



# MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS  
ROOM 605, COUNTY COURTHOUSE  
1021 S.W. FOURTH AVENUE  
PORTLAND, OREGON 97204

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## BOARD OF COUNTY COMMISSIONERS

TUESDAY, MAY 9, 1989

9:30 a.m., Room 602

### A G E N D A

BOARD OF  
COUNTY COMMISSIONERS  
1989 MAY - 1 PM 4:07  
MULTNOMAH COUNTY  
OREGON

#### CS 1-89      Public Hearing - On The Record Plus

Review the Decision of the Planning Commission of February 27, 1989, approving, subject to conditions, change in zone designation from EFU to EFU-C-S, community service, for approximately 55 acres, to allow its inclusion in a redesigned 18-hole golf course with the specific accessory uses previously approved under CS 11-83 on an adjacent site covering approximately 145 acres (200 acres total size), all for property located at 15105 NW Sauvie Island Road.

**This Notice of Review has been filed by area property owners.**

#### Scope of Review

On The Record with Additional Testimony Limited to Traffic Impact Analysis.

#### Oral Argument

Each side will have 30 minutes to present oral argument before the Board.

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

In the Matter of the )  
Appeal in CS 1-89 ) FINAL ORDER  
)

This appeal came before the Board of Commissioners for a hearing on June 6, 1989. The Board conducted a de novo review. After considering the testimony, evidence and argument of the parties, and their attorneys, the Board determined to reverse the Planning Commission's decision and to deny the application.

The Board adopts the Proposed Findings of Fact on CS 1-89 that are attached to this Order. They are incorporated herein by this reference. In addition, the Board adopts the following portions of the Planning Commission's Report of February 27, 1989:

1. Page 1 and the attached parcel descriptions/maps.
2. The Background and Statement of Applicant's proposal on page 4.
3. The Staff Comments on the Character of the Area on page 5.

Based on the foregoing, the Planning Commission's decision is reversed. The application is denied.

DATED the \_\_\_\_\_ day of \_\_\_\_\_, 1989.

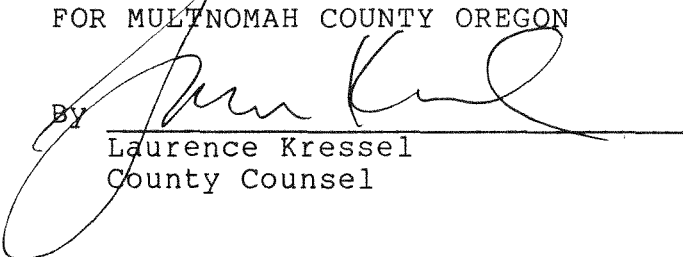
BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

By \_\_\_\_\_  
Gladys McCoy  
Multnomah County Chair

REVIEWED:

LAURENCE KRESSEL, COUNTY COUNSEL  
FOR MULTNOMAH COUNTY OREGON

By

  
\_\_\_\_\_  
Laurence Kressel  
County Counsel

5001R/dp  
061689:1



## Proposed Findings of Fact on CS 1-89, #52

### I. Applicant's Burden

The applicant has the burden to demonstrate that the proposed expansion of the golf course satisfies the following community service use approval criteria:

- A. Is consistent with the character of the area;
- B. Will not adversely affect natural resources;
- C. Will not conflict with farm or forest uses in the area;
- D. Will not require public services other than those existing or programmed for the area;
- E. Will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that the agency has certified that the impacts will be acceptable;
- F. Will not create hazardous conditions; and
- G. Will satisfy the applicable policies of the Comprehensive Plan.

### II. Consistency with Area Character

In its 1983 decision, the Board approved removing approximately 125 acres from agricultural use to develop an 18 hole golf course. As indicated in the Planning Commission's decision regarding the current application, the average 18 hole golf course in Oregon is 130 to 160 acres. Thus, when the Board approved the 1983 golf course application, it was approving a smaller-than-average golf course.

Moreover, the Board imposed numerous conditions intended to ensure that this course was developed in a manner consistent with the rural-agricultural character of Sauvie Island. These conditions included the requirement that the parking lot be a gravel, and not a paved, surface, that the driving range not be

lighted, that certain limitations be imposed on the size, seating capacity, menu, and operating hours of the restaurant, and that the tennis courts requested by the applicant not be built.

The current application proposes development of a 200 acre golf course, which is larger than the average course in Oregon. The applicant asserts that the additional acreage is needed for safety reasons. At the hearing before the Planning Commission, his counsel commented that the architects engaged to design the proposed course were "*frankly scared to design a course on less than 200 acres because of liability purposed.*" Transcript of February 13, 1989 Hearing, at p. 17.

The applicant's position was undermined, however, by his counsel's subsequent statements to the Board that the developer would proceed with the golf course whether or not the additional acreage was approved.

The applicant's assertions regarding the need to expand the golf course to 200 acres are insufficient to justify removal of the additional acreage from farm use. Given the policy favoring preservation of farmland, the applicant has failed to satisfy his burden of showing that a 200 acre golf course is consistent with the character of the area.

### III. Effect on Natural Resources

In its 1983 decision, the Planning Commission noted that "*A successful golf course would attract additional people to Sauvie Island,*" and found that there was a potential for increase in the pollution levels as a result of automobile traffic attracted to the site.

The record indicates that traffic levels on the Island have increased since 1983, even without the addition of a golf course. The applicant has asserted that the expansion will allow the developer to produce a golf course of the "*highest caliber and quality,*" and that the 200 acre course will be more attractive than the smaller course approved in 1983.

It is not unreasonable to assume, then, that the proposed expanded course would draw more people than the smaller, less attractive course approved in 1983. This will add to the

existing traffic on the Island, and increase the potential for increased pollution levels as a result. On balance, the potential pollution problem outweighs the incremental recreational benefit that would be derived from expanding the course. The applicant has failed to sustain his burden of showing that the expansion will not have an adverse impact on the air quality of the area.

A January 25, 1989 letter from the Oregon Department of Fish and Wildlife, as well as testimony before the Planning Commission by Mike Houck, of the Portland Audubon Society, cautioned that the operator of the proposed golf course will inevitably encounter problems created by the large numbers of waterfowl that will be attracted to the site. It was also noted that measures will have to be taken to minimize the damage caused by the waterfowl.

A letter from the U.S. Department of Fish and Wildlife stated that the negative effects on wildlife cannot be successfully mitigated. We are not persuaded that conditions of approval, advocated by the applicant, will address the problem.

ODFW has made it clear that it will not be responsible for responding to any complaints of waterfowl damage that may occur. Mr. Houck recommended that the operator be prohibited from harassing, feeding toxic chemicals, or otherwise impacting wildlife that may be attracted to the facility.

At some point, the impact on wildlife on the golf course becomes unacceptable. It is difficult to identify at precisely what point the line should be drawn, but we find that the threshold of acceptable impacts on wildlife would be exceeded by this proposal and that the consequential management problems make expansion of the course inappropriate.

The applicant has failed to satisfy his burden of showing that the proposed expansion will not have an adverse impact on natural resources.

## V. Applicable Comprehensive Framework Plan Policies

### A. Off-Site Effects

The Comprehensive Framework Plan contemplates that land values in areas zoned for agricultural use will be determined by farm profitability. The Plan also contemplates that any land removed from agricultural production be developed in a manner consistent with the rural-agricultural nature of the surrounding area.

The applicant has failed to establish that the development of a 200 acre *"first class"* golf course will not have a detrimental impact on surrounding agricultural land.

B. Agricultural Land Area

The applicant's proposal would result in significant additional acreage being removed from agricultural production in order to develop a *"safer, more attractive"* golf course. As discussed above in Section II, under the circumstances, we find this an inadequate justification to override the policy objective of preserving agricultural land in large blocks for farm use.

C. Community Facilities and Uses

The policy is to site facilities that would be compatible with surrounding land. The addition of 55 acres to the approved golf course will have an adverse impact on surrounding agricultural lands and uses.

D. Transportation

Traffic problems already exist on the Island. The applicant has failed to demonstrate that these problems would not be aggravated by the development of a 200 acre golf course.

The record shows that 200 acre golf courses are typically developed for championship tournament play. The Dye Design Group, which is involved in this project, is a noted developer of championship tournament courses.

Notwithstanding the applicant's assurances, we find that the 55 acre expansion may facilitate tournament events

(attracting spectators) on the Island. Although the Planning Commission's recommended condition No. 5 attempts to preclude tournaments, we believe that the condition would not be enforceable or practicable. Negative traffic impacts associated with the larger course would be unacceptable.

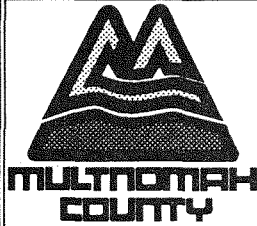
## VI. Additional Findings

MCC 11.15.2062 specifies lot size requirements for conditional uses within the EFU district. The minimum lot size is based upon:

- A. Site size needs for the proposed use;
- B. The nature of the proposed use in relation to its impact on nearby properties; and
- C. Consideration of the purposes of this district.

The proposed golf course is larger than the average golf course in the area. Many golf courses operate safely on substantially less acreage. Although the applicant points to safety considerations as the reason for the request for expansion, the golf course will apparently be built regardless of whether the expansion is approved. Obviously, then, the 200 acres is not necessary for the proposed use.

The expansion of this golf course beyond what is needed for the proposed use is inconsistent with the land use objectives for this district, *i.e.*, preservation of agricultural lands in large blocks and minimizing non-agricultural uses.



DEPARTMENT OF ENVIRONMENTAL SERVICES  
DIVISION OF PLANNING AND DEVELOPMENT  
2115 SE MORRISON STREET  
PORTLAND, OREGON 97214 (503) 248-3043

## DECISION OF THE PLANNING COMMISSION

**CS 1-89, #52**

**Community Service Request  
(Golf Course Expansion)**

February 27, 1989

Applicant requests approval to expand the area of a C-S, community service designation for a previously approved 18-hole golf course. The proposal would add approximately 55 acres to the approximate 145-acre golf course site, approved in 1983. The additional 55 acres is requested in order to redesign the course and provide more space between fairways, thereby diminishing potential injury to golfers from stray golf balls. No additional facilities or accessory uses are requested. The course will remain an 18-hole layout. The subject 55-acre site lies approximately 1200 to 4000 feet east of NW Sauvie Island Road, approximately 1/2 mile north of the Sauvie Island Bridge.

**Location:** 15105 NW Sauvie Island Road

**Legal:** A portion of Tax Lots '3', '4' and '5', Section 21, 2N-1W  
Described by Attached Metes and Bounds

**Site Size:** The proposed golf course would occupy 200 acres of an existing  
493 acre joint farm operation

**Size Requested:** 55-acre addition to approved 145-acre golf course site

**Property Owner:** George Douglas  
15105 NW Sauvie Island Road, 97231

**Applicant:** Same

**Comprehensive Plan:** Exclusive Farm Use

**Present Zoning:** EFU, Exclusive Farm Use District

**Sponsor's Proposal:** EFU, C-S, Exclusive Farm Use,  
Community Service District  
Community Service designation shall be for the specific use or uses approved  
together with the limitations or conditions as determined by the approval  
authority

Dick Love Land Surveys, Inc.  
19310 Abernethy Lane  
Gladstone, OR 97027 (503) 656-4915

Feb. 3, 1989  
Job No. 88-1274  
George Douglas

PARCEL I

A tract of land being a part of the James F. Bybee D.L.C. and being situated in Sections 21 and 22, Township 2 North, Range 1 West, Willamette Meridian, and being more particularly described as follows:

Beginning at the southeast corner of the James F. Bybee D.L.C.; thence South  $76^{\circ}$  West along the southerly line of the Bybee D.L.C. 1200.0 feet; thence North  $11^{\circ} 37' 12''$  West, parallel with the easterly line of said Bybee D.L.C. 1200.0 feet to the true point of beginning; thence continuing North  $11^{\circ} 37' 12''$  West, parallel with the easterly line of the Bybee D.L.C., 1200.0 feet; thence North  $76^{\circ}$  East, parallel with the southerly line of the Bybee D.L.C. 310 feet, more or less, to the center of the Gilbert River; thence Northerly, following the centerline of the Gilbert River, 700 feet, more or less, to the easterly extension of the south line of that portion of the Leslie Douglas tract lying southerly of the Gilbert River, part of Tax Lot 5; thence South  $72^{\circ}$  West along the easterly extension last mentioned and the southerly line of said Leslie Douglas tract, 900 feet; thence South  $10^{\circ}$  East 300 feet; thence South  $45^{\circ}$  East 890 feet; thence South  $76^{\circ}$  West 1910 feet, more or less, to a point which is 20.0 feet from the centerline of an existing field road; thence North  $34^{\circ}$  West, parallel to said centerline, 160 feet, more or less, to a point which is 10.0 foot southerly of a graveled access road; thence South  $56^{\circ}$  West along a line which is parallel to said gravelled access road, 140 feet, more or less, to the most northerly north west corner of a tract of land previously approved for golf course usage; thence southeasterly along the northerly line of said prior approved tract, 1160 feet, more or less, to a point which is South  $71^{\circ}$  West 1710.0 feet from the true point of beginning; thence North  $71^{\circ}$  East 1710.0 feet to the true point of beginning. Said tract contains 53.66 acres, more or less.

PARCEL II

A tract of land being a part of the James F. Bybee D.L.C. and being situated in Section 22, Township 2 North, Range 1 West, Willamette Meridian, and being more particularly described as follows:

Beginning at the southeast corner of the James F. Bybee D.L.C.; thence North  $11^{\circ} 37' 12''$  West along the easterly line of said Bybee D.L.C., 2400.0 feet to the true point of beginning; thence continuing North  $11^{\circ} 37' 12''$  West along said claim line, 55.25 feet to the center of the Gilbert River; thence North  $89^{\circ} 58' 47''$  West along the centerline of said Gilbert River 75.94 feet; thence along said centerline, South  $70^{\circ} 06' 57''$  West 505.18 feet; thence South  $18^{\circ} 08'$  West 60 feet, more or less, to a line that is South  $76^{\circ}$  west from the true point of beginning; thence North  $76^{\circ}$  East 610 feet more or less, to the true point of beginning. Said tract contains 1.13 acres, more or less.

Corrected Metes and Bounds  
Description

CORRECTED MAP

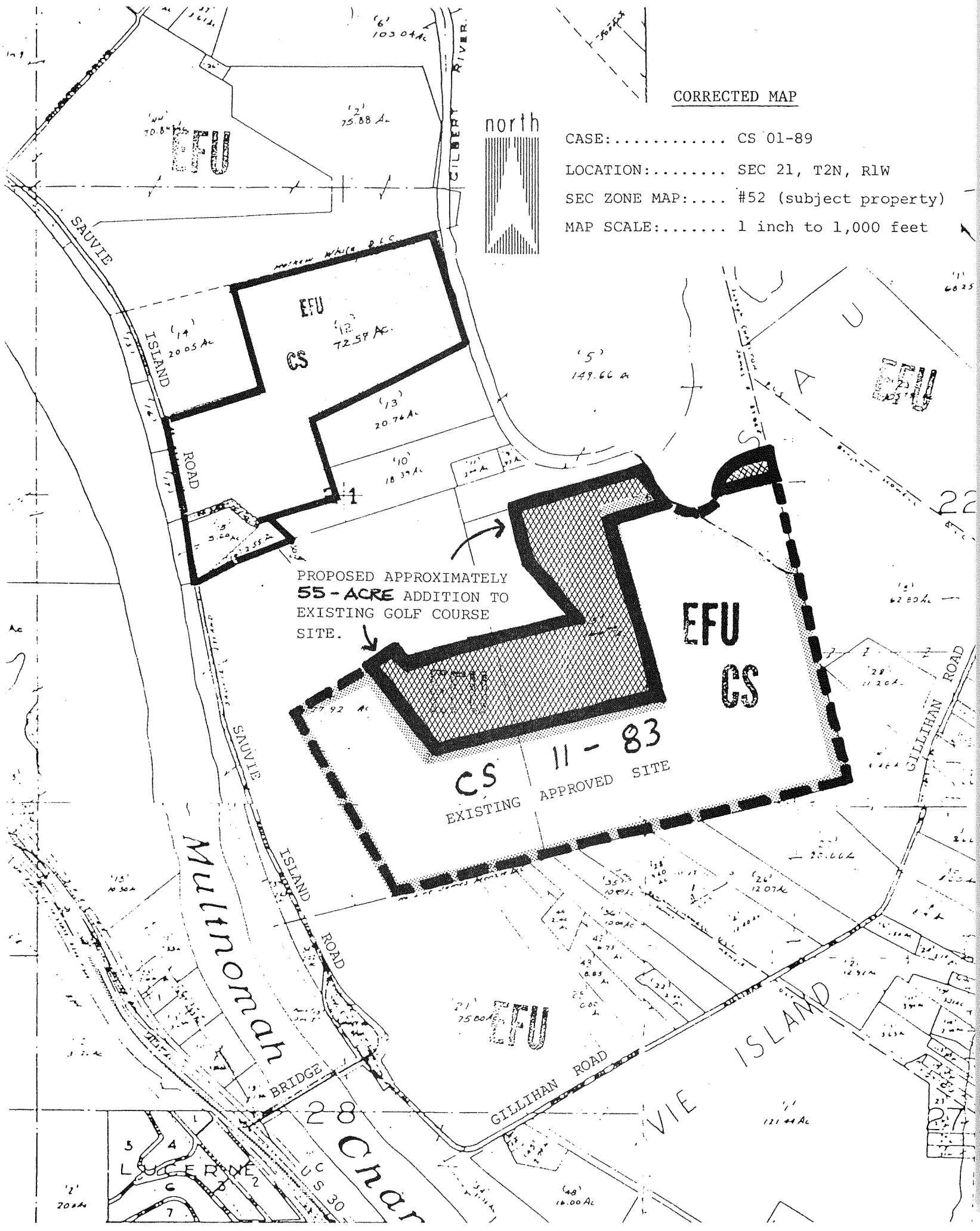
CASE:..... CS 01-89

LOCATION:..... SEC 21, T2N, R1W

SEC ZONE MAP:.... #52 (subject property)

MAP SCALE:..... 1 inch to 1,000 feet

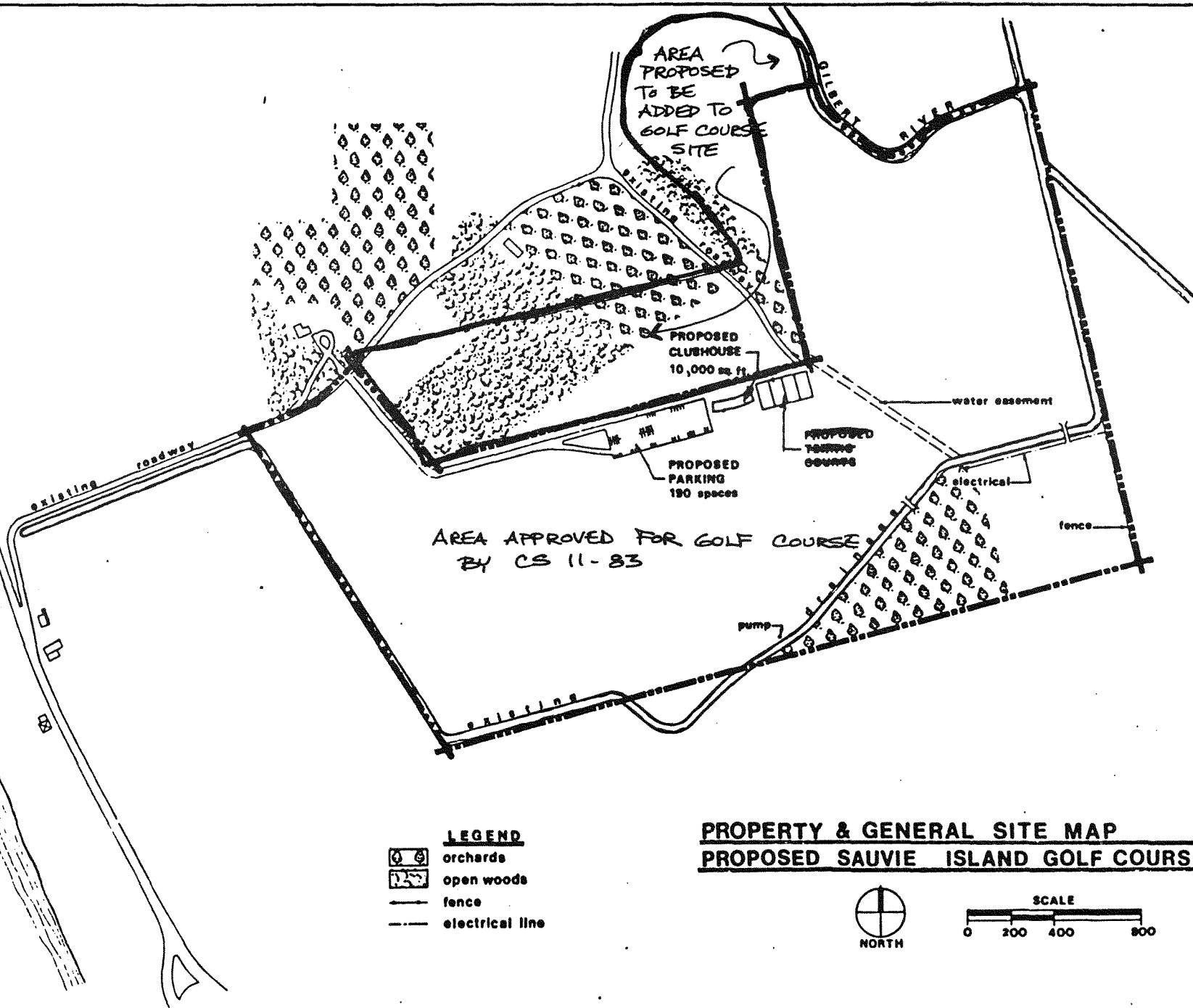
north





658

SAUVIE ISLAND ROAD  
VILLAMETTE SLOUGH

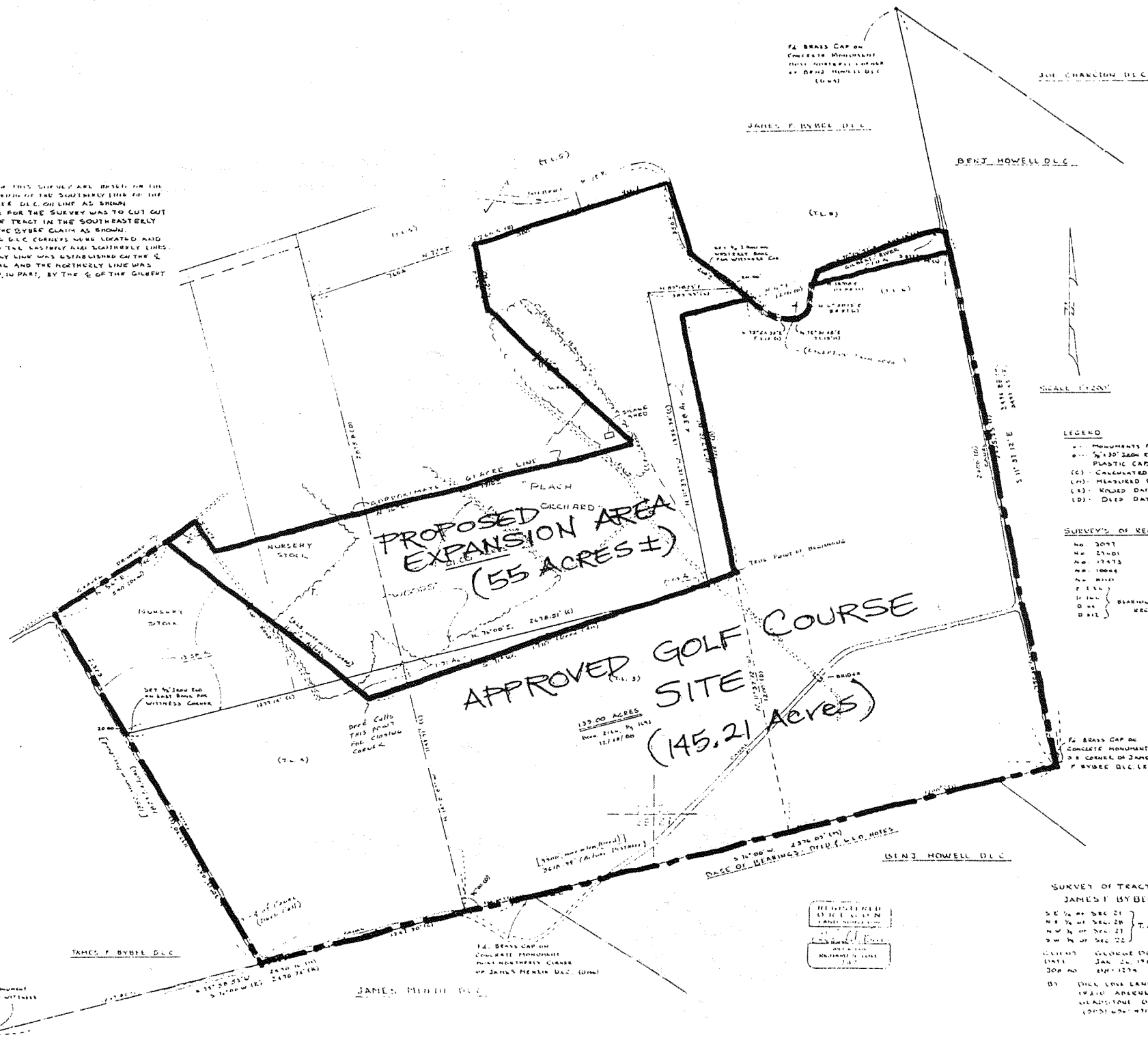


CS 1-89

fig. 1

# NARRATIVE

BEARINGS FOR THIS SURVEY ARE BASED ON THE  
MEASUREMENTS OF THE SOUTHERLY LINE OF THE  
JAMES F. BYRDE D.L.C. ON LINE AS SHOWN.  
THE PURPOSE FOR THE SURVEY WAS TO CUT OUT  
A 132.0 ACRE TRACT IN THE SOUTHEASTLY  
CORNER OF THE BYRDE CLAIM AS SHOWN.  
THE EXISTING D.L.C. CORNERS WERE LOCATED AND  
DETERMINED THE EASTERN AND SOUTHERLY LINES.  
THE WESTERN LINE WAS ESTABLISHED ON THE E  
OF THE CANAL AND THE NORTHERLY LINE WAS  
ESTABLISHED, IN PART, BY THE E OF THE GILBERT  
RIVER.



## LEGEND

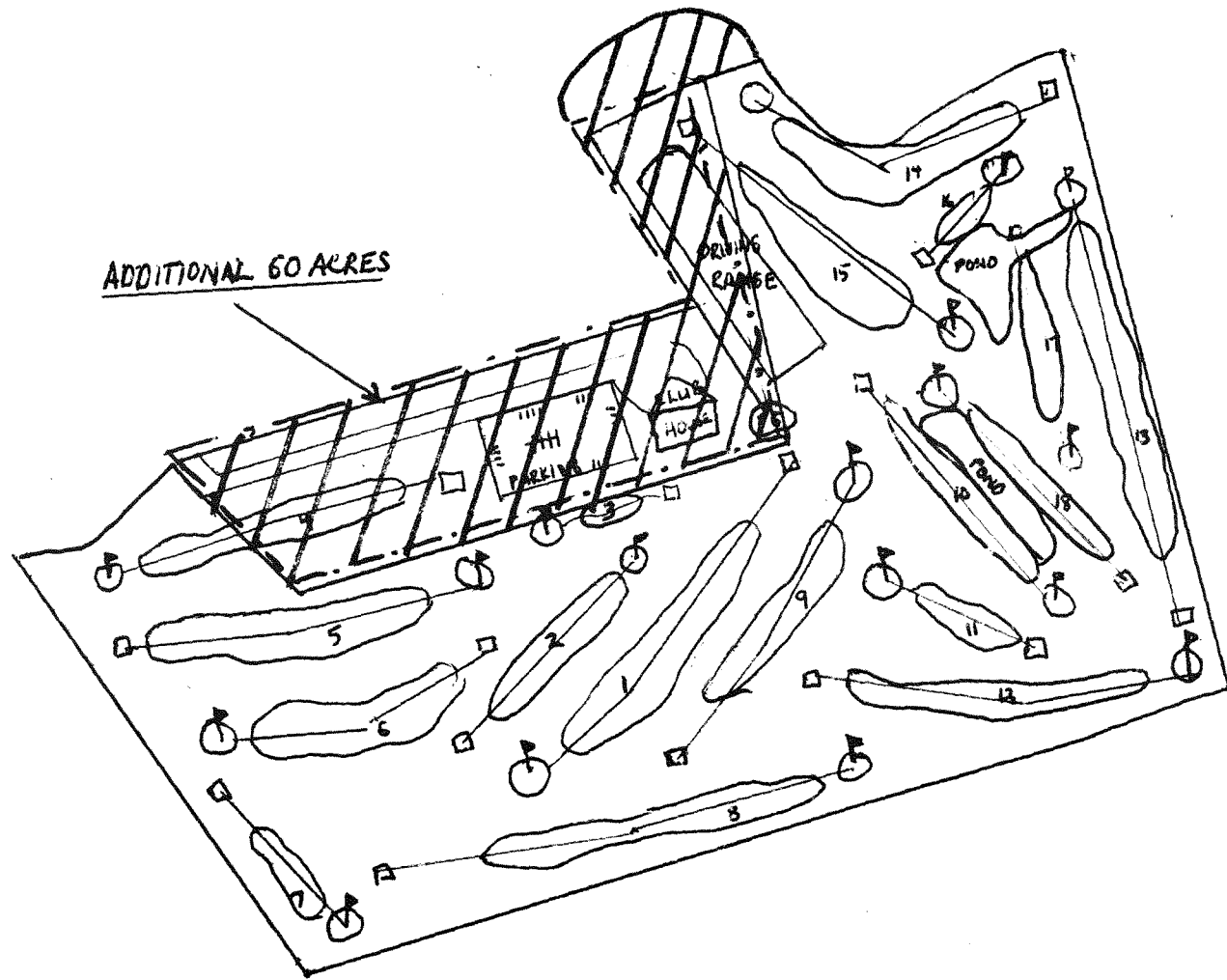
- MONUMENTS FOUND AS NOTED
- PLASTIC CAP MARKED "LOVE 747"
- (C) - CALCULATED DISTANCE
- (M) - MEASURED DISTANCE
- (E) - KNOWN DATA
- (D) - DIED DATA

## SURVEY OF RECORD

No. 3097  
No. 21001  
No. 17473  
No. 10044  
No. 11101  
E. 111  
D. 111  
D. 111  
D. 111

## SURVEY OF TRACT IN THE JAMES F. BYRDE D.L.C.

S. E. 1/4 OF SEC. 21  
N. E. 1/4 OF SEC. 28  
N. W. 1/4 OF SEC. 23  
S. W. 1/4 OF SEC. 22  
T. 2N. R. 1W. W. M.  
CLIENT: GLENN DOUGLAS  
DATE: JAN. 24, 1989  
JOB NO. 1274  
BY: (SEE LAND SURVEY'S, INC.  
193101 ADVANTAGE LANE  
GLADSTONE, ORE 97021  
(503) 636-7712



————— Existing Appraised Golf Course  
 - - - - - Additional Proposed Acreage

SAUVIE ISLAND GOLF COURSE



Scale  
 0 200' 400' 800'

CS 1-89

## PLANNING COMMISSION DECISION

**Approve**, subject to conditions, change in zone designation from EFU to EFU, C-S, community service, for approximately 55-acres as detailed on the attached metes and bounds description to allow its inclusion in a redesigned 18-hole golf course with the specific accessory uses previously approved in Case No. CS 11-83 on an adjacent site covering approximately 145-acres (200-acres total size), based on the following findings and conclusions.

### Conditions of Approval.

1. The Cultural Resource Survey by C. Lebow and R. Pettigrew identified one archaeologic site on the adjacent golf course property. Development plans shall be coordinated with the Multnomah County Sheriff's Office, the State Historic Preservation Office (SHPO) and the Commission on Indian Services to develop a mitigation plan to protect the archaeologic resources that may be encountered while developing the site. The mitigation plan shall be approved by the Planning Division.
2. Submit detailed site plans to, and receive approval from, design review staff for all proposed developments. The site must be adequately protected by natural features or fencing where needed to minimize trespass by golfers and other users of this site onto adjacent agricultural operations.
3. Obtain necessary approvals and certifications from the Oregon Department of Environmental Quality or the County Environmental Soils Specialist (as applicable) for sewage disposal and from the Multnomah County Health Department for water supply.
4. Obtain land division approval to create, as a separate lot, the property described for the entire golf course site to which this Community Service designation applies.
5. Any future accessory uses not detailed in the CS 11-83 decision which may be proposed in association with this golf course shall be subject to Planning Commission approval at a subsequent public hearing. Accessory uses requiring further County approvals shall include tournament events which draw spectators **and** which increase traffic counts to and from the site more than 10 % above 24-hour levels identified in CS 11-83 (refer to the table on page 9).
6. The club house and parking lot must be screened by vegetation so as to be minimally visible from the Sauvie Island Bridge and NW Sauvie Island Road. Screening vegetation shall be species determined through Design Review to be supportive of wildlife.

