



METRO

October 1, 2002

The Honorable Tom Hughes  
City of Hillsboro  
123 W. Main Street  
Hillsboro, OR 97123-3999

Dear Mayor Hughes: *Tom*

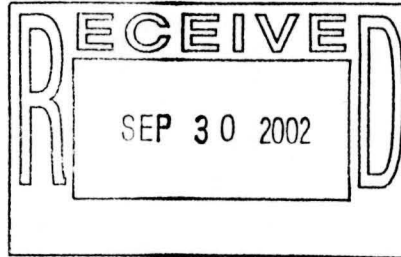
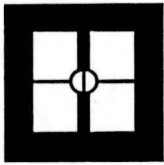
As chair of the Community Planning Committee and on behalf of the Metro Council, thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB) and Hillsboro City Council Resolution No. 2070 supporting the inclusion of the Shute Road site. A copy of your correspondence has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council



September 27, 2002

Fax Transmitted:

Hon. Carl Hosticka, Metro Council Chair  
Hon. Rod Park, Metro Council, Community Planning Committee Chair  
Metro  
600 N.E. Grand Avenue  
Portland, OR 97232

RE: Hillsboro City Council Resolution No. 2070 Supporting the "Shute Road Site" for UGB Inclusion in 2002.

Gentlemen:

Enclosed please find the above-captioned Resolution No. 2070 which was adopted by Hillsboro's City Council on Thursday, September 25<sup>th</sup>. The Resolution is hereby respectfully transmitted to the Metro Council and the Metro Council Planning Committee for consideration and inclusion into the records for the Committee's October 1, 2002 meeting and Metro Council UGB Public Hearing on October 1<sup>st</sup> in Forest Grove. A recent inquiry whether our Council has gone on record in support of Metro including the Shute Road Site into the UGB is formally answered by Resolution No. 2070.

As you know, Hillsboro supports the inclusion of three additional sites near Tualatin, Forest Grove and Cornelius that have been proposed for UGB inclusion to Metro by each of these cities, members of the Tualatin Basin Natural Resources Coordinating Committee and, more recently, by the Westside Economic Alliance and Regional Economic Development Partners. This letter reaffirms that support.

This letter and the Resolution are transmitted to you electronically; hard copies will follow via U.S. mail. Thank you for your kind attention to these remarks and to the attached Resolution.

CITY OF HILLSBORO

Tom Hughes  
Mayor

Encl.



RESOLUTION NO. 2070

A HILLSBORO CITY COUNCIL RESOLUTION REQUESTING METRO COUNCIL'S CONSIDERATION AND INCLUSION OF THE "SHUTE ROAD SITE" NEAR HILLSBORO INTO THE METRO URBAN GROWTH BOUNDARY (UGB) IN 2002 TO ACCOMMODATE A REGIONAL NEED FOR LARGE INDUSTRIAL LOTS AS WELL AS A "SPECIAL LAND NEED" FOR LARGE LOTS ON THE PART OF THE WESTSIDE HIGH TECH INDUSTRY CLUSTER.

WHEREAS, for the last few years the Westside High-Tech Industry Cluster ("Cluster") has had a "special land need" (pursuant to ORS 197,298(3) (a)) for additional large and smaller lot industrial sites, consistent with the need for large industrial lots in the Region's high tech/flex sector identified in the *Regional Industrial Land Study* ("RILS") (2001) and the *Metro Urban Growth Report: 2002-2022* (Metro DRC, Yee, 5/20/02); and

WHEREAS, four sites in Washington County, including a 203-acre "Shute Road Site" near Hillsboro at the intersection of Shute and Evergreen Road as shown in the attached map (Exhibit "A"), have been recommended for inclusion in the UGB to accommodate this special land need of the Cluster by the Regional Economic Development Partners; the Westside Economic Alliance; the Tualatin Basin Natural Resources Coordinating Committee; a Coalition of Washington County Chambers of Commerce; Washington County; and the Cities of Tualatin, Hillsboro, Forest Grove and Cornelius; and,

WHEREAS, Metro Council Community Planning Committee has set October 1, 2002 as its deadline for submittal by Metro Councilor of sites they wish to sponsor for consideration for inclusion within the UGB in 2002 that were not included in the Executive Officer's list of sites recommended for inclusion in the UGB; and

WHEREAS, the "Shute Road" site has features and characteristics that make it suitable for UGB inclusion under State Planning Goals 2 and 14, including:

- Geophysical site features (i.e., flat topography, stable soils) that are necessary for high tech manufacturing/production activities and operations.
- Direct site access to existing public infrastructure (sewer and water) along Evergreen and Shute Road and adjacency to two major and modern roadway arterials.
- Close proximity to other high tech manufacturing companies and suppliers of component parts to such companies.
- Direct access to a large pool of talented, specialized high tech workers who are located within the nearby high tech industrial sanctuary on the other side of Shute and Evergreen Road.

WHEREAS, The "Shute Road Site" qualifies for inclusion under the "specific type of identified land need" provision of ORS 197.298 (3) (a), as do the three other sites recommended for UGB inclusion within Washington County;

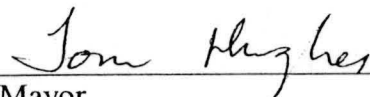
WHEREAS, the City Council has known about the proposed inclusion of the Shute Road Site into the UGB for several years through presentations by the City staff and Mayor at several Council work sessions, including a recent work session on September 17, 2002, and has expressed support of Shute Road inclusion into the UGB at those sessions;

NOW, THEREFORE, BE IT RESOLVED that the Hillsboro City Council hereby expresses its support of the inclusion of the Shute Road Site into the UGB in order to help accommodate (1) the regional need for large industrial lots as identified by the *Regional Industrial Land Study* (2001) and the latest *Metro Urban Growth Report*, and (2) a current "special land need" of the Westside High Tech Industry Cluster for large and smaller industrial lots; and

BE IF FURTHER RESOLVED that the City Council respectfully requests Metro Council consideration and inclusion of the "Shute Road" site into the Metro Urban Growth Boundary (UGB) in 2002 to meet those regional and special land needs; and.

BE IT FINALLY RESOLVED that the City Administration is hereby directed to transmit a copy of this resolution immediately to the Metro Council and its Community Planning Committee (CPC) for consideration by that Committee at its October 1, 2002 meeting.

Introduced and adopted the 26<sup>th</sup> day of September, 2002.

  
\_\_\_\_\_  
Mayor

Attest:   
\_\_\_\_\_  
City Recorder

# CITY OF HILLSBORO

---



September 27, 2002

Fax Transmitted:

Hon. Carl Hosticka, Metro Council Chair  
Hon. Rod Park, Metro Council, Community Planning Committee Chair  
Metro  
600 N.E. Grand Avenue  
Portland, OR 97232

RE: Hillsboro City Council Resolution No. 2070 Supporting the "Shute Road Site" for  
UGB Inclusion in 2002.

Gentlemen:

Enclosed please find the above-captioned Resolution No. 2070 which was adopted by Hillsboro's City Council on Thursday, September 25<sup>th</sup>. The Resolution is hereby respectfully transmitted to the Metro Council and the Metro Council Planning Committee for consideration and inclusion into the records for the Committee's October 1, 2002 meeting and Metro Council UGB Public Hearing on October 1<sup>st</sup> in Forest Grove. A recent inquiry whether our Council has gone on record in support of Metro including the Shute Road Site into the UGB is formally answered by Resolution No. 2070.

As you know, Hillsboro supports the inclusion of three additional sites near Tualatin, Forest Grove and Cornelius that have been proposed for UGB inclusion to Metro by each of these cities, members of the Tualatin Basin Natural Resources Coordinating Committee and, more recently, by the Westside Economic Alliance and Regional Economic Development Partners. This letter reaffirms that support.

This letter and the Resolution are transmitted to you electronically; hard copies will follow via U.S. mail. Thank you for your kind attention to these remarks and to the attached Resolution.

CITY OF HILLSBORO

A handwritten signature in cursive script that reads "Tom Hughes".

Tom Hughes  
Mayor

Encl.

RESOLUTION NO. 2070

A HILLSBORO CITY COUNCIL RESOLUTION REQUESTING METRO COUNCIL'S CONSIDERATION AND INCLUSION OF THE "SHUTE ROAD SITE" NEAR HILLSBORO INTO THE METRO URBAN GROWTH BOUNDARY (UGB) IN 2002 TO ACCOMMODATE A REGIONAL NEED FOR LARGE INDUSTRIAL LOTS AS WELL AS A "SPECIAL LAND NEED" FOR LARGE LOTS ON THE PART OF THE WESTSIDE HIGH TECH INDUSTRY CLUSTER.

WHEREAS, for the last few years the Westside High-Tech Industry Cluster ("Cluster") has had a "special land need" (pursuant to ORS 197,298(3) (a)) for additional large and smaller lot industrial sites, consistent with the need for large industrial lots in the Region's high tech/flex sector identified in the *Regional Industrial Land Study* ("RILS") (2001) and the *Metro Urban Growth Report: 2002-2022* (Metro DRC, Yee, 5/20/02); and

WHEREAS, four sites in Washington County, including a 203-acre "Shute Road Site" near Hillsboro at the intersection of Shute and Evergreen Road as shown in the attached map (Exhibit "A"), have been recommended for inclusion in the UGB to accommodate this special land need of the Cluster by the Regional Economic Development Partners; the Westside Economic Alliance; the Tualatin Basin Natural Resources Coordinating Committee; a Coalition of Washington County Chambers of Commerce; Washington County; and the Cities of Tualatin, Hillsboro, Forest Grove and Cornelius; and,

WHEREAS, Metro Council Community Planning Committee has set October 1, 2002 as its deadline for submittal by Metro Councilor of sites they wish to sponsor for consideration for inclusion within the UGB in 2002 that were not included in the Executive Officer's list of sites recommended for inclusion in the UGB; and

WHEREAS, the "Shute Road" site has features and characteristics that make it suitable for UGB inclusion under State Planning Goals 2 and 14, including:

- Geophysical site features (i.e., flat topography, stable soils) that are necessary for high tech manufacturing/production activities and operations.
- Direct site access to existing public infrastructure (sewer and water) along Evergreen and Shute Road and adjacency to two major and modern roadway arterials.
- Close proximity to other high tech manufacturing companies and suppliers of component parts to such companies.
- Direct access to a large pool of talented, specialized high tech workers who are located within the nearby high tech industrial sanctuary on the other side of Shute and Evergreen Road.

WHEREAS, The "Shute Road Site" qualifies for inclusion under the "specific type of identified land need" provision of ORS 197.298 (3) (a), as do the three other sites recommended for UGB inclusion within Washington County;

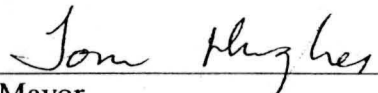
WHEREAS, the City Council has known about the proposed inclusion of the Shute Road Site into the UGB for several years through presentations by the City staff and Mayor at several Council work sessions, including a recent work session on September 17, 2002, and has expressed support of Shute Road inclusion into the UGB at those sessions;

NOW, THEREFORE, BE IT RESOLVED that the Hillsboro City Council hereby expresses its support of the inclusion of the Shute Road Site into the UGB in order to help accommodate (1) the regional need for large industrial lots as identified by the *Regional Industrial Land Study* (2001) and the latest *Metro Urban Growth Report*, and (2) a current "special land need" of the Westside High Tech Industry Cluster for large and smaller industrial lots; and

BE IF FURTHER RESOLVED that the City Council respectfully requests Metro Council consideration and inclusion of the "Shute Road" site into the Metro Urban Growth Boundary (UGB) in 2002 to meet those regional and special land needs; and.

BE IT FINALLY RESOLVED that the City Administration is hereby directed to transmit a copy of this resolution immediately to the Metro Council and its Community Planning Committee (CPC) for consideration by that Committee at its October 1, 2002 meeting.

Introduced and adopted the 26<sup>th</sup> day of September, 2002.

  
\_\_\_\_\_  
Mayor

Attest:   
\_\_\_\_\_  
City Recorder





# Proposed "Shute Road" UGB Site

Plot Date: September 23, 2002



Hillsboro Water Line (100" Diameter)



Hillsboro Water Line (66" Diameter)



Hillsboro Water Line (18" Diameter)



Hillsboro Water Line (16" Diameter)



Sanitary Sewer



Proposed Site



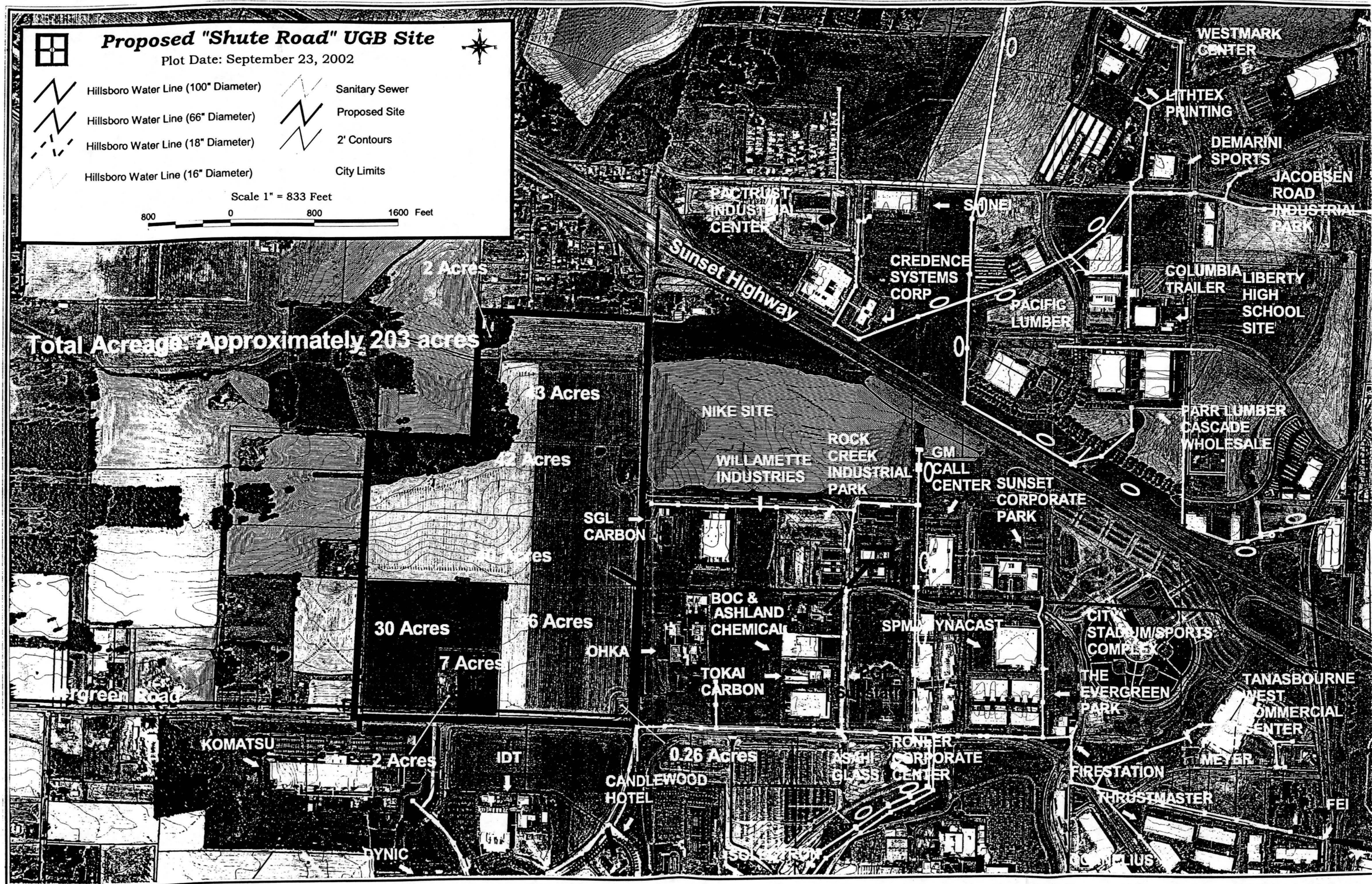
2' Contours

City Limits

Scale 1" = 833 Feet



Total Acreage: Approximately 203 acres







METRO

October 2, 2002

Mr. Peter Haas  
7655 SE 22<sup>nd</sup> Avenue  
Portland, OR 97202

Dear Mr. Haas:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled this month and, at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

The public hearings are scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove (took place yesterday)  
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton  
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring  
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin  
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City  
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham  
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

A handwritten signature in black ink that reads "Rod Park". The signature is written in a cursive, flowing style.

Rod Park, District 1  
Metro Council

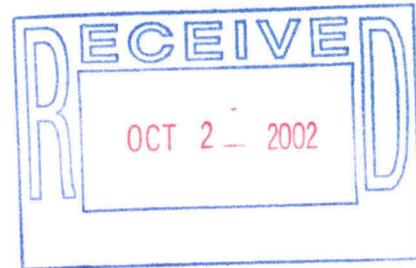
cc: Metro Council

Peter A. Haas  
7655 S.E. 22<sup>nd</sup> Avenue  
Portland, OR 97202



October 1, 2002

Portland City Council  
Urban Growth Boundary  
VIA FAX: 503-797-1793



Esteemed Council Members:

I strongly urge you to not expand the urban growth boundary. Portland offers a unique approach to the American dream. A future that balances the open, fertile expanses of wilderness, farm and nature preserve with the important demands of residential, commercial, retail and industrial uses. Most U.S. cities have a terrible blight problem; acres and acres of urban/suburban sprawl and all the associated ills, like congestion, crime, and desecration of precious resources. Portland is unique and I hope you will keep it that way.

I am sensitive to the needs of businesses and the vital role industrial, commercial and retail properties and their associated activities, plays in our economy. I am also aware of the need increased housing for all income levels. However, land in the current urban boundary is under-utilized. We can increase the efficiency of use of our current developed areas. Thus, we can expand the industrial, commercial, retail and residential density without depleting scarce open spaces of land.

Again, I urge you to keep the growth boundary at its current limits. Anecdotally, I suggest you compare Portland to a European city, where large tracts of farm and nature areas are in close proximity to thriving urban centers. Most Americans, upon visiting Europe, enjoy the "quaint" towns and "lovely" countryside. Portland offers a superior solution, as we can enjoy an American standard of living and yet easily access open spaces and enjoy their abundances. Expansion of the boundary will destroy this unique Portland characteristic.

Respectfully,

Peter A. Haas





METRO

October 2, 2002

Mr. Bob Baker  
Baker Affordable Homes  
13820 SW 325<sup>th</sup> Place  
Hillsboro, OR 97123

Dear Mr. Baker:

Thank you for submitting your September 26<sup>th</sup> letter, maps and Fact Sheet on Study Area 81 regarding Metro's Urban Growth Boundary. As chair of the Community Planning Committee and on behalf of the Metro Council, I wanted let you know that a copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

# BAKER AFFORDABLE HOMES, L.L.C.

September 26, 2002

Councilor Rod Park  
Chair, Community Planning Committee  
Metro  
600 NE Grand Ave  
Portland, OR 97232-2736

Dear Rod;

Thank you for meeting with us today. This follows a September 5<sup>th</sup> meeting we had with Councilor McLain on Site 81 to discuss the pending UGB expansion as it relates to this site. From that meeting, Susan suggested taking the following steps:

- ◆ Susan will be discussing with Metro staff this particular site and its unique characteristics, including being directly adjacent to the existing UGB.
- ◆ We will submit the reasons supporting the addition of Site 81 to the UGB this year – particularly to fill a special land need for affordable senior housing. To that end, I enclose a 2-page Summary Fact Sheet on Site 81 which details the key factors relating to this property which support UGB inclusion.
- ◆ We will contact Susan's office, at her request, at the end of October to discuss the most appropriate pathway for inclusion of Site 81 in the UGB expansion this year.

We understand Susan is considering an ordinance that would recommend inclusion of Site 81 in addition to other Tier 3 properties. This may take the form of a separate ordinance.

Metro staff found Site 81 to be "more" suitable for UGB expansion under statewide land use planning Goal 14 (Urbanization) criteria. We agree with this Alternative Analysis finding and feel that this site makes a very appropriate and needed inclusion to the UGB according to 2040 principles.

This site is surrounded by readily available urban services (sewer, water and stormwater), available transportation capacity, and supports the Orenco Station, Tanasbourne and Cornelius Pass Town Centers and Hillsboro Regional Center. Fannie Mae estimates that the more than 300 units of senior independent affordable housing on this site would free up to 100 units of housing within the City of Hillsboro alone, providing additional housing which is sorely needed in this part of the region.

We appreciate your meeting with us to discuss these points and the unique situation of Site 81. Additional detail is enclosed for your reference and I would be happy to provide you with any other information you wish.

Thank you again for your time and support.

Sincerely,

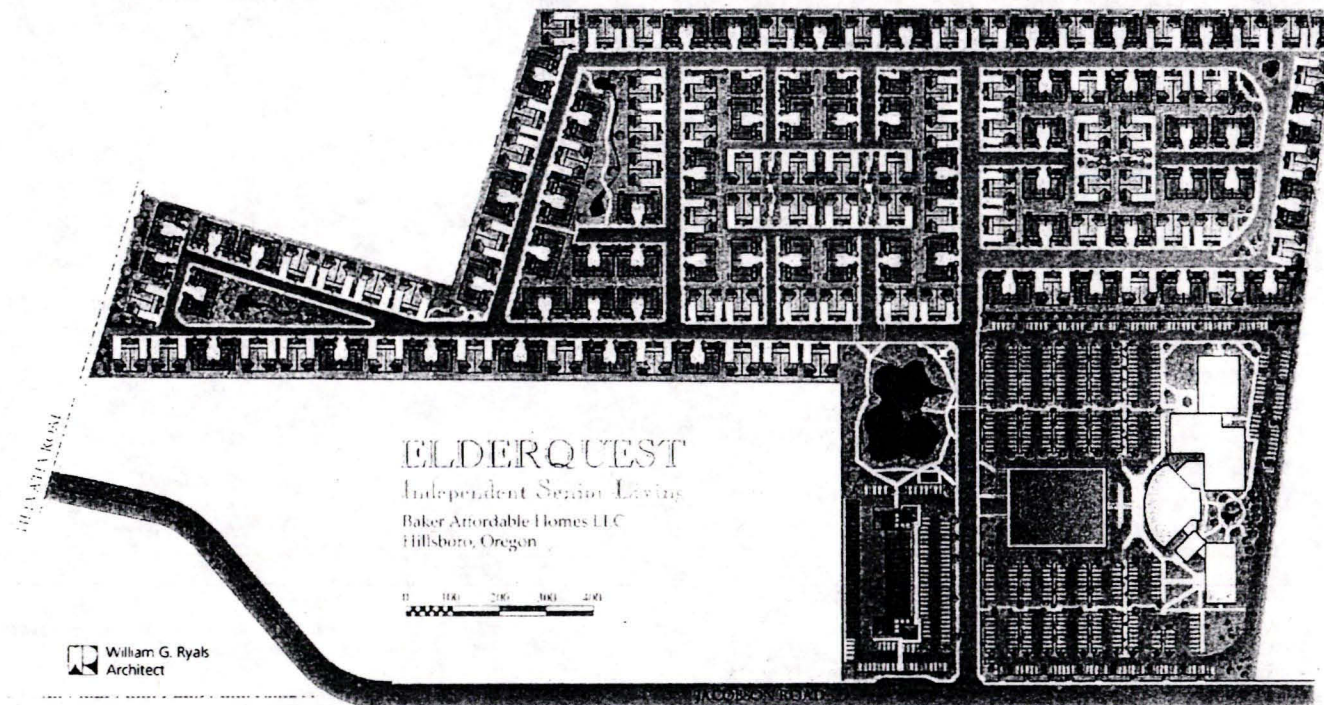
A handwritten signature in black ink, appearing to read "Bob Baker". The signature is fluid and cursive, with the first name "Bob" and last name "Baker" clearly distinguishable.

Bob Baker  
Baker Affordable Homes

Encl.

