

Tigard, no great shakes about 7000 square foot lot, no different that anybody here. When making these decisions they were not easy ones. And just as a quick story 4th generation Oregonian he was born in Beaverton 4500 people in the City of Beaverton when he was born there are now 70,000. If he did not look ahead and try to plan what they were going to end up with was a community that exploded like his neighborhood. He stated whatever his votes were going to be, he hoped that they were good ones and hoped to build a better community for all of us. He thanked everyone for participating and for those who helped put this together and for their hospitality.

Presiding Office Kvistad closed the Listening Post at 7:30 p.m. and adjourned the meeting.

Prepared by,

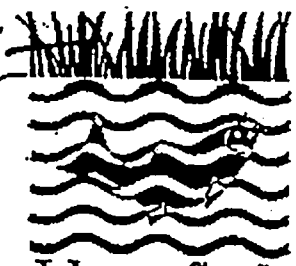
Chris Billington
Clerk of the Council

Cheryl Grant
Support Staff

***Addendum/Attachments**

A copy of the originals of the following documents can be found filed with the Permanent Record of this meeting, in the Metro Council Office.

Document Number	Document Name	Document Date
111996-01	Bob Roth Watershed Coordinator Johnson Creek Council 525 Logus St Oregon City, OR 97045	11/19/96
111996-02	Charles and Seanne Rose 12055 SE 147th Ave Portland, OR 97236	11/19/96
111996-03	Viola Hansen-White 12045 SE 147th Portland, OR 97236	11/19/96
111996-04	Ed White 12045 SE 147th Portland, OR 97236	11/19/96



Johnson Creek

WATERSHED COUNCIL

"A partnership of citizens, businesses and public agencies taking action to improve the Johnson Creek watershed"

Citizen Groups
Friends of Johnson Creek
Landowners & Friends of Johnson Creek (LOAF)
Oregon Trout
Portland Audubon
Wetlands Conservancy
40-Mile Loop Land Trust
Stream Reach Working Groups representing the Confluence, the Canyon, Bell Station, 1-205 Connection, the Mills, the Gardens, Powell Butte Valley, Gresham Greenbelt and Upper Creek

Sponsoring Agencies
City of Gresham
Parks & Recreation
City Engineering
City of Happy Valley
City of Milwaukie
Community Development
City of Portland
Bureau of Environmental Services
Bureau of Parks & Recreation
Clackamas County
Dept. of Transportation & Development
Dept. of Utilities
Multnomah County
Park Services
Engineering
Transportation Division

Resource Agencies
METRO
Planning & Development
State of Oregon
Dept. of Environmental Quality
Division of State Lands
Dept. of Fish & Wildlife
City of Portland
Bureau of Planning
Environmental Protection Agency

Affiliation for identification only

Johnson Creek
Watershed Council

Councilor Jon Kristad
Chairperson
METRO
600 NE Grand Avenue
Portland, Oregon 97232-2736

Dear Mr. Kristad:

November 19, 1996

The Johnson Creek Watershed Council is deeply concerned that key areas of the Johnson Creek headwaters are targeted for inclusion in the Urban Reserve Study Areas. Intensive development in these areas will cause severe impacts on site and downstream in the watershed.

Within Urban Reserve Area 1, west of Highway 26 is the confluence of the North Fork, main stem, and two other tributaries of Johnson Creek. This site has good quality forested riparian habitat and an extensive flood plain which is critical for flood management downstream especially in Milwaukee and the Lents neighborhood of Portland.

Johnson Creek's North Fork and Sunshine Creek west of Highway 26 are high quality forested areas in good functioning condition within the boundaries of Urban Reserve Areas 1 and 2. These forests include second growth to mature cedars and Douglas fir mixed with alder and big leaf maples. This mix of species provides a high degree of cover and shade for the streams. Along Sunshine Creek wildlife such as deer, raccoons, and hawks are regularly observed. Both the North Fork and Sunshine Creeks are priority areas for native fish and wildlife protection and improvement

Increased impervious surfaces in the watershed and increased human activity along the creek will contribute to increased flooding and water quality problems downstream and disturb the delicate balance of native plant and animal species.

In response to Johnson Creek Resource Management Plan recommendations, the cities of Portland, Milwaukie, and Gresham and the counties of Clackamas and Multnomah have agreed to spend a significant amount of tax dollars to rehabilitate stream conditions impacted by previous development, especially for flood and pollution control. The projected rehabilitation costs are based on current land use zoning. Any change in land use that permits intensive development will greatly increase rehabilitation costs to be paid by these jurisdictions and will not maintain existing stream conditions.

It should be noted that current mitigation standards are inadequate to fully offset development impacts and that current watershed management information indicates that areas in good condition such as Sunshine Creek and the North Fork should receive high priority for preservation. It makes sense to preserve what already exists than pay more later to restore negatively impacted areas.

The Johnson Creek Watershed Council recommends that all areas within the Urban Study Areas 1 and 2 that comprise part of Johnson Creek and it's watershed be removed from consideration for Urban Growth Boundary consideration. Doing so will ease immediate pressure in these areas to develop while further restoration and preservation measures are implemented.

Bob Roth
Watershed Coordinator
Johnson Creek Council

11-19-96

**Metro
Urban Reserve
Citizen Input Form**

This form was created to help you best communicate your concerns and questions on the urban reserve selection process to the Metro Council. Please be as specific as you can about the study area(s) that interest you. If possible include any information that relates directly to the selection criteria (*listed on the reverse side of this sheet*) on which the Metro Council will base their decision on the urban reserves. The Metro Council's decision will reflect both the review of the state-required selection criteria as well as other discretionary factors, such as supporting the elements of the 2040 Growth Concept.

