEASE TYPE OR PRINT IN BLACK INK ONLY

WHAT IS PROPOSED A FULL SERVICE DOG KENNEL AND BOARDING FACILITY AND A CATTERY. THIS INCLUDES BOARDING, BATHING, GROOMING, IN HOUSE VET BREEDING, OBEDIENCE LESSONS, TRAINING, AND PERFORMING ANY SERVICE THAT MAY BE INVOLVED WITH THE OPERATION OF A KENNEL AND CATTERY. SNACKS, SALES OF PET FOOD AND SUPPLIES, VENDING MACH. STORAGE OF SUPPLIES AND EQUIPMENT. ONE HUNDRED RUNS ARE PLANNED,
 KENT

NAME OF APPLICANT SEIDA KENT
LAST FIRST

MAILING ADDRESS 17501 S.E. FOREST HILL DR. CITY CLACKAMAS ST OR ZIP 97015

APPLICANT IS: LEGAL OWNER CONTRACT BUYER OPTION BUYER AGENT
 NONE

NAME OF CONTACT PERSON (if other than applicant) _____ ZIP _____
 MAILING ADDRESS OF CONTACT _____

PHONE NUMBERS OF: APPLICANT: WK 658-3912 HM 658-3912 CONTACT PERSON: WK _____ HM _____

SITE ADDRESS 21895 S. DAY RD. WEST LINN, OREGON 97068 TOTAL LAND AREA: 55 PLUS ACRES

LEGAL DESCRIPTION: T 25 R 1E SECTION 26 TAX LOT(S) # 200

ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T 25 R 1E SECTION 26 TAX LOT(S) # 300

PRESENT USE OF PROPERTY: PASTURE LAND

METHOD OF SEWAGE DISPOSAL: SEPTIC TANK AND DRAIN FIELD

WATER SUPPLY: WELL EXHIBIT C
 PAGE 1 OF 1

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

NAME	ADDRESS	ZIP	RELATIONSHIP
<u>KENT SEIDA JR.</u>	<u>25641 S.E. YEWOOD DR., BORING ORE.</u>	<u>97009</u>	<u>SON</u>
NAME	ADDRESS	ZIP	RELATIONSHIP
<u>SUZANNE SEIDA</u>	<u>13015 S.W. TONQUIN RD., SHERWOOD ORE</u>	<u>97140</u>	<u>DAUGHTER</u>
NAME	ADDRESS	ZIP	RELATIONSHIP

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

Kent Seida
 OWNER'S SIGNATURE
3-13-96
 DATE

Kent Seida
 APPLICANT'S SIGNATURE
3-13-96
 DATE

LAND USE
BOARD OF APPEALS.

BEFORE THE LAND USE BOARD OF APPEALS
OF THE STATE OF OREGON

JUN 27 4 05 PM '55

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38

THOMAS L. MOORE,)
)
Petitioner,)
)
vs.)
)
CLACKAMAS COUNTY,)
)
Respondent,)
)
and)
)
KENT SEIDA,)
)
Intervenor-Respondent.)

LUBA No. 94-252
FINAL OPINION
AND ORDER

Appeal from Clackamas County.

Thomas L. Moore, West Linn, filed the petition for review and argued on his own behalf.

No appearance by respondent.

James H. Bean and Thomas H. Cutler, Portland, filed the response brief and argued on behalf of intervenor-respondent. With them on the brief was Lindsay, Hart, Neil & Weigler.

LIVINGSTON, Referee; SHERTON, Chief Referee; GUSTAFSON, Referee, participated in the decision.

REMANDED 06/27/95

You are entitled to judicial review of this Order. Judicial review is governed by the provisions of ORS 197.850.

Moore v. Clackamas County

Cite as 26 Or LUBA 40 Year1993

40

THOMAS L. MOORE,

Petitioner,

vs.

CLACKAMAS COUNTY,

Respondent.

LUBA No. 93-086

Appeal from Clackamas County.

Thomas L. Moore, West Linn, filed the petition for review and argued on behalf of petitioner.

Michael E. Judd, Oregon City, filed the respondent's brief and argued on behalf of respondent.

KELLINGTON, Referee; SHERTON, Chief Referee; HOLSTUN, Referee, participated in the decision.

REMANDED 09/29/93

EXHIBIT B
PAGE 2 OF 2

1. Administrative Law Adequacy of Findings Applicable Standards.

LUBA Scope of Review Grounds for Reversal/Remand Inadequate Findings.

Where the challenged decision applies some design review standards to an application for conditional use permit approval, but fails to explain why other apparently applicable design review standards are inapplicable to the conditional use permit stage, the challenged decision must be remanded for the local government to adopt findings addressing the applicability of these other design review standards.

2. Administrative Law Adequacy of Findings Explanation of Rationale.

Local Government Procedures Compliance with Local Ordinances/Regs Requirements for Standards/Criteria.

7/31/95

FACTS OF INTEREST WITH REGARD TO SEIDA PROPERTY

A. REASONS WHY NOT TO ACQUIRE PROPERTY THRU ANY MEANS:

1. 83% OF THE HUNDREDS OF PEOPLE WHO RESPONDED TO SURVEY DIDNOT WANT SCHOOL SITE LOCATED THERE.
2. THE CURRENT PLOT PLAN SHOWS AND INFERIOR SCHOOL SITE. THEY SCHOOL BOARD HAS REMOVE THE REINKE PROPERTY AN IN SO DOING ELIMINATED THE GIRLS SOFTBALL FIELD. THE PLAN IS TO OBTAIN A LESS THEN FULL SERVICE SITE . (WHY SPEND THE MONEY USE THE OWNED ERICKSON SITE.)
3. THE SEIDA PROPERTY IS OUTSIDE THE URBAN GROWETH BOUNDARY. THE REGINAL PLANNERS HAVE SAID THE WILL OPOSE THE SCHOOL IN ANY EFFORT ON THERE PART TO GET A VARIANCE TO BUILD. THIS MAY MAKE THE SITE UNBUILD ABLE.
4. THE CONFERERATED TRIBES HAVE GONE ON RECORD AS SAYING THEY WILL ATTEMPT TO STOP ANY CONSTRUCTION OF A SCHOOL ON THE SITE THAT COULD INVOLVE ANY ARTIFACTS OR BURIAL GROUNDS.THIS MAKES THE SITE UNBUILDABLE.
- 5.THE SITE HAS 60' DIFFERENCE IN ELIVATION. THIS MAKES IT VERY POOR REQUIRING LARGE COSTS IN TERRICES STAIRS ETC. THIS GIVES THE OLDER CITIZENS AND THE HANDICAPPED BAD ACCESS TO THE GROUNDS. IT ALSO ADDS TO THE COST OF CONSTRUCTION.
- 6.METRO HAS PROVIDED ALL OF THOSE WHO ATTENDED A PLANNING MEETING (WEST LINN DID NOT ATTEND), WITH A HANDOUT THAT OUTLINES THE REQUIREMENTS THAT ARE A MUST FOR SITE SELECTION. THE SEIDA PROPERTY DOES NOT MEET EVEN ONE OF THE MUST REQUIREMENTS.
6. THE SITE IS ON A HILL TOP THAT IS SOLID ROCK. THERE IS LITTLE SOIL TO BE MOVED FOR FILL. THERE HAVE NOT BEEN ANY STUDIES ON THIS TO SEE IF IT IS POSSIBLE TO BUILD A SCHOOL THERE. IF SO HOW MUCH MORE WILL IT COST, OVER FLAT GROUND. WILL THE BLASTING OF THE BEDROCK BRING CLAIMS OF DAMAGE FROM NEIGHBORS WHO MAY HAVE DAMAGE TO THERE HOMES AND LOSS OF WATER LEVELS IN THERE WELLS. THIS COULD COST THECHOOL A FORTUNE OR MAKE THE SITE UNBUILDABLE
7. THE PROPERTY HAS BEEN IN THE SEIDA FAMILY FOR FOUR GENERATIONS. THE TAKEING OF THE LAST FARM IN THE AREA IS A CRUEL THING TO DO.
- 8.THERE IS NO SURE THING IN THE COURTS, THERE IS QUITE A LIKLYHOOD THAT THE COURTS WILL NOT FIND THE SEIDA PROPERTY NEEDED FOR A SCHOOL AND AFTER ANOTHER YEAR HAS PASSED THE SCHOOL KIDS ARE STILL BEING PASSED ARROUND. THE BOARD SHOULD NOT PUT ALL ITS EGGS IN ONE BASKET. IF THEY FOOL AROUND WITH THE SEIDA PROPERTY THE NUTT AND KOSS PROPERTY COULD GET AWAY.

EXHIBIT D
 OF

OPTIONS

1. AS A FULL AND COMPLETE QUALITY SITE IS NOW NOT ONE OF THE REQUIREMENTS THE DISTRICT SHOULD SAVE THE TAXPAYERS MONEY, AVOID ALL THE PROBLEMS AND HASSELS AND GO DIRECTLY TO THE OWNED ERICKSON SITE. WORK CAN START AT ONCE WITH HUGE SAVINGS TO THE POPULATION.

