

Portland Planning and Sustainability Commission

Thursday, November 15, 2012

5:30-9:30pm

Meeting Minutes

Commissioners Present: Andre' Baugh, Karen Gray, Don Hanson, Mike Houck, Lai-Lani Ovalles, Gary Oxman, Katherine Schultz, Howard Shapiro, Chris Smith, Irma Valdez

Commissioners Absent: Michelle Rudd

BPS Staff Present: Susan Anderson; Joe Zehnder; Eric Engstrom; Lindsey Maser

Chair Baugh called the meeting to order at 5:29 p.m. and provided an overview of the agenda.

He announced that the PSC will have another meeting on 11/27, date and time to be announced at which time the testifiers who don't get a chance to speak tonight will be heard. We will extend this meeting until 10pm tonight. Commissioners should think about whether they want to have another meeting after 11/27 for commissioners to meet and discuss.

Commissioner Houck asked if there would be additional opportunities for public input after the 27th. *Chair Baugh* said they would talk about that later.

West Hayden Island - Draft Plan

Hearing: Eric Engstrom

Presentation: <http://efiles.portlandoregon.gov/webdrawer/rec/5267877/view/>

Documents:

- [Draft WHI Proposal](#)
- [WHI Advisory Committee Meeting Information](#)
- [WHI AC Recommendations DRAFT 11-6-12](#)
- [Contacts - Oxman WHI discussions](#)
- [Email from Sam Imperati -110712](#)

Tonight's hearing is to consider annexation of West Hayden Island, adoption of related Comprehensive Plan and Zoning, and the IGA.

Eric provided background about the WHI project, process, public involvement, advisory committee and the WHI Draft Plan as shown in the presentation.

Next steps in the process include

- Advisory Committee final report
- Planning and Sustainability Commission Work Session 11/27
- Discuss recommended revisions to proposal
- PSC recommendation to Council

Commissioner Smith requested a briefing on the Mayor's additional offering.

Testimony

- Victor Viets, AC member: I have yet to hear any resident support the terminal. There are a lot of unresolved issues. This terminal is not to be serving any Portland business. The mitigation issues have not been resolved. We are now sacrificing our natural resources for the promise of jobs in the future. Routes trucks have to take are convoluted. The pedestrian and bike facilities are dangerous and inadequate. The CRC is in limbo, yet it's in the plan. The community wants a bridge just for trucks. The

bridge was originally a 100 million dollar bridge, but now it's down to \$50 million. It ignores what the consultants have said about transportation costs of the trucks. Health considerations have not been complete, and it will be a long time before you get a complete picture. To bring it in to compliance with the City's plan will be a challenge.

- Sam Ruda, AC member: I'd like to acknowledge the WHI advisory committee members' time in this process and the dedicated and capable City of Portland staff. This has not been a rushed process, it has been 4 years and a long and expensive process. I submit for the record that the Advisory Committee's process has been true to the resolution. It will ultimately be the City Council who decides what will happen. The Port has said publically that it can support at 300 acre limit, and that it would not be a coal or a container port. The Port will be responsible for building the right port at the right time. We've spent 4 years and countless dollars getting to the starting line. We can't start until annexation. I believe that the key stakeholders here can collectively get to a doable project.
- Chris Hathaway, AC member: I agree with Sam - this has been a very well run process, but it has broken down over the past 7 months, as it is being rushed to City Council by the end of the year. I suggest the committee consider a new schedule. We seem to be rushing because the City Council has set a timeline. We have lost time because the Port and City have failed to bring forward a viable environmental mitigation plan. There is a list of unresolved environmental concerns have yet to be addressed, and this is arguably the most valuable piece of environmental land in the City of Portland.
- Andy Cotugno, AC member: Participated in the last 2 years of process, and a lot of good information was created along the way. My comments are related to the Metro Council decisions. We amended the UGB... 1...The Concept Plan allows for the economic objective. 2...We designated WHI as a natural area and we asked the City to weigh the two requirements. We think the proposal meets both of these. 3... the Regional Transportation Plan has a bridge going to WHI. We would need to adjust the RTP for this, but we want to reserve the opportunity to revisit the bridge. 4... the goal is a variety of goals for the area. There needs to be a Plan B if the mitigation plan doesn't completely address its goal. The new Mayor's proposition is very important. The cost this is an economic potential not only for individual business owners but for the City and state. I don't want to write a blank check agreement from Metro.