Please take a moment to answer the following questions and return your completed form to Metro open house staff or mail to: **Metro Growth Management Services**
600 NE Grand Ave.
Portland, OR 97232

Name: CHARLES G & SEANNE L ROSE

Address: 12055 SE 147TH AVE

City, State & Zip: PORTLAND, OR 97236

Phone Number: (503) 658-7760

Address or Location of Parcel: 12055 SE 147TH AVE

Urban Reserve Study Area Number(s): 15

Briefly summarize your concern or questions:

Briefly my (our) main concern is taxation. We are taxed as residential but are in "Farm and Forest"; total area of our property (2.88A) is insufficient to qualify for "F & F" taxation. We wish our tract to be included ^{agr} in Site 15

If you have any additional questions please feel free to contact John Donovan at Metro 797-1871. ^{agr}

Urban Reserve Selection Criteria

Oregon state law requires Metro to consider specific criteria or factors in deciding which lands outside the Urban Growth Boundary to designate as urban reserves. The following criteria, which address factors 3-7 referred to in the Urban Reserve Rule, were used to evaluate the urban reserve study areas (URSA):

Public Facilities and Services (Factor 3):

- ❖ **Utility Feasibility** - the relative cost of delivering urban water, sewer and stormwater services to each URSA.
- ❖ **Road Network** - an analysis that compares existing local and regional roadway network in the URSA to the required road network for future urbanization.
- ❖ **Traffic Congestion** - estimates the relative lack of congestion of the primary streets, highways and freeways serving the area after additional improvements, as described in the Regional Transportation Plan.
- ❖ **Schools** - examines accessibility to public schools by evaluating walking distance to elementary schools, middle schools and high schools, as well as school-owned property.

Maximum Efficiency of Land Uses (Factor 4):

- ❖ **Efficiency Factor** - estimates how much of each URSA, after removing environmentally significant land, is likely to be available for urban development. This factor takes into consideration development limitations (land locked parcels, partially vacant parcels, small parcels, and steep slopes under 25% that inhibit development).
- ❖ **Buildable Lands** - analysis of acres considered developable in each URSA after considerations are made for environmental constraints, efficiency factors and for future roads, parks, schools and other public facilities.

Environmental, Energy, Economic and Social Consequences (Factor 5):

- ❖ **Environmental Constraints** - evaluates the percentage of land in each URSA that is constrained by slopes over 25%, floodplains, wetlands, riparian corridors and flood prone soils.
- ❖ **Access to Centers** - uses the distance along public rights-of-way to the central city, regional center and town centers, the three centers identified in the 2040 Growth Concept, to evaluate the energy needs of each URSA.
- ❖ **Jobs/Housing Balance** - estimates the balance of jobs to housing for the URSA's using year 2015 population and employment forecasts.

Retention of Agricultural Lands (Factor 6):

- ❖ **Agricultural Retention** - analyzes land and soil types contained in each URSA and classifies land using priorities set out in the state's Urban Reserve Rule for urbanization and agricultural retention.

Agricultural Compatibility (Factor 7):

- ❖ **Agricultural Compatibility** - assesses lands adjacent to each URSA for existing or potential agricultural lands and whether nearby natural features help or hinder future agricultural use of the land.

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11/19/96

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Please take a moment to answer the following questions and return your completed form to Metro open house staff or mail to: **Metro Growth Management Services
600 NE Grand Ave.
Portland, OR 97232**

Name: Viola J. Hansen - White

Address: 12045 SE 147th

City, State & Zip: Portland, OR 97236

Phone Number: 503-658-8244

Address or Location of Parcel: Township 15 Range 2E Section 36 Tax Lot 00401, 2 Acres
Township 15 Range 2E Section 36 Tax Lot 01600 19.67 Acres

Urban Reserve Study Area Number(s): 15

Briefly summarize your concern or questions:

It is my desire to have both the 2 acre & 19.67 acres included in the Urban Reserve Site 15. The property is located west of 147th Avenue at Monner Road. We do have water, gas, electricity services in this area. We do have existing local roadway that connects with Sunnyside Road into Happy Valley. We have schools in the area. We are surrounded by large developments - 5 acre tracts & T-II acre tracts.

If you have any additional questions please feel free to contact John Donovan at Metro 797-1871.

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Please take a moment to answer the following questions and return your completed form to Metro open house staff or mail to: **Metro Growth Management Services
600 NE Grand Ave.
Portland, OR 97232**

Name: EDWARD S WHITE + VIOLA HANSEN WHITE

Address: 12045 S.E. 147th AVE

City, State & Zip: PORTLAND OR 97236

Phone Number: 503 658 8244

Address or Location of Parcel: West + South of 147th + MONROE RD

Urban Reserve Study Area Number(s): SITE # 15

Briefly summarize your concern or questions:

We would like very much to be included in the Urban Reserve Site # 15. Our property is 2 acres + my wife has half interest in the 20 acres @ 12025 SE 147th. This property is rolling, no steep places, + is well suited for homes. Water Electricity + GAS ARE all available. # 147th is a good access street.

Thank you in advance for getting us included in Site # 15. If you have any additional questions please feel free to contact John Donovan at Metro 797-1871.

Sincerely,
Ed White

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