- Two-page summary sheet
- Revised aerial photo
- Excerpts from Development Brief

## Site Plan



# ELDERQUEST

---

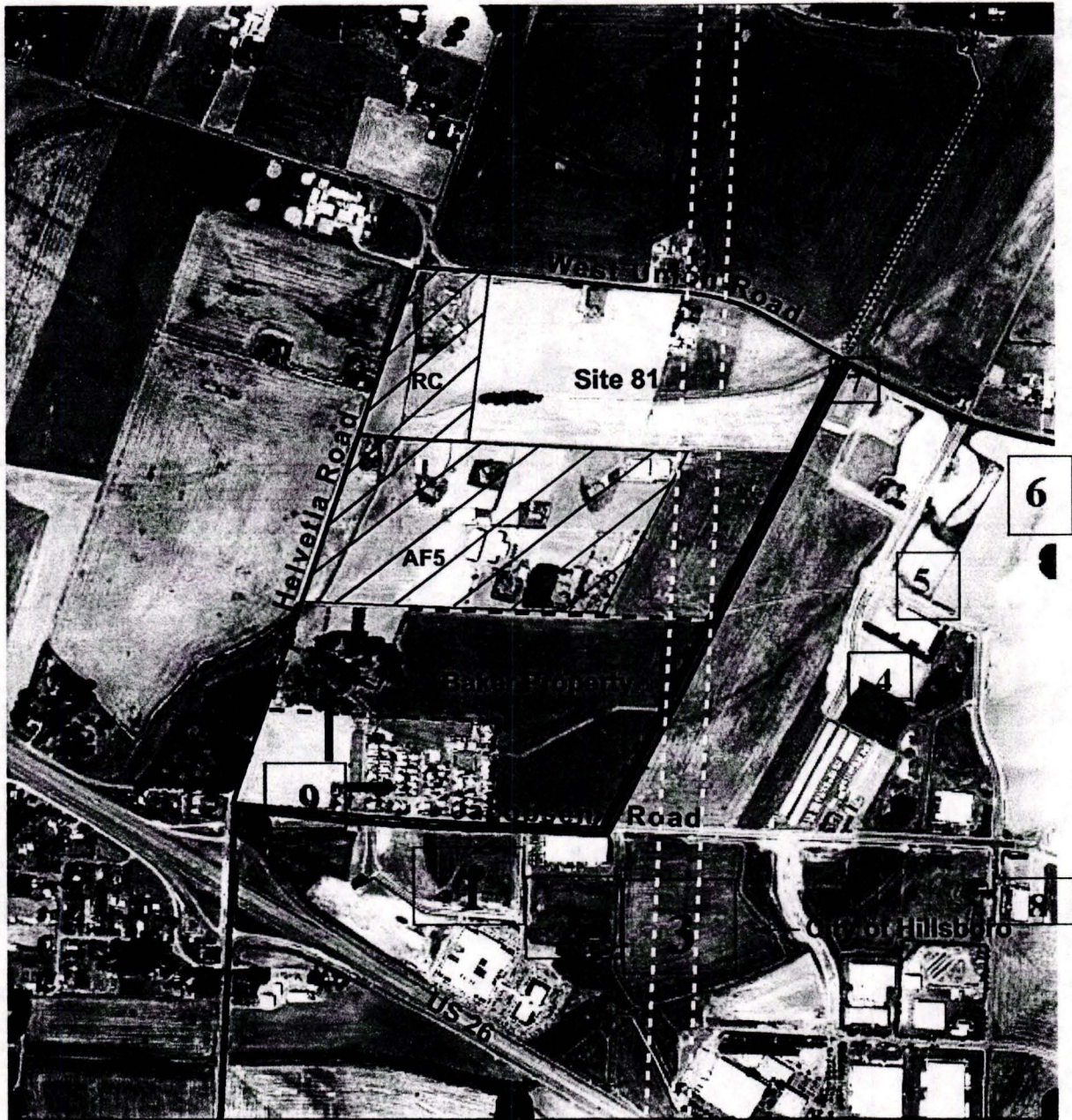


*Affordable*  
INDEPENDENT SENIOR HOUSING  
COMMUNITY

Baker Affordable Homes LLC  
Hillsboro, Oregon



**Site 81**  
**Washington County, Oregon**  
**Recent Development (2001)**



— Site 81 Boundary    - - - Baker Property    — Urban Growth Boundary    — Water and Sewer Lines  
 ▨ Exception Land                      Approximate location of BPA power line easement

Aerial photo taken in June, 2000. Numbers indicate new development since photo was taken (through July, 2001). Additional development has occurred since that time.

- 1 - 3. PacWest/ Western Pacific owned; three-story office/light industrial hi-tech (Five Oaks West Business Park)
- 4 - 6. Intel Seaport property/ Westmark Center
7. Clean Water Services sewer lift station
8. Site of new Hillsboro High School
9. Single family residential homes (1/2 acre lots) and Country Haven Mobile Home Park, all zoned "EFU"

**SITE 81 FACT SHEET**  
**Baker Affordable Homes**  
**September 25, 2002**

In reviewing the 2002 Executive Officer's recommendation and supporting documents, we find some inaccuracies and inconsistencies as they relate to the Site 81 recommendation. Metro staff concluded that although Site 81 performs quite well under Goal 14 standards, it does not meet 2040 fundamentals. We believe that bringing this site into the UGB does, in fact, support 2040 fundamentals and provides badly needed housing supply to the Washington County/Hillsboro area. We offer the following summary of key facts for Metro's consideration:

1. Site 81 implements Metro 2040 policies for **balanced growth and "complete communities"** by assisting the City of Hillsboro and Washington County with much needed land supply. Including Site 81 furthers Metro's own obligation to achieve balanced communities with equity across the region.
2. **The western Washington County/Hillsboro area is in dire need of urbanizable land for residential use.** Inclusion of Site 81 implements the intent of the statewide land use planning program that jurisdictions provide a range of housing types in their communities. In 1998, Hillsboro needed 16,106 additional units to accommodate its increasing needs for housing by year 2017. Hillsboro planners confirm the November 2000 City of Hillsboro Housing Needs Study findings that the city **will have difficulty meeting these goals with its current land supply.**<sup>1</sup> **This need is especially serious for the aging population in Hillsboro.**<sup>2</sup>
3. Inclusion of Site 81 will correct an existing zoning violation on **mis-designated EFU land.** Although designated as a "Tier 3" property in Metro's prioritization scheme (e.g., farmland needed to serve exception areas), it is crucial to note that nearly a quarter of the site is already developed as a 75-unit mobile home park and is therefore misclassified as prime farmland. **Moreover, the remainder of Site 81 cannot be viably farmed given the adjacent non-conforming, incompatible uses.**
4. Metro planners have stated, as a reason for not recommending inclusion of this site, that the exception area is not 100% contiguous to the UGB. This issue appears only on paper and is not borne out by fact. The area adjacent to the Metro UGB identified as EFU is separated from the exception area in Site 81 by a Bonneville Power Administration power line easement. In actuality, the site and exception area should be shown **as contiguous to the UGB.**
5. The site is **adjacent to existing urban services** (transportation, water, sewer), and is positioned, with this service availability, for urbanization. Site 81 is surrounded by a good road system with sufficient traffic capacity. Existing sewer and water infrastructure is available and can accommodate for development of the site. Easy access to current water and sewer services also makes **immediate urbanization possible.** Clean Water Services and Tualatin Valley Water District concur.

<sup>1</sup> City of Hillsboro Housing Needs Study, November 2000, Pages 34, 47

<sup>2</sup> Ibid., Page 35



6. Utilizing lower-quality farmland to serve identified exception areas is justified under Goal 14. **Indeed, Goal 14 explicitly allows for using higher value farmland when appropriate to urbanize efficiently.** Site 81 represents just this type of circumstance and should be considered with other Tier 1/1A properties. By Metro's own account, inclusion of Site 81 would not adversely impact agricultural activities and has a low amount of environmental features for its size. Also, as cited by Metro, the increase in traffic due to the urbanization of Site 81 is "negligible" compared to the traffic generated from adjacent areas within the UGB, and therefore is judged to have **no effect** on nearby agricultural activity.
7. Site 81 has **lower environmental impacts** than most of the Washington County study areas, including the Bethany-area properties. It has less inventoried Goal 5 fish and wildlife habitat than large portions of the Bethany area recommended for inclusion. Clean Water Services staff confirm that urbanization of this site would have minimal additional water quality impacts. Urbanizing the Bethany/Rock Creek watershed area sites will have a greater environmental impact than Site 81 development.
8. Bringing Site 81 into the UGB furthers efficient **infill of urbanizable land** and minimizes sprawl. Site 81 is essentially an "infill" project, located as a puzzle-piece between industrializing properties within the Hillsboro city limits and the 90-unit mobile home park, County Haven. Urbanization of this area in North Hillsboro builds upon urbanization already underway and ensures convenient access to jobs in the nearby Evergreen industrial area.
9. Urbanization of Site 81 supports the Hillsboro Regional Center as well as the Tanasbourne and Orenco Station Town Centers. We propose this site be designated a 2040 neighborhood center. If properly urbanized, the site would create a mixed-use **neighborhood center** at a pedestrian scale. Part of the site could be developed into senior affordable housing that would **provide a buffer** between agricultural land to the west of Helvetia Road, and the rural residential Helvetia Community to the North. This center would compliment the technology-based industrial development occurring to the south of the site (the Intel Seaport properties).
10. Urbanization of Site 81 enables communities within Metro to **preserve their physical sense of place**. The inclusion of Site 81 into the UGB will help Hillsboro preserve its sense of community by making progress toward providing a balanced mix of jobs and housing within its urban service area, further supporting a strong regional and local economy. Without an adequate local land supply, Hillsboro and western Washington County are in danger of losing their competitive role in the marketplace.

Based on the above information, we respectfully request that Metro staff be directed to modify the 2002 Executive Officer's recommendations to find that Site 81 does indeed meet 2040 fundamentals and that Site 81 be brought within the UGB this year. We have additional technical information to support this information which we can provide you if you wish.

*Respectfully submitted by Cogan Owens Cogan on behalf of Baker Affordable Homes.*





METRO

October 2, 2002

Garland R. Farmer  
7315 NW Kaiser Rd.  
Portland, OR 97229

Dear Mr. Farmer:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB) and Study Area 86. A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled this month and, at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

The public hearings are scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove (took place yesterday)  
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton  
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring  
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin  
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City  
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham  
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council



GARY FARMER CONSULTING GROUP  
Nuclear Radiation—Ecological Sciences

To: Councilor Rod Park, METRO, 600 NE Grand Ave. Portland, OR 97232

From: Garland R. Farmer, 7315 NW Kaiser Rd. Portland, OR 97229

Subject UGB Comments

Here are comments on the UGB expansion of area 86. The enclosed sketch map may be helpful in illustrating several salient points.

1. A Southern edge of an Elk herd (+40) range. The enclosed photo shows them in a field 500 yds from my property. The PGE line and +500 yds on either side constitute their grazing and traffic corridor.
2. The small tributary of Rock Creek constitutes the domain of a small but viable Bobcat population.
3. From October to late June, an active spring runs through my property to join Rock Creek.
4. Deer, Coyotes, Possums, and many birds live on or around my property to take advantage of all the trees I have. There are +70 large fir and cedar trees, plus many coastal pines and Redwoods

We have lived here since 1966, taking great care to preserve and enhance these values listed above. The prospect of having an unsightly development as has occurred at Springville and Kaiser Rd. is an abomination. Those surrounding owners willing to support a change have no equivalent environmental values or little interest in protecting them

For 36 years we have been forbidden to build any dwelling on our 2 ½ acres, including a house for our son. Now suddenly, it decreed that (under the banner of "smart growth"), that was a faulty policy. Instead it will now be "good" policy to put multiple dwellings on the same 2 ½ acres. This does not make sense! Those properties West of Kaiser Rd. in area 86 and appropriate portions of properties owned by Richardson, Rutto, Terpel, and some other adjacent areas should be excluded from growth activity..At the least, only low single story and single family houses should be built.

On any event, no development should occur within 500 yds on either side of the PGE right-of-way from the Terpel dwelling in 85, to the north toward Skyline.

I should now like to address a more profound and worrisome set of issues involving METRO, UGB, property rights, congestion, pollution, density, etc.,etc. They constitute a basket of issues reportedly "cured" by "smart growth" and "sprawl" policies, and widely heralded as solutions. However, contrary to solving these problems, indepth studies, both local and national, show these policies to be counter-productive and the claims of success to be fallacious, producing the opposite results; victims of the laws of unintended consequences.

For example, contrary to your claim in the mailing you sent me that your actions will prevent the Metro area to sprawl as in Atlanta and Houston, studies reveal that Portland has become one of the two most congested cities in the nation. (see Heartland Institute, Environment and Climate News, p 4&5, Jul 2001.) A seminal study and research program by Mark Delucchi at the Institute research program by Mark Delucchi at the Institute for Transportation Studies at the University of California-Davis, show that mass transit is a disaster compared to enhanced auto transport. "If the social costs of mass transit are so much greater than the costs of auto transit, what possible justification is there for government policies that thwart or reduce auto use? (Ibid. p 9, Mar 2001)

Mass transport is unable to alleviate people transport, based simply on the numbers game. It is the most expensive and inefficient transport, providing new ways of changing to meet new areas of need as is so easily done with new buses. New Diesel technology produces engines which are essentially pollution free. (Ibid.p 5, Aug 2001) "Smart growth disadvantages and hurts the "poor" and social minorities, while it has forced escalating land and housing costs. (Ibid. p 7 Dec 2001)

Property rights have been abrogated by the rigid rules of LCDC and METRO. The statement that they are based on Oregon "law", does little to make them "just." They fall within the philosophical purview of Robinhood's quest for justice dealing with the Sheriff of Nottingham. (Ibid. p 12 May 2002 and p 8, Mar 2001)

Traffic congestion and speed of transit are best accomplished through better freeways and enhanced auto use. Urban areas that focused on mass transit and "smart growth" had the greatest increases in congestion. (Ibid. p9 June, 2001, and p 4,5,6, July 2001, and p 4 Aug, 2001)

"Smart growth is being successfully challenged on many issues and in many venues, "While still a dominant force in many states and metropolitan areas, cracks in the smart growth structure are growing. This will continue as more and more Americans become aware of the truth about this monumental, misdirected, and unjust program.

Several issues of Environmental and Climate News published by the Heartland Institute and referenced above are enclosed for a detailed discussion. In addition, the recently published book, "A GUIDE TO SMART GROWTH---Shattering Myths and Providing Solutions," reveals the folly of the generally accepted concepts, "zeitgeist, as it were of today's planners and shakers. It provides facts and data on the spectrum and history of the "smart growth" movement. A malignancy; in a most analogous context.

1. The Suburbanization of America
2. Planning versus Market Solutions
3. Nature in the Suburbs
4. Coping with Traffic Congestion
5. Reforming the Traffic Laws
6. The Relationship of Cities and Suburbs
7. The Federal Role in Smart Growth
8. The Market Responds to Smart Growth
9. Lessons From the Portland Experience
10. Lessons From the Atlanta Experience
11. America's Communities Tomorrow

The above-listed book is a joint publication of the Heritage Foundation and The Political Economy Research Center (PERC) in Bozeman, Montana. The authors have impeccable credentials and are devoted to fact-finding and truth detection. The "Junk-science" rampage of today plays no role in their studies, opinions or decisions. Heed must be paid to these studies and findings sooner or later; the sooner the better.

Enclosed:

Environment and Climate News, Jul 2001, Mar 2001, Aug 2001, Dec 2001, May 2002, Jun 2001, Jan 2002.

A GUIDE TO SMART GROWTH; Shattering Myths, Providing Solutions.

I request that these publications be returned to me.





## Alternatives Analysis

### Study Area<sup>(86)</sup>

Note: Study Area boundaries include the entire right-of-way of adjacent streets, consistent with Metro Code 3.01.025(j).

#### SOURCES:

**TAX LOT MAP**  
County Assessment and Taxation offices, 2001. Data collection scale is 1"=100' in urban areas and 1"=200' or 1"=400' in rural areas. Horizontal accuracy is plus or minus five feet or better in Beaverton, Milwaukie, Oregon City, Tigard and Multnomah County. Other areas are plus or minus ten feet.

The information on this map was derived from digital data files in Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or potential inaccuracies. There are no warranties expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, no liability in any manner will be appreciated.



Location Map



METRO DATA RESOURCE CENTER  
600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232-2736  
TEL (503) 797-1742 | FAX (503) 797-1909  
drc@metro.net or us | www.metro-region.org

**METRO**

October 2, 2002

Mr. Dave Edwards  
14125 SW Deer Lane  
Beaverton, OR 97008

Dear Mr. Edwards:

Councilor McLain forwarded your letter to me and, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Study Area 81 and your support for its inclusion in Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled this month and, at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

The public hearings are scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove (took place yesterday)  
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton  
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring  
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin  
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City  
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham  
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

SEP 25 2002

Dave Edwards  
14125 SW Deer Ln.  
Beaverton, Or. 97008  
Sept. 23, 2002

Re UGB Study Area 81

Councilor Suzan McClain  
C/O Metro  
600 NE. Grand  
Portland, Or. 97232

Dear Councilor,

Thank you for your time last week discussing our site.

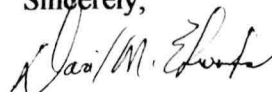
You recall we wish to be included in the UGB's expansion this year. We feel our site (only 2.2 acres at the corner of Shute and Jamieson) is ideally suited for development given it's immediate proximity to the highway 26 overpass (at the foot of the overpass.) Our site is contiguous to the UGB to the south and is faced by major roads (Shute and Jamieson). We can be served with both sewer and water.

While we are only a small part of Area 81, we feel we have the same issues as the rest of 81. Certainly if Metro chooses to draw 81 into the boundary please draw our small site in so as to reach to the reasonable boundary of Shute and Jamieson roads thereby making a clean boundary without a fragmented parcel being left.

The main issue as discussed was whether the site is suitable farmland. Please recall that we are unable to efficiently farm it naturally due to it's 2.2 acre size. We have been told by professionals the soils are unsuitable due to a high water table causing root rot. More significantly perhaps and certainly more troubling is the trailer park to our east. It seems that pesticides and sprayed chemicals could be hazardous to those residents. Therefore how can this be termed farmland? Clearly the site should be allowed to develop to more appropriately meet the needs of the region. Certainly the region needs a more accurate, efficient process for reclassifying sites like ours. I hope you will pursue this as well.

Thanks you for your consideration and willingness to remain with an open mind. Should you have any question I can be reached at 503 521-8608. Please call at any rate following Oct. 31.

Sincerely,



**From:** UGB System Account  
**To:** "nicole@nicolerubel.com".GWIA.MetCen  
**Date:** Wed, Oct 2, 2002 9:53 AM  
**Subject:** UGB

Ms. Rubel, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings are being conducted this month and, at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

The public hearings have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 (which took place yesterday) - Forest Grove Community Auditorium, 1915 Main St., Forest Grove

October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton

October 10 - Damascus Community Church, 14251 SE Rust Way, Boring

October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin

October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City

October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham

October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1  
Metro Council

>>> "nicole rubel" <nicole@nicolerubel.com> 10/1/02 8:09:50 AM >>>

Please expand the urban growth boundary. I would like to see more housing developments all the way up to Mt. Hood. Its better to have more fast food chains closer to one's home so that we do not have to expend any energy and burn the fat. I would like everyone's home to look the same with backyards the size of a postage stamp. Who needs privacy, trees or open space. It would be great if we can finally get this place to look like New Jersey. So what if we can't afford schools, health care and municipal services. We can just find new ways to tax the hell out of everyone. Please do not expect the developers to pay for anything, it cuts into their profit. Displaced wild life! To hell with the dirty beasts. Farmers, a bunch of losers. They would be better off flipping burgers. The State said we should expand, so we better listen to them or get into trouble. Lets create more pollution, noice, rules and people. Greed is good. I think its great how you include the public's opinion. It makes me feel like you really care. However, you know better what the metro area should do. I'm just a childish non-thinker who needs your guidance. So please placate me with more meetings and opinion polls to give me the illusion that what I say matters.

**CC:** Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan



McLain

**From:** UGB System Account  
**To:** "kevin\_odonnell@hotmail.com".GWIA.MetCen  
**Date:** Wed, Oct 2, 2002 9:57 AM  
**Subject:** Re: feedback on UGB in District 4 - Bethany area

Mr. O'Donnell, Councilor McLain forwarded your e-mail to me and, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your comments regarding Metro's Urban Growth Boundary (UGB). A copy of your e-mail has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

Please don't think your voice isn't heard. At this stage, no decisions have been made. Public hearings have been scheduled this month and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

The public hearings are scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove (took place yesterday evening)

October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton

October 10 - Damascus Community Church, 14251 SE Rust Way, Boring

October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin

October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City

October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham

October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1  
Metro Council

>>> "Kevin O" <kevin\_odonnell@hotmail.com> 10/1/02 8:21:24 AM >>>

Hi Susan and UGB forum - I would like to provide input on the UGB discussion in the Bethany area of District 4. I live in Bethany with my wife and child, and have lived in my current home for the past 4 years. As a resident of the Bethany area, I believe that I will give refreshing input by not bashing the UGB expansion - I realize my voice will not carry any weight in the UGB expansion discussion.

However, I implore you to look at the current traffic mess where Bethany Rd, Hwy 26, and Cornell Rd meet. As it stands now (without any expansion), it is a bottleneck area that continues to worsen. Review the traffic there from 4-6pm on a weekday, or between 10am-4pm on any weekend day and you can see the issue.

UGB expansion north of Springville will definitely impact this traffic area, even though it is 2-3 miles away. It should not be overlooked. Since I don't like others that complain with no suggestions, here are my 3 recommendations to implement now (would need more if UGB is expanded north of Springville Rd):

- northbound Bethany Rd north of Cornell Rd and south of Hwy 26 needs to have a right turn lane to the

eastbound Hwy 26 access road (this won't help much, but current traffic on this stretch next to Burger King backs up for 3 stoplights)

- eastbound Cornell east of Bethany needs to have a right turn lane going to southbound 158th (I know this is by a wetland, but people already use the shoulder for right-turns)

- have the stoplights on Bethany going over Hwy 26 be more Bethany-friendly (the traffic back-up on Bethany is always more than double what it is for those getting off of eastbound Hwy 26)

In summary, I am not for the UGB expansion north of Springville Rd since traffic bottlenecks already exist and will get worse. Let me know if you have any questions or need more information. Thank you.

Kevin O'Donnell  
Bethany Resident

**CC:** Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan McLain

**From:** UGB System Account  
**To:** "Reisc78@cs.com".GWIA.MetCen  
**Date:** Wed, Oct 2, 2002 10:05 AM  
**Subject:** Re: (no subject)

Mr. Reis, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled this month and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

The public hearings are scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove (took place yesterday)

October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton

October 10 - Damascus Community Church, 14251 SE Rust Way, Boring

October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin

October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City

October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham

October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1  
Metro Council

>>> <Reisc78@cs.com> 10/1/02 11:16:09 AM >>>  
Dear Metro Representative:

I learned about the public hearings from the Oregonian newspaper. As I drive a Tri-Met bus, I cannot attend the public hearing because of a conflict in work schedule. So, I thought I would voice an opinion over the Internet.

I think that the council may want to incorporate developing communities that use an approach to growth that is more socially and environmentally sensitive than most current development. It is easy for developers to fill out the urban growth boundary with strip malls, parking lots, track houses, requiring the use of an automobile. And we know the side effects of this: excessive flooding, traffic congestion, air and water pollution (from street runoff). Also what usually results is a difficulty for pedestrians to walk where they need to go and develop a sense of community on a human pace rather than a commercial and industrial pace. I especially know about the traffic congestion aspect as a bus driver. I am paid to get stuck in traffic, but the

poor commuters in their automobiles lose time from their precious home life. One needs to balance the idea of growth with that of quality of life.

I attended a workshop or two put on by our mayor and City of Portland about developing smartly. They invited a guest planner to present an alternative view of community development. In his design, he had shopping malls with a plaza in the center for pedestrians and limited parking out side; bike parking and access was ample. Also, the proposed neighborhoods had a central transportation point where people could walk or ride a bike to catch the bus and do shopping. Plenty of bike paths in a new community is a good way to go. These are just a couple of examples of a new vision for growth and should be promoted out in Damascus which I read, is a community that wants to expand. The new vision may not be as profitable to the developers' "cut, pave, build--then leave with the profits ideology." But the value of it for the community and the region would be boundless.

Lastly, I think that agricultural areas need not only be last on the development list, but treated as sacred. These lands provide work for our small farmers and feed the local community without having to transport produce into the metro area from larger, industrial farms. And as fuel price go up, locally grown produce will save money. And I would like to mention the value of our outlying wetlands. They not only support wildlife, but act as a sponge to soak up rainwater during heavy rains. It is not a good idea to pave over these areas in order to expand our urban growth boundary.

Thank you for considering my viewpoint. I hope you consider some of these ideas as guidelines to smart growth.