7. The applicant shall consider and accommodate the gas distribution line which crosses this property in the design of the golf course.
8. Efforts to manage wildlife damage to the golf course shall be minimized to the greatest extent possible so as not to in any manner adversely affect the adjacent farm operations or migratory waterfowl. The applicant and subsequent developer shall work with the Oregon Department of Fish and Wildlife to develop a wildlife management program which formulates and utilizes acceptable methods to minimize wildlife depredation while achieving this condition.

Within one year of completion of the course, the operator shall institute an integrated pest management program approved by Multnomah County Vector Control and the Oregon Department of Fish and Wildlife which respects the requirements of this condition. This condition in no way obligates or assigns implementation of the program to either of the above agencies.

The wildlife management program shall be prepared prior to construction of the course and shall be updated on a five year basis starting after the course begins operation, subject to Planning Division approval.

9. Applicant may not construct tennis courts.
10. Applicant's parking lot shall not be paved, but shall have a gravel surface.
11. The driving range shall not be lighted.
12. The club house restaurant shall conform to the following standards:
  - a. It shall have an eating area of approximately 1,500 square feet, with seating for approximately 40 to 50 people;
  - b. It may serve beer and wine, but shall not contain a bar or serve liquor;
  - c. Appropriately-sized kitchen and food storage areas may be included, in addition to the square footage limitation cited in "a" above;
  - d. The kitchen shall not operate after 8:00 p.m. or after one-half hour following dusk, whichever is later.
13. The applicant and his successors and interests of the subject property shall at no time make application for zone change or comprehensive plan change which would permit or facilitate residential housing development on the subject site or the surrounding property at higher densities than those that are currently permitted.
14. Certain wet soil areas on the site may be subject to U.S. Army Corps of Engineers and/or E.P.A. regulatory programs. Any fill or excavation proposed as part of the development shall be reviewed by these agencies to insure all applicable permits are secured prior to construction.

## **Findings of Fact:**

### **1. Background:**

In March of 1983, George Douglas (applicant) applied for a community service designation to develop a golf course and accessory uses on approximately 125-acres of land on Sauvie Island. The application included not only an 18-hole golf course, but a club house, pro-shop, driving range, storage and maintenance buildings, a parking lot, a jogging trail, tennis courts and a restaurant. In August of 1983, the Multnomah County Planning Commission approved the application but denied permission for construction of a restaurant. Notices of Review were filed; the Board of County Commissioners (BCC) heard these appeals on September 27, 1983. The Board of County Commissioners met again on October 11, 1983, and adopted findings and conclusions in support of their decision approving the project. The Board of County Commissioners' approval, however, included a scaled down restaurant facility and it excluded the proposed tennis courts.

**The final County approval (in 1983) specified an 18-hole golf course along with a clubhouse with a pro-shop, restroom and shower facilities, locker room, display area for Sauvie Island artifacts, and a limited service restaurant (1,500 square foot seating capacity) and another storage building with security guard quarters; the approval also included a driving range, a parking lot and peripheral jogging trail.**

The County's decision was appealed to the Land Use Board of Appeals (LUBA) on November 9, 1983. LUBA affirmed the County's decision on May 4, 1984. See Taber vs. Multnomah County, 11 Or LUBA 127(1984).

The Planning Director determined that the applicant had performed substantial work leading to development of the golf course within two years of the approval in a letter dated September 30, 1985. This determination extends the CS 11-83 approval indefinitely.

### **2. Applicant's Proposal.**

The applicant requests community service designation of approximately 55 acres (described above) to allow its inclusion in an adjacent C-S site approved for an 18-hole golf course in 1983. The additional acreage is requested ... "to provide additional space between the fairways on the golf course, thereby diminishing the potential of personal injury to golfers from stray golf balls. No additional facilities or accessory uses are requested. The course will remain an 18-hole layout."

### **3. Ordinance Considerations.**

It is an applicant's burden to demonstrate a proposal's consistency with the following community service use approval criteria:

A. Is consistent with the character of the area;

- B. Will not adversely affect natural resources;
- C. Will not conflict with farm or forest uses in the area;
- D. Will not require public services other than those existing or programmed for the area;
- E. Will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that agency has certified that the impacts will be acceptable;
- F. Will not create hazardous conditions; and
- G. Will satisfy the applicable policies of the Comprehensive Plan.

The following sections present the applicant's findings relevant to specific criteria; staff comments are subheaded within each section, quotes from the 1983 case are italicized:

#### 4. Consistency with Area Character:

"In CS 11-83, the Multnomah County Planning Commission found the adjacent golf course consistent with the character of the area. This proposal is consistent with the previous finding in that the exact same use is being proposed."

"The (55) acres of proposed golf course currently consists of 5 acres of peach orchard, 25 acres of grassland pasture, 30 acres of woodlands and 6 acres of cropland. The peach orchard shall be maintained but for the most southerly 9 rows of peach trees as they are of an inferior grade and should not be saved. The pasture is already planted in grass and only the type of grass will change. The woodlands contain mostly cottonwood trees, however it will be preserved to their fullest extent subject to the design review of the proposed golf course."

#### Staff Comments:

In the 1983 case, the Planning Commission found the following with respect to this approval criteria. The finding was adopted by the Board of County Commissioners on appeal and affirmed by LUBA.

*"The character of Sauvie Island is, in the main, agricultural. A wide variety of field, row, horticultural nursery and livestock products are commercially grown on the Island. The area constitutes the largest coterminous agricultural area of Multnomah County. That fact was recognized in 1977 when the Comprehensive Framework Plan designated the majority of the Island as Exclusive Farm Use. The purpose of that classification was to preserve the best agricultural lands from inappropriate and incompatible development and to preserve the essential environmental characteristics and economic value of these areas. The intent of the classification was to establish areas for exclusive farm use with farm use and the growing and harvesting of timber as the uses permitted outright. In accord with State law, other uses were permitted as conditional uses."*

*Sauvie Island is also utilized for a variety of recreational purposes. A significant portion of the northern part of the Island is owned and managed by the Oregon Department of Fish and Wildlife. That area, in addition to a few private gun clubs, is intensively used for hunting waterfowl. The banks of the Columbia River and Multnomah Channel are used throughout the year for either fishing, swimming and/or sunbathing. The moorages along the Multnomah Channel house motor and sailboats used for water sport purposes in the Channel and on the Columbia and Willamette Rivers. Joggers and cyclists use the roads on the Island for exercise purposes. Still others use the Island for sightseeing or visiting historical points, such as the Bybee-Howell House.*

*A golf course would combine aspects of both the agricultural and recreational uses of Sauvie Island. The majority of the property would be used for the growing of perennial grasses. While a golf course has been determined not to be an agricultural use by the Oregon Court of Appeals (62 OR App 360 (1983) J.R. Golf Services, Inc. vs. Linn County), the establishment and maintenance of those grasses involve activities common to the raising of turf or the production of grass seed, which are agricultural uses. Those activities include ground preparation, seeding, fertilizing, spraying, on the Island in association with commercial agriculture, their practice in association with a golf course will not introduce alien uses.*

*A successful golf course would attract additional people to Sauvie Island. Those people would be seeking recreation in the form of golf. A golf course would provide people with another activity in which they could enjoy the recreational potential of the Island.*

*The recreational and agricultural nature of the Island are, however, often in conflict as recreationists may trespass and vandalize agricultural crops, facilities, and equipment, either unintentionally or intentionally."*

The approximately 55 acres lies adjacent to an approved golf course site (CS 11-83). The additional acres would be incorporated into the golf course design. The area north of the additional acres is predominantly in agricultural production on the Douglas' farm. The site abuts areas used in nursery production, a peach orchard, pasture, woods and row crops. The peach orchard, nursery stock and wooded areas extend into the 55 acres proposed for inclusion in the golf course. The description of uses and acreage breakdowns quoted above totals 66 acres; it appears from map and air photo interpretations that the wooded portions of the site cover approximately 19 rather than 30 acres. Conditions of approval limit the scale and number of accessory uses and require design review of proposed site improvements, screening of parking and structures and barriers to off-site trespass; these measures will assist in producing a development compatible with surrounding uses. In addition, if the owner or operator later proposes expanded or new uses on the site, further County review would be required (reference Condition No.5.).



## 5. Effect on Natural Resources:

"The Finding in CS 11-83 found no adverse affect on natural resources and this proposal is consistent with the previous Finding."

"The new (55) acres will have no impact on air quality of the area. Since this application does not increase the use of the adjacent golf course there should be no impact on traffic. No tennis courts are proposed."

### Staff Comments:

The Planning Commission found the following with respect to this Approval Criteria. The finding was affirmed by the Board and LUBA:

*"There should be no adverse affect on natural resources as a result of the development of this property as a golf course. The soils of the property will be used to support a perennial groundcover and attendant trees and shrubs. Those vegetative materials will increase the stability of the soil and help prevent erosion. They will require irrigation, which has the potential of leaching nutrients from the soil; fertilization to provide an appropriate nutrient balance within the soil for their growth and maintenance; and, herbicide and pesticide applications to eliminate unwanted plant and insect species. They may suffer compaction from vehicular and foot traffic necessitating occasional aeration. All, however, are practices common to normal commercial agricultural utilization of the soil.*

*There is a potential for an increase in leachate levels of the groundwater system from irrigation of the golf course. However, as discussed above, that potential would exist were the property to be used for a variety of commercial purposes (e.g., vegetable production or turf or grass seed production) which require supplemental irrigation and chemical applications.*

*There is a potential for an increase in the pollution levels of the surrounding airshed as a result of automobile traffic attracted to the site.*

*Correspondence from the Oregon Department of Environmental Quality indicates that the air and noise impact from the proposed golf course would probably not be significant and its impact on water quality negligible compared to current agricultural practices.*

*The use of 125 acres for a golf course will take the Island out of commercial agricultural production for an indefinite period of time.*

*The viewshed of the surrounding area would be improved as a result of the development of this property as a golf course. Golf courses provide continuously maintained open spaces. Unlike many types of developments that require landscaping as a buffer to minimize their visual impact, the majority of a golf course is landscaping. The portions of the site proposed for more permanent development (i.e., the access road, parking area and tennis courts) may require buffering. The proposed restaurant/clubhouse*

*will be recessed underground so as to be minimally visible from adjacent properties. As there is very little vegetation currently existing on the proposed course area some of these facilities will be visible from the road and bridge until screening vegetation grows up. The bulk of the course area will blend into the adjacent farm areas as the vegetation grows up on the site.*

*Public correspondence in the file at this date implies that a golf course will have an adverse impact on migrating waterfowl. Conversations by the staff with the applicant and the Oregon State Department of Fish and Wildlife, however, indicate that a golf course would not impact fish and wildlife; instead, the reverse may be true. There may be some damage of the greens and fairways from feeding waterfowl."*

There are several points in the 1983 finding above which appear irrelevant to the instant request; for example, applicant notes and staff concurs that the finding regarding airshed pollution levels should not apply to the requested site expansion since the proposed 18-hole golf course should not generate additional traffic if developed on a larger site. Applicant statements and February 13, 1989 submittals indicate the larger site may provide room for professional tournament events in the future. Condition no. 5 requires Planning Commission review and approval before tournaments which draw spectator crowds and which increase traffic more than 10 % above levels indicated in CS 11-83 could be included as an accessory use to the golf course.

The reference to 125 acres being removed from agricultural production; and the statement that ..."there is very little vegetation currently existing on the proposed course area..." all pertain to the original 1983 request. The approximately 55-acre subject site does not contain 125 acres or even 55-acres of agricultural production, much of it is wooded and not in production. Recent survey information reveals that the area described in the original metes and bounds description for CS 11-83 actually covers 145-acres rather than "approximately 125 acres"; therefore, the total area requested for the golf course site is 200-acres (145-acres from 1983 approval plus 55-acres in the current request)

The proposal to develop the course on 200 rather than 145 acres offers opportunities maintain and protect more natural areas within the golf course site.

#### **6. Conflict with Farm or Forest Uses.**

"The findings in CS 11-83 found no conflict with farm or forest uses and this proposal is consistent with the previous finding.

#### **Staff Comments:**

The Planning Commission found the following with respect to this approval criteria; the finding was affirmed by the BCC and LUBA.

*"As discussed under finding No. 4, the establishment and maintenance of*

*the golf course proper would involve practices comparable to commercial agricultural utilization of the property. Operation of the property as a golf course would generate additional traffic across the Sauvie Island Bridge and along an approximately one-half mile segment of NW Sauvie Island Road. After entering the access road, the impact of that additional traffic will be limited to the subject site. Multnomah County Engineering Services has reviewed this application and concluded that traffic generated by a golf course will not exceed the design capacity of either the Sauvie Island Bridge or NW Sauvie Island Road. Information provided by the applicant indicates the following anticipated traffic loads:*

*Estimated Traffic Generation by Time of Day, Summer Months,  
Full Operation of Golf Course and all Associated Facilities:*

<u>Time of Day</u>	<u>Estimated New Traffic</u>	
	<u>In</u>	<u>Out</u>
Before 7:00 am	7	
7:00 - 8:00 am (peak hour)	24	
8:00 - 12:00 Noon	84	5
12:00 Noon - 2:00 pm	40	60
2:00 - 5:00 pm	55	75
5:00 - 6:00 pm (peak hour)	20	36
6:00 - 9:00 pm	75	109
9:00 pm and later	20	

*No additional dedications are required and the existing access point to NW Sauvie Island Road is capable of handling the projected traffic.*

*Once on the property, there is no foreseeable conflict between users and surrounding farm uses. Golfers, tennis players and patrons of the clubhouse/restaurant will be confined on-site and have very little potential of creating conflict with surrounding land uses. The patrons of the golf course could well become customers to support products currently sold on the Island.*

*Some potential may exist for trespass off the site to adjacent farm properties by golfers searching for lost equipment, but this may be a relatively minor problem if the site is adequately posted and fenced."*

Several items in the 1983 finding appear irrelevant or erroneous when applied to the subject site area expansion request. The expanded site area, for example,

should have no bearing on the traffic generated by the facility. However, this conclusion assumes the increased space does not create a facility for large tournament events. If tournaments drawing spectators are proposed in the future, Condition no. 5 requires further County review to assess impacts. The 1983 approval was for an 18-hole golf course and the findings regarding traffic were based on that scale of use. The instant request will not alter the number of holes or otherwise affect the capacity of the golf facility. Therefore, the traffic findings are not altered by the expansion request. Again, if the additional area facilitates development of a course for spectator tournament events, further County review would be required.

The 1983 finding refers to "tennis players"; the BCC denied the proposed tennis courts in its review of the case in 1983.

#### **7. Public Services.**

"CS 11-83 found existing services adequate for the golf course. Since this proposal does not require any expansion of services, it is consistent with the previous finding."

#### **Staff Comment.**

The following finding was adopted by the Planning Commission and affirmed by the BCC and LUBA.

*"The electric and communication facilities necessary for the golf course currently exist along the NW Sauvie Island Road frontage. Domestic and irrigation water will be provided privately on-site. Sewage disposal will be handled via an approved subsurface system. Fire protection will be available from the newly created Sauvie Island Fire District, and the property would have a resident security guard."*

#### **8. Big Game Winter Habitat.**

"CS 11-83 found the property not within a big game winter habitat and the golf course would not impact the fish and wildlife resource of the area. The current proposal is consistent with the previous finding."

#### **Staff Comments.**

The Planning Commission found the following in its 1983 Decision:

*"The property is not within a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife. Additionally, that Department has indicated that the proposed golf course would not impact the fish and wildlife resources of the area."*

The Oregon Department of Fish and Wildlife, in a January 25, 1989 letter, offers the following regarding the proposed golf course (Note: Their comments pertain to the golf course generally, not the expansion per se):

"The biggest single damage problem G.G.S. Corporation will experience is from waterfowl being attracted to feed on large open grass areas. Each fall and spring migrating waterfowl utilize Sauvie Island as a resting and feeding area before continuing their migration. During that period the number of waterfowl peaks at 150,000 to 170,000 birds. The landowner can expect waterfowl damage year round with the most severe use occurring in October thru (sic) mid-April. In addition, blacktail deer currently use habitat within the proposed golf course and adjacent areas. The Department issues approximately three deer kill permits annually to alleviate damage on agricultural crops near the golf course [site]. Once the golf course is built, for safety reasons, hunting will not be allowed, thus creating a refuge for deer. Deer walking across putting greens when the soil is saturated with water will cause extensive damage. Again, we would like to emphasize the landowner is significantly changing land use and locating in an area identified as significant wildlife habitat and the Department shall not be responsible to respond to any waterfowl and big game damage that shall occur.

Further, the landowner should be aware that four waterfowl hunt clubs are in this vicinity of the golf course properties and during waterfowl season (mid-October thru mid-January) hunters will be shooting during the daylight hours on alternate days. Frequent discharge of firearms near golf fairways and putting greens may be considered a nuisance to golfers, therefore, resulting in a conflicting use. The Department will not restrict waterfowl hunting seasons to address any perceived nuisance to users of the golf course."

The 55-acre expansion area includes approximately 19-acres of woodland and riparian areas along the Gilbert River. Including these areas within the proposed golf course offers greater protection of the wildlife habitats they represent. The entire golf course site will be subject to Design Review; the course design must demonstrate preservation of the natural landscape ... "to the maximum practical degree...". Under the existing zone, removal of the woodland areas to develop farm uses would be permitted without County review.

#### **9. Hazardous Conditions.**

"CS 11-83 found no hazardous conditions and no new hazardous conditions have been identified with this proposal, therefore, it is consistent with the previous finding".

"As noted in the purpose of this application, this application will remove a potential hazardous condition, that being risk of personal injury to golfers from lack of proper distance between fairways."

#### **Staff Comments.**

The Planning Commission made the following Finding in its 1983 decision:

*"No hazardous conditions have been identified that would result from the development of the land as a golf course."*

Applicant's submittal appears somewhat inconsistent regarding this issue; it states ... "additional space is needed for liability and safety reasons. Specifically, the additional acreage will create more space between fairways thus reducing the possibility of golfers being injured from balls struck in adjoining fairways." The implication here is that in fact new hazards have been identified since the 1983 proposal was heard. Applicant provides findings in a 2/13/89 submittal (Exhibit A) regarding personal injury liability factors and increased distances and acreages in more contemporary courses as justification for their need for additional distance between the fairways. Reference discussion below in finding no. 11. on Golf Course Sizes.

#### **10. Applicable Comprehensive Framework Plan Policies.**

The following Policies of the Comprehensive Framework Plan are found to apply to this proposal and are addressed as follows:

##### **A. No. 2 - Off-Site Effects:**

###### **Staff Comments**

Conditions of Approval are necessary to insure the proposed development is designed and developed in a manner compatible with the rural-agricultural character of the surrounding area. The Board of County Commissioners added Condition No. 13 in its review of CS 11-83 to more clearly address this Policy:

Condition No. 13 (of CS 11-83):

*"The applicant and his successors and interests of the subject property shall at no time make application for zone or comprehensive plan changes which would permit or facilitate residential housing development on the subject site or the surrounding property at higher densities than those that are currently permitted."*

Staff recommends any approval of a site expansion be similarly conditioned (reference recommended Condition No. 13. and Conclusion No. 2.).

##### **B. No. 9 - Agricultural Land Area:**

Applicant indicates that ... "A golf course is a permissible non-farm use of agricultural land (ORS 215.213) and the Planning Commission may approve it as a conditional use if it finds it in compliance with Community Service approval criteria.

Under CS 11-83, the Planning Commission found the adjacent site to meet the approval criteria and this proposal is consistent with that finding."

"As noted above, nearly one half of the proposed area is not in agricultural use and one third of the proposed land is currently grassland."

#### Staff Comments.

The Planning Commission found the following in its 1983 decision:

*"This property is designated agriculture by the Framework Plan and zoned Exclusive Farm Use in compliance with that designation. That classification results from the facts that:*

- (1). The soil is in US Soil Conservation Service Agricultural Capability Classes II and III;*
- (2). The property is of a size suitable for commercial agriculture;*
- (3). Is in an area devoted predominantly to commercial agricultural uses, and is only minimally impacted by urban services.*

*The Exclusive Farm Use zone allows for a variety of land uses as either Primary Uses, Uses Under Prescribed Conditions or Conditional Uses.*

*A golf course is a permissible non-farm use listed in ORS 215. 213 that may be approved by a Conditional Use in the EFU zoning district if found by the Planning Commission to comply with the Community Service Approval Criteria.*

*This application proposes the development of 125 acres of land currently utilized for agricultural purposes as a golf course use. Those agricultural uses have consisted of wheat, corn, oats and apples.*

*A Community Service designation is an overlay classification that allows specifically approved land uses in addition to those of the underlying zone. While those specifically approved land uses (e.g., a golf course) may be allowed to develop and operate, they do not affect the presence of the underlying zone designation. If, for example, the golf course use were discontinued, only those uses allowed by the EFU zoning district would subsequently be allowed outright. Therefore, if the golf course is found to comply with the applicable Community Service Approval Criteria for a Conditional Use in the EFU zoning district, the property would continue to be maintained for potential future agricultural uses because of that underlying EFU zoning designation. The proposal would result, however, in the cessation of 125 acres of Ag Capability Class II and III soil from commercial agricultural production."*

The above finding is only partially relevant to the current request to add approximately 55 acres to the golf course site. For example, the 55 acres does not have ... "125 acres ... of wheat, corn, oats and apples." The 55-acre site is predominantly **Burlington fine sandy loam**, a Class II soil. Some areas in the northern portion of the site (near the Gilbert River) are heavier soils similar to those found within the original approval boundary.

The Board of County Commissioners supplemented the above finding in its decision on CS 11-83. The following excerpts bear some relevance to the instant request:

*"It is true that the land under consideration will not be used for commercial agriculture, but when we enacted our EFU Zoning Ordinance, containing golf courses as conditional uses, and when the legislature enacted ORS 215.213, which does the same thing, we contemplated that some agricultural land would be removed from production for this purpose. The Comprehensive Framework Plan does favor preservation of agricultural land for farm uses (Policy No. 9, Page 5-17). It also favors private development of public recreational facilities (Policy No. 39, p. 10-2). Obviously, as 1000 Friends of Oregon Attorney Robert Liberty stated, our agricultural land policy could be frustrated if golf courses were allowed throughout the County. However, Applicant's would be the first golf course developed in the region for over a decade, and we have no reason to anticipate a flood of golf course applications in the future. If that were to occur, our plan and ordinances could and would be amended.*

*The alternative to Mr. Liberty's position is that if the agricultural lands policy were strictly applied to the exclusion of all other uses, the designation of golf courses as conditional uses in EFU zones and ORS 215.213 would be meaningless. J. R. Golf Services, Inc. v. Linn County, 62 Or. App. 360 (1983).*

*We do not share Mr. Liberty's fear that approval of this application would be tantamount to allowing golf courses everywhere in the county that is zoned EFU. As our county's ordinances suggest, we need golf courses and do not anticipate a flood of applications. If we were to deny this application, that denial could certainly be construed as a statement that we will allow golf courses nowhere on agricultural lands in the county. It has been proven that this approximately 125 acres contains the poorest soils on Applicant's 493-acre joint farm operation. The soils are wet and heavy, predominantly clay. All three of the soils identified by the Soil Survey for Multnomah County as being present on this site have a wetness limitation applied to them. The Rafton Silt Loam has been characterized by the survey as a very poorly drained soil with a high water table during the months of December to June. The Moag Silty Clay Loam is also a very poorly drained soil with a high water table in the same months. The Sauvie Silt Loam is also a poorly drained soil, but it does respond well to most farming practices so long as it is adequately drained. This latter soil makes up about 55% of the proposed golf course site. In addition, the golf course will not interfere with farm operations in the vicinity as evidenced by letters in the record from the majority of adjacent farm operators who do not object to the golf course use. For these reasons, we exercise the discretion we have to balance the agricultural and recreational policies of our plan in favor of the latter use in this case. Furthermore, we find that the use of the 125 acres as a golf course will not irrevocably commit the land to non-farm uses since the major part of the course can easily be returned to farm operations upon cessation of the golf course. The approval of a golf course carried no status, implied or otherwise, to justify*



*any other non-farm use if the golf course is not built or ceases operation at some future date. The Board further finds that at no future point may the location of the golf course be utilized to justify other non-farm uses on adjacent lands."*

The proposed expansion area would occupy approximately one-third of an existing productive peach orchard, some fields in nursery stock and pasture and a large wooded area of deciduous and coniferous trees. The 55-acre expansion site is characterized by two general soil types: **Burlington fine sandy loam** is generally present in the higher elevation portions of the site; this is Class II soil and well suited to agricultural production. The northern area, near the Gilbert River, is identified as **Sauvie silt loam, protected**, a poorly drained soil with capability subclass IIw (source: Soil Survey of Multnomah County).

### C. No.13 - Air and Water Quality and Noise Level.

"In CS II-83 the Oregon Department of Environmental Quality found that the impact on air, water and noise would not be significant as a result of the development of the property as a golf course. This proposal is consistent with that finding."

#### Staff Comments:

The Planning Commission found the following in its 1983 decision:

*"The Oregon Department of Environmental Quality has indicated that the impact on the air quality and noise levels will probably not be significant as a result of the development of this property with a golf course. They also indicate that the impact on water quality would be negligible or perhaps an improvement depending upon the current agricultural practices on the property."*

The Board further found the following regarding this policy:

*"DEQ has testified that operation of the golf course would not pollute the air, or cause a noise problem, and that the 'impacts on water quality would be negligible or a slight improvement depending upon the current agricultural practice.' DEQ must approve any subsurface disposal systems and would prohibit groundwater contamination. The applicant would not be able to construct any golf course facility if the subsurface waste disposal system did not meet State standards designed to protect water quality. The waste facility for this site will be directly approved by the State in this case since it would have a flow of over 2,500 gallons per day."*

The preceding findings would apply to the proposed expansion area to the extent the golf course improvements are placed on the fifty-five acre site. State regulations regarding the waste facility have been changed since the 1983 decision; the County Sanitarian (Environmental Soils Specialist) now reviews facilities up to 5000 gallons per day.

#### **D. No.14 - Development Limitations.**

"This proposal for additional golf course property will attempt to maximize the existing topographic and vegetative variations of the property. It is therefore consistent with CS 11-83 which found the adjacent property in compliance with Goal No. 14."

#### **Staff Comments:**

The Planning Commission adopted the following findings in its 1983 decision:

*"The proposed golf course attempts to maximize the existing topographic and vegetative variations of the property (letter from Bob Duden in file.) Therefore, only minor grading and vegetative removal will be necessary. Other limitation considerations include:*

- (1) Soil Erosion Potential: The soils of this property have not been identified as having severe soil erosion potential. However, should areas of erosion potential exist, that potential would be reduced with the presence of permanent grass cover.*
- (2) 100 Year Flood Plain: The U.S. Army Corps of Engineers has designated the majority of Sauvie Island as Zone D. That designation indicates areas of undetermined, but possible, flood hazards. It is likely, since the clubhouse, tennis courts, storage building and parking area are to be located on the highest portions of the property, that the impact of a potential flood would be comparable to that of the property being utilized agriculturally."*
- (3) Seasonal Water Table: The soils of this property are identified by the Soil Conservation Service as having development limitations due to wetness in their natural state. However, a map on file from the SCS indicates that the property has been extensively tilled to eliminate that wetness problem. The few remaining areas of seasonal wetness have been incorporated into the course as water hazards."*

Most of the requested expansion area lies higher than the original area approved for the golf course and hence can be expected to possess better drainage characteristics. The Flood Insurance Rate Map (FIRM) designates the expansion site area as both "Zone C, areas of minimal flooding" and "Zone B, areas between limits of the 100-year flood and 500-year flood...or areas protected by levees from the base flood."(Community-Panel Number 410179 0045 B).

#### **E. No. 15 - Areas of Significant Environmental Concern:**

"(1) Archaeological Value, Sauvie Island is generally known to have been the location of a settlement of Multnomah Indians. The applicant has commissioned an archaeological survey of the 61 acres (corrected legal on 2/3/89 shows approximately 55 acres). If any historic areas are identified they shall be preserved and remain in their natural state."

**Staff Comments:**

Applicant supplements the request with a report entitled Cultural Resource Survey of an Expansion of the Proposed Sauvie Island Golf Course, Multnomah County Oregon, by Clinton G. Lebow and Richard M. Pettigrew, January 9, 1989. The report and its findings are incorporated herein by reference. The report provides the following executive summary:

"On January 2-3, 1989, INFOTEC research, Inc. conducted an intensive cultural resource survey for an extension of the Sauvie Island Golf Course proposed by Mr. George Douglas. The purpose of the survey was to locate and document any cultural resources which might be impacted by development of the proposed golf course. A single prehistoric archaeological site was identified. This site, which appears to date to, or prior to, the Merrybell Phase (600 B.C.-A.D. 200), is significant enough to warrant protection. A fairway is currently planned for the site vicinity; such a fairway would provide better protection for the site than the current land use. It is therefore concluded that development of the golf course will not unduly impact cultural resources. However, if other construction activities associated with the golf course are implemented in the site area, then subsurface testing will be necessary to determine the extent and significance of the site."

Reference condition # 1 regarding this issue.

**F. No. 16 - Natural Resources:**

"CS 11-83 found the long range availability of Domestic Watersheds and Fish and Wild Life Habitat Areas would not be limited or impaired. This proposal is consistent with the previous finding."

"The golf course should enhance the wild life habitat of the area. Subject to the design review, portions of the woodlands shall be preserved for small wild life. Any problems with wild life shall be handled per the approved procedures on the approved golf course."

**Staff Comments:**

The 1983 Planning Commission decision contains the following findings with respect to this plan policy:

*"The long range availability and use of the following natural resources of this property will not be limited or impaired by this proposal:*

(1) Domestic Water Supply Watersheds: *The source of domestic water on Sauvie Island is groundwater pumped from private wells. This proposal should have no more affect on that resource than the existing agricultural operations which employs and extensive irrigation network. This area is more than adequately recharged by water from the Columbia and Multnomah Channel.*

(2) *The Oregon Department of Fish and Wildlife indicates that this*

*proposal would have no adverse impact on the fish and wildlife resources of the surrounding area."*

In addition, the Board of County Commissioners supplemented these Findings as follows:

*"The project site has been inventoried and no statewide goal 5 resources have been found. There are not conflicting uses, so an ESEE conflict-resolution analysis is not required. Assuming, for the sake of argument only, that there were an archaeological site on the property, there is no evidence of a use which would conflict with it. The evidence is that little excavation will be necessary to build the golf course. We find that any archaeological properties of the site would be protected better by the planting of grass for a golf course than by the cultivation annually required for a farm use. A golf course will enhance the wildlife potential of the site."*

The Board further found...

*"that the golf course will, if anything, enhance wildlife habitat, and provide nesting area where there currently is none."*

**G. No. 31 - Community Facilities and Uses:**

"CS 11-83 found the golf course would have reasonable access; it would have no objectionable site characteristics; and it would be compatible with surrounding uses. The proposal is consistent with the previous Finding."

**Staff Comments:**

The Planning Commission's 1983 decision contains the following Findings regarding Policy No. 31:

*"A golf course qualifies as a minor regional public facility. This proposal satisfies the locational criteria of that category as follows:*

- (1) Access: This project will access Sauvie Island Road via a private drive approximately 4200-feet in length. Engineering Services indicates that the proposed intersection of that drive and Sauvie Island Road will provide adequate sight distance and should not create a dangerous intersection. Speed will be controlled along the access drive by speed bumps.*
- (2) Impact on Adjacent Lands: As described in Findings No. 3 and 5 this proposal should be compatible with existing surrounding uses. It will allow timely development of the property with a use that broadens the recreational base of the Island while impacting only 3000 feet of the Sauvie Island Road and the property proper.*

*All remaining impact considerations of this policy will be analyzed during the Design Review process.*

- (3) *As discussed in finding No. 9-D, E and F, the property is of sufficient size to be developed with an 18-hole golf course. The design of the course incorporates natural features of the site in a manner that requires only minimal grading and contouring. The restaurant/clubhouse facility is proposed to be designed with respect to solar access to maximize energy conservation."*

The above noted finding contradicts the current application with the statement..."the property is of sufficient size to be developed with an 18-hole golf course." The current request asks for additional acreage to develop an 18-hole golf course, implying that the previously approved site is insufficient either in area and/or configuration to develop the proposed course. Applicant provides several justifications for the requested site expansion in an attached report (Exhibit A). Reference discussion below regarding Golf Course Sizes.

#### **H. No. 36 - Transportation:**

"CS 11-83 found adequate transportation facilities already in place. Since this proposal does not expand the amount of use on the site, it is consistent with the previous Finding".

#### **Staff Comments.**

The 1983 Planning Commission Decision contains the following Finding:

*"Engineering Services has indicated that both the Sauvie Island Bridge and the portion of NW Sauvie Island Road that will be affected by this proposal have sufficient capacity to accommodate the traffic projected to be generated by this proposal. Therefore, no road improvements are required."*

The Board of County Commissioners supplemented this Finding as follows:

*"Traffic from the golf course will not create a safety or congestion problem either on the Sauvie Island Bridge or on NW Sauvie Island Road. The Multnomah County Traffic Engineer has reported that even with the golf course operating at full capacity, the Bridge and road will be carrying less than one-half their design capacities."*

The proposed approximately 55-acre expansion has no effect on expected traffic levels associated with the proposed golf course. The current request will not increase the 18-hole layout or otherwise add capacity to the recreation facility. The number and scale of accessory uses (i.e., clubhouse with pro-shop, restaurant, parking, etc.) remains identical to those approved under CS 11-83; therefore, the expanded site area has no effect on transportation systems. Recommended condition no.5 requires Planning Commission approval of any future accessory uses, including tournaments attracting spectators and increasing traffic counts at least 10 % above levels identified in the CS 11-83 decision.