Commissioner Smith asked how long it would take the Advisory Committee to have enough time to complete a decision.

- Chris Hathaway said 2-3 months.
- Victor Viets is not sure; he'd like to talk about these things.
- Sam Ruda - I think the Mayor has been a champion of this issue, for those who don't want to see this go forward, there's never enough time. I think we need to reach a critical mass, which I think we're close to.

Commissioner Houck added that filling of 300 acres of flood plain still needs to be addressed.

- Wilbur Slockish, Jr., Chief of the Klickitat Tribe, Yakama Nation: Expressed concern about the proposal for the plan, which would diminish fishing abilities. The plan is contrary to the Nation, The Reserved Rights doctrine. Columbia River salmon are essential us. We have been arguing in courts to protect the salmon. Also, there is little question that a new industrial area here would conflict with other measures taken to protect salmon. I urge you consider to the Yakima Nation's opposition to the annexation of WHI for industrial uses.

- Joel Moffett, Treasurer, Nez Perce Tribal Executive Committee and Vice-Chair, Columbia River Inter-Tribal Fish Commission: We have already expressed our concern about this annexation for industrial purposes, and for the record, oppose the annexation for this purpose. The tribe strongly supports leaving this area as it is. The tribe is currently working with EPA but has not yet worked with the Port. A lot of money and resources have gone into restoration work. For the record the Nez Perce and CRITC oppose the annexation of the island, and instead want it to be preserved for salmon habitat.
- David Harrelson, Cultural Protection Specialist, Confederated Tribes of Grand Ronde: WHI is within the Confederated Tribes' ceded lands. While the tribe is not on record opposing the plan, the tribe strongly supports mitigation efforts on the island itself. Any digging needs to be in consultation with the tribes since there may be tribal burial areas.

Commissioner Ovalles asked Joel Moffett to give examples of where in the past two years there could have been partnerships between the City and the tribe.

- Joel Moffett: We have had no input in this process. We would like to have a seat at the table originally, rather than being brought in at the end.
- *Commissioner Houck* asked if there is a concern that onsite mitigation isn't currently planned for.

Chair Baugh announced the details of the meeting on the 11/27. The meeting after the 11/27 would be for commissioners to decide if they're going to make a decision and hear from staff what our options are.

Commissioner Houck responded that he wants time to dig into the issues, especially if we decide to make a decision now. He gave an example of Ross Island, where there was no end date written in. This commission needs to make sure all the details are there.

Commissioner Gray: I think hearing more on 11/27 and then having the working group discuss what are the details we need to work it out so we can come up with a deadline instead of being open ended is the way to go forward.

- Beverly Bookin, Coalition for a Prosperous Region: It is critical that we use this land for industrial use, since it is the only land available for this purpose. This current proposal is well balanced for economic and environmental goals. I urge you not to consider land in Vancouver as an alternative. (provided written testimony)
- Meg Ruby: I live in the Rose City area and am here to oppose the development on WHI. The materials put out were confusing and outdated. Portland will be a different place in the future as climate changes, especially for salmon. This natural area will be much more valuable in the future. We would lose a natural area with great resiliency.
- Mimi Dukas, West Side Economic Alliance: We are in support of the annexation of WHI. Portland is dependent on moved traded goods, even more than other states. WHI has a number of unique characteristics that should be taken advantage of to support the region.
- Debby Kitchin, InterWorks, LLC: I urge you to move forward with the annexation of WHI. (provided written testimony)

Commissioner Smith said he was having trouble connecting this to local manufacturing. *Commissioner Shapiro and Commissioner Houck* shared this reference/connection.

- Mimi Dukas: it's the balance of the whole system. The Port can respond to this.