Sincerely,

Christopher S. Reis

**CC:** Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan McLain

**From:** UGB System Account  
**To:** "jojoglasser@att.net".GWIA.MetCen  
**Date:** Wed, Oct 2, 2002 10:09 AM  
**Subject:** Re:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

I have forwarded your comments to Metro's Planning staff as well regarding your comments on the map you received.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1  
Metro Council

>>> <jojoglasser@att.net> 10/1/02 11:53:17 AM >>>

This is in response to the flyer sent out a week ago. First of all, the flyer is not an up to date map. It shows that SE 182nd stops at Powell Blvd. I believe Highland Drive has been developed some years ago. It doesn't show the housing developments and additional streets that have been added. I have lived on SW 28th Terrace (and Pleasant View Dr), for 17 months now, and this development is mostly middle age to older residents. In this time, there have been 3 or 4 accidents in this area (just above the fire station), due to the fact that people driving Pleasant View Drive, think this is a freeway. Traffic coming over the hill doesn't slow down, and people trying to either get out onto Pleasant View Dr, or turn off onto another street, are getting hit. We are on top of a knoll. To the South, there is very little view of traffic coming up the hill, and to the North, you have to practically pull out on the street, because the road curves and the light pole and the property owners trees block the vision for traffic. With the added expansion of the Pleasant Valley area, and no doubt the roads will be widened to four lanes, it will be impossible to get out on the road, at the speed the cars are traveling now. Not only that, but the new Butler School will generate school bus traffic, along with the parents taking children to school. I wonder how many of these streets you have checked out and think about the dangers, or is the quest for new revenue greater? I'm sure this is a done deal, regardless of what the residents want or how they feel about it.

**CC:** Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan McLain; Timothy Obrien



**From:** UGB System Account  
**To:** "cynthia@leapforwardllc.com".GWIA.MetCen  
**Date:** Wed, Oct 2, 2002 9:21 AM  
**Subject:** Re: Against Expansion of UGB in Outer NW Rural Area

Ms. Grant, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings have been scheduled this month and at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

The public hearings in October have been scheduled for 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove (this took place last night)  
October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton  
October 10 - Damascus Community Church, 14251 SE Rust Way, Boring  
October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin  
October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City  
October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham  
October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1  
Metro Council

>>> "Cynthia Grant" <cynthia@leapforwardllc.com> 9/30/02 10:02:18 AM >>>  
LeapForward1

My husband and I live in a triangle of land surrounded by Cornelius Pass, Germantown Road and Kaiser Road. We see Roosevelt elk year-round and every summer we also see bobcat. We are against any expansion of the UGB in the NW hills, especially expansion that adds more traffic to Cornelius Pass, as this is a major thoroughfare for the elk and other wildlife in this area and in Forest Park.

Cynthia Grant, President  
Tel. 503.690.8453  
cynthiagrants@leapforwardllc.com  
[www.leapforwardllc.com](http://www.leapforwardllc.com)

**CC:** Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan McLain

**From:** UGB System Account  
**To:** Bill Atherton; Carl Hosticka; David Bragdon; parkr@metro.dst.or; Rex Burkholder; Rod Monroe; Susan McLain  
**Date:** Wed, Oct 2, 2002 9:32 AM  
**Subject:** Fwd: Urban Growth Boundary Decision

Councilor, this goes with the previous e-mail you just received with Tim O'Brien's response.



**From:** "Paula Carroll" <paulac@oregonairreps.com>  
**To:** <ugb@metro.dst.or.us>  
**Date:** Mon, Sep 30, 2002 10:09 AM  
**Subject:** Urban Growth Boundary Decision

Why MUST this state accommodate the projected future population growth? Is there no alternative to making way?

Paula Carroll  
paulac@oregonairreps.com

**From:** Timothy Obrien  
**To:** "paulac@oregonairreps.com".GWIA.MetCen; System Account, UGB  
**Date:** Mon, Sep 30, 2002 12:06 PM  
**Subject:** Re: Urban Growth Boundary Decision

Paula - state law requires Metro to accommodate a 20-year supply of residential land when completing a legislative review of the regional plan that concerns the urban growth boundary. I've attached a copy of the statute - ORS 197.296 for your review.

If you have any additional questions please do not hesitate to contact me.

Tim O'Brien, AICP  
Associate Regional Planner  
503-797-1840

**197.296** Factors to establish sufficiency of buildable lands within urban growth boundary; analysis and determination of residential housing patterns.

(1)(a) The provisions of this section apply to metropolitan service district regional framework plans and local government comprehensive plans for lands within the urban growth boundary of a city that is located outside of a metropolitan service district and has a population of 25,000 or more.

(b) The Land Conservation and Development Commission may establish a set of factors under which additional cities are subject to the provisions of ORS 197.295 to 197.314. In establishing the set of factors required under this paragraph, the commission shall consider the size of the city, the rate of population growth of the city or the proximity of the city to another city with a population of 25,000 or more or to a metropolitan service district.

(2) At periodic review pursuant to ORS 197.628 to 197.650 or at any other legislative review of the comprehensive plan or regional plan that concerns the urban growth boundary and requires the application of a statewide planning goal relating to buildable lands for residential use, comprehensive plans or regional plans shall provide sufficient buildable lands within urban growth boundaries established pursuant to statewide planning goals to accommodate estimated housing needs for 20 years. The 20-year period shall commence on the date initially scheduled for completion of the periodic or legislative review.



METRO

October 4, 2002

The Honorable Charles J. Becker  
Mayor of the City of Gresham  
1333 NW Eastman Pkwy.  
Gresham, OR 97030-3813

Dear Mayor Becker:

As Metro moves towards a December decision package concerning periodic review and an Urban Growth Boundary amendment, we are receiving comments and recommendations from many sources. Local jurisdiction input, which is very important to us, is being generated at different levels – sometimes a planning director, a single elected official, sometimes a Mayor. It would be most helpful to the Metro Council to receive local jurisdiction comments with the highest level of authority, where possible. A resolution or a something similar from the entire Board or Council would eliminate ambiguity.

Our deadline for comment to the Community Planning Committee prior to the deliberation for recommendation to the Metro Council is November 1, 2002. If you can clarify the intent of your jurisdiction with regard to Board/Council approval, before that date, it would be much appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rod Park'. The signature is fluid and cursive, with the first name 'Rod' and last name 'Park' clearly distinguishable.

Rod Park, Chair  
Community Planning Committee

cc: Metro Council  
Andy Cotugno, Planning Director

## Letter requesting official comment from Mayors and County Commissioners

October 4, 2002

| LAST_NAME  | FIRST_NAME | MIDDLE_NAME | COURTESY TITLE | JOB_TITLE | ORGANIZATION  | MAIL_ADDRESS           | STE  | #    | MAIL_CITY    | MAIL_STATE | MAIL_ZIP   | EMAIL                       |
|------------|------------|-------------|----------------|-----------|---|------------------------|------|------|--------------|------------|------------|-----------------------------|
| Barrett    | Larry      |             | The Honorable  | Mayor     | Mayor of the City of Rivergrove                             | PO Box 1104            |      |      | Lake Oswego  | OR         | 97035-0501 | lb@hevanet.com              |
| Becker     | Charles    | J.          | The Honorable  | Mayor     | Mayor of the City of Gresham                                | 1333 NW Eastman Pkwy.  |      |      | Gresham      | OR         | 97030-3813 | cafferty@ci.gresham.or.us   |
| Bernard    | James      |             | The Honorable  | Mayor     | Mayor of the City of Milwaukie                              | 2036 SE Washington St. |      |      | Milwaukie    | OR         | 97222-7606 | bernardj@ci.milwaukie.or.us |
| Byers      | Wade       |             | The Honorable  | Mayor     | Mayor of the City of Gladstone                              | 225 W. Clackamas Blvd. |      |      | Gladstone    | OR         | 97027-2330 |                             |
| Cottle     | Mark       |             | The Honorable  | Mayor     | Mayor of the City of Sherwood                               | 20 NW Washington St.   |      |      | Sherwood     | OR         | 97140-8032 | citycouncil@sherwood.or.us  |
| Dodds      | David      |             | The Honorable  | Mayor     | Mayor of the City of West Linn                              | 22500 S. Salamo Rd.    | Ste. | 700  | West Linn    | OR         | 97068      | ddodds@ci.west-linn.or.us   |
| Drake      | Rob        |             | The Honorable  | Mayor     | Mayor of the City of Beaverton                              | PO Box 4755            |      |      | Beaverton    | OR         | 97076-4755 | rdrake@ci.beaverton.or.us   |
| Drangsholt | Jan        |             | The Honorable  | Mayor     | Mayor of the City of King City                              | 15300 SW 116th Ave.    |      |      | King City    | OR         | 97224-2658 |                             |
| Fuller     | David      |             | The Honorable  | Mayor     | Mayor of the City of Wood Village                           | 2055 NE 238th Dr.      |      |      | Wood Village | OR         | 97060      | DAVECHERIE@AOL.COM          |
| Grant      | Eugene     |             | The Honorable  | Mayor     | Mayor of the City of Happy Valley %Schwabe Williamson Wyatt | 1211 SW 5th Ave.       | Rm.  | 1700 | Portland     | OR         | 97204      | EGrant@schwabe.com          |
| Griffith   | Jim        |             | The Honorable  | Mayor     | Mayor of the City of Tigard                                 | 11825 SW Greenburg Rd. | Ste. | A3   | Tigard       | OR         | 97223-6460 |                             |
| Hammerstad | Judie      |             | The Honorable  | Mayor     | Mayor of the City of Lake Oswego                            | PO Box 369             |      |      | Lake Oswego  | OR         | 97034-0369 | mayor@ci.oswego.or.us       |

| LAST_NAME   | FIRST_NAME | MIDDLE_NAME | COURTESY TITLE | JOB_TITLE     | ORGANIZATION                      | MAIL_ADDRESS                 | STE  | #   | MAIL_CITY    | MAIL_STATE | MAIL_ZIP   | EMAIL                       |
|-------------|------------|-------------|----------------|---------------|-----------------------------------|------------------------------|------|-----|--------------|------------|------------|-----------------------------|
| Hardie      | Mark       |             | The Honorable  | Mayor         | Mayor of the City of Maywood Park | 9819 NE Skidmore St.         |      |     | Portland     | OR         | 97220      |                             |
| Heinrich    | Steve      |             | The Honorable  | Mayor Pro-Tem | City of Cornelius                 | PO Box 608                   |      |     | Cornelius    | OR         | 97113-8912 | skheinrich@earthlink.net    |
| Hughes      | Tom        |             | The Honorable  | Mayor         | Mayor of the City of Hillsboro    | 123 W. Main St.              |      |     | Hillsboro    | OR         | 97123-3999 | tomh@ci.hillsboro.or.us     |
| Katz        | Vera       |             | The Honorable  | Mayor         | City of Portland                  | 1221 SW 4th Ave.             | Ste. | 340 | Portland     | OR         | 97204-1907 | MAYORKATZ@CI.PORTLAND.OR.US |
| Kidd        | Richard    | G.          | The Honorable  | Mayor         | Mayor of the City of Forest Grove | 3022 Watercrest Rd.          |      |     | Forest Grove | OR         | 97116-1036 | mayor@grovetweb.net         |
| Lehan       | Charlotte  |             | The Honorable  | Mayor         | Mayor of the City of Wilsonville  | 30000 SW Town Center Loop E. |      |     | Wilsonville  | OR         | 97070-6499 | charlotte.lehan@verizon.net |
| Mordock     | Kay        |             | The Honorable  | Mayor         | Mayor of the City of Johnson City | 16120 SE 81st St.            |      |     | Johnson City | OR         | 97267-5317 |                             |
| Ogden       | Lou        |             | The Honorable  | Mayor         | Mayor of the City of Tualatin     | 21040 SW 90th Ave.           |      |     | Tualatin     | OR         | 97062-9346 | lou.ogden@juno.com          |
| Schirado    | Gery       |             | The Honorable  | Mayor         | Mayor of the City of Durham       | PO Box 23483                 |      |     | Portland     | OR         | 97281-3483 | durhamcity@aol.com          |
| Thalhofer   | Paul       |             | The Honorable  | Mayor         | Mayor of the City of Troutdale    | 104 SE Kibling St.           |      |     | Troutdale    | OR         | 97060-2099 |                             |
| Vonderharr  | Roger      |             | The Honorable  | Mayor         | Mayor of the City of Fairview     | PO Box 337                   |      |     | Fairview     | OR         | 97024-0337 | husonc@ci.fairview.or.us    |
| Williams Jr | John       |             | The Honorable  | Mayor         | Mayor of the City of Oregon City  | PO Box 3040                  |      |     | Oregon City  | OR         | 97045-0304 | oldjohn@atbtbi.com          |



**From:** UGB System Account  
**To:** "MsPurrkins@aol.com".GWIA.MetCen  
**Date:** Fri, Oct 4, 2002 3:16 PM  
**Subject:** Re: expansion of ugb

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings are being held this month and, at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

The public hearings at the Forest Grove Community Auditorium and at the Beaverton Library took place earlier this week. The remaining hearings are scheduled to begin at 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 10 - Damascus Community Church, 14251 SE Rust Way, Boring

October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin

October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City

October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham

October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1  
Metro Council

>>> <MsPurrkins@aol.com> 10/4/02 10:50:45 AM >>>

Living in the King City, Tigard area, bordered by Hwy 99, SW Beef Bend Rd and the Tualatin River, we are opposed to more expansion. Our concerns are: traffic congestion which is already bad, run-off and drainage concerns, disruption of the natural wetlands, increasing crime and school crowding.

**CC:** athertonb@metro.dst.or.us; bragdond@metro.dst.or.us; burkholderr@metro.dst.or.us; hostickac@metro.dst.or.us; mclains@metro.dst.or.us; monroer@metro.dst.or.us

**From:** <MsPurkins@aol.com>  
**To:** <ugb@metro.dst.or.us>  
**Date:** Fri, Oct 4, 2002 10:51 AM  
**Subject:** expansion of ugb

Living in the King City, Tigard area, bordered by Hwy 99, SW Beef Bend Rd and the Tualatin River, we are opposed to more expansion. Our concerns are: traffic congestion which is already bad, run-off and drainage concerns, disruption of the natural wetlands, increasing crime and school crowding.

**From:** UGB System Account  
**To:** "cblegen@worldnet.att.net".GWIA.MetCen  
**Date:** Fri, Oct 4, 2002 3:11 PM  
**Subject:** Re: Rezoning of Area around the Malinowski/Grinning Goat Farm

Ms. Blegen, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings are being held this month and, at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

The public hearings at the Forest Grove Community Auditorium and at the Beaverton Library took place earlier this week. The remaining hearings are scheduled to begin at 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 10 - Damascus Community Church, 14251 SE Rust Way, Boring

October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin

October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City

October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham

October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1  
Metro Council

>>> "Cindy Blegen" <cblegen@worldnet.att.net> 10/3/02 6:29:41 PM >>>  
To Councilor Rod Park:

Please don't add land from site 90 & 91 to the UGB expansion. We really enjoy getting our produce from the Grinning Goat Farm and it's a great educational resource for our kids.

Also, please don't include any Exclusive Farm Use lands north of Brugger Road in Washington County in the UGB as they are unneeded to service most non-farm land in that area. This would help Grinning Goat Farms in the future by making them less isolated from other farm land.

Cindy Blegen  
2747 SE 35th Ave  
Portland, OR 97202  
503 238-1841

**CC:** athertonb@metro.dst.or.us; bragdond@metro.dst.or.us; burkholderr@metro.dst.or.us;  
hostickac@metro.dst.or.us; mclains@metro.dst.or.us; monroer@metro.dst.or.us

**From:** "Bob Hall" <buster.dog@verizon.net>  
**To:** "Councilor Park" <ugb@metro.dst.or.us>  
**Date:** Thu, Oct 3, 2002 4:39 PM  
**Subject:** Urban Growth Boundry



10/3/2002

Bob Hall  
21370 S.W. Eastview Rd,  
Sherwood, Or. 97140  
Phone # 503-625-6176

Dear Councilor Park,

My wife and I have lived at the present address since September of 1988. When we moved in it was a barren and abandoned weed field. Since that time we have:

- Planted over 100 fir trees
- Become certified by Oregon Tilth and now the USDA
- Planted 150 Asian Pear trees of six different varieties
- 8 cherry trees and a number of fig, plumb and peach trees
- Installed a commercial greenhouse raising exotic hot peppers that we collect from around the world. Peppers that are Thai, Singapore, Chinese, South American, East L.A.(they actually have the peppers with the best flavor!)
- Purchased a Kubota L3010 CUT tractor with attachments(support the local economy)
- My wife started the Sherwood farmer's market
- Actively support Sherwood School District with volunteer activities that encourage knowledge of farms and agriculture

If our land is included in the urban growth boundary I fear that our wonderful soil will end up as a bunch of expensive condos. I work at Intel and will have to sell my land and move to either Columbia or Yamhill County.

It will be a tragedy...

Please vote not to include our land within the Urban Growth Boundary.

Thank you,

Bob Hall

**From:** UGB System Account  
**To:** "buster.dog@verizon.net".GWIA.MetCen  
**Date:** Fri, Oct 4, 2002 3:10 PM  
**Subject:** Re: Urban Growth Boundry

Mr. Hall, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings are being held this month and, at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

The public hearings at the Forest Grove Community Auditorium and at the Beaverton Library took place earlier this week. The remaining hearings are scheduled to begin at 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 10 - Damascus Community Church, 14251 SE Rust Way, Boring

October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin

October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City

October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham

October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1  
Metro Council

>>> "Bob Hall" <buster.dog@verizon.net> 10/3/02 4:38:41 PM >>>

**CC:** athertonb@metro.dst.or.us; bragdond@metro.dst.or.us; burkholderr@metro.dst.or.us; hostickac@metro.dst.or.us; mclains@metro.dst.or.us; monroer@metro.dst.or.us

process. Please contact me at anytime regarding this issue.

Regards,

Kelly Primrose  
Emerald Estates HOA  
(503)533-8189

**CC:** athertonb@metro.dst.or.us; bragdond@metro.dst.or.us; burkholderr@metro.dst.or.us;  
hostickac@metro.dst.or.us; mclains@metro.dst.or.us; monroer@metro.dst.or.us

**From:** UGB System Account  
**To:** "kjprimrose@attbi.com".GWIA.MetCen  
**Date:** Fri, Oct 4, 2002 3:07 PM  
**Subject:** Re: Urban Growth Boundary-Bethany

Ms. Primrose, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings are being held this month and, at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

The public hearings at the Forest Grove Community Auditorium and at the Beaverton Library took place earlier this week. The remaining hearings are scheduled to begin at 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 10 - Damascus Community Church, 14251 SE Rust Way, Boring

October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin

October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City

October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham

October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1  
Metro Council

>>> kjprimrose@attbi..com 10/3/02 4:12:39 PM >>>

Hello!

My name is Kelly Primrose and I am the HOA president for Emerald Estates (off Laidlaw, close to West Union) We are VERY interested in your discussion regarding an expansion of the growth boundary as it could impact our already congested and yet growing area. Just across our power line park, Springville Rd is in view and we have seen tremendous growth since the neighborhood's debut 8 years ago. We are concerned about the traffic, cookie cutter homes, and general congestion that has already plagued our Bethany area as well as the whole Westside. Roads that connect to Hwy 26 are not adequate for those who live here now, adding more homes and people would just add to that problem. We have seen some improvements for main artery roads i.e.: West Union and 185th but Bethany / West Union and Bethany /Hwy 26 have become growing concerns for those of us who are limited to get to one side of town to the other. The impact, I'm sure is being well evaluated before any vote or decisions could be met. The concern arises over our needs (current boundary) not being fully met and yet adding more (expanding the boundary) to the existing density level. We would like our views to be recorded and would like to keep in contact with the decision making



Checked by AVG anti-virus system (<http://www.grisoft.com>).  
Version: 6.0.381 / Virus Database: 214 - Release Date: 8/2/2002

**CC:** athertonb@metro.dst.or.us; bragdond@metro.dst.or.us; burkholderr@metro.dst.or.us;  
hostickac@metro.dst.or.us; mclains@metro.dst.or.us; monroer@metro.dst.or.us

**From:** UGB System Account  
**To:** "klucas@cassjack.com".GWIA.MetCen  
**Date:** Fri, Oct 4, 2002 3:06 PM  
**Subject:** Re: inclusion of Damascus

Mr. Lucas, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings are being held this month and, at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

The public hearings at the Forest Grove Community Auditorium and at the Beaverton Library took place earlier this week. The remaining hearings are scheduled to begin at 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 10 - Damascus Community Church, 14251 SE Rust Way, Boring

October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin

October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City

October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham

October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1  
Metro Council

>>> "Keegan Lucas" <klucas@cassjack.com> 10/3/02 2:13:04 PM >>>  
Hello - I know one the major addition to the UGB is near Damascus, for a "Beaverton-size community". I have heard that extra care will be taken to preserve green space in the area, and that is fantastic. I was wondering if there would be similar care taken to make sure that the community doesn't grow like much of Beaverton has - in typical sprawl form. Will any guidelines of the New Urbanism be followed? It already will be a few steps behind transit wise because it will mainly be a bedroom community. But hopefully, in terms of local conveniences, more people will be able to walk and/or ride bikes to where they need/want to go.  
The Portland area has been bold in the past - why not make at least part of the new area a testing ground for the reintroduction of street connectivity (i.e. a tight grid pattern like those found in older parts of cities)?  
Just some thoughts - I personally find growth exciting, but only if done correctly. Portland is better than most areas, but I think there is still more to improve on...  
thanks!  
Keegan Lucas

---  
Outgoing mail is certified Virus Free.

One reason to annex more land, however, could be to provide inhabitants within the current boundary sufficient access to shops and parks. In our area, for example, which is a higher-density single-family development, there are no parks within walking distance. So kids from toddlers to teenagers play in the street, but our cul-de-sac will someday soon be a shortcut between two very busy roads. Where will they go then? Even now, they can't cross busy Scholls or Barrows to go anywhere. Expanding the boundary so that we can use some land nearby for a park instead of houses would also help make the existing houses more attractive to buyers, thus solving my last objection to expansion.

2) Transportation access to current and future land in the UGB should be sufficient.

Because I drive Scholls Ferry Road often, I know its traffic patterns and it is nearly at capacity, despite any projections or studies otherwise. For example, when Scholls is busy (not just during rush hour), the turn lane onto Barrows from west-bound Scholls will back up through the other traffic light and obstruct cars continuing straight along Scholls. Yet I do not see any other viable major roads leading to the proposed Tiagrd annex for all of the new traffic it will create.

This is the most severe drawback I can see to annexing new land: the current system of roads is still based on the historical footprint of Beaverton, a small town plan. All of the major roads aim to bring drivers to central areas in order to move quickly, and city streets such as Murray and 170th will never be arteries for more than short commutes.

Annexing more land which will put more drivers on existing roads will only mean more congestion, unless you build a ring road to circumvent the center and funnel long-distance traffic off of city and neighborhood streets.

I have lived here for a year and a half, and my experience living in other cities allows me to compare and contrast living in Beaverton to other situations. I have heard talk of how pleasant Beaverton used to be, and how beneficial it is supposed to be to live in an area with active city planning, but I have to say that living where I do now has been the least pleasant and enjoyable area I've ever lived in (including graduate school!) - specifically because of the a) density of housing, b) lack of parks, and c) level of traffic. (In my defense, all I can say is we bought what we could afford at the time we were looking for housing.) I hope that these (a,b,c) problems are solved before you annex more land and make the same mistakes all over again.

Sincerely, Wendy Stekloff  
12675 SW 159th Court, Beaverton

CC: athertonb@metro.dst.or.us; bragdond@metro.dst.or.us; burkholderr@metro.dst.or.us;  
hostickac@metro.dst.or.us; mclains@metro.dst.or.us; monroer@metro.dst.or.us

**From:** UGB System Account  
**To:** "stekloff@yahoo.com".GWIA.MetCen  
**Date:** Fri, Oct 4, 2002 3:04 PM  
**Subject:** Re: Comments on Urban Growth Boundary

Ms. Stekloff, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings are being held this month and, at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

The public hearings at the Forest Grove Community Auditorium and at the Beaverton Library took place earlier this week. The remaining hearings are scheduled to begin at 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 10 - Damascus Community Church, 14251 SE Rust Way, Boring

October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin

October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City

October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham

October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1  
Metro Council

>>> Daniel Stekloff <stekloff@yahoo.com> 10/3/02 11:02:22 AM >>>  
My name is Wendy Stekloff; I live in southwest Beaverton, within eyesight of the current UGB and the land in Tigard that will be annexed in the next expansion. Living near the edge gives me some unique experience and insight into the impact of this boundary and what conditions it imposes on its inhabitants. Before more land is annexed, the following conditions should be met:

1) Land within the current boundary should be nearly fully, and properly, utilized.

The current occupancy of existing buildings is important to take into account before annexing more land. In the small football-shaped area between Barrows and Scholls, I have counted at least a dozen houses for sale; houses that stay on the market for months at a time. Why build more new houses when the old ones aren't selling? Optimism about the economy is commendable, but if you add to the UGB now, there will be more new housing to compete with the existing - and I know that new can sell faster than old; we bought new and I see it happen in our housing development!



4. What aspect of the development will enhance the quality of life of the existing residents - aside from the handful who will sell out and make a bundle?

5. Can a "village community" be developed where those who still farm and those who commute to jobs in Hillsboro or Portland have a common interface?

As with most situations - development is not necessarily bad, just bad development is bad.

Without these concerns being fully addressed, I am wary of the proposal to expand the ugb in the Skyline neighborhood.

