



**METRO**

February 6, 2002

The Honorable Vera Katz  
Mayor of the City of Portland  
1221 S.W. 4<sup>th</sup> Avenue, Room 340  
Portland, OR 97204

Dear Mayor Katz:

Thank you for meeting with us to share your thoughts on how the 2040 Growth Concept is working or not working in your community. It is always helpful to learn more about your area and to understand your specific issues.

I am enclosing a summary of your responses and would appreciate you reviewing it to ensure we have accurately stated what you said. After your review, I will share this summary with other Metro Councilors and other elected officials in the region to improve our mutual understanding. I will also share it with Department of Land Conservation and Development staff as part of our coordination efforts with local governments for periodic review. Please contact Sherry Oeser at 503-797-1721 or at oesers@metro.dst.or.us, if we have misstated your position. Also, you can always feel free to call me directly at any time.

Thank you again for taking time to think about how regional growth management policies are working in your community and sharing your views with us. I look forward to continuing this dialogue. Metro working in isolation will fail, but working together we can all gain.

Sincerely,

Rod Park  
Metro Council District 1

RP/SO/srb  
C:\Council Local Official Letter.doc

Enclosure

cc: Gil Kelley  
Bill Atherton  
Rex Burkholder  
Brenda Bernards  
Andy Cotugno  
Sherry Oeser



METRO

February 6, 2002

The Honorable Charlie Hales  
City of Portland Board of Commissioners  
1221 S.W. 4<sup>th</sup> Avenue, Room 210  
Portland, OR 97204

Dear Commissioner Hales:

Thank you for meeting with us to share your thoughts on how the 2040 Growth Concept is working or not working in your community. It is always helpful to learn more about your area and to understand your specific issues.

I am enclosing a summary of your responses and would appreciate you reviewing it to ensure we have accurately stated what you said. After your review, I will share this summary with other Metro Councilors and other elected officials in the region to improve our mutual understanding. I will also share it with Department of Land Conservation and Development staff as part of our coordination efforts with local governments for periodic review. Please contact Sherry Oeser at 503-797-1721 or at oesers@metro.dst.or.us, if we have misstated your position. Also, you can always feel free to call me directly at any time.

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Andy Cotugno  
Sherry Oeser



METRO

February 6, 2002

The Honorable Erik Sten  
City of Portland Board of Commissioners  
1221 S.W. 4<sup>th</sup> Avenue, Room 240  
Portland, OR 97204

Dear Commissioner Sten:

Thank you for meeting with us to share your thoughts on how the 2040 Growth Concept is working or not working in your community. It is always helpful to learn more about your area and to understand your specific issues.

I am enclosing a summary of your responses and would appreciate you reviewing it to ensure we have accurately stated what you said. After your review, I will share this summary with other Metro Councilors and other elected officials in the region to improve our mutual understanding. I will also share it with Department of Land Conservation and Development staff as part of our coordination efforts with local governments for periodic review. Please contact Sherry Oeser at 503-797-1721 or at oesers@metro.dst.or.us, if we have misstated your position. Also, you can always feel free to call me directly at any time.

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cc: Gil Kelley  
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Brenda Bernards  
Andy Cotugno  
Sherry Oeser



**METRO**

February 6, 2002

The Honorable Jim Francesconi  
City of Portland Board of Commissioners  
1221 S.W. 4<sup>th</sup> Avenue, Room 220  
Portland, OR 97204

Dear Commissioner Francesconi:

Thank you for meeting with us to share your thoughts on how the 2040 Growth Concept is working or not working in your community. It is always helpful to learn more about your area and to understand your specific issues.

I am enclosing a summary of your responses and would appreciate you reviewing it to ensure we have accurately stated what you said. After your review, I will share this summary with other Metro Councilors and other elected officials in the region to improve our mutual understanding. I will also share it with Department of Land Conservation and Development staff as part of our coordination efforts with local governments for periodic review. Please contact Sherry Oeser at 503-797-1721 or at oesers@metro.dst.or.us, if we have misstated your position. Also, you can always feel free to call me directly at any time.

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Metro Council District 1

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Enclosure

cc: Gil Kelley  
Bill Atherton  
Rex Burkholder  
Brenda Bernards  
Andy Cotugno  
Sherry Oeser

Meeting with Portland  
December 4, 2001  
9:30 a.m. Portland City Hall

Present: Mayor Vera Katz, Commissioner Jim Francesconi, Commissioner Charlie Hales, Commissioner Erik Sten, Metro Councilor Bill Atherton, Metro Councilor Rex Burkholder, Metro Councilor Rod Park, Gil Kelley, Portland Planning Director, Andy Cotugno, Metro Planning Director, Brenda Bernards, Metro Senior Regional Planner

Mayor Katz opened the meeting with introductions.

### **Functional Plan Compliance Status**

Gil Kelley presented a status report on Portland's compliance with the Functional Plan and with the implementation of the 2040 Growth Concept.

### **Functional Plan – Title 3**

- the City has requested an extension to meet the water quality standards of Title 3
  - to April 2002 – the main stem of the Willamette River
  - to September 2002 – the tributaries of the Willamette River
- the City complies with all other elements of the Functional Plan that are in effect

### **The 2040 Growth Concept**

- the City has embraced the 2040 Growth Concept and is working towards a more compact urban form
- the UGB assists in designing and achieving active, vital communities
- four areas of concern/interest were identified:
  - there is a need for a regional strategy for implementing centers
    - compliance is the first step
    - need to expand the tool kit to include financial incentives through urban renewal, tax abatement and local improvement districts
    - the 2040 Growth Concept is a 50-year plan, the boundary should not be expanded because not all of the centers are in place 10 years into the plan
    - the Town Centers can not all develop at once
  - there is no formal plan for regional parks and open space in place – a formal plan is needed and would include all parks from piazzas to wildlife areas
  - there is a need to expand design review powers to provide assurance that the built form of compact urban areas is pleasing
  - the UGB needs to be held tight
    - the City is active in keeping a tight UGB
    - a tight UGB helps with redevelopment
    - there is a need to use the land inside more efficiently

### **Mixed-use Centers**

- the focus should be on centers, but the centers should be phased in
- Lents – redevelopment is not there yet
- St. Johns – the City is concerned, met with Community Solutions Team, may be able to link with them and get resources
- how will we fund parks in the town centers?
- if density is added, the area should benefit with additional urban amenities

- the tax system does not reward the communities that are accepting more density
- tax reform is a larger issue – we need to keep some of the dollars that go to Salem here
- maintenance of existing facilities is another issue
- municipal finance system, post Measure 5, does not provide the means to refurbish facilities, growth provides it in the first place but there is no means to provide maintenance
- need better mixed-use zones – policy change to solve commercial need without adding to the UGB
- assume shortage of transportation funds to serve areas brought into UGB – cannot afford to locate office/retail in areas not well served by transit

### **Urban Growth Boundary Expansion**

- Portland is not interested in seeing the UGB moved

### Sub-regional Need

- the City is concerned about expanding the UGB based on sub-regional need
- there is a wedge forming over this issue
- while every community ought to be vital and have a viable tax base, a housing/job balance is not contained within a single community
- however, there is a long commute from Clackamas County
- the need for industrial land can be desegregated from expansion for residential uses
- the City has taken a strong position that land brought in for industrial purposes must be limited for industrial purposes
- Clark County needs to be a part of the discussion as well
- how do we have an objective debate on sub-regional balance?
- two issues:
  - maintain the zoning on the lands brought in (e.g., industrial in Clackamas, housing in Hillsboro), need to commit to keeping the zoning in place – set conditions when land is brought into the UGB
  - market factors
- the City is not convinced that there is a need to expand for housing, as there are not large sites within the UGB for industrial uses, Portland might support strategic expansion to bring such sites in
- would like to direct some of the City's job growth to its regional partners

### Accounting for Redevelopment Potential

- how do we incorporate the redevelopment potential in the determination of the UGB expansion?
- this is a critical issue – redevelopment numbers are feasible
- Pearl District demonstrates the enormous potential of redevelopment
- there is redevelopment potential in the downtown – e.g., Fox Tower
- redevelopment potential in downtown surface parking lots
- years of experience demonstrates that there is redevelopment capacity, and this should be taken into account when determining UGB expansions

### Other Issues

- we are over-zoned for retail and office in the City and as a region
- Delta Park, Cascade – do we really need more retail?
- can solve some industrial land supply issues through rezoning to raise the yield of the urban land

- Portland role, we will take more redevelopment
- the state could help with a low-interest parking pond for structured or underground parking
  - tied to mixed use centers
  - tied to criteria to leverage other good things

### **MPAC/JPACT**

- MPAC is working better, the participation by Metro Council and Metro staff is good
- JPACT has deliberately avoided a philosophical discussion but has done a good job of promoting transit over highways
- there is a need to open the policy discussion while still getting decisions made

### **Other Issues Raised**

#### Regional Park System

- thank you for the increase emphasis on a regional park system, particularly the Green Ribbon Committee

#### Affordable Housing

- incentives are important but regional inclusionary zoning is something that should be tied to the expansion of the UGB
- the regional affordable housing program is a significant step forward
- \$650,000 grant for HUD to set up a regional trust fund
- affordable housing tied to transportation
- while inclusionary zoning is illegal by state law, voluntary inclusionary zoning is possible, for example, expand if you volunteer to include affordable housing

#### Anti-density Initiative

- may not be legal but there will be psychological damage if it is passed
- need to have a vigorous debate against the measure
- need to educate the voters

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736  
TEL 503 797-1547 | FAX 503 797-1793



METRO

February 27, 2002

The Honorable David Fuller  
City of Wood Village  
2055 NE 238<sup>th</sup> Drive  
Wood Village, OR 97060

Dear Mayor Fuller:

On Saturday, March 16, Metro is sponsoring five community "Let's Talk" workshops with our local government partners to further involve citizens in making choices about where we grow from here. The workshops are a free alternative to the "Let's Talk" Regional Conference taking place at the Oregon Convention Center on March 15.

I want to personally invite you to play an active role in the conference and especially in the workshop serving the constituents of the East Metro area. The East Metro workshop takes place in Gresham at St. Henry Church, beginning at 8 a.m. At the culmination of the workshop sessions, we're planning a panel discussion to give you and the other East Metro-area mayors an opportunity to bring your perspective to the issues and choices discussed that day.

The panel discussion is scheduled after lunch, from 12:30 to 1:30 p.m. It will open with a brief recap of the morning's discussion, which I will present. Then participating mayors will have several minutes to make comments. I hope you can join me for this important opportunity to hear from and talk with those attending the workshop. Your knowledge and experience are critical.

In a few days, Karen Withrow, the coordinator for the East Metro workshop, will follow up with you about participating in the panel discussion. If you want to reach her in the meantime, please call (503) 797-1932 or e-mail her at [withrowk@metro.dst.or.us](mailto:withrowk@metro.dst.or.us).

I hope to see you at the workshop on March 16, as well as at the regional conference on March 15.

Sincerely,

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

Rod Park  
Metro Councilor  
District 1



COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736  
TEL 503 797-1547 | FAX 503 797-1793



METRO

February 27, 2002

The Honorable Paul Thalhofers  
City of Troutdale  
104 SE Kibling Street  
Troutdale, OR 97060-2099

Dear Mayor Thalhofers:

On Saturday, March 16, Metro is sponsoring five community "Let's Talk" workshops with our local government partners to further involve citizens in making choices about where we grow from here. The workshops are a free alternative to the "Let's Talk" Regional Conference taking place at the Oregon Convention Center on March 15.

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Rod Park  
Metro Councilor  
District 1

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736  
TEL 503 797-1547 | FAX 503 797-1793



METRO

February 27, 2002

The Honorable Charles Becker  
City of Gresham  
1333 NW Eastman Parkway  
Gresham, Or 97030-3813

Dear Mayor Becker:

On Saturday, March 16, Metro is sponsoring five community "Let's Talk" workshops with our local government partners to further involve citizens in making choices about where we grow from here. The workshops are a free alternative to the "Let's Talk" Regional Conference taking place at the Oregon Convention Center on March 15.

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Metro Councilor  
District 1

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600 NORTHEAST GRAND AVENUE  
TEL 503 797-1547

PORTLAND, OREGON 97232 2736  
FAX 503 797-1793



METRO

February 27, 2002

The Honorable Roger Vonderharr  
City of Fairview  
P. O. Box 337  
Fairview, OR 97024-0337

Dear Mayor Vonderharr:

On Saturday, March 16, Metro is sponsoring five community "Let's Talk" workshops with our local government partners to further involve citizens in making choices about where we grow from here. The workshops are a free alternative to the "Let's Talk" Regional Conference taking place at the Oregon Convention Center on March 15.

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Rod Park  
Metro Councilor  
District 1

Four Mayors Meetings for Rod Park  
2002

- ✓ Gresham  
Molly Cafferty 503-618-2584
- ✓ Fairview  
Karen Huson 503-674-6224
- ✓ Troutdale  
Debbie Stickney 503-674-7237
- ✓ Wood Village  
~~Sheila Ritz~~ 503-667-6211

LNTC 3/1 11:45 yes

~~Sheila~~ <sup>mom</sup> Tarany LNTC yes

she'll v w/pim  
mon or Tues - he works fax  
yes 665-7265

LNTC  
3/1 1:05 p yes

~~Marie McPhee~~  
Marie McPhee

David fax 669-8723



**METRO**

April 18, 2002

Multnomah-Washington Regional Investment Board  
Institute of Portland Metropolitan Studies  
IMS URBN 780  
Portland State University  
P.O. Box 751  
Portland OR 97202

Dear Board Members:

Please accept this letter of support for the Portland Development Commission's application on behalf of the Regional Economic Development Partners, for the funds to create a Metropolitan Economic Policy Task Force and Assessment of Economic Development Strategies within the Portland area. Metro is very supportive of the need to address regional economic issues and supports this effort by the Regional Partners.

Metro participates with Regional Partners and shares information with them as it relates to land use, transportation matters and their relationship to the region's economic vitality. A more complete understanding of the economic opportunities and challenges we are all facing will give us the ability to cooperatively diversify and expand our economy.

We urge your support of their request.

Sincerely,

Mike Burton  
Executive Officer

Rod Park  
Chair, Community  
Planning Committee

C: Andy Cotugno

COUNCILOR ROD PARK

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METRO

April 18, 2002

The Honorable Cathy Butts  
Councilor  
City of Gresham  
1333 NW Eastman Parkway  
Gresham, OR 97030-3813

Dear Councilor Butts:

As part of the Metro Council's ongoing outreach efforts, we periodically hold our Council meetings throughout the region. These meetings are an excellent and exciting opportunity to bring important discussions directly to citizens and to provide them with a means to learn more about Metro and how it works with local jurisdictions to achieve regional goals. I am pleased to invite you to an offsite Council meeting at the Gresham Council Chambers in the Public Safety & Schools Building at 1333 NW Eastman Parkway on Thursday, May 2, 2002 at 1:30 pm.

Our agenda for the afternoon will include presentations on Gresham's economic development strategy, the Mount Hood Community College District bond measure 26-31 and the Transportation Management Association (TMA) in East County. The Metro Council will also be considering legislation regarding funding options for TMAs. It is my hope that you will be able to join us and other local elected officials at this offsite event. I look forward to seeing you there.

Sincerely yours,

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

Rod Park  
Metro Council, District 1

| Title         | FirstName | Middle | LastName   | JobTitle  | Company              | Address1            |
|---------------|-----------|--------|------------|-----------|----------------------|---------------------|
| The Honorable | Cathy     |        | Butts      | Councilor | City of Gresham      | 1333 NW Eastman Par |
| The Honorable | Jack      |        | Hanna      | Councilor | City of Gresham      | 1334 NW Eastman Par |
| The Honorable | Larry     |        | Haverkamp  | Councilor | City of Gresham      | 1335 NW Eastman Par |
| The Honorable | Jack      |        | Horner     | Councilor | City of Gresham      | 1336 NW Eastman Par |
| The Honorable | Chris     |        | Lassen     | Councilor | City of Gresham      | 1337 NW Eastman Par |
| The Honorable | Vicki     |        | Thompson   | Councilor | City of Gresham      | 1338 NW Eastman Par |
| The Honorable | Len       |        | Edwards    | Councilor | City of Fairview     | P.O. Box 337        |
| The Honorable | Barbara   |        | Jones      | Councilor | City of Fairview     | P.O. Box 338        |
| The Honorable | Sherry    |        | Lillard    | Councilor | City of Fairview     | P.O. Box 339        |
| The Honorable | Steve     |        | Owen       | Councilor | City of Fairview     | P.O. Box 340        |
| The Honorable | Ken       |        | Quinby     | Councilor | City of Fairview     | P.O. Box 341        |
| The Honorable | James     |        | Raze       | Councilor | City of Fairview     | P.O. Box 342        |
| The Honorable | Doug      |        | Daoust     | Councilor | City of Troutdale    | 104 SE Kibling Ave  |
| The Honorable | James     | W.     | Kight      | Councilor | City of Troutdale    | 105 SE Kibling Ave  |
| The Honorable | Paul      |        | Rabe       | Councilor | City of Troutdale    | 106 SE Kibling Ave  |
| The Honorable | David     |        | Ripma      | Councilor | City of Troutdale    | 107 SE Kibling Ave  |
| The Honorable | Pat       |        | Smith      | Councilor | City of Troutdale    | 108 SE Kibling Ave  |
| The Honorable | Bruce     |        | Thompson   | Councilor | City of Troutdale    | 109 SE Kibling Ave  |
| The Honorable | Kenneth   |        | Fletcher   | Councilor | City of Wood Village | 2055 NE 238th Drive |
| The Honorable | David     | M.     | Fuller     | Councilor | City of Wood Village | 2056 NE 238th Drive |
| The Honorable | Peggy Jo  |        | Minter     | Councilor | City of Wood Village | 2057 NE 238th Drive |
| The Honorable | Pamela    |        | Schmeltzer | Councilor | City of Wood Village | 2058 NE 238th Drive |
| The Honorable | Beverly   |        | Stone      | Councilor | City of Wood Village | 2059 NE 238th Drive |

| City       | State | PostalCode |
|------------|-------|------------|
| Gresham    | OR    | 97030-3813 |
| Gresham    | OR    | 97030-3814 |
| Gresham    | OR    | 97030-3815 |
| Gresham    | OR    | 97030-3816 |
| Gresham    | OR    | 97030-3817 |
| Gresham    | OR    | 97030-3818 |
| Fairview   | OR    | 97024-0337 |
| Fairview   | OR    | 97024-0338 |
| Fairview   | OR    | 97024-0339 |
| Fairview   | OR    | 97024-0340 |
| Fairview   | OR    | 97024-0341 |
| Fairview   | OR    | 97024-0342 |
| Troutdale  | OR    | 97060-2099 |
| Troutdale  | OR    | 97060-2100 |
| Troutdale  | OR    | 97060-2101 |
| Troutdale  | OR    | 97060-2102 |
| Troutdale  | OR    | 97060-2103 |
| Troutdale  | OR    | 97060-2104 |
| Wood Villa | OR    | 97060      |
| Wood Villa | OR    | 97061      |
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| Wood Villa | OR    | 97063      |
| Wood Villa | OR    | 97064      |



COUNCILOR ROD PARK

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**METRO**

April 19, 2002

The Honorable Roger Vonderharr  
Mayor  
City of Fairview  
PO Box 337  
Fairview, OR 97024-0337

Dear Mayor Vonderharr:

As part of the Metro Council's ongoing outreach efforts, we periodically hold our Council meetings throughout the region. These meetings are an excellent opportunity to bring important discussions directly to citizens. They also to provide residents with a means to learn more about Metro and how it works with local jurisdictions to achieve regional goals. I am pleased to invite you to an offsite all-day Council event in Gresham on Thursday, May 2, 2002.