- Debbie Kitchin: We do a lot of value add to these products, so it's not just a pass-through. We have a high amount of manufacturing jobs compared to other places.
Commissioner Valdez: I think we're over thinking this. This will bring jobs to the region, it will be a pass through, but there will be economic benefits.
- Kevin Flanigan, ISMA: I'm here in support of the annexation, contingent upon an adequate recreation area. I feel a second bridge is warranted. (provided written testimony)
- John Pinkstaff, attorney representing Inland Sea Marine Group, LLC (ISMG): Supports annexation if mitigation is met. Currently the island is park deficient. (provided written testimony)
- Rudy Martinez: I'm a retired carpenter representing 5,000 carpenter families and I support this annexation. It will bring a lot of jobs into the community, which we need now. I'm here to push jobs for families. Traded sector jobs are a wealth generator through spin offs - manufacturing, food, etc.
- William Jones: Where are the hearings officers? This is a sham. I heard Charlie Hales say this has been a 30 year process. PGE had a process. Port of Portland took the land from PGE. Hundreds of acres of illegal filling. I've only seen the Port of Portland do mitigation on court order. These people don't look into plug lanes. The Port doesn't own this land.
- Donna Murphy, Hayden Island Livability Project: An island resident. The WHI Plan has not met the equity values laid out in the Portland Plan. Our community offers diverse and disabled housing. We've attended meetings for years. The City and Port have shown they're not concerned. The PSC should reject any proposal that does not leave the land or community better than it is now. The community has been there for 40 plus years.
- Virginia Ross: Resident of NW Portland. I am empathetic to the desire for jobs, but I'm concerned about the environmental impact and degradation of this annexation. Aren't there other alternatives for job creation? I urge you to look at alternatives.
- Brian Owendoff: West Hayden Island Committee Member. It's crucial that the City move forward with the use of WHI for industrial use. Please support a balanced proposal. The process has been clear. Without a reasonable cost mitigation option, the plan will not move forward.
- Anne Beier, Director of the Office of Healthy Working Rivers: I agree with Chris Hathaway that the last 6-7 months have been rushed. As you've heard, the proposals have been changing. Slowing down the process and taking to heart the recommendations of the committee. We need to build in Plan B's about the unknowns, like the CRC.

Commissioner Smith noted to island residents that we know this terminal would have health and livability impacts to your community. Are there other benefits the City or the Port could offer that would improve your community?

- Donna Murphy: There's no mitigation. There is compensation. There is no mitigation on air quality, so compensation is the only option. If this were the Pearl, this wouldn't be happening.

Commissioner Smith: The air quality in the Pearl is actually worse than the projected air quality of this area. Are there other things we can do?

- Donna Murphy: There a loop right there, the noise is already high. We're in a flood plain - where is the flood going to go?

- Stefan Karlic: Resident of Hayden Island, on the homeowner's board. This is not a deep water project. The Port cannot handle those types of ships; Portland has never been a port. How are you going to mitigate flooding, which will likely increase in frequency? No one has done studies on this aspect yet.
- Lucinda Karlic: Resident of Hayden Island for 5 years. We will have to leave the area if the air quality decreases. The noise is bad now, and it will only get worse. Please don't build the port.
- Pamela Ferguson, representing the home owners of Hayden Island: Opposed to annexation. We are the largest manufactured home community in the state. I'm worried the success of this project will be the demise of our community. The health assessment did not alleviate my concerns. Additionally, the difficulty of relocation, the lower value of our homes are issues that aren't addressed. The PSC should reject any proposal that does not leave the community or environment better than it started.
- Timme Helzer, Friends of West Hayden Island - There has not yet been time to address the environmental mitigation and full human impact on local communities and adequate transportation access to and from I-5, native habitat, full economic feasibility. I would like an additional 3 months for these items to be resolved.
- Bob Sallinger, Conservation Director Audubon Society of Portland - Opposed to annexation. (provided written testimony)

Commissioner Houck I heard you say that 2-3 months wouldn't help.

- Bob Salinger: If the Port is serious to bring forth a plan that addresses these issues...

Commissioner Houck: What does it matter whether mitigation happens onsite or not?