John Chen  
14320 NW McNamee Road

**CC:** athertonb@metro.dst.or.us; bragdond@metro.dst.or.us; burkholderr@metro.dst.or.us;  
hostickac@metro.dst.or.us; mclains@metro.dst.or.us; monroer@metro.dst.or.us

**From:** UGB System Account  
**To:** "JEFlynn@aol.com".GWIA.MetCen  
**Date:** Fri, Oct 4, 2002 3:02 PM  
**Subject:** Re: expansion of growth boundary

Mr. Chen, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings are being held this month and, at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

The public hearings at the Forest Grove Community Auditorium and at the Beaverton Library took place earlier this week. The remaining hearings are scheduled to begin at 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 10 - Damascus Community Church, 14251 SE Rust Way, Boring

October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin

October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City

October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham

October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1  
Metro Council

\_>>> <JEFlynn@aol.com> 10/2/02 11:35:44 PM >>>

I am not absolutely opposed to expansion of the UGB in the Skyline neighborhood where I live. I understand the balance of needs that is at times difficult to maintain from the regional perspective. I am however VERY concerned with the consequences of expansion especially without some understanding of what type of development will ensue. Concerns include the following:

1. Traffic - the roads here are narrow, winding and steep. They are shared with bicyclists and runners. Lots of houses means lots of additional cars on these roads. What is the plan to address this?
2. Schools - my daughter goes to Skyline. The charm of where we live is the closeness and tightness of the community built around the school. What will the impact be on the school. Adding housing means adding families and children. The school is physically small - what is the projected number of new students. How will the change effect the character of the school and the community. West Sylvan is already overcrowded. What is the plans to address the middle and high school needs.
3. Will there be a focal point to draw people and the community together OR will this simply be a development with a fancy name where noone knows anyone else?

**From:** UGB System Account  
**To:** "RosiePhilH@aol.com".GWIA.MetCen  
**Date:** Fri, Oct 4, 2002 2:59 PM  
**Subject:** Re: Growth Boundary

Mr. Hamilton, as chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings are being held this month and, at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

The public hearings at the Forest Grove Community Auditorium and at the Beaverton Library took place earlier this week. The remaining hearings are scheduled to begin at 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 10 - Damascus Community Church, 14251 SE Rust Way, Boring

October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin

October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City

October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham

October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1  
Metro Council

>>> <RosiePhilH@aol.com> 10/2/02 9:12:26 PM >>>

I think forcing most of the boundary expansion into the Damascus area when most of the suburban jobs are in Washington County is silly. There has to be a way to expand more in Washington County, and to provide more room for industrial growth. If the farmland issue can't be finessed short of legislative action, then defer part of the expansion this year and ask the Legislature to pass a specific exception.

Phil Hamilton  
7215 SW Laviw Drive  
Portland 97219

**CC:** athertonb@metro.dst.or.us; bragdond@metro.dst.or.us;  
BURKHOLDERR@METRO.DST.OR.US; hostickac@metro.dst.or.us; mclains@metro.dst.or.us;  
monroer@metro.dst.or.us

**From:** UGB System Account  
**To:** "delor2@attbi.com".GWIA.MetCen  
**Date:** Fri, Oct 4, 2002 2:55 PM  
**Subject:** Re: St Marys' Property

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your e-mail regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings are being held this month and, at the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

The public hearings at the Forest Grove Community Auditorium and at the Beaverton Library took place earlier this week. The remaining hearings are scheduled to begin at 6 p.m. (with map viewing at 5 p.m.) on the following dates and at the specified locations:

October 1 - Forest Grove Community Auditorium, 1915 Main St., Forest Grove

October 3 - Beaverton Library, Room A& B 12375 SW 5th, Beaverton

October 10 - Damascus Community Church, 14251 SE Rust Way, Boring

October 15 - Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin

October 22 - Clackamas Community College, Gregory Forum, 19600 Molalla Oregon City

October 24 - Gresham Council Chamber, 1333 NW Eastman Pkwy., Gresham

October 29 - Portland Council Chamber, 1221 SW 4th, Portland

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Rod Park, District 1  
Metro Council

>>> "Del Siewert" <delor2@attbi.com> 10/2/02 7:21:35 PM >>>

The St Marys' propewrty is presently completely surround by development. To exclude is simply means extening the sprawl of urban development 400+ A. someplace else on tyhe outre edge of development. DUMB ( I have no personal or relious interst in St Marys')

Why develop the Damasus are as residential - 30 miles from the job growth areas in other parts of the metro area - Suppose then you could justify more light rail and other mass transit billions!!

D. H. Siewert

**CC:** Bill Atherton; Carl Hosticka; David Bragdon; Rex Burkholder; Rod Monroe; Susan McLain

## COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



**METRO**

DATE: October 7, 2002

TO: Carl Hosticka, Presiding Officer

FROM: Rod Park, Chair, Community Planning Committee *RP*

RE: Urban Growth Boundary Decision Process

I am glad you have recognized that the process is strengthened by frank and open discussions regarding the urban growth boundary (UGB) decision. The Community Planning Committee (CPC) has been carefully and methodically working on the issues for the last two years under the watchful eye of DLCD and LCDC. Metro's entering into periodic review with the state gave us and the region very detailed guidelines in the form of tasks and subtasks to complete.

As you know, Metro completed Task 1 in 2000 and is now approaching the end of Task 2. In addition to the periodic review work plan, the CPC has adopted a comprehensive work plan that was voted on and approved by the Council. In addition, both the periodic review and CPC work plans worked hand in hand with our local partners at MPAC to labor through each and every issue.

Of course, just getting the UGB decision done is not enough. It is not only important to get the task done but to also to demonstrate to the public that it was accomplished in a fair and open manner. Any reasonable person who has followed our process so far should feel comfort in just how fair, open and transparent it has been to this point.

If you are aware of any concerns of paranoia about some kind of manipulation and/or hidden agendas, I would hope you would discuss them with me or in committee so those concerned can be walked through the process again, if necessary. If that isn't satisfactory then perhaps reassurance from DLCD or LCDC is in order. Honest policy debate is the core of our democratic system. I believe you and the committee would agree that manipulation of the data or technical information to achieve policy ends or personal objectives should not be tolerated.

RP:rmb

M:\council\confidential\Park\2002 Corresp\UGB Replies\Hosticka 10-7-02.doc

cc: Metro Council  
Mike Burton, Executive Officer  
Michael Jordan, MPAC Chair



COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Mr. Garland R. Farmer  
Gary Farmer Consulting Group  
7315 NW Kaiser Rd.  
Portland, OR 97229

Dear Mr. Farmer:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB), which will be attached to your previous letter as you requested. A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

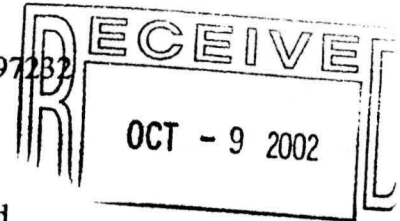


GARY FARMER CONSULTING GROUP  
Nuclear Radiation—Ecological Sciences

8 Oct 2002

To: Councilor Rod Park, METRO, 600 NE Grand Ave., Portland, OR 97232

From: Garland R. Farmer, 7315 NW Kaiser Rd., Portland, OR 97229



Subject: Exclusion of the portion of study area 86, WEST of Kaiser Rd.

I respectfully request that this addendum be attached to the letter I gave you at the Grange hall on 29 Sep 02. I dictated a "For The Record" statement at the 3 Oct 02 hearing in Beaverton.

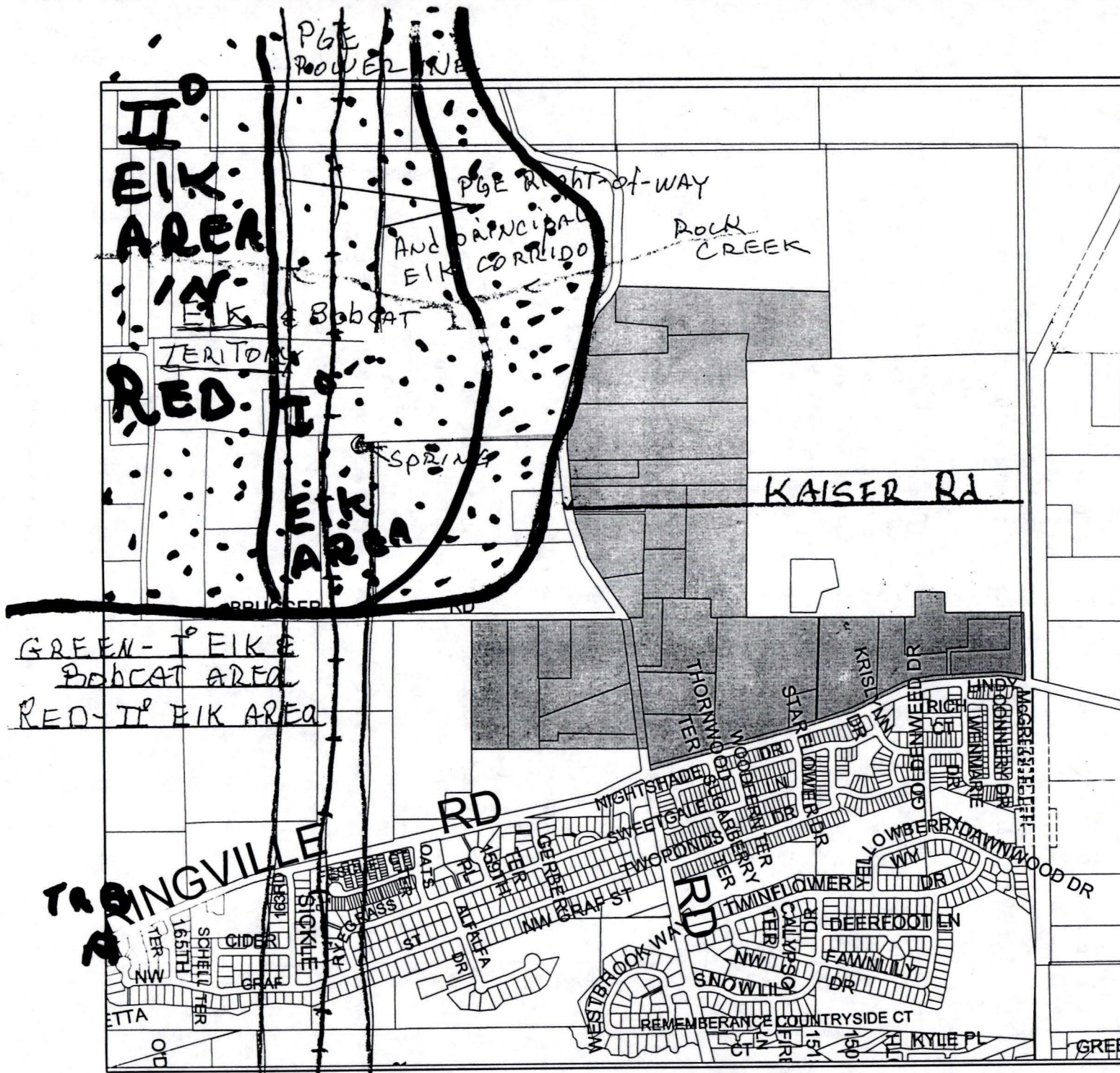
At the Beaverton hearing, I was able to study the maps in detail with the very helpful members of your staff. I originally opposed the extension North of Springville, and under no circumstances, North of Brugger. The map shows this not to be the case. I have described a viable herd of Elk (+40) that frequent the Western portion of area 86, along with bobcats, raccoons, possums, deer, coyotes and cottontail rabbits. They inhabit this Western area because of spring water, ground cover, grazing, and the large number of trees.

During the map study, the idea was presented and the suggestion made, that the portion of area 86 WEST of Kaiser Rd., be excluded from the UGB extension. This exclusion has great merit and makes good sense for the following reasons:

1. There are 17 acres in this tract, 15 of which are not available for sale or subsequent development. Allen, Farmer, Johnstone and Stilwell will not sell or move, and are opposed to the extension.
2. Mr. Sutton may sell, but the North part of his 3 acres contain a deep ravine draining to Rock Creek. Building would be at great cost..
3. There are no roads into, around, or thru this area; only a one-lane gravel access.
4. Exclusion would retain the Elk and wildlife resource of such great value.
5. Sewage drainage constitutes a real hazard, since all drainage goes North. Only by pumping uphill over Brugger Rd., to the South, can disposal occur. Power blackouts and heavy runoffs will result in serious public health conditions.

In conclusion, the portion of area 86 WEST of Kaiser Rd., should be excluded from the UGB boundary extension.

c.c. Councilors Rex Burkholder and Susan McLain



**R L I S**  
REGIONAL LAND INFORMATION SYSTEM

## Alternatives Analysis

### Study Area 86

**Note:** Study Area boundaries include the entire right-of-way of adjacent streets, consistent with Metro Code 3.01.025(j).

**SOURCES:**

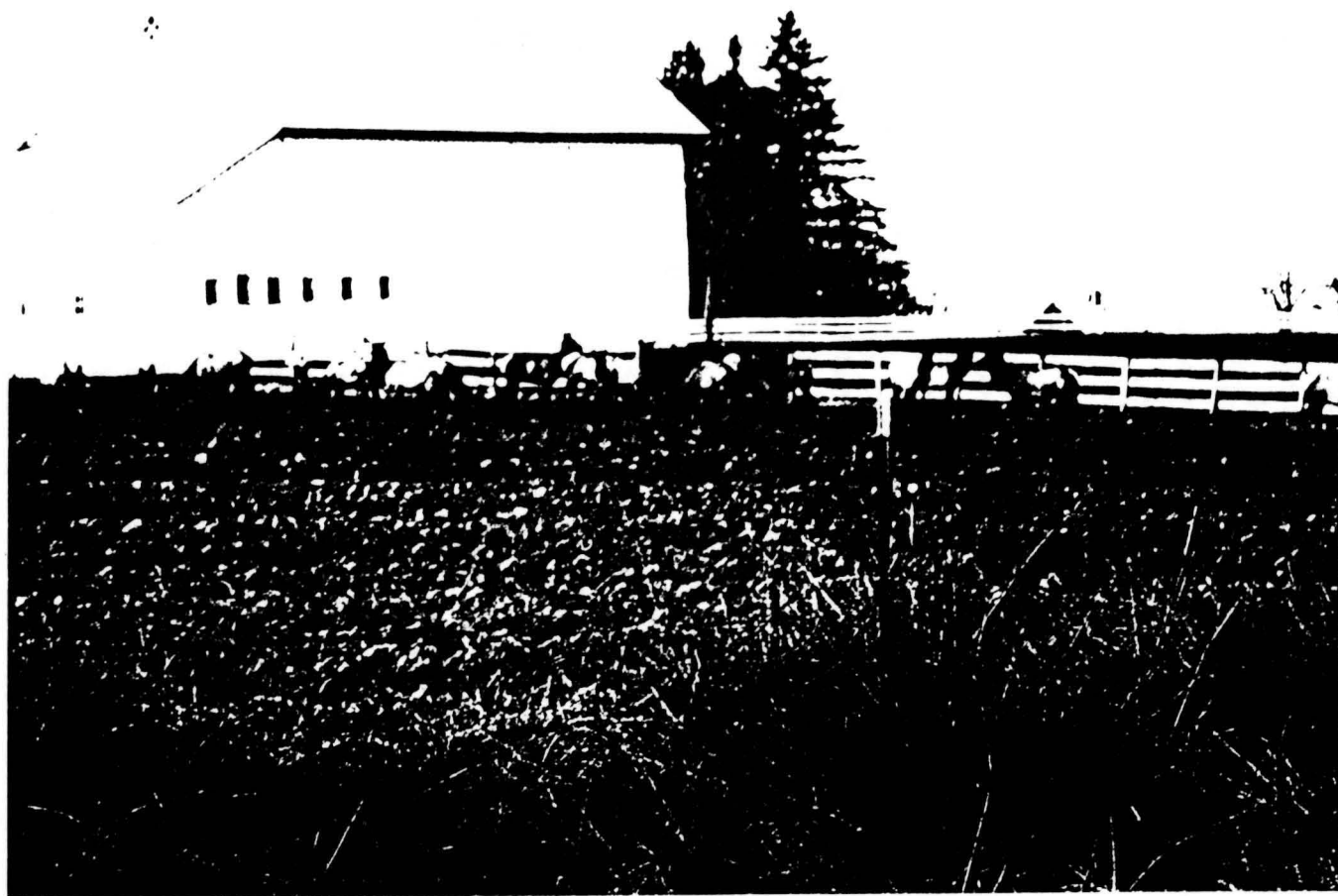
**TAX LOT MAP**  
 County Assessment and Taxation office, 2001. Data collection scale is 1"=100' in urban areas and 1"=200' or 1"=400' in rural areas. Horizontal accuracy is plus or minus five feet or better in Beaverton, Milwaukie, Oregon City, Tigard and Multnomah County. Other areas are plus or minus ten feet.

The information on this map was derived from digital databases for Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or potential inaccuracies. There are no warranties, expressed or implied, excluding the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, resolution of any claims will be approached.

Location Map

**METRO**  
METRO DATA RESOURCE CENTER  
 800 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232-2736  
 TEL (503) 797-1742 FAX (503) 797-1909  
 dr@metro.dat.or.us www.metro-region.org





COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Mr. Steve Miller  
7915 NW Skyline Blvd.  
Portland, OR 97229

Dear Mr. Miller:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council



**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS--FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

**IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.**

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.

☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name Geo Mull Address 7915 NW Skyline Blvd Date Sept. 29, 2001  
Portland, Oregon 97229

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Carol Chesarek  
13300 NW Germantown Rd.  
Portland, OR 97231

Dear Ms. Chesarek:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,



Rod Park, District 1  
Metro Council

cc: Metro Council

**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS--FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

*There is an amazing array of major wildlife still present in this area, from mountain lions and bobcats to elk, deer, skunk, etc. These animals will disappear if urban growth moves in, and even if growth is allowed near wildlife corridors - mountain lions, bobcats, and elk that use Abbey Creek today, (near several study areas) will not tolerate residential neighborhoods proposed near the creek - study Areas 84, 85, 86.*

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area. *proposed for inclusion, and other study areas not recommended for inclusion*

*Riparian areas are critical to wildlife habitat, to water quality, flood control, and must be maintained in a high quality state. Riparian areas that are well maintained also help control potential flooding & help avoid landslides that our hills are prone to. The Tualatin hills are laced with small streams that need to be respected and protected as we plan for growth.*

☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

*Several of the areas proposed for inclusion in the growth boundary include significant farm land - 84, 85, 86 and 82.*

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

*The hills can't support widening of major roads (Germantown & Cornelius Pass roads), installation of water & sewer lines without having a negative impact on riparian areas and stability of hillsides. Growth needs to be implemented so there isn't more traffic on Germantown Road through Forest Park - the negative impact on wildlife and park users.*

By signing and submitting this form I/we signify that we **DO NOT** support ~~the~~ *would be* expansion of the Urban Growth Boundary in the Outer Northwest areas. *unacceptable,*

Name Carol Chesarek Address 13300 NW Germantown Road Date 09/29/02  
Carol Chesarek Portland, OR 97231

*→ We need to identify & set aside a rural area around Forest park to provide an adequate buffer - permanently. It's not clear that the UGB process is considering the environmental. Superior maps that Metro is developing.*



COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Ms. Cheryl Neal  
12115 NW Skyline Blvd.  
Portland, OR 97231

Dear Ms. Neal:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS—FALL 2002

COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

Western Bluebirds are not endangered, not threatened, but the next ~~level~~ level down, "sensitive" There are breeding

Western bluebirds throughout the unurbanized area of the Tualatin Hills - Germantown - Skyline, Kaiser -

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.

Cornelius Pass - Old Cornelius Pass Road area

☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

*We need to protect our ability  
to grow food close to the population  
that consumes it.*

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

By signing and submitting this form I/we signify that we **DO NOT** support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name Cheryl Neal Address 12115 N.W. Skyline Blvd Date 29/Sept 20  
Portland, 97231

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Mr. David Lee  
8646 NW Skyline Blvd.  
Portland, OR 97231

Dear Mr. Lee:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS--FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

**IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.**

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.



☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

☒ By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name David Lee Address 8646 NW Skyline Date 9/29/02  
503-418-3731 Blvd

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Sen Speroff  
15001 NW Skyline Blvd.  
Portland, OR 97231

Dear Mr. Speroff:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS--FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

**IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.**

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

wildlife corridor in & out of Forest  
Park very important

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.

☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

protecting good farm land is high priority

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

- higher rise growth within UGB!
- esp. near transportation centers
- affordable housing

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name Sam Speroff Address 15001 NW Skyline Blvd Date 9-29-02  
Portland, OR 97231-2403

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Ms. Jacqui Dowsett  
15007 NW Skyline Blvd.  
Portland, OR 97231

Dear Ms. Dowsett:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

A handwritten signature in cursive script that reads "Rod Park".

Rod Park, District 1  
Metro Council

cc: Metro Council



**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS--FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

**IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.**

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

*Very  
Important*

☐ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.

☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☐ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name Jaqueline Donato Address 15007 NW Germantown Date Sept 28, 20

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Mr. John Lauer  
13147 NW Cheerio Dr.  
Portland, OR 97229

Dear Mr. Lauer:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

A handwritten signature in cursive script that reads "Rod Park".

Rod Park, District 1  
Metro Council

cc: Metro Council

**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS—FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

**IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.**

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.

☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name John Lauer Address 13147 NW Cheerio Dr Date 9/29/02  
Portland, OR 97229



COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Ms. Janet Michael  
11850 NW McNamee  
Portland, OR 97231

Dear Ms. Michael:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS--FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

**IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.**

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

☐ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.

☐ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name Janet Michael Address 11850 NW Date 9/30/02  
McNamee

## COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



**METRO**

October 10, 2002

Mr. Andrew Cameau  
6021 NW Skyline Blvd.  
Portland, OR 97229

Dear Mr. Cameau:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS--FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

**IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.**

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.



☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

By signing and submitting this form I/we signify that we **DO NOT** support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name ANDREW COMEAU Address 6021 NW Skyline <sup>Pt Hc</sup> E02 Date 9-29-02  
Andrew Comeau

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Ms. Susan Snow  
14075 NW Old Germantown Rd.  
Portland, OR 97231

Dear Ms. Snow:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

A handwritten signature in cursive script that reads "Rod Park".

Rod Park, District 1  
Metro Council

cc: Metro Council

**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS—FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

**IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.**

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.

☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name SUSAN SNOW Address 14075 NW Old Germantown Rd Date 9/28/02  
Portland, Or. 97231

*Susan F Snow*

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Cameron Healy  
14075 NW Old Germantown Rd.  
Portland, OR 97231

Dear Healy:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS--FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

**IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.**

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.



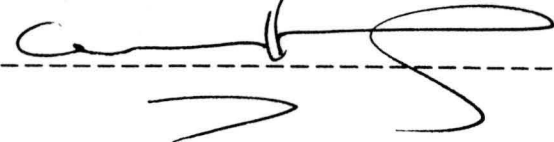
☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name Cameron Healy Address 4075 NW Old Germantown Rd Date 9/29/02  


COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Mr. Burton Lazar  
14025 NW Germantown Rd.  
Portland, OR 97231

Dear Mr. Lazar:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS--FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

**IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.**

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.

☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

*This area is unsuitable for dense development & will in reality be developed as high end homes with "greenlots" resulting in destruction of a valuable resource for no good reason. Where does the destruction of our environment end? and for what goal?*

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name Burton Lazar Address 14025 N.W. Germantown Date 9/29/02  
Burton Lazar

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Ms. Lise Storc  
6021 NW Skyline Blvd.  
Portland, OR 97229

Dear Ms. Storc:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,



Rod Park, District 1  
Metro Council

cc: Metro Council

**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS--FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

**IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.**

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.



☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name Lise Storc Address 6021 NW Skyline Blvd Date 9-29-02  
Lise Storc Portland OR 97229

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Ms. Natasha Kern  
13147 NW Cheerio Dr.  
Portland, OR 97229

Dear Ms. Kern:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you again for your most recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been placed with your previous correspondence, distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS--FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

**IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.**

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.

☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name Nalagha Kou Address 13147 NW Date 9/28/02  
Cheesto  
97729

## COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



**METRO**

October 10, 2002

Ms. Greta J. Stilwill  
7425 NW Kaiser  
Portland, OR 97229

Dear Ms. Stilwill:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS--FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

**IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.**

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.



☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name Greta J Stilwell Address 7425 NW Kaiser Date 9-29-02  
Portland, OR 97229  
503-645-3864

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Allove DeVito  
3560 NW 180th Place  
Portland, OR 97229

Dear Mr. DeVito:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS—FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

**IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.**

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

URBAN GROWTH REFERS TO  
URBAN LIVING. WE AND OUR  
AREA ARE NOT URBAN

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.

☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

THE Posh multi MANSION develop ments along SKYLINE RIDGE ARE INHOSPITABLE to the RURAL OUTER ENVIRONMENT. HEALTH AND WELL BEING OF RURAL DWELLERS AS WELL AS NATURAL ENVIRONMENT DEPENDS ON REMAINING OUTER RURAL !

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name ALLOVE DEVITO Address 3560 NW 180 PL Date 9/29/02  
PORT OR. 97229

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Mr. Ken Pincus  
14754 NW Ash St.  
Portland, OR 97231

Dear Mr. Pincus:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS--FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

**IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.**

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

*It is so important in this increasingly crowded Portland City to maintain the beauty and health of Forest Park!*

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.



☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name Ken Pincus Address 14754 NW Ash St. Date 9/29/02  
Portland 97231

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Eric and Cynthia Strid  
9323 NW Old Skyline Blvd.  
Portland, OR 97231

Dear Mr. and Mrs. Strid:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent (and individual) correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS—FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

**IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.**

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

*we need a protected area as determined  
by a scientific study, not gradually  
sliced away.*

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.

☐ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☐ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name Eric Stuid Address 9323 NW Old Skyline Blvd Date 9/29/02  
Portland 97231

FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS--FALL 2002

COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

*We have elk migrating <sup>through</sup> ~~in~~ our property.*

*These must be protected*

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.

☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

*Bike lanes should be negotiated along with public transportation options!*

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name Cynthia L. Strick Address 9323 NW Old Skyline Blvd Date 9/29/02  
Portland, OR 97231

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Mr. Les Wiese  
13155 SE Wiese Rd.  
Boring, OR 97009-8345

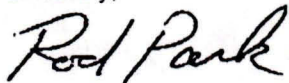
Dear Mr. Wiese:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

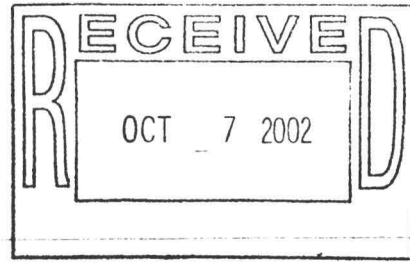
Sincerely,



Rod Park, District 1  
Metro Council

cc: Metro Council





RE The proposed UGB expansion

Why is the Damascus area targeted for the majority of the UGB expansion? While I realize the metro area will experience growth over time, it is essential to make sure all areas within the current boundary ~~are~~<sup>are</sup> utilized to the maximum. When expansion is necessary, consider areas where services are available or are easy to obtain.

Why put housing in the Damascus area and have most jobs in Washington county? By metro's own statements, it will be many years before any kind of commercial development will occur in the general Damascus area because of a lack of transportation and other essential

services. Other areas either already have these services in place or have them more readily available.

I realize the Damascus area will have to absorb growth over time but commuting to other areas for jobs will contribute to air pollution and congestion.

The generally hilly make up of the Damascus area along with environmental issues such as a multitude of small creeks is not favorable to major development.

Jes Wise

## COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



**METRO**

October 10, 2002

Mr. Greg Schifsky  
4131 SW Lee St.  
Portland, OR 97221-3667

Dear Mr. Schifsky:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

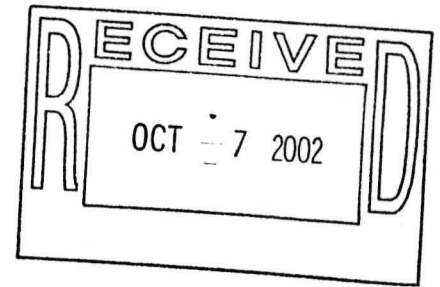
Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

October 3, 2002



Metro Councilors  
Urban Growth Boundary Comments  
600 NE Grand Ave.  
Portland, OR 97232-2736

Councilor Park and all councilors:

I attended the UGB meeting in Beaverton, October 3, 2002, and was impressed by the number of concerned citizens. Here are my comments to your review:

1. Traffic problems are not addressed now and arterials will fill up quickly unless 4 lane each direction roads are constructed. These extra roads must be paid for by developers and businesses that wish to expand the UGB.
2. Services: who really pays for extra needed services? Storm water management is inadequate now and with unenforced erosion controls, storm water related problems will become worse.
3. By an act of nature(the Missoula,MT floods)the growing regions in the Metro area are among the best in the world. These spaces were to be protected and not built upon by 2040 Plan. Don't cover this valuable land up and force farms further out of town....this causes inflation by having to truck in produce.
4. Grow up, not out.
5. As my councilors, you were not elected to subsidize new business. No tax breaks just to lure in new business.
6. The Tualatin River Basin barely has water to meet the needs of its residents, businesses, and agriculture. There is no new water being created, X amount is all we have forever. Conservation measures will be very drastic in the years to come.
7. Accommodating High Tech plants with high paying jobs has lead to H-1B Immigrant workers that displace our domestic workers. Please do not cater to more High Tech companies.
8. Hire locally....quit bringing in overqualified persons from out of state to fill the few, available Oregon jobs. This is akin to "Tough Love".

Sincerely,

Greg Schifsky  
4131 SW Lee St.  
Portland, Oregon 97221-3667

## COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



**METRO**

October 10, 2002

Ms. Martha Hyde  
1150 NW Springville Rd.  
Portland, OR 97229-1610

Dear Ms. Hyde:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

RECEIVED  
OCT 7 2002

**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS--FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

*These pictures say it all - He do not want to be included in this UGB. I'm not pulling up and leave my home of 49 yrs. - I am 76 yrs. old - my neighbors are like family - we look out for one another - we would not get this in a new neighborhood. We would all be ground strangers (uncaring).*

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.

*Sincerely,  
Martha Hyde*

☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name Martha Hyde Address 13150 NW Springville Rd Date 10-3-02  
Portland OR 97229







## COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



**METRO**

October 10, 2002

Mr. Pat Hanlin, Chair  
West Linn-Wilsonville School Board  
P. O. Box 35  
West Linn, OR 97068

Dear Mr. Hanlin:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB) and the School Board's position. A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process. You may have already received our notice of the public hearings that have been scheduled in October, but in case you haven't, I am enclosing it with this letter.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council



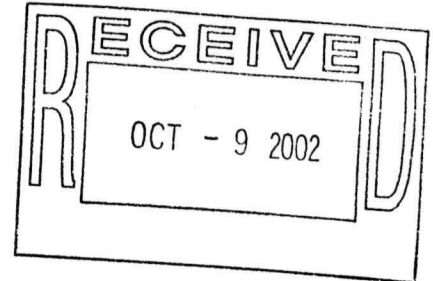
# West Linn-Wilsonville School District 3JT

## ADMINISTRATION BUILDING

P.O. Box 35 · West Linn, Oregon 97068 · 503-673-7000 or Fax 503-673-7001

October 7, 2002

Metro Community Planning Committee  
600 NE Grand Avenue  
Portland, Oregon 97232



RE: Frog Pond Property  
Study Area 45

Dear Committee Members:

The West Linn-Wilsonville School District supports the Metro staff recommendation to include the "Frog Pond" property in the region's UGB. The property, which is owned by the district, is located within Study Area 45. This area is also recommended by the metro staff to be brought into the UGB.

As explained in the attached Metro staff report dated July 2002, the district applied to Metro to include the site in the UGB for a primary school in the near-term and ultimately as a combined primary/middle school facility. The district's "Long Range School Facilities Plan" (updated in September 2000) analyzed existing enrollment and future growth within the district. The conclusion of this evaluation demonstrated that four primary schools will eventually be necessary to serve Wilsonville residents and the surrounding unincorporated area. Given the location of the existing Boones Ferry (SW Wilsonville) and Boeckman Creek (SE Wilsonville) primary schools and the proposed primary school on the Dammasch site (now referred to as Villebois, NW Wilsonville), the "Frog Pond" site is an ideal location, which would yield a primary school in each quadrant of the city.

The district's analysis shows that the "Frog Pond" site is needed to meet primary school facility needs created by residential land that is currently within the UGB. The middle school on the site would be necessary when additional residential land is brought into the UGB and developed. The district's application to Metro shows that potential school sites of 10 to 20 acres simply do not exist in the northeastern portion of the city. This site will be ideally located to accommodate students in the city as well as the rural and resource lands to the north and east.

The School Board appreciates the support Metro has given to help the West Linn-Wilsonville School District provide quality educational opportunities for its residents.

Sincerely,

A handwritten signature in black ink, appearing to be "Pat Hanlin", written over a horizontal line.

Pat Hanlin  
Chair, West Linn-Wilsonville School Board

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Michael and Antoinette Shunn  
10033 S. Rocky Bluff Lane  
Oregon City, OR 97045

Dear Mr. and Mrs. Shunn:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process. You may have already received our notice of the public hearings that have been scheduled in October, but in case you haven't, I am enclosing it with this letter.

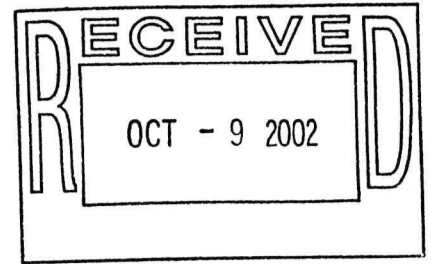
Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

Encl: Public Notice on Urban Growth Boundary Expansion Decision

cc: Metro Council



Councilor Rod Park

Metro Regional council  
600 NE Grand Ave.  
Portland, OR 97232-2736

Subject: UGB Proposal

Dear Councilor Park,

My wife and I have lived just off of South End Road on the outskirts of Oregon City since 1983. She commutes to work at Willamette Falls Hospital and I for many years commuted to work in the St Johns area of NW Portland. I currently work in Woodburn. What a change!

We are asking you and the council to consider extending the UGB further South down South End Road to its intersection with Highway 99E.

Our property affords views of Mount Hood to the East, the Willamette River (300' below) to the west, and because of the elevation, miles of scenes to the South. This property would be suitable for either residential or commercial office building. It is not suitable for any type of farming!

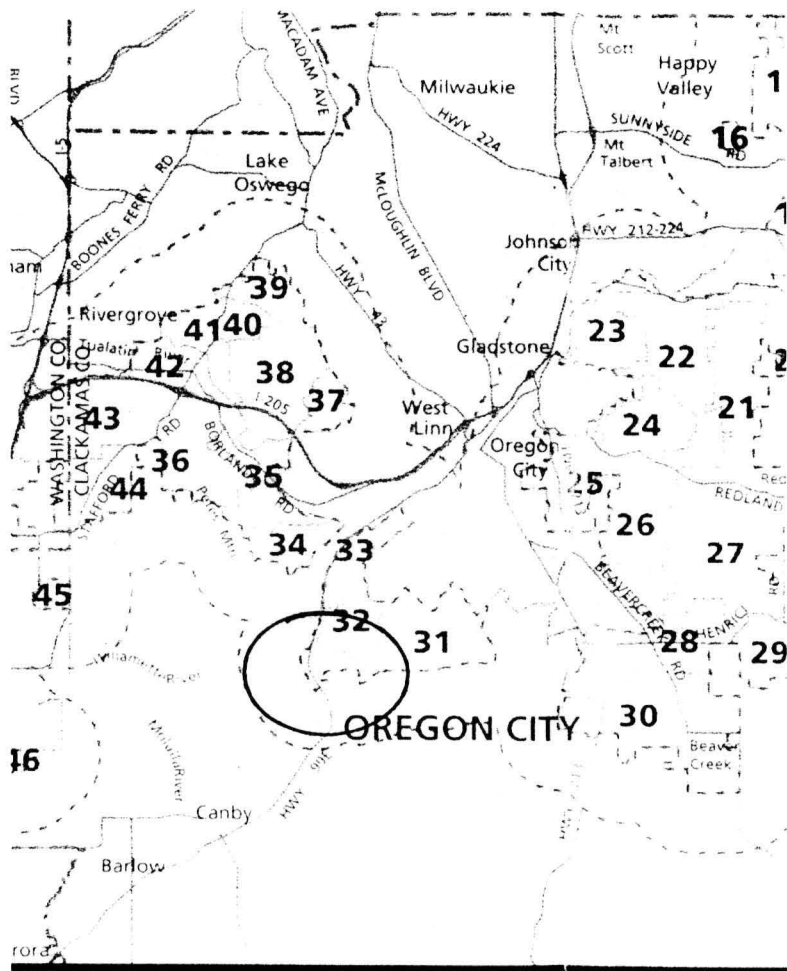
Judging from the Oregon City meeting, residents of the Beavercreek area do not support expansion of the UGB into their area. I did not hear any negative comments about including the South End Road properties.

There are many reasons to include all of this area in the UGB. Several reasons are illustrated by photos on the attached pages.

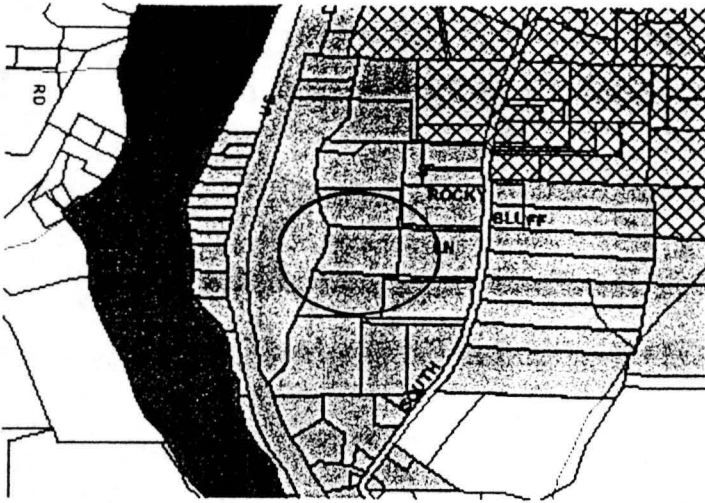
Thank you for your consideration;

Michael and Antoinette Shunn

*Mike Shunn*  
*Antoinette Shunn*







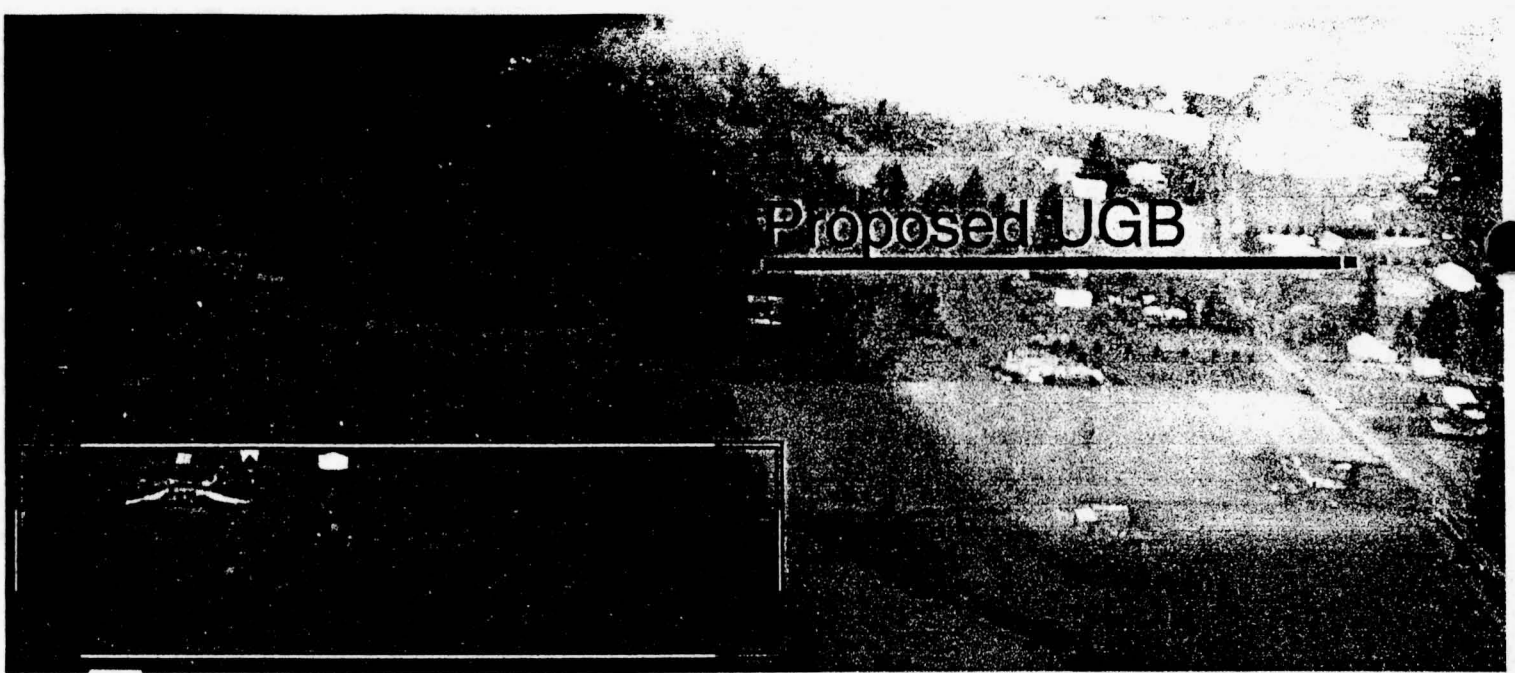
The METRO map of the proposed UGB and the Tier 1 properties adjacent to the proposed new boundry displays graphically why all of South End Road properties down to the intersection with Highway 99E should be included in the 2002 UGB.

All utilities and services with the exception of sewer are currently available to residents along South End Road. Adding these properties to the UGB would be a logical move. What sense is there in leaving this small segment of properties that would have to be revisited and analyzed again for future movements of the UGB?

Oregon City will have to plan, secure bids etc. for utilities for this current proposal. The utilities that we have plus upgrades and the addition of sewers should be planned as a one-time addition/disruption to the community. All services should be extended to the Southern end of South End Road.

South End Road and Highway 99E provide good access to Oregon City, Gladstone, West Linn and I-205 to the North, and Canby, Woodburn and Wilsonville to the South.

Canby is in the process of establishing an Urban Renewal District that should provide 100 to 170 acres of designated industrial development properties. Commute time would be about **five** minutes and **four** miles.



10033 S. Rocky Bluff Ln

The aerial photo above shows the approximate position of the 2002 proposed UGB and its relationship to our property.



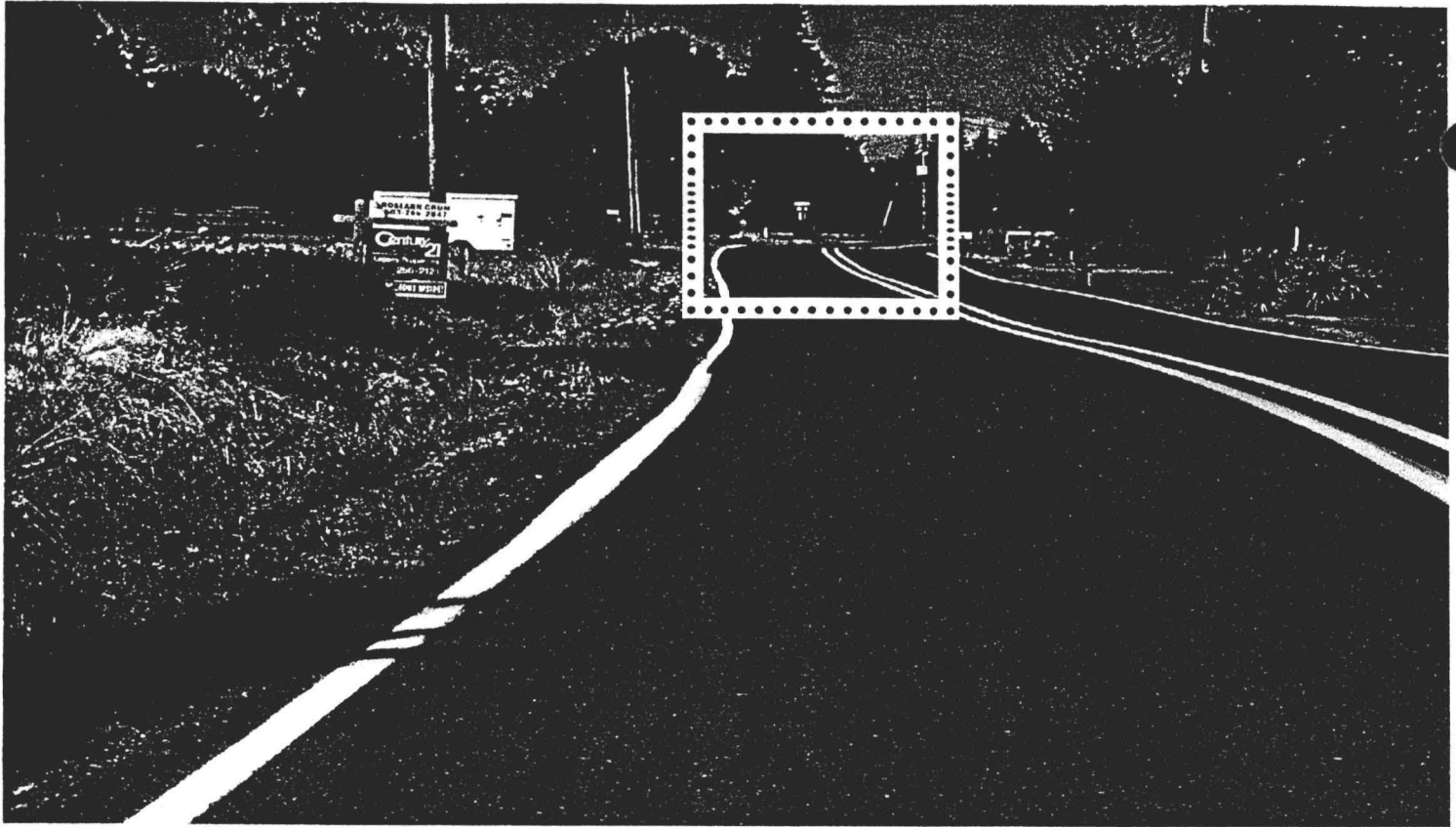
View of property looking West.



Driveway entering property and typical views of the rocks, trees and brush.



The property is so rocky it is almost impossible to drive steel fence posts. At the Oregon City meeting one of the options suggested for EFU5 property was a nursery. We don't have enough water in our well to water our lawn in the summer. We have run it dry several times in past summers.



This view is looking North up South End Rd. from its intersection with S. Rocky Bluff Ln.

The street sign in the middle of the frame is the intersection of the proposed UGB and South End Road.

**FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS—FALL 2002**

**COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.**

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)

**IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.**

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

*It's a special place enjoyed  
by people from all over the  
Portland region.*

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.

☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name Jeddi Alduta Address 7915 NW Skyline Date 9/29/02  
Portland, OR 97229



COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Ms. Leslie Hildula  
7915 NW Skyline Blvd.  
Portland, OR 97229

Dear Ms. Hildula:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

A handwritten signature in cursive script that reads "Rod Park".

Rod Park, District 1  
Metro Council

cc: Metro Council



COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Donald Fontenot  
2230 SE Oak Street  
Portland, OR 97214

Dear Mr. Fontenot:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

Council Members,

Please do NOT expand  
Any UGB parameters.

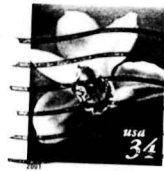
Please support STRONGER  
streamside protections.

Add me to your mailing  
list so that I may be  
kept up to date. Sincerely,

name Donald Fontenot

address PDX, OR

2230 SE Oak ST ZIP 97204



Metro Council

600 NE Grand

Portland, OR

9 7 2 3 2

Support stronger standards for streamside development in the Portland - Metro region

## COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



**METRO**

October 10, 2002

Nicole M. Jergovic  
7655 SE 22<sup>nd</sup> Avenue  
Portland, OR 97202

Dear Ms. Jergovic:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

Nicole M. Jergovic  
7655 SE 22nd Avenue  
Portland, OR 97202

October 2, 2002

Portland City Council  
Urban Growth Boundary  
VIA FAX: 503-797-1793

Esteemed Council Members:


I strongly urge you to NOT expand the urban growth boundary. Portland offers a unique approach to the American dream. A future that balances the open, fertile expanses of wilderness, farm and nature with the important demands of residential, commercial, retail and industrial uses. Most U.S. cities have a terrible blight: acres and acres of suburban sprawl with the associated ills of traffic congestion, crime, desecration of resources and miles and miles of unsightly parking lots. Portland is unique and I hope you will keep it that way.

I am sensitive to the needs of businesses and the vital role that industrial, commercial and retail properties and their associated activities play in our economy. I am also aware of the need for increased housing at all income levels. However, land in the current urban boundary is under utilized. We can maximize the use of the space already within the urban growth boundary in order to make more efficient use of what we have rather than wasting the farms and wildernesses on parking lots. Thus, we can expand the industrial, commercial, retail and residential density without depleting scarce open spaces of land.