Our schedule for the day includes a greenspaces property tour of the Beaver Creek trail alignment, a tour of the Mount Hood Community College (MHCC) campus, a hosted lunch, a Metro Council meeting, a tour of local economic development areas, and a hosted dinner. In appreciation of our local hosts, I encourage you to attend some or all of this event. The timeline and locations for the day's activities are as follows:

- 10:00 Beaver Creek and Campus Tour – Gather at MHCC Board Room in the President's Office (see map), MHCC, 26000 SE Stark Street
- 11:45 Lunch provided –MHCC Board Room
- 1:30 Metro Council Meeting – Gresham Council Chambers, Public Safety & Schools Building, 1333 NW Eastman Parkway
- 3:30 Tour of current and future sites for economic development and visit to Pleasant Valley
- 5:00 Dinner provided at India Oven; no-host bar available – 344 N. Main, (503) 465-9423

The agenda for the afternoon Metro Council meeting will include presentations on Gresham's economic development strategy, the Mount Hood Community College District bond measure 26-31, the Science and Technology Park project and the Transportation Management Association (TMA) in East County. The Metro Council will also be considering legislation regarding funding options for TMAs.

If you are unable to attend the lunch, I invite you to designate a city councilor to attend in your stead. Please RSVP for the day's activities to Kim Bardes at (503) 797-1537 by Monday, April 29. I hope you will be able to join us and other local elected officials at this offsite event, and I look forward to seeing you there.

Sincerely yours,

*Rod Park*

Rod Park  
Metro Council, District 1

| Title         | FirstName | LastName | JobTitle           | Company          | Address1              | City     | State | PostalCode |
|---------------|-----------|----------|--------------------|------------------|-----------------------|----------|-------|------------|
| The Honorable | Diane     | Linn     | Chair              | Multnomah County | 501 SE Hawthorne St., | Portland | OR    | 97214      |
| The Honorable | Lonnie    | Roberts  | Commissioner       | Multnomah County | 502 SE Hawthorne St., | Portland | OR    | 97215      |
| Mr.           | Rob       | Fussell  | City Manager       | City of Gresham  | 1333 NW Eastman Pk    | Gresham  | OR    | 97030-3813 |
| Mr.           | Max       | Talbot   | Community and Econ | City of Gresham  | 1334 NW Eastman Pk    | Gresham  | OR    | 97030-3814 |

5-2-02 MHCC Meeting Council Meeting Dinner Invite names x K  
 I:\Cary\Outreach\Susan McLain\Forest Grove Invite Names

COUNCILOR ROD PARK

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**METRO**

April 19, 2002

Mr. Max Talbot  
Community and Economic Development Director  
City of Gresham  
1334 NW Eastman Pkwy.  
Gresham, OR 97030-3814

Dear Mr. Talbot:

As part of the Metro Council's ongoing outreach efforts, we periodically hold our Council meetings throughout the region. These meetings are an excellent opportunity to bring important discussions directly to citizens. They also to provide residents with a means to learn more about Metro and how it works with local jurisdictions to achieve regional goals. I am pleased to invite you to an offsite afternoon and evening Council event in Gresham on Thursday, May 2, 2002.

Our schedule for the day includes a Metro Council meeting, a tour of local economic development areas and a hosted dinner. In appreciation of our local hosts, I encourage you to attend some or all of this event. The timeline and locations for the day's activities are as follows:

- 1:30 Metro Council Meeting – Gresham Council Chambers, Public Safety & Schools Building, 1333 NW Eastman Parkway
- 3:30 Tour of current and future sites for economic development and visit to Pleasant Valley
- 5:00 Dinner provided at India Oven; no-host bar available – 344 N. Main, (503) 465-9423

The agenda for the afternoon Metro Council meeting will include presentations on Gresham's economic development strategy, the Mount Hood Community College District bond measure 26-31, the Science and Technology Park project and the Transportation Management Association (TMA) in East County. The Metro Council will also be considering legislation regarding funding options for TMAs.

Please RSVP for the day's activities to Kim Bardes at (503) 797-1537 by Monday, April 29. I hope you will be able to join us and other local elected officials at this offsite event, and I look forward to seeing you there.

Sincerely yours,

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

Rod Park  
Metro Council, District 1

| Title         | FirstName  | LastName   | JobTitle           | Company              | Address1            | City         | State | PostalCode |
|---------------|------------|------------|--------------------|----------------------|---------------------|--------------|-------|------------|
| The Honorable | Roger      | Vonderharr | Mayor              | City of Fairview     | PO Box 337          | Fairview     | OR    | 97024-0337 |
| The Honorable | Charles J. | Becker     | Mayor              | City of Gresham      | 1333 NW Eastman Par | Gresham      | OR    | 97030-3813 |
| The Honorable | Paul       | Thalhofer  | Mayor              | City of Troutdale    | 104 SE Kibling Ave  | Troutdale    | OR    | 97060-2099 |
| The Honorable | David M.   | Fuller     | Mayor              | City of Wood Village | 2055 NE 238th Dr    | Wood Village | OR    | 97060      |
| Mr.           | Erik       | Kvarsten   | City Administrator | City of Troutdale    | 104 SE Kibling Ave  | Troutdale    | OR    | 97060-2099 |
| Mr.           | Hiroshi    | Morihara   | CEO                | Persimmon Group      |                     |              |       |            |



**METRO**

**MEMORANDUM**

DATE: April 24, 2002  
TO: Rod Park  
FROM: Pat Mannhalter  
Council Assistant  
RE: Attached Letter regarding Rule-making

Councilor Park, Carl has asked for some guidance from you in drafting a response to the attached letter from Mayor Becker. I do not believe you received it, and Carl wanted you to know about it.

Please let me know if I can assist you. Thanks.

:pm  
Attachment

*Councilor Park spoke with Mayor  
Becker about this + relayed to  
Councilor Hostetler that a written  
response to Mayor Becker was not  
necessary.*



City of Gresham

Mayor Charles J. Becker

1333 N.W. Eastman Parkway  
Gresham, Oregon 97030-3813  
(503) 618-2306  
Fax (503) 665-7692

April 16, 2002

APR 19 2002

Carl Hosticka, Presiding Officer  
Metro Council  
600 NE Grand Avenue  
Portland, OR 97232-2736

Dear Carl:

Re: Proposed Sub-Regional Need Rule

I wish to express my concerns regarding how Metro is going about addressing the issue of sub-regional need. The original process, which resulted in an MPAC Sub-Committee recommendation was done in the spirit of cooperation and consensus-building that is normally characteristic of MPAC. I was looking forward to a thorough airing of interests and concerns regarding this matter regardless of whether the Land Conservation and Development Commission (LCDC) was prepared to make a declaratory ruling or not.

Metro staff's sudden announcement that the issue, in the form of a proposed rule, was in the LCDC rule-making pipeline, was received with great astonishment. This matter affects all Metro jurisdictions and I urge that Metro and the Department of Land Conservation and Development (DLCD) make a concerted effort to engage MPAC in an open and frank discussion, the objective of which must be consensus, prior to proceeding.

As Mayor, I have an obligation to inform and seek the advice of the City Council and my constituents on important matters such as this. I am very concerned that a fast-track state rule-making process will prevent me from fulfilling a charge that I take very seriously.

Yours truly,

Charles J. Becker  
Mayor

CJB:rr

C: Gresham Council  
Rob Fussell, Interim City Manager  
Max Talbot, CEDD Director



**METRO**

April 25, 2002

The Honorable Gordon Smith  
US Senate  
404 Russell SOB  
Washington, DC 20510

Dear Senator Smith:

As Metro Councilors, we want to express our concerns about the potential impact on Oregonians of granting the President Fast Track (Trade Promotion) Authority. We respectfully ask that you oppose it.

We were elected to protect the public's interest in land use within the Portland metropolitan area, among other responsibilities. Portland and Oregon are regarded as models for the nation in planning and zoning for livability; a major attraction both for new residents and new businesses such as the Danish wind turbine firm, which recently announced its intention to locate here.

Existing U.S. trade agreements contain provisions which imperil our authority to protect the interests of our constituents in the Portland area. New ones are being negotiated now (FTAA and GATS). They all extend unprecedented legal rights to foreign investors and foreign corporations to challenge local laws and regulations. The former mayor of Toronto, John Sewell, claimed recently that a WTO panel intends to classify zoning as a "trade barrier".

**GATS is even expected to require local and state governments to notify all 140 members of the World Trade Organization (WTO) whenever a new law or regulation is even considered which might impinge on the profits of foreign corporations and investors, and to wait for replies from all 140 WTO members before proceeding. Few, if any local governments have the legal or financial resources to comply with such a demand.**

These threats to our lawmaking authority are so alarming that **we urge you to vote against the Trade Promotion Authority (TPA) bill** until these conflicts between trade agreements and local sovereignty can be thoughtfully addressed.



**We also ask you to take steps to inform your colleagues in the U.S.Senate of these conflicts, and that you consider drafting legislation to address our concerns and those expressed by the 2001 Oregon State Legislature in their memorial to you on state sovereignty, Senate Joint Memorial 2.**

We will appreciate an early response from you to our requests.

Sincerely,



Carl Hosticka, Presiding Officer



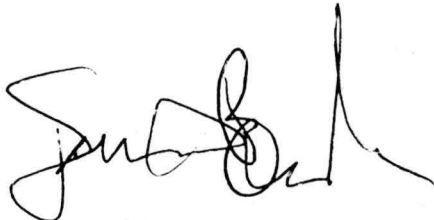
Susan McLain, Deputy Presiding Officer



Rod Monroe



Rod Park



David Bragdon



Bill Atherton



Rex Burkholder



**METRO**

April 25, 2002

The Honorable Ron Wyden  
US Senate  
516 Hart SOB  
Washington, DC 20510

Dear Senator Wyden:

As Metro Councilors, we want to express our concerns about the potential impact on Oregonians of granting the President Fast Track (Trade Promotion) Authority. We respectfully ask that you oppose it.

We were elected to protect the public's interest in land use within the Portland metropolitan area, among other responsibilities. Portland and Oregon are regarded as models for the nation in planning and zoning for livability; a major attraction both for new residents and new businesses such as the Danish wind turbine firm, which recently announced its intention to locate here.

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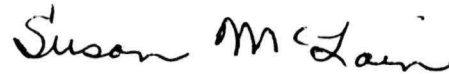
**We also ask you to take steps to inform your colleagues in the U.S.Senate of these conflicts, and that you consider drafting legislation to address our concerns and those expressed by the 2001 Oregon State Legislature in their memorial to you on state sovereignty, Senate Joint Memorial 2.**

We will appreciate an early response from you to our requests.

Sincerely,



Carl Hosticka, Presiding Officer



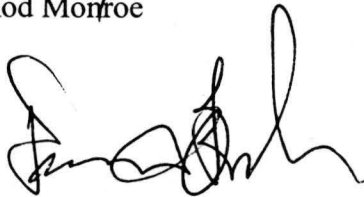
Susan McLain, Deputy Presiding Officer



Rod Monroe



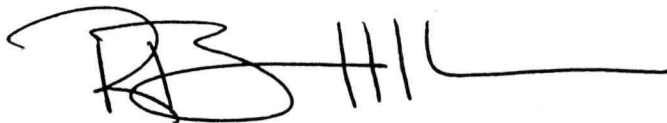
Rod Park



David Bragdon



Bill Atherton



Rex Burkholder

## **May 2, 2002 Metro Council Offsite Meeting All-Day Event Schedule**

**10am-11:30**    **Meet at Mt. Hood Community College (MHCC) Board Room in the President's Office (see attached map), MHCC, 26000 SE Stark Street, Gresham**

Tour of Beaver Creek Trail and MHCC Campus

**11:45-1:00**    **MHCC Board Room**

Lunch provided

**1:30-3:30**    **Gresham Council Chambers, Public Safety & Schools Building, 1333 NW Eastman Parkway, Gresham**

Metro Council Meeting

**3:30-5:00**    **Leave from Gresham Council Chambers**

Tour of current and future sites for economic development and a visit to Pleasant Valley

**5:00**            **India Oven, 344 N. Main, Gresham, (503) 465-9423**

Dinner provided; no-host bar available

### **Directions to Mt. Hood Community College (26000 SE Stark Street, Gresham -- campus map attached)**

Traveling eastbound on I-84, take exit 17.

Drive east along Frontage Road (parallel with the freeway) and pass Motel 6, Travel America truck stop, etc. until you come to a traffic light at 257th street.

Turn right (south) onto 257th. Stay on 257th (the name will change to Kane Street), cross Stark street, and enter the campus (which is on your left) through the entrance controlled by a traffic light on Kane.

Upon entering the lot, take a right. The visitor's lot will be on the left. Enter the visitor's lot on the left-hand side of its entrance – the token machine is on the driver's side.

### **Directions to Gresham Council Chambers from MHCC (Public Safety & Schools Building, 1333 NW Eastman Parkway, Gresham)**

Travel west on Stark by taking a left from 257<sup>th</sup> Ave.

Take a left on 223<sup>rd</sup> Ave., which will become Eastman Parkway.

Council Chambers will be on the right hand side of the street.

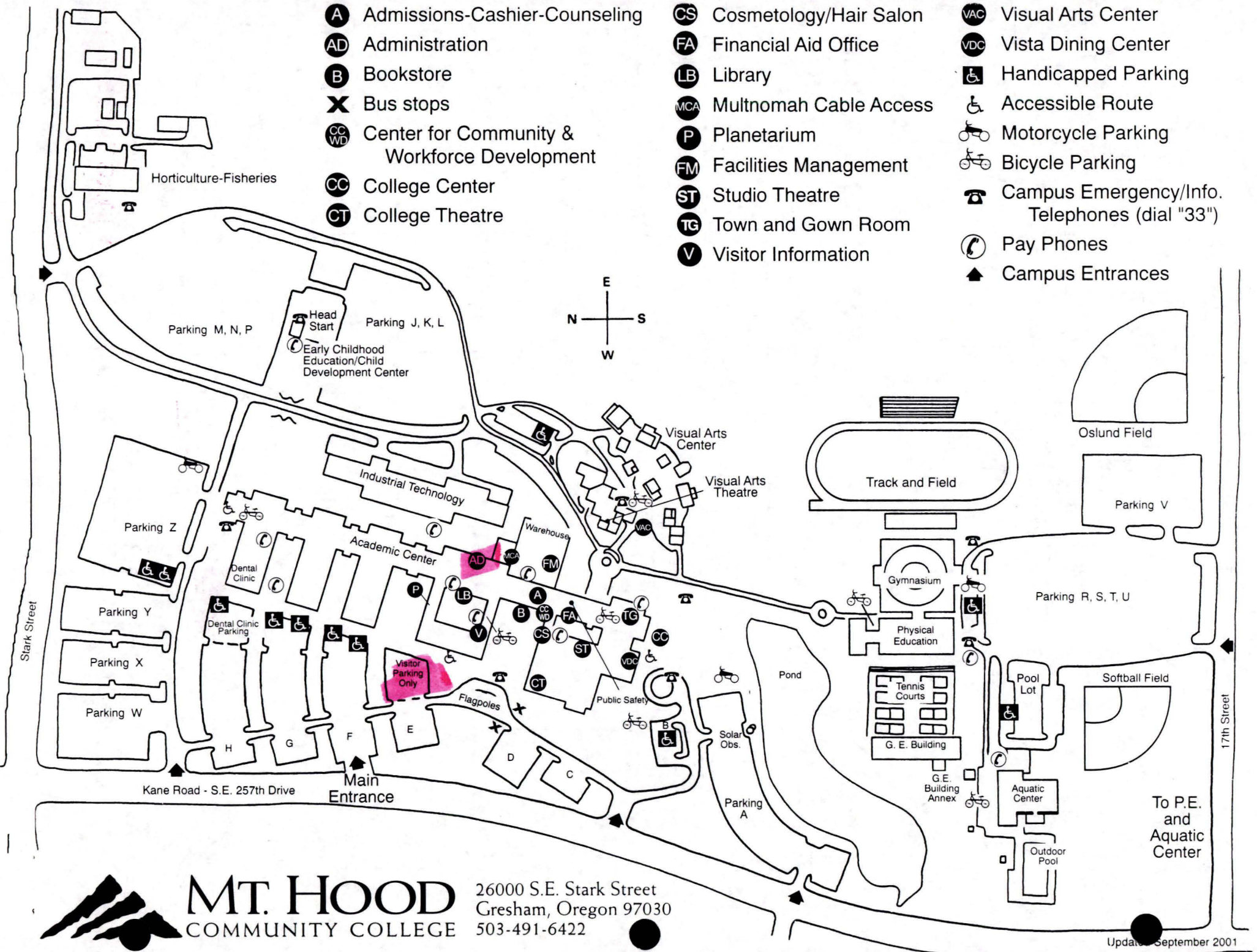
### **Directions to India Oven from Gresham Council Chambers (344 N. Main, Gresham)**

Travel south on Eastman Parkway (taking a right from the Council Chambers).

Turn left onto Division Street.

Turn right onto N. Main.