- Bob Salinger: onsite is important because of its unique site, and making whatever's left as good as it can be as soon as it can be done. Scattered mitigation is not the same thing.
- Herman Kachold: Co-chair of HILP, resident of the island. Opposed to annexation. The annexation is a bad idea. Annexation has been tried before, but the land is more valuable as it is.
- Tom Dana: resident of the island, opposed to annexation. This does not meet a positive outcome for the community in terms of health (how do you mitigate for asthma in children?), air quality, light, increased traffic in front of the community and declining property values.
- David Red Thunder: resident of the island, opposed to annexation. Western meadowlark, eagles, hawks, deer, beavers are there currently. The suggestion of mitigation feels like manipulation given the Port's behavior so far.
- Marilyn Webber: resident of the island, opposed to annexation. This community is really wonderful, and I've been the sickest I've ever been since living here. I don't want this project because it will have major negative impacts.
- Deborah Heckhausen: Vice President, Hayden Island Mobile Home Community. Opposed to annexation. This is an equity issue. The report illustrates the demise of the community, and community residents will not be the ones getting the jobs at the new Port facility. Air quality will decrease substantially, and overall environmental quality will degrade.

- Jon Ostar: We want more health impact research; the assessment was just a start. There are specific health vulnerabilities within this community, so it's not fair to compare this community with other communities. I'd encourage you to focus on non-cancer risks.
- Bruce Lind: resident of the island, opposed to annexation. The area should be preserved.

Commissioner Shapiro - the Port has spoken with the community about rebuilding and improving itself. Have you been part of this conversation with the Port and the Portland Housing Authority.

- Jon Ostar - no, we have not been in this conversation, we got the info at the same time as the public.
- *Commissioner Houck* - What's your opinion of meeting the tribe's needs?
- Jon Ostar - not meeting the Tribe's needs is the original environmental injustice.
- Tara Platt, Jantzen Beach Supercenter: We understand that trucks would be routed through the center of Jantzen Beach Supercenter. (provided written testimony)
- Bonnie Shoffner: lives in Hollywood neighborhood, opposed to annexation. It fails the equity test. It also fails environmental and economic tests.
- Lynn Sweeney: Oppose annexation. This would negatively impact the community. Tribes oppose it. There are outstanding environmental issues. Neighbors and the public more generally don't want it.
- Bob Bernstein: Mitigation doesn't work for wildlife, so I don't support mitigation. This isn't balanced.
- Tinsley Honsdorfer: I oppose annexation. I don't believe it's possible to mitigate this unique environmental area.
- Deb Sheaffer, wildlife veterinarian with Audubon Society: Audubon believes the BMPs are not adequate. The BMPs are not required. Specific poisons used by the Port should not be allowed. Above ground power lines should be minimized. All power lines should prevent electrocutions of wildlife. All buildings should meet bird-friendly design guidelines. The Audubon does not support the plan.
- Valarie Heueal: resident opposed to annexation. This will bring health issues for community. She, her husband and their extended families all have health issues and would be directly negatively impacted by this.
- Travis Williams, Willamette Riverkeeper: opposed to the plan. This is the kind of habitat people are currently working to purchase and restore, and yet we're proposing taking away this area. We've already converted much of the flood plain with industrial areas.
- Micah Meskel, Audubon Society: Conservation specialist for Audubon Society. Opposed. Size of the open space is not accurate. These lands are not all owned by the Port and could therefore be used for other purposes. The accurate count is less than 400. Some of this land is also under water. The ecological value will be denigrated.
- Emily Roth, Portland Parks and Recreation: there are a number of changes needed to the IGA. PP&R feels that there should be a minimum recreation area built and supported by the Port, rather than the current menu of options that could be installed.

The Port needs to fund the support of this recreation for 10 years. Concerned that there are no continuing obligations regarding recreation. (provided written testimony)

Commissioner Houck: What is your opinion of nodes of habitat improvement throughout the harbor? Do you see habitat restoration on the Willamette?

- Travis Williams: The priority starts within the superfund site and then working out from there. But the harbor is most important.

Commissioner Shapiro: Does PP&R want to take on the natural area?