2. THE NUTT PROPERTY. IT IS INSIDE THE URBAN GROWETH BOUNDRY AND HAS NONE OF THE PROBLEMS THAT GO WITH THE SEIDA PROERTY. IT MEETS ALMOST ALL OF THE LISTED REQUIREMENTS OF A QUALITY SCHOOL SITE. COSTS IN THE LONG RUN WOULD BE A LOT LESS WITH QUALITY INCREASED

3. PURCHASE THE PROPERTY THAT IS THE DAY, KOSS, CONNER PROPERTY. IT IS FLAT WILL MAKE THE BEST SITE IN THE ENTIRE AREA. MEETS MOST OF THE REQUIREMENTS WILL BE A FULL AND COMPLETE SITE. WITH A SOFTBALL FEILD. IT IS HELD BY PERSONS WHO HAVE PURCHASED IT TO RESELL AT A PROFIT. IT IS INSIDE THE URBAN GROWETH BOUNDARY. WORK COULD START AT ONCE.

4. GO TO DOLLAR STREET. THE SITE IS OWNED ONLY A TIMID SCHOOL BOARD WHO IS UNWILLING TO CROSS THE CITY STANDS IN THEY WAY. THEY WOULD RATHER TAKE ON EXPENSIVE AND MAYBE INSURMOUNTABLE PROBLEMS THEN TAKE ON THE CITY.

5. THERE WERE REPORTEDLY 18 SITES CONSIDERED. MAYBE ONE OF SEVERAL OF THESE SITES DO NOT HAVE THE PROBLEMS AND COSTS OF THE SEIDA PROPERTY.

CONCLUSIONS

1. THE QUALITY OF THE SITE IS NOLONGER AN OPTIONS EVEN IN THE WEALTHEST NEIGHBORHOOD IN THE STATE THE BOARD IS WILLING TO ELIMINATE THE SOFTBALL FEILD AND COMPERMIZE THE SCHOOL WHICH WILL ONLY HURT THE CHILDREN

2. THE BOARD IS WILLING TO GO THRU A LONG AND EXPENSIVE FIGHT TO TRY AND GET PROPERTY THAT MAY NOT BE BUILDABLE ~~BEHIND THE~~, AT TAXPAYERS EXPENSE ON THE SHELF WITH THE OTHER POOR QUALITY SITES THEY HAVE SELECTED.

3. THE BOARD HAS THE CHANGE TO MAKE A DIFFERENCE. THEY CAN DROP THE SEIDA SITE PURCHASE THE DAY, KOSS, CONNER, PROPRERTY, HAVE A TOP QUALITY PERFECT SITE.

THAT IN THE NEXT 50 YEARS PEOPLE WILL BE PROUD OF THERE SCHOOL AND PROUD OF THE PEOPLE WHO HAD THE GUTS TO STAND UP TO THE CITY AND THE DEVELOPERS.

NOW IS THE LAST CHANCE TO DO THE RIGHT THING FOR THE CHILDREN AND THE CITIZENS.

Do NOT give the citizas an inferior site

North Natomas

COMMUNITY PLAN

**Adopted by City Council
Resolution No. 94-259
May 3, 1994**

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING AND DEVELOPMENT**

SCHOOLS

VISION

Public Schools educate children (and adults) to partake of life and participate in and contribute to society. Schools serve as a micro-society; a "lab" where children and young adults learn and practice skills to prepare them to be responsible adults with physical, mental, and emotional skills. Schools also serve as a center of the neighborhood and community. Parents and others participate in school associations to improve programs and raise funds. Children see their parents' involvement and learn the importance of participating in improving their surroundings. Schools help teach children and adults the traditions and values of their community. Schools provide a valuable physical setting for community meetings, recreation, family functions, and reflection.

According to the North Natomas Community School Facility Study conducted by Murdoch Mockler and Associates in the fall of 1988 and updated by School Facilities Consultants in February 1992, fourteen elementary schools (K-6), three junior high schools (7-8), and two high schools (9-12) will be needed to serve public school students generated by the North Natomas Community. In the original study two high schools or one super high school were indicated. In the update, a preference for two high schools was noted. The number of public schools needed by the community is based on the actual number of students generated by the community as the community is built-out. The number of schools may change to reflect revised student generation factors and school district policies. Periodic review and update of student generation rates is called for in the Community Monitoring Program.

Fourteen elementary schools, three junior high schools, and two high schools are proposed for the community plan area (see Figure 15). Five public school districts are located within the bounds of the North Natomas Community: Del Paso, Robla, and Rio Linda Elementary School Districts, Natomas Unified School District, and Grant Joint Union High School District.

GUIDING POLICIES

- .. Provide quality public schools within convenient access to all students in the community.
- .. Elementary schools shall serve as the focal point of a residential neighborhood with about 1,500 to 3,000 dwelling units.

IMPLEMENTING POLICIES

Focal Point of Residential Neighborhood: Where possible, locate elementary schools as the focal point of the residential neighborhood activity interrelated with other community uses.

School District Boundaries: The school districts should review application requests for residential development received by the City for consideration of district boundary line changes or development map adjustments to avoid splitting neighborhoods with school district or school attendance boundaries.

Student Generation Factors: The following student generation and students per school factors were used in the 1992 School Facility Study:

<u>Grade</u>	<u>Low/Medium Density</u>	<u>Medium/ High Density</u>
-6	.34	.20
-8	.09	.08
-12	.156	.069

Elementary school:	1 school per	600 students
Junior High:	1 school per	900 students
High school:	1 school per	1,800 students

School Locational Criteria: Concentrate residential dwellings sufficiently to allow for all students to be within walking distance of the schools and locate school facilities to minimize the transporting of students by bus. Walking access standards for school facilities should not exceed the district's recommended walking distance (one-way) from the most remote part of the attendance area:

One Way Walking Standards

Kindergarten	1/2 mile
1-6	3/4 mile
7-8	2 miles
9-12	3 miles

Students living at a greater distance will be bussed to a school.

Special education children and special project students will require that school buses enter and leave all school sites. In addition, a large majority of parents transport their children to and from school even when they live within 3/4 of a mile, therefore, traffic patterns around the school and to and from the school should be controlled.

School sites should be located away from incompatible land uses such as commercial uses, industrial parks, agricultural areas, airports, and freeways. The location of schools shall comply with the California Department of Education's setback guidelines related to proximity of schools to transmission lines.

Elementary and junior high school sites should be located so that as few as possible residential sites abut the school, and the school is bounded on at least two sides by minor streets.

Elementary and junior high school sites should not be located on major arterials. Streets fronting on school sites should be fully improved streets. Curbs on streets adjacent to school sites should be vertical curbs, and at least one street providing access to the site from a major arterial should be constructed of sufficient width or with off-street drop off zones to allow for parent and school bus traffic.

High schools should be located on or near a major arterial with public transit service to deal with traffic to and from the schools.

Location of the Second High School on the Westside of I-5: Using the student generation rates and projected housing units, a sufficient number of students will be generated to warrant a second high school on the west side of I-5. A specific site for the second high school has not been identified. The following sites, shown in order of preference, meet the locational criteria for a high school and are considered possible sites for a future high school: 1) the existing mobile home park at El Centro and Arena/ North Market; 2) the County area south of Fisherman's Lake on the west side of El Centro; and 3) the County area north of the Witter Home Ranch west of El Centro. The high school site must be 40 acres in size and meet the other locational criteria listed in this section. The westside high school is estimated to be needed by the community in 2014.

School Acreage Criteria: Designate the following number of acres of land for each type of public school:

- 10 acres for each elementary school
- 20 acres for each junior high school
- 40 acres for each high school

These acreages should be evaluated at the time of acquisition by the school district considering the actual size of the school site and joint agreements with the City Parks Department.

Adequate Student Enrollment Capacity: The appropriate school district must verify that adequate student enrollment capacity exists within the school system to serve the specific project or will be provided either through a funded program or as a condition of approval for the project.

Site Criteria: A school site must be a flat, rectilinear site with a proportion length to width ratio not to exceed two to one. The site must be a corner site with two boundaries bordering on public thoroughfares.

Avoid Pedestrian Access Easements: Pedestrian access easements between home sites leading to schools should be avoided.

Safe Routes to School: Where routes utilized by students must cross major arterials, crossing guards, pedestrian overcrossings, or pedestrian signal crossings should be provided. Such walking routes should be examined for hazards to children and improved if possible.

Conjunctive Use with Parks: Some community recreation needs can be met by using school sites and facilities. If the school site is to be used for community recreation, land must be provided for this purpose. Joint Use Agreements will be used to establish which portions of the site will be school uses only, both school and recreational functions, and park uses only.

Provision of Day Care: Day care provision should be considered for elementary school or school-park sites. The cost of such programs should be borne by the users.

Developer Dedication of School Sites and Improvements: The school districts require a school site be provided with adjacent street improvements providing access and infrastructure to the site no later than one year prior to construction of the 500th single family residence in the school service area.

framework

Questions and Answers

What is Metro?

Metro is the directly elected regional government that serves more than 1.2 million residents in the urban portions of Clackamas, Multnomah and Washington counties and the 24 cities in the Portland metropolitan area.

Metro is responsible for the regional aspects of growth management, transportation and land-use planning; solid waste management; operation of the Metro Washington Park Zoo; regional parks and greenspaces programs; and technical services to local governments. Through the Metropolitan Exposition-Recreation Commission, Metro manages the Oregon Convention Center, Civic Stadium, the Portland Center for the Performing Arts and the Expo Center.

Metro is governed by an executive officer and a seven-member council. The executive officer is elected region wide; councilors are elected by district. Metro also has an elected auditor.

What is Metro's role in growth management planning?