- A** Admissions-Cashier-Counseling
- AD** Administration
- B** Bookstore
- X** Bus stops
- CC WD** Center for Community & Workforce Development
- CC** College Center
- CT** College Theatre
- CS** Cosmetology/Hair Salon
- FA** Financial Aid Office
- LB** Library
- MCA** Multnomah Cable Access
- P** Planetarium
- FM** Facilities Management
- ST** Studio Theatre
- TG** Town and Gown Room
- V** Visitor Information
- VAC** Visual Arts Center
- VDC** Vista Dining Center
- Handicapped Parking
- Accessible Route
- Motorcycle Parking
- Bicycle Parking
- Campus Emergency/Info. Telephones (dial "33")
- Pay Phones
- Campus Entrances



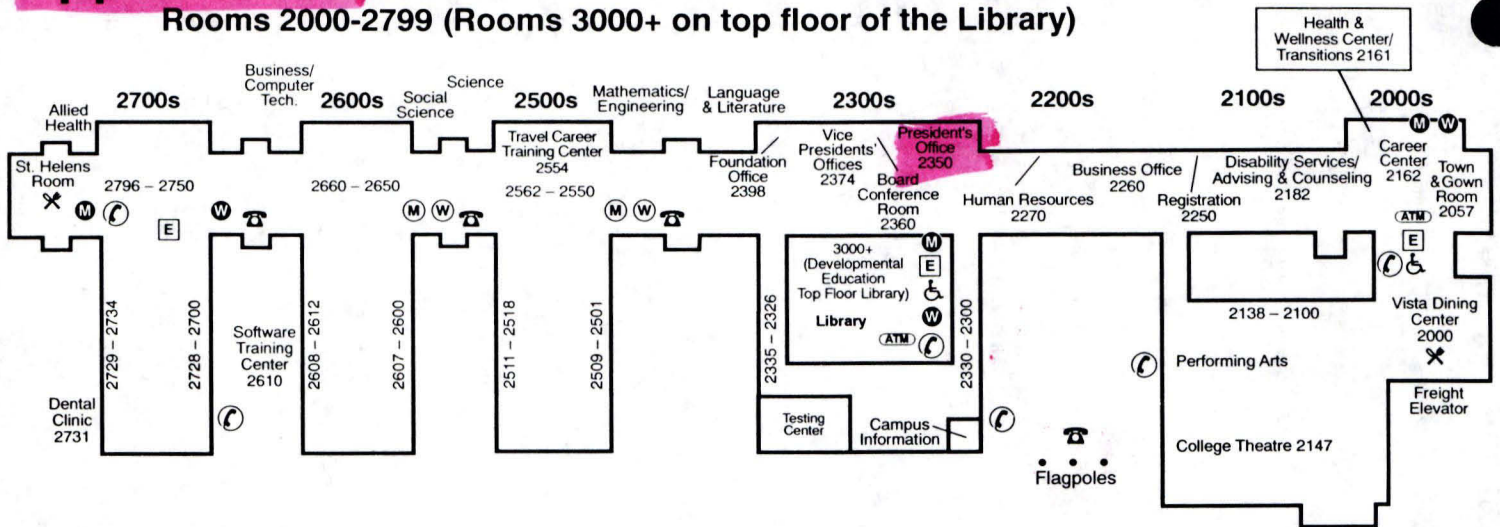
**MT. HOOD**  
COMMUNITY COLLEGE

26000 S.E. Stark Street  
Gresham, Oregon 97030  
503-491-6422

# Campus Map

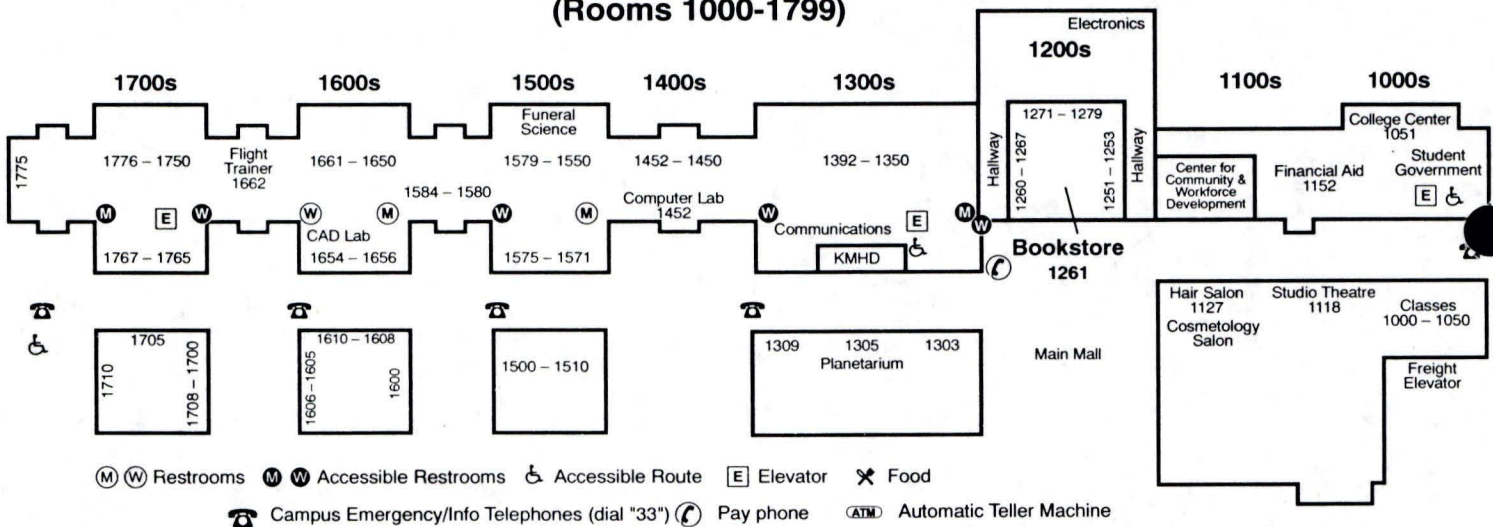
## Upper Level Classrooms in Academic Center

Rooms 2000-2799 (Rooms 3000+ on top floor of the Library)

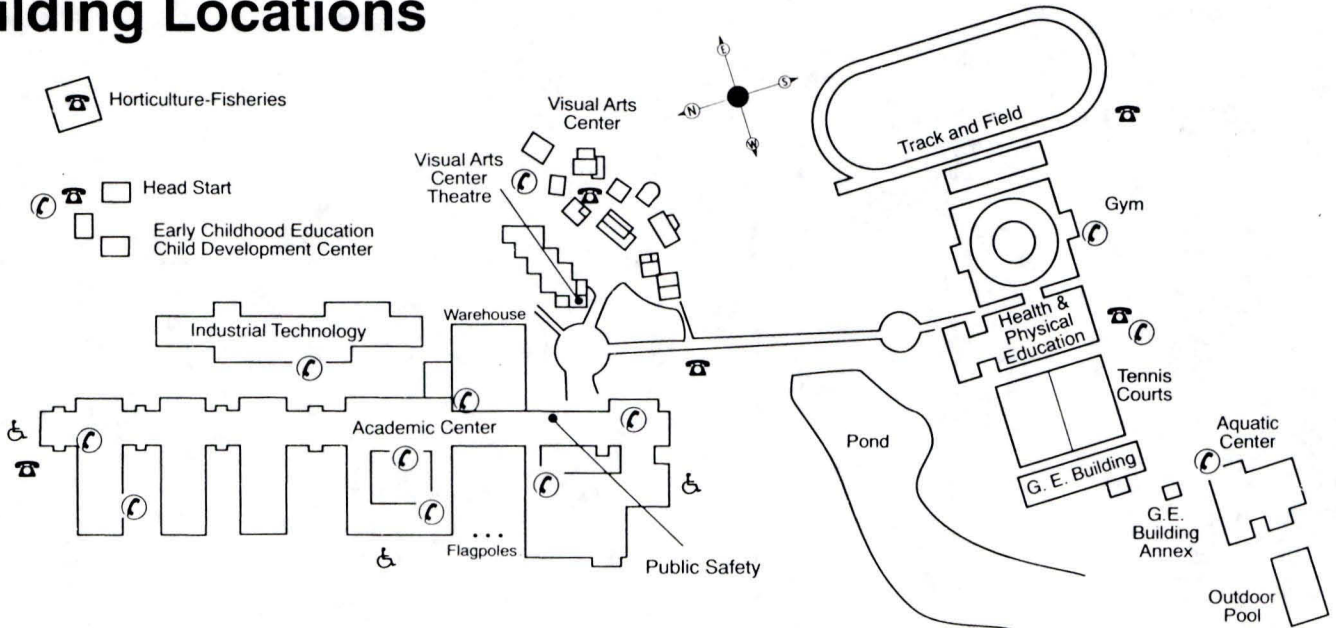


## Lower Level Classrooms in Academic Center (AC)

(Rooms 1000-1799)



## Building Locations





## EAST METRO ASSOCIATION OF REALTORS®

123 East Powell, Suite 207  
Gresham, Oregon 97030-7622  
Phone (503) 667-1211 · Fax (503) 492-2323  
<http://www.emaronline.org>

May 2, 2002

Councilor Rod Park  
Metro  
600 NE Grand Avenue  
Portland, OR 97232-2730

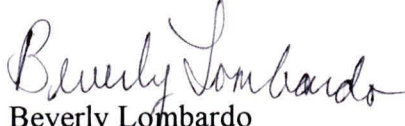


Dear Councilor Park,

This letter is in regard to the letter you received in April from our Governmental Affairs Chairman Mary Martin. Mary invited you to participate in a Leadership Conference on June 1 aimed at encouraging citizens to get involved in local government.

Because of insurmountable administrative issues, it has unfortunately been necessary to cancel the arrangement for this year and plan to do it in 2003. We sincerely appreciate the time you have taken to consider the invitation, and will look forward to communicating with you when the new date is established.

Very truly yours,

  
Beverly Lombardo  
Executive Officer





# EAST METRO ASSOCIATION OF REALTORS®

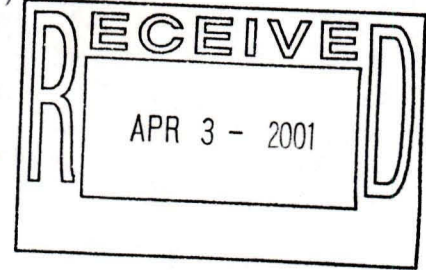
123 East Powell, Suite 207  
Gresham, Oregon 97030-7622  
Phone (503) 667-1211 · Fax (503) 492-2323  
<http://www.emaronline.org>

4-15  
Gresham C of C  
Carol Neilson-Hood  
503-665-1131

5-1-02  
2M ) Carol is attending Rod Park

April 2, 2002

Councilor Rod Park  
Metro  
600 NE Grand Avenue  
Portland, OR 97232-2730



Dear Councilor Park:

As Chairman of the Governmental Affairs Committee of the East Metro Association of Realtors® (EMAR), I am writing to you today on behalf of our committee, the Greater Gresham Chamber of Commerce Political Affairs Committee, and the Gresham Neighborhood Associations. We feel that East Multnomah County is in need of well trained citizens to step into leadership positions within our community. Since all three of our organizations believe strongly in citizen participation within our government, we have joined together to sponsor a Leadership Conference in Gresham on June 1<sup>st</sup> of this year. The conference will be attended by a host of "by invitation only" citizens from East County communities. These citizens will come from all aspects of citizen involvement and already have a desire to make a difference.

Just as we have chosen our attendees from an invitational venue, we are contacting people such as yourself to participate as guest speakers or workshop hosts on that date. Your name was given to us by someone who knows of your involvement and your desire to see citizens involved. Your input at the conference could be *the* catalyst needed to spur a citizen on to a leadership role.

With land use and a myriad of other issues we are facing, the next few years in East County will tell the story of how this area will either blossom or wither on the vine of our economy. We firmly believe that our futures and our children's futures lie in finding good people with a love for East County to step forward and take the reins of civic leadership. We also feel that many people do not step forward because of lack of knowledge on how to get started. What we hope you will share is your story, your life and your journey. We would want you to stress both the good and bad, for no journey is traveled without a few dips in the road. We are not striving to put stars in anyone's eyes, but to give them a good long hard honest look at what they might be able to do for the good of all, and what rewards and pitfalls they will encounter. We do believe that experience is indeed the best teacher, and we look to you to share that experience.

I hope that I have been able to spark something inside you that will cause you to join us on June 1<sup>st</sup>. We will be honored to host the array of outstanding leaders that we are inviting. I hope to hear from you no later than April 22, 2002 with your decision. We will be completing our timetables as soon as we have our speakers in place, and will provide you with full details by the first of May. This is an all volunteer event and there will be no cost to those in attendance. We hope to make it fun, informational, and ultimately the springboard to our next generation of leadership in East County.





Leadership Conference Invitation  
Page 2

I hope you will join our team and our dream. Talk to you soon and see you in June! You may contact me directly at 503-243-8344, or leave a message with Beverly Lombardo, Executive Officer at EMAR, 503-667-1211. Thank you for your time and your cooperation in helping us meet our deadlines.

Sincerely,

A handwritten signature in cursive script that reads "Mary Martin". The signature is written in black ink and includes a long horizontal flourish extending to the right.

Mary Martin, Chairman  
Governmental Affairs Committee



METRO

Date: July 19, 2002

TO: Metropolitan Policy Advisory Committee

FROM: Michael Jordan, Chair, MPAC Subregional Subcommittee  
Andy Cotugno, Metro Planning Director  
Dick Benner, Metro Senior Assistant Counsel

SUBJ: Proposed Revisions to DLCD Draft Subregional Rule

Our Subregional Subcommittee met three times to consider the draft rule proposed by the Oregon Department of Land Conservation and Development (DLCD) in response to Metro's petition on rulemaking on subregional analysis. The subcommittee first met on June 19 in company with a subcommittee of the Land Conservation and Development Commission (LCDC) formed to advise the full commission on the proposed rule. Our subcommittee then met separately on July 1 and July 17 to consider possible revisions to the DLCD draft. Below is an explanation of the revisions we recommend to you.

Attached to this memorandum are two versions of the proposed revisions. The first "engrosses" the proposed changes: deletions are in [brackets]; additions are underlined. The second is an easier-to-read "clean" version to show how the rule would appear if adopted with the revisions.

### Proposed Revisions

1. We recommend that the rule authorize Metro to identify a subregion that includes the Central City. The proposed revisions add a definition of "Central City" to section 660-026-0010 and amend subsection 660-026-0025(3) to include the Central City as a possible subregion.
2. We recommend language to make clear that this rule addresses subregional need only. The proposed revisions add a sentence to the definition of "subregional need" at 660-026-0010(6) to clarify that this rule addresses subregional need, not "specific types of identified land needs" described in ORS 197.298(3)(a). We do not recommend defining "specific types" in this rule because it is not necessary for subregional allocation and because there is no consensus on a definition of "specific types."

3. We found the provision in the DLCD draft that provides that subregional need cannot exceed regional need to be unclear. We recommend a clarification, found in subsection 660-026-0025(1).
4. We suggest a reformatting of 660-026-0025(2) that more fully and closely reflects the case law on subregional need and allocation.
5. We think the test in 660-026-0025(2) – that subregional allocation “is necessary to achieve” policies in the Regional Framework Plan (RFP) – is an inappropriate criterion, given the revised criterion we suggest in 660-026-0025(4) [see point \_\_ below for our recommended criterion for subsection 0025(4)]. In this subsection, we think the test ought to be that Metro must explain how the subregional allocation achieves the policies of the RFP. Also, we recommend replacing “the” with “an” in the phrase “authorize the allocation” to ensure the language is not interpreted to mean Metro must explain in the RFP each individual allocation.
6. We recommend deletion of unnecessary terms that may have the unintended effect of changing Metro’s burden of persuasion on lesser issues. The revisions eliminate “expressly” from the requirement to “expressly authorize the allocation...” [660-026-0025(2)] and “clearly” from the requirement to “clearly define the boundaries of the subregions...” [(660-026-0025(3)].
7. We found subsection (4) of 660-026-0025 – which establishes several criteria for review of a subregional allocation - to be confusing. We recommend a simpler test: Metro must demonstrate that a subregional allocation better achieves Goal 14 than not doing a subregional allocation. The revision eliminates “efficient urban form” as a criterion and drops the reference to statewide planning Goals 9, 10 and 12. In their place the revision requires a showing that allocating regional need to one or more subregions produces a “more orderly and efficient transition from non-urban to urban land use” (a slight paraphrase of the goal itself).
8. We also found 660-026-0030(1) confusing. Our proposed clarification is found in subsection 660-026-0030(1). (The “clean” version is easier to read than the engrossed version.)

### **Significant Issues for Which No Revisions are Recommended**

1. Urban Reserves: The subcommittee considered a suggestion that this rulemaking also authorize subregional allocation of urban reserves. We do not recommend this change because there has not been sufficient discussion about subregional allocation of urban reserves. Also, to allow subregional allocation of urban reserves, LCDC would have to amend OAR 660-021, the Urban Reserve rule. Amendment of that rule is not within the scope of this rulemaking, and would, therefore, require new notification and a likely delay in action on this rule. This issue can be taken up at a later date.

2. Overlapping Subregions: As drafted, the rule is silent on overlapping subregions, coterminous subregions and less-than-full subregions. It does not prohibit any of these approaches, leaving Metro with the flexibility to identify subregions that overlap. Hence, we recommend no revision. But a statement in the department’s staff report that confirms this reading of the rule would be helpful legislative history on the point.

3. Application of the Priority Statute: Several members of the subcommittee expressed concern that the phrasing of subsections (2) through (4) of 660-026-0030 - which set forth the method of application of the priorities for inclusion of land within the UGB found in ORS 197.298(1) and the locational factors of Goal 14 - might unwittingly have the effect of running afoul of them. They suggested going back to language in the Metro petition for rulemaking, which stated that Metro, if it followed the rule, need apply the statutory priorities and the Goal 14 locational factors only to lands that can accommodate the needs of the subregion.

The subcommittee recommends no change to the language, but urges DLCD and the Department of Justice to review these subsections.

4. Boundaries of Subregions: Members of the subcommittee questioned whether the boundaries of subregions could be changed over time. The subcommittee thinks it is important as a practical matter that boundaries change as objectives change be eliminated as objectives or are fulfilled. At a minimum, the subcommittee felt that these should be monitoring to determine if progress toward subregional objectives is being accomplished. Nothing in the draft rule prevents a change in boundaries from one legislative UGB amendment to the next, so the subcommittee makes no recommendation for a revision. It is important, however, to discuss this matter to obtain confirmation that the rule allows a change in boundaries over time.