- Emily Roth: We are interested in taking it on after all mitigation has been met.

Commissioner Smith: Where would the access to the natural areas be?

- Emily Roth: The proposed transportation improvements to N Hayden Drive include sidewalks and bike, but there is a stretch around the CRC that does not have that. The parking lot is on Port property on the north side. A developed trail would be on the south side and an informal beach trail would be there as well. West of the rail line would be soft trail, a more passive environment.

- Richard Carhart: We should retain a direct bridge to Hayden Island.
- Kristin Meira, Pacific Northwest Waterways Association: supports the plan. Development will provide jobs.
- Jim Labbe, Audubon - opposes the plan. The proposal isn't going to meet basic cut and fill mandates set in the 90s for flood plains. \$55k per acre is under the budgeting the cost of flood plain mitigation.

Commissioner Smith: is the cut and fill a habitat / wildlife issue?

- Jim Labbe: yes, there is habitat impact.
- Marilyn Abend - opposes the plan; especially is concerned about the environmental impacts.
- Roy Ettinger, floating home resident: opposes the plan. The island site is inappropriate for a port building. If it goes forward, it has to have a separate bridge. And the railroad traffic needs to be accounted for too.
- Pamela Hauserman: opposes annexation.
- Michael Conners, Hayden Island Enterprises, Representing owners and operators of the Manufactured Home Community Owners: This process has been rushed. We don't believe the PSC has enough information at this point to make this decision. You don't have an advisory committee recommendation. The health analysis was just finished. Mayor Adam's proposal was just put forward. The intersection of N Hayden Island Dr and Main St (Pavillion St) is likely to be the main pedestrian crossing from the Manufactured Home Community to the mall, and there is currently no design, or even commitment to who's funding it. (provided written testimony)

Commissioner Smith: Is it important to have the road/bridge intersection finalized to know how it will impact the community?

- Michael Conners: yes. Depending on how it's designed, we could have to move homes, or it would be difficult to move new homes in. It's currently in no-man's-land between the Port-funded improvements and the CRC improvements.
- Mary Wahl: In order to restore the river, you need to restore the parks. If we develop the area, we lose it. Losing this anchor habitat goes against our goal to restore watershed health. If annexation goes forward, mitigation should be a net gain in habitat. (provided written testimony)

Commissioner Houck: How does the flood plain impact environment?

- Mary Wahl: the flood plain is a key part of a functioning river
- Jeff Geisler: floating home resident, opposes annexation.
- Nelda Wilson, IUOE Local 701, representing dredgers: supports annexation. We would love to fill things in quicker. Members are out of work. This is a human issue. I think the extra bridge is a good idea.
- Jodi Parker, Col Pac Building trades: This would improve the economics of our region.
- Bob Tackatt, NW Oregon Labor Council: supports annexation. Job growth, especially living wage jobs are provided by the new Port facility.
- Sydney Reisbick, Friends of Clark County: Concerned about the natural areas being maintained. (provided written testimony)
- Candace Larson: opposes the plan. There is more than adequate Port property available already.
- David Harvey, Gunderson: supports the plan. Living wages for a diverse workforce is part of equity.

Commissioner Smith: What would Gunderson ship out of this facility?

- David Harvey: I'm not sure if we would use this particular facility or not, but the network would have increased capacity. The fundamental infrastructure needs many users; more users makes it more affordable for Gunderson.
- Troy Clark: There are two areas of ambiguity - the CRC and the long-term need for deep water terminal. I'm concerned about splitting the parcel of 800 acres into a natural area and heavy industrial.
- Graham Trainor, Oregon AFL-CIO: supports annexation. The process has been very thorough: four years of a lot of good public input. The advisory committee has been given 15-20 technical reports, lots of background information and will have their recommendation out soon.
- Jeff Swanson: I am a consultant and economist from Vancouver, WA. The industrial need is critical. There are great improvements of natural areas, that would otherwise not happen without this process. Supports the plan.
- Susan Barnes, Oregon Department of Fish & Wildlife - ODFW's role is not to support or oppose the proposal, but the current proposal does not meet ODFW's goals. The mitigation proposed by the City meets our goals, but the Port's does not. (provided written testimony)

Commissioner Hanson: I'd like to hear more from Susan Barnes.