State law requires Metro to develop regional land-use goals and objectives. In 1991, the Metro Council adopted Regional Urban Growth Goals and Objectives (RUGGOs). RUGGOs provide a policy framework for guiding Metro's regional planning program and provide a process for coordinating

planning in the region to maintain this region's livability.

In 1992, this region's voters adopted a home-rule charter for Metro. This charter makes planning for growth Metro's primary responsibility.

Metro's Region 2040 growth management program was begun to explore how this metropolitan region might accommodate expected growth during the next 50 years – to the year 2040 – and to link land-use and transportation planning. In December 1994, the Metro Council adopted a 2040 growth concept resolution. In general, the Metro Region 2040 growth concept encourages compact development near existing or future transit to reduce land consumption and the need to convert rural land to urban uses, preserves existing neighborhoods, identifies "rural reserve areas" as areas not subject to urban growth boundary expansion that serve as separation between urban areas, sets goals for providing permanent open space areas inside the urban growth boundary and recognizes that neighboring cities – such as Sandy, Canby and North Plains – will grow and that cooperation is necessary to address common issues.

While the Region 2040 effort produced a general growth concept, the Metro charter requires adoption of a more detailed regional framework plan, to be called the 2040 Framework, by Dec. 31, 1997. The 2040 Framework will specify how the region and local communities will implement the

2040 growth concept and will provide performance measurements for local governments to meet. In addition, the plan will provide optional "tools" for local governments to use, such as model ordinances. The 2040 Framework must comply with RUGGOs and statewide planning goals such as those addressing land use, agriculture and forest lands, natural resources, housing and transportation.

What is the urban growth boundary?

Urban growth boundaries were created as part of Oregon's statewide land-use planning program in the early 1970s. The urban growth boundary (UGB) marks the separation between rural and urban land. It is intended to encompass an adequate supply of buildable land that can be efficiently provided with urban services, such as roads, sewers and water lines, to accommodate the expected growth. State law requires that land be available inside the UGB to meet the expected need for land during the next 20 years.

The urban growth boundary is an important growth management tool. By identifying land for urban uses within the boundary, rural lands outside the boundary can be protected. The primary objectives of the urban growth boundary are to plan and

promote the efficient use of urban land, to improve the efficiency of public facilities and services, and to preserve prime farm and forest lands outside the boundary

For the Portland metropolitan region, Metro is required by law to manage the urban growth boundary. Adopted in 1979, the Metro UGB is a 365-square-mile area that includes 24 cities and the urban portions of three counties and contains 234,000 acres.

Metro can add land to the boundary if it is needed. Additions to the boundary must be based on a demonstrated need for more urban land. Once a need has been demonstrated, the area selected for the addition must be shown to be superior to other areas.

Do we need to expand the urban growth boundary?

When the UGB will be expanded and by how many acres depends on how well we accommodate growth within the urban growth boundary. The growth concept as adopted by the Metro Council in December 1994 encourages compact development and higher densities along transit lines within the current UGB to reduce land consumption and the need to convert rural land to urban uses.

The council will review data to determine whether the urban growth boundary needs to be expanded and if so, by how many acres.

What are urban reserve study areas?

Urban reserve study areas are areas outside the current urban growth boundary that Metro is studying in greater depth to determine their suitability as urban reserves. The growth concept adopted by the council last year designated 22,000 acres as urban reserve study areas. Urban reserve study areas are being evaluated to determine how well they meet specific criteria. Those study areas that best meet the criteria may be designated as urban reserves.

Once designated, urban reserves will be the land considered for possible inclusion within the urban growth boundary now and in the future. If the Metro Council determines that the UGB needs to be expanded, it will also determine the number of acres that need to be added to the UGB.

What is Metro's process for selecting urban reserves?

State law requires that Metro consider certain criteria for designating urban reserves such as the ease of providing sanitary sewer and water services and the ability to avoid lands zoned for exclusive farm use. In addition, Metro will consider an additional criterion — accessibility to jobs and housing. Analysis of urban reserve study areas are being conducted at this time.

How can I be involved in the process?

Metro is sponsoring a series of open houses in June on the regional planning process and will sponsor another series of open houses on specific urban reserve study areas this fall. These open houses are informal gatherings of citizens where you can obtain up-to-date information and tell Metro what you think.

Metro also operates a growth management hotline, 797-1888. You can call the hotline 24 hours a day to get information on upcoming meetings, to request information, or to comment on Metro's growth management policies. All comments are transcribed and submitted to Metro's elected council and executive officer for their consideration.

Metro periodically publishes a newsletter. To be added to the mailing list, call Metro's hotline, 797-1888.

I have a question, whom do I call?

Call Paulette Allen, 797-1562, and she can direct you to the most appropriate staff person.



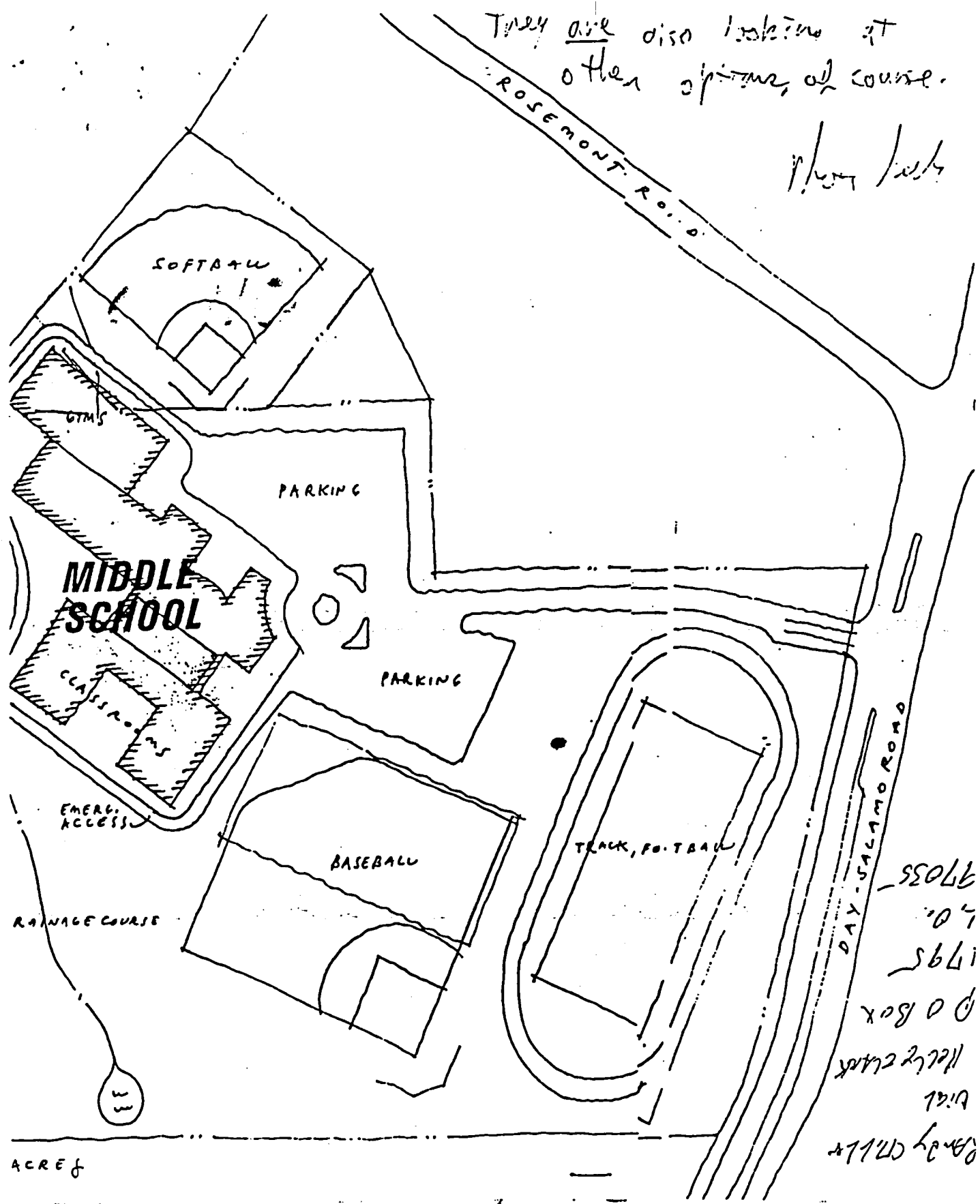
METRO

600 NE Grand Ave.
Portland, OR 97232

Printed on 50 percent recycled-content paper, 10 percent post-consumer waste

They are also looking at other options, of course.