## PROPOSED OAR 660, DIVISION 026

### REGIONAL URBAN GROWTH BOUNDARY LAND NEEDS

June 3, 2002, DLCD Draft with MPAC Subregional Subcommittee Amendments  
of July 10 and July 17

(additions underlined; deletions in [brackets])

ENGROSSED VERSION

**660-026-0000**

#### **Purpose**

This rule describes how ORS 197.295 to ORS 197.302, ORS 197.732, Goals 2 and 14, and the administrative rules in OAR chapter 660 division 004 apply to the administration of a regional urban growth boundary. The manner of applying these laws to an amendment of a regional urban growth boundary described in this rule is not intended to be exclusive.

**660-026-0010**

#### **Definitions**

For the purposes of this division, the definitions in ORS Chapter 197 and 268 apply unless the context requires otherwise. In addition, the following definitions apply:

(1) "Central City" means an area identified as such in the regional framework plan of a district.

([1]2) "District" means a metropolitan service district organized under ORS Chapter 268 that administers a Regional UGB.

([2]3) "Provisions of the district's regional framework plan" mean provisions of a district's regional framework plan that are or have been subject to acknowledgement review or periodic review by the Commission or Department.

([3]4) "Regional center" means an area identified as such in the regional framework plan of a district.

([4]5) "Regional urban growth boundary" or "regional UGB" means an urban growth boundary adopted by a metropolitan service district organized under ORS Chapter 268.

([5]6) "Subregional need" means an amount of land that a district has allocated to a particular area of a regional UGB based on the application of OAR 660-026-0025 and OAR 660-026-0030. Subregional need does not include a specific type of identified land need described in ORS 197.298(3)(a).

**660-026-0020**

#### **Determining the Need for Additions to the Regional Urban Growth Boundary**

A district adding land to a regional UGB shall determine the total amount of urban and urbanizable land needed under Goal 14, factors 1 and 2, and ORS 197.296.

#### **660-026-0025**

##### **Subregional Allocations of Regional Need**

A district may allocate all or a portion of the total amount of land need determined under OAR 660-026-0020 to one or more subregions of the region if:

(1) [the subregional allocation is deducted from the total amount of land need and not used as the basis for any addition to the regional UGB other than an addition adjacent to that subregion] the amount of land need allocated to any subregion and any other portion of the region does not exceed the total regional land need determined under Goal 14 and ORS 197.296;

(2) the subregional allocation is based on provisions of the district's regional framework plan that:

a. [expressly] authorize [the] an allocation[, and that] through a subregional approach;

b. explain [why] how the subregional allocation [is necessary to] achieves applicable policies of the district's regional framework plan;

c. explain how the area was identified as a subregion;

d. explain how the subregional need fits within the regional context; and

e. explain why the needs of the subregion should be viewed in isolation.

(3) provisions of the district's regional framework plan [clearly] define the boundaries of the subregions, and limit the number of subregions to no more than five, each containing one or more regional centers or the central city and a current population of at least 150,000;

(4) as a result of the large size of the area within the regional UGB, the subregional allocation [is required to:(A)] will achieve [an efficient urban form for the region and the subregion] a more orderly and efficient transition from non-urban to urban land use in the region as a whole than would be achieved without subregional allocation[: and (B) to comply with any applicable provisions of Goals 9, 10 or 12 or their respective implementing rules].

#### **660-026-0030**

##### **Determining How to Meet Subregional Need**

(1) If a district allocates all or a portion of the total land need to one or more subregions under OAR 660-026-0025, then before adding land to the regional UGB to satisfy the need in a subregion, the district must determine what portion (if any) of the land need can be reasonably accommodated on lands [that are] within the existing regional UGB [and] that are [also] within or near the subregion[. A district shall determine whether the subregional need can be reasonably accommodated on lands within the existing regional UGB] in the manner provided by ORS 197.296(6)(b), OAR 660-004-0010(1)(c)(B)(ii) and 660-004-0020(2)(b). Such a determination shall be deemed to comply with ORS 197.732 and Goal 2, Part II.

(2) For that portion of the subregional need that cannot be reasonably accommodated within the existing regional UGB, the district shall:

(a) First, examine alternative lands outside the existing regional UGB that are near the subregion, and that:

(A) are within the first priority under ORS 197.298(1); and that

(B) can reasonably accommodate the use of the land;

(b) Second, to the extent that the amount of lands under paragraph (a) is inadequate to accommodate the need remaining after application of subsection (1), examine alternative lands outside the existing regional UGB that are near the subregion, and that:

(A) are within the second priority under ORS 197.298(1); and that

(B) can reasonably accommodate the use of the land;

(c) Third, to the extent that the amount of lands under paragraph (b) is inadequate to accommodate the need remaining after application of paragraph (b), examine alternative lands outside the existing regional UGB that are near the subregion, and that:

(A) are within the third priority under ORS 197.298(1); and that

(B) can reasonably accommodate the use of the land;

(d) Fourth, to the extent that the amount of lands under paragraph (c) is inadequate to accommodate the need remaining after application of paragraph (c), examine the alternative lands outside the existing regional UGB that are near the subregion, and that:

(A) are within the fourth priority under ORS 197.298(1); and that

(B) can reasonably accommodate the use of the land.

(3) If lands are identified for addition to the regional UGB under paragraph (2)(d) of this subsection, they shall be prioritized for inclusion based on ORS 197.298(2).

(4) To determine whether lands can reasonably accommodate the use, as required under subsection (2) of this section, a district shall analyze the lands under OAR 660-004-0010(1)(c)(B)(ii) and 660-004-0020(2)(b). An analysis under those rules shall be deemed to comply with ORS 197.732 and Goal 2, Part II.

(5) If the amount of land near a subregion under a particular priority under ORS 197.298(1) is more than the amount of land allocated to that subregion, then the land shall be prioritized for inclusion in the regional UGB based on Goal 14, Factors (3)-(7).

(6) A district shall ensure that land added to the regional UGB under this rule will be planned and zoned consistent with the subregional need and with the limitations required by OAR 660-004-0018(4).

## **PROPOSED OAR 660, DIVISION 026**

### **REGIONAL URBAN GROWTH BOUNDARY LAND NEEDS**

June 3, 2002, DLCD Draft with MPAC Subregional Subcommittee Amendments  
of July 10 and July 17

(additions underlined; deletions in [brackets])

CLEAN VERSION

#### **660-026-0000**

##### **Purpose**

This rule describes how ORS 197.295 to ORS 197.302, ORS 197.732, Goals 2 and 14, and the administrative rules in OAR chapter 660 division 004 apply to the administration of a regional urban growth boundary. The manner of applying these laws to an amendment of a regional urban growth boundary described in this rule is not intended to be exclusive.

#### **660-026-0010**

##### **Definitions**

For the purposes of this division, the definitions in ORS Chapter 197 and 268 apply unless the context requires otherwise. In addition, the following definitions apply:

(1) "Central City" means an area identified as such in the regional framework plan of a district.

(2) "District" means a metropolitan service district organized under ORS Chapter 268 that administers a Regional UGB.

(3) "Provisions of the district's regional framework plan" mean provisions of a district's regional framework plan that are or have been subject to acknowledgement review or periodic review by the Commission or Department.

(4) "Regional center" means an area identified as such in the regional framework plan of a district.

(5) "Regional urban growth boundary" or "regional UGB" means an urban growth boundary adopted by a metropolitan service district organized under ORS Chapter 268.

(6) "Subregional need" means an amount of land that a district has allocated to a particular area of a regional UGB based on the application of OAR 660-026-0025 and OAR 660-026-0030. Subregional need does not include a specific type of identified land need described in ORS 197.298(3)(a).

#### **660-026-0020**

##### **Determining the Need for Additions to the Regional Urban Growth Boundary**

A district adding land to a regional UGB shall determine the total amount of urban and urbanizable land needed under Goal 14, factors 1 and 2, and ORS 197.296.



## **660-026-0025**

### **Subregional Allocations of Regional Need**

A district may allocate all or a portion of the total amount of land need determined under OAR 660-026-0020 to one or more subregions of the region if:

(1) the amount of land need allocated to any subregion and any other portion of the region does not exceed the total regional land need determined under Goal 14 and ORS 197.296;

(2) the subregional allocation is based on provisions of the district's regional framework plan that:

- a. authorize an allocation through a subregional approach;
- b. explain how the subregional allocation achieves applicable policies of the district's regional framework plan;
- c. explain how the area was identified as a subregion;
- d. explain how the subregional need fits within the regional context; and
- e. explain why the needs of the subregion should be viewed in isolation.

(3) provisions of the district's regional framework plan define the boundaries of the subregions, and limit the number of subregions to no more than five, each containing one or more regional centers or the central city and a current population of at least 150,000;

(4) as a result of the large size of the area within the regional UGB, the subregional allocation will achieve a more orderly and efficient transition from non-urban to urban land use in the region as a whole than would be achieved without subregional allocation.

## **660-026-0030**

### **Determining How to Meet Subregional Need**

(1) If a district allocates all or a portion of the total land need to one or more subregions under OAR 660-026-0025, then before adding land to the regional UGB to satisfy the need in a subregion, the district must determine what portion (if any) of the land need can be reasonably accommodated on lands within the existing regional UGB that are within or near the subregion in the manner provided by ORS 197.296(6)(b), OAR 660-004-0010(1)(c)(B)(ii) and 660-004-0020(2)(b). Such a determination shall be deemed to comply with ORS 197.732 and Goal 2, Part II.

(2) For that portion of the subregional need that cannot be reasonably accommodated within the existing regional UGB, the district shall:

(a) First, examine alternative lands outside the existing regional UGB that are near the subregion, and that:

- (A) are within the first priority under ORS 197.298(1); and that
- (B) can reasonably accommodate the use of the land;

(b) Second, to the extent that the amount of lands under paragraph (a) is inadequate to accommodate the need remaining after application of subsection (1), examine alternative lands outside the existing regional UGB that are near the subregion, and that:

- (A) are within the second priority under ORS 197.298(1); and that

(B) can reasonably accommodate the use of the land;

(c) Third, to the extent that the amount of lands under paragraph (b) is inadequate to accommodate the need remaining after application of paragraph (b), examine alternative lands outside the existing regional UGB that are near the subregion, and that:

(A) are within the third priority under ORS 197.298(1); and that

(B) can reasonably accommodate the use of the land;

(d) Fourth, to the extent that the amount of lands under paragraph (c) is inadequate to accommodate the need remaining after application of paragraph (c), examine the alternative lands outside the existing regional UGB that are near the subregion, and that:

(A) are within the fourth priority under ORS 197.298(1); and that

(B) can reasonably accommodate the use of the land.

(3) If lands are identified for addition to the regional UGB under paragraph (2)(d) of this subsection, they shall be prioritized for inclusion based on ORS 197.298(2).

(4) To determine whether lands can reasonably accommodate the use, as required under subsection (2) of this section, a district shall analyze the lands under OAR 660-004-0010(1)(c)(B)(ii) and 660-004-0020(2)(b). An analysis under those rules shall be deemed to comply with ORS 197.732 and Goal 2, Part II.

(5) If the amount of land near a subregion under a particular priority under ORS 197.298(1) is more than the amount of land allocated to that subregion, then the land shall be prioritized for inclusion in the regional UGB based on Goal 14, Factors (3)-(7).

(6) A district shall ensure that land added to the regional UGB under this rule will be planned and zoned consistent with the subregional need and with the limitations required by OAR 660-004-0018(4).



**METRO**

July 31, 2002

John H. VanLandingham, Chair  
LCDC Subcommittee on Regional  
Urban Growth Boundary Rulemaking  
Suite 150  
635 Capitol Street, NE  
Salem, OR 97301

Subject: Proposed OAR Chapter 660, Division 26

Dear Chair VanLandingham:

The Metro Council's Community Plan Committee (CPC) – of which all councilors are members – met yesterday to review recommendations to the Council from the Metropolitan Policy Advisory Committee (MPAC) on proposed revisions to the agency's draft rule on allocation of growth to subregions. As you know from having met jointly with a subcommittee of MPAC, the MPAC recommendations came to the Council after much discussion both by the MPAC subcommittee and MPAC itself. MPAC endorsed the recommended revisions to the proposed rule from its subcommittee on July 24<sup>th</sup>.

The CPC reviewed the MPAC recommendations on July 30<sup>th</sup> and commends MPAC's proposed revisions to you as improvements to the draft rule. A copy of the proposed revisions, in both an engrossed and a "clean" version, are enclosed with this letter, together with a cover memorandum that explains the principal revisions.

The CPC proposes one further revision to the draft rule to help make clear that any subregional need is an allocation of regional need as a whole. We recommend that the definition of "subregional need" in section 660-026-0010 of the rule be revised to read as follows (delete [bracketed] text; add underlined text):

"Subregional need' means [an amount of land] a regional need that a district has allocated to a particular area of a regional UGB based on the application of OAR 660-026-0025 and OAR 660-026-0030. Subregional need does not include a specific type of identified land need described in ORS 197.298(3)(a)."

LCDC Subcommittee on Regional  
Urban Growth Boundary Rulemaking

July 31, 2002

p. 2 of 2

Finally, the CPC discussed, as did MPAC and the MPAC subcommittee before it, whether the appropriate criterion in subsection (4) of 660-026-0025 should be “a more orderly and efficient transition from non-urban to urban land use . . .” or “a more efficient form . . .” The CPC, if it allocates regional need to a subregion, will certainly strive for a more efficient form for the whole region, and believes that would be a good standard for review of its effort. The CPC also wants the end result, not just the transition, to be efficient. But the CPC also understands the wisdom of using a restatement of Goal 14 itself as the standard, against which a Metro allocation to subregions will ultimately be judged in any event. While we don't have a specific language change to recommend, we ask the Commission to further consider suitable language for this section as the rulemaking proceeds.

At your LCDC subcommittee meeting on July 23<sup>rd</sup>, you asked Metro for a concise description of the problem Metro perceives. In response to your request, the CPC submits the attached “problem statement” as Metro’s reason for seeking LCDC guidance through rulemaking.

Sincerely,

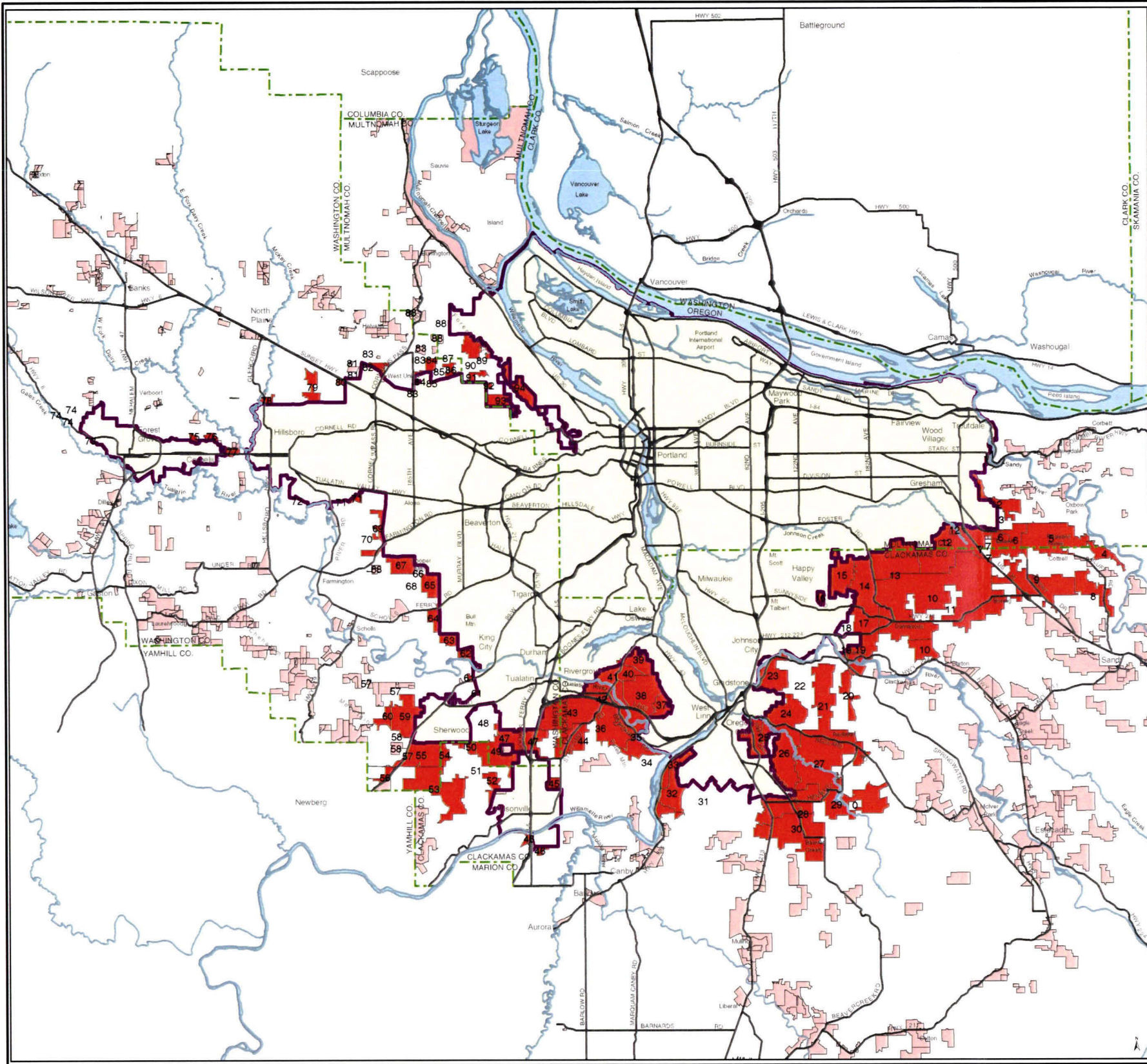


Carl Hosticka,  
Presiding Officer



Rod Park, Chair  
Community Planning Committee

cc: Metro Councilors  
MPAC  
MPAC Subregional Subcommittee

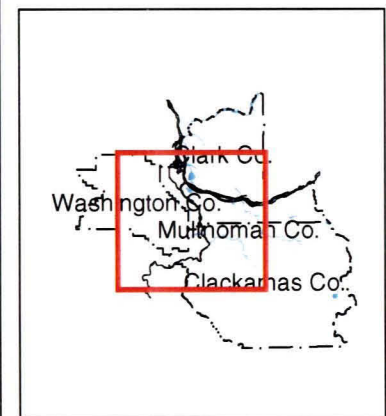


# Tier 1 Priority Land

- Tier 1 Exception Land
- Other Exception Land
- Urban Growth Boundary

**SOURCES**  
**TAX LOT MAP**  
 County Assessment and Taxation offices, 2001. Data collection scale is 1"=100' in urban areas and 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 on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.