- Susan Barnes: The primary concerns of ODFW is that flood plain loss has not been adequately addressed. What you do in the flood plain is critical.

Commissioner Gray asked Graham Trainor if he saw this project providing jobs for his members.

- Graham Trainor: yes. We represent construction workers and longshoreman and women.
- Susan Lindsay: opposes the plan. This area should be preserved, not mitigated.

- Martin Slapikas, HiNoon: opposes the plan. The Port has not exhausted other options for land use. (provided written testimony)
- Kate McCourt: opposes the plan. There is a great opportunity to preserve a great natural space and to break a re-occurring trend in development of putting industrial area right next to underserved communities.

Written Testimony

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|---|----------------------------|---|
| • Yakima Nation | • Howard Shapiro | • Bruce Campbell |
| • Port of Portland | • David Shapiro | • Barbara Miller |
| • ODOT | • Eric Grimm | • Joseph Jannuzzi |
| • Lucinda and Stefan Karlic | • Walter Englert | • Maggie Sullivan |
| • Jan Wirtz | • James White | • Pamela Ferguson, Hi-Noon Board, HOA President |
| • Portland Park & Recreation (IGA comments) | • Rev Linda Anders | • Donna Murphy, Co-Chair, HILP |
| • Inland Sea Marine Group LLC | • Mary Ellen Marmaduke | • Herman Kachold, Co-Chair, HILP |
| • East Multnomah Soil and Water Conservation District | • Noah Jenkins | • Georgia Anton |
| • Mary Ann Nitchie | • Sharon Johnson | • Raechel Bennett |
| • Victor Viets | • Roger Kofler | • Robin McLeod |
| • Portland Harbor Natural Resource Trustee Council | • Mary Saunders | • Stacie Hall |
| • Lenny Dee | • Nancy Fleming | • Eileen Schill |
| • Jennifer Parks | • Elizabeth Decker | • Kathleen Elston |
| • Jean Cottrell Jennings | • Amelia Hard | • Cheyne Cumming |
| • Michele Riley | • Brooke Jacobson | • Bruce Barbarasch |
| • Marianne Nelson | • Bonnie Berneck | • Darren Klein |
| • Tim Donner | • James Thompson | • Catherine Thompson |
| • Daniel Jaffee | • Meryle Korn | • Alex Prentiss |
| • Tyler Franzen | • Amy Houchen | • James Riddle |
| • Jeanne Fratto | • Martha Shelley | • Jim Brown |
| • Stuart Sandler | • Katherine Anne Stansbury | • Alice West |
| • Neil Shargel | • Joan Pinkert | • Julia Allen |
| • HB Lander | • D Goldsmith | • Cheryl Lohrmann |
| • Jo Landefeld | • Kevin Tippet | • David Ibboson |
| • Joan Levine | • Suzette DuCharme | • Richard Mackin |
| • Gene Zilberstein | • Catherine Chisholm | • Jeff Stookey |
| • Jan O'Mara | • Kathy Quigley | • Mariko Apperson |
| • Rick Ray | • Tobias Boyd | • Mark Albanese |
| • Ralph Appoldt | • Deborah Samuels | • Stephen Johnson |
| • Sally Green | • Robert Miller | • Holly Blakeslee |
| • Phillip Norman | • Harrie Kiar | • Ann DiLoreto |
| • Stuart Levy | • Margaret Quentin | • Cliff Lehman |
| • Michael Mitchell | • Chris Streight | • Debra Rehn |
| • Vanessa Lyon | • Kymberly Jeka | • John Nettleton |
| • Katherine Cooper | • Mark Wheeler | • Barbara Hopp |
| • Elizabeth Brenner | • Nora Polk | • Carol Bosworth |
| • Elizabeth Schwartz | • Dunham Sage | • Anatta Blackmarr |
| • Alicia Cohen | • Linda Swanson | • Terry Anderson |
| • Doug Freeman | • Dora Haslett | • Nancy Cushwa |
| • Kevin Havice | • Shara Schneider | • Brad Crain |
| | • Ross Huffman-Kerr | |
| | • Elias Humberger | |
| | • Sally Stevens | |