For these reasons, I urge you to keep the growth boundary at its current limit. Anecdotally, I suggest you compare Portland to a European city rather than following in the footsteps of Los Angeles for purposes of urban planning. In many European cities, there are large tracts of farm and nature in close proximity to thriving urban centers. Most Americans, upon visiting Europe, enjoy the "quaint towns and lovely countryside." I have never heard a positive comment on the American strip-mall model of suburbia.

Portland offers a superior solution. We can enjoy the American standard of living and yet easily access open spaces and enjoy their abundance. Expansion of the boundary will destroy this unique characteristic of Portland.

Sincerely,



Nicole M. Jergovic

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

David P. Miller  
16415 NW Brugger Rd.  
Portland, OR 97229

Dear Mr. Miller:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Study Area 85 and Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

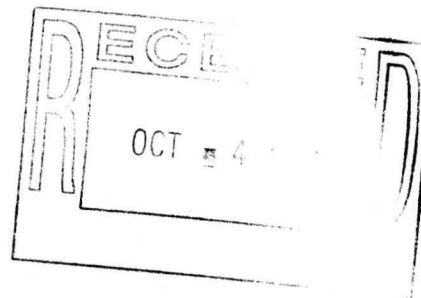
At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council



**David P. Miller**  
**16415 NW Brugger Road**  
**Portland, OR 97229**  
**(503) 614-8384 (Home)**  
**(503) 294-9507 (Work)**

October 2, 2002

Metro Council  
600 NE Grand Avenue  
Portland, OR 97232

**Re: Urban Growth Boundary ("UGB") Expansion Area 85**

Ladies and Gentlemen:

The purpose of this letter is to express my support, as a resident of UGB Study Area 85, for the inclusion of this area in the UGB.

Some of you may recognize me as a person who has testified in prior years against expansion of the UGB north of NW Springville Road. My position at that time was based upon trying to preserve the rural character of the neighborhood along NW Brugger Road and my feeling that a sufficient amount of housing had already been constructed in the Bethany area.

In the past few years, my thinking about UGB expansion has changed because of increasing development of high-technology employment in the Hillsboro area and planned expansion by Intel north of the Sunset Highway. It has become increasingly clear that the destiny of the undeveloped land in the Bethany area is to be a bedroom for the Silicon Forest. The handwriting is on the wall. Northwest Brugger Road has been paved by the County, with bus lines running along Springville Road, a 10-acre site of farmland has been sold to the Beaverton School District and Northwest Natural has installed a gas line along Brugger Road. The Bethany area is caught in a cross current of expansionary pressures, on the one hand from Portland expanding on the East, and on the other hand, pressure for development of housing for those who work or will work in Hillsboro's technology industries which continue to develop to the west.

Metro Council  
October 2, 2002  
Page 2

Concern may be expressed about building housing and agricultural lands in Area 85. It is true there are some lands currently used for crop production, but there is also much acreage which is of marginal value for agricultural use because of drainage problems or being covered with scrub hardwood timber. The apparent need for housing in this area (to serve jobs in the Hillsboro high-technology plants nearby) would seem to be justification for urbanization of this relatively small amount of farm land. Further, Area 85 acts as a connector between Areas 84 and 86 which contain proportionately smaller amounts of farm land and larger amounts of exception or marginal land. Inclusion of Area 85 seems to be necessary for sensible master planning and provision of services throughout the three adjunct study Areas 84, 85 and 86.

Public transportation issues can currently be served by bus service which runs along NW Springville Road. It will no doubt be rerouted as development occurs. Agricultural land to the north of Areas 84, 85 and 86 will not be adversely impacted by development in the study areas because there is a natural buffer of a gully and creek which run along the north boundary of the study areas.

In conclusion, I urge the Council to bring in Areas 84, 85 and 86. I know that this feeling is shared by many of my neighbors living within these areas.

Yours truly,

A handwritten signature in cursive script, appearing to read "David P. Miller", with a long, sweeping horizontal line extending to the right.

David P. Miller

DPM:kw



**From:** Rod Park  
**To:** LBLAIZE@CS.COM  
**Date:** Thu, Oct 10, 2002 10:05 AM  
**Subject:** UGB

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding the Forest Park Neighborhood Association's position on Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council



September 27, 2002

**Forest Park Neighborhood Association**

Les Blaize, President.  
Phone (503) 286-2206  
Email: LBlaise@cs.com

Metro Council  
Councilor Rod Park  
Chair, Community Planning Committee  
600 NE Grand Avenue  
Portland, OR 97232

**Re: Resolution Opposing Expansion of UGB Within FPNA Boundaries**  
Resolution Approved September 17, 2002  
By the Board of Directors

Whereas Metro is currently considering expanding the Urban Growth Boundary, and lands within Forest Park Neighborhood Association boundaries have been identified for possible inclusion in the proposed expansion, at the regular board meeting on September 17, 2002, the Board of Directors voted unanimously to oppose further expansion of the UGB within the Neighborhood's boundaries.

**Comment:**

The Board is particularly concerned about the Multnomah County lands north of the Bethany area that were included by Metro as expansion study areas. Many of these parcels were designated in Metro's study as "exception" lands. These are typically rural residential properties that are considered to be too small to be suitable for either farm or forest. The Multnomah County zoning pattern historically allowed some 5-acre rural residential development along the roads in this area, particularly Springville, Old Germantown, and Germantown, among others. These rural residential lands are generally surrounded by and interspersed with much larger parcels zoned for exclusive farm or forest use.

The central geologic feature of the FPNA is the Tualatin range, which rises to over 1,100 feet and runs the full length of our neighborhood. From it spring many streams that flow either north and east through Forest Park to the Willamette or south and west through these "exception" lands into the Tualatin drainage. This watershed is characterized by occasionally steep and usually heavily wooded hills and canyons that provide outstanding natural areas and stream corridors that continue to sustain a rich diversity of plant and animal life.

The value of these natural resources to the region is considerable. The open and natural areas are of scenic, recreational and spiritual significance and become more important to the metropolitan area as population and densities increase. Our woodlands are not yet isolated from the larger ecosystem of natural habitat that extends north and west to the Pacific Ocean and that supports an environmentally significant wildlife corridor, a link that allows Portland area residents to occasionally catch a glimpse of elk, bear or cougar, and of other species rare and surprising so close to an urban setting. For the Metro area this is a critical connection that engenders an appreciation for the land, its natural history and its environmental possibilities.


People who live in our neighborhood are generally very good stewards of this rewarding land. Those with five-acre lots along Springville, Old Germantown and Germantown typically have their house near the road and leave most of their wooded slopes and ravines in their natural state. Thus the canyons have remained largely undisturbed, often forested, and continue as effective wildlife corridors, and the streams remain protected.

Multnomah County has recognized the unique character of this part of our neighborhood's watershed and wildlife habitat and has designated most of the study area as "of significant environmental concern," applying SEC overlay zoning to the rural residential lands as well as the farm and forest lands. Metro's own Natural Resource Committee recently conducted an inventory of this area's significant wildlife resources and found much that warrants protection. No doubt this study influenced Metro Executive Mike Burton's decision to exclude these lands from his UGB expansion recommendations. No doubt that decision was also reinforced by the manifest difficulties in providing urban services to this area, with its steep hillsides and rugged terrain.

Inclusion of these lands within the UGB would inevitably result in the loss of our protective rural land use patterns, and we would forever lose important natural habitat as well as the corridors to Forest Park and the wildlife connections between the Tualatin range and the farmland to the west. The elk herds would no longer roam our canyons and hillsides, and we would all be the poorer for it.

The Forest Park Neighborhood Association recognizes that much of the land within its boundaries is rural, and has similar characteristics to the study area north of Bethany. We are now in the process of completing our own Neighborhood Plan, the main themes of which are the protection of the rural character and the natural scenic and wildlife resources of the neighborhood. As neighbors and stewards of Forest Park, we know the importance of protecting our natural areas, and we urge Metro to recognize the value of these rural lands to the region as a whole by excluding them from UGB expansion plans.

Sincerely,



Les Blaize, President  
Forest Park Neighborhood Association

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

Mr. Barry A. Cain, President  
Gramor Development  
19767 SW 72nd Ave., Ste. 100  
Tualatin, OR 97062-8352

Dear Mr. Cain, President:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB) and Study Area 42. A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

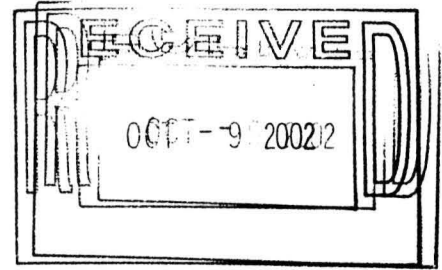
Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council



October 9, 2002



Mr. Rod Park  
Councilor – District 1  
**Metro**  
Metro Regional Center  
600 NE Grand Avenue  
Portland, OR 97232-2736

**RE: Request to Include Study Area 42 in the Urban Growth Boundary (UGB)**

Dear Councilor Park:

We respectfully request the inclusion of **Study Area 42** which is located in **Clackamas County** south of the Tualatin River and north of I-205, between Tualatin and West Linn.

**Creation of New Jobs in Clackamas County**

The City of Tualatin has demonstrated that Area 42 would support 11,323 new jobs and provide a positive fiscal impact to the City. The job creation would help to offset deteriorating jobs/housing balance between Washington and Clackamas Counties. The study area is shown to have 309 acres of buildable land that could be served with public services from the City of Tualatin.

**Conditional Uses are Diminishing Job Creation Land**

Because of the location's convenience, uses allowed as Conditional Uses are rapidly diminishing the buildable lands within Area 42. These are mostly non-profit or institutional uses that could be located elsewhere. Delaying inclusion until a future review will result in significant permanent losses of highly efficient job creation land and will create a 'leapfrog' demand for development properties far less desirable.

**Significant Transportation Improvements are Needed**

Both Borland and Stafford Roads are severely underdeveloped. Bringing the area within the UGB now will allow for coordinated transportation and land use planning. Delaying inclusion will force transportation planning ahead of land use planning. New development land will also help pay for the transportation improvements.

**Planning Will Take 5-7 Years Prior to New Development**

Based on the Happy Valley example, after the decision to bring the area into the UGB, the process of annexation, land use and facility planning will delay actual new development for 5-7 years. A decision to bring the area into the UGB now will certainly not allow new construction to commence immediately. But it will mean that an important employment area will not be lost to conditional uses and that land use planning can be coordinated with transportation planning. It will also give Clackamas County an important funding tool for the needed improvements.

Attached is a brief presentation that provides details for the above along with additional justification for including Area 42 into the current UGB expansion decision. This is a special area that cannot be replaced. Delay could result in eliminating it for efficient urbanization.

Sincerely,  
**Gramor Development, Inc.**



Barry A. Cain  
President

BAC:kf  
Attachment

## COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



**METRO**

October 10, 2002

Ms. Myra Pfenning  
19350 Inishbride Ct.  
Oregon City, OR 97045

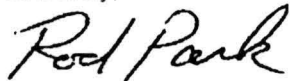
Dear Ms. Pfenning:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,



Rod Park, District 1  
Metro Council

cc: Metro Council





MYRA PFENNING

**MEMO**

This document contains time-sensitive information. Please read immediately and respond as specified.

To **Metro Urban Growth Boundary Committee**  
From Myra Pfenning  
Date/Time 10/9/02 at 12:51PM  
Subject **Oregon City Urban Growth Boundary**

I am going to try and make it to the meeting on October 22nd at Clackamas Community College, but in case I can't make it, I would like to give you my thoughts on the expansion of the UGB in Oregon City. I notice that South End Road is being considered for substantial growth. I realize that growth is inevitable, but putting 2-3,000 more homes in this area will not work - it's better suited for jobs, shopping and restaurants. The reason I say this is because South End Road can not handle the amount of traffic that so many more houses would produce - it's already overcrowded! There is only one exit from the area to downtown Oregon City, Hwy 99 and I-205 and that is down the narrow, curving north end of South End Road. Traffic already backs way up the hill during rush hour - how can thousands of more cars be accommodated? As far as I can tell, there is no way to widen South End Road in this area, and it leads to only one small street (2nd St) that takes you to downtown, Hwy 99 and I-205. Also, this end of South End Road is constantly being washed out by Coffee Creek. By placing badly-needed jobs, shopping and restaurants in this area, it would reverse the traffic by bringing cars **into** the area, instead of **out** of the area, thereby not competing with present rush hour traffic. This also lessens the stress on the shopping and commercial areas on Molalla Avenue. Please consider these comments from a person who lives in the area, and deals with these issues on a day to day basis.

Thank you for your time,

Myra Pfenning

19350 Inishbride Court

Oregon City, OR 97045

503-655-3668

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 10, 2002

William C. and Joann L. Miller  
12535 NW Springville Rd.  
Portland, OR 97229

Dear Mr. and Mrs. Miller:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

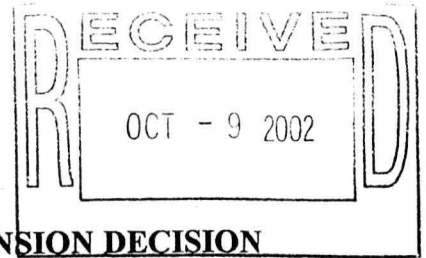
At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council



FOR METRO'S URBAN GROWTH BOUNDARY EXPANSION DECISION  
PROCESS--FALL 2002

COMMENT IDEAS, FROM OUTER NORTHWEST RURAL ADVOCATES.

Please check the boxes next to the statements that you agree are important considerations against expanding the UGB in the outer northwest area (Metro UGB study areas 83, 87, 88, 89, 90, 91, 92, 93, 94.)  
IF YOU WOULD LIKE, PLEASE ADD YOUR OWN THOUGHTS IN THE SPACE BELOW EACH ITEM. SEE BOTH SIDES.

☒ **WILDLIFE HABITAT, FOREST PARK, RURAL EXPERIENCE**

Metro has designated much of the Outer Northwest area in 2002 as important Wildlife Habitat. A high level of species diversity exists, complementing Forest Park and providing a wildlife corridor to the Coast Range. Having rural environments and wildlands close to the urban area maintains the quality of Forest Park, keeping it from becoming isolated from the larger wildlife populations. It also provides rural experiences and recreational opportunities for the people living in urbanized areas.

Springville Rd. is adjacent to Forest Park  
I have Elk, deer, Coyote, small mammals and  
over 30 different birds including Bald Eagles.  
that would be a tragedy to lose within the  
Portland area due to an influx of housing  
It is an area that many motorists bring their  
children to see this wildlife and enjoy some  
limited open space.

☒ **STREAMS AND RIPARIAN CORRIDORS**

Metro has designated much of the Outer Northwest area in 2002 as Regionally Significant Riparian Corridors, warranting protection to provide for species survival and runoff control and to preserve and enhance water quality in the Tualatin and Willamette watersheds. Multnomah County's West Hills Rural Area Plan ordinance incorporates zoning for rural uses which would be incompatible with urbanization, and applies Significant Environmental Concern (SEC) overlays for wildlife habitat and streams over most of the area.

In the Springville Rd area, there are  
numerous streams that support wildlife  
as these are taken away for development, it  
pushes wildlife into these housing areas  
sometimes ~~now~~ creating adverse situations for  
people and wildlife. In these stream corridors  
are some rare + sensitive plants.

☒ **FARM AND FOREST VALUE**

The Outer Northwest Rural area still contains working farms, commercial forests, and many small holdings with farm animals, orchards, and gardens. The land is being used as intended in state land use policy and local comprehensive plans, with broad economic diversity and participation in local agricultural markets.

I am a christmas tree grower on Springville Rd. this is a way of life for me and my family. It also gives great satisfaction to see children and adults enjoy this rural way of life in the immediate Portland area. Where they can smell fresh air, run in the woods and enjoy the beautiful outdoors. The continued build-up in the Springville Rd. area is beginning to put a hardship on my small X-Mas tree farm, I will have to look for more land to supply this service!

☒ **PUBLIC SAFETY, URBAN SERVICES, DEVELOPMENT IMPACTS**

Urban services such as roads and utilities are very costly and disruptive in the steep terrain. High landslide potential of much of the Outer Northwest makes development too risky. Development in the hills almost always does unintended harm to the environment. Continued development investment in nearby cities with an existing infrastructure is more efficient and more effective at retaining regional economic vitality. Transportation routes in the Outer Northwest are not capable of safely or effectively handling more traffic, particularly considering the more frequent and severe winter snows and ice in the uplands.

All of the area in Springville Rd is very steep with potential for massive slides, there is a small amount of ground on top of shallow basalt which could be paramount to disaster, we need to keep this area rural for family drives into the "country"

By signing and submitting this form I/we signify that we DO NOT support expansion of the Urban Growth Boundary in the Outer Northwest areas.

Name William C. Miller Address 12535 N.W. Springville Rd. Date 10-7-02  
Joann E. Miller  
William C. Miller  
Joann L. Miller

Thank You

## COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



**METRO**

October 10, 2002

Mr. James R. Emerson  
FPNA Board Member  
ONRA Member  
13900 NW Old Germantown Rd.  
Portland, OR 97231

Dear Mr. Emerson:

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence and the "issue forms" completed by Forest Park Neighborhood Association residents regarding Metro's Urban Growth Boundary (UGB). A copy of each of these comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

## COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



**METRO**

October 10, 2002

Chris and Sheri Ralston  
14900 SW 150<sup>th</sup> Avenue  
Tigard, OR 97224

Dear Mr. and Mrs. Ralston:

Presiding Officer Carl Hosticka has asked me, as chair of the Community Planning Committee and on behalf of the Metro Council, to thank you for your recent correspondence regarding Study Area 64 and Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. At the appropriate time, the Metro Council will review correspondence received regarding specific sites. The Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

Rod Park, District 1  
Metro Council

cc: Metro Council

OCT 07 2002

cc: Rummy  
file

**Sheri Ralston**  
**14900 SW 150<sup>th</sup> Ave.**  
**Tigard, Ore. 97224**  
**503-590-1999**

September 30, 2002

Mr. Carl Hosticka  
Metro Councilor  
Metro  
600 Grand Avenue  
Portland, OR 97232

Dear Councilor Hosticka:

As one of the property owners in Tigard's Bull Mountain area within Site 64, I strongly urge your support for Metro Chairman Mike Burton's current recommendations for the expansion of Portland's Urban Growth Boundary.

As a longtime property owner it has been frustrating to have the marketability of this land hindered by Metro over the years. The area is slated for annexation into the City of Tigard and clearly there is demand for developable land. Many of the owners within our site have been talking with potential developers. Combined, the parcels (approximately 250 acres) could be large enough for a cohesive, integrated community to be master planned, not just another typical subdivision. Such a development, featuring a mix of uses, would be an asset for the region and the City of Tigard. It would also support Metro's goals of creating livable and sustainable communities that include homes, jobs, open spaces, parks and protect wildlife habitat, while also connected to the surrounding neighborhoods.

My neighbors and I have been waiting a long time for the UGB to include our property. Please vote 'yes' on the proposed expansion. Thank you for your consideration.

Sincerely,



Sheri Ralston



OCT 07 2002

cc: Roney file

**Chris Ralston**  
**14929 SW Rosario Lane**  
**Tigard, Ore. 97224**  
**503-579-4408**

September 30, 2002

Mr. Carl Hosticka  
Metro Councilor  
Metro  
600 Grand Avenue  
Portland, OR 97232

Dear Councilor Hosticka:

As one of the property owners in Tigard's Bull Mountain area within Site 64, I strongly urge your support for Metro Chairman Mike Burton's current recommendations for the expansion of Portland's Urban Growth Boundary.

As a longtime property owner it has been frustrating to have the marketability of this land hindered by Metro over the years. The area is slated for annexation into the City of Tigard and clearly there is demand for developable land. Many of the owners within our site have been talking with potential developers. Combined, the parcels (approximately 250 acres) could be large enough for a cohesive, integrated community to be master planned, not just another typical subdivision. Such a development, featuring a mix of uses, would be an asset for the region and the City of Tigard. It would also support Metro's goals of creating livable and sustainable communities that include homes, jobs, open spaces, parks and protect wildlife habitat, while also connected to the surrounding neighborhoods.

My neighbors and I have been waiting a long time for the UGB to include our property. Please vote 'yes' on the proposed expansion. Thank you for your consideration.

Sincerely,



Chris Ralston


Dear Concerned Citizen,

As chair of the Community Planning Committee and on behalf of the Metro Council, I want to thank you for your recent correspondence regarding Metro's Urban Growth Boundary (UGB). A copy of your comments has been distributed to each Metro councilor and included in the official record for the Metro Council's decision to expand the UGB in December 2002.

At this stage, no decisions have been made. Public hearings were held in October and the Metro councilors are currently reviewing correspondence and information received regarding specific sites. The Metro Council is hoping to reach a decision by December 5th. By monitoring our Web site ([www.metro-region.org](http://www.metro-region.org)) you can learn more about this process.

Thank you again for taking the time to submit to Metro your position on this very important issue of determining how and where the region should grow.

Sincerely,

A handwritten signature in black ink that reads "Rod Park". The signature is written in a cursive, flowing style.

Rod Park, Chair  
Community Planning Committee  
Metro Council, District 1

Councilor Rod Park  
Metro Council Office  
600 NE Grand Avenue  
Portland, OR 97232-2736



**METRO**

PEOPLE PLACES  
OPEN SPACES

*Printed on 100 percent recycled paper,  
30 percent post-consumer fiber*

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 14, 2002

Mr. Fred Hansen  
General Manager  
Tri-Met  
4012 SE 17<sup>th</sup> Avenue  
Portland, OR 97202

Dear Fred,

I am writing to thank you for your agency's generosity in the loan of a bus and driver at Metro's urban growth boundary (UGB) public hearing in Damascus on October 10, 2002. We had anticipated several hundred attendees and your provision of a shuttle bus helped our staff make the appropriate plans to accommodate such a large crowd.

The hearing went smoothly and I look forward to the rest of our UGB hearings proceeding in the same manner. Thank you again for your assistance in making the hearing a successful one.

Sincerely,

Rod Park  
Chair, Community Planning Committee

# M E M O R A N D U M

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



**METRO**

October 15, 2002

TO: Metro Community Planning Committee

FR: Rod Park, Community Planning Committee Chair

*RP*

RE: Proposals to modify the Executive Officer's recommendation on the urban growth boundary expansion

Per our work plan, I've asked committee members to put forward possible amendments to the Executive Officer's Aug. 1 recommendation on the urban growth boundary. To my knowledge there have been a number of concepts discussed with staff, but no written request of specific areas to be addressed by staff in order to be part of our discussions in November.

In order to facilitate appropriate notification and necessary technical analysis by staff, I am asking committee members to submit in writing any possible amendments that would involve adding lands not already within to the Executive Officer's recommendation. Please submit the written information to the committee staff as soon as you can specify an exact area. This will formally kick off the notification process and other preparation that the committee will require before consideration of the proposed amendment. For example, in order to provide adequate notice on an area that was not already within the Executive Officer's recommendation prior to the council considering it, we need to have proposals brought to the committee no later than Nov. 5.

If you have questions, don't hesitate to contact me or staff.



COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE

PORTLAND, OREGON 97232 2736

TEL 503 797-1547

FAX 503 797-1793



**METRO**

October 16, 2002

The Honorable Richard G. Kidd  
City of Forest Grove  
3022 Watercrest Rd.  
Forest Grove, OR 97116-1036

Dear Mayor Kidd: *Richard*

I am writing to thank you for participating in Metro's urban growth boundary (UGB) public hearing at Forest Grove on October 1st. As you are well aware, the UGB decision and its outcomes will affect not only the entire region but also our neighboring cities and counties. It is essential that we reach as many citizens as possible in our efforts to ensure our region's livability for the future.

The Forest Grove hearing was successful in bringing together concerned citizens and giving them the opportunity to be heard. As a representative of the City of Forest Grove, your presence was much appreciated. More importantly, your constituents benefit from hearing your perspective as a leader in your community. Thank you again for being part of the process.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rod", is written above the typed name.

Rod Park, Chair  
Community Planning Committee  
Metro Councilor, District 1

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 16, 2002

The Honorable Steve Heinrich  
City of Cornelius  
PO Box 608  
Cornelius, OR 97113-8912

Dear Mayor Heinrich:

I am writing to thank you for participating in Metro's urban growth boundary (UGB) public hearing at Forest Grove on October 1st. As you are well aware, the UGB decision and its outcomes will affect not only the entire region but also our neighboring cities and counties. It is essential that we reach as many citizens as possible in our efforts to ensure our region's livability for the future.

The Forest Grove hearing was successful in bringing together concerned citizens and giving them the opportunity to be heard. As a representative of the City of Cornelius, your presence was much appreciated. More importantly, your constituents benefit from hearing your perspective as a leader in your community. Thank you again for being part of the process.