Location Map



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



METRO

July 31, 2002

## **Why Metro Seeks Guidance on Subregional Allocation of Regional Need**

### **Problem Statement:**

Case law allows identification of “subregional need” and recognizes such need as a possible basis for expansion of an urban growth boundary (UGB). But neither the cases nor adopted laws prescribe how to identify “subregional need” or “subregions”, or how to apply laws that govern expansion of UGBs if expansion is needed to accommodate need allocated to a subregion. Metro and other participants need guidance from LCDC on how to accommodate “subregional need” in a manner consistent with state law.

Metro may, in its effort to achieve the 2040 Growth Concept and RFP policies described below, allocate regional housing and employment land need to market areas and Regional Centers. If a market area or Regional Center area does not have capacity to accommodate all of the allocated need, Metro may want to expand the UGB in the vicinity of the area because land in another part of the region would not be able to accommodate that need.

### **Discussion:**

State law sets forth a priority among lands for addition to a UGB. First priority goes to land designated “urban reserve.” Second priority goes to “exception” land and certain surrounded resource land. Third priority goes to “marginal land.” Fourth priority goes to farm and forest land, according to its productive capability.

Since the Legislature established the priorities in 1995, cities and counties have applied the priorities to their entire urban growth boundaries. Metro is considering expansion of the urban growth boundary for the metropolitan region, and is also applying the priorities to the entire regional urban growth boundary. This exercise has cast a bright spotlight on the uniqueness of the metropolitan region. It is this uniqueness that presents Metro with the problem it brings to LCDC.

Metro is the only elected local government with responsibility for a UGB that contains more than one city. Metro’s UGB contains nearly half the state’s population, 24 cities and the urban portions of three counties. It is 37 miles east-to-west, 25 miles north-to-south, and includes two “islands” separated from the main UGB (Wilsonville and Forest Grove/Cornelius). The Oregon Court of Appeals noted the uniqueness of this region’s situation in ruling that subregional need could provide a basis for expanding the UGB:

“We recognize that, in reality, housing, job opportunities and other exigencies calling for urban support can arise in areas of a local planning jurisdiction that were not part of, or are far removed from, the territory that was included in the locality’s UGB when it was first established. That fact is particularly germane in connection with a governmental entity like Metro, the planning authority of which extends to numerous cities and counties covering an enormous amount of land that ranges in kind and distance from the urban center in Portland to the prime agricultural areas of Washington and Clackamas Counties.” *Residents of Rosemont v. Metro*, 173 Or. App. 321, 329, 21 P.3<sup>rd</sup> 1108 (2001).

The uniqueness of the metropolitan region is reflected in policies in Metro's Regional Framework Plan (RFP). RFP policies address differences and disparities across the region and call for a better ratio of jobs and housing to improve accessibility between them, for a better match of wage levels with housing costs, and for a more equitable distribution of employment opportunities, investment, and tax capacity. (There is a fuller discussion of these and other policies at pages 4 and 5 of "Metro Periodic Review of the Urban Growth Boundary Subregional Assessment Paper", attached to Metro's Petition for Rulemaking.) These policies aim toward accomplishment of the 2040 Growth Concept, the pillars of which are a successful Central City and successful Regional and Town Centers across the region. Each time Metro is required to add capacity to the UGB for housing and employment, Metro allocates capacity with an eye to achieving RFP policies and the Growth Concept. This, necessarily, means allocating capacity to different parts of the region. Herein lies the problem, illustrated by the attached map.

This map is part of the information that has guided Metro's application of the statutory priorities for addition of land to the UGB. The statute gives first priority to land designated "urban reserve." There is no designated "urban reserve" land at the perimeter of Metro's UGB. The second priority goes to "exception" land. As the map indicates, there is a significant amount of exception land just outside the UGB. Almost all the exception land, however, lies at the east end of the region.

These two compelling circumstances – the size and complexity of the metropolitan region and the presence of almost all exception land at one end of the region – strongly suggest that Metro should not apply the statutory priorities the same way single-city UGB local governments apply them.

Metro attempted to respond to these circumstances before this periodic review, in decisions to expand the UGB in 1998 and 1999. Each time, LUBA or the Court of Appeals has said, in effect: "We recognize 'subregional need' as a possible basis for expansion of an urban growth boundary. But you did not do it right this time."

Metro now asks for LCDC guidance on how to "do it right."

8-1-02

**Land Conservation and Development Commission Members As of 3/07/02**

| <b>Commissioner/<br/>Mailing Address</b>  | <b>Occupation</b>                    | <b>Phone/FAX E-Mail</b>   | <b>Term</b>                                  |
|---|--------------------------------------|---|--|
| <b>Lindsay Berryman, Mayor</b><br>City of Medford<br>411 W 8 <sup>th</sup> Street<br>Medford OR 97501   | Mayor, City of<br>Medford            | 541-774-2000<br>Fax: 541-774-2522<br>e-mail: <a href="mailto:cnclmed@ci.medford.or.us">cnclmed@ci.medford.or.us</a>             | 10/1/99-<br>9/30/03<br>1 <sup>st</sup> term  |
| <b>Dennis Derby</b><br>Double D Development Inc.<br>12670 SW 68 <sup>th</sup> Parkway<br>Portland OR 97223                                      | Real Estate<br>Developer;<br>Builder | 503-598-7848<br>Fax: 503-598-9081<br>e-mail: <a href="mailto:dberby@aol.com">dberby@aol.com</a>                                 | 1/1/02-<br>12/31/05<br>1 <sup>st</sup> term  |
| <b>Randall E. Franke*</b><br>Marion County Commission<br>555 Court Street, 4 <sup>th</sup> Flr<br>PO Box 14500<br>Salem OR 97309-5036<br>*Chair | Marion County<br>Commissioner        | 503-588-5212 (o)<br>Fax: 503-588-5237<br>e-mail: <a href="mailto:rfranke@open.org">rfranke@open.org</a>                         | 7/1/00-<br>6/30/04<br>2 <sup>nd</sup> term   |
| <b>Gary Harris</b><br>7000 NW Danube Dr<br>Madras OR 97741-8984   | Farmer                               | 541-475-6933<br>Fax: 541-475-7000<br>e-mail: <a href="mailto:gcharris@madras.net">gcharris@madras.net</a>                       | 4/15/00-<br>4/14/04<br>2 <sup>nd</sup> term  |
| <b>Nancy Leonard</b><br>City Administrator<br>City of Waldport<br>PO Box 1120<br>Waldport OR 97394  | Waldport City<br>Administrator       | 541-563-3561 (o)<br>FAX: 5451-563-5810<br>e-mail:<br><a href="mailto:Nancy.Leonard@waldport.org">Nancy.Leonard@waldport.org</a> | 1/1/02-<br>12/31/05<br>1 <sup>st</sup> term  |
| <b>Gussie McRobert</b><br>300 NW Wallula<br>Gresham OR 97030  | Former Mayor<br>of Gresham           | 503-665-4800<br>Fax: 503-492-4470<br>e-mail: <a href="mailto:gmcrobert@earthlink.net">gmcrobert@earthlink.net</a>               | 12/1/00-<br>11/30/04<br>2 <sup>nd</sup> term |
| <b>John H. VanLandingham</b><br>Lane County Law &<br>Advocacy Center<br>376 E 11 <sup>th</sup> Ave<br>Eugene OR 97401                           | Attorney                             | 541-485-1017 ext 138(o)<br>Fax: 541-342-5091<br>e-mail: <a href="mailto:johnvl@qwest.net">johnvl@qwest.net</a>                  | 2/1/99-<br>1/31/03<br>1 <sup>st</sup> term   |
| <b>Paul Curcio, Director</b><br>Dept. of Land Conservation &<br>Development<br>635 Capitol St NE Ste 150<br>Salem OR 97301                      |                                      | 503-373-0050 ext 222 (o)<br>Fax: 503-378-5518<br>e-mail: <a href="mailto:paul.curcio@state.or.us">paul.curcio@state.or.us</a>   |  |

8:52a  
e-mailed  
8-1  
10:45a

7:44a





METRO

7:44 a

**Council Office Facsimile**

Date: 8-1-02  
To: John H. VanLandingham, Lane County Law +  
Fax number: 541-342-5091 Advocacy Ctr.  
Company/Agency: LCDC  
From: Councilor Rod Park  
Phone number: 503-797-1547 (or 797-1941 for Assistant, Rooney)  
Total # of pages: 14 + a map (color map in mail)  
(including cover page)  
Subject: Proposed OAR Chapter 660, Division 26

→ HARD COPY TO FOLLOW IN US MAIL

SENDING REPORT

Aug. 01 2002 06:59AM

YOUR LOGO :METRO COUNCIL OFFICE  
YOUR FAX NO. :503 797 1793

| NO. | OTHER FACSIMILE    | START TIME     | USAGE TIME | MODE | PAGES | RESULT |
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TO TURN OFF REPORT, PRESS 'MENU' #04 SET.  
THEN SELECT OFF BY USING 'JOG-DIAL'.

FOR FAX ADVANTAGE ASSISTANCE, PLEASE CALL 1-800-HELP-FAX (435-7329).



METRO

8:15a

**Council Office Facsimile**

Date: 8-1-02

To: Lindsay Berryman, Mayor, City of Medford

Fax number: 541-794-2522

Company/Agency: LCDC

From: Councilor Rod Park

Phone number: 503-797-1547 (or 797-1941 for Assistant, Rooney)

Total # of pages: 14 + a map (color map in mail)  
(including cover page)

Subject: Proposed OAR Chapter 660, Division 26



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Aug. 01 2002 07:27AM

YOUR LOGO :METRO COUNCIL OFFICE  
YOUR FAX NO. :503 797 1793

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THEN SELECT OFF BY USING 'JOG-DIAL'.

FOR FAX ADVANTAGE ASSISTANCE, PLEASE CALL 1-800-HELP-FAX (435-7329).



**METRO**

**Council Office Facsimile**

Date: 8-1-02

To: Dennis Derby, Double D Development

Fax number: 503-598-9089

Company/Agency: LCDC

From: Councilor Rod Park

Phone number: 503-797-1547 (or 797-1941 for Assistant, Rooney)

Total # of pages: 14 + a map (color map in mail)  
(including cover page)

Subject: Proposed OAR Chapter 660, Division 26

→ HARD COPY TO FOLLOW IN US MAIL

SENDING REPORT

Aug. 01 2002 07:06AM

YOUR LOGO :METRO COUNCIL OFFICE  
YOUR FAX NO. :503 797 1793

| NO. | OTHER FACSIMILE | START TIME      | USAGE TIME | MODE | PAGES | RESULT                |
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RESULT : OTHER FAX NOT RESPOND  
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THEN PRESS 'START/[SET]' AFTER CONFIRMING  
THE CONNECTING TONE OF RECEIVING.

TO TURN OFF REPORT, PRESS 'MENU' #04 SET.  
THEN SELECT OFF BY USING 'JOG-DIAL'.

FOR FAX ADVANTAGE ASSISTANCE, PLEASE CALL 1-800-HELP-FAX (435-7329).

**From:** Rod Park  
**To:** "hram651@msn.com".GWIA.MetCen  
**Date:** Thu, Aug 8, 2002 11:38 AM  
**Subject:** Re: The rights of Property Owners

Mrs. Hendricks, thank you for voicing your concerns. I understand how partial information can be upsetting. Please note, however, that we are many years and many decisions away from implementation of any program or regulation that may affect your property. I say "may" because at this step we do not know if any regulations will be enacted.

Metro's natural Resource Protection Program is about balancing our desire for clean water, a connection to nature and a healthy economy. The vision is to conserve, protect and restore streams, waterways and habitat for people, fish and wildlife. We are in the first step of a three-step process required by the state under Goal 5, Natural Resource Protection. The first step is to take an inventory of what is on the ground and decide what is regionally significant.

The second step will be the Economic, Social, Environment and Energy (ESEE) step. This is where competing goals of the state from urbanization, economics, environmental, etc., are considered.

The third step is where programs to protect the natural resource are considered. These could be regulations like we have already for farming/forest lands or they could be incentives, education, acquisition, etc. Obviously we are too early in the process to indicate an outcome.

Once the programs have been adopted, Metro then needs to present the total process to the state's Land Conservation and Development Commission (LCDC) for acknowledgement.

Only after the state has acknowledged Metro's work will any of the programs be initiated. The local city or county will have another two years after that to implement them.

Currently Metro is getting ready to complete the inventory phase as required by the state. The inventory will then be sent for study by the Economic Technical Advisory Committee (ETAC) to review the economic trade offs to give suggestions for varying protections plans depending upon the lands and economics involved.

As I said we have many steps and many years before ANY program which may affect your or your neighbor's property may be adopted. For more complete information about the process, please go to the Metro Web site link:

[http://www.metro-region.org/habitat/habitat\\_fish.html](http://www.metro-region.org/habitat/habitat_fish.html)

Thank you again for voicing your concerns and hopefully more complete information will be helpful. Your comments are being shared with the Metro Council and will be entered into the public record.

Rod Park  
Metro Councilor, District 1  
503-797-1547

>>> "hram651" <hram651@msn.com> 8/5/02 11:55:17 AM >>>

Dear Mr. Park:

We have just finished fighting the City of Portland on this same issue, the taking of private property by rules and regulations set to collect taxes thru permit fees and fines. Metro has insulted private property owners by telling us we are not intelligent enough to manage our property without the help of their tax dollar expertise. Please tell me that you are not in favor of this in your vote coming up August 7.

Sincerely Mrs. R. Hendricks

CC: Natural Resources System Account



**From:** Rod Park  
**To:** "ltdelooze@msn.com".GWIA.MetCen  
**Date:** Thu, Aug 8, 2002 11:29 AM  
**Subject:** Re: Healthy streams proposal

Mr. deLooze, Thank you for voicing your concerns. Please note, however, that we are many years and many decisions away from implementation of any program or regulation that may affect your property. I say "may" because at this step we do not know if any regulations will be enacted.

Metro's natural Resource Protection Program is about balancing our desire for clean water, a connection to nature and a healthy economy. The vision is to conserve, protect and restore streams, waterways and habitat for people, fish and wildlife. We are in the first step of a three-step process required by the state under Goal 5, Natural Resource Protection. The first step is to take an inventory of what is on the ground and decide what is regionally significant.

The second step will be the Economic, Social, Environment and Energy (ESEE) step. This is where competing goals of the state from urbanization, economics, environmental, etc., are considered.

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As I said we have many steps and many years before ANY program which may affect your or your neighbor's property may be adopted. For more complete information about the process, please go to the Metro Web site link:

[http://www.metro-region.org/habitat/habitat\\_fish.html](http://www.metro-region.org/habitat/habitat_fish.html)

Thank you again for voicing your concerns and hopefully more complete information will be helpful. Your comments are being shared with the Metro Council and will be entered into the public record.

Rod Park  
Metro Councilor, District 1  
503-797-1547

>>> "Lezlee and Ted de Looze" <ltdelooze@msn.com> 8/6/02 8:51:18 PM >>>

I have attached a letter I wrote in opposition to the Healthy Streams proposal by the Bureau of Planning. I have also enclosed the text pasted below if you would prefer to view it this way. Please feel free to contact me for further clarification.

Thank you,

Ted de Looze

Theodore H. de Looze, M.D.

420 N.W. Skyline Blvd.

Portland, OR 97229

503-296-0787

February 9, 2002

To Whom It May Concern:

This letter is to express our strong opposition to the new Healthy Streams zone overlay plan by the Portland Planning Commission. We are opposed to the placement of these overlay zones in long standing, existing neighborhoods in the city of Portland for a number of reasons. The implementation of these overlay zones will not only impact property values negatively, but will also destroy the beauty of many Portland homes and neighborhoods. Additionally, the proposed zone changes are achieving exactly the OPPOSITE environmental effect desired. In fact, this contradictory effect has already begun, before the imposition of the proposed zoning changes.

Specifically, my wife and I own two lots within the proposed area of change. One of the lots, undeveloped on Fairmount Blvd., is a 20,000+ sq. Ft. lot on which my wife and I plan to build a retirement home. The current regulations fully protect the watershed. The new regulations increase the development cost so that the value of a home built on that property will be greatly exceeded by the costs associated with development. The result will render a beautiful vacant view lot, one of the few left on Fairmount Blvd., worthless. You will recall the courts have not yet determined the outcome of a new law requiring municipalities to reimburse property owners for changes in value secondary to re-zoning. This is an example of the capricious zone changes for which reimbursement is sought. There is no scientific evidence that re-zoning existing neighborhoods will improve the quality of streams. The courts have not yet completed their review of this matter. Should the courts opine in favor of the public, the cost of these zone overlays to the City of Portland could be in the billion dollar range.

The second location we own is the address above, which is our residence. The lower, eastern 1/3 of the lot is within the area for the proposed overlay. The previous owner clear cut logged this area. Two years ago we planted 150 native trees, Western Red Cedar and Western Larch, in this area. Our plan was to recreate a quality forest and to trim these trees to miniature size of their natural size, creating an ecologically sound zone, which would stabilize the hillside and add beauty and value to the property and view. The manner in which we plan to trim the trees, INCLUDING curtailing their height, is one we learned at the beautiful Buchar Gardens in British Columbia. The proposed overlay zone, because of the technical rule not permitting us to cut the tops of the trees, will force us to destroy this forest, before the zone change takes place, in order to protect the future view. The property is a million dollar property, because of clear view of the Cascade mountain range, from Mt. Jefferson to Mt. Rainier. Any possible future obstruction of this view will have to be permanently dealt with immediately. Return of this region to grass and brush could destabilize the hillside and increase runoff water. These are acceptable and justifiable risks with the esthetic and economic results of the overlay zone.

At present, all along Skyline Blvd., clear cut logging has begun in the areas of proposed environmental zone overlay. Directly across the street from me, 4 acres were clear cut last year in preparation for future development. There are no current, active plans, but the possibility of future control necessitates current prophylactic destruction of forest land. The example of similar, prophylactic deforestation on my property will occur throughout the area of proposed change. People who own beautiful Portland view property are motivated to cooperate with efforts to clean up Portland watershed. The passage of zoning regulations which will prevent removing or changing the natural shape of trees in the name of protecting the watershed will not be tolerated. Such regulations will destroy the future beauty and value of the property it seeks to protect. The only option will be to presently remove all trees which could become too tall in the next 50 years, and to continue to eliminate all seedlings which present a similar danger.