**I. No. 37 - Utilities.**

"CS 11-83 found adequate utilities to the site, since this proposal does not expand the amount of use on the site, it is consistent with the previous Finding.

**Staff Comments.**

*"The potable water for the proposed restaurant/clubhouse is proposed to be supplied by private well. That supply is required to be checked and certified regularly by the Multnomah County Health Department. Sanitation is proposed to be disposed of by a subsurface system. That system will require approval from the Oregon Department of Environmental Quality.*

*All necessary communication and energy supply utilities are available at the NW Sauvie Island Road access point. Storm water drainage will be disposed on on-site.*

*A natural gas distribution line crosses a portion of the subject property. The proposed development should recognize that fact and the course designed so that potential repairs on that line would have minimal impact on the operation of the course."*

In addition, the Board adopted Condition No. 3, requiring approvals and certifications for sewage and water supply systems.

**J. No. 38 - Facilities.**

"CS 11-83 found school and fire districts adequate, since this proposal does not expand the amount of use on the site, it is consistent with the previous Finding."

**Staff Comments.**

The Planning Commission found the following in its 1983 Decision:

*"Sauvie Island School District has been informed of this request and indicated their support. The Sauvie Island Fire District indicates they have adequate equipment to provide fire protection to the project. The facility will be protected by a private security guard in addition to the Multnomah County Sheriff."*

The proposal to expand the golf course area has no effect on demand for school or fire protection services.

**K. No. 39 - Open Space and Recreation Planning.**

"As with the CS 11-83 Finding, this proposal will maintain open spaces and provide a slightly larger but safer 18-hole golf course."

## Staff Comments.

The 1983 Decision contains the following finding:

*"The County's policy is to encourage the development of recreation facilities by private investors. This proposal would provide a golf, tennis and jogging facility developed with private funding."*

The Board of County Commissioners' 1983 Decision excluded tennis courts from the project.

The proposed approximate 55-acre expansion would maintain and enhance an area possessing open-space and scenic values, consistent with the above cited policy and Statewide Planning Goal No. 5. The riparian and wooded areas on the site will receive greater protection under design review criteria applicable to the golf course than farm uses permitted under the base EFU zone.

### 11. Additional Findings:

MCC 11.15.2064 specifies lot size requirements for conditional uses within the EFU District. The minimum lot size shall be based upon:

- (A) Site size needs of the proposed use;
- (B) The nature of the proposed use in relation to its impact on nearby properties; and
- (C) Consideration of the purposes of this district

### Golf Course Sizes:

The net result of this request will be to expand the area designated for the Sauvie Island Golf Course to approximately 200-acres. Staff examined a variety of sources to identify general size requirements for golf courses and compare other facilities against the proposed expansion. The section below references the sources and summarizes the findings regarding golf course size requirements:

Anatomy of a Park, Albert J. Rutledge, ASLA  
McGraw-Hill, Inc. New York, 1971

Appendix states 18-hole golf course requires:

150 acres; and usually includes: fairways, roughs, greens and tees (86 acres), clubhouse (1/2 acre), parking area and service roads (3-1/2 acres), natural area (40 acres), landscaped area (20 acres).

The Golf Course: Planning, Design, Construction and Maintenance, F.W. Hawtree, E.& I.N. Spon, London and New York, (1981) Page 47

"Size

From 100 to 150 acres. On average ground, 120 acres will do very well."

"Shape

Avoid necks or salients less than 400 feet wide. Prefer a single unit to one divided by roads."

Golf in Oregon, Kent C. Myers

Ryder Press, Portland, (1981). excerpts

The following golf courses in Oregon are presented for size comparisons:

Broadmoor (public), Portland

18-hole 220 acres

Eastmoreland (public), Portland

18-hole 160 acres

Eugene Country Club (private), Eugene

18-hole 135 acres

Glendoveer (public), Portland

36-hole 230 acres

Hidden Valley (private), Cottage Grove

9-hole 69 acres

McKenzie River (private), Springfield

9-hole 62 acres

Tokatee (private), Blue River

18-hole 320 acres

Tualatin Country Club (private), Tualatin

18-hole 130 acres

#### **Staff Comments:**

The preceding suggests that most 18-hole facilities are developed on sites of 130 to 160 acres, though some notable exceptions are the Broadmoor and Tokatee courses with 220 and 320 acres respectively. The different sizes can be attributed to several variables: whether the courses are developed in urban or rural settings and the amount of natural areas and water features within the site are likely explanations. Individual designers also vary in terms of their site area requirements; some are noted for more random designs which cover larger sites. Applicant has provided a supplemental report (Exhibit



A) which describes several different reasons justifying the requested 200-acre golf course size. The application explains the need for additional acreage as a safety issue (distance between fairways); a technological issue (improved golf ball and golf club technologies); and a design issue (newer courses with more random designs and extensive water features). Findings in the supplemental report are incorporated by reference.

Staff recommends and the Commission concurs that the requested 55-acres should be included in the proposed golf course site.

## **Conclusions**

1. An expanded site area for the proposed Sauvie Island Golf Course has little or no effect on the surrounding area or on the project's ability to fulfill community service use approval criteria.
2. The original site area approved through CS 11-83 had 13 conditions of approval applied by the Board of County Commissioners. Any additional land area beyond the original boundary should have similar conditions applied to assure the entire development is consistent with both decisions. Recommended conditions 1 - 13 substantially duplicate those applied through CS 11-83. The only differences relate to new information such as archaeological resources or changes in regulations for sub-surface disposal systems. Condition No. 5 is modified to address the potential of tournament events and associated traffic impacts. Condition Nos. 8 and 14 are modified and added respectively to address issues raised by the Audobon Society
3. The proposal, as conditioned in this decision, complies with community service approval criteria as discussed in findings nos. 4 - 9.
4. The proposal, as conditioned in this decision, complies with Comprehensive Framework Plan Policies nos. 2,9,13,14,15,16,31,36,37,38, and 39 (reference Finding No. 10).
5. Except as detailed herein, applicant has demonstrated the proposal's consistency with Community Service Approval Criteria.
6. Development of the golf course on a larger site provides greater opportunities for enhanced wildlife habitat, preservation of existing trees and larger natural areas and water features.

In the Matter of CS 1-89:

2-27-89

By   
Richard Leonard, Chairperson

March 9, 1989  
Filed with the Clerk of the Board

**Appeal to the Board of County Commissioners.**

Any person who appears and testifies at the Planning Commission hearing, or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended Decision, may file a Notice of Review with the Planning Director on or before 4:30 p.m., Monday, March 20, 1989 on the required Notice of Review form, which is available at the Planning Commission Office at 2115 SE Morrison Street.

*The Decision on this item will be reported to the Board of County Commissioners for review at 9:30 a.m., Tuesday, March 28, 1989 in Room 602 of the Multnomah County Courthouse. For further information, call the Multnomah County Planning Commission Office at 248-3043.*

LAND USE APPLICATION FOR ADDITIONAL COMMUNITY SERVICE DESIGNATED  
(GOLF COURSE) ACREAGE TO THE SAUVIE ISLAND GOLF COURSE

GEORGE DOUGLAS APPLICANT

FEBRUARY 1989

PRESENTED TO THE MULTNOMAH COUNTY PLANNING COMMISSION

PREPARED BY WILLIAM T. RHODES  
ATTORNEY AT LAW  
4562 S.W. COMUS PLACE, SUITE 100  
PORTLAND, OREGON

Q51-89  
Applicant's  
Exhibit #7  
Dated 2/13/89  
L.S.

## EXECUTIVE SUMMARY

A modern golf course consists of at least 200 acres. In years prior, courses could be built on smaller parcels generally around 150 acres, but all that is the past. New courses require 200 acres to be safe. Under the requirements of Code section 11.15.2020 we believe that 200 total acres should be approved to meet the size requirement of today's modern golf course.

Golf courses are larger because golf balls now travel 11% farther than they did 20 years ago. The legal system has simultaneously enlarged the potential liability for errant golf shots to include course design, layout and required barriers.

The National Golf Foundation suggests all modern courses maintain 350 feet between fairways. According to the Dye Group Inc., Golf Course Architect John Harbottle, the Sauvie Island site, subject to its lack of trees and its abundance of water will need 200 acres to accomplish these safe distance requirements.

The planning staff has indicated that this application meets all other criteria for Community Service - Golf Course use. We request your adoption of all 55 additional acres for golf course use.

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## GENERAL DISCUSSION OF THE PROPOSED PERMIT.

In 1983, George Douglas applied for and received a Community Service (Golf Course) designation on approximately 145 acres of land located on Sauvie Island, Multnomah County, Oregon. That permit will allow the construction of an 18 hole golf course together with a clubhouse and parking lot.

In December of 1988, Mr. Douglas entered into a contract of sale of the permitted property. During the discussions with the buyer, GGS Inc. (Hawaii) the size of the permitted site came into question. Upon further discussions with the Dye Group Inc. - Pete Dye Golf Course Architect, additional permitted property was requested. The Dye Group stated that they are requiring 200 acres for the development of new golf course properties. The additional acreage is needed according to the Dye Group to insure the safety of the golfers and any spectators watching them play.

The current permit application requests an additional 55 acres to be added to the previously permitted 145 acres. In addressing the need for the additional acres, Mr. Douglas asserts that the additional property will alleviate a hazardous condition, the risk of personal injury due to insufficient distances between fairways on the golf course.

The safety issues are discussed in the subsequent sections of this report. Mr. Douglas believes that the additional acreage will have no significant effect on adjoining properties other than what the existing golf course would present. Care will be taken to preserve the existing woodlands to there fullest extent and current agricultural land, the majority of which is in grasslands, will retain its character.

## DISCUSSION OF THE SAFETY FACTORS REQUIRED IN GOLF COURSE DESIGN

### \* PERSONAL INJURY LIABILITY FACTORS

Golf has been defined as a sport in which an individual illequiped for the task approaches a slightly irregular shaped sphere in an attempt to strike said sphere with a series of unmanageable implements directed in an elliptical path from a sliding axis with aspirations of achieving a predetermined course and distance usually resulting in deviations exceeding the programmed parameters and causing said individual to evoke single monosyllabic epitaphs including but not limited to "FORE".

Errant golf balls are the cause of numerous personal injuries each year. While most of us realize that car crashes and unsafe products can leave individuals and companies liable for thousands and even millions of dollars in damage awards few of us are aware that the golf ball can leave the individual, the course and the golf course architect liable for personal injuries.

THE LAW - GOLF COURSES MUST BE DESIGNED AND MAINTAINED TO PREVENT FORESEEABLE INJURIES TO PERSONS OR NEARBY PROPERTY

Last week, in Los Angeles at the Riviera Country Club, professional golfer, Hale Irwin was struck in the face by an errant golf ball struck from an adjoining fairway. Luckily for Mr. Irwin, a trip to the local hospital and 10 stitches later he



was able to resume play in the tournament. Mr. Irwin subsequently finished sixth and won over \$65,000 for his efforts.

For illustration sake, lets assume Mr. Irwin was severely injured. What would be his legal rights? First, he could sue the golfer that struck the golf ball. If the golfer failed to shout a sufficient warning of "FORE" he could be liable. If Mr. Irwin successfully argued that the course had insufficient distance between the adjoining fairways then the membership of Riviera and the sponsor of the tournament could be liable. It is even possible that the architect who redesigned the club in the 1960's could be liable.

Courts in California have already found courses liable for golf balls causing damage to property and people on the perimeter of golf courses, Sierra Screw v. Azusa Greens, Inc. and Curran v. Green Hills Country Club. In the Green Hills case the course was held liable for a personal injury resulting from a ball hitting Mr. Curran while sitting on his outdoor patio behind a six foot high fence adjoining the golf course. The court reasoned that the fairway was too close to the patio and the fence was inadequate to protect Mr. Curran from injury.

The interesting feature of these cases is the courts willingness to redefine the defense called Assumption of the Risk. For years courts ruled that people moving next to golf courses and people participating in golfing activities on the golf course itself had knowingly and voluntarily accepted the risk of personal injury due to errant golf balls. These new

court decisions indicate a willingness to allow damages when the person injured did not foresee the risk of the accident. Injured parties generally claim that he or she did not foresee or appreciate the risk of the accident. Perhaps the highest award to date was given to professional golfer Steve Melnyk who suffered a career ending injury from slipping and falling from a defectively designed and maintained bridge at a PGA tournament. Sport Illustrated reported the settlement to be over \$1,000,000.

The courts have also assessed damages to clubs where spectators have been injured. In perhaps the most well-known case, Duffy v. Midlothian Country Club, a spectator was injured while watching a golf tournament. The errant golf ball struck the spectator in the eye and as a result of this accident, the spectator lost her eye. A jury awarded nearly \$500,000 in damages because the course should have provided a safer location for the spectator.

In another case, the court has definitely stated that the issue of course design is a factor in determining liability of the course, Nussbaum v. Lacopo. In that case, the court considered whether or not the course had taken reasonably prudent measures to protect persons on nearby property (i.e. the planting or erection of trees and or fences).

Liability insurance for courses and golf course architects is increasingly difficult to obtain. The Dye Group Inc. have informed me that they cannot find any United States insurance company to place their architectural errors and omissions

insurance. Obviously, courses with adjoining fairways that are constructed too close may make liability insurance unobtainable.

Following the same reasoning for golf course architectural liability, it will not be surprising to find enterprising trial attorney's seeking to hold developers and even municipal governments liable for the failure to acquire sufficient acreage if sufficient was at one time readily available.

Simply on the basis of reducing liability for all parties involved in the development of the golf course I urge this commission to approve all 55 additional acres requested.

## B. INCREASED DISTANCE AND ACREAGE FOR MODERN COURSES

Golf courses have been a fixture on the American landscape since the late 1800's. Originally, golf courses were planned near water resources in order to provide adequate irrigation for the greens and tees. The failure to adequately irrigate greens and tees in the summer months will cause permanent destruction of the grass. For the most part, fairways were not irrigated and tended to be dry and dormant in the summer time.

In the last thirty years a majority of golf courses have installed irrigation systems which allow year long watering. As the courses became lusher the golfers sought new ways to overcome the lack of distance to their shots as the result of the lack of roll due to the irrigation systems. Golf ball and golf shaft technology developed predictably.

### GOLF BALL AND GOLF SHAFT TECHNOLOGY

The golf ball of the 1960's consisted of three parts, a core of hard rubber, a wrapping of rubber twine, and an outer shell usually made out of a balata derivative. In the 1970's Spaulding Sporting Goods introduced what has become known as the two-piece ball. Basically, this ball has an uniform center made out of a hard rubber material and an outer core made out of a surlyn derivative.

The two piece ball which is used by 90% of the golfing public is livelier and more durable than the three-piece or old ball. Tests conducted for Golf Digest indicate that golfers can

expect up to a 17 yard per drive advantage with the two piece ball. An increase in distance of up to 7.0% can therefore result. Remembering that golf balls can bend either to the right or to the left a greater dispersion factor of 14% is created. To put this increased distance factor in perspective. A golf course existing in 1970 consisting of 150 acres would have to be enlarged 21.0 acres to effectively maintain the same tolerances and distances for allowing errant golf shots on adjacent fairway holes.

Since the mid-70's golf ball manufacturers have been limited to improvements in the surface of the ball because the United States Golf Association has limited the ball's speed at impact to 255 feet per second. Manufacturers have introduced lithium, a light weight metal into the surface of golf ball's in the early 1980's. Dimple shape and dimple patterns have also changed. The net effect of all these changes is a more aerodynamic ball generally thought to produce another 5 yards of distance on a drive. Golf, February 1989.

Golf shafts originally were made from Hickory sticks. In the 1930's steel shafts became popular because of there comparative low torque ratio (the amount of twist in the golf shaft as the result on the swing). In the 1980's new light weight shaft materials have been introduced. Graphite, Titanium and Graphite-boran composites are the most popular of these new shaft materials. Basically, all manufacturers of these shafts claim up to a 30 yard difference in the length of a drive.

Theoretically, since the shaft material is lighter, a golfer effecting the same effort will be able to swing the golf club faster and therefore create a greater impact speed and thus greater distance. Assuming only a 10 yard increase in the length of a shot a golfer who with steel shafts and an old three piece ball who hit up to 245 yards on a drive can now expect to hit up to 272 yards. This factor results in an 11% increase in distance and a 22% increase in dispersion of errant golf shots.

By applying the same formula as before, the 1970 course of 150 yards now must grow to 181.5 yards to maintain the same tolerances for errant shots

This past month, the United States Golf Association announced that it is considering redefining the golf ball because the professionals are hitting the current balls so far they have made previous distance barriers obsolete. The proposed new ball would reduce the average drive by some 15 to 20 yards. However, the USGA was also quick to point out that such balls would be only tournament balls and the average golfer would continue to hit the current balls. Golf, March, 1989.

## ARCHITECTURAL DESIGN STANDARDS

### A REVIEW OF GOLF COURSES IN OREGON

Golf courses in Oregon range from 60 acre 9 hole tracts to 320 acre 18 hole championship layouts. Several factors dictate the amount of land required to build a safe and challenging golf course. Generally speaking, courses built through dense woodlands can use the trees as a natural barrier for errant golf balls. Courses built over fields generally require additional acreage. Additionally, courses that incorporate lakes and waterways use more acreage.

In reviewing comparable courses in Oregon the following factors were considered:

1. Is the course an 18 hole layout.
2. Does the course contain a driving range and other practice facilities.
3. Does the course contain lakes or other waterways.
4. Is the course generally laid out on rolling terrain.
5. Does the course maximize the safety of golfers and spectators by allowing sufficient space between adjoining fairways.

The following Oregon courses contain the above mentioned criteria for comparison:

- A. Broadmoor Country Club, Portland, 18 holes, driving range, 2 lakes and waterways, generally built on rolling terrain and

generally maintains 350 feet or more distance between fairways.  
Total acreage 220 acres.

B. Eastmoreland Golf Course, Portland, 18 holes, driving range and practice areas, 2 lakes and waterways, built on rolling terrain and has at least 6 adjoining fairways with less than 300 feet between adjoining fairways. Total acreage 160 acres.

C. Illahe Hills Country Club, Salem, 18 holes, driving range and practice areas, waterways, built on rolling terrain and maintains 350 feet or more between adjoining fairways. Total acreage 300 acres.

D. McNary Golf Course, Salem, 18 holes, driving range and practice facilities, 2 lakes and waterways, built on rolling terrain, some adjoining fairways have less than 300 feet of distance between fairways but former Walnut grove trees act as a barrier. Total acreage 214 acres.

E. Tokatee Golf Course, Blue River, 18 holes, driving range and practice facilities, 4 lakes and waterways, built generally on rolling terrain some of which contains forest lands and only 3 fairways are adjoining. This is perhaps the most comparable course to what is being proposed on Sauvie Island in that a majority of the holes do not have adjoining fairways and lakes and waterways have been incorporated to the fullest extent.  
Total acreage 320 acres.

F. Waverly Country Club, Portland, 18 holes, driving range and extensive practice facilities, waterways and ponds, built on



generally rolling terrain but contains a majority of adjoining fairways which are now tree lined. Total acreage 240 acres.

The above statistics where derived from Golf in Oregon, Kent Myers, Ryder Press, Portland, 1981.\_

The above examined courses contain an average of 242 acres. The Sauvie Island Site seeks to incorporate 18 holes, a driving range and practice facilities, 2 or 3 lakes and waterways and 350 feet or more between adjoining fairways all on no more than 200 acres.

THE NATIONAL GOLF FOUNDATION DESIGN STANDARDS FOR NEW GOLF COURSES

The National Golf Foundation, located in Jupiter, Florida was founded over 50 years ago to promote golf in the United States. One of its services is to provide consulting to developers on new golf courses. Among its stated criteria for new courses is the maintenance of 350 feet between the center lines of adjoining fairways. Fairways are considered to be 150 wide, therefore adjoining fairways would have at least 200 feet of rough separating them.

In the letter from John F. Harbottle, a golf course architect for the Dye Group Inc., Mr. Harbottle states that maintaining the 350 foot requirement necessary means that 200 acres will be required to develop such a course. Mr. Harbottle also states that the last 4 courses designed by the Dye Group Inc. have had at least 200 acres.

## TOPOGRAPHIC AND VEGETATION CONSIDERATIONS OF THE GOLF COURSE SITE

The property currently under permit for golf course use is gently rolling open farm ground consisting mostly of clay soil. There are at least 3 potential lake sites for incorporation in the golf course. Generally the addition of lakes adds to the required acreage of the golf course. Both Broadmoor Golf Course in Portland and Tokatee in Blue River contain 4 lakes and as a result these sites contain some of the larger amounts of land tracts, 220 and 320 acres respectfully.

With the exception of a small patch of woods, the 55 acres sought under this application is generally devoid of trees. Therefore, the maximum distance required between fairways will apply as there will be few natural barriers to restrict errant golf balls.

The soil type of the 25 acre pasture land on the east side of the additional 55 acres contains the same general soil types as the previously permitted property. While less than 5 acres of peach orchard will be removed, the proposed removal will only take out the last 9 rows of peaches which are of an inferior variety compared the the remainder of the orchard. Another 5 acres of ground used for nursery stock will be removed, but necessarily so because of the need for uniform boundaries.



February 10, 1989

Mr. William T. Rhodes  
4562 S.W. Comus Place  
Suite 100  
Portland, Oregon 97219

Re: Sauvie Island Golf Course Acreage

Dear Mr. Rhodes:

The project at Sauvie Island, Portland, Oregon holds the potential to become one of the finest golf courses in the northwest. It is important to have a sufficient amount of land to create a top course.

We have been designing and constructing some of the country's finest golf courses for several years. Our most recent projects, P.G.A. West, Riverdale Dunes, Stonebridge Ranch and Old Marsh have all been constructed on 200 acres or more. These courses are all extremely sensitive to the natural environment as well as a great test of golf and source of pleasure for players of all abilities. These golf courses are also an attractive part of the landscape and they enhance the wildlife habitat in and adjacent to them.

After personally viewing the property I find several reasons why the site needs to contain 200 acres.

A large area fifteen to twenty acres will be allocated to practice facilities which will serve for practice as well as overload parking when needed.

Safety is important for viewers of golf as well as players. Just recently, Hale Irwin was struck right between the eyes by an errant golf shot. This could have had a terrible result. Fortunately, after a brief hospital visit and a few stitches, Hale returned to the competition and finished about third. With 200 acres we can create 350' - 400' corridors for each golf hole and decrease the possibility of accident or injury.

Most of the site at Sauvie Island is devoid of trees. The majority of the land is gently rolling open field. There are no natural barriers that aide in screening errant shots.

Technological advances in golf equipment are allowing players to hit the ball further and further. We must advance the design of the golf course to keep pace with the new equipment. To do this, more area would be advantageous. The advent of the new technology of golf balls and shaft material has increased the distance that the average golfer can hit the ball creating greater deviation in golf ball flight, requiring greater distance between fairways.

With more distance between fairways, we can develop larger natural areas for wildlife habitat and indigenous plant materials. This helps the golf course become an integral part of the natural landscape. Within 200 acres, we can produce a golf course of the highest caliber and quality, which we feel shall benefit the community and players alike.

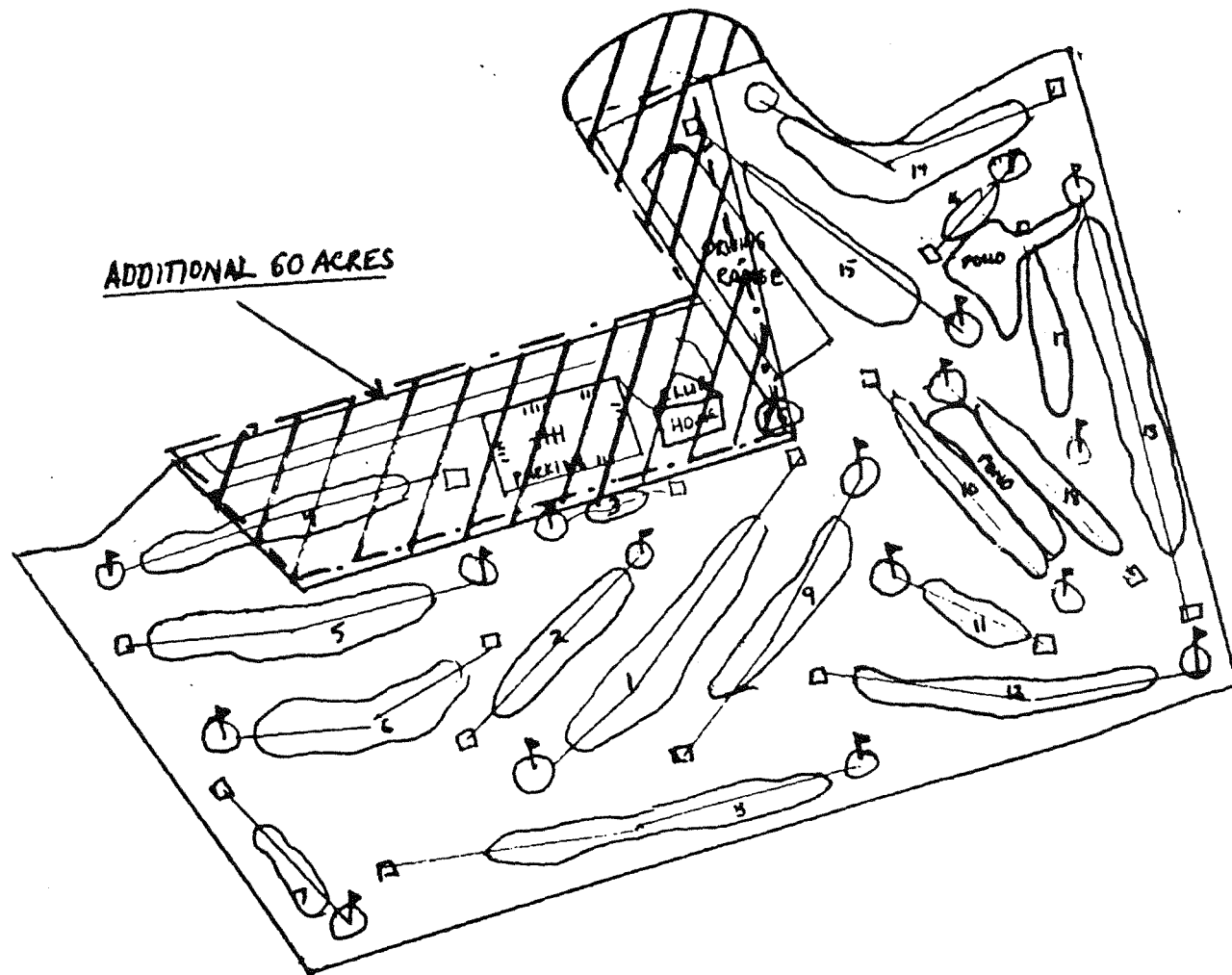
Sincerely,

John F. Harbottle  
Director of Golf Course Architecture

## EXECUTIVE SUMMARY

On January 2-3, 1989, INFOTEC Research, Inc. conducted an intensive cultural resource survey for an extension of the Sauvie Island Golf Course proposed by Mr. George Douglas. The purpose of the survey was to locate and document any cultural resources which might be impacted by development of the proposed golf course. A single prehistoric archaeological site was identified. This site, which appears to date to, or prior to, the Merrybell Phase (600 B.C.-A.D. 200), is significant enough to warrant protection. A fairway is currently planned for the site vicinity; such a fairway would provide better protection for the site than the current land use. It is therefore concluded that development of the golf course will not unduly impact cultural resources. However, if other construction activities associated with the golf course are implemented in the site area, then subsurface testing will be necessary to determine the extent and significance of the site.





———— Existing Appraisal Golf Course  
 - - - - - Additional Proposed Acreage

SAUVIE ISLAND GOLF COURSE



Scale  
 0 20' 40' 60'

CS 1-89

22

## DESCRIPTION OF PROPOSED

### 61 ACRE CSD GOLF COURSE

George Douglas, the property owner proposes the EFU-Community Service Designation (Golf Course) for 61 acres of land adjacent to a previously zoned golf course site. The additional 61 acres is requested to provide additional space between the fairways on the golf course thereby diminishing the potential of personal injury to golfers from stray golf balls. No additional facilities or accessory uses are requested. The course will remain an 18 hole layout.

#### Site

The additional 61 acres generally sits 1200 to 4000 feet from Sauvie Island Road approximately  $\frac{1}{2}$  mile from Sauvie Island Bridge. The natural terrain will be affected minimally in the construction of the course. Grading will be necessary only where existing low spots are developed as water hazards or where planned trees or greens require it.

## APPROVAL CRITERIA

### A) Consistency with Character of the Area

In case no CS 11-83 the Multnomah County Planning Commission found the adjacent golf course site consistent with the character of the area. This proposal is consistent with the previous finding in that the exact same use is being proposed.

### B) Affect on Natural Resources

The finding in CS 11-83 found no adverse affect on natural resources and this proposal is consistent with the previous finding.

### C) Conflict with Farm or Forest Uses

The finding in CS 11-83 found no conflict with farm or forest uses and this proposal is consistent with the previous finding.

### D) Public Services

CS 11-83 found existing services adequate for the golf course. Since this proposal does not require any expansion of services it is consistent with the previous finding.

### E) Big Game Winter Habitat Area

CS 11-83 found the property not within a big game winter habitat and the golf course would not impact the fish and wildlife resource of the area. The current proposal is consistent with the previous finding.



F.) Hazardous Conditions

CS 11-83 found no hazardous conditions and no new hazardous conditions have been identified with this proposal, therefore it is consistent with the previous finding.

G.) Comprehensive Plan Policies

No. 9 - Maintain Agricultural Land Area

A golf course is a permissible non-farm use of agricultural land (ORS 215.213) and the Planning Commission may approve it as a conditional use if it finds it in compliance with Community Service approval criteria.

In CS 11-83 the Planning Commission found the adjacent site to meet the approval criteria and this proposal is consistent with that finding.

No. 13 - Air, Water Quality and Noise Level

In CS 11-83 the Oregon Department of Environmental Quality found that the impact on air, water, and noise would not be significant as a result of the development of the property as a golf course. This proposal is consistent with that finding.

No. 14 - Development Limitations

This proposal for additional golf course property will attempt to maximize the existing topographic and vegetative variations of the property. It is therefore consistent with CS 11-83 which found the adjacent property in compliance with Goal No. 14.

No. 15 - Areas of Significant Environmental Concern

(1) Archeological Value, Sauvie Island is generally known to have been the location of a settlement of Multnomah Indians. The applicant has commissioned an archeological survey of the 61 acres. If any historic areas are identified they shall be preserved and remain in their natural state.

No. 16 - Natural Resources

CS 11-83 found the long range availability of Domestic Water Supply Watersheds and Fish and Wild Life Habitat Areas would not be limited or impaired. This proposal is consistent with the previous finding.

No. 31 - Community Facilities

CS 11-83 found the golf course would have reasonable access; it would have no objectionable site characteristics; and it would be compatible with surrounding uses. This proposal is consistent with the previous finding.

No. 36 - Transportation

CS 11-83 found adequate transportation facilities already in place. Since this proposal does not expand the amount of use on the site it is consistent with the previous finding.

No. 37 - Utilities

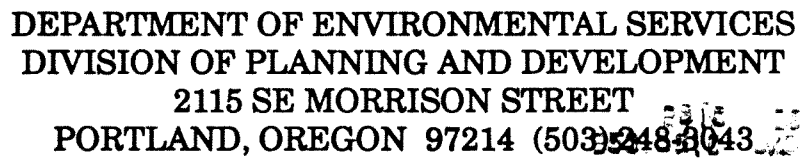
CS 11-83 found adequate utilities to the site, since this proposal does not expand the amount of use on the site, it is consistent with the previous finding.

No. 38 - Facilities

CS 11-83 found school and fire districts adequate, since this proposal does not expand the amount of use on the site it is consistent with the previous finding.

No. 39 - Open Spaces & Recreational Planning

As with the CS 11-83 finding, this proposal will maintain open spaces and provide a slightly larger but safer 18 hole golf course.



253	2801	242,483	4500	BL
	2801		4500	TL

- Please return this original form  
Fast way to file Notice of Review - 3/20/89

3/11/89

8. Grounds for Reversal Decision (use additional sheets if necessary):

1. expanded tournament impact
2. insufficient traffic data
3. inadequate provisions for wildlife
4. lack of continuity in application
5. questionable safety of chemical usage.
6. superficial archaeological survey.
7. vagueness of boundaries.

9. Scope of Review (Check One):

- (a) ☐ On the Record
- (b) ☐ On the Record plus Additional Testimony and Evidence
- (c) ☒ De Novo (i.e., Full Rehearing)

10. If you checked 9(b) or (c), you must use this space to present the grounds on which you base your request to introduce new evidence (Use additional sheets if necessary). For further explanation, see handout entitled *Appeal Procedure*.

EXPANDED TOURNAMENT IMPACT The original approved golf course was 125 acres. Expansion to 200 acres greatly magnifies the impact beyond the dimensions of previous surveys.

INSUFFICIENT TRAFFIC DATA The original and present proposals rely of a cursory nov 82 traffic count. There was no actual detailed study ever made of congestion during peak seasons.