- Juan Cavillo
- James Tyree II
- K Nelson
- Lisa Serrano
- Joelle Budinich
- Roberta Schwartz
- EDENS
- Mark Wheeler
- Mary Abplanalp
- Gunderson LLC
- Marilyn Matteson
- Coalition for a Livable Future
- HINooN
- Elizabeth Collins
- Candace Larson
- Emily Chenoweth
- Meryl Redish
- Meg Ruby
- Jonathan Lindgren
- Andrew Polta
- Diane Harris
- Elisabeth Collins
- Deanna Sawtelle
- Steve Engel
- Michelle Deolaeminck
- Barb Grover
- Cameron Whitten Inc
- Debbie Kitchin
- Phillip Grillo
- Joel Moffett, Nez Perce, CRITFC
- Victor Viets
- Noelwah Netusil
- City of Portland Office of Healthy Working Rivers
- Dan Bagwell
- Phyllis Wolfe
- Lynne Uuu
- Tamsin Taylor
- Jeremy Joseph
- Liana Norton
- Jeannie Leeper
- Liza Burney
- Edward Jones
- Candace Larson
- Margaret Stephens
- Mary Wahl
- Steve Engel
- Lynn Herring
- North Portland Neighborhood Chairs
- Lower Columbia Estuary Partnership
- Tim Donner
- Erick Reddekopp
- John Peterson
- Lois Abbruzzese
- Matthew Baird
- Eileen Wynkoop
- Mel Hoffman
- Gary O Gross
- Andrea Constance
- Scott Lukens
- Jennifer Parks
- Tom Dana
- Willamette Riverkeepers
- Northwest Oregon Labor Council
- Beverly Bookin
- Friends of Clark County
- Working Waterfront Coalition
- Athonwy Doherty
- Leslie Cohen
- Ansula Press
- Camille Roberts
- Brianna Beck
- Lucinda Agre
- John Nettleton
- Clyde Alan Locklear
- CRITFC
- Audubon Society of Portland
- Sue Marshall
- NAIOP
- Deanna Mueller-Crispin
- Skip Nitchie
- Michael Ryan
- Nina Landey
- Carol Bishop
- Jimme' Peters
- Jean Baecher Brown
- Gerry-Anna Jones
- Trudi Stone
- Lacy Campbell
- Kathryn Hart
- Joseph Chapman
- Tim Donner
- Tammi Miller
- Deb Sheaffer
- Pacific Northwest Waterways Association (PNWA)
- Timme Helzer
- WM Jones
- Hathaway Koback Connors LLP on behalf of Hayden Island Manufactured Home Community (HIMHC)
- Karen Chaivoe

Discussion / Commissioners' Comments

Chair Baugh: The 11/27 meeting will be another hearing. It will take place 1900 SW 4th Ave, 6-9pm. Testimony will continue at 2 minutes per testifier.

Susan Anderson: It's important for all of the PSC members to think about your key issues so we can start to talk about that on the 11/27 if we have time.

Commissioner Smith: The final report from the Advisory Committee will be coming. It would be ideal to have that report for the public to see before testimony on 11/27.

Commissioner Gray: We'll be able to see what the committee report has said, and then we can decide as a commission what the timeline should be.

Chair Baugh: We'll need to go through the testimony we hear on 11/27, and then we need to figure out what the next step is.

Commissioner Schultz: is the recommendation going to be final?

- *Commissioner Hanson:* I think it will be close.

Commissioner Shapiro: What I heard was differing opinions from the Advisory Committee. Do you think there will be a minority report?

- *Commissioner Hanson:* Yes. I think there are three main views here: job growth, environmental and the community.

Commissioner Houck: I don't think it's possible to over-think this. It's worth taking the time to spend time with this.

Chair Baugh agreed and noted we need to get to a process that gets us to a decision.

Adjourn

Chair Baugh adjourned the meeting at 10:02 p.m.