These proposed zone overlays are not appropriate for existing neighborhood for the reasons above. The specter of these rules will go far in having the opposite of the intended effect. A more effective tact would be to spend a fraction of the cost of the Healthy Streams project money for public education. Literature, education by means of the internet and on public television, as well as the availability of a county extension (or city extension) forester for consultation, would be a more effective means of cleaning up the streams. The proposed overlay zones are already resulting in the destruction of forestation, increasing runoff and decreasing slope stability in the very areas they seek to protect.

Sincerely,

Theodore H. de Looze

Lezlee A. de Looze

**CC:** Natural Resources System Account

**From:** Rod Park  
**To:** "egbert9@juno.com".GWIA.MetCen  
**Date:** Thu, Aug 8, 2002 11:15 AM  
**Subject:** Re: Property Rights

Ms. Nielsen, thank you for voicing your concerns about your property rights. Please note, however, that we are many years and many decisions away from implementation of any program or regulation that may affect your property. I say "may" because at this step we do not know if any regulations will be enacted.

Metro's natural Resource Protection Program is about balancing our desire for clean water, a connection to nature and a healthy economy. The vision is to conserve, protect and restore streams, waterways and habitat for people, fish and wildlife. We are in the first step of a three-step process required by the state under Goal 5, Natural Resource Protection. The first step is to take an inventory of what is on the ground and decide what is regionally significant.

The second step will be the Economic, Social, Environment and Energy (ESEE) step. This is where competing goals of the state from urbanization, economics, environmental, etc., are considered.

The third step is where programs to protect the natural resource are considered. These could be regulations like we have already for farming/forest lands or they could be incentives, education, acquisition, etc. Obviously we are too early in the process to indicate an outcome.

Once the programs have been adopted, Metro then needs to present the total process to the state's Land Conservation and Development Commission (LCDC) for acknowledgement.

Only after the state has acknowledged Metro's work will any of the programs be initiated. The local city or county will have another two years after that to implement them.

Currently Metro is getting ready to complete the inventory phase as required by the state. The inventory will then be sent for study by the Economic Technical Advisory Committee (ETAC) to review the economic trade offs to give suggestions for varying protections plans depending upon the lands and economics involved.

As I said we have many steps and many years before ANY program which may affect your or your neighbor's property may be adopted. For more complete information about the process, please go to the Metro Web site link:

[http://www.metro-region.org/habitat/habitat\\_fish.html](http://www.metro-region.org/habitat/habitat_fish.html)

Thank you again for voicing your concerns and hopefully more complete information will be helpful. Your comments are being shared with the Metro Council and will be entered into the public record.

Rod Park  
Metro Councilor, District 1  
503-797-1547

>>> Dolores A Nielsen <egbert9@juno.com> 8/6/02 4:51:10 AM >>>  
Dear Councilor Park:

We are concerned about the coming vote next Thursday on Metro's plan for regulating our property rights in the garden, regarding the stream mapping. We live at 266 NW Pittock Avenue. Please let us know what we can expect if this passes.

When you vote on this plan, do you know all the particulars about it and

what it will restrict on homeowners? Please do study this plan. When the City made plans to regulate our property, there turned out to be no good science behind it and this plan has been laid to rest. We do not want to be the few homeowners who pay the bill for something that will affect the whole area under Metro control.

Let us garden and prune in peace as we do care about our planet and do our best to keep our area clean and lovely to live in.

Sincerely, Dolores Nielsen  
266 NW Pittock Avenue  
Portland, Oregon 97210  
Egbert9@Juno.com

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**CC:** Natural Resources System Account

**From:** Rod Park  
**To:** Subregional Notification  
**Date:** Fri, Aug 23, 2002 3:05 PM  
**Subject:** LCDC Vote on Subregional Rule

Yesterday, August 22nd, LCDC voted 6-0 to continue the subregional rule making process. The Commission directed DLCD staff to note concerns by the Commission and incorporate those in a revised draft. The Commission will take the issue back up at their October 24 - 25 meeting for proposed final action.

I would like to thank Metro's legal staff, Dan Cooper and Dick Benner, along with Planning Director Andy Cotugno and his staff, for their efforts in this matter.

Rod Park, District 1  
Metro Council

**Mail Envelope Properties** (3D66B1C7.CB7 : 0 : 52080)

**Subject:** LCDC Vote on Subregional Rule  
**Creation Date:** Fri, Aug 23, 2002 3:05 PM  
**From:** Rod Park

**Created By:** parkr@metro.dst.or.us

| <b>Recipients</b>  | <b>Action</b> | <b>Date &amp; Time</b> |
|--|---------------|------------------------|
| aol.com<br>duymac2 (duymac2@aol.com)<br>ParkRD BC (Parkrd@aol.com)   | Transferred   | 08/23 3:06 PM          |
| attbi.com<br>mcfargum (mcfargum@attbi.com)<br>oldjohn (oldjohn@attbi.com)  | Transferred   | 08/23 3:06 PM          |
| bctonline.com<br>intstats (intstats@bctonline.com)   | Transferred   | 08/23 3:06 PM          |
| ci.beaverton.or.us<br>rdrake (rdrake@ci.beaverton.or.us)   | Transferred   | 08/23 3:06 PM          |
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| ci.gresham.or.us<br>cafferty (molly cafferty)<br>lassen (lassen@ci.gresham.or.us)<br>plane (Bernie Giusto)                               | Transferred   | 08/23 3:06 PM          |
| ci.hillsboro.or.us<br>edennis (edennis@ci.hillsboro.or.us)<br>tomh (tomh@ci.hillsboro.or.us)   | Transferred   | 08/23 3:06 PM          |
| ci.milwaukie.or.us<br>bernardj (bernardj@ci.milwaukie.or.us)   | Transferred   | 08/23 3:06 PM          |
| ci.oswego.or.us<br>mayor (mayor@ci.oswego.or.us)   | Transferred   | 08/23 3:06 PM          |
| ci.portland.or.us<br>dsaltzman (dsaltzman@ci.portland.or.us)<br>erik (erik@ci.portland.or.us)<br>mayorkatz (mayorkatz@ci.portland.or.us) | Transferred   | 08/23 3:06 PM          |

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| co.clackamas.or.us<br>larrysowa (larrysowa@co.clackamas.or.us)<br>michaeljor (michaeljor@co.clackamas.or.us) | Transferred   | 08/23 3:06 PM |
| co.clark.wa.us<br>cpridemo (cpridemo@co.clark.wa.us)   | Transferred   | 08/23 3:06 PM |
| co.multnomah.or.us<br>Lisa.H.Naito (Lisa.H.Naito@co.multnomah.o<br>Maria.Rojodesteffey (Maria.Rojodesteffey@ | Transferred   | 08/23 3:06 PM |
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| Bennerr (Richard Benner)   | Opened        | 08/23 6:43 PM |
| bernardsb (Brenda Bernards)  | Opened        | 08/23 3:33 PM |
| blackledges CC (Sherrie Blackledge)  |               |               |
| burtonm (Mike Burton)  | Opened        | 08/23 3:11 PM |
| castilla CC (Renee Castilla)   |               |               |
| cooperd (Dan Cooper)   |               |               |
| Council (Council)  | Undeliverable | 08/23 3:06 PM |



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| Hostickac (Carl Hosticka)                 |             |               |
| labergem (Marci LaBerge)                  | Opened      | 08/23 3:43 PM |
| Martins CC (Sharon Martin)                | Opened      | 08/23 3:11 PM |
| mclains (Susan McLain)                    |             |               |
| neilll (Lydia Neill)                      |             |               |
| Obrien (Timothy Obrien)                   |             |               |
| parkr (Rod Park)                          | Opened      | 08/23 3:12 PM |
| Sandrockp (Peter Sandroek)                |             |               |
| valoner (Raymond Valone)                  |             |               |
| weberm (Mary Weber)                       |             |               |
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| cteinternational (cteinternational@msn.co |             |               |
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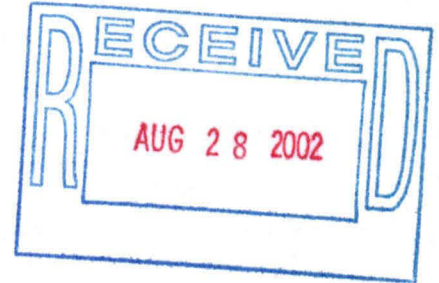
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**Priority:** Standard  
**Reply Requested:** No  
**Return Notification:** None  
  
**Concealed Subject:** No  
**Security:** Standard  
  
**To Be Delivered:** Immediate  
**Status Tracking:** Delivered & Opened



August 26, 2002

Michael Jordan, Chair  
Metropolitan Policy Advisory Committee  
600 NE Grand Avenue  
Portland, OR 97232



Re: 2002-2022 Urban Growth Report – Residential Land Need Analysis

Chair Jordan and Committee Members:

We understand that MPAC will be making recommendations to the Metro Council on the Urban Growth Report in late October 2002. As preparation for that recommendation it is our understanding that MPAC is collecting input on the housing need and jobs land need as outlined in the draft Urban Growth Report from its members. Though not a member of MPAC, the Committee for the Future of Damascus would respectfully like to offer our comments on these needs for consideration.

The Committee for the Future of Damascus (CFD) was formed in January 2002 by a group of Damascus / Boring citizens in light of the impending expansion of the Urban Growth Boundary primarily in the Damascus / Boring area. The committee's purpose is to define the community needs in light of the urban expansion through community input. The mission for the Committee is to:

- Preserve the quality of life of the Community as defined by the Community;
- Preserve the rights of the people in the Community to self determination;
- Obtain and present data on service and governance options to meet the Community needs now and into the future;

The CFD will be providing a presentation and input on the community's perspective of the UGB expansion at the Metro Damascus area community meeting on October 10, 2002 and subsequently to the Metro Council.

Our members have participated in the various studies and plans related to this area over the recent past including: the Clackamas County – Conversation with Damascus – Boring; Clackamas County - Complete Communities; Clackamas County - Damascus Concept Study; 1000 Friends of Oregon – Damascus Community Design Workshop; and Metro – Lets Talk / Community Meetings.

**One element that is clear from these efforts is that there needs to be an adequate amount of land included in the expansion to achieve the goals of:**

- **Preservation of natural areas and resource land;**

12042 SE Sunnyside Road - Suite 561  
Clackamas, Oregon 97015  
(503) 658-8545 / Fax (503) 658-3395

- **Complete Communities including:**

- ✓ **Housing choices for all incomes;**
- ✓ **Jobs available within the community;**
- ✓ **Services, Retail, and Cultural opportunities within the community;**
- ✓ **Adequate transportation;**
- ✓ **Parks and Open Spaces;**
- ✓ **Schools**

As most of us in the community have to live daily with the issues created by the Sunnyside area growth we want to insure this type of condition is not repeated in our community.

Our Planning sub-committee has reviewed the 2002-2022 Urban Growth Report – Residential Land Need Analysis and appreciates the extensive effort in developing this information. We do not suggest that we fully comprehend or understand all of the technical details of this report but based on our review and our goals we offer the following comments: (The line item numbers refer to Table 1 page 3 of the Analysis)

- 1.) **Capture Rate – Item 2:** Based on the last five years of growth in the region; Clark County's recent action on growth rate; and the potential low yield due to resource protection in the Damascus / Boring area, is the 68% figure high enough?
- 2.) **Gross Vacant Land – Item 6a:** There is no deduction for the land that will be required to meet the Goal 5 requirements. We understand that this is a moving target at the moment and probably impossible to estimate. However the Damascus / Boring area will lose a significant amount of available lands to this issue due to amount of natural resources and geography of the area.
- 3.) **New Schools - Item 13:** We believe the target utilized for the number of students in the various school types is too high, and thus corresponding land needs are too low based on our community and its school districts.
- 4.) **Parks – Item 14:** The combination or natural resource area which may also be passive park use and the desire by the community for adequate active parks has led us to a need of somewhere in the 15 to 20 acres per 1,000 resident vs. the 3 to 5 acres utilized in the report.
- 5.) **Dwelling Unit Capacity – Items 21 and 26:** These two items total 28.5%. Based on the public reaction to infill and the various measures on the last ballot we are concerned that this number is overstated.

Clackamas County has prepared comments that additional area should be considered within the Damascus / Boring area including: Lands between areas 19 and 10; areas east of area 10 and south of area 11; areas east of the Executive Officer's recommendation to Telford Road; and the Boring industrial area. We concur with the County that these areas should be included to:

- 1) Facilitate the ability to cost effectively serve the community;
- 2) Provide adequate jobs land; and
- 3) Allow the development of logical concept and comprehensive plans to create a complete community.

We understand that the City of Gresham has requested additional industrial lands east of Highway 26 as part of a strategy to create a regional science, technology, research, and development opportunity for the east side of the region. CFD strongly supports this effort as it will further our goal of a complete community including educational opportunities and high quality jobs in close proximity to housing opportunities.

The Committee appreciates the opportunity to provide our views on this critical information leading to MPAC's recommendations and would be pleased to answer any questions related to the above.

Sincerely,



Dee Wescott, Chair

cc: Board of Directors CFD  
Members MPAC  
Metro - Executive Director  
Metro Council

COUNCILOR ROD PARK

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736  
TEL 503 797-1547 | FAX 503 797-1793



METRO

August 27, 2002

Michael H. Jenkins  
14120 NW Springville Rd.  
Portland, OR 97229-1622

Dear Mr. Jenkins:

We are in receipt of your August 17<sup>th</sup> letter and its attachments. This document will be included in the official record along with your other correspondence.

As you know, no decisions are being made now. Staff is working to provide the Metro Council with the information we need, and your letter has been added to the other correspondence we've received from you.

Sincerely,

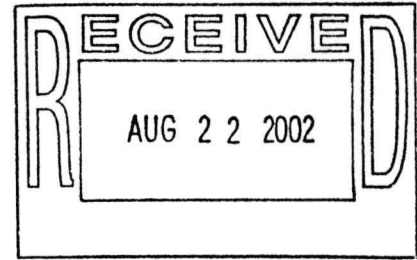
A handwritten signature in cursive script that reads "Rod Park".

Rod Park, District 1  
Metro Council

cc: Metro Council

August 17, 2002

Rod Park, District 1  
METRO Council,  
600 N.E. Grand Avenue  
Portland, OR 97232 2736



Re: follow up to my letters requesting comment; information in support of my written assertions that Tax Lot 7, Range 1N, 1W, Township 16 (the 38 acre parcel south of and fronting on Springville Road) is not resource farm land and should be rezoned in accordance with METRO guidelines Tier one or two (MUA; multiple use agricultural) and be included in the next city expansion.

Dear Councilman Park,

I have enclosed copies of my letters to: Mr. Alan Schaaf who has farmed a portion of this property for the last seven years; Mr. Tim O'Brien at METRO; and Multnomah County Land Use Planning and Transportation Office's Kathy Busse, Susan Muir and Adam Barber who know the history of the use of this property over the last 12 years (since the dumping of subsoil by the water district)

Sincerely,

A handwritten signature in black ink, appearing to read "Michael H. Jenkins". The signature is written over a circular stamp or mark.

Michael H. Jenkins,  
14120 N.W. Springville Road,  
Portland, OR 97229-1622.



August 17, 2002

Mr. Alan Schaaf, Farmer/operator of USDA-FSA Farm 1143,  
23220 N.W. Pubols Road,  
Hillsboro, OR 97124-9349.

Re: actual farmed acreage at this site and recent correspondence received from Multnomah County:

Dear Alan,

This letter is written in order to come to an agreement between ourselves, and reconcile the reality of this operation with the the local jurisdiction administration records: including those of Metro, USDA FSA and Multnomah County.

The experience we have had, is that for the last 7 years, the south slope of this Farm's fields, measuring in aggregate 35 acres, has not been farmed. The north and west field acreage has been continuously, and is now, planted and harvested for hay and grass seed. The actual acreage you have farmed and paid rent for the last seven years has been based upon the north and west fields 18 acres only. Neither you nor I have an interest now or at any time in reporting falsely the actual acreage farmed. You and I have been in conversation over the last several years with the USDA farm agent Steve Fedje, the soil and water conservation district, William C. Cox, JD (Springville Farms attorney in correspondence with Multnomah County employees) and Multnomah County employees, making clear the valid reasons for not farming the infertile south field, documented with soil analyses, and actual harvest experience of at least two of this Farm's operators. The south field infertile acreage was caused by the dumping of subsoil permitted by Multnomah County in 1990.

Multnomah County's Adam Barber has written Dick Fettig a letter stating in effect Multnomah County acknowledges that the importation of topsoil to attempt recovery of the south field fertility is a standard farm practice in accordance with Oregon Law. The letter states no violation of grading and erosion control rules is at issue any longer for Multnomah County.

Please write to me and/or the above agencies of government if you have a different view of these circumstances.

Please send me a written renewal of our field rental agreement with the actual acres you will be using this season.

Sincerely,

Michael H. Jenkins, Owner Farm 1143, aka Springville Farms Company,  
14120 N.W. Springville Road,  
Portland, OR 97229-1622.  
(503) 292 4952  
(503) 880 0991 or (503) 804 8136.

August 17, 2002

Mr. Tim O'Brien, JD  
METRO  
600 N.E. Grand Avenue,  
Portland, OR 97232-2736.

Re: Urban reserve study area 90, Tax Lot 7, R1N, 1W, Township 16 ( the 38 acre parcel south of and fronting on Springville Road), and study area 91 as stated in my letter to you dated August 5th 2002.

Dear Mr. O'Brien,

This letter is written to support my written assertion August 5th, that Tier Four Resource Land is not a correct classification for this property according to METRO guidelines.

I have enclosed a copy of my letter to the current farmer Alan Schaaf, who will attest to the correctness of my description of experience of the last 7 years following the forced sale of my property to the Tualatin Valley Water District made under threat of condemnation in 1989.

This land should be brought into the city with the next urban expansion.

Sincerely,

Michael H. Jenkins,  
14120 N.W. Springville Road,  
Portland, OR 97229-1622

cc: Rod Park, Chair, Community Planning Committee  
Mike Burton, Executive Officer, Metro Council  
Diane Linn, Multnomah County Commissioner  
Susan Muir, Kathy Busse and Adam Barber, Multnomah County Land Use Planning and Transportation Office.