Phyllis



97035
 104
 1795
 P O Box
 Kelly Clark
 1919
 27120 Lane

ACRE f

ACCESS FROM
ROSEMONT

100 507 1000

ROSEMONT

EMERGENCY ACCESS
ROUTE

New
Middle
School

PARKING

BASEBALL

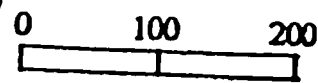
DAY-SALAMO

RAVINE
DRAINAGE COURSE

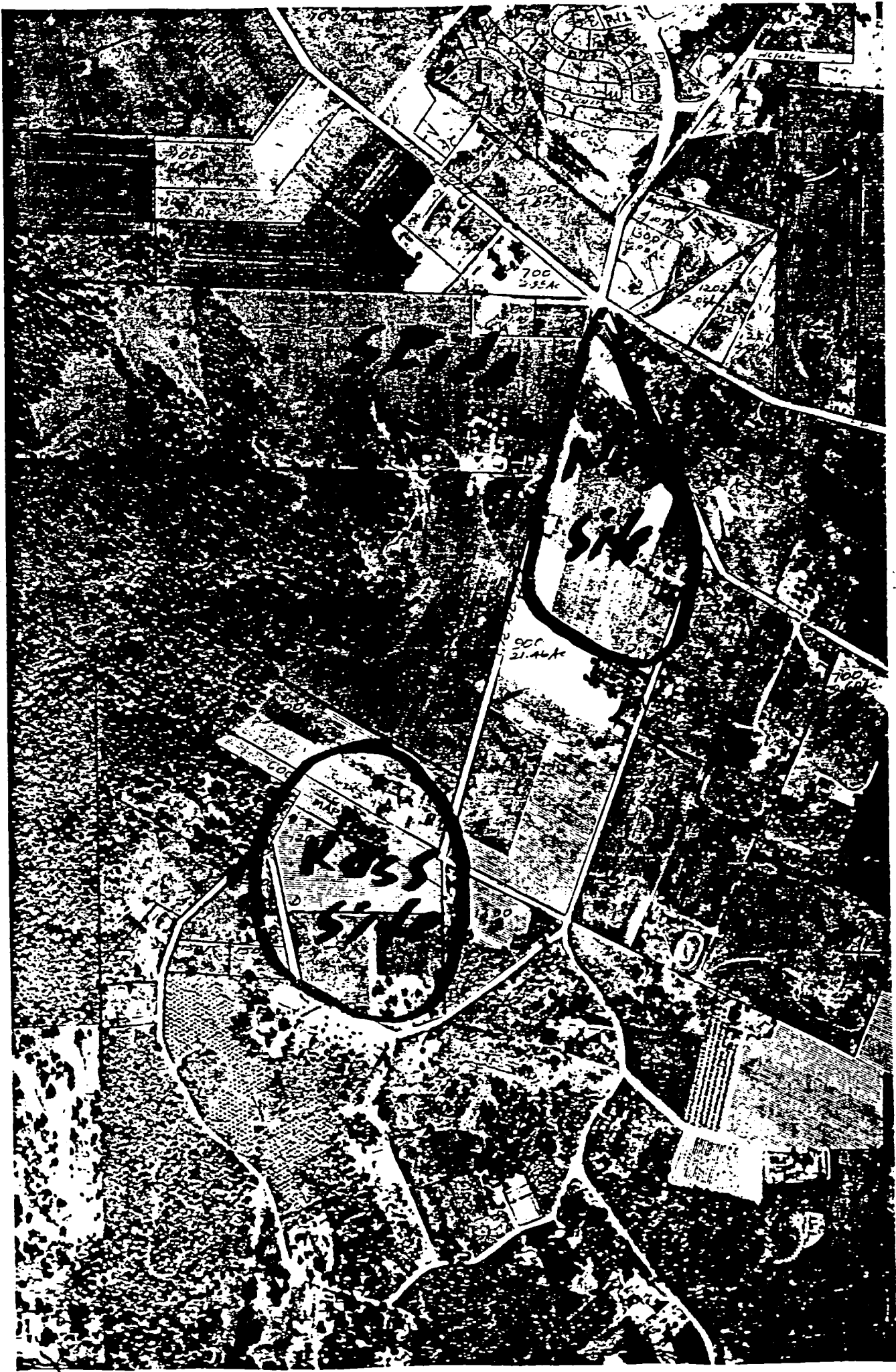
TRACK/SOCCER/FOOTBALL

New Middle School
Salamo/Rosemont Site
West Linn - Wilsonville
School District

JUNE, 1995



7002/002



□ Page A10 — IT'S MOVING DAY for West Linn seniors. Meanwhile, fund-raising goes on for a permanent center.



□ Page B body built 20-somet Bracco, at age 53.

West Linn

Thursday, August 3, 1995

WEST LI

Seida site picked for middle school

Wheels rolling on site acquisition

By RAY FITZ
Staff Reporter

The wheels have been set in motion for acquiring a chunk of land just off of Rosemont Road for construction of West Linn's next middle school.

On Monday, the West Linn-Wilsonville School Board approved a so-called "resolution of public necessity," a process often used prior to land condemnation.

In the past, the district has shied away from condemnation, in which people are forced to sell at fair market value, whether they want to or not.

The move allows attorneys on both sides to haggle about the price the school district will pay to purchase land.

At issue is approximately 20 acres of land owned by Kent Seida. The property is located on the northwest corner of Rosemont and Salamo roads.

Monday's action allows the district to conduct a land appraisal and property survey.

Superintendent Roger Woehl estimated it would take about two months before the district could take possession of the property.

However, the action drew the consternation of Seida and his attorney, Cynthia Eardley. She said the site is no good, regardless of whether the district builds its first new middle school there or on the controversial Dollar Street location.

Seida, who owns a home and 56 acres of property off Rosemont, conducted an unscientific survey this spring, asking if people wanted

See SCHOOL, page A5

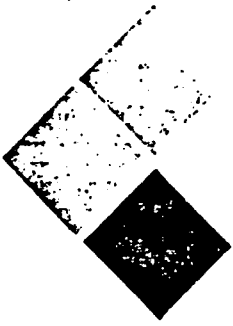
Lawmakers in thick of light rail battle

EXHIBIT D
PAGE OF

dams "as it. while dead yet," he said Wednesday morn-

Frolickin





KENT SEIDA CONSTRUCTION

17501 S.E. FOREST HILL DRIVE • CLACKAMAS, OREGON 97015 • PHONE (503) 658-3912
2545 S.W. ANCHOR • LINCOLN CITY, OREGON 97367 • PHONE (503) 994-7988

RE: ZDO-129

CLACKAMAS COUNTY BOARD OF COMMISSIONERS,

1/27/96

DEAR BOARD,

AS YOU ARE AWARE FROM MY TESTIMONY, IT IS MY FARM THAT IS THE UNDERLYING REASON FOR (ZDO-129).

I AM AT THIS TIME FURNISHING YOU WITH THE FOLLOWING INFORMATION FOR YOUR REVIEW.

- A. A FILM OF THE SCHOOL BOARD MEETING AT WHICH THE RESOLUTION OF PUBLIC NECESSITY WAS PASSED. I BELIEVE YOU SHOULD WATCH THIS RECORDING TO GET A FEELING FOR THE SCHOOL BOARD, THERE SUPERINTENDENT, AND THERE ATTORNEY, AND A LOT OF OTHER INFORMATION THAT SHOULD BE HELPFUL TO YOU FOR YOUR DECISION.
- B. SEVERAL NEWSPAPER ARTICLES OF INTEREST ABOUT THE CONDEMNATION, INDIANS, AND THE RECENT CONDEMNATION CASES OF THE CITY OF GRESHAM. IN THE GRESHAM CASE, WHICH IS IDENTICAL TO MINE, THE CITY GOT TAGGED BY THE JUDGE 143,700.00 FOR THERE BAD FAITH. THEY HAVE NOW ABANDONED THERE OTHER CASES.
- C. A NUMBER OF DOCUMENTS OF INTREST.
- D. MY WRITTEN TESTIMONY TO SUPPLEMENT MY ORAL TESTIMONY, AND FURTHER ANSWER THE KEY QUESTION (IF A CONDEMER IN POSSESION HAD STANDING TO CHANGE TO ZONEING OR GET A CONDITIONAL LAND USE PERMITT THAT WOULD NOT EFFECT MY PROEPRTY WHAT WOULD MY OBJECTION BE?)
- E. COPY OF A QUESTIONER SENT IN THE WEST LINN TIDEINGS TO APROX. 5,000 SUBSRIBERS. (THE RESULTS ARE THAT 508 PEOPLE RESPONDED AND 83% OF THE PEOPLE SURVEYED DIDNOT WANT THE SCHOOL LOCATED ON OUR SITE) THEY INSTEAD REFERED IT TO BE LOCATED ON THE SAM NUTT PROPERTY. SAM NUTT IS THE HEAD OF ADMINSTRATION FOR THE WEST LINN SCHOOL DISTRICT. HIS RESPONSIBLITIES INCLUDE COMEING UP WITH THE FIGURES THAT SHOW WHY THE SCHOOL SHOULD TAKE MY PROEPRTY AND NOT HIS. (INTRESTING DONT YOU THINK) MR NUTT IS ALSO A LAND PARTNER(OR WAS) WITH HERB KOSS THE DEVELOPER WHO STANDS TO GAIN BY THE TAKEING OF MY LAND. THEY BOTH HAVE PROFITED BY JOINT LAND VENTURES IN TANNER BASIN, IN THE PAST AND ARE LIKELY TO DO SO IN THE FUTURE. YOUR FINDING FOR THE SCHOOL DISTRICT SHOULD HAVE A GREAT FINACIAL BENEFIT TO THESE PEOPLE.

EXHIBIT F
PAGE OF

KENT SEIDA CONSTRUCTION

17501 S.E. FOREST HILL DRIVE • CLACKAMAS, OREGON 97015 • PHONE (503) 658-3912
2545 S.W. ANCHOR • LINCOLN CITY, OREGON 97367 • PHONE (503) 994-7988

2

HISTORY:

TANNER BASIN IS A LAND DEVELOPMENT THAT CAME INTO BEING WITH THE PURCHASE OF FARM LAND BY HERB KOSS AND TO A LESSOR DEGREE SAM NUTT HEAD OF WEST LINN SCHOOL ADMINISTRATION. A MASTER PLAN WAS SUBMITTED TO WEST LINN AND THEY ACCEPTED IT.