INADEQUATE PROVISIONS FOR WILDLIFE The Oregon Dept. of Fish and Wildlife reports that many of the island's 150,000-170,000 migratory waterfowl will be attracted to the golf course. No definite plan has been devised for protection of wildlife.

LACK OF CONTINUITY IN APPLICATION. There is no objective documentation that the applicant has met his obligations to satisfy the continuity of his original application.

QUESTIONABLE SAFETY OF CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides. At levels far beyond normal agricultural use. (see additional sheet)

Signed:

Date:

**For Staff Use Only**

Fee:

Notice of Review = \$150.00

Transcription Fee:

Length of Hearing 220 x \$1.75/minute = \$ 385.00

Total Fee = \$ 535.00

Received by:

Date: 20 MAR 89

Case No. C51-89

\* Exact amount to be determined by Sharrn Conley on 27 MAR 89  
\$150.00 accepted on acct.

NOTICE OF REVIEW (cont)

10. SUPERFICIAL ARCHAEOLOGICAL SURVEY

The identification of ancient and historic sites has been questionable.

VAGUENESS OF BOUNDARIES

The original proposal cites 125 acres, which was later found to be inaccurate and was then approximated at 145 acres. This expansion was originally requested for 55 acres, but addended to 61 acres.

DE NOVO

The hearing transcripts were inaudible<sup>6</sup> and cannot be used, therefore requiring a De Novo hearing.



# MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS  
ROOM 605, COUNTY COURTHOUSE  
1021 S.W. FOURTH AVENUE  
PORTLAND, OREGON 97204

GLADYS McCOY	• Chair	• 248-3308
PAULINE ANDERSON	• District 1	• 248-5220
GRETCHEN KAFOURY	• District 2	• 248-5219
RICK BAUMAN	• District 3	• 248-5217
	• District 4	• 248-5213
JANE McGARVIN	• Clerk	• 248-3277

APPEAL - SAUVIE ISLAND GOLF COURSE CS 1-89

ATTORNEYS: Appellant - William T. Rhodes

Opponents - Elizabeth Newcomb

**ELIZABETH NEWCOMB**  
ATTORNEY AT LAW

**BANKS & NEWCOMB**  
(503) 222-7475

FIFTH FLOOR  
209 S.W. OAK STREET  
PORTLAND, OREGON 97204-2740

*Real Estate  
Securities*

*Business Financings*

**William T. Rhodes**  
*Business Lawyer*

4562 S.W. Comus Place, Suite 100  
Portland, Oregon 97219

(503) 293-0036  
FAX: (503) 636-8965

*Agenda Book  
Copy*

SUPPLEMENTAL AGENDA

Tuesday, March 28, 1989 - 9:30 AM

*5/9/89 - On table  
Rec'd w/ testimony  
on traffic impact  
30 min per side*

The following matter was inadvertently left off the agenda

In the matter of the Decision of the Planning Commission of February 27, 1989 - Case CS 1-89 - Approve, subject to conditions, change in zone designation from EFU to EFU, C-S, community service, for approximately 55-acres as detailed on the metes and bounds description attached to the decision, to allow its inclusion in a redesigned 18-hole golf course with the specific accessory uses previously approved in Case No. CS 11-83 on an adjacent site covering approximately 145-acres (200-acres total size), for property at 15105 NW Sauvie Island Road

Notice of Review has been filed

BCC  
Planning-

TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the proposal of a 200-acre golf course on Sauvie Island.

I have the following concerns:

- TRAFFIC. Traffic problems already exist in peak seasons, with cars waiting sometimes the length of a quarter mile precisely where the golf course would be located.
- WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
- CONFLICT OF INTEREST. Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the initial recommendation to approve the proposed expansion.
- IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 75 acres. It is out of character with that zoning that in the space where two families should live, there would be a tournament-type golf course with a 190-car parking lot.
- CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
- FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course will undoubtedly lead to major commercial development.

Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Darcilynn Cameron

3-31-89  
(date)



25<sup>USA</sup>



County Commissioners  
1021 SW Fourth  
Portland, OR 97204

55

TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the proposal of a 200-acre golf course on Sauvie Island.

I have the following concerns:

- ☒ TRAFFIC. Traffic problems already exist in peak seasons, with cars waiting sometimes the length of a quarter mile precisely where the golf course would be located.
- ☒ WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
- ☐ CONFLICT OF INTEREST. Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the initial recommendation to approve the proposed expansion.
- ☒ IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 75 acres. It is out of character with that zoning that in the space where two families should live, there would be a tournament-type golf course with a 190-car parking lot.
- ☒ CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
- ☒ FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course will undoubtedly lead to major commercial development.

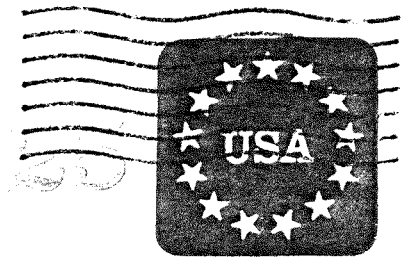
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Sy Adler

3.31.89  
(date)

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Planning  
1989 APR -3 AM 11:10  
CLERK OF  
COUNTY COMMISSIONERS  
MULTNOMAH COUNTY  
OREGON



COUNTY COMMISSIONERS  
1021 SW FOURTH  
Portland, OR 97204

6/6

# TESTIFYING ON BEHALF OF APPELLANTS

1. ELIZABETH NEWCOMB

2. JACOB TANZER

3. STUART SANDLER

4. CAROLYN LEE

5. DONNA MATRAZZO

6. ELDON VON LAY

# TRANSCRIPT OF THE PLANNING COMMISSION

## MEETING OF

FEBRUARY 27, 1989

CS 1-89

Leonard: A continuation of the hearing that was begun two weeks ago at our regular monthly meeting. The case is CS 1-89. Its a conditional use application for community service to expand an already approved community service land use designation for a golf course on Sauvie Island.

We'll have the roll call. We have Commissioners Fry, Parker, Spetter, and I'm the Chairman, Rich Leonard.

Do we have a Staff Report?

Hess: Good evening. My name is Mark Hess of the Planning staff. And I want to go through the Staff Report with you to go over the changes which have been incorporated since our last meeting and highlight certain points and make some corrections.

The recommendation from the Planning staff is approval of the request, subject to several conditions. The request again, is for an expansion of the CS designation for the Sauvie Island 18-hole Golf Course. The request would add 55 acres to increase the approved golf course - bringing the total site size to 200 acres.

Conditions of Approval that we're suggesting are detailed on pages two and three of the Staff Report. Condition No. 1: we have some additions from, and corrections, that we want to refer to right now. Number 1 in the first sentence on the second line we want you to make a change that says "archaeological site on the adjacent golf course property". And, the Cultural Resource Survey, which is referred to here, identified an archaeological

site; however that site is on the adjacent approved golf course site, not the subject 55 acres.

Further down in that recommendation - recommended condition - there's a reference that the applicant should develop plans coordinated with Multnomah County Sheriff's Office, the State Historic Preservation Office and the Commission on Indian Services, and here's the addition, to develop **an approved**, and "**an approved**" is the insertion there, - mitigation plan to protect the archaeological resource. I've added a sentence that this mitigation plan shall be approved by the Planning Department.

Condition No. 2 is as written - which is the requirement that plans for the golf course be submitted for design review.

Condition No. 3 is requiring that the applicant obtain certification for subsurface sewage disposal and water supply on the site.

No. 4 requires land division approval.

On item 5, that one should be amended to read as follows: "Any future accessory uses not detailed in CS 11-83 decision which may be proposed in association with this golf course shall be subject to Planning Commission approval", and add, "at a subsequent public hearing".

And further - it goes on - accessory uses requiring further county approvals shall include tournament events which draw spectators and, and I want emphasize the word "*and*", which increase traffic counts to and from the site more than 10% above ... here's another insertion ... **24 hour**, so that should read "and which increase traffic counts to and from the site more than 10% above 24-hour levels identified in CS 11-83."

There'll be discussion on those changes later.

Item 6, we're recommending it as written, regarding the club house, parking lot, screening

Item 7 is as written, regarding incorporating, an easement for the gas distribution line crossing the site when developing the design of the golf course.

Item 8 has been amended, starting from the original recommendation which was read two weeks ago. This has been amended in response to some testimony that you heard from the Audubon Society and it reads that ... "Efforts to manage wildlife damage to the golf course shall be minimized to the greatest extent possible so as not to in any manner adversely affect the adjacent farm operations or the flight paths of migratory waterfowl. The applicant and subsequent developer shall work with the Oregon Department of Fish and Wildlife prior to and during the operation of the golf course to formulate and utilize acceptable methods to minimize wildlife depredation while achieving this condition. Within one year of completion of the course, the operator shall institute an integrated pest management program, (this is the new part by the way - the *within one year* part) ... shall institute an integrated pest management program approved by Multnomah County Vector Control and the Oregon Department of Fish and Wildlife. This condition in no way obligates or assigns implementation of the program to either of the above agencies." So that last section is what we've added in response to some of the concerns raised by the Audubon Society

Item 9 is as written; prohibiting tennis courts - Consistent with the original CS 11-83 decision.

Item 10 is as written. Requiring gravel rather than paved parking lot - consistent with the original decision.

Item 11 is as written. Prohibiting lighting the driving range.

Item 12 is as written; which limits the restaurant's size and scope - consistent with the original decision.

Item 13 is as written, which limits the applicant and successors from increasing densities on this and surrounding properties. That's residential densities.

And item 14 is added, again, this item was added in response to the Audubon Society testimony which you heard, and this is simply asking that the U.S. Army Corps of Engineers and/or EPA regulatory programs be contacted to determine if their permit programs apply to the project.

Moving into the Staff Report, I'm going to go through some highlights and point out some corrections. Again, I just wanted to emphasize that the original golf course decision consistently refers to, quote, "approximately 125-acres." The surveys which the applicant has recently conducted reveals that the original metes and bounds description on which that original approval was based identifies 145 acres.; so there is a 20 acre discrepancy there. So the request is to develop the course on 200 rather than 145 acres, and we believe that offers opportunities to maintain and protect more natural areas within the golf course site than within the original approval, boundary.

This, corrections in the Tables on page 9 regarding traffic. That table is erroneous \_\_\_\_\_, but they don't have the same number, so the 7 figure which is at the very top should be moved over to the incoming column and then the figures in the 2:00-5:00 pm slot should read 55 incoming, 75 out. And then, there is an additional column which was left off of the original row, it was left off the bottom, which should be 9:00 pm and later and that should have 20 in the outgoing column. Those two columns should then total 285. This is important when you refer back to Condition No. 5 which suggests if there is an increase in the 24 hour traffic counts coming to the site, or coming to and from the site, then there is then a need to come back to the Commission to discuss those tournament impacts.

Further down, I think on page 9, last paragraph, there's about mid-way through that paragraph there's a sentence



that begins..."The instant request will not alter the number of holes or otherwise affect the capacity of the golf facility". The next sentence..."Therefore the traffic findings are irrelevant...", I'm suggesting we change the word "irrelevant" to "not altered by", so that will read "Therefore the traffic findings are not altered by the expansion request".

Moving on. I've underlined that there's 19-acres of woodland and riparian areas and that designation of the site as golf course offers greater protection of the wildlife. I'm on page 11 now. That the site designated as golf course gives greater opportunities to protect wildlife habitats represented by existing woodlands and riparian areas along the site. This finding is based on the fact that the golf course would be subject to design review and under existing zoning - EFU zoning - the removal of the woodland areas to develop farm uses would be permitted without any county review.

Over to Open Space and Recreation on pages 20 and 21 now. I just want to emphasize again that the riparian and wooded areas on the site will receive greater protection under Design Review than under the EFU zone.

Another change which is, which you will find in this Report from the previous is Item 11 on that same page, 21, which discusses the minimum lot size that our, the basis on which determining minimum lot sizes for conditional uses or community services uses. I want to emphasize the word "minimum" because there's not in this criteria a determination of what is the maximum. Although by implication you consider the site size needs of the proposed use, and you consider the purposes of the district you end up with - I think the judgement of what is reasonable, in terms of the maximum site size. This is what you're being asked in this instance to determine, not a minimum lot size.

I wanted to emphasize that the applicant has explained the need for the 55 additional acres as: a technological issue regarding improved golf ball and also golf club technologies; and they've identified it as a safety issue,

regarding the distance between fairways, which is considered desirable; and they've identified it as a design issue, meaning that the course will have extensive water features and natural areas which require greater land area.

One of the reasons the staff is recommending approval of the 55 acres, with conditions, again the big concern that was expressed to you in our last meeting was regarding the potential that expansion of the site area might, just might create a tournament or competition golf course; where 145 acres would not permit that. And, we addressed that potential through Condition No. 5. It's been modified to address the potential tournament events and the associated traffic impacts. And, there are changes, again with Conditions No. 8 and 14 are modified to add - regarding Audubon Society issues that have been mentioned before.

With that I'll conclude; are there questions for me?

Leonard: Questions for the staff?

Fry: I have a couple questions on the conditions. Under the Cultural Resource Survey, would that survey done on the new land or was that only done on the original golf course?

Hess: It was, - the applicant can answer that better than I. It is my understanding that it was of the new land and some parts of the original approved site.

Fry: Okay. That answers that question then.

On Number 5, on a condition regarding the tournament and the 24-hour levels, are you, did the staff mean that you're talking tournament events together with increased traffic counts and so your not, in case there's increased traffic counts in relation to the restaurant or something not a tournament and it would not kick-in this condition? In other words, if the course generated traffic counts 10% above which you've identified, but there's no tournaments there?

Hess: I see your question, and, what we were trying to get to was the tournaments. We have not addressed the potential that other facilities on the site might become very popular and generate additional traffic above that 10%.

Fry: So you would take those two things to kick in the condition.

Hess: Yes. That's the way it reads right now.

Fry: The last...

Hess: I'd like to clarify why that's written that way.

Fry: Sure.

Hess: In case you want to, you know, condition it otherwise. The problem we were having was defining what in fact is a tournament and which would deserve some additional Planning Commission review, because anyone that, you know three or four out playing golf is by some definitions a tournament. But it was not that type of tournament play that we were concerned about. It was the large tournament events which really have traffic impact, which we were trying to speak to. So we didn't want to leave in the condition just the open-ended tournament, a tournament, but we wanted to tie that level or scale of tournament so that you would have that ability to review that event or those events should they be proposed in the future.

Fry: Okay. \_\_\_\_\_. What about, I was just curious as to your logic about not having the parking lot paved.

Hess: That wasn't my logic, but the original approval on CS 11-83 requires that it not be paved and my assumption, I'm not certain of this, is that it would try to minimize the urban type of impact that a paved parking lot represents, in terms of drainage impacts and run-off and that's my speculation but I don't know for sure why they wanted

gravel. And perhaps too, have it be more compatible with that rural character.

Fry: Are we bound by the original conditions of the original application?

Hess: Practically speaking I, we hesitated to deviate dramatically from those original conditions and if the Board had stipulated a gravel parking lot, we didn't want to second guess them on that.

Leonard: Any other questions from staff?

Before we go on, I guess that most of you were here for the first portion of this hearing. For those of you weren't or who haven't attended our meetings, I'll explain a little bit about how we operate so you will understand what we do and where we are going. This is a quasi-judicial hearing; its conducted in a fairly formal manner. As we begin the hearing, and this hearing actually began technically two weeks ago, so we're part way through an, we've heard an updated Staff Report already this evening. As we continue, we will first hear from the applicant's representative or the applicant himself and other people in favor of the project. We will then hear from anyone wishing to speak in opposition of the project. After we've taken that public testimony we will close the public portion of the hearing and then the Commission will deliberate and discuss and in most cases we reach an opinion, have a decision, at the conclusion of the hearing. I also note that we have received one additional letter from the public regarding this case since we began this hearing two weeks ago. Its a letter from Adrienne Keith and David Rudd; they are opposed to the project. With that introduction, we will now open the public, the real public portion of the hearing; and hear from the applicant and \_\_\_\_\_.

As you come to the podium, \_\_\_\_\_ remind you that there are address cards there to fill and leave with the clerk so we will have a record of who spoke and give you updated information, a final decision on the case.

Douglas: I'm George Douglas at 15105 NW Sauvie Island Road. I am the applicant. And, I've looked over the Staff Report. I think it is one that we can live with. I don't have to many more statements on it except to remind the Board that we are looking the 55 acre application, not the balance of the property and that as far as I'm concerned, the last time we applied and got the original permit I stated at that time that if we found any archaeological sites that construction would stop and it would be evaluated before we proceeded; so with that in mind I am more or less open for questions ; if you have anything to ask I'd be glad to answer what I can, if not, we have, in fact we'll hear the archaeological \_\_\_\_\_ can answer your questions and also Dick \_\_\_\_\_ on the wildlife, so....

One other thing too. I would like to reserve some of the time later on for rebuttal, after the opposition has had their say.

Leonard: Okay.

Questions for Mr. Douglas?

Fry: Maybe I should be addressing this to Mr. Pettigrew. My question was simply did the original Cultural Resource Survey include the property that we discussed tonight?

Douglas: We went over most of that but this is kind of an overlay and the portion that was where this original, this new site was found is in a place that was in, lets say in brush, at the time. It would be hard to find at that time. Since then it has been plowed and worked and the site has been surfaced so that is under recognition at this time, and will be preserved.

Fry: Does Mr. Pettigrew work for you?

Douglas: We hired him to do a study on this property. If..

Fry: I'm just wondering; I'm not really that concerned about the original survey except that if something does occur.

Douglas: Okay. Fine.  
Pardon me. Would you repeat the question?

Fry: Then if something does occur do you have a process to deal with it?

Douglas: Well, if anything happens well we'll just stop and bring in some archaeological people to, archaeologists to examine it and see whether its valid or not and go with it. I don't know whether you're aware of Mr. Pettigrew's, he is with the state, archaeologist with INFOTEC, and done many research projects on this, one of the top in the state, so....

Fry: I'm personally aware of that.

Douglas: You are aware of that. All right.

Leonard: Any other questions for Mr. Douglas?  
Thank you Mr. Douglas.

Any one else present who would like to add to the testimony in favor of the project?

Okay. We'll move to the opposition testimony. Is anyone here this evening who wishes to testify in opposition to the project?

Yes. Come up.

Bradshaw: My name is Diana Bradshaw. I represent the conservation, City of Portland Audubon Society, and I'm speaking presenting testimony for Mike Houck who cannot be here tonight. He was out at Sauvie Island on February 20th of this year and after visiting the Island again he wrote-up this letter which I will read:

*I have a few things I would like to add to my testimony from two weeks ago. Unfortunately, I have to be in Eugene on the 27th and will either have (that's why he's not here to read it, but he would like to enter this into the official record).*

*WILDLIFE USE OF THE SITE: This morning, enroute back from a Bald Eagle count, I stopped on the subject property and counted waterfowl and other birds which were utilizing the fields that are to be converted to golf course. I found the following:*

*Field No.1, which is a field, he has drawn a map I can include in the testimony; Field No. 1, which is south of the telephone/power line immediately in front of the gravel parking lot at Sauvie Island Bridge) was full of mixed flock of gulls. About 125 ducks (Ring-billed and California) and 15 Mallards.*

*In Field No. 2, which is to the north of the telephone/-power poles to the east of the produce stands and this area is to be divided into two subsections, the higher, dryer ground closest to the power poles in the southwest corner of the fields and a second section which is (and has been) under standing water. The dryer section had more than 4,200 Canada Geese and a few gulls and this section....*

*The section that is currently inundated (surrounded by a ditch full of water on its northern and eastern side) was full of Canada Geese, Northern Pintail, Mallards, Green-Winged Teal, American Wigeon and Gadwall. And the counts for these birds is as follows:*

*Canada Geese: 450-500  
Northern Pintail: 350-400  
Green-Winged Teal: 100-150  
Mallards: 75-100  
American Wigeon: 250-300  
Gadwall: 2*

*There was also a Red-Tailed Hawk perched in the forest adjacent to the orchard.*

*As you can see from this information, there are two important factors to take into account when deciding on conditions for your approval of this application.*

1. *There are functioning wetlands on the site. We are entering the growing season and the soils are saturated. Regardless whether the Corps of Engineers or the Division of State Lands decide these are "regulated" wetlands, it is our position that Multnomah County has an obligation to require the applicant to account for loss of significant wildlife habitat. The applicant might argue that waterfowl uses the entire Island, but the relevant fact in this case is that the site in question is frequently used by migratory and wintering waterfowl. We are concerned about cumulative impacts of wetlands throughout the metropolitan area. As this agricultural land is converted to a more intensified use, which a golf course is, the applicant should be required to mitigate for lost habitat values that will not be present as a result of the golf course.*

2. *The site does provide significant wildlife habitat, contrary to the Staff Report and applicant's information. In our opinion this does not represent an insignificant impact.*

*Another point I'd like to make is that the forest, although second growth, does represent a significant natural resource and wildlife habitat. I'd like to reiterate my statement of last week to retain as much of the forested area as possible for habitat diversity.*

*I note on aerial photographs that the Gilbert River does have significant riparian habitat, although I've been told that there is no vegetation along this drainage slough. We believe the applicant should be required to retain any extant riparian vegetation and enhance areas of the Gilbert River which will abut the golf course as mitigation for loss of habitat.*

*Lastly, we strongly oppose the display of artifacts in the club house, as this will simply encourage pot hunting, an activity which has already desecrated much of our cultural heritage on the Island. I normally would not comment on this issue, since our primary focus is wildlife and wildlife habitat. However, the applicant specifically mentions plans to display American Indian artifacts in*



*the club house. We would like to see, as a condition, that any such display (if allowed) would be done in conjunction with the Oregon Archaeological Society so as to convey the correct educational information to the general public.*

*I'll simply summarize my earlier testimony to ensure it is fresh in your minds before you make a decision:*

*1. You should require an integrated pest management program that reduces the amount of pesticides and herbicides on the property and should allow no more use than in current farming practices. The applicant should consult with national Coalition for Alternatives to Pesticides and Multnomah County Vector Control for developing such a scheme.*

*2. The applicant should be required to accept wildlife use that does occur on the golf course (Canada Geese, Wigeon, Coots and other grazing waterfowl) since he has located a golf course adjacent to a wildlife refuge and knows full well he is presenting an attractive nuisance to wildlife.*

*3. The applicant shall not haze, harass, or otherwise discourage wildlife from using the golf course as indicated above.*

*4. The applicant shall not ask assistance from Oregon Department of Fish and Wildlife, U.S. Fish and Wildlife or other state, federal or local agencies to solve wildlife-related problems that he will have created.*

*5. The applicant will consult with the U.S. Army Corps of Engineers, Division of State Lands, U.S. Environmental Protection Agency prior to development of site plans to ensure that all regulatory permits are obtained before any earth moving occurs.*

*6. The applicant shall use native species of trees and shrubs to provide for wildlife habitat in conjunction with screening of fairways and greens.*

7. *As indicated in your Staff Report, the applicant shall not request for a rezoning for residential uses in the future as an adjunct to this project.*

8. *Adjacent landowners shall not request rezoning for residential or commercial purposes as in No. 7 above.*

Spetter: We need to have the page, I guess you call it your last page, we don't have it.

Leonard: You submitted it to county the letter and

Spetter: Right. We'd like to have it now. Does anybody have it now?

Leonard: Is there anyone else who wishes to testify in opposition?

Matrazzo: I'm Donna Matrazzo. I live at 19300 NW Sauvie Island Road. I'm a homeowner on the Island and I would like to testify against this expansion. A golf course period is totally out of keeping with the character of the Island, which is farm land, some \_\_\_\_\_, and replication of land that is especially in its natural state.

The Island phone book lists only 435 families and yet we'll have a parking lot for 190 cars. The land was rezoned in the late 70's so that 76-acres is a single family dwelling, so that on the space where two families should live we will have a parking lot. 190 cars. And, it amazes me to that here is all this concern for safety from golf balls when the Department of Fish and Wildlife has warned that there will be hunting and shooting on the perimeter of this golf course, and I dare say that I suspect are killed or seriously wounded from each year from stray hunter's bullets than from stray golf balls. And, if technology has changed so much in five years to warrant a larger space now, then what will happen in another five years or another five years after that? And so, I testify against this expansion to minimize as much as possible the depredation of this Island that is my home and, as it is, is a very unique and special place to the people of this community and of this county.

Leonard: Thank you. Is there anyone else who wishes to testify in opposition?

DeGraff: My name is Jerome DeGraff. I reside at 50350 NW Sauvie Island Road, Scappoose. Formerly I was \_\_\_\_\_ Sauvie Island Road. In my opinion the application is for a whole new type of golf course. Its very easy to say this is not a proposal for a tournament course but when I look through the reports I find several references to "viewers" and "safety of viewers". Now, this can only lead me to conclude that the viewers are present when one is having a tournament. Normal golf courses are just for golf players. And so, in plain terms I think we must conclude that this application is just for a tournament size golf course, and that is a totally new ball game, no pun intended, and therefore I think it would be appropriate to have a new application.

This is not just any kind of land. This land is, this is originally land that was settled by pioneers as very clearly indicated by the Howell Bybee Park and the \_\_\_\_\_ Residence; this is very clearly an important matter. This is not just clashing. This is traditional heritage land. And as you already know this is in the Old American Flyway where all the migratory birds go through.

I take it very seriously to take more land out of production, even if its marginal production, I take, to me it is a very important issue. And this is zoned EFU and if Douglas cannot farm his land I'd buy it from him for a nursery.

Now, \_\_\_\_\_ could make it no new accessory uses are proposed but looking through the Report I find mention of use of the driving range for additional parking. Now, if there is no plan to have a tournament course why would one need additional parking? Already there is a 190 spaces, which is, I think, double or triple the amount of cars that were normally expected.

This whole course can probably be characterized as this sort of creeping golf course. It started out with 125

acres, moved to 145, then with the proposal to add 45 acres which is now 55, but the \_\_\_\_\_ report takes 23. Its liable to be 61. So we're already up to 206 acres.

Now we've heard a lot talk about technical divisions involved in golf clubs and so on, and, I'm really surprised, there was no mention of this at all back five years ago because that technological development wasn't \_\_\_\_\_. In fact the lithium in the balls was \_\_\_\_\_ in the early 80's. And, so, if this program continues, when a few more years pass I would not be surprised if the next proposal is going to be for a 300-acre golf course to protect the safety of the players and the viewers, as has been mentioned in several reports.

Now, I'm all for safety and I wouldn't even want to jog on that trail around there, golf course, because I think there might potentially be takers. But, what \_\_\_\_\_. I think this is a growing thing and with a delay it won't grow again, and grow again, because the technology will grow, and there will be better golf balls, there will be better golf clubs, the golf players might exercise and even play better. Just to give you an idea of the size of golf courses, if you look at \_\_\_\_\_ and his book "Golf is History of People", in the 60's he listed about 7,000 courses in the United States and they have, they used about 750,000 acres, so the average course was a little bit over 1,100 acres. So I suggest we need to draw a line.

The traffic issue is a real issue. And its a real issue to the people who live there. Because, on the weekends you might as well forget leaving the Island. The entrance to the golf course is right off the bridge and anybody who lives there will know that long lines, certainly Mr. Douglas know this because his house is right there, and I think that people should come forward and talk about this because you're going to have to live with these issues; and \_\_\_\_\_ making a potential tournament site only enhances the problem.

You hear a lot about safety, and I think that is an important issue. And, like I said, I wouldn't even want to jog around, \_\_\_\_\_ around it, because a stray ball might hit me.

But I would like to outline the safety issues that are associated with golf courses, and that's the use of pesticides, herbicides and fungicides. My research shows me that there might be as many 30 applications on that golf course during the season. In fact, there was a man called George Pryor who loved to play golf. He used to go to the Navy County Club in Washington, D.C., and he had a week off and he went to play three days in a row. He came home, he felt terribly weak, he was breaking-out in big giant blisters, he was bloated, jaundiced, and a doctor called Jonathan Lord was called in to his case after he was admitted to the hospital. Jonathan Lord did some really serious detective work on what was the cause and how did this relate to golf. After he interviewed the people that were running the golf course they told him that had been applying deconal just prior to George Pryor playing at this golf course. Deconal is just \_\_\_\_\_ used pesticide, actually its a fungicide that golf courses use. George Pryor died of toxic epidermal metrolysis, which is brought on by a heavy dose of Deconal, which had been applied to the golf course. There is a very strong key relation of these chemicals and a heavy application will certainly have an effect on the Island. Especially since this is the headwaters of the Gilbert. It will be washing off and will be an effect on the \_\_\_\_\_.

I think that it is wise to draw the line somewhere. I think the original application is where you should draw the line.

Leonard: Any questions for Mr. DeGraff?

Does anyone else wish to testify in opposition?

Sandler: My name is Stu Sandler. I live at 12945 NW Newberry Road, which is right across from the Island. I want to just propose this scenario to you: You have a beautiful

weekend on the Island. You have the roads filled with bicycle riders. You have the other recreational uses that are going on in the Island, going on in this beautiful weekend. You have a golf tournament with 20 to 30% increased traffic, perhaps more on the Island. You have cars stacked up both ways going on the Island and coming off the Island, and if you have been on the Island during the weekends, during the summer, you will directly know that its very possible for you to wait for considerable time to be able to get off the Island. And lets say you have a medical emergency on the Island, where someone has to be rushed off the Island immediately. I wonder to myself how do you do that. With all this increased traffic. I think its a definite worry and I can't imagine to myself any way that that could be satisfied except for perhaps for the applicant to have to provide medical facilities, adequate medical facilities, on his golf course to take care of people who are injured; for people who have some sort of difficulty during the time that one these tournaments goes on. And, I don't know much about golf but I understand that these tournaments can go on for four or five days. So, I think that's a question that seriously has to be considered before you grant permission for an increase in the acreage that would allow tournaments to go on in the Island.

Kunkel: My name is Dave Kunkel. I live at 20801 NW Reeder Road. I live and farm on Sauvie Island. I want to address the Condition 5 a little bit on traffic. The way I read that Condition it indicated that any activity, including tournament that would increase traffic on Sauvie Island by 10% would have to come before the Board. Now, a 10% increase over CS 11-83 levels. Now, on May 4th in the Land Use Board of Appeals, on the very back page, it indicates traffic counts that all the traffic counts as far as predictions for golf traffic and what not, are taken off of. And that traffic count was taken November 1st, 1982. On that day, \_\_\_\_\_ vehicles traveled over Sauvie Island Bridge. Now, I looked this over with you last time and that traffic count, in my mind, is \_\_\_\_\_ Beach traffic. It also \_\_\_\_\_ traffic, and unless its an awful nice day it misses most of the bicycle and jogging traffic. On

November 1st, I played a little golf and its usually not my \_\_\_\_\_ for golf as well, so, it would not be an accurate place to make a prediction from.

A quickly made survey of Multnomah County's Traffic Engineers, a traffic count was taken on September 22, 1988. This was taken by Multnomah County. This count indicated 2130 vehicles per day on Sauvie Island Road and 1720 vehicles per day on Gillihan Road. Now, these counts were taken adjacent to the bridge, two different counts, both of them off the ramp of the Sauvie Island Bridge. To get to either one of these roads you've got two choices: you can come over the bridge or you can make a circle around the Island. So, what I did, was I added those two numbers together, 2130 and 1720, got a total and took out 25% to allow for vehicles that are just going around the Island, not necessarily crossing over the Sauvie Island Bridge. And I came up with 2887 vehicles a day crossing the bridge. Now, 2887 is a 22% increase from that base number of taken November 1, 1982 of 2263, so I guess what my point is we've already gone up 22% in counts over the years and, which it far exceeds that 10% indicated in No. 5.

In my mind, additional traffic might, or additional use might be applicable here to an 18-hole golf course that is just a little larger. I do play a little golf and a larger course offers opportunities for length, possibly a more challenging hole, and I know I'm more apt to go to a course that is apt to challenge me a little more than I would one that is a little more easily mastered. So, we might be able to construe there will be an increase in usage by just the size of the course.

Okay thank you. Any questions?

Sanders: My name is Jack Sanders. I reside at 14986 NW Mill Road, Portland, which is a houseboat moorage across from Sauvie Island. I've been a resident of Sauvie Island for eight years. During that time I've worked across the Island \_\_\_\_\_. The principle reason I lived on the Island was because I enjoyed what it had to offer; it's natural condition.

I'd like to address one of the arguments made in favor of this golf course, and that is another recreational use on the Island that already has recreational uses. In addition to its agricultural base. It's my position that any recreational uses that which we find there now take advantage of its stamped natural resources. This includes the marinas, the water that is there \_\_\_\_\_ are there, and historically there have been marinas on the Island. These are used for commercial fishing as well as residences and recreational boating. It does not have a large traffic impact on the Island. Another one would be, something I don't practice myself, but in private and public \_\_\_\_\_ obviously which are jurisdictions of State Department of Wildlife. Those kind of historic presence on the Island. As to the private hunt clubs, again, these are not people-intensive uses. They are not a highly developed commercial use. And, the introduction of the golf course changes that condition dramatically. And I feel it's a totally inappropriate use. I petitioned against the original proposal five years ago, I'm still going to petition against the application made for the addition of land. I also feel that it's quite obvious that the nature of the facility has changed. The word "tournament" was not used five years ago. A lot of the conditions I believe were set forth, the idea of the gravel parking lot and some of these limitations that were taken out the original, that were repeated from the original application as were the swimming pools and tennis courts, I believe, were done so to scale down and hold in some control the growth and the potential impact on the Island, of such a development. That probably answers your question, Mr. Fry, about why the gravel parking lot. Also, the impact of drainage and so forth, it's just sensible to let the water be able \_\_\_\_\_.