August 17, 2002

Mr. Adam T. Barber, Planner,  
Department of Business and Community Services,  
Multnomah County Land Use Planning Division,  
1600 S.E. 190th Avenue,  
Portland, OR 97233.

Dear Mr. Barber,

I want to thank you for your attention to our request to import topsoil to attempt to recover fertility of my farm's south field damaged by overlay of subsoil in 1990. I understand you are relatively newly located with Multnomah County Land Use Planning and may not have learned the history of Land Use Planning Division actions and their consequences for my small company's finances. Ms. Kathy Busse and Ms. Susan Muir could make past interactions available for your review if you have an interest in learning the reason I asked in my last letter to you why you claimed I was "in violation". As any start up business I have limited capital to spend on land clearing and field improvement to implement my 1982 USDA farm plan. I can document \$20,000.00 in out of pocket expenditures directly attributable to Multnomah County Planning actions in addition to more than that amount in lost revenue over the last twelve years since construction of the reservoir began in 1990. I am now 66 years old and I don't have the same energy level I enjoyed when this all began in 1988 with the forced sale of my property to Tualatin Valley Water District and their Multnomah County permitted excavation.

Please help me obtain a change in land zoning to more accurately reflect the last 12 years experience with this lands usage, for its having been rendered essentially unfarmable in the majority since 1990 and only now marginally farmable if at all. The future farmability is doubtful for my prior experience with dissipation of topsoil after 2-3 years. The topsoil simply filters down into the porous subsoil which is quite deep. I attested in appellate court under oath to topsoil overlay by the water district in my response to the Multnomah County court action against me in 1994 (for not having farmed all of my property when I was called to serve my country overseas and after the death of my 23 year old daughter and during construction of the reservoir when my fences were torn down and my west field used as a roadway for excavation truck and worker traffic). That attestation was based upon soil testing in several locations over the subsoil fill by the water district and seemed to verify an adequate overlay of topsoil as I had been promised the water district would do.

This property has been designated prime resource land and is not.

Please review the letters I enclose and give me your comments. I want to correct the current designation of this Multnomah County property from Tier 4 Resource Land to its proper designation as Tier 1 or 2 Land not suitable for farming for the obvious reason that this is not a resource land and conforms to METRO's definition of "Second Priority"... "Exception land (also known as non resource land)-Land next to the urban growth boundary that is not farm or forest. Second priority also could include farm or forest land that is completely surrounded by exception land but that is not 'high value' farm or forest land". Help me proceed to obtain a change in land use zoning to MUA. Help me with a letter to Diane Linn's office to support what I have described as my experience of the value of this property for farm use since the reservoir construction.

Sincerely,

Michael H. Jenkins,  
14120 N.W. Springville Road,  
Portland, OR 97229 1622.

**METRO**

September 3, 2002

TO: National American Planning Association Award Nomination Committee

Dear APA Nominating Committee Members:

As chairman of the Metro Council Community Planning Committee, I would like to offer my strong support for the nomination of the Pleasant Valley Concept Plan for a National American Planning Association Award. This concept plan is one of the best efforts in community involvement and innovative planning that this area has experienced. It is one that I believe should be replicated elsewhere in the country.

As the Councilor representing the Pleasant Valley area, I have been very aware of the anxiety and fear the inclusion of this largely rural community inside Metro's urban growth boundary has generated from the citizens who live there. The assembly of a large and representative steering committee, including local citizens, environmental activists, business people and public officials, proved to be critical to the shared ownership of the concept plan by a significant proportion of the entire community. The large turnout by area residents at workshops and other events spoke volumes about the excellent outreach efforts of the project team and strong interest of the community to make this process work.

Metro is an agency that finds connections between different planning disciplines, different public investments and different viewpoints. I believe this planning process in Pleasant Valley created a workable blueprint for an area that has been designated for urban expansion by blending those development issues with important environmental, community and transportation interests that traditionally conflict with each other. The representatives from the various groups that joined together on the project pushed hard for their perspectives, but also compromised when their most central values were protected. The result is a balanced, creative concept plan that will help other communities in our region face similar challenges.

I urge your committee to recognize this tremendous effort. By doing so, other communities may benefit from the strong community outreach and holistic approach to community design that worked so well in Pleasant Valley.

Sincerely,

Rod Park  
Metro Councilor, District 1

m:\work\council\staff and councilors\Donovan, John\jd-council\council communications\vp-apa award ltr 9-02

**From:** <ParkRD@aol.com>  
**To:** <Rita.Humphrey@ci.gresham.or.us>, <parkr@metro.dst.or.us>  
**Date:** 9/11/02 6:13PM  
**Subject:** Re: Eco Summit Press Release

Rita,  
Thank you for a chance to comment though I didn't see where I or someone from Metro was "plugged in"?

As for a quote, here goes:

"Oregon is unique, blessed with many natural resources. One of those is an enviable quality of life which comes from a good environment, a good education system and good jobs. To maintain our quality of life, we need to increase our job opportunities without diminishing those natural resources or the environment."

I hope this works okay.

Thanks

Rod Park  
Metro Councilor District 1  
503-797-1547

**CC:** <barker@metro.dst.or.us>

**From:** Rod Park  
**To:** Nancy Goss Duran  
**Date:** 9/12/02 1:13PM  
**Subject:** Fwd: Economic Development Summit

Nancy,

This is what I have of the actual flyer. I have been asked to speak for 15 minutes with Laurie and Karen. Since the time is during the council and I don't know what is next week's agenda, I'm not sure if I can do it or if Mike can fill in or what. Sorry to be so loosey goosey but this is where we are at. I am thinking we should plan on doing this two ways, one with or without me. If Mike can be flexible with his time, we can "share" the spot if I can break free. If I can't, Mike can do the whole show but regardless, Metro should be at the table.

Rod

**CC:** Rooney Barker

**From:** "Leibrand, Kristine" <Kristine.Leibrand@ci.gresham.or.us>  
**Date:** 9/12/02 8:49AM  
**Subject:** Economic Development Summit

Please join us on September 19th, 2002 for the East Metro Economic Development Summit sponsored by the City of Gresham Economic Development Team and the Gresham Area Chamber of Commerce. See attached flyer for registration information.

Kristine Leibrand  
Business Assistance Coordinator  
City of Gresham  
1333 NW Eastman Parkway  
Gresham, OR 97030  
503-618-2854  
<<flyer.pdf>>

# BUILDING THE EAST METRO VISION

## "Smart Growth, Smart Kids, Smart Industry"

Sponsored by the City of Gresham Economic Development Team and the Gresham Area Chamber of Commerce

**Date:**  
Thursday, Sept. 19, 2002

**Time:**  
8:00 a.m. to 5:00 p.m.

**THURSDAY,  
SEPTEMBER 19, 2002**

Discover how you  
can be a  
part of building  
East Metro's  
economic vision!

Breakfast & Lunch included

**Location:**  
Persimmon Country Club  
500 SE Butler Rd., Gresham

**Keynote Speaker, Sponsored by US Bank**

Dr. John Mitchell, Economist

**East Metro Economic Initiatives Panel**

Fred Bruning, Opening Remarks & Moderator

Dr. Robert Silverman, MHCC University Center's role in

Economic and Community Development

Dr. Diane Vines, Education as an Economic Engine

Dr. Hiroshi Morihara, OSTP's Role in Building a Sustainable Economy

**The Eastside Story**

Rob Fussell, Gresham City Manager

Erik Kvarsten, Troutdale City Administrator

Gloria Wiggins, El Programa Hispano

Sam Brooks, OAME Rockwood Entrepreneurial Center

**Building on Oregon's Strengths: 3 Pillars to the New Economy**

Jeff Lipps, Life Science as a Growth Industry

Bob Wise, Green Technology and Team Oregon

High Technology's Future, speaker to be announced

**Four City Mayor's Panel**

Roger Vonderharr, City of Fairview

Charles Becker, City of Gresham

Paul Thalhoffer, City of Troutdale

David Fuller, City of Wood Village

**State Legislatures Update: State of the State**

Representative Karen Minnis, House Majority Leader

Representative Laurie Monnes-Anderson

**Refreshments and music on the greens, sponsored by Key Bank**

Yes, I'd like to attend the summit!

Please send registration to:  
Kristine Leibrand, CEDD  
City of Gresham  
1333 NW Eastman Parkway  
Gresham, OR 97030  
Phone: 503-618-2854  
Fax: 503-618-3301  
Email:  
kristine.leibrand@ci.gresham.or.us

Tickets are \$75.00 each

- Bill Me     Visa/Master Card  
 Check     American Express

**Make checks payable to GACC**  
**Reservations must be received by**  
**September 13, 2002.**

Credit Card #

Signature

Exp.

Name

Company

Address

City, State, Zip

Phone

E-mail



From: Nancy Goss Duran [mailto:durann@metro.dst.or.us]  
Sent: Thursday, September 12, 2002 3:08 PM  
To: Leibrand, Kristine  
Subject: Building the East Metro Vision

Rod Park is participating in this event I believe. He is concerned about the timing of his part. It may conflict with Council here at Metro and he has asked Mike Burton to fill in as needed. Can you tell us the time for the participation by Metro?

Thank you.

Nancy Goss Duran  
Executive Analyst, Metro  
600 NE Grand Avenue  
Portland, OR 97232  
503-797-1504

**CC:** "Parini, Shelly" <Shelly.Parini@ci.gresham.or.us>

**From:** "Leibrand, Kristine" <Kristine.Leibrand@ci.gresham.or.us>  
**To:** <durann@metro.dst.or.us>  
**Date:** 9/12/02 3:31PM  
**Subject:** FW: Building the East Metro Vision

Nancy, I've attached a copy of the agenda to this message. Please see Shelly's answer below. I hope this helps.

-----Original Message-----

From: Parini, Shelly  
Sent: Thursday, September 12, 2002 3:25 PM  
To: Leibrand, Kristine  
Subject: RE: Building the East Metro Vision

Please send Nancy a copy of the agenda. Rod has 15 minutes to talk about Metro's role in economic development. How he wants to address that via UGB, land use planning - what's on the horizon is his choice. I presume folks will be interested in a UGB update.

-----Original Message-----

From: Leibrand, Kristine  
Sent: Thursday, September 12, 2002 3:23 PM  
To: Parini, Shelly  
Subject: FW: Building the East Metro Vision

Shelly, can you help Nancy?

-----Original Message-----

From: Nancy Goss Duran [mailto:durann@metro.dst.or.us]  
Sent: Thursday, September 12, 2002 3:20 PM  
To: Leibrand, Kristine  
Subject: RE: Building the East Metro Vision

Okay, I need to sort out Mike's afternoon schedule and get back to you. Mike may be the Rod substitute until Rod can get there. Let me get back to you by tomorrow morning.

Can you tell me the topic and how you see the format evolving?  
THANKS

Nancy Goss Duran  
Executive Analyst, Metro  
600 NE Grand Avenue  
Portland, OR 97232  
503-797-1504

>>> "Leibrand, Kristine" <Kristine.Leibrand@ci.gresham.or.us> 09/12/02 03:17PM >>>

Rod Park is scheduled to speak right around 3:30. The State and Metro update is scheduled to start then and Rod is the first speaker on the list.

-----Original Message-----

**From:** Nancy Goss Duran  
**To:** Rod Park; Rooney Barker  
**Date:** 9/12/02 4:38PM  
**Subject:** Fwd: FW: Building the East Metro Vision

Here is the info I have received regarding Thursday the 19th.

Nancy Goss Duran  
Executive Analyst, Metro  
600 NE Grand Avenue  
Portland, OR 97232  
503-797-1504

**From:** Rod Park  
**To:** durann@metro.dst.or.us  
**Date:** 9/13/02 7:54AM  
**Subject:** Re: Fwd: FW: Building the East Metro Vision

Nancy,

I apologize that I don't have more concrete plans. As I said earlier I had to push a little to get Metro on the agenda. (To me it should have been a no brainer on their part.) Once we find out what is on the Council agenda, that should clear things up.

I talked with Rob Fussell last night at MPAC and explained the situation so they know Mike might be the whole show for Metro or it might be a split show. Metro has 15 minutes which is a short time. What Rob told me they would be most interested in would be an explanation of Mike's recommendation to the Council and the next steps. Mike should be able to do his recommendation in his sleep so that should be a breeze. If I can't make it, then he can cover the next steps. If I can make it, then I'd like to cover what the CPC is doing and the end decision point. I am sure there will be questions so we can wing it from there.

I have cc'd you on the reply to Shelly Paranni(sp) from the city of Gresham. I hope this helps.

Rod

>>> Nancy Goss Duran 09/12/02 16:38 PM >>>

Here is the info I have received regarding Thursday the 19th.

Nancy Goss Duran  
Executive Analyst, Metro  
600 NE Grand Avenue  
Portland, OR 97232  
503-797-1504

**CC:** rooney barker

**From:** Rod Park  
**To:** Shelly.Parini@ci.gresham.or.us  
**Date:** 9/13/02 7:52AM  
**Subject:** economic summit

Shelly,

In looking over the schedule I have a potential conflict so I have asked Mike Burton to fill in either partially or wholly. If I can't make it back out because of Council meeting which starts at 2pm., then I have asked Mike to do the whole Metro "show". Since we are working off his recommendation, I would think the attendees would like to hear from him. If I can make it back out, then I'd do the "next steps" to the final decision piece. I would also assume there will be some questions for Mike or myself to field. In either case, we'll have it covered in the 15 minutes allocated.

Rod Park  
797-1547

**CC:** nancy goss duran,rooney barker

M E M O R A N D U M

600 NORTHEAST GRAND AVENUE PORTLAND, OREGON 97232-2736  
TEL 503-797-1540 FAX 503-797-1793



METRO

Date: October 17, 2002

To: Presiding Officer Carl Hosticka  
Members of the Community Planning Committee

From: Councilor Rod Park *RP*  
Chair, Community Planning Committee

Re: Possible Additions to Committee Meeting Schedule

For your information and scheduling, I am anticipating some possible additions to the Community Planning Committee meeting schedule.

Those possible additions to the meeting schedule are the afternoons of October 30, around 2, and November 7<sup>th</sup> and 14<sup>th</sup>, after the Council meetings.

Thank you.

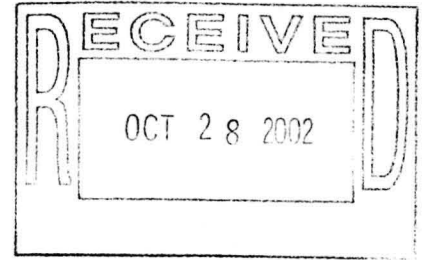
RP:cg

M:\Park\CPC Correspondence\Additional CPC Meetings for Oct and Nov.doc

cc: Metro Council  
Jeff Stone  
Council Analysts/Assistants

Bob McClanathan  
2225 SW DeWitt St.  
Portland, OR 97201  
Tel: 503-246-8080

October 23, 2002



Councilor Rod Park, Chair  
Community Planning Committee  
600 NE Grand Avenue  
Portland, OR 97232

Dear Councilor Park:

I was born in Bend, went to Portland's Glencoe Grade School, Franklin High School and Reed College and have lived at my Southwest Hillsdale home since 1967. I am now 66 years old but have always been an Oregonian and a Portland boy. I'm writing to you now because of Metro's involvement in County zoning overlays which will have a serious, and unneeded, impact on my property and future well-being.

I own three lots, with two homes, on SW DeWitt Street in the Hillsdale area. I purchased all this property from my longtime friends Buz and Bonice Habel who built the two homes. Although my late wife Barbara and I have legally owned this property, we have always felt that we are only the present "stewards" of this land. If there is a true owner of this beautiful land, it is the wildlife, trees, plants and of course Multnomah County that collects the taxes.

The three tax lots referred to are shown on Attachment A. I have just learned that there is presently an existing Environmental Protection "P" and Conservation "C" zoning overlay on our properties as shown in Attachment B. I have spoken with Bonice Habel, who built these homes in the early '60s, and neither the Habels or ourselves have ever been notified in any manner whatsoever that the City, County or Metro were going to create, or had created, any environmental zoning overlays on these properties! I respectfully request that all existing environmental zoning overlays be REMOVED from my properties. I must emphasize that there is NO creek, stream or river crossing on or near any of these properties. There is a deep drainage ditch crossing one corner of my vacant lot which receives waste street drainage water from an underground culvert coming from SW Sunset Drive. It's a long way downhill from my backyard ditch to Fanno Creek.

When Barbara and I moved in on DeWitt Street in 1967 it was our plan to live at 2225 until we no longer needed the larger home. We have plans for a smaller more-or-less maintenance free home we hoped to build on the vacant lot next door and would sell the 2211 and 2225 homes for our retirement income. Unfortunately, my wife Barbara died from breast cancer in 1998, but I still have hopes of completing our plans for building a smaller home next door and selling the 2225 and 2211 SW Dewitt Street homes.

I like the Hillsdale area and our dead-end DeWitt Street. It is a healthy and safe area. As I get older, the closeness to bus transportation and local shopping will be very important to me. Unfortunately, the proposed environmental overlays, Attachment C, will have a serious financial impact on my future and ability to stay in this area. As I understand it, the proposed "P" and "C" zones will make it virtually impossible to build a smaller efficient home on my vacant lot. Also, these expanded "P" and "C" zones will negatively effect the sale value of my existing 2211 and 2225 homes which I have counted on for my retirement income.

As I mentioned above, I am just a steward of this property and have always tried to take good care of it. This Fall I will complete some backyard maintenance to control the English Ivy and blackberry vines. This property has no more to do with "Healthy Portland Streams" than any single square foot of property anywhere in Multnomah County. All property, everywhere in the City, eventually drains into one of the several creeks and into the Willamette and Columbia Rivers. When it rains, every drop of water everywhere will eventually find its way to the rivers.

The low ditch area which crosses my property carries only waste street drainage water coming from the neighborhood. It is interesting that the City or County planning department has overlaid my property with both "P" and "C" zones while, at the same time, completely ignores homes on the other side of DeWitt Street and all of SW Sunset Drive which also shed their roof, yard and driveway waste water into the street which flows down to a gutter drain and into the low ditch below my property. Why are these properties exempt from zoning overlays?