WE WERE APPROACHED BY HERB KOSS TO SELL OUR PROEPRTY, BUT UNLIKE OUR NEIGHBORS WE REFUSED HIS OPTION MONEY AND PREFERED TO RETAIN OUR FARM.

WE WERE POORLY THOUGHT OF AS WE STOPPED THE PLANS (WHICH STILL EXIST AND ARE WELL) FOR AN UPSCALE GOLF COURSE AND HOUSING DEVELOPMENT. THIS MAY BE THE UNDERLYING REASON FOR THE ATTEMPT TO GET OUR POPERTY NOW.

HERB KOSS IN FACT PICKED THE SPOT FOR THE SCHOOL SITE YEARS AGO AND IT HAPPENED TO BE ON OUR PROEPRTY. EVEN THOU IT DOES NOT MEET ONE CRTERIA AS SET FORTH FOR A MIDDLE SCHOOL SITE. (SUPPORTING DOCUMENT ATTACHED) THIS NORTH NATOMAS COMMUNITY PLAN WAS PROVIDED BY OUR METRO AS THE CRITERIA FOR A SCHOOL SITE PAGE 63.

WE WERE THEN TOLD BY HERB KOSS THAT HE WOULD HAVE US CONDEMED AND THAT HE WOULD GET OUR PROPERTY FOR DIRT AND FRONTAGE TO SUPPORT HIS SHOPPING CENTER AND HE WOULD NOT PAY A CENT.

THE SHOPPING CENTER IS NOW NEARLY COMPLETE. IT IS CRITICAL THAT THE ROAD BE BUILT AND THE SCHOOL HAS BROUGHT THIS CONDEMNATION SUIT AGAINST ME.

WHO IS THE PRESENT OWNER OF THE PROPERTY IN QUESTION:

KENT SEIDA AND FAMILY FOURTH GENERATION TO OCCUPY THE LAND.
FAMILY CONTUBUTIONS TO THE COMMUNITY AND SCHOOLS

GRANDFATHER DESIGNED, FURNISH THE LUMBER AND CONTRUCTED THE TUALATIN SCHOOL IN 1900 (GRANDFATHER SAUM)

GRANDFATHER DONATED LAND TO WEST LINN SCHOOL DISTRICT TO ENABLE THE STAFFORD GRADE SCHOOL TO EXPAND (SITE OF WEST LINN ADMINISTRATION OFFICE)
HE ALSO PROVIDED ROOM AND BOARD TO THE EARLY TEACHERS SO THAT THE SCHOOL COULD BE STAFFED. (THIS ACTION TO TAKE AWAY MY LAND IS PLANNED FOR LAND THAT MY GRAND FATHER GAVE TO THE SCHOOL TO HELP THEM)

MOTHER FIRST CLASS OF WEST LINN HIGH SCHOOL FIRST MAY PRINCESS. FIRST PAINO PLAY AND ORGINAL MEMEBER WEST LINN BABPTIST CHURCH, PRESIDENT OF THE P.T.A. AND MANY, MANY MORE THINGS WERE DONE BY HER FOR THE COMMUNITY.

FATHER FURNISH FREE TRANSPORTAION TO THE SPORTS TEAMS WHEN BUSING WAS NOT AVAILBLE, REFERED AND UMPIRED THE EVENTS., ALLOWED THE BOYS SCOUTS TO USE OUR FARM FOR CAMP OUTS ETC. AND ALSO DID MANY THINGS FOR THE COMMUNITY,



KENT SEIDA CONSTRUCTION

17501 S.E. FOREST HILL DRIVE • CLACKAMAS, OREGON 97015 • PHONE (503) 658-3912
2545 S.W. ANCHOR • LINCOLN CITY, OREGON 97367 • PHONE (503) 994-7988

3

KENT SEIDA CLASS PRESIDENT AND FOUR YEAR STUDENT COUNCIL AT WEST LINN HIGH SCHOOL WAS IN SPORTS , SPEECH AND MANY ACTIVITIES. AG ADVISSOR TO SAM BARLOW HIGH SCHOOL. HELP SEND THREE CHILDREN THRU OREGON STATE COLLEDGE. LONG TIME MEMBER AND CURRENT CHAIRMAN OF DAMASUS WATER BOARD. AND MANY OTHER COMMUNITY ACTIVITES.

SUZY SEIDA (DAUGHTER) DEGREE IN AG EDUCATION CURRENTLY INTERATIONAL FLIGHT ATTENDENT FOR UNITED AIRLINES. LIVES IN SHERWOOD ON ONE OF THE FAMILY BUSINESSES AND WORKS WITH OUR FARMING AND CATTLE.

KENT SEIDA JR. DEGREE IN JOURNALISUM. CURRENTLY PARTNER WITH FATHER IN FAMILY OPERATIONS WORKS ALSO IN FARMING AND CATTLE

DAVE SEIDA DEGREEE IN POLITICAL SICEINCE HONURED AMERICA AS ONE OF THE FIRST AND ONLY AMERICAS TO GO TO CUBA UNDER CASTRO AS A HEAVY WEIGHT INTERNATIONAL WRESTLER. HE IN THE FINALS DEFEATED THE CANADIAN NATIONAL CHAMPIAN AND WAS AWARDED A BRONZE METTLE.

WHO ARE THE WINNERS IF YOU HOLD FOR THE SCHOOL DISTRICT:

① THE CITY OF WEST LINN (WHY)

THEY ARE IN A FINNACIL CRUNCH. IF THEY CAN FORCE THE SCHOOL DISTRICT TO TAKE OUR FARM, THEY WOULD NOT BE FACED WITH HOUNORING S.D.C. FOR THE DEVELOPMENT OF THE MAJOR ROADWORK TO THE SHOPPING CENTER AND THRU THE AREA. THAT BURDEN WOULD BE PAID FOR BY THE TAXPAYERS WITH SCHOOL BOND MONEY. THEY ALSO WOULD PICK UP A LARGE AMOUNT OF OTHER IMPROVMENTS.

② HERB KOSS TANNER BASIN DEVELOPER (WHY)

HE WOULD NOT HAVE TO DEAL ON FRONTAGE LAND WITH US, RATHER LET SCHOOL DISTRICT TAXPAYERS PAY THE PRICE FOR HIM. HE ALSO WOULD NOT HAVE TO DEAL WITH OUR DRIVEWAYS, OUR HOUSE, AND WOULD HAVE FREE USE OF OUR DIRT FOR HIS PROJECTS

③ SAM NUTT HEAD OF ADMINISTRATION WEST LINN SCHOOL DISTRICT.

ALTHOU INSIDE THE URBAN GROWETH BOUNDRY AND THE LOGICAL SCHOOL SITE, PRECLUDEING THE NEED FOR ACTIONS LIKE THIS, SAM WOULD RETAIN HIS PROPERTY WHICH IS PLANNED FOR MUTI FAMILY AND MAKE A HUGH PROFIT BY DOING SO.I FIND THIS WHOLE MATTER QUITE QUESTIONABLE, AS DO A GREAT MANY OTHER PEOPLE AS SAM AND HERB HAVE BEEN PARTNERS IN TANNER BASIN LAND AND MAY BE AT THIS TIME.

KENT SEIDA CONSTRUCTION

17501 S.E. FOREST HILL DRIVE • CLACKAMAS, OREGON 97015 • PHONE (503) 658-3912
2545 S.W. ANCHOR • LINCOLN CITY, OREGON 97367 • PHONE (503) 994-7988

31

WHO ARE THE LOSEERS IF YOU HOLD FOR THE SCHOOL DISTRICT: (WHY)

- ① WEST LINN SCHOOL DISTRICT WILL BE A BIG LOSER IN THE LONG RUN UNLESS THEY PLAN TO RESELL MY PROPERTY TO A DEVELOPER FOR A PROFIT.

IF THEY WERE TO GET MY LAND IN THE END, IT IS MOST LIKELY UNBUILDABLE DUE TO INDIAN BURIALGROUNDS AND OR CAMP SITES. BEDROCK, WETLANDS, ETC.

THE PROEPRTY IS EXCELENT FOR FARMING, OR RESIDENCIAL BUT IS A POOR SITE FOR A SCHOOL.

WEST LINN CURRENTLY THRU A SERIES OF BAD LAND CHOICES HAVE ENDED UP WITH APROX. 55 ACRES OF UNBUILDABLE LAND. IF THEY ADD MINE IT WOULD GIVE THEM 75 ACRES OF UNBUILDABLE LAND.

- ② THE SCHOOL STUDENTS WOULD HAVE AN INFERER SITE. THE DRAWINGS SUPPLIED BY THE SCHOOL DISTRICT SHOW THAT THEY WOULD NOT EVEN HAVE A FULL SERVICE SCHOOL SITE AND WOULD ELIMINATE THE SOFT BALL FIELD. (DRAWINGS ATTCHED)
THE SITE IF DEVELOPPED HAS 60 FEET DIFFERENCE IN ELIVATION. KIDS, PARENTS AND HADICAPPS WOULD HAVE A TERRIBLE TIME ON THIS SITE AND DEVELOPMENT WOULD BE COSTLY.