I think we're looking at quite a different activity; and if the additional acreage petition \_\_\_\_\_ helps to make that type of activity more successful, I'm more firmly against it. I don't think this is a modest project. And I don't think anyone can understate that. I think it is wishful thinking to believe that other lands in the future, adjacent to this property, will not develop for residential



uses. It just naturally has to happen. Its man instinct to want to take advantage of such a magnetic force as this tournament-type golf course \_\_\_\_\_. And to promote profit-making enterprises with subdivisions in adjacent lands. I think we have farmers in the area who believe, I was once told, directly, by one farmer, just \_\_\_\_\_ the related golf is going in because their property taxes would go down. That doesn't happen. When you increase the value of a piece of property adjacent then it becomes \_\_\_\_\_; your property taxes are going to go up. And this is one farming operation that is been marginal. \_\_\_\_\_ was for sale a couple of years back. **Inaudible.** And I hope I don't live to see the day when the Pumpkin Patch \_\_\_\_\_ next to this golf course. Because I see that coming down the road. And my greatest concern and grief is in people who are seeing opportunities in this area. My father, lets not turn this into Gresham. This is a pristine, precious environment. It has something for all of us. We're soiling our own beds, in a sense. Which happens all the time. When we have a beautiful place it attracts us to it. For the above reasons, the aesthetic, the clean air, whatever, and then we want to build in it. We want to change its use. Change its very benefit that attracts us to it and gives it its value to society. I think there's lots of flat land for golf courses. Maybe they can buy some out in Gresham before it gets another plant or something built on it. You might as well kiss this community away. I'm sorry, but lets hang on to something that has a value for all of us, in the state that it is in right now.

Leonard: Any questions for Mr. Sanders?

Thank you.

Is there anyone here this evening who would like to speak in opposition?

At the beginning of the testimony Mr. Douglas asked for an opportunity to make some closing comments, some rebuttal. Mr. Douglas, would you like to say anything further?

Douglas: I think I'd like to have my attorney, Bill Rhodes, who has made notations on this, any questions on. Well, I will address one or two items. First of all, the Audubon Society, if you will note on that, the report on that, none of that is on any of the golf course land. Its strictly on the outside perimeter of the original golf course itself. Other than that there is no building, as you know, around the golf course itself. I've said that I do not want building on my property other than that for the golf course itself. The zoning around that does not permit it. Item No. 3 is that the low land lying around the golf course is unbuildable when it comes down to it. Its lake bottom soil; it should never be built on as far as I'm concerned. And, it should not even be considered. I think we want to keep within the parameters of the 55 acres, what they will do, and the idea that we are going for a safer course rather than an extended play. We expect tournament play in that, high school, colleges and such as that, which I don't feel would add any additional viewing population; but, I suspect, that it would be years and years and years before you get a PGA tournament such as that. I have no compulsion to....**Lost to changing of tape.....**I would say that I had hoped in my lifetime to be able to see one tournament played on there, but, as far as major play, but at this time and for the number of years that we have to come I see nothing but high school or college or business tournaments or something like that which does not increase the viewing public; does not increase the amount of \_\_\_\_\_ per se that would be put on an 18-hole golf course. That's all I have to say. I'll let my attorney answer, if you have any questions I'd be glad and try to answer.

Leonard: I have one question. If I understood you correctly, the two fields that were referenced in the Audubon Society's letter are not located on the originally approved golf course property or the 55 acre ...

Douglas: That is correct. The place where it says the slough there, the golf course starts beyond that. There's not any of that that they did a study on. The parcel off of the bridge that shows on the photograph of the parking lot out

there, is another ownership and, that is Doc Wolfe's place, and that has no consideration at all with the golf course.

Leonard: Any other questions for Mr. Douglas?

Douglas: At this time, Mr. Rhodes.

Rhodes: I am sure not here to waste any time. We want to clear up a couple points and if you have questions

Leonard: Mr. Rhodes. Before you begin, there was a request for five minutes for rebuttal. You've already taken a couple of minutes, so...

Rhodes: Yes. For the record, I know that I asked for rebuttal \_\_\_\_\_. I don't want to add any more issues here than what we have, but if there are any questions as to the Audubon Society, we also have Mr. Richard Cravens of Cravens \_\_\_\_\_ Associates, who are biologists who did review the property. As Mr. Douglas has told you, this bird count is on adjacent property, not the previous golf course or any of the proposed golf course site. The proposed 55-acre site is not a parcel that any migratory birds land on. Its an upland property, mostly trees, and any land obviously mostly fields.

If there are any other questions I would like to respond to those now. We had some issues brought up as far as pesticides; I think Mr. Douglas would tell you he uses more pesticides on his farm than a golf course would use.

The traffic counts I think speak for themselves. The golf course is going to have, one of the be it 55 additional acres or more, it will have a certain amount of traffic coming in and out of it. And we don't perceive that as an issue. Ten percent additional traffic, I think, is appropriate and if there is something out of the ordinary going on of course it gets input from all agencies; the Planning Commission would be just one, I think you'd have to have a probably some sort of special use permit; go through fire and safety and that sort of thing.

I'd like to respond to any other questions about that.

Leonard: That concludes the public testimony portion of the hearing. Commissioner Spetter, did you have questions for the staff at this time?

Spetter: Yes.

There were some suggestions made by the Audubon people for conditions and I have questions for staff regarding them.

First of all, Condition 6 requires that there be screening by vegetation. Is there any reason why it shouldn't be "native vegetation"? Why it shouldn't be native vegetation?

Hess: No. No reason why it shouldn't be.

I think, related to that, the Audubon Society's recommendations, I wanted to remind you, that, this goes back to \_\_\_\_\_ question a little earlier too, that much of what is said suggests that we have the opportunity here to go back and apply conditions to the entire golf course site. In fact that is not the case. What we have the ability to do here, should you be approving this, is to apply conditions to the 55 acres.

Spetter: That's fine. I was just attaching it to the existing \_\_\_\_\_ One of my first recommendations would be, and I address the Board, the Commission, would be...The club house and parking lot must be screened, and I would add the word "native", vegetation, would be the first thing.

The next thing I have is a question about the use of pesticides. I don't think the condition on \_\_\_\_\_; They try to say that Number 8 \_\_\_\_\_ address the issue of pesticides in terms of \_\_\_\_\_.

Hess: Okay. You'll noticed that No. 8 that it says..."Within one year of completion of the course, the operator shall institute an integrated pest management program approved by Multnomah County Vector Control and the

Oregon Department of Fish and Wildlife." Now, contained in that sentence is what we would be \_\_\_\_\_ to address the pesticides, herbicides and any other chemical applications which would be involved in the operation of the golf course. It doesn't have \_\_\_\_\_ either insects or weeds \_\_\_\_\_ pests that they are attempting to manage on that course, so that's what we had believed we would be able to address in that condition.

Spetter: I'm not worried about managing the pests; I was worried about the impact of that management on \_\_\_\_\_.

Leonard: **Inaudible.**

Spetter: And I'm wondering whether, in your opinion, the County Vector Control or the Department of Fish and Wildlife will be working in the area on the impact on human and animal life?

Hess: Well, I can't speak for those agencies. I assume that they would but you certainly ought to \_\_\_\_\_ if you feel that it is necessary here.

Spetter: Okay. So you don't have, what is Vector Control? What is that?

Hess: It usually is mosquitos.

Spetter: I mean what is there

Hess: Mosquito populations.

Hess: And, they're trying to make sure that they kill mosquitos and make sure that what they use to kill mosquitos doesn't kill people. What's their objective?

Hess: Both.

Spetter: Both.

Hess: Both, I hope.

Spetter: And then you assume that the Department of Fish and Wildlife

Hess: They try to balance both of those \_\_\_\_\_. desires and goals.

Spetter: Okay. You assume Fish and Wildlife people will be looking at \_\_\_\_\_ protecting those fish and wildlife.\_\_\_\_?

Hess: That's right.

Spetter: Now, what about the traffic and then I'm done.

We've heard an awful lot about traffic.

Hess: \_\_\_\_\_

Spetter: Are you worried about traffic?

Hess: Well, we are worried about, the concern for traffic is reflected in item No. 5; and I guess I would want to elaborate on written testimony with regard to numbers of cars using Sauvie Island Bridge; 1983 versus today. This condition, as its written, does not pertain to the LUBA case which those numbers were from. This is referring to the levels that are here on page 9. Which is the traffic which is directly associated with the golf course, not just the general increase in traffic on Sauvie Island \_\_\_\_\_, but traffic which is directly related to the golf course. And, so, yes, we have concerns that large tournament events might be, might overload the capacity of the roads in this area at least, you know during peak periods of uses. So that's why we would believe that \_\_\_\_\_ and whether or not that was appropriate and whether or not mitigation measures were necessary. And since they have not indicated tournaments of a spectator drawing \_\_\_\_\_ would occur, then we \_\_\_\_\_.

Fry: I have several questions. The traffic, as I read the Staff Report, the original traffic generation was estimated based on information supplied by the applicant. And, I'm

wondering if the county did any examination of similar golf courses and compare traffic generation capacity?

Hess: Not for this application. The original golf course site, I understand, is that yes, that analysis was done and the record indicates that the contract engineer reviewed and accepted the normals that traffic levels that were indicated on the chart.

Fry: I guess the bottom line here is that the maximum people that would come to the site would be 300 in a single 24 hour period.

Hess: Right. 285 is the number that they total to. In a 24-hour count and if you allow them that 10% increase then it

Spetter: Inaudible.

Hess: That's right.

Fry: So it would be ....how many...

Hess: 285 in and 285 out, so actually you would have, I forgot my calculator. Not quite 600 in a 24-hour count.

Fry: Did you look at, did they look at the issue of green fees and whether this thing could operate with only 300 people, maximum, period, in a 24-hour .....

Hess: Not to my knowledge.

Fry: The last question. The CS zone is kind of basic to this  
\_\_\_\_\_

Hess: What? Up to the northwest...

Fry: Right.

Hess: That's for the Bybee Howell Historic Site. That's a county park.

Parker: One question here. Just for my own information here. I'm curious as to whether the same agency that regulates pesticides used by farmers on Sauvie Island, they have such a large percentage of farm land, is the impact of the pesticides used by the golf course going to be greater than that which is used already on farmland? Does the same agency regulate that or what?

Hess: My understanding is no, that the farm operations would have less regulations than a golf course operation would; if this is conditioned as we're suggesting here. The evidence of record, which indicates that the golf course would have similar impacts in terms of amounts of pesticides and herbicides that one technically finds used in farm practices on the Island.

Parker: So there wouldn't be much change then?

Hess: That's my understanding from \_\_\_\_\_, yes.

Spetter: Would you go over No. 8 carefully, the condition.

"Efforts to manage wildlife damage to the golf course shall be minimized to the greatest extent possible so as not to in any manner adversely affect the adjacent farm operations or the flight paths of migratory waterfowl.

Hess: Right. And, so the way I read that ..."to the greatest extent possible" is that there's, and it puts in balance \_\_\_\_\_ that they are being charged with.

Spetter: No. It may not in any manner have an adverse affect.

Hess: On adjacent farm operations or migratory waterfowl.

Spetter: Right. Have no adverse affect. None.

Now, it talks about affecting the adjacent farm operation. How would managing wildlife affect adjacent farm operations? By shooting animals on \_\_\_\_\_

Hess: You would try to \_\_\_\_\_ them off so that they wreck someone else's field instead of in their own.



Spetter: Now, everyone has wildlife management \_\_\_\_\_. They don't want to hurt the flight path. What about impact on these animals if they're walking around the golf course? Is that taken care by the \_\_\_\_\_? \_\_\_\_\_? This plan?

Hess: That is, that is what we will believe the pest management plan will identify the means with that they attempt to keep the fairways clear. The original decision, which is slightly weaker than what we're suggesting in No. 8 here, states that, in that decision there are statements made that they will use scarecrows, and they will use a variety of \_\_\_\_\_ the Audubon Society terminology harassments that will keep control of the numbers and the locations of wildlife use on the site. And, the Condition No. 8 in the original decision does not require that Oregon Department of Fish and Wildlife or other agencies \_\_\_\_\_ or approve of any methods which they may use to manage these wildlife populations that may be \_\_\_\_\_ to the site. What this, Condition No. 8 that we've recommended here does is that prior to any kinds of mitigations such as that use of scarecrows or say, chemicals that make the ducks get sick or whatever means that they might be suggesting, that they will be reviewed and approved by both the Oregon Department of Fish and Wildlife and as well as Multnomah County Vector Control, so we feel that this one is a little stronger but it still gives puts the charge of trying to make a balancing act of, you know, between \_\_\_\_\_ their fairways, the open season for the waterfowl or they'll maintain their courses. \_\_\_\_\_ in depredation of the course.

Spetter: Condition 8 then basically says that they have to do everything they can to prevent any adverse affects to farm operations or flight paths to keep damage to the golf course down. That's what the applicant has to, have no adverse affect in their attempt to keep the golf course depredation \_\_\_\_\_.

Hess: That is what it says.

Spetter: Then the second sentence says that they may have to work with these agencies to use acceptable methods in achieving no adverse affects. And finally, you stated that within one year of completion of the course they shall institute this pest management program. There is nothing here to say what the pest management program has to require unless you're saying that the first sentence is related to that as well.

Hess: I would say that the second sentence is more related with that in that they are going to be working with the Oregon Department of Fish and Wildlife to operate the golf course and develop acceptable methods that minimize wildlife depredation. And, in that, besides beyond working with them, we're suggesting that they develop and get approved integrated pest management program.

Spetter: Is that program tied to a limitation that there be no adverse affects? I mean, what's the key to the program?

Hess: I see what you're ....

Stickel: You should have something to achieve the \_\_\_\_\_ objective.

Spetter: Why do you use the words "flight paths of migratory waterfowl"? Would it be to....

Hess: That's really just a quote from the original decision.

Spetter: Okay. So ...

Hess: Actually, everything before that "within one year" part is a quote from the original decision.

Spetter: Well why do you need to say "flight paths"? Why won't you just say that should not in any manner adversely affect migratory waterfowl?

Hess: Well, some of the techniques that they might use, like the cannon effect things, it would \_\_\_\_\_ at times. Might cause flight paths to deviate and therefore have an adverse affect other adjacent lands by ....

Spetter: No, no, no. I \_\_\_\_\_ other adjacent lands. I wasn't meaning to take that out, but if you try to protect migratory waterfowl, period, or only their flight paths. If its "waterfowl" period, why would you need the words "or the flight paths"?

Hess: Oh, I see what you mean.

Spetter: Why not take "or migratory waterfowl"?

Hess: You mean, that's the more proper point there.

Spetter: Well, I don't see why flight paths would be a key thing if you just wanted to protect the waterfowl. Lorna, give a comment on that.

Stickel: Well, Mark's right. That sentence is exactly out of the prior approval.

Spetter: But this is the new approval.

Stickel: Well, I would agree. Take it out. Say "any adverse affects".

Spetter: I'm just asking. I don't know how any of the other Commisioners feel, but I'm trying to understand what the objective is, to protect the waterfowl or the their flight paths.

Inaudible conversation between the Commissioners.

Leonard: I guess not. I'm just a layman in these matters. Birds. Wildlife.

Spetter: What are you talking about.

Leonard: Well, the sentence already \_\_\_\_\_ manage wildlife  
\_Inaudible.

Spetter: \_\_\_\_\_ impacts their flight paths.

Leonard: **Inaudible.**

Spetter: So the only effort to wildlife is just used in terms of. .

Leonard: He called them \_\_\_\_\_. You're not going to shoot deer or ducks, or \_\_\_\_\_ or whatever.

Spetter: I guess my thought would be that the applicant \_\_\_\_\_ would be broader or the affect adjacent farm property or migratory waterfowl. And, flight path, I don't understand why .....

Leonard: **Inaudible.**

Fry: I have some things I'd like to discuss and maybe we can start with the first condition.

Leonard: Inaudible we can get specific language \_\_\_\_\_.

Fry: Sounds like \_\_\_\_\_

Spetter: I'm not ready on 8. On No. 8.

Fry: Yes. I want to discuss 8.

Spetter: So, I can work on No. 8 while you work with the others \_\_\_\_\_.

Fry: I have a couple of more questions on this one.

Leonard: Discussion.

Fry: On Condition No. 1, the way the condition reads it really does only a specific site and I'd like to recommend additional language after the period, saying something like "Or other resources encountered in developing the additional area". Or, another alternative would be to interject "archaeological resources \_\_\_\_\_". But the way I read the condition is singular to the existing site and \_\_\_\_\_ additional sites. In Sauvie Island we have to recognize its a very unique place; its not similar to other archaeological areas; it has some very unique attributes. It has some very unique sites.

Leonard: Inaudible. \_\_\_\_\_ not only this site but any site discovered?

Fry: Right. Any site. The reason I'm expressing that is because Sauvie Island has been proven a very unique sites, not just in our state but we have a very unique site \_\_\_\_\_.

Leonard: Yes.

Fry: So I'm concerned that there is every possibility, strictly probability, that they may find another, what I consider an extremely unique, site and the way the condition reads it speaks to a single archaeological resource and not to the possibility of encountering additional resources or even one that they may not have encountered on their survey but they encounter in the process of developing.

Parker: Are you talking about the \_\_\_\_\_ sites.

Fry: Well, the way I read the condition its to protect the archaeological resource and what I'm suggesting is that include "resources" or to \_\_\_\_\_ or "other resources encountered". I'm personally concerned about the extent this type of development and the possibility its going to \_\_\_\_\_.

Leonard: I have a question for staff. Regardless of this condition, whether its added or changed, are there not state laws which require deal with the way archaeological resources are \_\_\_\_\_?

Hess: Yes. That's my understanding. That there are state laws which spell out exactly..

Leonard: How do those laws deal with developing this course?

Hess: They would essentially have to stop, look at the site that was discovered, and contact state agencies, State Historic Preservation Office. This, from what I believe, is charged with that.

Relating to that, Condition No. 1 in the original decision speaks a little more \_\_\_\_\_ with your concerns Mr. Fry. It says "though no burial grounds are expected, applicant should, upon a discovery, contact Multnomah County Sheriff and the Commission on Indian Services for a determination of appropriate steps." So, its written a little broader because at that time there were no identified sites on the property, but I can see the value of incorporating some broader language in this one rather than refer to it as a single site.

Fry: Its my belief they have not surveyed this expansion site. The \_\_\_\_\_ was clear; I don't know if they really know for a fact they have a second site; the site that is unique I don't believe was a burial site; I believe it was a \_\_\_\_\_ preserved because of the characteristics of the land.

Stickel: Actually, its only burials. Its when you find bones; that is when you have to stop work; you've got to give notification. If you find an archaeologic stuff you're not necessarily obligated \_\_\_\_\_ the laws to reveal the presence of those. So I would say adding a condition here that they could really clear any discovery archaeological remains would require this notification, at least to the State Historic Preservation Office should be notified.

Fry: That would be sufficient. Because it depends on, obviously, the extent of the find. So, I don't exactly know ...

Leonard: It was introducing those as official language that you want to require \_\_\_\_\_.

Fry: Okay. I would move to amend the \_\_\_\_\_do you want to go through all the conditions and discuss them first and then go back through them and \_\_\_\_\_?

Spetter: I think we should. I think \_\_\_\_\_

Leonard: I think we need a specific proposal \_\_\_\_\_.

Spetter: Right.

Peter, do you want to work with that and we'll keep going through these?

Fry: Yes. I have three things that I want to **Inaudible** and if I go over some of these: On No. 5, which is I think, \_\_\_\_\_. I personally don't think whether its a tournament site or not is relevant. I think what's relevant is that potential for increasing traffic into this site and so my personal feelings would be to, and also, I'm concerned about the figures that have, are the base figures, they seem from my personal basis of experience to be rather low but I don't have any \_\_\_\_\_ facts to say that its not low or its not high, so I guess I'm concerned about attaching the word "tournament" and the 10% because I can see personally an increase above the 10% without a tournament situation. And, therefore, they would be dealing with this condition \_\_\_\_\_.

Spetter: Peter, the way this is written \_\_\_\_\_ that it includes tournament events but its not limited to them.

Fry: Well, as I read it and as the Staff said two things would have to be in effect: tournament events and increase of 10%. Maybe I misunderstood that. If I misunderstood that, that's fine, but my concern is that we may see an increase in traffic counts without any tournament.

Spetter: I don't see that we need to have \_\_\_\_\_.

Stickel: Well, we have had some extensive discussions with our County Counsel about the effect of these conditions of the prior approval. There is no limitation on the prior approval that relates to traffic. So, if you're going to put a condition on this approval that says that the course as a whole cannot generate anymore than x-amount of traffic, he felt that what we should do is tie any condition to any increases that might be anticipated as a result of this expansion. The only \_\_\_\_\_ in the record that indicates a resultant increase in traffic, these will need the other approval for an 18-hole golf course had to do with tournaments or any spectator intended event; so, I guess

I'm cautioning you to some extent to keep in mind that these conditions are only related to this expansion as it relates to the use of the course as a whole. The prior approval contains no limitation on the amount of traffic that may generate by this use, and the idea of the condition that you're discussing here is to make it clear that if there is any change in use of this course from what was either prior approved or approved with this expansion would have to come back for a change in the Community Service approval. And we feel that tournaments is one thing that is not approved, either in the past case or in this, nor do we want it to be construed in the expansion that that would be allowed either.

Fry: Let me just make this clear. The estimated traffic generation in the Staff Report is nothing more than an estimated traffic generation with no basis at all except that it \_\_\_\_\_.

Stickel: Except that it is part of a prior approved case.

Fry: Right. But there's no conditions; in fact the golf course approved could have three or four times the traffic that's been estimated but based on the original conditions that would be irrelevant. Is that correct?

Stickel: Based on the prior conditions, there would be no way to manage that. Even if you do not approve this expansion that golf course can, a golf course can go in on this site. On the prior approved site and there would be no way to control the level of traffic just purely based on the conditions; there's nothing in it that says x-number of users.

Leonard: You did mention that the prior approval was clear in not allowing tournaments.

Stickel: No. I didn't say that.

Leonard: I misunderstood that. Was there a mention of tournaments in the prior approval?



Stickel: No. That's the implication. And there is a condition that says any future accessory uses, well it says being built in association with this course would be subject to....so, there's not, the issue of tournaments never arose in the prior case, so, subsequently its not been addressed in the prior case.

Fry: Does "tournaments" have a legal definition?

Stickel: You know, that was the thing we wrestled around with. Is that a tournament could be anything from a company that, you know, gets together and says we're going to have a tournament and they all go out to one golf course, no spectators involved, they just call that an event on a golf course anywhere in this city any given weekend there will be tournaments being played there. But the issue associated "spectator viewing" with the tournament was the issue that we felt would be the most critical in terms of increasing traffic beyond what a normal golf course would expect to have.

Leonard: Did traffic count figures that are on page 9 were part of the record of the previous action?

Stickel: Yes.

Leonard: In terms of the applicant's estimates of traffic in and out on \_\_\_\_\_ day?

Stickel: Yes. It is their estimates. But of course, that is the relied upon finding too, so it becomes a part of the decision that was rendered.

Leonard: In essence Condition 5 says if you have accessory use and if the traffic \_\_\_\_\_ to have that accessory use increases more than 10% above those numbers, then we've got a problem.

Hess: Well, \_\_\_\_\_ but if you propose that accessory use.

Leonard: Yes.

Hess: Rather than having it, so its not an after-the-fact use.

Spetter: From what I've read do you expect that there are certain uses, there will be accessory uses requiring county approval and they will include tournament events which draw spectators and increase traffic counts to and from the site more than 10%, so I think \_\_\_\_\_ to a tournament. Is that correct?

Hess: That is correct.

Spetter: **Inaudible.**

Fry: But I think this \_\_\_\_\_ in the record; it has \_\_\_\_\_ based upon my own personal experience. I do think the expansion of the course internally does enhance the course's attractability to other people. I think \_\_\_\_\_ based on \_\_\_\_\_ play golf for about 30 years.

Spetter: Peter, do you have any other conditions you want to discuss?

Fry: The only other one was to really wrestle with No. 8. Because I have the same problem....

Spetter: Yes. I hope to do that and you can go to that when we get there.

Fry: Okay. That sounds good.

Leonard: Any other comments on these other....

Spetter: Just No. 6, I would request the word "native" be placed before the word "vegetation" in the first line.

Fry: Could we discuss that?

I've been involved in some of these greenways, the Roaring River, the issue is what native and what's not native has come up and I guess I have trouble adding the word native because unless you can educate me as to

what "native" really means, because there has been a lot of concern \_\_\_\_\_. What does "native" mean?

Spetter: To me, when I asked that condition be \_\_\_\_\_ that there **Inaudible** that there would be a minimal amount of impact from vegetation removal and any vegetation put in there is probably going to be more conducive to uses right there. Along the Willamette \_\_\_\_\_ through a public \_\_\_\_\_ or whatever it is, it seems to be natural to that area. That's what I'm trying to achieve here. And I think that's probably the Audubon Society's \_\_\_\_\_ as well.

Fry: Maybe there is a better word than "native" because there is vegetation which may not legally be considered native but which would be very attractive and appropriate for the site. **Interference.**

Spetter: Sure. I don't have any objection if you can come up with something else that would be more appropriate.

Fry: Maybe Staff has another word.

Spetter: Going on to No. 8. What I would like to discuss with the Commission is removal in the third line of the words "the flight paths of"; so that it would read now that their actions are not to in any manner adversely affect the adjacent farm operations or migratory fowl.

The next suggestion that I have is that on the last, second to the last sentence which reads now "Within one year of the completion of the course, the operator shall institute an integrated pest management program...", I would place a comma after the word program; after the words "approved by Multnomah Vector Control and the Oregon Department of Fish and Wildlife" comma, and then after that second comma I would have "which will respect the requirements of this condition" period.

Fry: Would you have a problem with saying "that integrated pest management and wildlife program"?

Spetter: A what?

Fry: An integrated pest and wildlife management program?

Spetter: No. That would be all right.

Fry: \_\_\_\_\_ "Within one year of completion of the course, the operator shall institute an integrated pest and wildlife management program". I don't consider wildlife the same as pests.

Spetter: I'm not sure what a wildlife program is.

Leonard: Wildlife management program.

Fry: Well, there's been a \_\_\_\_\_ put out by the Audubon Society on a wildlife management program.

Mixed conversation.

Spetter: I guess the way I read the language there is that in looking at the control of pests, \_\_\_\_\_, the Department of Fish and Wildlife \_\_\_\_\_, Vector Control as well, will be positioning any proposed uses in such a way as to protect human and wild life.

Hess: Sorry. I lost you.

Spetter: The way I read your requirement, that the program be approved by Vector Control and ODF, is that any approvals or any requested uses of pesticides, will only be permitted to the extent that they are not detrimental to human or wild life. Uses of it. That's what I was asking you before.

Hess: That's correct. And, so I just suggest that you include that language in that condition.

Spetter: My understanding is that the thing Peter is trying to achieve is already in there. Which doesn't mean you don't want to state it more clearly, but that's what I understand it to be saying right now, this wildlife is going to be taken care of before the approval of a particular pesticide is permitted.

Hess: That's my understanding as well.

Parker: I must be missing something. Because I don't understand, if the farmers are already using pesticides that may be the same or greater harm to wildlife, is that a problem with them. Is the control of wildlife and pests a problem \_\_\_\_\_? I'm wondering why we are making it so stringent if there is no change, no difference?

Fry: There is a problem.

On page 7 of the Staff Report where they talked about, this is the previous \_\_\_\_\_. it says that "however, indicate that a golf course would not impact fish and wildlife; instead, the reverse may be true. There may be some damage of the greens and fairways from feeding waterfowl". This is what you might want to objectionably call an attractive nuisance. In the sense that it attracts the birds and wildlife to the golf course \_\_\_\_\_ only be attracted because of the fresh grass, water, those kinds of things. So, you have a high population of .....

Parker: Are you saying that creates a nuisance...?

Fry: That's why the Audubon Society said you have to damage the attractiveness and damage the wildlife on the site as versus just not doing it \_\_\_\_\_.

Spetter: Peter, what if we took the third sentence, the one that says within one year, and made up a second sentence and then took the second sentence and made a third sentence? Would that cover everything then?

Fry: Yes.

Spetter: Would it change your feelings? And I don't know why it would do this but if you took the third sentence, the one that talks about \_\_\_\_\_, and made up the second sentence and then took the second sentence so that the second sentence in effect \_\_\_\_\_ the whole paragraph. Instead of \_\_\_\_\_.

Fry: Could you read that?

Spetter: All right. So you have "affect the adjacent farm operations or migratory waterfowl". And then you'd say "within one year of completion of the course they've got to put together an integrated pest management program that is approved by these two bodies". Then it says the applicant/developer are to work with ODF prior to operating the golf course to formulate new acceptable methods to minimize wildlife depredation while achieving the condition. So that, that second sentence, which I think is trying to do what you're trying to do, would apply to the whole paragraph instead of to just the first sentence.

Fry: That will be fine. I guess where I'm coming from though, is I heard that there is such a thing as a wildlife management plan. And, I wondering if that would be onerous to ask the developer to do such a thing? That's what I'm \_\_\_\_\_.

Spetter: Okay. I guess I have to ask what is a wildlife management plan?

Hess: The way I read this condition is that pest management program would include how they intend to manage wildlife on the site.

Spetter: Right. That's how I read it too.

Hess: Okay.

Spetter: The fish and wildlife would not, well, no, I don't have a \_\_\_\_\_,

Stickel: Integrated pest management program is a very specific thing. It helps most to do with the types of chemicals that they will apply to a site. A wildlife management program, on the other hand, is something that would entail broad \_\_\_\_\_ in terms of plantings that might be used to attract wildlife to a specific part of the site; it would probably include the use of propane cannon

if the applicant would \_\_\_\_\_ propose using those to scare-off wildlife. Any of those non-chemical kinds of things would be included in a wildlife management program. Hopefully as well as an integrated pest management program could be part of, a very specific part of, the wildlife management program that would entail more than just the integrated pest management program. And, I think there's a conscious difference in this condition between requiring that for the integrated pest management program. That actually requires an approval by other agencies. That's a little bit more stringent, and intentionally so, since that's a very technical kind of thing, a pest management program.

The other part is that the applicant must work "with" the other agencies to develop the whole spectrum of the wildlife management program. And, in that sense I think it is not appropriate to put a condition in that gives another agency a veto power, basically, over the whole project. And, so, I guess I feel that there's nothing wrong with saying that a wildlife management program needs to be prepared. That probably can be inserted into that second sentence. In consultation with those other agencies.

Fry: That would be fine with me.

Stickel: Do you want specific language for that?

Fry: Yes.

Leonard: I have a suggestion. The applicant, this is sentence number two, the applicant and subsequent developer shall prepare a wildlife management plan and work with the Oregon Department of Fish and Wildlife, etc.

Does that make sense \_\_\_\_\_?

Fry: Yes. That would satisfy me. That \_\_\_\_\_.

Stickel: Could I also suggest that you add a time frame to the end here by saying that that should be submitted prior to the beginning of operation of the course.

Leonard: I think in keeping with the notion of designing the plantings and the layout of the course to enhance the wildlife management it would be appropriate to have that \_\_\_\_\_..

Stickel: And in addition, I might add, also recommend that you include that this plan will be updated on a five year basis. I think there needs to be the ability to revisit these things occasionally. The whole of Sauvie Game Management Area has a coordinated resource management plan that is updated every five years.

Spetter: May I \_\_\_\_\_ that what we are doing. I'm a little concerned about taking this wildlife thing and just \_\_\_\_\_ section two, section two. Sentence two, talks about prior to and during operation of the golf course, it talks about having to review the program during the operation of the golf course. If you make, if you limit, you don't want to do that right there. I think it would be much wiser to simply add another sentence to this paragraph somewhere that requires a wildlife management plan in consultation with ODF. And not stick it in right there, or somehow you're going to have to rearrange it because if you want these things to be effective during the operation, not just prior to opening.

Stickel: Yes. The intent of the program is that you address the on-going management of the course and that is why you do it.

Spetter: Right.

Stickel: I can sit and draft a sentence for you right now while you ---

Spetter: I think we should probably, should people get the other things that I have suggested for amendments to No. 8?

Leonard: You suggested eliminating "flight paths".

Spetter: Not "flight paths of"?



Leonard: Yes.

Spetter: And also at the end of the word "wildlife" I have suggested, "comma, which will respect the requirements of this condition". *Inaudible*.

Leonard: I think if you wanted to \_\_\_\_\_ comments about the specificity of integrated pest management plan that's probably how \_\_\_\_\_.

Spetter: Staff. You initially recommended that at the end of the "pest management" sentence we add something that ties down into the condition that it be done in such a way that no adverse impact. I have recommended that we have language at the end of that sentence which would say that the pest management plan would have to be one that would respect the requirements of the condition.

Hess: So, you're asking for an opinion on that?

Spetter: Yes. Whether or not that's still appropriate.

Hess: Sure. That sounds quite clear. But you're giving ODFW and Multnomah County Vector Control control some or clear direction as to what .....?

Spetter: Right. Even though \_\_\_\_\_ we will \_\_\_\_\_.

Hess: Right. So then the plan should be \_\_\_\_\_.

Spetter: *Inaudible*.

I would like to, when I move I will move that be amended.

Leonard: Okay.