For many years Barbara and I have cared for this property. A few years ago Barbara came to me with the alarm that the ditch area below our home was filling with soapsuds! I took a look, and sure enough, soapsuds were flowing out of the culvert and into the ditch. I knew this underground culvert originated with street drains on SW Sunset Drive so I hopped in the car and drove to Sunset Drive to have a look. What I found was a carpet cleaning service van parked in a driveway of a home on Sunset Drive with a hose coming out of the home and discharging soapy water onto the driveway which then flowed into the street and on to the gutter drain which continues underground to the South and discharges onto my property! Attachment D shows the location of this underground gutter drain culvert. Now why are all of the homes and properties on SW Sunset Drive exempt from any environmental overlays whatsoever when they contribute to the drainage water, and water pollution, on my property?

As a lifetime Oregon and Portland resident I certainly believe in and support healthy streams and give Gov. Tom McCall credit for initiating the cleanup of the Willamette River and its tributaries. I know that Bud Clark and others are also helping to continue this effort. However, I believe the City's "Healthy Portland Streams" program, as presently presented and apparently adopted by Metro, is ineffective and will financially punish residents such as myself with no positive improvements to our environment.

I would like to support Metro and the City of Portland in improving the environmental conditions within our great city and county. It is unfortunate that raw sewage flows into the Willamette River whenever we have a heavy rain. The costs for a dual storm drainage-sewer system are enormous but it must be done. I ask that you reconsider these negative environmental overlays and give greater emphasis and priority to truly effective sewer and drainage improvements. It is not fair to single out some homeowners and depress their property values when they have no more or less responsibility for the environment than any others. If the Metro area zoning were to be consistent a "P" zone would be established to include every street and sidewalk in West Portland! Remember, we are all in this together and every drop of water, on every single tax lot in Portland, eventually heads for the river.

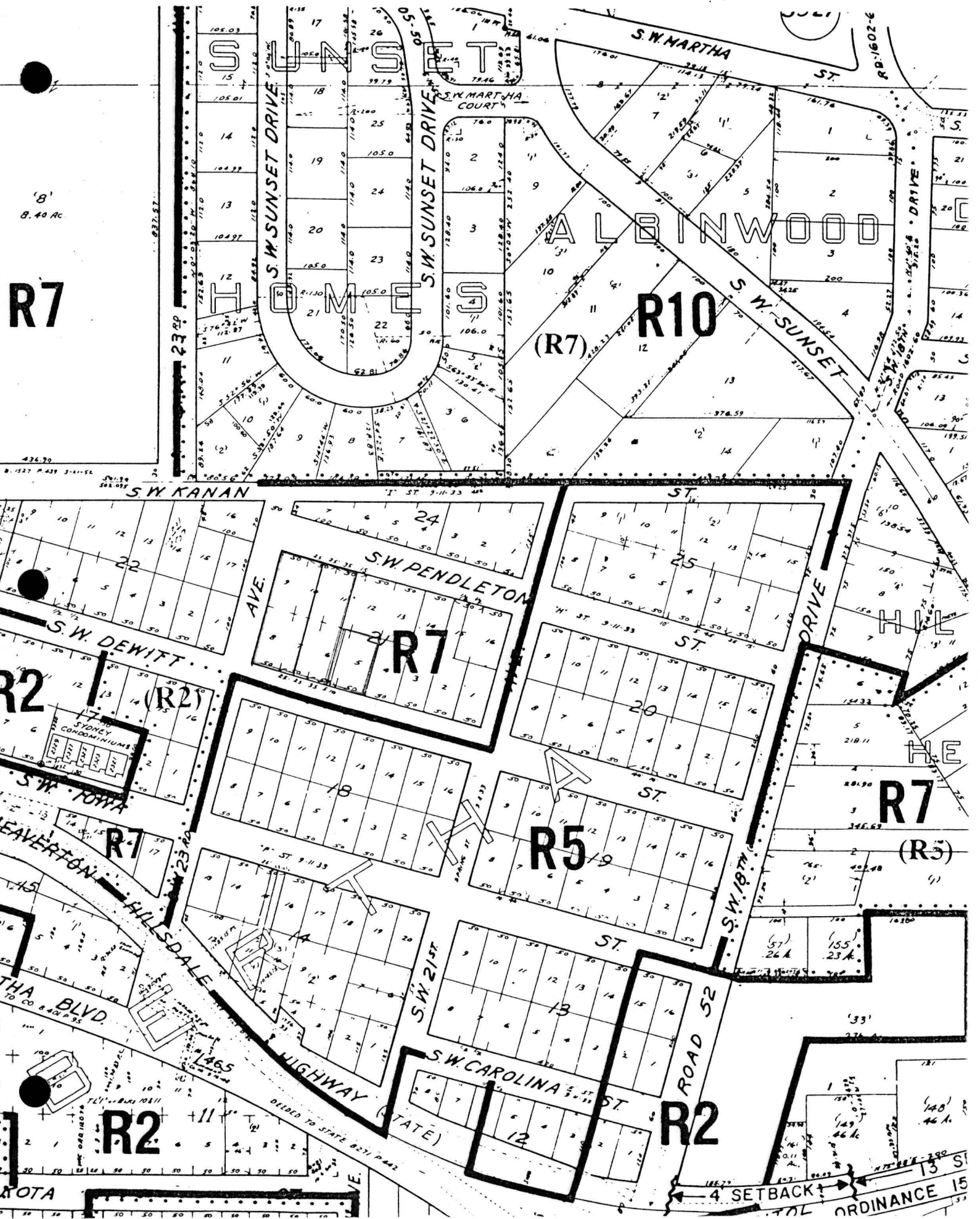
Sincerely,



Bob McClanathan



ATTACHMENT A



R7

R10

R7

R5

R7

R2

R2

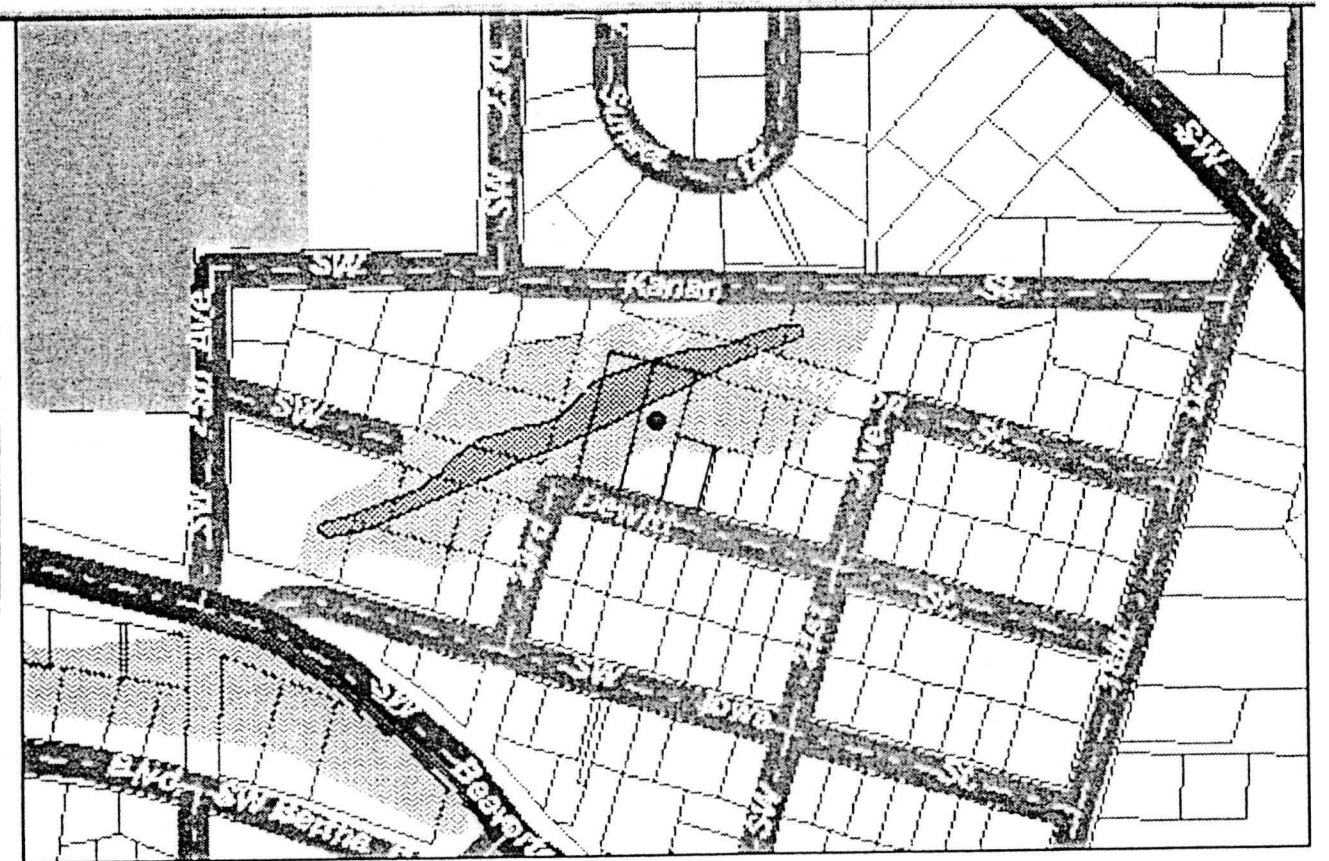
ORDINANCE 15


8' 8.40 AC

436.79 8.1527 P.439 3-11-54

NOTA

# ATTACHMENT B



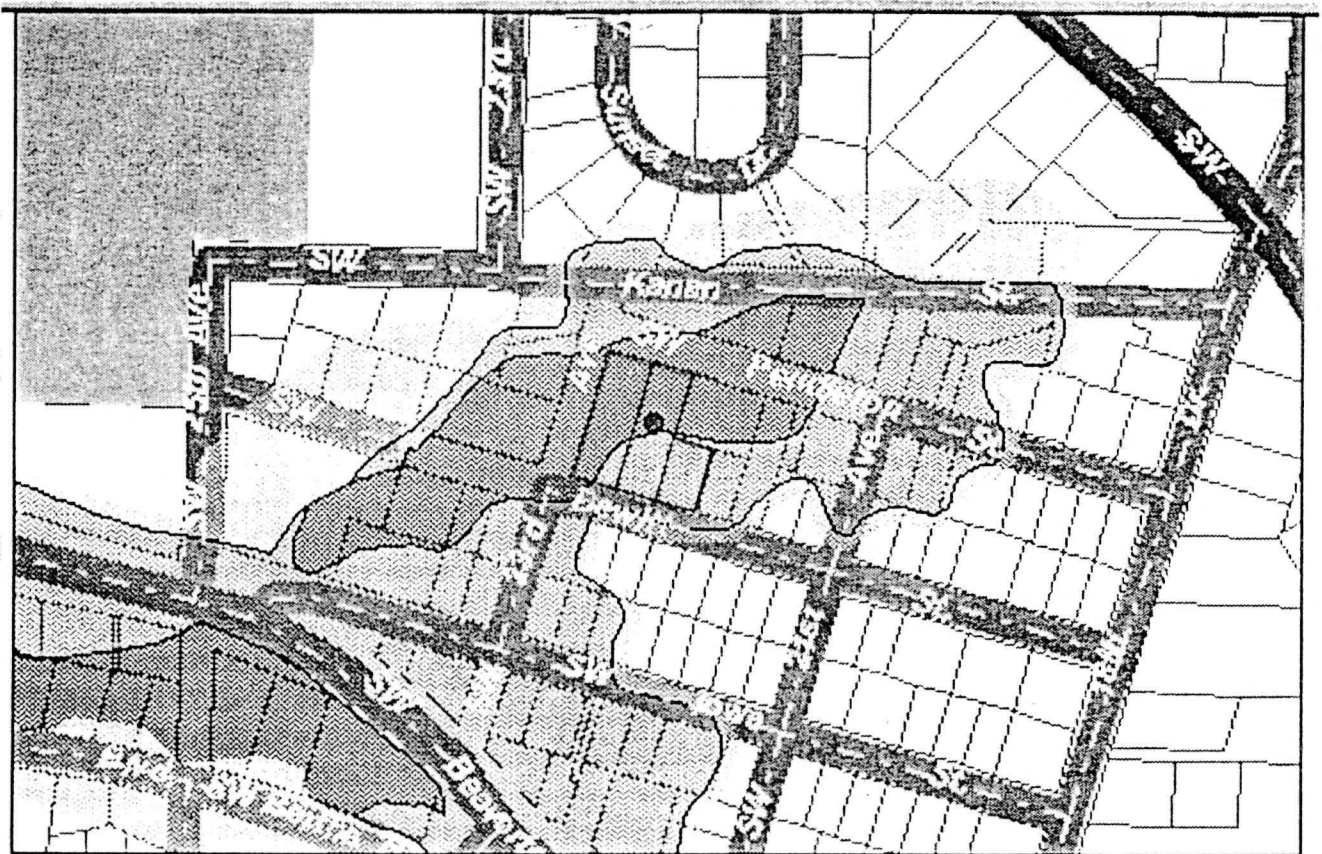
 Existing Overlays

0 |-----| 1500 FT

## Environmental Overlays

-  Protection
-  Conservation
-  Transition

ATTACHMENT C



Proposed Overlays ▾

0 |-----| 500 FT

Environmental Overlays

- Protection    Conservation    Transition

# ATTACHMENT D

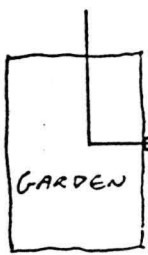
## RECORD OF SURVEY

In Block 21, BERTHA  
 S.W. 1/4 of Section 16, T 1 S., R 1 E., W.M.  
 City of Portland  
 Multnomah Co., Oregon

April 24, 1991

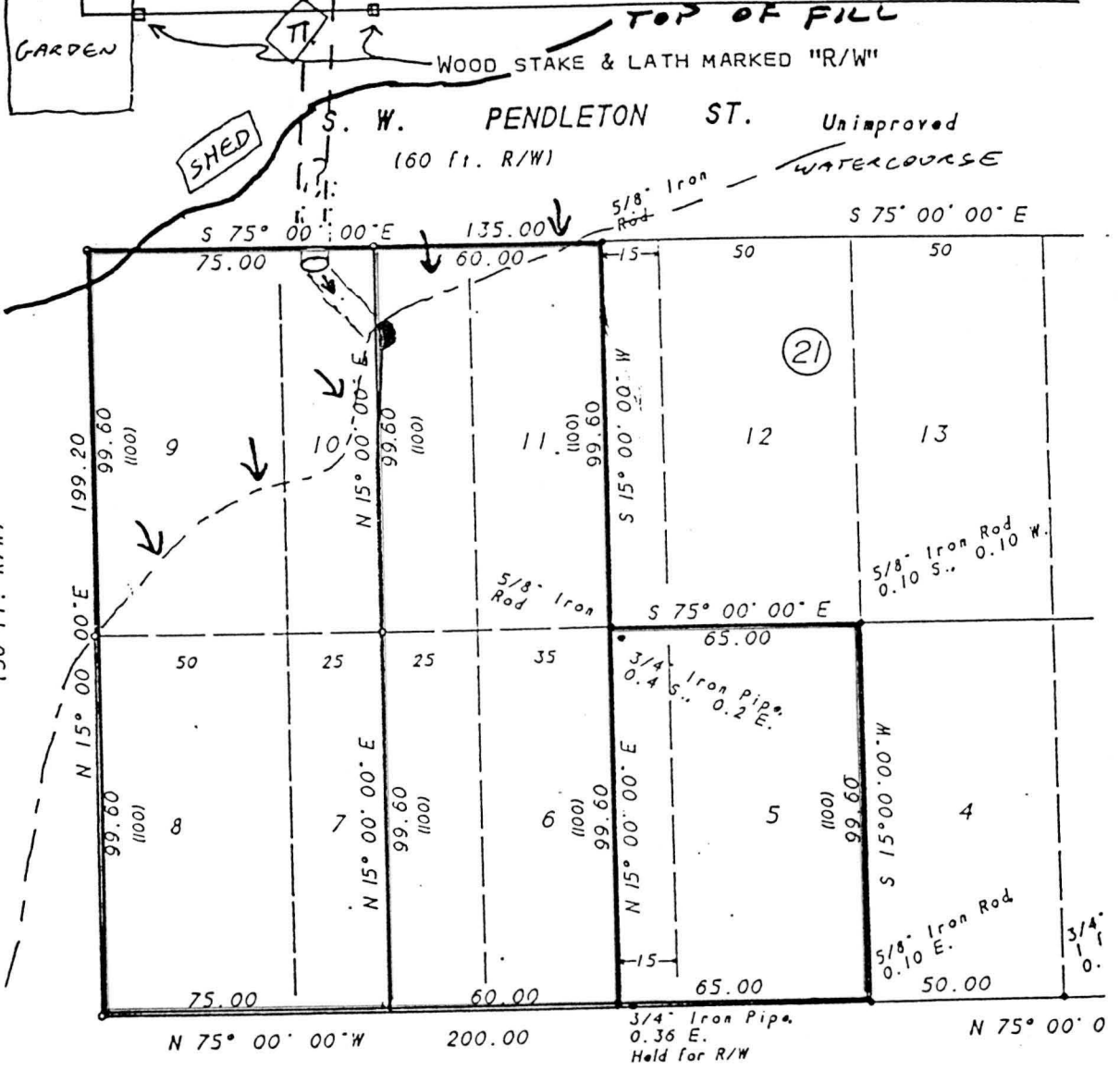
Scale: 1 in. = 50 ft.

UNDERGROUND STREET CULVERT  
 FROM SW SUNSET DRIVE



STEEL TRASH

S. W. 23rd AVE. Unimproved  
 (150 ft. R/W)



S. W. DeWITT ST.

(160 ft. R/W)



METRO

November 8, 2002

Mr. Bob McClanathan  
2225 S.W. DeWitt Street  
Portland, OR 97201

Dear Mr. McClanathan:

Thank you for your letter dated October 23, 2002 concerning land you own on SW DeWitt Street and your concerns with environmental overlays.

As a member of the Metro Council, I will be participating in the deliberations and voting on Metro Council actions. However, I am referring your letter to Metro Councilor Susan McLain who chairs the Natural Resource Committee that has, as its charge, to address this issue and make recommendations to the full Metro Council.

Thank you for your interest in Metro.

Sincerely,

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

Rod Park  
Chair, Community Planning Committee

RB/MT/srb  
I:\gm\long\_range\_planning\share\Correspondence\McClanathan letters.doc

cc: Carl Hostika, Presiding Officer  
Susan McLain, Chair, Metro Council Natural Resources Committee