- ③ THE TAXPAYERS WILL LOSE BY HAVING A HUGH SUM WASTED ON AN UNBUILDABLE SITE OR END UP WITH AN EXPENSIVE, POOR, IMPRACTICLE SITE. THIS COULD SOUR THE VOTERS AND CAUSE THEM TO REJECT FUTURE BONDS AGAIN HARMING THE STUDENTS

- ④ KENT SEIDA'S FAMILY OWNER OF THE LAND FOR FOUR GENERATIONS FOR REASONS TO MANY TO COVER IN THE DOCUMENT. BUT HAVE BEEN GERNALLY COVERED HEREIN.

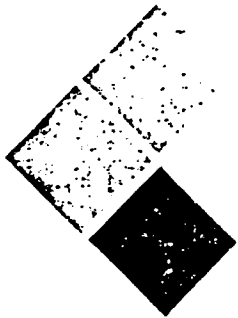
ALL OF THE PROPERTY OWNERS OF CLACKAMAS COUNTY:

CLACKAMAS COUNTY WOULD, IF THE SCHOOL DISTRICTS REQUEST IS APPROVED, BE ON THE CUTTERING EDGE OF TAKEING PROPERTY RIGHTS AWAY FROM THE LAND OWNERS AND GIVEING THEM TO THE GOVERNMENT. THIS WOULD BE THE MOST LIBERAL PROVISION IN THE STATE AND WOULD MOST LIKELY SET CLACKAMAS COUNTY UP AS THE FIRST CASE TO BE TRIED IN THERE EFFORTS TO GIVE AWAY LAND OWNERS RIGHTS.

ALL LAND OWNERS WOULD NOT BE SAVE IN THE KNOWLEDGE THAT THEY OWN THERE LAND. ANY GOVERMENTAL BODY COULD AT ANY TIME WITH OUT REAL RESON MOVE ON THERE LAND AND MAKE CHANGES THAT COULD HAVE HUGH IMPACTS ON THERE USE OF THE PRPERTY AND THE AMOUNT OF MONEY IT MAY BE WORTH. INDUSTRIAL LAND CHANGED TO PARK LAND AND THE OWNER PAID ACCORDINGLY. DEVELOPMENTS TIED UP OVER RESIVORS OR FIRE STATIONS. CLOUDS THAT WOULD BE PLACED ON PROPERTY THAT COULD KEEP PRESENT OWNERS FROM EVER SELLING IT OR DEVELOPING IT THEM SELVES.

IN SHORT THERE ARE NO REAL WINNERS IN THIS CASE ONLY A COMPLETE COUNTY OF REAL LOSERS.

CITIZENS OF AMERICA WHO ARE SEEING THERE RIGHTS AS GIVEN BY OUR FORFATHERS BE TAKEN AWAY FROM US BIT BY BIT UNTIL WE ARE NOLONGER A FREE NATION.



KENT SEIDA CONSTRUCTION

17501 S.E. FOREST HILL DRIVE • CLACKAMAS, OREGON 97015 • PHONE (503) 658-3912
2545 S.W. ANCHOR • LINCOLN CITY, OREGON 97367 • PHONE (503) 994-7988

5

QUESTIONS TO BE CONSIDERED:

DOES THE SCHOOL DISTRICT HAVE THE SAME RIGHTS AS KENT SEIDA OR ARE THEY GIVEN A SPECIAL DEAL. ARE THE LAND USE LAWS THE SAME FOR EVERY ONE OR DO SPECIAL PEOPLE AND DEVELOPERS GET BETTER TREATMENT.

IF THE LAND USE LAWS ARE THE SAME FOR EVERYONE AND NO ONE GETS SPECIAL TREATMENT THEN THE SCHOOL IS DOOMED BEFORE IT STARTS.

THERE IS BAGGAGE THAT IS ATTACHED TO MY PROEPRTY THAT ARE THE RESULT OF WORKING ON MY DRIVING RANGE.

1. THE COUNTY HAS SAID THAT THERE CANNOT BE LITES AND THAT BUSINESS BASICLY CAN ONLY BE CONDUCTED DURING DAY LITE HOURS. BY THE VERY NATURE OF A SCHOOL THIS IS NOT POSSIBLE WITH FOOTBALL FEILDS, CHRISTAMS PALYS ETC. DO THEY PICKUP MY CONDITIONS OR CAN I NOW RAISE TO THERE LEVEL AND HAVE LITES.
2. WE ARE ALLOWD ONLY TO SELL SNACK FOOD. THE SCHOOL WOULD HAVE A FULL CAFITERIA DO I GET THE FULL FOOD SERVICE OR DO THEY GET ONLY SNACKS?
3. THE SCHOOL SHOWS THERE ENTRY ROAD IN EXACTLY THE LOCATION THAT WE ASKED FOR AND WERE TURNED DOWN. DO WE NOW GET THAT ROAD OR ARE THEY HELD TO THE ENTRY THAT WE WERE GIVEN.
4. WHAT ABOUT THE NOISE OF MY BALL PICKER. WE WILL NOW HAVE BUSSES, WHISTLES, AND BELLS. IF THE SCHOOL DOESNOT REQUIRE NETTING FOR THERE BASEBALLS WHY SHOULD I, OR WILL THAY BE HELD TO MY STANDARDS.

THE QUESTION IS ARE THERE TWO STANDARDS THAT APPLY UNDER CONDTIONAL USE FOR THE SAME GROUND. IF THE ANSWER IS NO THE SCHOOL IS STOPPED IN ITS TRACKS RIGHT NOW. THESE DETERINATIONS HAVE ALREADY BEEN MADE. IF THE SAME RULES APPLY THE SCHOOL HAS NOT CHANCE OF GETTING APPROVAL AS THEY CAN NOT OPERATE WITH THOSE RESTRICTIONS,

IF I RAISE TO THERE LEVEL THEN YOU CAN THROW MY RESTRICTIONS IN THE TRASH AS I SHOULD NOW HAVE MY ENTRY ROAD , MY LITES, MY FOOD, AND EVERYTHING ELSE THAT WOULD GO ALONG WITH A SCHOOL.

IF I COME BEFORE THE COMMISSIONERS AND ASK FOR LITES, FOOD ENRTY ROAD ETC. WILL YOU TURN ME DOWN AND GIVE EXACTLY THE SAME THINGS TO THE SCHOOL? IS THIS FAIR, IS THIS AMERICA?



KENT SEIDA CONSTRUCTION

17501 S.E. FOREST HILL DRIVE • CLACKAMAS, OREGON 97015 • PHONE (503) 658-3912
2545 S.W. ANCHOR • LINCOLN CITY, OREGON 97367 • PHONE (503) 994-7988

6

WHO FAVORS YOUR APPROVAL:

1. WEST LINN SCHOOL DISTRICT
2. THE CITY OF WEST LINN

WHO OPPOSES YOUR APPROVAL:

1. CLACKAMAS COUNTY PLANNING COMMISSION.

THEY SAID THAT THEY THOUGHT THIS WAS WRONG AND AS A COMPLETE BODY WENT ON RECORD AS "STRONGLY" OPPOSING PASSAGE. THEY ARE PROPERTY OWNERS AS WELL AS MEMBERS OF THE PLANNING COMMISSION AND CAN CLEARLY SEE THE PROBLEMS AND ERROISION OF OWNERS RIGHTS.

2. THE STAFFORD TUALATIN VALLEY C.P.O.

SAME REASON AS PLANNING COMMISSION

3. SEVERAL CITIZEN AND PROPERTY OWNERS SUBMITTED LETTERS.

THIS LAND USE MATTER AS YOU ARE AWARE WAS FAST TRACKED WITH NO REAL KNOWLEDGE OR CHANCE FOR IMPUT GIVEN TO THE PUBLIC AT LARGE. HAD THIS BEEN BEEN GIVEN THE NOTICE TO THE PUBLIC EQUEAL TO THE RIGHTS IT IS TAKEING AWAY, THERE WOULD HAVE BEEN HUNDREDS OF LETTERS.

4. KENT SEIDA AND FAMILY :

I HAVE TALKED TO DOZENS OF PRIVATE CITIZENS AND MANY PUBLIC OFFICALS, ON THE STREET AT PUBLIC MEETINGS. EVERY SINGLE PERSON STRONGLY, AS THE PLANNING COMMISSION AGREES THAT APPROVAL WOULD BE VERY BAD FOR THE

INDIVIDUAL AND THE COUNTY, IT WOULD PLACE US ON THE CUTTER EDGE OF REDUCEING OWNER RIGHTS.

HOW WILL THIS EFFECT ME.

1. FINNACIALLY, I WILL BE FORCED NOT ONLY TO FIGHT THE SCHOOL IN CONDENMATION BUT ALSO OPPOSE THEM IN THERE LAND USE HEARING IN AN EFFORT TO SAVE MY LAND. YOUR APPROVAL OF THIS COULD CAUSE ME COMPLETE FINNACIAL RUIN. ATTORNEY BILLS THESE DAYS ARE HUGH.
2. MENTALLY I WOULD HAVE MORE SLEEPLESS NITES WORRING ABOUT THE TAKEING OF MY LAND BY THE GOVERMENT BOTH BY CONCENNEATION AND BY THE AID OF THE COUNTY COMMISSIONERS.
3. IT WOULD RESULT OF LOSS OF INCOME FROM MY BUSSINESS. I WOULD HAVE ANOTHER FRONT TO FIGHT AND IT ALL TAKES TIME. AN EXAMPLE IS GATHER THE MATERIAL AND WRITEING THIS LETTER.