Sincerely,

Rod Park, Chair  
Community Planning Committee  
Metro Councilor, District 1



COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 16, 2002

The Honorable Rob Drake  
City of Beaverton  
PO Box 4755  
Beaverton, OR 97076-4755

Dear Mayor Drake: *Rob,*

I am writing to thank you for participating in Metro's urban growth boundary (UGB) public hearing at Beaverton on October 3rd. As you are well aware, the UGB decision and its outcomes will affect not only the entire region but also our neighboring cities and counties. It is essential that we reach as many citizens as possible in our efforts to ensure our region's livability for the future.

The Beaverton hearing was successful in bringing together concerned citizens and giving them the opportunity to be heard. As a representative of the City of Beaverton, your presence was much appreciated. More importantly, your constituents benefit from hearing your perspective as a leader in your community. Thank you again for being part of the process.

Sincerely,

Rod Park, Chair  
Community Planning Committee  
Metro Councilor, District 1

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 16, 2002

The Honorable John Leeper  
Washington County Board of Commissioners  
155 N. 1st Ave. Ste. 300  
Hillsboro, OR 97124

Dear Commissioner Leeper:

I am writing to thank you for participating in Metro's urban growth boundary (UGB) public hearing at Beaverton on October 3rd. As you are well aware, the UGB decision and its outcomes will affect not only the entire region but also our neighboring cities and counties. It is essential that we reach as many citizens as possible in our efforts to ensure our region's livability for the future.

The Beaverton hearing was successful in bringing together concerned citizens and giving them the opportunity to be heard. As a representative of Washington County, your presence was much appreciated. More importantly, your constituents benefit from hearing your perspective as a leader in your community. Thank you again for being part of the process.

Sincerely,

Rod Park, Chair  
Community Planning Committee  
Metro Councilor, District 1

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 16, 2002

The Honorable Tom Hughes  
City of Hillsboro  
123 W Main St.  
Hillsboro, OR 97123-3999

Dear Mayor Hughes:

I am writing to thank you for participating in Metro's urban growth boundary (UGB) public hearing at Beaverton on October 3rd. As you are well aware, the UGB decision and its outcomes will affect not only the entire region but also our neighboring cities and counties. It is essential that we reach as many citizens as possible in our efforts to ensure our region's livability for the future.

The Beaverton hearing was successful in bringing together concerned citizens and giving them the opportunity to be heard. As a representative of the City of Hillsboro, your presence was much appreciated. More importantly, your constituents benefit from hearing your perspective as a leader in your community. Thank you again for being part of the process.

Sincerely,

Rod Park, Chair  
Community Planning Committee

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 16, 2002

The Honorable Eugene Grant  
City of Happy Valley  
% Schwabe Williamson Wyatt  
1211 SW 5th Ave. Rm. 1700  
Portland, OR 97204

Dear Mayor Grant: *Rene,*

I am writing to thank you for participating in Metro's urban growth boundary (UGB) public hearing at Damascus on October 10th. As you are well aware, the UGB decision and its outcomes will affect not only the entire region but also our neighboring cities and counties. It is essential that we reach as many citizens as possible in our efforts to ensure our region's livability for the future.

The Damascus hearing was successful in bringing together concerned citizens and giving them the opportunity to be heard. As a representative of the City of Happy Valley, your presence was much appreciated. More importantly, your constituents benefit from hearing your perspective as a leader in your community. Thank you again for being part of the process.

Sincerely,

Rod Park, Chair  
Community Planning Committee  
Metro Councilor, District 1

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

October 16, 2002

The Honorable Michael J. Jordan  
Clackamas County Board of Commissioners  
906 Main St.  
Oregon City, OR 97045-1882

Dear Commissioner Jordan:

I am writing to thank you for participating in Metro's urban growth boundary (UGB) public hearing at Damascus on October 10th. As you are well aware, the UGB decision and its outcomes will affect not only the entire region but also our neighboring cities and counties. It is essential that we reach as many citizens as possible in our efforts to ensure our region's livability for the future.

The Damascus hearing was successful in bringing together concerned citizens and giving them the opportunity to be heard. As a representative of Clackamas County, your presence was much appreciated. More importantly, your constituents benefit from hearing your perspective as a leader in your community. Thank you again for being part of the process.

Sincerely,

Rod Park, Chair  
Community Planning Committee  
Metro Councilor, District 1



# CLACKAMAS COUNTY

## Board of Commissioners

November 4, 2002

LARRY SOWA  
CHAIR

MICHAEL J. JORDAN  
COMMISSIONER

BILL KENNEMER  
COMMISSIONER

Rod Park  
Metro Councilor  
600 NE Grand Avenue  
Portland, OR 97232-2736

Dear Rod:

On behalf of Clackamas County, the Portland Development Commission and the City of Gresham, thank you for generously sharing your time and knowledge with the attendees of the Open for Business: Eastside Economic Engine conference on October 18<sup>th</sup>. Your assistance as moderator of the "Where will the jobs of the future be? Impacts of a UGB expansion panel" was very helpful and well received. It helped to build an understanding of the dynamics and attributes of the I-205 Corridor.

We have received many compliments on the conference and the informative, motivating and thought provoking day. Your efforts were a vital part in making the conference a great success.

We are pleased to include a CD of the 15 minute video presentation that highlights the I-205 Corridor called "The Eastside Economic Engine, Investing in a Unique Place". Also, as promised, the PowerPoint presentations and other highlights of the conference are available on the County Website. That address is [www.co.clackamas.or.us](http://www.co.clackamas.or.us), where you will find a wealth of other information about the County that you might find both interesting and helpful.

Again, your willingness to participate and your generous contributions to our Eastside Economic Engine conference are appreciated. If you have any questions, suggestions or concerns please call Renate Mengelberg at (503) 353-4327.

Sincerely,

A handwritten signature in black ink that reads "Larry Sowa".

Larry Sowa, Chair  
Board of County Commissioners



*UOB November cards mailed Nov. 5/6/2002*

VICTORIA ADAMS  
34840 SE COMPTON RD  
BORING OR 97009

MARVAN ALVARADO  
32663 SE PROCTOR  
GRESHAM OR 97080

DEAN APOSTOL  
23850 SE BORGES RD  
GRESHAM OR 97080-8799

KENNETH ARTHURS  
14203 SE HOLLYVIEW TER.  
BORING OR 97009

RALPH ASHENBERNER  
28725 E HALEY RD  
BORING OR 97009

CINDY ASHMORE  
13010 SE 199TH DR  
BORING OR 97006

CONNIE ATHMAN  
18155 MOONBEAM DR  
SANDY OR 97055

JAMES BARRETT  
7610 SE HOLGATE BLVD  
PORTLAND OR 97206-3362

ED BARTHOLEMY  
18485 SW SCHOOLS FERRY RD  
BEAVERTON OR 97007

MONTE BELLINGHAM  
17725 SW 131ST  
TIGARD OR 97224

DAVID BENESH  
5832 SE LIEBE ST  
PORTLAND OR 97206

SHERRY BENESH  
5832 SE LIEBE  
PORTLAND OR 97206

ARABEL BENNETT  
27075 SE MEIER LN  
BORING OR 97009

CYNTHIA BERAUD  
3453 NE HASSALO  
PORTLAND OR 97232

GEORGE BERGH  
31375 SE COMPTON RD  
BORING OR 97009

SANDY BERGH  
15831 SE OGDEN  
PORTLAND OR 97236

KATHY BIGELOW  
28700 SE HALEY RD  
BORING OR 97009

PATRICK BIGELOW  
28700 SE HALEY RD  
BORING OR 97009

AELEEN BLACK  
17395 SE DENISE CT  
CLACKAMAS OR 97015

LAURA BLADES  
15764 SE 32ND  
BORING OR 97009

NANCY BOND  
PO BOX 3107  
PORTLAND OR 97208-3107

ALLENE BROCKWAY  
13551 SE ORIENT DR  
BORING OR 97009-8528

JOANNA BRYDEN  
14301 SE 187TH  
CLACKAMAS OR 97015

BARRY CAIN  
19767 SW 72ND AVENUE 100  
TUALATIN OR 97062-8352

PATRICIA CANBY  
14812 SE ONDO RIVERA DR.  
BORING OR 97009

MARGARET CANNON  
2335 NE 132ND AVE.  
PORTLAND OR 97230

GLORIA CAREY  
15313 SE 322 AVE  
BORING OR 97009

ET CHRISTENSEN  
35940 NW MOUNTAINDALE RD  
BORTH PLAINS OR 97133

LEANN CHURCH  
14147 SE 268TH CT  
BORING OR 97009

LILLIAN CLAGGETT  
14088 SE EKLUND  
BORING OR 97009



DAVID CLARK  
19805 SE REVENUE RD  
BORING OR 97009

ELAINE CLELAND  
13921 S CLACKAMAS RIVER DR.  
OREGON CITY OR 97045

KIT CODY  
14113 SE HOLLYVIEW TERR.  
BORING OR 97009

VELVET COOLEY  
28630 SE HALEY RD  
BORING OR 97009

JOHN/HELEN COOPER  
18375 SW HORSE TALE LN  
BEAVERTON OR 97007-9789

LOGAN CRESWELL  
16501 SE SUNNYSIDE RD  
CLACKAMAS OR 97015-8769

VICKEY DRENNEN  
28860 SE HALEY RD  
BORING OR 97009

SUSAN DREW  
37770 HIGHWAY 26  
SANDY OR 97055

T DUFALA  
30529 SE WHEELER RD  
BORING OR 97009

BOB DUNCAN  
14232 SE HOLLYVIEW TER  
BORING OR 97009

RONALD DYCHES

GARY EISENZIMMER  
28660 SE HALEY RD  
BORING OR 97009

JIM/JUDY/BEN EMERSON  
13900 NW OLD GERMANTOWN RD  
PORTLAND OR 97231-2727

SANDEE EMERSON  
15555 S. WILLSADA PK WAY  
BORING OR 97009

PATRICIA ENGELBRETSON  
4727 NE WASCO  
PORTLAND OR 97213

PHIL & JENNIFER ENGLISH  
30111 NE LAMPERT RD  
TROUTDALE OR 97060

JOHN FERGUSON  
19110 SE WHITE CREST CT  
BORING OR 97009

TIM FISHER  
8485 SE 282ND AVE  
GRESHAM OR 97080

JAMES FLATH  
13885 SE 177TH CT  
BORING OR 97009

CLAIRE FOTHERINGHAM  
11261 SE RAMONA DR.  
BORING OR 97009

ERNIE FRANCISCO  
11727 SE BROOKSIDE DR  
PORTLAND OR 97266-4908

DANNY & MARLYS FRASIER  
23800 SE BORGES RD  
GRESHAM OR 97080-8799

RICHARD/SHAR GARRICK  
33410 SE FRANCIS RD  
GRESHAM OR 97080-8917

MELINDA GIBSON  
14151 SE HOLLYVIEW TER.  
BORING OR 97009

LINDA GILLESPIE  
16611 SE SAGER RD.  
PORTLAND OR 97236

HOLLY GOFF  
21120 SE LANSING  
BORING OR 97009

ROBERT GROSS  
9480 SW GRABHORN RD  
BEAVERTON OR 97007-8580

GRUBOWSKI  
28860 SE HALEY RD  
BORING OR 97009

DAVID/PAM GUETTLER  
19265 SE HEUKE RD  
BORING OR 97009

CARMEL GUZMAN  
29420 SE LARIAT LANE  
BORING OR 97009

RAY HAJDUK  
14440 SE 268TH CT  
BORING OR 97009

PEGGY HAMPTON  
19278 SW HEIGHTSVIEW DR  
ALOHA OR 97007-6082

RALPH HANNAN, JR.  
30220 SE WHEELER RD  
BORING OR 97009

GREGORY HATHAWAY  
1300 SW 5TH AVE STE 2300  
PORTLAND OR 97201-5682

KEVIN HAWKINS  
12722 SE BURT LN  
BORING OR 97009

LYLE HENDERSON  
12480 SE WIESE RD  
BORING OR 97009

KATHRYN HENTON  
2129 SE DOUGLAS PL  
GRESHAM OR 97080

MIKE HENTON  
2129 SE DOUGLAS PL  
GRESHAM OR 97030

LINDA HERRELL  
35830 SE COLORADO RD  
SANDY OR 97055

PATRICIA HILL  
1805 NE 94TH ST. #10  
VANCOUVER WA 98665

CLIFF HOCKLEY  
3835 SW KELLY AVE  
PORTLAND OR 97239-4312

EMERY HOFMANN  
20537 SE WALGREN RD  
CLACKAMAS OR 97015-8737

STUART HONEYMAN  
PO BOX 126  
SISTERS OR 97759

RALPH HUNT  
11254 SE RAMONA DR.  
BORING OR 97009

EDITH HUSKEY  
13400 SE HUBBARD RD APT F80  
CLACKAMAS OR 97015

MICHELLE IKEMATO  
23015 SE NAOMI CT  
BORING OR 97009

DEBBIE INGEMUNSON  
31455 SE KELSO RD  
BORING OR 97009

SUE JACKSON  
14695 SE EDELWEISS  
BORING OR 97009

GLEND A JANSSEN  
P.O. BOX 750  
BORING OR 97009

HUGH JANSSEN  
28350 SE HALEY RD  
BORING OR 97009

SHARON JESSEN  
33640 SE BROOKS RD  
BORING OR 97009

MARILYN JOHNSON  
20575 SE WIESE CT  
BORING OR 97009

LINDA JOSLIN  
14255 SE HOLLYVIEW TER.  
BORING OR 97009

BOB KENNEDY  
5126 SE 31ST  
GRESHAM OR 97080

GAYLE KENNEDY  
1189 NE CENTURION PL  
GRESHAM OR 97080

JEANNE KENNEDY  
1237 SE 26TH DR  
GRESHAM OR 97080-5227

SAMUEL KENNEDY  
12375 SE 26TH DR  
GRESHAM OR 97080

ROTHEE KIM  
15270 NE BROOKSIDE  
CARLTON OR 97111

PHYLLIS KIRK  
15226 S SPRINGWATER  
OREGON CITY OR 97045

ANN KNOFCZYNSKI  
20015 SE LANGENSAND RD  
SANDY OR 97055

JOHN KOBBE  
11795 SW KOBBE DR  
BEAVERTON OR 97007

MICHAEL KRUSE  
1820 SW LILLYBEN AVE  
GRESHAM OR 97080

CAROL LANGE  
28251 SE HOLST RD  
BORING OR 97009

DON LEETHAM  
25495 SE HOFFMEISTER RD.  
BORING OR 97009

ROBERT LEFEVER  
50 SW PINE STSTE 400  
PORTLAND OR 97204-3535

JANE LEO  
5100 SW MACADAM AVESTE 360  
PORTLAND OR 97201

FRANK LOLICH  
18407 SW SCHOLLS FERRY RD  
BEAVERTON OR 97007-8720

HAROLD LUBRECHT  
29180 SE HALEY RD  
BORING OR 97009

BERNARD MADDOX  
14323 SE HOLLYVIEW TER.  
BORING OR 97009

SINDA MARKHAM  
9300 SW CAMILLE TER.  
PORTLAND OR 97223

MARLIN/SHARON MARSH  
14130 SE 268TH CT  
BORING OR 97009

GREG/HELEN MARSTON  
30193 SE WHEELER RD  
BORING OR 97009-8440

JEAN MCCUTCHEON  
14113 SE HOLLYVIEW TERRACE  
BORING OR 97009

DON MCFETERS  
28840 SE HALEY RD  
BORING OR 98009

JANET MCGILL  
5122 SE 22ND  
GRESHAM OR 97080

SAIDEE MCKAY  
28390 SE HALEY RD  
BORING OR 97009

JERRY MCKENZIE  
15831 SE OGDEN  
PORTLAND OR 97236

DIANNE MCRAE  
22355 SE HOFFMEISTER RD  
BORING OR 97009

GERTRUDE MEIER CHRISTENSEN  
27055 SE MEIER LN  
BORING OR 97009

PARLEY MERRILL  
16380 SE HOGEN RD  
BORING OR 97009

RUTH MICKELSON  
28750 SE HALEY RD  
BORING OR 97009

BARBARA MILLER  
27932 SE SNOWBERRY LN  
BORING OR 97009

FRANCES MILLER  
35400 SE SKOGAN  
SANDY OR 97055

C MILNE  
13501 SE 222 AVE  
BORING OR 97009

RICHARD MOOKE  
53236 E. MARMOT RD  
SANDY OR 97055

AUDREY MOORE  
53236 E. MARMOT RD  
SANDY OR 97055

JAMES MOORE  
P.O. BOX 246  
BEAVERTON OR 97075

DALL MOSS  
P.O. BOX 729  
BORING OR 97009

LISA MOTT  
15819 SE SUMMIT PKWY  
CLACKAMAS OR 97015

TRACI/CHARLIE MULLINS  
8140 SE 172ND AVE  
PORTLAND OR 97236-5244

JANET NAGELE  
12700 SE BLUFF DR  
CLACKAMAS OR 97015

CHERYL NELSON  
41675 SE BACON CREEK LN  
SANDY OR 97055

DONALD NESHEIM  
28695 SE HALEY RD  
BORING OR 97009

ED NORTON  
14040 SE HOLLYVIEW TER.  
BORING OR 97009

DONALD OLSEN  
14190 SE HOLLYVIEW TER.  
BORING OR 97009

KATHLEEN OTTO  
31415 SE COMPTON RD  
BORING OR 97009

LES OTTO  
PO BOX 391  
BORING OR 97009

ROBERT PAINTER  
14280 SE 268TH  
BORING OR 97009

JACK/VICKY PEASLEY  
16850 SE BEL AIR DR  
CLACKAMAS OR 97015-8876

JOHN/CHRISTINE PERALA  
GARDINER  
34969 SKOGAN RD  
SANDY OR 97055

PATRICIA PERRY  
12525 NW GERMANTOWN RD  
PORTLAND OR 97283

DARLENE PIERSON  
3213 MCNAUGHT S.  
WOODBURN OR 97071

WINNIE PLUBELL  
14240 SE 268TH CT  
BORING OR 97009

ROGER/JOAN PORTER  
26690 SE KELSO RD  
BORING OR 97009-8095

JOHN POTTS  
18043 SW SCHOLLS FERRY RD  
BEAVERTON OR 97007

WELLS POWELL  
18240 SW HORSE TALE DR.  
BEAVERTON OR 97007

CHRISTINE PRAPAS  
12480 SE WIESE RD  
BORING OR 97009

LETA QUINE  
3309 SE SHERRETT  
PORTLAND OR 97222

MAX RAHN  
12201 SE WILDWOOD DR.  
GRESHAM OR 97080

ROGER REEVES  
14140 SE HOLLYVIEW TER.  
BORING OR 97009

GARY REHME  
29230 SE HILLYARD  
BORING OR 97009

WES REIMERS  
16785 SE ROYER RD  
CLACKAMAS OR 97015

KATHLEEN REY  
26961 SE KELSO RD  
BORING OR 97009

CRAIG RHEA  
27510 SE HALEY RD  
BORING OR 97009

STEPHANIE RIPMA  
14275 HOLLYVIEW TER.  
BORING OR 97009

LINDA ROMFO  
12905 SE 199TH DR.  
BORING OR 97099

GLENN RUMINSON  
25421 SE SUNSHINE VALLEY RD  
GRESHAM OR 97080

ANNETH SALVITALLI  
19805 SE QUALLEY  
CLACKAMAS OR 97015

DOUG/ELVA SATTERGREN  
2626 SE HOGAN RD.  
GRESHAM OR 97080

CASEY SAYRE  
18395 SW HORSE TALE  
BEAVERTON OR 97007

JANET SCHEMM  
14840 S CLACKAMAS RIVER DR.  
OREGON CITY OR 97045

DARREL SCHENCK  
12600 SE HACIENDA DR  
BORING OR 97009

ROBERT SCHERRER  
12255 SE 147TH  
PORTLAND OR 97236

STEVE SCHERRER  
12255 SE 147TH  
PORTLAND OR 97236

JIM SCHILLER  
14243 SE 268TH CT  
BORING OR 97009-7116

LEE SCHNEIDER  
10920 SE KATHY LN  
BORING OR 97009

GEORGE SCHULTZ  
30185 SE WHEELER RD  
BORING OR 97009

RICHARD SHAFFER  
14916 NE NEWPORT ST  
PORTLAND OR 97230-4671

JERRY SHALLENBERGER  
14300 HOLLYVIEW TER.  
BORING OR 98009

SAM SHARMA  
28190 SE HIGHWAY 212  
BORING OR 97009

MARCIA SINCLAIR  
23850 SE BORGES RD  
GRESHAM OR 97080-8799

CANDI SISSON  
29148 SE CHURCH RD  
BORING OR 97009

CHARLES SMITH  
11121 SE RAMONA DR.  
BORING OR 97009

FRED SMITH  
32915 SE COMPTON RD  
BORING OR 97009

JOSH SMITH  
32915 SE COMPTON RD  
BORING OR 97009

KATHRYN SMITH  
15707 SE CIELO CT  
CLACKAMAS OR 97015

MINDY SMITH  
373 NE KELLY AVE  
GRESHAM OR 97030

LEONARD/RUTH STAATS  
20052 S REDLAND RD  
OREGON CITY OR 97045

CLAUDIA STANDLEY  
17606 S. DICK DR.  
OREGON CITY OR 97045

FRED STANWOOD  
10881 SW 258TH PL  
GRESHAM OR 97080

CHRISTINE STEINBERG  
17251 S OUTLOOK RD  
OREGON CITY OR 97045

RICHARD STERNBERG  
17251 S OUTLOOK RD  
OREGON CITY OR 97045

STAN STOTTS  
34171 SE COMPTON RD  
BORING OR 97009

LAURA STRATTON  
7415 SE 252ND AVE  
GRESHAM OR 97080

JESS SUDUL  
19565 SE TILLSTROM RD  
BORING OR 97009

VERNE SUTTON  
14210 SE 268TH CT.  
BORING OR 97009

DALE TALLEY  
11301 SE ORIENT DR.  
BORING OR 97009

CHRISTINE THAYER  
P.O. BOX 3555  
WILSONVILLE OR 97070

JOHN THOMSON  
11800 SE STARFLOWER  
GRESHAM OR 97080

EUGENIA TILTON  
18040 SE ENID ST  
CLACKAMAS OR 97015

LINDA TRACY  
21885 S EADEN RD  
OREGON CITY OR 97045

GEORGIANN TRENHOLM  
9755 SE TOWER DR  
GRESHAM OR 97080

CATHY ULEEG  
24601 SE THREE CEDARS  
GRESHAM OR 97080

BETH VERHEYDEN  
14700 SE TICKLE CREEK RD  
BORING OR 97009

MARION VINCENT  
1528 NE BUFFALO  
PORTLAND OR 97211

KEN WALTHARD  
14350 E HOLLYVIEW TER.  
BORING OR 97009

DAVID WARD  
5535 CULVER DR SE  
SALEM OR 97301

CONNIE WARNEKE  
211705 SE WALGREN RD  
CLACKAMAS OR 97015

GORDON WATKINS  
28580 SE CHURCH  
BORING OR 97009

KEVIN WATKINS  
11300 SE RAMONA  
BORING OR 97009

DENNIS WEBER  
P.O. BOX 1135  
ESTACADA OR 97023

MARCIA WILLIAMSON  
154 S. 6TH  
ST. HELENS OR 97051

COLLEEN WINTER  
21109 E. MT. CREEK CIRCLE  
RHODODENDRON OR 97049

WAYNE WINTER  
21109 E. MOUNTAIN CREEK CIRC.  
BORING OR 97009

JEANNIE WIXOM  
28860 SE HALEY RD  
BORING OR 97009

LORETTA WOODS  
14090 SE 268TH CT  
BORING OR 97009

JORDI YOKERS  
14337 SE TERRITORY DR  
CLACKAMAS OR 97015

KATHE YOKERS  
14337 SE TERRITORY DR.  
CLACKAMAS OR 97015

PHILIP YOKERS  
2957 NE 13TH ST.  
GRESHAM OR 97030

JAMES ZORDICH  
29353 SE CHURCH RD  
BORING OR 97009

CHARLES ZULAUF  
12371 SE 272ND AVE  
BORING OR 97009-7409

# M E M O R A N D U M

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



**METRO**

DATE: November 12, 2002  
TO: Community Planning Committee  
FROM: Rod Park, Chair *RP*  
RE: Councilor Requests to Planning Staff

I'd like to remind you that Metro Planning staff is operating under very tight time constraints with the UGB decision as the committee approaches their recommendation to the council. While I understand the need for knowledge on our part to make an informed decision, I hope we all will be mindful of making the best utilization of staff and everyone's time.

Please route any requests you may have of Planning staff through Michael Morrissey (x1907) or the committee chair. If you would like a one-to-one briefing, we'll arrange it for you as has been asked in the past, but please don't approach staff as they find it difficult to say no to a councilor.

I very much appreciate your cooperation.