Spetter: Maybe we should start voting now while they're writing on No. 8.

Leonard. *Inaudible*. Lets go back, well, are there any comments on 9?

Lets go back to No. 1. First of all we had  
\_\_\_\_\_.

Fry: I would recommend, excuse me, did the Staff say they'd have some language for No. 1?

Leonard: No.

Fry: Okay. I just wanted to check.

Inaudible.

Fry: I think, based on what its saying, obviously now the whole thing is now \_\_\_\_\_. "The Cultural Resource Survey by C. Lebow and R. Pettigrew identified one archaeologic site on the property. Development Plans shall be coordinated with the Multnomah County Sheriff's Office, the State Historic Preservation Office and the Commission on Indian Services to develop a mitigation plan to protect archaeologic resources that may be encountered in developing the site."

Leonard: Does Staff have additional language to the \_\_\_\_\_. This mitigation plan shall be approved by the Planning Department.

Fry: That would be appropriate. So that would be by....

Leonard: Okay. All those in favor of this addition to Condition 1 say aye.

Unanimous.

Spetter: **Inaudible.** comments there on 5?

Fry: Right. I'm still real concerned about the definition of "tournament events". I think, personally, that 10% is a little too tight. That's my own personal opinion. I would, my personal feeling is I'm not real concerned about this being a little too much but I'm concerned about it being explosively too much. Which there is a possibility and I think that's the issue of adding on additional land and

expanding the course and making it a much safer, more attractive place to be. So I am concerned about tying tournament events with a 10%; I think 10% is restrictive when it stands alone, but when it stands together with tournament I don't think it \_\_\_\_\_.

Leonard: You would suggest a larger percent increase then?

Fry: I'd like to throw out the tournament events and add 40%. I wouldn't mind being, feedback on this but that's my personal feeling.

Leonard: I think the percentage increase in traffic is certainly related to tournament events and a specific definition of accessory use \_\_\_\_\_ that says no accessory uses at all. I would tend to agree with that \_\_\_\_\_. **Inaudible.**

Fry: My feeling is that we live in a world of self-enforcement and the practical reality here is that its not the little \_\_\_\_\_ problems may have people concerned but what we doing with these conditions kicking in \_\_\_\_\_ in the process with the potential of essentially putting the course out of business. You would think \_\_\_\_\_, and so that's why I would like to have the barrier high enough so that if it was kicked into the public process \_\_\_\_\_ serious.

I'm still concerned about the if tournament events. And I \_\_\_\_\_ accessory uses.

Spetter: Do you want to make a motion on that or are you \_\_\_\_\_ the \_\_\_\_\_?

Fry: Well, if it doesn't have to be reviewed every time, then that's fine.

Stickel: Everyone of those require Planning Commission approval. \_\_\_\_\_ spectators and 10% increase.

Leonard: So whatever they do that draws spectators they can't have \_\_\_\_\_ cars?

Hess: A brief rationale that will help you is that against all tournaments a group of four or five people might have husbands or wife watching. That's spectators. We do not want to require further Planning Commission approval for that kind of tournament event. We only felt that tournament events with spectators over a certain amount should come back, and that's where we try to set these thresholds and articulate it this way. And, again Peter, we're not trying to address popularity of the restaurant, which they may or may not achieve or golfing trends that may occur that we can't foresee right now. \_\_\_\_\_ are included in this application and all we're saying is they're not golf tournaments.

Leonard: I would suggest 10% in terms of the numbers we're given in here less \_\_\_\_\_.

Fry: I can accept that as it is. I guess I still remain concerned about how what may happen with this. This thing was reviewed under a certain circumstance and I have to believe the transportation and traffic issue is less extensive than when they first approved this. And, so I have to believe its a concern. And, now \_\_\_\_\_ expanding the thing and not adding more....I don't know. I'm willing to let it lay but I guess I would like directly to be clear that there is some concern about roads without tournaments.

**Inaudible.** But from what I heard Lorna say is that the county wasn't really concerned about that \_\_\_\_\_. And if that's true then I can't really say much now.

Spetter: I think that this is a difficult case but \_\_\_\_\_.

Hess: There was a concern about traffic. However, not, it was never typed in terms of tournament events was never, you know, discussed \_\_\_\_\_ the record that they even considered that possibility. There were certain traffic concerns however, and that's ,you find in the Staff Report generally in quotes \_\_\_\_\_.

Fry: But what I hear you saying is through that public review process no conditions would attach to this; \_\_\_\_\_ the

estimate being way to low. That's the reality of this  
\_\_\_\_\_. So...

Hess: Inaudible>

Fry: I think, I do, but I guess I have to withdraw any  
\_\_\_\_\_. I don't have any basis beyond personal  
experience and there's certainly not anything in the Staff  
Report that would show me what is a normal draw for  
golf course events like that.

Leonard: Are you satisfied?

Spetter: Going on to No. 6. Now, Peter you had some concern  
about the word "native". I need Staff's help with this, I'm  
sorry to say, but don't do that, that \_\_\_\_\_, I'm trying to  
get at what Peter was saying...

Hess: About vegetation?

Spetter: Yes. But what I was thinking that we would put down  
here ..."The club house and parking lot must be screened  
by vegetation determined by, (I don't know who would  
be making that determination) be supportive of wildlife  
uses and effective for screening."

Hess: What I would suggest is that you include that language  
and make it subject to Design Review.

Spetter: So determined by Design Review?

Hess: And I will coordinate that with various experts that I  
consult with.

Spetter: Okay.

Leonard: Should that be part of Design Review?

Hess: That's what \_\_\_\_\_.

Spetter: So that would read "The clubhouse and parking lot would  
be screened by vegetation determined by Design Review

to be supportive of wildlife uses and effective for screening."

Hess: So, we're looking for supportive of wildlife? That's the language you're using for that sentence?

Spetter: To be supportive of wildlife uses and...

Hess: And effective for screening.

Spetter: And effective for screening.

Leonard: How about splitting that \_\_\_\_\_

Spetter: That's fine.

Fry: That's no problem. **Inaudible.**

My only problem is with "native" because...

Spetter: I took that word out.

Leonard: Took that out.

Fry: Right. Well, I'm not against \_\_\_\_\_ its just that "native" has a very legal definition.

Spetter: That's why I took it out.

Fry: Okay.

Spetter: Staff, do you want to put it in in just two sentences or something, if you have a way to do that's fine with me too, I mean, I've said enough to make the gist of it clear.

I think it appropriate to say

Leonard: I think your motion and your sentence that says vegetation should be supportive of wildlife.

Spetter: That will be fine.

Okay. Going on to No. 8. Did you come up with some language to work with.

Stickel: Yes, I did.

Just so I have that second sentence initially correct as Chairman Leonard had it, it says the applicant and associate developer shall

Leonard: I suggested preparing a wildlife management plan.

Stickel: And work with the Oregon Department of Fish and Wildlife.

The only thing that doesn't come in with the way you had that is that they'll prepare but they don't necessarily have to prepare in conjunction with the Oregon Department of Fish and Wildlife. It just says, that just implies that they work with them during the management phase. Do you see what I'm saying?

Fry: Can you use the words "in cooperation with"?

Stickel: Yes. I would have put it in a different spot. I would have said the applicant and subsequent developers shall work with the Oregon Department of Fish and Wildlife to develop a wildlife management program prior to and during the operation of the golf course.

Well, no, actually, I would have said this: "The applicant and subsequent developer shall work with the Oregon Department of Fish and Wildlife to develop a wildlife management program to formulate and utilize acceptable methods to minimize wildlife depredation while achieving this condition." Then I would add an additional sentence that says: "The wildlife management program shall be prepared prior to construction of the course and shall be updated on a five year basis starting after the course begins operation, subject to Planning Division approval.

Leonard: That sounds fine.

Mixed: That sounds fine to me.

Spetter: So do we have a motion to adopt all of these. We've adopted No. 1 I think but not the others.

Leonard: Inaudible.

Spetter: How about No. 6. I would move that No. 6 be amended by the addition of a new sentence that simply says that the vegetation is to be supportive of wildlife uses. I would make that motion.

Fry: Second.

Leonard: All in favor of the motion?

Unanimous.

Spetter: Going on to No. 8 I would move first deletion of the words "the flight paths of" from the third sentence, the third line rather.

Fry: I'll second that motion.

Leonard: We want to do \_\_\_\_\_.

Spetter: Well, I didn't know if you wanted to do it all \_\_\_\_\_.

I would like to move several amendments to paragraph 8, the first being deletion of the words "the flight paths of" in the third line. And the next amendment would be two additions after \_\_\_\_\_ and by Planning Staff for the second sentence and a new third sentence. And then, at the end of what would become the fourth sentence, the sentence beginning with the words "within one year". I would add the following: in the second line of that sentence I would put a comma after the word program, I would put a comma after the word wildlife, and at the second comma I would add the words..."which will respect the requirements of this condition." And I move all those.

Fry: I'll second that.



Leonard: All those in favor of the motion?

Unanimous.

Spetter: We need a motion now for the entire....

I would like to move for adoption of the Staff Report with the conditions as amended.

Parker: Second the motion.

Leonard: All those in favor of the motion?

Unanimous.

The motion passes.

That concludes our meeting for this evening.

**TRANSCRIPT OF A PORTION OF THE PLANNING COMMISSION**

**MEETING OF**

**February 13, 1989**

**CS 1-89**

**Commissioners: Leonard, Spetter, Fry, Parker, Adams, and Alterman**

**Staff: Cowley, Stickel, Ewen Prescott, Hall**

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**Leonard:** With that introduction comment, we will move on to the last agenda item for the evening, CS 1-89, 15105 NW Sauvie Island Road. Lets have the Staff Report.

**Hess:** My name is Mark Hess, Planning Staff. This request is for a Community Service designation for approximately 55 acres of land, allowing this 55 acres to be included in the previously approved 18-hole golf course on Sauvie Island.

The applicant indicates the additional acreage is requested to provide additional space between the fairways, thereby diminishing the potential of personal injury to golfers from stray golf balls. The proposed additional acreage does not envision any additional facilities or accessory uses beyond that which was approved in the 1983 case.

I'll give you some brief background. There was an 18-hole golf course approved and it was filed under CS 11-83. In August of 1983 the Planning Commission approved the application but denied permission for a restaurant. That decision was appealed to the Board of County Commissioners, who heard the appeal on

September 27, 1983. The Board on October 11, 1983 adopted findings and conclusions which approved the project and modified the Planning Commission decision by approving a scaled-down version of the restaurant and denying the tennis courts which had been in the original proposal. So, what you are left with after that is an 18 hole along with a clubhouse with a pro-shop, restroom and shower facilities, locker room, display area for Sauvie Island artifacts, and a limited service restaurant which has specified square footage, hours of operation and so forth; and a storage building with security guard quarters and a driving range, a parking lot and peripheral jogging trail. These county actions were appealed to the State Land Use Board of Appeals, who affirmed the county's approval of the golf course in the case Taber vs. Multnomah County 1984.

I want to stress at the outset here that what you have before you is a request to add area, and in your review that you not revisit whether an 18-hole golf course should or should not occur on Sauvie Island. Rather, your review should focus on whether the approved course should be allowed on a larger site, and if so, how much that site should be, that's something I wanted to set out at the beginning.

I think I'll start with some slides. This is a view looking down Sauvie Island Road; there's the Sauvie Island Bridge and the west hills above Linnton.

And I'm stepping in front of the Douglas home on the west side of Sauvie Island Road. You can see the roof of the Sauvie Island Bridge on the right hand side of the slide. The approved golf course site is just out of the slide on the left hand side, so you can see the proximity to the Sauvie Island Bridge; about a half-mile to the bridge.

Now I've just sort of rotated my camera around, still standing in the Douglas' driveway looking across the road; there's the golf course site across that first open field, the approved golf course site.

And I'm looking directly at it now, the Douglas' mailbox is in the foreground and the approved golf course site is roughly where you see that change of vegetation - where the grass changes. The woods there on the left hand side of the slide are part of the expansion area.

And I'm still turning to the north in this slide;. That's part of the expansion requested.

And this is looking at the point where the golf course will be accessed to the road. This is a the fruit stand/produce operation on the Douglas Farm; and just north of that the road cuts off and turns towards the golf course site.

Here's where that curves.

This is looking down that road. You can see it follows a drainage channel running east..

This is right at the corner of the approved golf course - the northwest corner - looking south on the approved site

This is looking at the northwest corner of the area that is requested to expand. You can see that its slightly more rolling terrain and the woods are in the background

**Spetter:** Is there a nursery crop in there?

**Hess:** Yes. That's nursery stock which are in the foreground there.

This is a better view of that woods in the background and the nursery stock area. So that wooded area there is sort of the southwest corner of the area that is approved.

Here you have nursery stock there *inaudible*.

This is the woodland area which would be included.

Now, looking back to the woods from the east side area. You can see there are substantial sized trees

You can see the woods just on the right hand side of the slide. This is the peach orchard. Approximately 1/3 of the peach orchard is included in the area proposed for the expansion.

Here's another view showing the peach orchard.

This is part of approved golf course site. I'm standing just south of the peach orchard.

This is, I'm standing in the southeast corner of the area of proposed the expansion. See the peach orchard on the right hand side and the wooded area in front. The approved golf course site is on the left.

This is still the southeast corner of the area requested for expansion, looking toward the approved site.

This is looking east from an old orchard area; the standing water in that field is on the approved site.

This is where the,- that northern arm of the area which is requested for expansion. That completes the slides.

I'm not going to go over in length the findings you have in the Staff Report except to point out some omissions and some new information. The applicant is going to be giving you this evening, I believe some items you've received already - submit materials from the application - submit testimony which he will go over in his time. We received that same packet today, at noon, and in that there is some implications and some statements which we feel would require modification of the findings that are in the Staff Report, which you have. Specifically, that material talks about - in a letter - from a John Harbottle, who is speaking to the issue of 200 acres as being an appropriate size for this golf course, and, it suggests in this letter this facility may be different in terms of its scope than that which was originally envisioned in the '83 approval. It talks about having tournaments at the site, and that being the required justification for this 200 acre request is to allow enough room for spectators and tournaments, and so the

findings contained in the Staff Report that do not speak to that issue. I feel there is a potential that you may want to modify those findings.

There is another finding regarding the soil which I want to add on page 14. Soils on the additional 55- acres are predominantly Burlington Fine Sandy Loam. There identified as ... *inaudible*

Our recommendation in the Staff Report was that the approval - the applicant has carried the burden necessary to give some additional area; however, we did an analysis on other golf courses, sizes in the state, as well as general design guidelines for golf courses and concluded that there was not enough evidence in the application to justify the requested 200-acre size, which will be the net effect of adding 55-acres. And, so, our recommendation in the Report that you have says ... approve a 20-acre - approximately 20-acre - expansion, which would count just woodland areas, but deny the additional 35. And part of our reason for making that recommendation is that before the County should allow the agricultural lands on the subject 55 acres to be converted to non-agricultural use, we felt there needed to be stronger justification of the size requested and we didn't feel that justification was contained in the application at the time of this writing. Now the applicant will come to you and describe various justifications which they provided today; however, we are hesitant to ; we want to recommend that you continue this so we can analyze it further, as well as modify the staff findings in line with the materials that you're going to see presented tonight.

So, to be clear, I conclude here. We are asking you to continue this so we can modify findings and analyze these submittals which have come to us today.

If you in your discussion choose to do that, we could either set a time and date certain for that continuation

Lorna has pointed out to me that I have neglected to point out the maps that I have put on display over here. The one on the top is an aerial photograph outlining the boundary of the approved golf course site and the area outlined in red, the 55 acres expansion. The one below, with the green highlighted areas, that is showing you the areas which the recommended decision of the Staff Report

would allow to be added to the approved golf course.

The red outlined area shows the 55 acres requested and the green highlighted areas are the 20, approximately 20 acres, that the staff in this Staff Report recommends as approvable.

Hess: You see part of what I pointed out. There is a green line...; there is a discrepancy between the original metes and bounds approval in 1983 and the metes and bounds which they prepared in their original application for this expansion and those..., I guess I should go over there and point out what I'm talking about here.

This area here, here and here were not described in the original metes and bounds approved in 1983 and so we relied on the area from the title company metes and bounds so this area we're suggesting you include to correct that error. This is the approximate 20 acres of woods which is not presently in agricultural production and we felt could be justified in the application. The balance of the site is 35 acres, roughly, that we don't feel is adequately justified.

Are there questions?

Fry: *Inaudible.*

Hess: That is correct. That is correct.

Leonard: Any other questions of staff? That was helpful.

There are various places in the applicant's materials which describe the additional land area as 55 acres or 60 acres. Is that a rounding-off or is there a different consensus of the description?

Hess: The application, as in 1983 continually describes the area subject to approval as approximately 125 acres. The metes and bounds description, which the 1983 approval described, actually later, later surveys revealed it covers 145 acres. When the applicant came to us with this application for the expanded area, they described the area as roughly 60 acres to be added; and then when we later started

examining their application we realized they were overlapping. So they overlapped onto the original approval site with their metes and bounds description and so we had to redefine their metes and bounds description so it is not overlapping the original metes and bounds description of 1983 and that re-examination by their surveyor revealed that in fact they were asking for only 55, not 60.

Leonard: Have a question?.

Fry: What's the total acres of the size of the property that the golf course was created out of?

Hess: It is a joint farm operation 493 acres.

Leonard: Any other questions for staff at this point?

You have a proposal from the staff, that additional information (*static - inaudible*)

Hess: In making that recommendation I'm not saying that this is not a good opportunity to receive input on the proposal

Spetter: Are you suggesting that after we hear it we continue it?

Hess: Exactly. Obviously a lot of people have gone to a lot of effort waiting for this item; this is certainly a good time to receive information and take testimony; but I recommend that you not make a decision tonight or if you do that we have an opportunity to draft findings and come back to give those findings for your review and adoption.

Leonard: Before we get further into this discussion, could I see a show of hands from the audience how many people are here wishing to testify in favor of this proposal. Quite a few. And how many people are here who wish to testify in opposition to this proposal. Is there a representative for the opposition? Do you have an organized chair person?



Houck: I'm not representing these people but representing an organization.

Leonard: Okay. Have you people had an opportunity to see the available materials that were submitted recently?

Man: No.

Man: We have not seen anything with regards to the tournament proposal. And it seems to me that this is a good time to examine that ; and we had no opportunity to look at it at all.

Leonard: Neither have the people who are for it. Other than the owner.

Alterman: A lot of people have taken the trouble to come here tonight and I think we ought to give them the opportunity to testify . I think its fair to let them know whether we're going to continue this hearing after that testimony....*Inaudible....*

Parker: I'm going to take the staff recommendation after they've had an opportunity to review this. I can't say what the testimony will be, but whether there will be more information or not. Have you had a chance to look at this report?

Hess: Yes. We have reviewed it this afternoon and there was clearly a lot more meat here in terms of justifying the size that they are requesting. But, we don't want to shoot from the hip, in terms of...

Spetter: I guess my impression from a reading of it is that its not difficult material to absorb, however, if there are people who would feel they needed an opportunity to address some issue, and they have not had that opportunity and we need to continue for them.

Alterman: I second that motion.

Leonard: Okay. All those in favor of that motion to continue....

Mixed conversation.

Cowley: The next meeting is the 13th, March 13. The next regular meeting

Stickel: I would add that, though, you do have four items on the next agenda. You may want to consider having a second meeting this month. Mark does have a date that that could be held on, in two weeks from today.

Spetter: Sharon, is that an option, the 27th?

Cowley: Yes, it is.

Stickel: So that's a possibility, or if you wish, to wait....*Noise and interference.....*

Spetter: Just the one item?

Stickel: Excuse me?

Spetter: And then there would be just the one item on the second hearing?

Stickel: Yes. That is correct. If we do it on the 27th it will be your only item because there are four issues tonight and of course this is one of them.

Spetter: All right.

Mixed conversation.

Spetter: All right. I'd like to recommend and I wasn't making a motion but if you'll second it I'll make a motion, that after we take the testimony this evening that the continuation of this matter to February 27th at 5:30, is that correct...?

Stickel: Yes.

Spetter: At 5:30 p.m., that would be my motion.

Motion seconded.

Fry: How will we do this testimony? Because I could support this motion if we could have some kind of reasonable way to deal with the testimony. in terms of time and topics.

Spetter: The problem I see with that is that we could maybe start with similar issues, they might have a different depth after they've had an opportunity to read the report

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Fry: *...Inaudible....*

*Mixed conversation.*

Leonard: The notion of "tournament" .is something that....

*Mixed conversation.*

Leonard: All those in favor of the motion to continue the hearing after we receive testimony, say aye.

Unanimous.

Leonard: We will continue the hearing after we've received testimony.

Man: I want clarification. Does that mean there will be additional testimony received at the time of continuation?

Leonard: Yes.

Man: We will not be limited..

Leonard: We will not terminate testimony to people who wish to testify, who have new information, testify on new material, or produce additional information, would have an opportunity to present that at the next hearing.

Man: We would be able to, in other words, without fear of losing our opportunity to make any comments, defer our entire testimony until the resumption of the hearing; rather than doing it piece-meal.

Leonard: You're representing the applicant?

Man: I'm not representing the applicant. I'm personally opposed to the application and want to be sure that I don't have to stay and testify tonight or have to testify tonight in order to testify later. I think the sense of when I requested that the attorney representing the applicant when I saw him passing out these forms to the rest of you, members of the committee, I asked him for a copy and he didn't appear to have a copy, I would like to have an opportunity to review that.

Leonard: That has been submitted to us and is now part of the record.

Man: Yes. But I just would like to be sure that we are not going to be closed to any and all testimony at the resumption of that hearing.

Leonard: No. No. There will be an opportunity for additional testimony at that hearing.

Man: Thank you.

Spetter: It looks at though I may have a conflict on that date because I have to be in Salem at 3:00 o'clock. So I don't know....

Cowley: Well, we can do it the first \_\_\_\_\_, we can do it, yes, March 2nd.

Spetter: Inaudible.

Cowley: Or what about the next Monday?

Spetter: Inaudible.

I am clear on the 6th.

Cowley: Want to try for the 6th?

Rhodes: I'm exactly the opposite. I am going to be about 5,000 miles away from here on the 6th of March and I'd appreciate.....

*Mixed conversation.*

Spetter: All right.

Fry: I think \_\_\_\_\_

*Mixed conversation.*

Spetter: And the hearing will be continued in this room on the 27th at 7:00 p.m.

Leonard: Do we have a second for that change of time?  
All those in favor of changing the time to 7:00 say aye.  
Unanimous.

Leonard: We will now begin the public testimony portion of the hearing. Is the applicant or the applicant's representative here?

Douglas: I am George Douglas, the applicant, at 15105 NW Sauvie Island Road. I reluctantly brought this back to the Board because I didn't want to reopen anything as far as golf course is concerned. But under the safety issue, and personal liability was one of them, I felt it was real necessary. I did at first have problems with 200 acres but after looking at it very closely I feel it is real necessary to have them put on. I know that if I took up golfing, which I never have done, I would hate to be in that green when someone like me is teeing off.

It is not a wooded area. Its an open space and close fairways, I feel its very important that we spread these out to make it safe for people who use them. Its not necessarily of course as a tournament golf course, which it could be, and I don't deny that it might someday be that. But at this time and place its not

proposed to make it a tournament play course. The main thought on this is to have it for safety.

I have a little bit of family experience. My two brothers were down in California a number of years ago, one of them down to the Pose Bowl, and the two of them went out golfing. The younger brother hit a ball, crested the hill, and went over and hit a person. Knocked him cold. Now at that time liability laws were sufficient. At this day and age you have a personal liability to protect the player from stray golf balls. So my problem is strictly to provide a safely designed course for people who are golfing.

I'm going to read most of the presentation as far as sizing of the area itself; and my attorney has figures on that. I'm not at all sure I can see where its very definitely needed but it comes down to a person who has golfed and knows the ability of it, I will leave that it up to him. So at this time I would like to have Bill Rhodes come forward and present them.

Leonard: Is there any questions for Mr. Douglas? Thank you.

Rhodes: This is an opportunity we never got to the place of a hearing yet; yes my name is Bill Rhodes, an attorney in Portland, Oregon, 4562 S.W. Comus Street, Suite 100.

Maybe to start us off with a little perspective, when we were fortunate to find some purchasers for this property, one of the first questions asked to us was well, we see you have a golf course property but our golf course architects tell us that we need more property. Is it possible to acquire some? And we said, "well, we don't know, we'd have to go through the whole land use hearing and see". And, as a result of their persuasiveness they got us here. The basis for their opinion is there in item 4 on page 18, which is a letter from Dye Designs, Incorporated. Dye Designs is a golf course design architectural firm based out of Denver, Colorado. T. Dye, who is the president of the Golf Course Architects Association of America, truly one of two or three most famous golf architects in the world, has been approached by the purchasers of the golf course tract; this is the response, a letter to me where I asked him why is it that they're wanting us to get 200 acres. In answer:

*"Dear Mr. Rhodes:*

*The project at Sauvie Island, Portland, Oregon holds the potential to become one of the finest golf courses in the northwest. It is important to have a sufficient amount of land to create a top course.*

*We have been designing and constructing some of the country's finest golf courses for several years. Our most recent projects, P.G.A. West, Riverdale Dunes, Stonebridge Ranch and Old Marsh have all been constructed on 200 acres or more. These courses are all extremely sensitive to the natural environment as well as a great test of golf and source of pleasure for players of all abilities. These golf courses are also an attractive part of the landscape and they enhance the wildlife habitat in and adjacent to them.*

*After personally viewing the property I find several reasons why the site needs to contain 200 acres.*

*A large area fifteen to twenty acres will be allocated to practice facilities which will serve for practice as well as overload parking when needed.*

*Safety is important for viewers of golf as well as players. Just recently, Hale Irwin was struck right between the eyes by an errant golf shot. This could have had a terrible result. Fortunately, after a brief hospital visit and a few stitches, Hale returned to the competition and finished about third." Actually that was the Los Angeles Open and he managed to win about \$68,000. "With 200 acres we can create 350' - 400' corridors for each golf hole and decrease the possibility of accident or injury.*

*Most of the site at Sauvie Island is devoid of trees. The majority of the land is gently rolling open field. There are no natural barriers that aide in screening errant shots.*

*Technological advances in golf equipment are allowing players to hit the ball further and further. We must advance the design of the golf course to keep pace*

*with the new equipment. To do this, more area would be advantageous. The advent of the new technology of golf balls and shaft material has increased the distance that the average golfer can hit the ball creating greater deviation in golf ball flight, requiring greater distance between fairways.*

*With more distance between fairways, we can develop larger natural areas for wildlife habitat and indigenous plant materials. This helps the golf course become an integral part of the natural landscape. Within 200 acres, we can produce a golf course of the highest caliber and quality, which we feel shall benefit the community and players alike.*

*Sincerely,*

*John F. Harbottle, Director of the Golf Course Architecture."*

As stated, this ... *inaudible* ... for this particular site and this opinion letter as to need for additional 20 acres.

In reviewing the Staff Report, the matter, we frankly agree with everything but for the conditions of 165 instead of 200 acres. We did so because ... its is probably due to a little bit of the delay,... a little bit of a mix-up in our understanding of what was the reasons needed to justify 200 acres versus really qualifying under all the other requirements, goals and so forth in the report. If you note, the section denoting golf course size does not have any statutory criteria on which relates to it. And, Staff and I concluded today that probably we're in an area of reasonableness, as to the kind of a guide. It used to be a problem in the area of how much somebody was going to be willing to pay for something, but now we're in the area of ... is this a reasonable request for the amount of property?

The Staff Report that came listed a series of golf courses of which they divided by characteristics. We did some further studies on that and I think you can find that in our report here on "Comparable Oregon Golf Courses" and,....

Leonard: Do you know what page that is on?



Rhodes: About 14. What we were trying to do is see what other Oregon golf courses have as far as acreage and compare this golf course with some objective criteria. The criteria we have used for us: *Is the course an 18-hole layout*, as proposed for us here and here's the 18 hole. *Does the course contain a driving range and other practice facilities*: Our previous approval did include a driving range and practice facilities... *Does the course contain lakes or waterways*: Now on this site there are three dry or semi-dry lake beds, and of course it is a very appropriate site to place this on. *Is the course generally laid out on rolling terrain*: I think you have seen the pictures the north part and the woods. It is very gently rolling terrain. And lastly, *Does the course maximize the safety of golfers and spectators by allowing sufficient space between adjoining fairways*: In our comparison, we found Broadmoor Country Club, here in Portland, the best local example of comparative course, an 18 hole driving, two lakes and waterways, generally built on rolling terrain and generally maintains 350 feet or more distance between fairways. Its total acreage is 220 acres.

As a contrast, Eastmoreland Golf Course in Portland is 18 holes, has driving range and practice areas, two lakes, built on rolling terrain, but it has at least six adjoining fairways, numbers 2, 7, 8 , and I believe 10 and 11;... and its built on 160 acres. By implication I'm saying that if we cut it down to 160 from the 200 we're going to have to have some adjoining fairways.

Illehe Hills down in Salem features 300 acres; McNary in Salem features 214 acres; and Tokatee, which is up in McKenzie River Valley at Blue River is perhaps the most comparable course to what the Dye Design people would like to propose, in that the majority of the holes do not have adjoining fairways - they're not laid out parallel, basically, and has several watercourses and four lakes. Their acreage is 320 acres.... You'll also note that Waverly, here in town, is built on 240.

The net result of those above courses is that they average 242 acres; and this is, on 242 acres - which what they have - is about what golf course architects are stressing and urge by this design.

It's the concept of distance between fairways; it's a, we'll try a new one but its the additional percentage factor serve the advent of little bit of change in the court rulings of the application of liability. cases as best as you can. Here's a brief scenario of some of the personal injury cases that have occurred on golf courses. I don't mean to offend anybody; I know that there are attorneys on the panel, but basically what its doing is to ... the golf course must be designed to maintain and prevent foreseeable injuries of persons with nearby property. And, what has happened recently is that certain cases, especially a string of California cases ... and I've named them ....*inaudible* ... current, versus Spring Hills Country Club, have found that there a definition or a redefinition of the term -*assumption of risk*. In other words people who have moved next to these golf courses after they've been built and then been able to complain of extra and win lawsuits from balls coming into their yards and striking them. The courts in one case their 6-foot fence was not sufficient to keep the golf balls out from landing on the patio of this man and he was hit in the head. A court in New York has taken this even a step further and gone on to say that we're going to examine the design itself of the golf course and see if the was ... *inaudible* ... by placing a fairway too close to the site of somebody that could be injured. In a particular case, the court found that because a group of 50-foot trees acting as a barrier, that the design was proper; but if we note on the Sauvie Island course, with the exception of one hole that may be be able to go through the area of woods, its going to be a wide-open terrain and you just won't be able to rely on any natural barriers to knock the golf balls down.

And these liability cases have cost some money. Steve Melnyk, a professional golfer, won over \$1,000,000 because a bridge was improperly maintained; and a lady, Mrs. Duffey, won nearly a half million dollars because her eye was put out because she was a spectator at a golf event. And of course, up to this time most people have felt that spectators kind of watch and they've assumed the risk; in this case the court said, because the courses do not allow enough room to a spectator's view or put the spectators at a place for viewing where its dangerous. They were liable.

In talking with the Dye group, there frankly scared to design a course on less than 200 acres because of liability purposes. There, it was mentioned in their letter

that their last four courses have been over 200 acres.

Now, if this was required, modern courses is something we can look back and say 1960 or whatever, courses had 130-150 acres, why is it that new courses need more. One of the reasons is there has been a change in the golf ball, the golf shaft and technology. If I may approach you I've got some examples of golf balls.

Leonard: *Inaudible.*

Cowley: Tell him to speak into a mike.

Rhodes: *Inaudible.* The golf balls I'm showing you are examples of what has happened since 1970. The one that has a little hard rubber ball, actually I'm advised, that is actually rubber bands, is, what we'll call it original ball. It's a three piece ball. It has a core and outer core and the shell, and in the 1970's Spaulding Sporting Goods figured out a way to create this new two piece ball. This one that you see has a uniform center to it. The two piece is the one that is really used by the general public, its about 90% public that play golf that use the two piece ball. According to the golf magazines, this represents an increase of distance that one could hit the ball of about seven percent on a drive, giving you an effective ratio at; seven percent longer means it creates a fourteen percent greater deviation because the ball can either go right or left. Therefore, a course in 1970 that was 150 acres, in order to maintain the same tolerance for errant shots now would have to be 21 acres larger.

Since the mid-70's, actually the early 80's, technology has gone wild in golf; golf club design as well. Since designing the balls from two piece to three piece, they went to the exterior of the ball and created greater aerodynamics, more dimples in the ball and so forth. They also created different shafts. I've brought a couple examples of the new materials. One is space-age airplane material called Titanium and another one is an old standby of graphite that has now been mixed with something called boron fibers and the net result is that these shafts are another increase in the amount of distance that, the shaft is lighter and therefore, supposedly, the club head can travel at greater speed and therefore the ball goes further.

The situation was deemed serious enough that on Friday Golf Magazine came out with an article which indicated that the United States Golf Association is rethinking the whole idea of the golf ball and maybe going back to the ball that is 20 yards less likely than the current design. The reason they're thinking that is because the thinking the sports is obsolete. With distances that used to be unsurmountable now are attainable for the hacker like me. The pros are now reaching holes that they could never expect to reach with the club that is much easier to reach than in years before. The net result is that technology is taking golf courses and shrunk them. What this means for safety is those errant golf balls are going to go further and you're going to find a way to remove adjoining fairways.