KENT SEIDA CONSTRUCTION

17501 S.E. FOREST HILL DRIVE • CLACKAMAS, OREGON 97015 • PHONE (503) 658-3912
2545 S.W. ANCHOR • LINCOLN CITY, OREGON 97367 • PHONE (503) 994-7988

7

IN CONCLUSION:

I HOPE THAT YOU HAVE RECEIVED THE FILM, DOCUMENTS, NEWSPAPER
ARTICLES THAT I HAVE GIVEN TO YOU.

IT IS MY FAMILIES HOPE THAT YOU WILL FOLLOW THE RECOMMENDATION OF YOUR
OWN PLANNING COMMISSION, THE NEIGHBORHOOD ASSO., AND MANY CITIZENS AT LARGE
AND TURN THIS REQUEST DOWN.

VERY TRULY YOURS

KENT SEIDA

ZDO-129

HEARING DATES: 1-17-96 & 2-7-96

MINUTES: 3-1-96

BO SIGNED: 3-7-96

SENT TO PARTIES: 3-26-96

WILLIAM F. HOELSCHER
ATTORNEY
13425 SW 72ND STREET
TIGARD, OR 97223

KENT SEDIA
17501 SE FOREST HILL DRIVE
CLACKAMAS, OR 97015

ROGER WALL
WEST LINN SCHOOL DISTRICT
1235 ROSEMONT
WEST LINN, OR 97068

PETER MERSEREAU
1600 BENJ. FRANKLIN PLAZA
PORTLAND, OR 97258

JILL THORN
22825 WILLAMETTE DRIVE
WEST LINN, OR 97068

CHERYL SAARINEN
19845 SW STAFFORD ROAD
WEST LINN, OR 97068

PLANNING, DOUG MCCLAIN
COUNSEL
FILE

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of a Zoning
& Development Ordinance
Amendment Relating to
Filing Administrative Actions

Order No. 96-158

File No.: ZDO-129

This matter coming regularly before the Board of County Commissioners, and it appearing that the Planning Division has recommended amendment of the Zoning and Development Ordinance relating to who is allowed to file administrative actions; and

It further appearing that the Planning Commission at its January 8, 1996, meeting made no recommendation of the proposed amendment; and

It further appearing that after appropriate notice a public hearing was held before the Board of County Commissioners in the County Courthouse Annex at 906 Main Street, Oregon City, OR, on January 17, 1996, and February 7, 1996, in which testimony and evidence were presented, and that a preliminary decision was made by the Board on February 7, 1996;

Based upon the evidence and testimony presented, the Board finds the proposed amendment is not in the best interests of Clackamas County.

NOW, THEREFORE, IT IS HEREBY
ORDERED that the proposed amendment to the Zoning and Development Ordinance is not adopted.


DATED this 7th day of March, 1996.

BOARD OF COUNTY COMMISSIONERS


Darlene Hooley, Chair

N/A

Ed Lindquist, Commissioner


Indie Hammerstad, Commissioner

BOARD OF COUNTY COMMISSIONERS' LAND USE MINUTES
906 Main Street, Oregon City, Oregon 97045

Wednesday - February 7, 1996 - 9:30 A.M.

Attendance:

Chairperson, Darlene Hooley
Commissioner, Ed Lindquist
Commissioner, Judie Hammerstad

Gary Naylor, Planning Department
Michael Judd, County Counsel

The following items were considered by the Board of County Commissioners in accordance with the agenda:

AMENDMENT TO THE ZONING & DEVELOPMENT ORDINANCE

ZD0-129 Decision only

File No.	ZDO-129
Proposal:	Consider proposed amendment to subsections 1301.03 A and B of the Zoning and Development Ordinance which would allow a party acting as a condemnor-in-interest to file an administrative action.

Commissioner Hooley opened the meeting for testimony regarding the new information they got from other jurisdictions only.

Kent Sedia, 17501 SE Forest Hill Drive, Clackamas 97015: Mr. Sedia stated that he looked at the information from other jurisdictions and that if Clackamas County approves this it would make Clackamas County the most liberal county in the state dimensioning property owners rights. He feels that Clackamas County is primary a rural County and all the citizens would suffer because of this. He believes this is a bad law and there is no reason for adding this to the County's law.

Roger Wall, Supematant of West Linn School District, 1235 Rosemont, West Linn: Mr. Wall talked about the condemnation process.

Commissioner Hammerstad asked about Marion County requirements.

Doug McClain said that they disagreed with Marion County's interpretation. Clackamas County's code is very clear who can file an application and as far as Marion County's interpretation is more broadly worded it just said owner can apply.

MOTION:

Commissioner Hammerstad: I move to not approve this. The reason is I feel like we are being asked to make a decision with a critical issue. I was on the school board for eight years, I know how this goes, and I have a lot of sympathy about wanting to obtain that and certainly you have tried, not just this piece of property but other pieces of property, and we sort of watch that happen and I am sorry that hasn't been successful, but we are being asked to change a policy in a face of a crisis, and I think that is always or nearly always a really bad decision. The other part of this is this particular piece of property has extenuating exigencies on it that are going to be clearer within the next year or so and I would feel much more comfortable if this simply goes through the process of the school district works with the land owner and are policy has really been one of avoid condemnation and I think you can avoid it in most cases if you are will to work with the land owner. The price may seem high, but if you look at what's going to happen to this land in the next couple of years as it comes in with the UGB, I think that is a consideration the school district is simply going to have to make, but I am not persuaded that there is an overwhelming public interest to approve this.

Commissioner Hooley: . I have known the struggle that the school districts have gone through in trying to site properties and it seems to me that all of us as tax payers need to be ---- we need schools ---- it is unfortunate for what ever reasons that it has been delayed ----- I am terrible disappointed for many of those delays. All of us are tax payers and all of us end up paying more----- those kinds of very lengthy delays that have happened to the school district in trying to site property. I have difficulty understanding why people don't want schools next to them but that is just my own personal agenda, and I am sure other people will argue in the other direction why they don't want schools in their neighborhoods are areas. Again, I am torn in that I would like to see the school district work with the property owner to try to get this to happen before it actually goes through the process --- any time you have to go through the legal process it ends up costing everybody more money. I don't want to get into the middle of the property owner and the school district of who has been fair or not fair, I think that is not my role and do not have any desire to do that, and what I am trying to sit here and figure out, in fact, is this a good policy for a much more general application, and my one concern is that -----again I think it would almost, in most instants, be probably, ---if you can start a land use process, be to the property owners be a help as opposed to a hinder to them in terms of if you want to look strictly at the bottom line. But there are in fact, public organizations where you could--- it is the down zoning that bothers me, and again I expect it doesn't happen very much but it is that provision that it could affect the property owner that I have some real concern about.

I am still going back and forth in my own mind trying to talk this our right now. So those are my big concerns, one is I think it is real important it you are going to go through this that people be able to go on with their business and do it a quickly a possible and know what that result is going to be, because frankly I can't imagine the school district is going to want this since they, I mean it will be a conditional use so they can put a school there and it is whether or not the conditions make it prohibited to put a school there.

Commissioner Lindquist: Here's what we really need is someone to play the roll of Solemn and sit down with the two bodies and say solve this, but anyway, I second the motion.

Commissioner Hooley: We have a motion and a second for denial, please call the roll.

Commissioner Hammerstad: Aye.

Commissioner Lindquist

Chair Hooley

Aye.

Aye.

The Trends in Our Community

B. Growth Management

In a recent survey, Portlanders cited growth management as being of increasing concern to them. This issue has received much public attention in the past year as Metro has stimulated public discussion with its adoption of the Regional Plan for the year 2040. Metro describes the following characteristics of its vision for the future of the region:

- o A strong central city core.
- o Thriving community centers throughout the region.
- o Compact development that encourages innovative design patterns that increase the efficient use of land.

In Oregon, we have a unique method for containing urban sprawl and protecting our valuable farm and resource lands - the Urban Growth Boundary. Mandated by our strong land use planning and zoning requirements, the Urban Growth Boundary clearly marks the perimeter of the urban area. In order to achieve the vision of the 2040 Plan, Metro must carefully adjust the Urban Growth Boundary every few years to accommodate projected growth within the region. Put in place in 1974, Oregon's land use system is only now being challenged by rapid growth; the survival of the system depends on how well the region can implement its vision for the 21st Century. In conjunction with the region's cities, Metro is developing projections to track the rate at which land must be developed in order to achieve the vision of the 2040 Plan. When these numbers are finalized, the Progress Board will develop benchmarks to measure progress toward the plan.

The vision of the 2040 Plan is to manage growth so that our region offers increased opportunities to meet our citizens' yearning for a greater sense of community. This yearning manifests itself in many different ways, so that "growth management" can mean different things to different people. However, if we can achieve the efficiencies in land development articulated in the 2040 Plan, many of those favorable attributes of community have a greater probability of being fulfilled: community services such as libraries, schools, and resource centers within walking distance of homes; mass transit that links homes and work; vital neighborhood shopping districts; affordable, flexible housing for our changing family structure.

The pattern of development in the Portland area since 1970 has been similar to that of comparable cities, with most housing and job growth occurring away from the central city, in our case, toward the Urban Growth Boundary. However, single family housing development in Multnomah County has followed the general trends of such development in the region, only at a slower rate. Growth in multi-family housing has kept a consistent pace throughout the region.

Although several suburban "edge cities" have seen considerable growth in employment, notably Lake Oswego, Hillsboro, and Clackamas; Multnomah County employment growth has maintained a respectable, if slower, pace, particularly given environmental and land availability constraints.