*RP*  
RP:rmb

cc: Peggy Coats  
Michael Morrissey  
John Donovan  
Jeff Stone





**METRO**

November 13, 2002

TO: Commissioner Michael Jordan, Metro Policy Advisory Committee Chair

FR: Councilor Rod Park, Metro Community Planning Committee Chair  
Councilor Rod Monroe, Metro Community Planning Committee Vice-chair  
Councilor David Bragdon  
Councilor Rex Burkholder

RE: Request for consideration of vacancy rate and parks issues related to UGB  
periodic review process

At the conclusion of the Nov. 8 Community Planning Committee, the majority of the committee gave clear indication of a need to request the attention of the Metro Policy Advisory Committee to clarify the advisory committee's position on two elements of the Metro Urban Growth Report (UGR):

- 1) the vacancy rate (of five percent) built into the Executive Officer's recommended UGR;
- 2) the parks set-aside recommended by MPAC at their Oct. 27 meeting.

Both Councilors Bragdon and Monroe stated that they only voted on the UGR with the understanding that your committee would have an opportunity to provide clarification on these issues. Councilor Burkholder specifically asked about the ability to reconsider the vacancy question if he felt it necessary after hearing the discussion at MPAC. The verbatim minutes are attached for your reference.

We respectfully request that you include these items on the agenda for your meeting tonight.

**Motion:**

Councilor McLain moved to add a new line to include the ADU count into the UGR, to 7,500.

Chair Park asked Mr. Cotugno to give a quick synopsis of this and where it stood. Mr. Cotugno said the inclusion of the 7,500 figure last time was based upon some national information, not local information, that a reasonable rate to assume would be 1.8%. We did not recommend including 1.8% this time because the data from local governments, to the extent it is available, indicates fairly low numbers and it generally is not available. You heard some testimony from some of the local jurisdictions reporting to the extent they've been able to identify them, their very low numbers. So, we didn't think that more recent data supported the rate at which the national article that we used last time suggested you could reasonably see.

Chair Park asked Mr. Cotugno to be more specific as to which jurisdiction and how many he recalled.

Mr. Cotugno asked Mr. Al Burns, Planning Bureau, City of Portland, if his number was 100 for a 20-year period. Mr. Burns said it was 50 a year for two years. Mr. Cotugno said if that were multiplied by 20 years, it would be about 7,500 for the City of Portland.

Councilor McLain said that was only the City of Portland.

Mr. Cooper, saying he hadn't had a chance to discuss this with Councilor McLain ahead of time, said it was important for him to say on the record that when Metro adopted the previous number with those numbers in it, we were dealing with a different text of the statute than exists right now, because the statute was amended in 2001 by the legislature to make more specificity about the quality of the data we have to have in the record if we're not using local data. And that statutory language, he said he thought, gives Metro great difficulty if we're going to rely on the previous survey from national data that was used the last time to justify the 7,500 unit number. We do not have the required clearly describing the geographic area timeframe to support the American Housing Survey data that was utilized in the previous Urban Growth Report (UGR).

Councilor McLain, in response to that, said first of all that we are using other national data, and, in fact, we're using averages many times because the staff is uncomfortable using specific data that we have. And so this time they're going the other way. We have specific data, just from those (58?) for 20 years in Portland only of a thousand. We have 23 other jurisdictions out there, and even if we use their minimal numbers, we'd come up to more than zero. And so we do have specific data that we could support this with and Andy just gave you the Portland number. She said she wanted to follow the new 2001 rule, but she said she would indicate that if that is the case, that she thinks the standard has to be on all of the work, not just part of it, because the staff is using national data and they're using averages on many other . . . they're making their own TAZs (Transportation Analysis Zone) (NOTE: Councilor McLain probably meant SRZ, i.e., Standard Regional Zone) for gosh sakes, and deciding out of the 756 different zoning codes which of those go into any of the 26 TAZs (sic) they personally meet up. So it's got to be constant, she said. What she asked for them to do was use a very best possible number. She asked staff to pull out the documentation from all of the jurisdictions on ADUs and her motion would be to insert an ADU number on what we specifically can identify, and that will include 58 x 2 over 20 years for Portland, and any other one that the staff has.

Chair Park, for clarification, asked if she was withdrawing her original motion.

Councilor McLain said she was amending it, that you can amend an amendment. Chair Park said he was just checking, because it wasn't stated as an amendment. She said she had stated it as an amendment, that she had said she was amending to follow our legal staff's direction that what her motion should be to be appropriate for the 2001 data responsibility, was that she wanted the ADU number added to the report that pulls out the numbers that we can verify, and extrapolate that over 20 years because that's what we've done for everything else.

Mr. Cotugno said in further response to Councilor Bragdon that what was reflected in this Urban Growth Report as noted on the Urban Growth Report form, staff had suggested the committee take into account the ADU rate as part of the refill rate. To the extent the committee has made a judgment about what the level of refill should be, that included the refill rate. So if the committee wanted to include a separate line for an ADU rate, then it should get backed out of the refill rate.

Councilor Monroe said, to Mr. Cooper, that he'd heard the motion, and the revised motion. Was there any such number he could come up with that you could justify, he asked.

Mr. Cooper said he hadn't reviewed the record, he did not know. He said he thought, from what Mr. Cotugno had just said, he may have a place to go to in the record that he would then say was the number that was in the refill rate. He said he hasn't had a chance to discuss that with him in more detail, but the point was that the previous evidence Metro used was no longer within the description of what the statute requires. Councilor McLain's motion, if there is evidence, we can go out and find it. It may produce a number. He said he didn't know how that would then relate to what Mr. Cotugno has just said about the refill rate.

Councilor Monroe said, with reference to the refill rate, what Mr. Cotugno was saying was that the 28.5% took into consideration ADUs, and that number the committee raised to 29% by action yesterday. It seemed, he said, that the committee had more than covered this problem.

Councilor Burkholder said, reviewing the memo they'd received from MPAC and MTAC, that this was called out as an issue where Metro needed to improve and standardize reporting so they can be estimated reliably and consistently across all jurisdictions. He said he was trying to remember whether this was something the committee has already talked about as a new reporting requirement, or was it something they needed to be adding as a reporting requirement.

Mr. Cotugno said it was actually an old reporting requirement, and the data we've gotten has not been adequate.

So the recommendation from MTAC to improve and standardize reporting is something we already have direction to do, Councilor Burkholder asked, and that the committee would do it.

Mr. Cotugno said that was a work program direction. The code establishing the requirement was already there. What we've been getting as a result of that, he said, has not been very good, and this says . . .

Councilor Burkholder said we it comes down to that we need to make our decisions based on the best available data we have, and if we don't have good, available data, he said he couldn't support making a change in the UGR based on not having good data.

Councilor Bragdon said his recollection from a few years ago, too, was that it wasn't that the jurisdictions . . . maybe it was that the jurisdictions weren't reporting them, but there was also a sense that there were some of these units that were constructed. He said he wouldn't accuse him or Councilor Monroe, the two owners of ADUs of having not done something fully permitted, but he said there were other members of the public . . . Mr. Cotugno kind of answered his earlier question, but echoing what Councilor Monroe said, it sounds like this has been taken into account this year, but four years ago we drew it out as a line item and this year it's being handled as refill. Four years ago ADUs were not part of refill, he said and asked Mr. Cotugno to confirm this. Mr. Cotugno said Councilor Bragdon was correct. Councilor Bragdon said on the basis of the information we have, he was comfortable that the committee was handling it in the appropriate way for the information they have, so he said he was not supportive of this particular amendment.

Councilor Atherton, to Mr. Cooper, said in many of the other aspects of this Growth Report, the committee had been looking at capacities. Yet, here, when we consider ADUs we're talking about past performance or using national data, trying to factor in this very loose number. He asked if there was any requirement to do that or could the committee be allowed to make an estimate of capacity and ask local jurisdictions what their best judgment would be. If we're looking at a future of higher housing costs, if we're looking at a future of changed demographics, people getting older, more mother-in-law/granny flats, and so forth, he said, was it possible to use capacity.

Chair Park asked Councilor Atherton to allow Mr. Cooper to answer the question.

Mr. Cooper said, if he understood the question about capacity, he said he wanted to make sure. Capacity, as used in the Urban Growth Report, was the vacant land inventory, the partially vacant land inventory, the estimate of how many houses can be built in mixed-use areas, and the refill rate. That's our total capacity. The statute requires Metro to use past data and then, if we find other national trends or data from a wider geographic area, if we can be specific about it and can identify what the area is and what the basis for that estimate is that's varying the past data, or if we use a longer time period than the five years to reach our judgment about what's going to happen, as you did on the capture rate being based on 20 years of data rather than on 5 years of data, which was the minimum the statute calls for, you're allowed to do that. You've asked a hypothetical of what's possible. What's possible is going to depend on what the data is that the local governments actually supply you, and he said he didn't know what specific things that might be in the record now that they would use to come up with a different rate, that they hadn't had a chance to discuss that. The record is voluminous already and there may be something there that would make other things possible. It's hard to be hypothetical and theoretical without looking at the facts, he concluded.

Councilor Monroe called for the previous question. Chair Park said, if there was no objection, he would allow Councilor McLain to have a closing statement before he called the vote.

There being no objection, Councilor McLain said first of all, to the fact that the refill rate covers the ADUs, again, she said she had seen no evidence in the record that that's true. She said she would question that and she said she thought you would have a hard case in trying to find that there were ADUs in there that were counted. Secondly, she pointed out that the committee does have information, staff has provided it to the committee, and she also gets the same subscription to the New Urban News. Fairview Village in Fairview, Oregon, 50% which was 50 units, which was 18% of all the single-family homes, had ADUs. And Orenco Station in Hillsboro, 15% or 27 ADUs were built in that project alone. We know they're there. We have evidence that they're there. We can go to the permitting process,

eventually, and get it in a way that the staff will then accept it. The fact is that we do have data, she said. She said she would like to again remind the committee that her motion was not for the blanket ADU number of 7,500, it was for specifically what out of that record they can pull from the evidence that's been presented by our local jurisdictions and others of us on the committee who have talked about this at at least five meetings.

Chair Park, for clarification and not being sure it was proper, asked if she meant within the context of what Metro's attorneys thought was defensible.

Councilor Monroe told Chair Park he was out of order, that the vote had been called.

Councilor Hosticka asked Chair Park to say what the motion was at this point.

Chair Park said the motion was, as he understood it, to use the information that can be gleaned from the record and inserted within the UGR, as a separate line.

Councilor McLain said that was correct.

Chair Park called for the vote. The clerk said she did not have a second for the original motion. Councilor Atherton said he had seconded both the original motion and the amendment.

**Vote on the  
motion, as  
amended:**

Councilors Atherton, Hosticka and McLain voted yes; Councilors Bragdon, Burkholder, Monroe, and Chair Park voted no. The vote was 3 yes / 4 no / 0 abstain on the motion as amended.

**Motion:**

Councilor Hosticka moved that the committee adopt the UGR as they've discussed it up to this point, and ask staff to come back to the next meeting with information about the effect of our amendment. Councilor Atherton seconded the motion.

Councilor Hosticka, to the motion, said he thought the committee had gone through this is a lot of detail. The time is getting late and he said he thought this was time to pause, assess where they are, and move on. They've had a thorough discussion of all the issues involved, so he thought it was time to take the next step.

Councilor Bragdon said he agreed. Regardless of the level of detail that they've gone into, there's always a little bit more than can be used. Certainly the discussion over the last two days was really healthy and very positive. There were some questions he said he still had with regard to the parks and having seen the MPAC report again this morning. His discomfort yesterday on that, he said, was the sense of it being too aspirational. His need, he said, was for some sense that there was some seriousness on the part of themselves and the local jurisdictions. He would also like to be able to use the intervening time to have the staff at least brief him a little bit more on what the options are. It's not that he didn't want there to be 2,300 acres of parks; he said he thought the committee all said that in casting their vote, but he said he'd also like to see a little bit more about what the options were if there were a way to make that happen.

Councilor Monroe said the parks decision, the split decision yesterday, and also the decision on vacancy rate . . . when the new staff information was reported, he said the committee may want to revisit those questions. He said he hoped they would, and having the additional staff data and in terms of what the



impact of those preliminary decisions they made yesterday were, would be helpful and they could revisit those questions and any others when they get that information back.

Councilor Burkholder said he'd read through the MPAC information and had talked to some members of MPAC since yesterday afternoon. It turns out, he said, that the vacancy rate had never been raised as an issue for MTAC or MPAC discussion. There was a scheduled MPAC meeting next week (November 13) and he said he would like to recommend to the MPAC representatives on the council that they ask them to discuss this. It was a major issue, he said he thought, in that do we use it or not, what's the right number, etc., and again, he said, that was why he voted that he thought we shouldn't use it because we didn't have any kind of backing saying it's a valid approach. But then it turns out that the people who we ask for advice have never discussed this issue. He said he was kind of surprised and it was too bad that they didn't do that, but we do have an opportunity to hear from them, he said he hoped, between now and then, and so he said he looked forward to hearing from them about that as well.

Chair Park said he was looking for some technical information. What on this, he asked, on the UGR that could be run ahead would be useful to you. He said he was trying to figure it out.

Councilor Hosticka said he'd like to answer part of that. As had been indicated, some of these numbers recycle each other. If you looked at line 21, the refill rate cycles off a decision that was made earlier, the additional policy actions on the additional refill on line 26. What he suggested was that the committee have the chance to look at all the reverberations through this report, see where they are, and then move on to looking at those areas they want to add to the boundary, since they still have a positive need number as projected, even in the roughest calculations of the UGR.

Chair Park asked Councilor Hosticka if he would be willing to withdraw his motion and just ask that the staff go off to do their work, to not accept the UGR.

Councilor Hosticka said no, that the committee needed to make a statement, that they needed some punctuation here that they've debated now for seven or eight hours over this, to say they've done a piece of work, we want to move on to the next piece of work.

Chair Park said his concern was that you're going to get a potentially negative vote because of asking us to accept the UGR with the current numbers vs. the request that was made to have some numbers reexamined.

Councilor Monroe on a parliamentary inquiry said he was concerned that if we vote in the affirmative on Councilor Hosticka's motion, will we have, after we gather additional data, will we have another opportunity to amend the UGR. If not, he said he would be a no vote.

Councilor McLain said of course we can, it can be amended at any time, and if we want to reconsider, it takes a simple majority.

Councilor Monroe said then the next time they meet after Councilor Burkholder has his confab with MPAC next week and so on and others, and we get their input, then when we meet after that a motion would be in order to amend the UGR even if we pass it today?

Councilor McLain said yes.

Councilor Monroe said he was asking the chair.

Chair Park said he was trying to determine if, in order to ask for reconsideration, someone who was uncomfortable with one or two of the numbers would have to vote in the affirmative in order to ask for reconsideration at the next go around. He said he was not necessarily sure that that was a fair position to put some in.

Councilor Monroe said he didn't think that was true if we approve the UGR today, then he said he thought any motion to amend it in the future would be in order by any councilor, and he asked Mr. Cooper if that was correct.

Mr. Cooper said the main motion, in front of them, was to refer the ordinance to the council. That main motion is subject to any further amendments that the chair allows. If the chair wants to rule a motion out of order and the body doesn't overrule his ruling, then that's how you determine what's in order for future motions.

Chair Park said to Mr. Cooper, to make sure, the motion to amend vs. the motion to reconsider, he apologized for stating the parliamentary procedure, is that . . . he said he was making sure the vehicle was available, that we don't put people in . . .

Mr. Cooper said Chair Park was asking his lawyer, not his parliamentarian. The lawyer knows that the parliamentary steps that go forward to your final action are not going to be subject to review on appeal, so there aren't a lot of court cases to describe all of this for your lawyer to advise you. His understanding of Robert's Rules of Order, he said, was that while a motion to reconsider a specific motion is subject to the rule that it has to be moved, the reconsideration is moved by someone who voted in the majority. A separate motion to amend the main motion, as long as it's not repetitive and identical to a previously failed motion, is always in order.

Councilor Monroe said, as the parliamentarian, that he concurred that if the committee approved Councilor Hosticka's motion today and adopt the UGR, then they don't have to go through the process of reconsideration of any of the sub-motions that were made that got us to that point, but that any councilor would be able to propose an amendment to the UGR prior to us adopting the full ordinance.

Chair Park thanked Mr. Cooper and Councilor Monroe.

Councilor Hosticka said he thought they were getting excessively wrapped up in parliamentary detail, and that his purpose in making the motion was to try to say we've been through a long debate, have had 4/3 votes on a number of issues, not always the same 4 or the same 3, it's been a point of considering the issues. He said he was hoping to get a unanimous yes vote to say, yes, we have done something as a group, that we feel we want to go from this step to the next step, and that was the spirit in which he made his motion, to try to say collectively, although each of us differs with individual pieces of what we've done, that in the spirit of unity we would say that we all support our collective action.

Chair Park said his consideration was making sure that we were covering our bases and not putting someone in an untenable position, potentially.

Councilor Monroe called for the question, and asked for a second. There was no second.



Councilor Bragdon said he was with Councilor Monroe in that he would be a no vote if it meant that if MPAC gets a little teeth about the parks or that we don't have a chance to raise that again next week, but it sounded from the discussion just now that that is not the case. If Councilor Monroe is comfortable, he asked, and Councilor Monroe said he would be an aye vote now.

**Vote:**

|   |
|---|
| Councilors Burkholder, Atherton, Monroe, Hosticka, McLain, and Bragdon voted yes, Chair Park abstained. The motion passed 6 yes / 0 no / 1 abstain. |
|---|

02-969 Talking points for Dec. 5 Council meeting – Rod Park

As chairman of the Community Planning Committee, responsible for crafting a recommendation on the urban growth boundary, want to quickly go over our process to this point.

The Community Planning Committee has forwarded its UGB recommendation to the Metro Council with new regional policies to support neighborhoods, protect industrial areas and enhance downtowns and other commercial areas.

The committee recommendation would expand the UGB by approximately 18,500 acres for future homes and another 2,700 acres for additional jobs.

This policy discussion on the UGB has generated important information and involved literally thousands of residents. Massive public outreach effort:

- “Let’s Talk effort in 2001-02 with 93 coffee talks w/small groups and regional conference weekend with 1,200 participants and televised town hall on KGW
- Over 105,000 property owners were notified about this process and here are the list of the names of those people ( pick up pile A)
- Another 120,000 utility payers receiving notification in their monthly bills in August and September.
- More than 1,100 people attended seven public hearings in October held around the region. Over 300 more attended a Metro Council public hearing on Nov. 21. Here are the minutes from all of those hearings. (pick up pile B)

- We received written testimony in the form of letters, e-mails and faxes from over 750 agencies and individuals, some of which sent in multiple communications. Here is the assembled testimony as of today (pick up boxes C & D
- 5 quarter page ads in Oregonian from August – Dec.
- Quarter page ads in 12 community newspapers around the region
- We have tracked over 200 news articles since mid-June on the UGB.

Appreciate the value of the recommendations provided by Executive Officer Mike Burton,

However, the Metro Council must make the final decision.

Recommendation on Nov. 5 provided in the context of Metro policy and advice sent by the Metro Policy Advisory Committee, made up of elected leaders and citizens from around the region. MPAC finished its work on Oct. 30.

Committee worked hard on Nov. 19 and 20 to bring forward this decision. Not all of UGB amendments, but most. Rest are in separate ordinances addressed later today or next week.

The following areas in their recommendation to the Council in Ordinance 02-969:

•**Damascus/Gresham:**the 13,000 acres surrounding the unincorporated city of Damascus but stopping short of the community of Boring.Also,377 acres

southeast of Gresham specifically for industrial purposes (study areas 10-19, portion of area 6)

- Stafford/West Linn:** The 373 acres directly adjacent to the West Linn civic center and Rosemont Middle School, bounded on the west by South Wisteria Road (study area 37)

- Forest Park:** an area between Thompson and Northwest Laidlaw roads at the east end of Bethany and 517 acres northeast of Northwest Skyline Road currently within city of Portland boundary (study area 93-94)

- Tualatin/Wilsonville:** 183 acres north of Southwest Boeckman Road located northeast of Wilsonville; 62 acres north of Southwest Tonquin Road, between Tualatin and Wilsonville, 216 acres generally north of Southwest Clutter Road northwest of Wilsonville and a small area (15 acres) south of Highway 99W, west of Tualatin (portions of study areas 45, 47, 49, 61)

- Sherwood:** 85 acres east of Southwest Elwert Road and 231 acres south of Sherwood bounded on the south by Southwest Brookman Road (study area 59, portions of areas 54-55)

- Cornelius:** 193 acres on the northeast corner of Cornelius, just east of Northwest Cornelius-Schefflin Road and just east of Northwest Susbauer Road (study areas 75-76)

- Oregon City:** 703 acres from four areas: east of Highway 213 to serve as part of a connector between South Holcomb Boulevard and South Redland Road, an area west of South Beavercreek Road and south of South Thayer Road and two areas on the southwest corner of the city, served by South South End Road (portions of study areas 24-26, 32)

- Beaverton/Tigard:** two areas totaling 520 acres west of Bull Mountain in Tigard along Southwest Roy Rogers Road and west of Southwest 150th.

Another 507 acres west of Beaverton and south of Southwest Gassner Road and an additional 384 acres west of Southwest 209th Avenue (portions of study areas 63-64, study areas 67, 69)

• **Hillsboro:** 88 acres south of Tualatin Valley Highway, adjacent to earlier UGB expansion area (55 west) that is currently being planned by the city (study area 71)

Recognize this is not perfect.

Recognize the law and goals which are often competing are not perfect.

Best balance possible to achieve the goals of the state and the region.

What makes this work for the state

followed state law and goals (hierarchy, etc)

show it can be done.

What makes this work for the region and 2040, the fifty year strategy for protecting our livability

2040 fundamentals

protecting job centers - downtowns and industrial (old and new)

protecting neighborhoods

Metro's conditions for expansion (Title 11 of Functional Plan). Results expected.

- Environmental protections of the habit in the new areas before or as urbanization occurs.
- Protection of industrial lands from encroachment by big box retail.

More protection efforts in the works for next year (Title 12).

- Parks functional plan

Water issues in Damascus being resolved by not having them deplete the ground water.

**Closing:**

State law requires that every city or region has a UGB. It defines where we are going to develop in the future. The region's adopted goals of building livable communities define what we hope to achieve in these areas.

Can't shirk our responsibility. State law directs us to certain areas to protect the state's most productive farm and forestlands, while still making room for 20 years of future growth.

We must decide what we want the region to look like when this growth occurs, whether it happens sooner or later is really not relevant.

Council must consider how the region will provide housing and jobs during the next 20 years while protecting clean air and water, a strong economy, farm and forestland, neighborhoods, open spaces and parks.

Council must work with everyone - the officials from cities, counties and people of the region to come to a decision.

We still have work to do.

- Help with state's competing goals.

- Farm land protection of that industry vs. other urban industries.

- Habitat protection

- Coordination with the areas beyond the Metro boundaries.

  - capturing more jobs than housing

  - what does that do to traffic?

  - Livability and affordability of outlying communities?



Transportation issues.

Sustainability?

Capturing the value of this massive giving to help provide the “engine” to make urbanization possible.

Task 3 of our periodic review process with the state will begin after the first of the year.

We still have to address how to support our downtowns, unmet industrial lands need, the issue of adequate park lands and what subregional approaches might look like.

Metro has worked hard to make this urban growth boundary decision the most open, transparent and inclusive public decision making process ever.

Whether or not you agree with our final decision, please know that we’ve heard you and we appreciate your time and your commitment to keeping this region livable.

In many ways, this decision is just the beginning of a series of mostly local decisions that will ultimately shape what happens on the edge of the region.

I encourage everyone to stay involved in making them as good as they can be.

Thanks to Metro Council.

Thank for opportunity to lead this effort. (I think!)

Acknowledgements:

Mike Burton

Pete Sandrock

Suzanne Myers Harold

Planning staff:

Andy

Mary Weber

Mike Hoglund

Sherry Oeser

Gina Whitehill-Baziuk

Lydia Neill

Tim O'Brien

Ray Valone

Brenda Bernard

Marci LaBerge

Sherrie Blackledge

Paulette Copperstone

Amy Rose, intern

Communication staff:

JD

Janice Larson

Mark Zoltan

Karen Blauer  
Karen Withrow  
Pamela Peck  
Cathy Thomas  
Sue Gemmell  
Vanessa Schwab  
Marlon Waren

Legal staff:

DC. and DB

DRC staff

Dennis Yee  
Carol Hall  
Bob Knight  
Paul Couey  
Mark Bosworth  
Sonny Conder  
Jo Price

Council staff

Rooney Barker  
Michael Morrissey  
Jeff Stone  
Peggy Coats  
Chris Billington

Cheryl Grant  
Claudia Wilton  
Pat Mannhalter  
Sherri Gilleo  
John Houser  
Cary Stacey  
Kim Bardes

**Building staff**

Brian Phillips  
Dominic Luina  
Cathy Landon  
Gary Siegberg  
Tom Thornton  
Susan Lowe