The country has what's known as the National Golf Foundation and it was established about 50 years ago to promote golf in the United States, and in promoting golf, it sets such standards to reduce \_\_\_\_\_ to decide how much distance to should be between fairways. Their consultant gave clear criteria to maintain 350 feet between the center lines of adjoining fairways. And if you notice the letter from the architect, John Harbottle, he indicated that maintaining 350 feet between adjoining fairways would necessarily mean that you have golf course layouts of 200 acres. If I can, can point you out to the maps, in my file pages 21 and 22, page 21 has the previously proposed golf course ....

Leonard: Excuse me Mr. Rhodes, you have been speaking for quite a while now and we have a lot of this material here, and there are a lot of people here who also wish to speak tonight. Could you conclude your testimony. We'll give you five minutes.

Rhodes: I'll do better than that.

The previous design shows the holes in - if you'll notice - that they appear to be considerably scrunched together....on Page 22 maintains 350 feet between adjoining fairways, and as you can see, \_it basically covers the entire tract, leaving room for two, possibly three lakes.

Now, the topography of this site just doesn't allow hedgerows or vegetation that will constrict designs. Sometimes if you take a 200 acre course and if it runs through a woods and you can take out 20 or 30 percent of your required lands - because you've got all trees and you can put fairways next to each other because there would be large trees to catch the golf balls. But this is not the case. If you look at our tract, the majority of it is all open space.

The last thing I'd like to say about topography is that in the expansion area, you've got basically three types of area, I'll walk over to that now and point it out. This area my hand is covering right now is the same basic soil that the other golf course was approved on. It is now a field that is used to graze cattle on. So it's in grass right now and has a fence around it and this is just a natural extension of the terrain in this area. There's a hillside right here and the next two areas are what we call the bottom of the peach orchard and we're only proposing going through about a third of the peach orchard and, as Mr. Douglas will tell, you the last nine rows of the peach row are an inferior grade of tree. Not really worth saving. The woods here is something that's been logged over and is second-growth woods. There is probably only room to put one fairway through there so we're looking at an area 150 feet wide by some 400 yards long that would be going through the woods. The third area is this land that is on the top triangle here, which is a dedicated nursery stock area, and I can tell you that the golfers tell me that they would very much like to purchase that nursery stock and plant it in appropriate locations on the golf course. So, that contains basically the 200 acres which we request.

It's two minutes to nine so I'll conclude my testimony and if you have any questions for me I'll field them now or ....

Rhodes: I'd like to reserve the opportunity to rebut

Leonard: Okay. As far as rebuttal this evening we do have a lot of people here; you will have an opportunity to do that *inaudible*.

Do you have a question?

Fry: Your first map has a lot of trees on it. Your second map has no trees. By spreading out the course are you going to reduce the amount of trees that you plan to have on it?

Rhodes: Okay. You're talking about maps on 21 and 22?

Fry: Right. Basically what I'm getting at is trees were necessary to maybe buffer a little bit between fairways and I'm wondering if because you've spread the course out are you going to reduce the amount of, or have any desire to reduce the amount of trees on the site?

Rhodes: The answer is no to that. The, let me explain what map \_on page 21 - doesn't contain enough trees to effectively buffer anyway, and you're probably looking at something that won't occur in 25 years because you just can't plant mature enough trees in there. They have to reach 50 feet in height to effectively buffer the golf balls.

Fry: I understand that. Just getting to the point that spreading it out is not going to reduce the amount of trees.

Rhodes: No.

Leonard: Any other questions for Mr. Rhodes? Thank you Mr. Rhodes.

Before we continue, because of the number of people here and the late hour, I'd like to limit testimony to five minutes. Is there anyone who feels they have more than five minutes worth of material they will testify on? Five minutes should be adequate for all those who want to testify in favor and opposition. We'll continue then.

We'll continue with people who wish to testify in favor of the golf course.

Alterman: Mr. Chairman, I need to be excused.

Leonard: Mr. Alterman needs to.....for a late meeting.

Go ahead.

Hanselman: Good evening. My name is John M. Hanselman, 27731 NW Reeder Road. First of all I'd like to applaud the Planning Commission's Staff Report. I'd like to see them concluded for the full 50 acres.

Quite a few years ago I sat where you're sitting as a Planning Commission member and we agonized over what we were going to do with Sauvie Island, especially me. And, we wanted to preserve the agricultural land and it was very difficult to say we were going to put a 70 acre restriction on the farmers out there. And a few years ago when George proposed having a golf course I thought to myself - what better way to preserve farm land; that he didn't have any children who wished to continue farming; he couldn't afford - or for someone who wanted to farm it couldn't afford to purchase it for fair market price and then get money planting. So a golf course is a reasonable alternative in my mind. I'd like to see it done in a first class manner and have you approve the full 50 acres or whatever it takes to make a first class operation. If the time comes when we need the farm land we can always convert that back to farm land. The 50 acres that they're talking about - I've walked in through the woods and around the perimeter of the area that is proposed - and that's pretty much what I would call marginal farm land. Land that's nursery stock there, but its a small area and that's leased land - and that probably will be removed from nursery stock this next year.

I'm definitely in favor of a first class operation and I urge you to approve the entire acreage. Thank you.

Leonard: Any questions?

Thank you.

Larson: My name is Karen Larson. I live at 15227 NW Gillihan Road. My husband and I own acreage adjacent to what would be the approved area, or what is the approved area, of the golf course and we are in favor of the full 55 or 60 acres whatever additional to make a real nice golf course. I have recently talked to a

lot of the neighbors and talked to people on the Island, and find that most of them are in favor of it. I noticed one person on TV that is against it. I don't know for what reason. But, I have heard through **Interference** that some people are against the golf course because of the wild life, and I think anyone that has ever observed any open space will find that in the northwest any golf course plot you'll find big owls, all kinds of crows, ducks, geese, any kind of bird, and as far as other wildlife is concerned, most of them are nocturnal. They would be roaming the golf course at a time when the golfers are not using it. So we feel that we are in favor and find no objections to it at all.

Leonard: Any questions? Anyone else wishing to testify in favor of the proposal.

Ray: My name is Ann Ray and I live at 22705 NW Reeder Road. And, my husband and I and my mother-in-law have what we call a duck lake or a hunt club. and so we're very familiar with wild life on the island.

Spetter: A duck lake or a what?

Ray: Or a hunt club. **Inaudible.**

Spetter: What does that mean? Does that mean you professionally hunt ducks?

Ray: Yes. And we live next to the game reserve. And the wild life close to our property, is fed by us during the winter months when there is no hunting, and most of the people have duck lakes on the land. And I personally do not feel there is too many ducks or geese on the Douglas property where the golf course is going to be. Usually more north on the island than where its going to be. And I approve of the golf course and I personally would like to see a nice restaurant there so I can go and eat dinner there, and have it open late enough that I can have an enjoyable dinner.

Leonard: Thank you. Anybody else that would like to testify in favor?

Cashdollar: I'm George Cashdollar, live at 18830 NW Sauvie Island Road. Also have property that adjoins the proposed or the approved golf course at this time. And,



one of my main concerns is the ecological impact that the golf course as well as the proposed 55 acres would have on the environment. And, looking over the plans of the golf course as compared to the pristine land currently, there are two proposed ponds that would add open water for the wildlife and if you visited the area during the freeze, you would have found that most of the open water was frozen and wildlife was not able to use that. Hopefully, with the maintenance of the golf course and the fresh water being pumped into the ponds, these ponds could be maintained for those waterfowl to be able to use during times of severe weather. I'd just like to point that out to the Commission.

Also, with the expansion of the proposed 55 acres it appears as to me as ways to insure that the area on Sauvie Island has an increased amount of habitat available to wildlife that would not be encroached upon and be used for any other purpose. And I think that the applicant's attorney has pointed out to you that one of the major concerns is that of liability and I think that by approving the additional 55 acres it would help decrease the liability to the golfers as well as to the landowners would also decrease the liability to any of the adjacent landowners. It would also increase the amount of habitat available, and that habitat would be unchanged. And so I'd just like for Commissioners to please keep that in mind. The ecological impact is one of my major concerns and I think that this would help add 55 more acres to the habitat that would be preserved on Sauvie Island for the wildlife there. Thank you.

Leonard: Thank you. Others to testify in favor. Seeing no one else to testify in favor; are there other people here who would like to testify in opposition to the application?

Biggs: Yes. My name is Don Biggs, 8415 SW 11th Avenue. I'm an avid golfer and I've lived in Oregon all my life, and Portland is my \_\_\_\_\_. And my objection here is on page 10, in respect to the wildlife. Recently, sort of aside from this, we had an oil spill, a bad one, up in Grace Harbor, Washington, and they were going to transfer that leaking tanker down here in our area, which never happened; I took it upon myself to call our State Senators and tell them of this possibility, that there was a terrific cost to the taxpayers on clean-up of those wildlife. Now in this area, you have 150,000 to 170,000 birds. A land owner can expect wild

waterfowl damage year round; most of their use occurring in October through mid-April. *In addition, blacktail deer currently use habitat within the proposed golf course and adjacent area. The Department issues approximately three deer kill permits annually to alleviate damage on agricultural crops near the golf course. Once the golf course is built, for safety reasons, hunting will not be allowed, thus creating a refuge for deer.* Well, this is sort of an overall picture of what would happen to the wildlife by the ones operating the Game Reserve. A statement was made back on another page here pertaining to the existing use of the property. *Sauvie Island, this is on page 5, is utilized for a variety of recreational purposes. That area, in addition to a few private gun clubs, is intensively used for hunting waterfowl. The banks of the Columbia River and Multnomah Channel are used throughout the year for either fishing, swimming or sunbathing. Moorages along the Multnomah Channel house motor and sailboats used for water sport purposes. Joggers and cyclists use the roads on the Island for exercise purposes. Still others use the Island for sightseeing or visiting historical points, such as the Bybee Howell House.*

So the next paragraph goes on to say that this will not be disruptive at least, but it seems to me that they're not really adding to that and I think we should concern ourselves with the wildlife before some disruption of that normal flow from north to south would be disrupted. Its too late after the fact. That's all.

Leonard: Any questions? Thank you.

Houck: My name is Michael C. Houck. I'm here tonight representing the Audubon Society of Portland, and I was before the Planning Commission five years, or five-plus years ago over the same issue,- the original issue. At that time we did not oppose the golf course per se and I'm here to say tonight we still do not oppose the golf, construction of the golf course per se . And I'm here tonight to say that we still don't have a position on that, but we're more concerned about are the operations of the golf course once it would be installed. One of the reasons I'm here this evening is that other than the west side bypass, I have not received more phone calls on a single issue in the last eight years, at Audubon Society. There is a tremendous amount of public interest in this particular issue and I thought it important to come and try to spell-out what Audubon Society's

positions are with respect to this application.

And actually, I would like for the record, to revisit one topic that was brought up by Robert Liberty, who is a planner with 1000 Friends of Oregon. He pointed out in 1983, and I think correctly, that the allowance of a golf course in an EFU zones as a conditional use is a real danger. In this particular instance I don't see it and it has a major impact on wildlife habitat . However, I can imagine there are areas on Sauvie Island in other parts of Multnomah County where allowance of golf course in EFU zone, I see some real environmental negatives , - but this is not the forum to discuss that, but I wanted to go on record in expressing that concern.

Just yesterday, it was mentioned not many, I think Mrs. Larson mentioned how many geese had been seen on the site about, I was out with a group yesterday morning watching bald eagles out near the county line and I saw about 300 Canada Geese on that site yesterday morning, so there is use of the site. I don't want to give you the impression that wildlife do not use the site as it is today.

Current farming practices are relatively compatible with wildlife use, crop depredation notwithstanding. Farmers out there know about it. The golf course might be detrimental to wildlife. I want to underscore the word might - since it would be management practices of the golf course operators that will determine the impact to these wildlife. It is conceivable that with plantings and wildlife-specific landscaping, responsible use of pesticides and herbicides through an Integrated Pest Management program, creation of water features and other measures that wildlife could benefit, and in fact, Audubon Society worked very closely with the City of Portland Parks Bureau at Heron Lakes Golf Course; used to be West Delta Golf Course, now its Heron Lakes Golf Course. There's an active heronry adjacent to the golf course, there's wetlands adjacent to the golf course and there really is a lot of wildlife using it. However, it is common practice to use large amount of herbicides and pesticides in golf courses. The attraction of large numbers of waterfowl (geese and ducks), which are grazing animals present an inherent conflict between the golf course operator and wildlife. Therefore, Portland Audubon Society would like to see a number of conditions applied to the operation and maintenance of the golf course and related facilities, should permission be granted to construct the course. And I've typed

this up prior to seeing a Staff Report so I'll try to point out your conditions that are in the Staff Report that have already been written down or suggested.

The first one has not been. The operator, in our opinion should not engage in activities that would increase the application of pesticides and herbicides that presently are utilized in farming practices on the site. In our opinion the operator should institute an Integrated Pest Management program in consultation with Multnomah County Vector Control. Peter DuChant has worked with the City of Portland and in getting a handle on the use of herbicides and pesticides in the Portland area. And, golf courses inherently use a lot of this type of pesticides and we believe it does present a potential impact on wildlife.

Secondly, and this is a restriction in Condition No. 8 in the Staff Report; The operator, in our opinion, should not, shall not request assistance from the Oregon Department of Fish and Wildlife or any other state or federal agency to eliminate wildlife use of the golf course which is certain to attract grazing waterfowl, and possibly predators such as Bald Eagles which feed on winter waterfowl. It should be understood by the proposed developer that they will be attracting native species of wildlife which will pose problems. The Oregon Department of Fish and Wildlife staff are already overburdened with trying to deal with crop depredation problems on Sauvie Island. I just think it's important to the operator, \_\_\_\_\_ operator, that they're inviting trouble. They're going to attract a lot of grazing waterfowl to that golf course.

Third condition we'd recommend is also linked to point No. 8 in the Staff Report. The operator shall not engage in harassing, feeding of toxic chemicals to or otherwise impact wildlife which may be attracted to their facility.

Number 4 again relates to No. 8 in the Staff Report. The operator should undertake a program of planting adjacent fields that will attract wintering waterfowl away from the golf course. This will reduce the conflicts that are certain to develop between greens maintenance and waterfowl feeding. Again, the Oregon Department of Fish and Wildlife has been engaged in that activity and trying to get a handle on the crop efforts on the Island.

Point 5. This is an important one and its been totally ignored in the Staff Report regarding wetlands. I've looked at the U.S. Fish and Wildlife Service maps inventory on wetlands. There are not wetlands identified on the site in that inventory. Staff has correctly pointed that out. However, if you consult the hydric soils maps, you will note there is both Sauvie Silt Loam and Rafton Silt Loam, both of which are considered hydric soils. I think there is a real question here whether there are wetlands that might be regulated by U.S. Army Corps of Engineers, Division of State Lands. Especially if your going from an agricultural use to a more intense use in the form of a golf course moving dirt around. The reason I want to point this out is that you should put in a condition on any approval that the applicants must consult with U.S. Army Corps of Engineers, EPA, Division of State Lands to ensure that you're not buying trouble down the road. You don't want to start moving dirt around and find out you need to get a permit. And that's a classic problem we've had in the northwest. So that's more a word of caution more than anything.

Points under six I wanted to point out, as we did in 1983, one of our major concerns is associated development that could be brought with the golf course. Basically what we would like to do and its pointed out in points number 5 and 13 of the Staff Report, that we are adamantly opposed to residential construction adjacent to the golf course as basically induced long-term impact, and we would definitely come in fighting a proposal to intensity adjacent lands.

I've got a few other points I'd like to make but I'm sure I've gone over five minutes already. I'll submit these comments as I've had a chance to look at the new information.

Any questions.

Leonard: I have one. In the request that is before us tonight **Inaudible** Described in the application there will be no increase in intensity of activities spread over a larger area.

Any comment on how this would affect wildlife ,\_\_\_\_\_ on habitat?

Houck: Well, there is going to be some negative impact on wildlife, waterfowl particularly feed better in winter. On the slides you saw that wet standing water. In during winter months waterfowl will utilize that site. Compared to areas in the Island to the north where there is more food I'm sure its used relatively less. I would say that if planned correctly, and, if in fact there was an attempt to introduce a lot of vegetation in between the fairways and if there were open water bodies and you could get a handle on pesticides and herbicides; - maybe you could be enhancing wildlife habitat values on that site, if its done correctly. I guess that's the real question. I don't have any basis to evaluate that without seeing a plan, an actual plan of the golf course, so with an expanded area conceivably you could. My reaction personally, I haven't had time to think about this because I just read the Staff Report this afternoon. I was a little surprised to see the staff recommend taking that little forest out, when you could use already cleared land, and I guess part of your message that the reason some people say its marginal forest land; that forest to me looks, even though second-growth, like its got some pretty good structure which means it provides wildlife habitat. Our feeling would be to retain as much of that forest as possible, perhaps adding fairways through it but not taking the whole thing out. And yet I prefer to see any expansion going through existing farm land rather than forest, from a wildlife perspective.

Leonard: From a wildlife perspective does expansion correspond with the cleared fields, nursery stock areas? Might be preferable to this.

Houck: If you're talking trade-off. When I came in here it was my impression that it was, we were talking 55 acres not perhaps an additional 20. With that in mind I was prepared to stay away from it. I'd rather see more than forest retained and perhaps some more of the quote "marginal farm land" utilize this golf course.

You're talking a different species, you're not talking the waterfowl. You're not talking Canada Geese.

Leonard: **Inaudible.**

Houck: Our biggest concern really is going to be the depredation of use; some of these golf, you've seen the rhododendron gardens, you know this golf course is going to be covered with Widgeon, Coots, Canada Geese, and pretty soon there's going to be complaints that there's defecation on the golf course when people like to be \_\_\_\_\_.. They're out there eating the greens. And the first thing you know the operator is going to be calling the DFW wanting them to save their ... *inaudible*. and I don't want to see staff \_\_\_\_\_ being utilized to solve problems that could have been avoided by not putting this thing in in the first place. Now you're going to have to learn to live with it. And, if they do it correctly, absolutely they could create, I would hope, additional habitat that people could view.

I'm sure you're surprised to here me say that tonight. Really, its going to boil down to how the thing is designed. And our biggest concern, quite frankly, is, was five years ago, is how they \_\_\_\_\_ the thing. And that is you're bringing a facility out there that \_\_\_\_\_ have condos and other sources, \_\_\_\_\_. We're adamantly opposed to that and we went on record five years ago saying that and I will again tonight. And any effort to subdivide land out there to put homes would be \_\_\_\_\_. And you stated that in the Staff Report. I would support that. That concludes my testimony.

Leonard: Thank you.

Anyone else who wishes to speak in opposition?

Kunkel: Yes. My name is Dave Kunkel. I live at 20801 NW Reeder Road. The main reason I'm opposed to this is any increased traffic. It could result, number one, from the golf course, which unfortunately has already been approved, but an additional 55 acres which would make it suitable for tournaments and anything like that. The original golf course was appealed and what not. Finally approved and traffic incidence was put down due to a traffic survey taken on November 1, 1982. And I would contend that a traffic survey taken November 1, 1982 would not be relevant at all. Traffic on Sauvie Island is peaking in the the summer months. It is not on November 1st. By November 1st traffic count you may have missed the peak traffic, the bicycle traffic and any produce traffic. And I

understand that the Planning Commission at that time decided it wouldn't be a problem. I took the liberty today and discussed this with the County Engineers and when asked a question about peak days, simply the county doesn't know. They don't know how many cars are going through there; over the bridge every day - through those summer months. I would like to see, before anything is approved, that some sort of counts be taken in those peak months so, I live on the Island, I work on the Island, so when I want to get off, I don't have to wait for 25 minutes.

As far as wildlife habitat goes, I've heard all kinds of conflicting things. People say it will add to wildlife habitat, and I read an article that there's a chemical, apparently, that the current landowner knows of to keep waterfowl off. Which is it? You want to keep them off or do you want it on? You know, you're giving it to us as habitat. I've got 900 acres, we don't have it. And I've been feeding geese for years. Now, if they can help me with that, that's great, but like I say, what's it going to be. Are they going to spray something on to keep them off or are they going to actually help feed Wildlife?

Just in closing I'd like to say that unfortunately, this is approved several years ago, as far as the golf course. I'd like to see no increased property, just for the main reason to try and keep any increased traffic down, because I don't think the bridge and roads are the correct size to handle that much traffic. Unfortunately, its been, like I say, approved for the original agreement and I'd just like to see it go no further.

I guess that's all I really have to say. I just don't like to see any more land taken out of farms.

Leonard: Any questions?

Thank you.

DeGraff: My name is Jerome DeGraff. I reside at 5350 Cowan Road in Scappoose.

Spetter: Could you repeat your name please.



DeGraff: Jerome DeGraff.

It seems to me that looking at the Staff Report here on the first page where they're talking about a re-design; it seems to me when you're saying you're going to redesign something that it should be a new application. I just want to go on record as saying that. Furthermore, there's been new revelations about a tournament size golf course. I think a new application would be in order.

Furthermore, I think very seriously that taking EFU land out of production, I think that's an extremely poor issue in our society and we've been hurt again about the basic rule of this thing; we tend to build things and lose farm land every day and I think that's not an easy issue to deal with. So I would oppose any additional acreage to this site.

The traffic pressure, particularly we're talking about a tournament size golf course, would be traumatic. This \_\_\_\_\_ knows that that bridge is a bottleneck and that the line-ups are going to be the most that we've seen. We see it every summer and I think it's a real issue and I think it's real valid to say that you cannot put a line on in November, '82 traffic count, to get reliable data. It's simply not realistic. And, there's \_\_\_\_\_, that's why I think a new proposal would really be in order here.

I want briefly to talk about the size of the course. Now, when the original proposal was made there never was a question about safety. Never even mentioned about safety. I cannot believe that that issue was a, if there was an issue, this golf course should have never been accepted and approved. I mean, if that's an important issue **Dialogue lost in the changing of the tape**. I've done some research and I looked at 16 \_\_\_\_\_ golf course. Those used to be an average of 100 acres. That to me seems literally ludicrous. Now, are we going to wait until the golf tournament can be so fantastic that we need 300 acres; or 400 acres? Where are we going to go with this? It seems to be that the original course was just 145 acres \_\_\_\_\_, seems to be a very realistic piece of property for a golf course. And you can keep adding and adding and adding and I don't know where that is going to end but I think what you do in the process is

take EFU land out of production.

I think that the grazing of the geese is going to be another very serious problem, and by adding more land \_\_\_\_\_ its going to a real issue in that they love to graze on grass and they pull it up by the roots and the proprietors are going to have to use techniques to scare the birds away; use propane cannons, use toxic materials, and certainly living next to the property like that when a propane cannon goes off all the time you just want to move. I mean, that is a terrible sound.

I think that a lot of support for the original golf course came from people who wanted a restaurant and I don't see that support now. Do these people want to play golf? Do you want a restaurant? That has been approved. That is in position, and I think that issue should be laid to rest. I think its a real danger this will keep growing, keep developing, and so on. And so I think, I would like to come back to continue this hearing and I would like to stop at this point, its very very late, everybody is getting tired but I did want to go on record with those statements.

Leonard: Questions for Mr. DeGraff? Thank you.

Voorhies: My name is Peter Voorhies. I have an office at 421 S.W. Sixth Avenue, Portland. I'm at the hearing here not on behalf of anybody else, any group, but as a citizen and a user of the recreational facilities of Sauvie Island. My first question when I got this report was in fact done \_\_\_\_ CS 11-83 application\_\_\_\_\_ at this time in particular my previous interest comments, I think are appropriate to re-examine that.

I'm opposing the application for several reasons. One of them is that I believe it represents a, before I heard there was to be a tournament site possibly, I believe it represents an expansion of the use which, at least as the area, certainly, and perhaps there's to intensities is in conflict with the goals of that area, which are farming and wild life. I think that we've seen this whole process is like the proverbial camel moving into the tent; first you had 125 acres which turned out in fact to be 145 acres and now we're back for more and tonight we're hearing its for a tournament use and that it in itself creates something different than, like

again, it probably was in the minds of the people that, the members of this Commission, finally originally approved the other one by probably people going out and playing golf and the traffic for that, not thinking of the traffic for spectators. The specter of liability that's been raised, and much of it has to do with the spectators that will be attracted to players. You know, declaring that you're going to \_\_\_\_\_ your own problem by expanding the use.

I think that natural resources, one of the points here consider natural resources, and I think the Staff Report \_\_\_\_\_ this out that the game and wildlife is a natural resource and it should be very carefully considered and I don't believe it has; and the water table from the chemicals they use and \_\_\_\_\_ chemicals in most golf courses \_\_\_\_\_ and what I've read about the golf courses in California,. I've recently taken up golf and one of the people who have made an organized effort from the last two years is a \_\_\_\_\_ public source is Multnomah and Washington County. \_\_\_\_\_ a crying need for more golf courses in this area but if you can get on every weekend you can just golf. So \_\_\_\_\_, they're going by the standards now.

I believe it will conflict with the farm uses. If you view hunting as well as the farm uses of property because **Inaudible** \_\_\_\_\_ of this golf course to keep the wildlife away.

If the Planning staff recommendation is approved I would suggest, particularly some more conditions be imposed. There is a condition already mentioned that the owners of the effective, on the subject site, be limited to as what they can do with the residential property. However, its really not the property that's siting the golf course that we're so concerned about. Its the property that, the rest of the 492 acres that the applicant's ,I believe, have and I think there should be a requirement that the applicant voted to have additional property sold to the golf course should condition, put a condition that runs with the land that they shall not have any residential use of that property. And also on the golf course itself. Because its not a temptation to rip up the hole, the golf hole, that residential land, residence is on, its really the adjoining land that's in question; and I can see why neighbors would support this because they probably view themselves as being the sellers of land and they wouldn't have signed any such restriction. So, we're

going to have pressure. Maybe even if your Audubon Society will protect you at the time and some of these other groups, but its still, we don't need that.

I think that there should be a restriction on off-site promotion on the Island; that there shouldn't be a lot of signs and the lighting should be controlled, by \_\_\_\_ the hours they're limited but in that the driving range should not have lights; but if there is anyway that lights can be a problem in the wildlife area and also if there are any farm homes there. Possibly a limited number small directional signs could be done but there should be some focusing on that. But once we've got some hours \_\_\_\_ understand what could be limited to those when the golf course is open, I hope that is the case, so it doesn't really attract a large number of new people to the area.

I think the spectators problem, I haven't had a chance to read the new information in the report that was handed to me, but there could be some more control on the spectators; and I think that any expansion \_\_\_\_\_. And maybe there should be a limitation on the number of cars that can be parked on these parking lots, and equipping that to the likely number of people to be playing on an 18-hole golf course. This completes my testimony.

Leonard: Thank you very much.

Ellis: I'm David Ellis. I'm here tonight on behalf of the Association of Oregon Archaeologists. We, or I, express several concerns about the original...

Cowley: Need your address:

Ellis: 909 NE Brazee, Portland.

And, I think that development since the last \_\_\_\_\_ aggravated those concerns. First of all, an important point to realize is that only 1500 feet west of the proposed development is what is known locally as "The Sunken Village Site", which is probably one of the most premier archaeological sites in the region. That site is currently being nominated by the National Register for Historic

Places, its being considered by National Park Service as a national historic landmark, which would make it the first archaeological site so designated in Oregon. This site has been subjected to simple vandals in the past, and one concern is that recent use of the adjacent property has the potential for to become an increasing vandalism at the site.

We note that a survey was conducted of the additional acreage in the past couple of months. We have some real strong reservations regarding archaeological studies, particularly on Sauvie Island, based exclusively on surface examination. This was a concern raised in 1983 and we still have that same concern today. A study was done in 1987 on the Island which demonstrated that there are sites on the Island for which there is no surface evidence. And, the blasting sub-surface testing, I think it was real limitations to the work that was done.

We also question the conclusion in the Staff Report that uses proposed on the site area as part of the golf course would be a better use for - or protect the site in a better way - than the current use. I think the issue is not really whether it could protect the site better or whether there's an appropriate use that wouldn't have an adverse impact on the site. I think it would.

We therefore very strongly urge that recommended Condition 1 in the Staff Report of the permit be modified to require the applicant work with the Commission on Indian Services and the State Historic Preservation Office to develop an appropriate mitigation plan prior to development and that implementation of this mitigation plan be monitored. We also think that an addition to it or condition to be imposed that would assure that any Find be made nearing the development would be reported promptly to the State Historic Preservation Office.

Fry: Inaudible. if they found something while they were developing they would have to report it?

Ellis: No. The only kind of find that is protected by state law is if they're Indian. Those would have to be reported would be burial grounds.

Fry: Are what?

Ellis: Burials.

Fry: Burials.

Ellis: Right.. Those are protected pretty thoroughly under state law. Any other kinds of archaeological finds on private land are not protected.

Fry: And you're speaking of a significant find. Not just a, how would that work?

Ellis: I'm not sure what ....

Spetter: How do you define significant?

Fry: Whether the \_\_\_\_\_ finds some artifacts that's one thing, but if you define a site, it seems like that's another thing.

Ellis: A small site, and this is the report that was done,, a survey that was done earlier this year did report a small site which it did assess as significant.

Significant \_\_\_\_\_ on how much information the site can potentially provide.

Leonard: Any other questions for Mr. Ellis? Thank you.

Is there anyone else who wants to testify in opposition? **Inaudible.**

Seeing none we will close this portion of the hearing, continue it to February 27th at 7:00 p.m. at this location.

Stickel: Mr. Commissioner and those of the audience, we would particularly be interested in making sure that everybody who has testified has filled out one of these cards so that we have it and an address. In addition to that, anyone else who would like to receive a copy of the augmented Findings, Staff Report that we will be

preparing, why don't you just mention it to Sharon. She will also make sure that you have it **Inaudible**.

**Leonard:** The meeting is adjourned for this evening.

# Hazards of the Game

*Those flawlessly manicured, ultragreen playgrounds where polite people in pastel outfits chase little white balls are encountering hard scrutiny from environmentalists.*

by JOLEE EDMONDSON



TONY ROBERTS; ABOVE, BRUCE MATTHEWS

**F**EAST YOUR WEARY, smog-sore eyes on them: flawless, ultragreen havens surrounded by suburbs and country and even wilderness. So pristine, so halcyon, so pastoral, so in tune with nature, such a tonic to look at. Who would ever imagine that golf courses could be hazardous to the environment?

In the last twenty years, since the dawn of ecological awareness, a case has been building against those seemingly innocuous places where polite people in pastel outfits chase little white balls. Some environmentalists go so far as to label golf courses dangerous toxic-waste sites, while others conservatively suggest that they are a potential problem. Either way, it is clear that fairways are no longer just playgrounds but hot issues as well. Golf courses are encountering the same hard scrutiny as freeways and factory yards.

"Today, when a developer builds a golf course, he has to go through at least two years of bureaucratic delays—one environmental hearing after another—before he gets approval to start," says Roger Rulewich, senior associate at Robert Trent Jones Inc. of Montclair, New Jersey, arguably the world's most prominent golf course architectural firm. "Sometimes it gets to the point where they throw up their hands and give up on the idea. And it's going to get even tougher."

What a breeze it was a couple of decades ago to carpet the land with fairways. No environmental impact statements to file. No environmental consultants to call in. No public inquiries. It was merely a matter of finding the right spot and bulldozing. Everybody perceived golf courses as pleasant recreational facilities or even

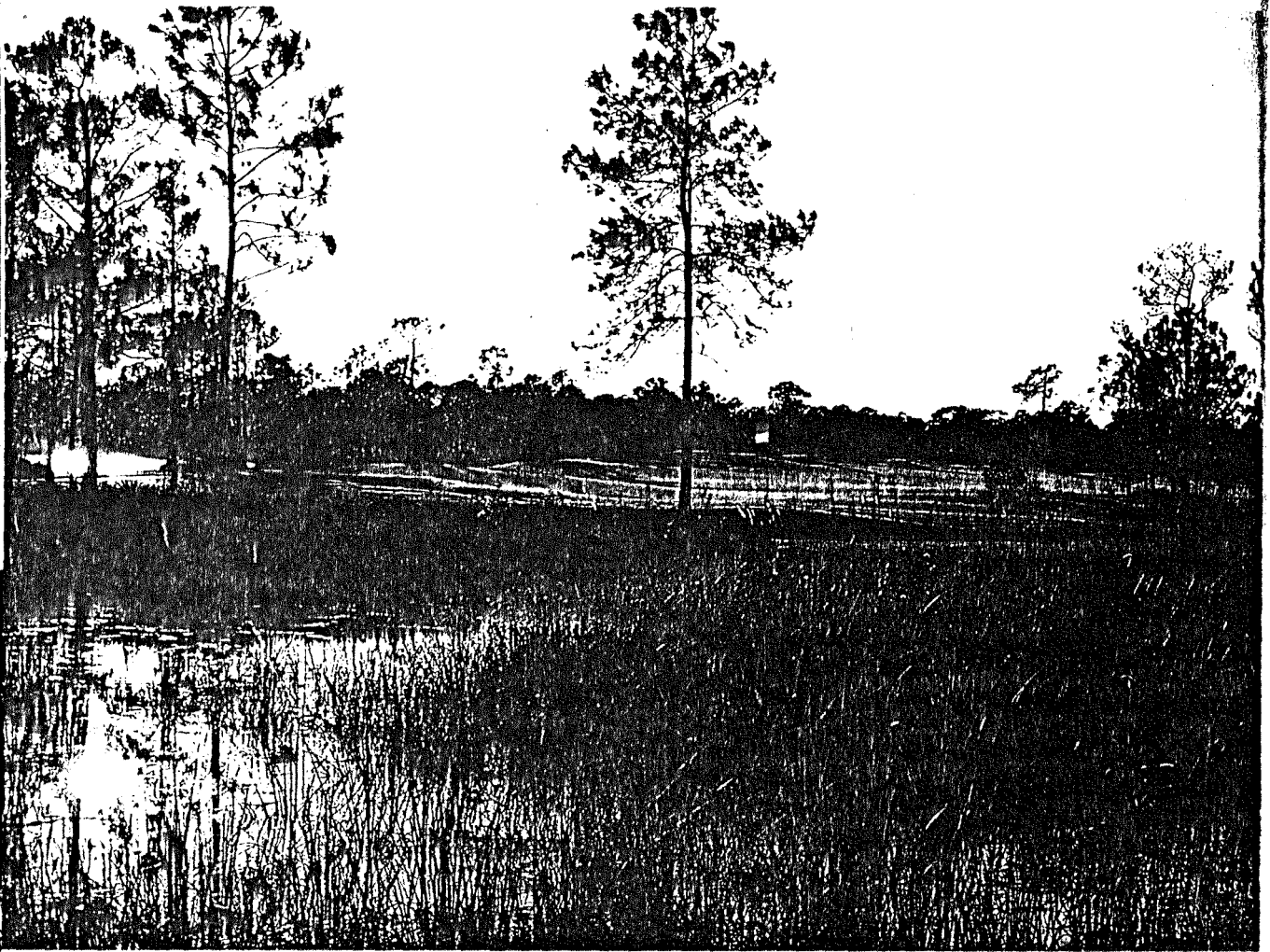
greenbelts. Or they didn't think about them at all. Veteran golf course architect Lawrence Packard recalls that in 1970, when he designed the Island Course at Innisbrook—a resort in South Florida—the first six and a half holes were made from a marsh his crew filled in with sand. An abominable act by modern precepts. "I know that we wouldn't be allowed to do that today," concedes Packard. "But back then there were no laws."