Three concepts are fundamental to the vision of the 2040 Plan:

Sustainable carrying capacity

The geography of our region has finite limits to the amount of resources that can be consumed and/or degraded as we go about our human activities. Oregonians have a deep sense of respect for our natural environment, and have taken many affirming steps to protect and enhance its integrity. Recently, the idea of sustainability has given a longer term dimension to this commitment. Not only must we pay attention to the ability of our environment to support our lifestyles, but we must also consider the impacts of our actions on the ability of our land to sustain future generations as well.

Accessibility to community resources by all citizens

During the 20th Century we expanded the boundaries of our "community" to include a large land area which grew past local municipal limits to include a multi-county region within which we live, work, and spend leisure time. The automobile has become the primary mode of travel within that region for most of us, however, we are learning that there are limits to the carrying capacity of the land and air to sustain increased use of autos. Our newer settlement patterns almost preclude any other ways to access our various activities except by auto. The 2040 Plan recognizes that land must be developed and redeveloped in a way that increases each person's ability to access the places we live, work, and carry on our other activities. Such accessibility is not only the key to sustaining our desirable environment, but also to providing opportunities for economic health and prosperity.

Livability

Livability has almost as many definitions as growth management in our region. However, our citizens often agree on what constitutes a desirable living environment: safety within and outside of our homes; opportunities to engage in satisfying and sustainable work; availability of educational, cultural, and recreational resources; and mobility to access all of those things. As family structure and economic innovations increase our choices about where we live, the success of our growth management efforts will be judged, finally, on quality of life factors that determine how livable our region and its communities are.

The Progress Board believes that several major trends in our community should be taken into account as we develop our growth management program for the 21st Century. Although they some of these trends are discussed more fully in later sections, they are mentioned here to encourage discussion of their impacts on the implementation of the 2040 Plan:

Changes in the profile of our population...

Our community is becoming more ethnically diverse, and will continue to do so well into the 21st Century. Multnomah County has had a relatively small proportion of minorities compared to other urban areas of its size. However, in-migration and higher birth rates among minorities will change that in the coming years.

Although we can expect a small increase in the number of children among us, the average age of our adults will increase as well, mirroring trends nationally. We are also impacted by economic conditions elsewhere in the nation; the recession of the early 1990's in California caused in-migration of Californians to Oregon which has subsided recently as economic conditions have improved to our south. Increased mobility among all Americans is likely to produce shorter, and more easily triggered, periods of migration everywhere in the nation, making forecasting such trends very difficult.

Although divorce rates have slowed recently, there continue to be profound changes in the structure of the American household. Single parent families will continue to shape a variety of conditions. Several factors, including increased housing costs, will continue the trend in multiple, unrelated adults living together, as well as the return of young adults to their childhood household.

Growth management could encourage innovative design and development patterns that support changing demographic patterns, rather than insisting that emerging households adapt to existing, often constraining, development.

Changes in the way we educate ourselves...

Oregon has anticipated 21st Century changes in the way we educate ourselves. Education reform has triggered a debate concerning preparation of our children for the changing workplace which will extend well into the next decade. Learning must be seen as a life-long process that begins at birth and extends through retirement. Our traditional education institutions are greatly challenged by the implications of this trend.

The Progress Board intends to track closely education trends in the future, and will make every attempt to identify those factors which are indicators of success in adapting our present systems to necessary change. As education systems change, there are certain to be ways in which growth management could anticipate and accommodate those changes.

Changes in the way we work...

It is clear that many changes in the way we work loom on the immediate horizon. Technological innovation, demand for more leisure time, and family patterns have already caused changes in work site locations, commuting patterns, and support services needed for workers.

The Progress Board will collaborate with others in the near future to better understand this trend and to identify appropriate public and private actions which can better prepare our citizens for these changes. Growth management programs are certain to have a role in such discussions.

Crises in the lives of our children...

The changes in our community discussed above have had profound impacts on our children, many related to growth management. How can we ensure greater safety, mobility, and access to community resources for our children? How can we develop housing that is affordable, well designed, and in neighborhoods conducive to raising our children? How can we encourage multiple use of schools and libraries to facilitate learning?

02/21/96

The Trends in Our Community

A. The Public Mood

Residents of Multnomah County have been asked their opinions on many issues through a variety of methods during the 1990's. Local governments have turned increasingly to polling firms to ask residents directly how they feel about government services and public issues. The City of Portland and Multnomah County, through their elected auditors' offices, survey citizens annually. Through its biannual budget process the City of Portland also surveys citizens and gains additional input to those findings through forums throughout the city that bring together citizens and elected officials to discuss neighborhood issues. Those persons and households included in such surveys tend to be drawn from among registered voters, and thus, represent those with slightly more education and higher incomes than the general population. Specific trends in a variety of public issues are discussed more fully in the Benchmarks section of this document.

The Progress Board has discussed the findings of these surveys, as well as other information brought forward by experts in various fields. The Board began by exploring allegations that the population is becoming increasingly polarized, and greedy. However, public surveys tended to dispute this. Extreme positions on public issues have become more "shrill", as characterized by Portland pollster Adam Davis, however, he sees an increasing concentration of moderate viewpoints from which people seek consensus and solutions, real movement toward the achievement of public goals.

Adam Davis offers the following contrast between the public mood in 1990 and today. It is rich in symbolism and provides an excellent snapshot of current trends:

The 1990 Public Mood	The 1996 Public Mood
John Rambo	Forrest Gump
Standard of Living	Quality of Life
Things	Time
Hot Tubs	Green Houses
Good Deals	Good Deeds

After its study and discussion, the Progress Board sees five important components to the public mood in Multnomah County in early 1996:

- o Citizens feel generally favorable to local government, but are increasingly skeptical of the motivations of governments at other levels, and of business and the media.
- o Citizens want to increase their bonds to their local community, and believe in the benefits of closer ties.
- o Citizens have a greater understanding of the complexities of issues in their communities, and are likely to be patient if they believe those issues are being addressed.
- o Citizens are anxious about their long term financial condition and the instability in the workplace.
- o Citizens are increasingly seeking spiritual connectedness through both traditional church membership and alternative activities.

Citizens feel generally favorable to local government...

During the 1990's citizens have shown an increased confidence in local government in Multnomah County. They rate local government services as becoming increasingly better. And they have an increased understanding of the roles of different local government entities, although Metro remains a distant enigma to many. They favor consolidation of special service districts with local governments, but they are generally pleased with the make-up of sub-regional governments in the area. Benchmarks # 74,76,77, and 78 present further data on these issues.

Citizens become less confident as government becomes more distant. As citizen understanding and confidence in local government increases, citizens feel that government at other levels becomes more distant and out-of-touch with local concerns. Recently, citizens have added two more targets to their unhappiness with distant institutions: business and the media. Recent tax abatements to large semiconductor companies fueled citizen suspicion that large companies get richer, while the working person gets poorer. This was of particular concern to the City of Portland and Multnomah County, because such abatements are aimed to benefit low income and unemployed people.

The media is seen as superficial and sensational in its reporting. Citizens are increasingly turning to neighborhood sources of information - word of mouth from friends and associates and neighborhood newspapers which are drawing significant audiences in Multnomah County.

Citizens seek community...

There appear to be individual feelings of the extent to which present suburbanization is counter to an individual sense of community. Citizens are seeing the benefits of living patterns that increase access, not only to neighborhood services, but also to jobs and recreation. The dramatic increase in citizen dependence on neighborhood newspapers and other forms of communication, cited above, reinforces this trend.

Issues of growth management are of increasing concern to residents. What citizens mean when they use the term is vague, but generally applies to the impacts of growth on the overall condition of their neighborhood. This issue is discussed more fully in the next section.

Citizens understand how complex public issues are....

During the recent years of the Your City Your Choice Survey conducted by the City of Portland during its budget process, a dramatic trend has emerged: Citizens no longer identify one issue in their community, such as transportation or public safety, as dominating their concerns. They express a rather consistent level of concern among several issues, such as education, economic development, growth management, and public safety. In citizen forums, participants often expressed an understanding of the interrelationships of different issues and of the need to work on all fronts to address issues, all of which would contribute to the prosperity of their neighborhoods.

Citizens are concerned with their financial future...

We shape our opinions about public issues based on our own experience. It is a rare citizen who has the luxury of information concerning societal trends, and who acts in other than his or her own self interest. However, few citizens have escaped the direct impact of changing patterns in our economy that have created a greater degree of separation, and alienation, between the wealthy and the middle class. The economic realities of slower, and for many, stagnant, wage growth have literally "brought home" the changes taking place in the workplace. These trends, discussed more fully below, have produced a sense of insecurity among our citizens. The changing workplace environment caused by the continued loss of traditional high paying manufacturing jobs in favor of low paid service jobs, has impacted those entering the workforce during the 1990's. And as business "downsizes" and continually reorganizes, workers are threatened with changes and job loss in areas where a decade ago they might have expected security for the duration of their working life.

Citizens seek spiritual connectedness...

Membership in mainline churches and alternative religious organizations is once again on the rise. The popularity of books such as Thomas Moore's *Care of the Soul* and James Redfield's *The Celestine Prophecy* are indicative of a growing interest in spiritual issues. Even the recent

exercise and fitness craze is being linked to spiritual experiences. It appears that many people are taking time from their busy lives to explore their inner nature and their relationship to a greater being. This movement is consistent with the sense of community which people also seem to be seeking.

02/21/96