There are more than twelve thousand golf courses in the United States. An average of 110 courses are built annually, each consuming approximately 150 acres. This steady gobbling up of land is bound to have an effect on the environment, the most obvious being the further depletion of rapidly shrinking wildlife habitats. As with any kind of development in rural or semi-rural regions, the construction of a golf course means a major upheaval for native creatures. But not total destruction of habitat. Fairways are not made of chrome and glass but grass, which can cause confusion among wildlife species. Here are these enticing, meadow-like expanses fringed by myriad types of vegetation. Instead of fleeing the area, some animals are drawn back to what appears to be lush grazing grounds, only to be met with flying balls, electric carts, and a relentless parade of humans.

Most golfers relish the sight of wildlife—to a point. When huge gaggles of geese defecate on their fairways and root up their turf, and deer gouge their greens, enchantment turns to exasperation. At a number of golf courses the conflict between man and beast has become intense. In California, the superintendents at two Palo Alto courses have permits from the state Department of Fish and Game allowing them to shoot at flocks of coots that swarm in like air squadrons every winter. In a highly publicized 1983 incident, a member of Congressional Country Club in Bethesda, Maryland, became so angry with a Canada goose that was interfering with his game that he killed the bird with a pitching wedge—a deed that aroused both furor and amusement in golfing circles. There is also hearsay to the effect that some golf course managers set traps and lay poison.

The damage done by wildlife to golf courses can be extensive. Witness Kananaskis Golf Club near Banff, Alberta. It lies in the middle of an elk migration route. After each spring thaw the superintendent invariably





*The 2nd hole at Bonita Bay Club near Naples, Florida, borders natural marshland. The course has only 65 acres of turf, half the normal total; the rest is native vegetation. In contrast, the 4th hole at Lake Nona Club near Orlando, Florida, juts into an artificial pond chemically treated to kill mosquito larvae.*

*By necessity, developers have become sensitive to the impact of golf courses on wetlands.*

finds the fairways and greens covered with immense brown splotches resulting from the seepage of urine through the snow. An attempt at a solution to the problem involved encompassing the course with an eight-foot-high fence. But when drifts reach five and six feet the elk effortlessly cross onto the fairways.

The majority of golf course superintendents try every conceivable humane means to keep their domains relatively free of "destructive" wildlife.

Several courses in the Northeast filled their ponds with plastic swans on the premise that the ever-troublesome Canada goose is afraid of swans. It worked for a while—until the geese became accustomed to the sight of the bogus birds and started swimming alongside them. A golf course in Poughkeepsie, New York, has laid thin, stainless-steel wires across its water hazards to prevent the lighting of geese. In Bellingham, Washington, a superintendent takes his dog out every morning to run the geese off the course—an effective deterrent so far. Some greenskeepers advocate the use of explosive devices as a scare tactic.



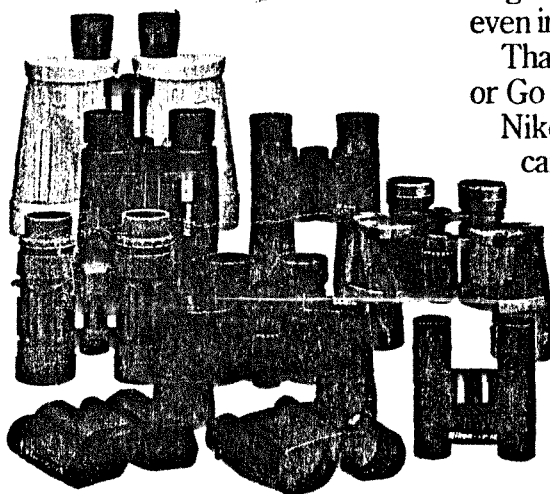
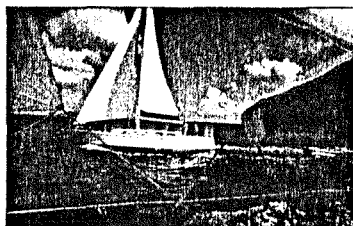
**W**HATEVER THE METHOD of control, wildlife species are being evicted from real estate that belongs to them, too. They are being prohibited from doing what comes naturally, squeezed into spaces that are no longer wide open. Something's got to give. Dr. Ron Kendall, director of the Institute of Toxicology at the Huxley College of Environmental Studies in Bellingham, Washington, believes it's the golfer who must defer. "I think we've got to bite the bullet," he says. "People are going to have to start tolerating a few bird droppings on their greens. They're going to have to realize that quality land available to wildlife is diminishing and that golf courses provide an alternative—they happen to be excellent bird sanctuaries with their variety of terrain and foliage and their water. I *do* sympathize with the plight of the greenskeepers and golfers. When certain fowl reach large proportions they can make an unbelievable mess. But people have to be realistic about this—those birds are just trying to live their lives. I think there should be more education about golf courses as habitats for wildlife."

The matter of encroachment is especially sensitive as it pertains to wetlands. These areas have become sacred preserves. A golf course developer who intends to build anywhere near a body of inland water that supports vascular vegetation and waterfowl is in for a long trudge through a blizzard of red tape. Some regions have stiffer controls than others. The residents of Cape Cod are downright tightfisted when it comes to relinquishing turf to golf courses, for fear they will taint the groundwater and devour the wetlands which feed the fish-breeding estuaries. Water is precious in this cloistered province because it is derived only from the aquifer and no outside source. The enforcements that prevail in areas such as this are inducing migraines among more than a few golf course developers and architects.

"There's almost a blind activism against golf courses on Cape Cod," says Michael Hurdzan, a golf course developer based in Columbus, Ohio, who has done a number of projects on the Cape. "When we *have* gotten the go-ahead to do a course in this region we are prohibited from getting any closer than twenty feet to a designated wetland. In some cases we can't get closer than two hundred feet. So we have to do a lot of skirting, to say the least. We're currently building a course named Willowbend in Mashpee, Mas-

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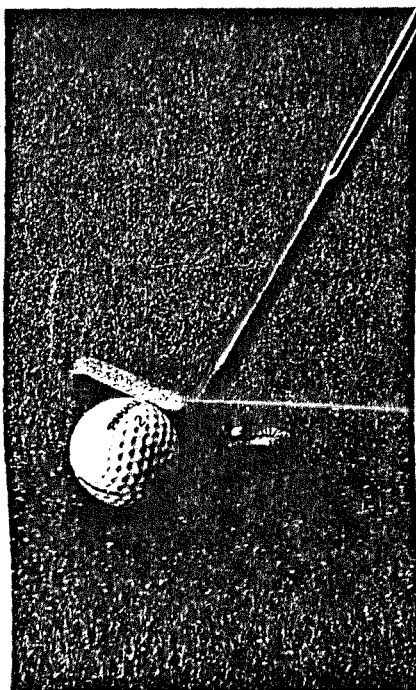
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Gypsum is spread on a fairway at Ventana Canyon Resort near Tucson, Arizona, where greens are mowed in the cool of early morning. Liming makes alkaline soil in western states more permeable to water. Bent-grass greens (right) demand heavy use of chemicals; this fine-bladed grass, native to the Netherlands, has short roots and cannot compete with weeds. The real culprit, writes author Edmondson, is the American golfer: "He is spoiled rotten. He wants his fairways verdant and velvety, his greens looking like emerald oases. The slightest blemish, and he gets ornery. Thus, the ritual use of pesticides, fertilizers, fungicides, herbicides, and other chemicals."



sachusetts, on Cape Cod. The local conservation commission told us we were not under any circumstances to disturb the salt marshes there. As a result, we redesigned that course ten times.

"All this adds up to a lot of expense, because the wetlands have to be marked and there's a great deal of planning, re-routing, and overall extra trouble involved. In some cases where we've had fairways close to cranberry bogs—which are prevalent on Cape Cod—we've built earthen berms between the fairway and the bog and planted them with native grasses so that no runoff occurs."

Hurdzan, like all his brethren, keeps on making major concessions regarding wetlands. He has no choice.

"I'm presently working on a golf course in Charlotte, North Carolina," he offers, "where it was stipulated that I create two acres of wetland for every one acre that was disturbed."

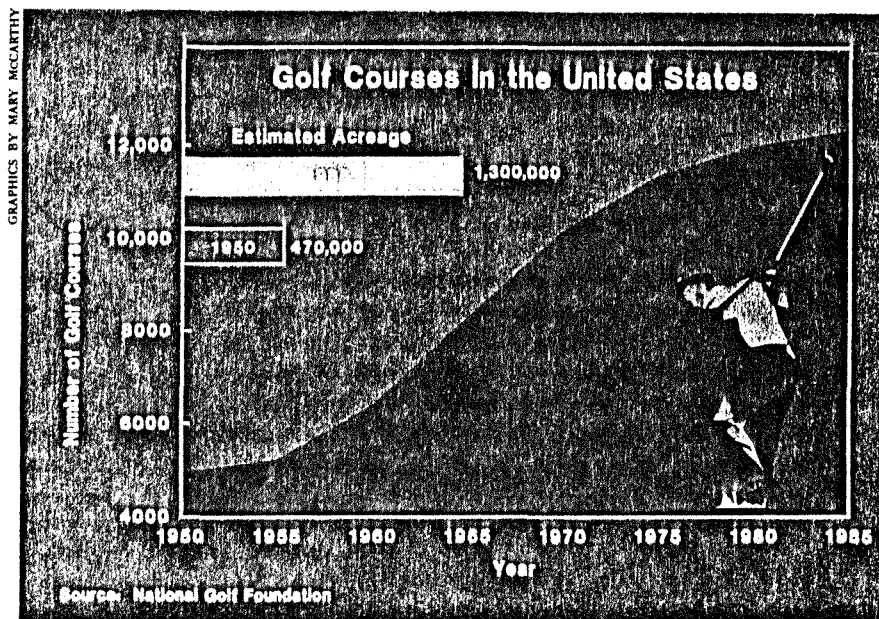
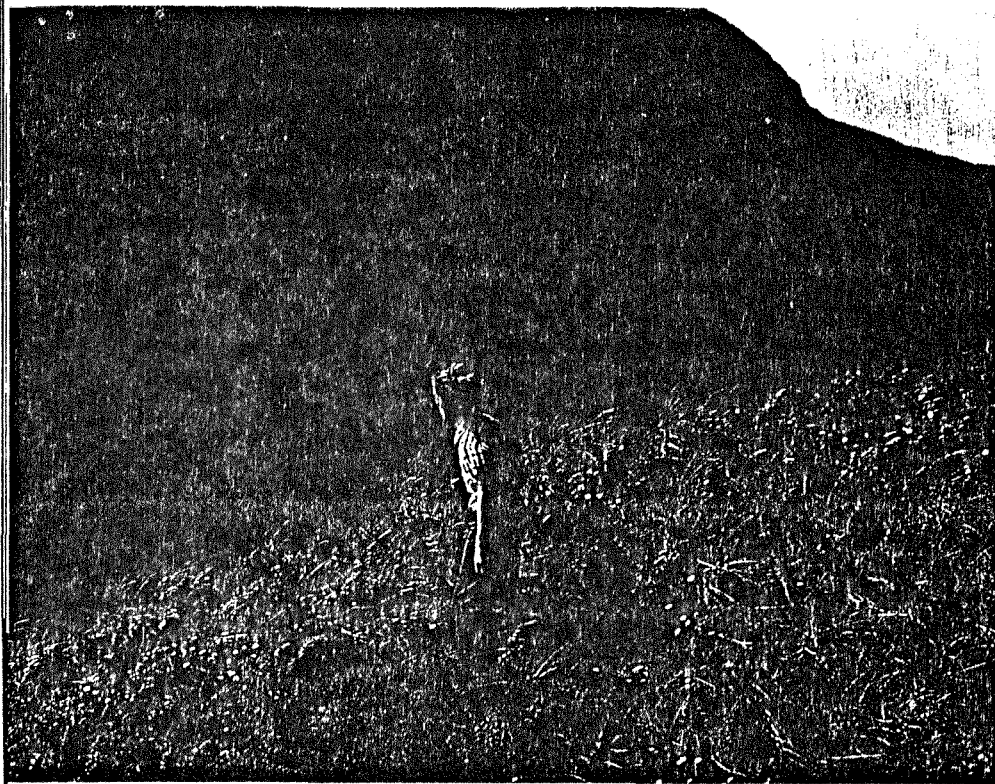
**I**T IS IN THE SPHERE of pesticides and fertilizers that golf courses come under the heaviest fire from environmentalists. Fairways and greens are regularly doused with volumes of chemical turf-care products. Hence the burning question: How polluting is a golf course to the community or woodlands in which it nestles? One side claims that there is no potential for runoff of contaminated water from golf courses, while the other side insists that runoff is a frequent occurrence. And the battle goes on. Two things are certain: (1) There is little documentation to support either argument. (2) Golf course developers and superintendents are facing mounting restrictions in terms of water management.

In the lawless past, the builders of golf courses paid no heed to erosion, letting soil and water flow where they might while their layouts were under construction. Nowadays, stringent preventive measures are mandatory. Fences, hay bales, and gravel dams are common sights on evolving fairways. At a newly opened country club in Orlando, Florida, named MetroWest, the developer was forced by local environmental agencies to contain every drop of water on his course by building retention basins throughout the property, a tedious and costly procedure.

It is the contention of experts in the golf field that, once a course is completed, the chances of chemicals being leached through the soil are nil.

"Any kind of movement is highly unlikely," asserts Roger Rulewich, "be-





A young golfer searches for his ball in the rough at Royal County Down near Newcastle, in Northern Ireland. Laid out on dunesland unsuitable for agriculture, this classic links course was built for four pounds sterling at the turn of the century. Designed by nature, with greens of native fescue, links courses require minimal maintenance, in sharp contrast with Oakland Hills Country Club in Birmingham, Michigan (right). Land consumed by American golf courses nearly equals the size of Everglades National Park.

cause the grasses and roots are so dense that they imprison the compounds, not to mention the fact that many of these pesticides, herbicides, and so forth are degradable."

Nonsense, says Sheila Daar, executive director of Bio Integral Resource Center, an organization in Berkeley, California, that has spent seventeen years developing less-toxic pest-control programs. "There is always going to be some kind of runoff," she says. "In this state alone there are data showing that there has been massive groundwater pollution as a result of pesticide application to soil—and that includes

lawns, farms, and golf courses. When it rains, where else is the water going to go? A percentage of it will soak into the soil, but soil only absorbs so much per hour. So the rest of it is going to remain on top of the grass, and it's going to go somewhere—into the local creek or the storm sewer, which then feeds into the lake or another body of water, all of this depending on how the golf course is graded.

"Also, while some percentage of the pesticides is absorbed in the soil and biodegraded by microorganisms, a large percentage of those pesticides moves down into the lower depths of the soil into the water table, and then there's no way to get rid of it. A major crisis in our country now is the pollution of our groundwater. The technology to detect groundwater contamination is still very primitive, so the details are still far from fully known. But twenty-three pesticides have been identified in California's groundwater."

The federal government wants to get specific regarding fairways and groundwater. To determine the impact of golf courses, and *only* golf courses, on the aquifer, the Environmental Protection Agency has funded a two-year study on Cape Cod—an ideal test site because of its self-contained environment. Monitoring wells have been installed around all the golf clubs in the area.

Meanwhile, Thomas Watschke, professor of turf grass science at Pennsylvania State University, is in the midst



of a definitive probe financed by a joint grant of \$290,000 from Penn State and the U.S. Geological Survey. His objective is to find out precisely how much, if any, runoff is produced by golf courses, lawns, and sod farms. Although the verdict isn't in yet, early evidence is pointing toward acquittal.

"My judgment at this stage," says Watschke, "is that there is in essence no problem, because the grass per unit area of a *very well managed* (obviously a key phrase) turf is so dense that the overland velocity of water that would be running off of it would be reduced to the point where nothing runs off, or most of what could be contaminated water goes into the grass thatch-soil complex and just doesn't go anywhere. In more sandy soils, of course, the potential for runoff is greater. In our experiments, we're really going the distance. We've been simulating storms that are equivalent to six inches of rainfall per hour. So far, there are no signs of runoff."

**N**OT TO BE IGNORED is the threat posed by surface contamination. There are countless bird mortalities on golf courses every year, many of which are traced directly to turf that has been saturated with chemicals. A dramatic case in point: On the afternoon of May 7, 1984, a prevalently used pesticide named Diazinon was applied to three fairways at Seawane Country Club in Hewlett

Harbor, New York. A flock of brant came to feed on one of the treated fairways. By nine in the morning several hundred of the fowl were reported dead on the course and in the adjacent harbor. Over the next three days the fatality count climbed to an estimated seven hundred. A large number of the dead birds were submitted (along with sod samples) to the pathology unit of the New York State Department of Environmental Conservation. Diagnosis: Death caused by ingestion of poison, i.e., Diazinon.

On October 15, 1986, a somewhat controversial experiment, aimed at ascertaining the effect of Diazinon-treated turf on wigeon, was conducted at Sudden Valley Golf Club in Bellingham, Washington. Supervising this field test was Huxley College's Ron Kendall, who had received funding from Ciba-Geigy, manufacturer of Diazinon. Normally, the greenskeeper at this course used the pesticide in pellet form, which had never harmed area wildlife. For this experiment the use of spray was stipulated, at one-third the recommended dosage. Application of the Diazinon took place at eight in the morning. At six that evening, a flock of wigeon arrived at their usual haunt—the third fairway. The following morning eighty-five of the birds were found dead. Lethal amounts of the spray had clung to the grass, despite a good watering.

Largely as a result of that experiment, Diazinon is on EPA's "hit list," on the verge of being banned. But there are thousands of other chemical agents that are routinely applied to golf courses; the screening process is long and slow.

Birds are not the only living things that have fallen victim to chemically treated fairways. In August 1982 Navy Lieutenant George Prior, thirty, left his home in Arlington, Virginia, to play golf at the Army Navy Country Club. The turf was in superb condition, having been recently sprayed with Daconil—a compound particularly effective in eradicating brown spots. After his game, Prior complained of nausea and a headache. By the end of his third day on the course, he was seriously ill. When a fast-spreading rash appeared on his stomach, he checked himself into Bethesda's National Naval Medical Center. The rash developed into huge blisters, and his internal organs began to fail. Less than two weeks after entering the hospital, Prior died of a heart attack. Dr. Jonathan Lord, an expert Navy forensic pathologist,

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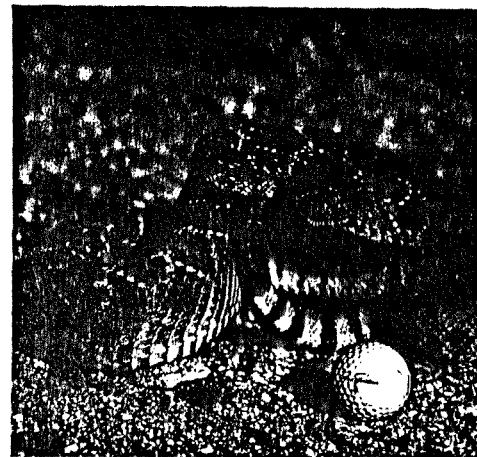
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*Fairways under construction at Desert Mountain, a 600-acre golf park near Phoenix, Arizona, will eventually be watered with treated sewage effluent. Eastern golfers complain of goose droppings, but wildlife hazards on western clubs include diamondback rattlesnakes in the rough.*



found Prior's shoes, clubs, and golf balls coated with Daconil and concluded that the cause of death was severe allergic reaction.

Even a few professional golfers have experienced the ill effects of toxic fairways and greens. "I used to have all kinds of trouble playing in Florida," says the legendary Billy Casper. "One year, in a tournament near Miami, I had to withdraw after thirty-six holes. The course had been heavily sprayed, and there was weed killer in the lake. When I got to the course for the third round, I couldn't hit a wedge shot thirty yards—I didn't have enough strength. My eyes were bloodshot, my complexion was very ruddy, and my right hand was swollen from taking balls from the caddie. My doctor said it was acute pesticide poisoning."

Millions of golfers have played on Daconil-sprayed courses without suffering any physical setbacks. As Jim Snow, a turf management director for the United States Golf Association, says, "Golfers have become paranoid about something that isn't that critical. Most pesticides and fertilizers used on golf courses are quite tame, and the people applying them are professionals." Still, the risk remains—however small.

To zero in on insecticides as they pertain to wildlife, Ward Stone, chief pathologist of the New York State Department of Environmental Conservation, has launched an in-depth investigation funded by Return a Gift to Wildlife, the state's tax-checkoff program. Golf courses may provide a refuge for fowl and mammals, as many have suggested, but how safe is that refuge?

"I'm very concerned about golf courses," says Stone. "I think some of them should be studied as if they were hazardous waste sites. What's more important—nice green grass or the

welfare of Canada geese, mallards, brant, and wigeon? We're starting to find that little birds such as robins are dying on golf courses as well, not just the big waterfowl."

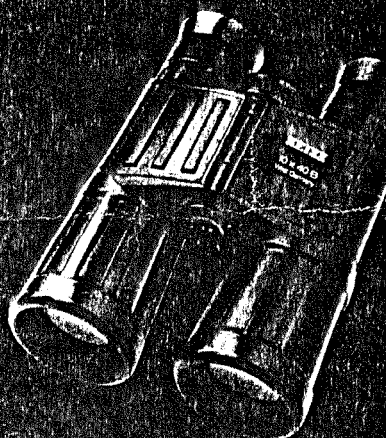
Environmentalists attribute toxic golf courses to poor maintenance practices. "The label is the law," says Karen Murphy, regional coordinator of the Western Washington Toxics Coalition. "The only rule greenskeepers have to abide by is the instructions on the label of these pesticides. That's pretty insubstantial information. Golf courses use not one but many fungicides and pesticides, and they're all mixed together. Nobody really knows what happens when you mix these chemicals. They're playing with dynamite, as far as I'm concerned. Granted, golf course superintendents have to be licensed pesticide applicators, but the amount of work they have to go through to obtain their license varies from state to state. And there's always the possibility of a licensed greenskeeper delegating the application of pesticides to an unlicensed person."

Norma Grier, director of the Northwest Coalition for Alternatives to Pesticides in Eugene, Oregon, charges that in many cases of avian mortality on golf courses "pesticides have not been watered-in properly."

**R**EGARDLESS OF ALL the accusations and negative implications, it would be a gross distortion to portray golf course superintendents as the Bad Guys, scoundrels who run around fiendishly poisoning fairways. Far from it. Most of these men, particularly the seven thousand who are members of the Golf Course Superintendents Association of America (GCSAA) are conscientious, very *human* beings intent on learning more about the interchange between golf courses and the environment.

"We've gotten a lot of disturbing publicity," says Don Hearn, president of GCSAA. "I think there are a lot of misconceptions about us. None of us are *anti*-environmentalists. We all live on planet Earth, too, so we want to do what's right. Besides, we have to walk on that turf, therefore we certainly don't want to use anything that would harm our own health. I think we're moving away from the blanket-type applications that may have been carried out in the past. I think we're all becoming more aware of the potential problems with many of the products we use. Education is the answer. We hold regular conferences and seminars

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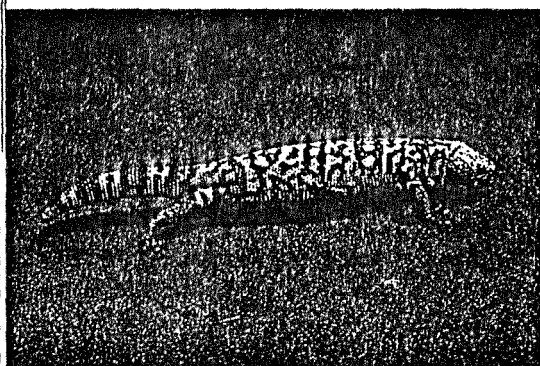
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*Heavy watering of desert fairways has rotted dozens of saguaro cacti at La Paloma Country Club, but this problem is not unique to the Tucson course. Turning sand into green felt is an enormous drain on scarce groundwater supplies, but the idea of using sewage effluent for irrigation lacks universal appeal among golf club managers. Desert courses displace native wildlife, including the Gila monster, a venomous foot-long lizard, but they create new habitat for species such as egrets.*



and invite speakers who are experts on the toxicity of pesticides. We welcome information. And we have no intention of fighting for the continued use of products that do damage to the environment."

Perhaps the real culprit in all this is the American golfer. He is spoiled rotten. He wants his fairways verdant and velvety, his greens looking like emerald oases. The slightest blemish, and he gets ornery. Golf courses in this country are traditionally overmanicured. Thus, the ritual use of pesticides, fertilizers, fungicides, herbicides, and other chemicals.

"A golf course has to be perfect—it's been set up as a utopistic lawn," says Sandra Marquardt of the Environmental Policy Institute. Marquardt, who previously was information coordinator for the National Coalition Against the Misuse of Pesticides, says, "It is a completely controlled, artificial environment. Most of the greens are composed entirely of bent, a very fine-bladed grass that can be cut very short.



So these greens are a monoculture, and whenever you have a monoculture you have problems. Bent is a weak grass with short roots that can't stand up to weeds, therefore it has to be sprayed and fussed over constantly. Also, it's a grass that's native to colder climes but grown on greens everywhere—one more reason why so many chemical agents have to be used on it."

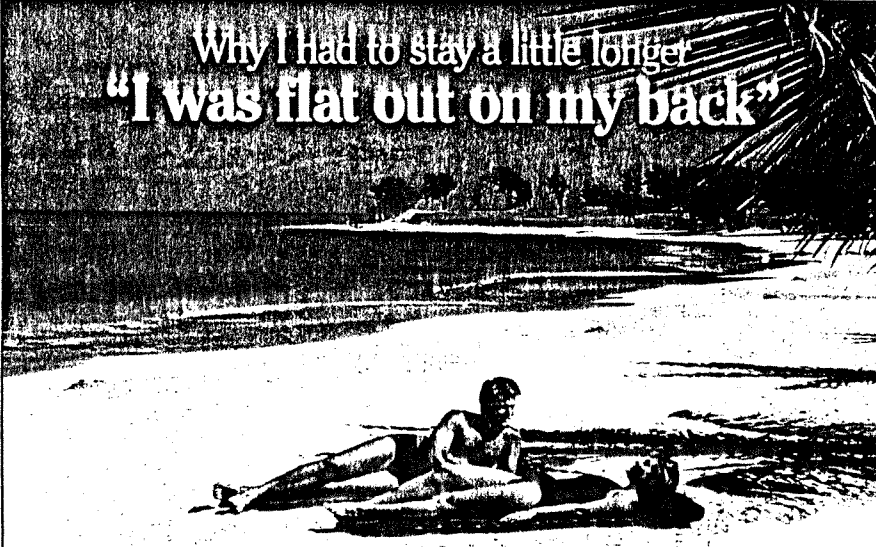
Golf courses are not, however, forever and hopelessly lost in a noxious fog. Alternatives to chemical turf-care products are beginning to trickle into the marketplace. One such product, marketed under the name Dipel, is a naturally occurring bacterium that attacks only caterpillars; some other agents wipe out everything, including beneficial insects. Also, kelp fertilizers are being viewed as a viable option to chemical fertilizers.

Course developer Michael Hurdzan sees a bright, relatively chemical-free future for golf courses. "Genetic engineering is the big trend with turf grass," he says. "Scientists are starting tissue cultures and bombarding them with radiation. They're developing grasses that have more natural resistance. When you have grasses that are well adapted, less water, less fertilizer, and fewer pesticides are required."

As for the predominance of bent grass on greens, the golf industry is digging in its collective feet. "It isn't because superintendents *want* to grow nothing but bent greens," explains Don Hearn, "but because of the pressure that's applied to us by club members. They have got to have their courses perfect. Bent grasses are the finest grasses there are. They're made to be used at extremely low heights of cut. If we turned putting greens into bluegrasses, fescues, and buffalo grasses, I don't know what we'd call them—they wouldn't be putting greens anymore, at least not by U.S. standards."

American golfers would do the environment a favor by imitating the Scots, who originated the sport. Their links were designed by Mother Nature. They just sort of happened five centuries ago. The grasses were fertilized by the droppings of indigenous birds and were kept cut by rabbits. Bunkers were formed by sheep and other animals that burrowed into the turf as protection against the elements. Years and years of receding oceanic tides rendered the sandy soil on which they're laid out. The enduring result: shaggy, wide-open playing fields with random clumps of gorse and crater-like "pot


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*Depending on the season, as many as 130,000,000 gallons of water are required each day to keep the sixty-five desert golf courses near Palm Springs, California, green, and water hazards are prolific. This lily-filled pond borders the third hole at La Quinta Country Club, one of the oldest and most elegant courses in the area.*

bunkers." The greens consist mainly of native fescues. Maintenance on these links is minimal. Indeed, golf in Scotland is a different game from that which flourishes in this country. And the environment is the benefactor.

"The weather in Britain, which basically has only one climate, is conducive to fescues," says Hearn. "Fescues do so well over there that they can be mowed short. Here there are too many variables and contrasting conditions to have strictly links courses. But the real obstacle lies in the fact that the golfers' demands in Britain aren't nearly what they are in the United States. Unfortunately, I don't foresee American golfers going in the direction of genuine links. To the contrary, they're becoming more spoiled."

**T**HE CONSTRUCTION OF a golf course, wherever it may be, means certain death for the existing ecosystem. It is this basic reality that deeply concerns environmentalists. With the demise of more and more ecosystems, extinction of various and sundry creatures is inevitable. The golf industry's attitude regarding this subject tends to be cavalier. A white paper

on "Golf Courses and the Environment" issued by the American Society of Golf Course Architects makes reference to the "arbitrary or frivolous" protection of "insignificant" plants and animals such as the furbish lousewort and Stephens kangaroo rat. The report concludes that there is "no evidence showing that these species are essential for the maintenance or improvement of the quality of life."

In essence, golf course developers are saying, What's the big deal? One ecosystem goes out and a new and different one comes in. So?

"There's no such thing as an insignificant species," responds Ron Kendall. "We just don't know where the threshold is. We don't know at what point we kill off one of these species and the whole system caves in. We don't really know what is significant and what isn't."

A classic example of ecosystems replacing ecosystems is seen in the Palm Springs area of California. Sixty-five golf courses are spread out over this resort mecca, causing the disappearance of legions of lizards, snakes, and desert rodents. Emerging as substitute inhabitants—a wide variety of fowl.

"Any golf course in the desert has a tremendous impact on the ecology because it turns that part of the desert into a tropical environment, eliminating typical desert growth and wildlife," says Ted Robinson, seasoned architect of golf courses in the Southwest. "On the other hand, we're providing homes for certain birds that never visited this region before. They've been coming in by the droves—I don't know where from. All I know is that we've got lakes on golf courses here that are now the permanent homes of egrets, which we never saw in the desert before. So while we're detrimental for one form of life, we're creating a habitat for others."

Land development in Palm Springs and proximity has been so overwhelming that local environmental groups have retrenched.

"I guess they feel the tide is too strong," muses Robinson.

Clearly, the most pressing problem confronting golf courses in arid regions is water. Millions of gallons are required daily in Palm Springs to keep the fairways there looking like strips of green felt. The toll on the public water supply is enormous. Protests have been fierce. But there looms a solution.

Robinson predicts that nearly all desert golf courses will be irrigated by municipal sewage effluent by the year 2007. Ecologically, this seems sound, since it aids in detaining waste that might otherwise flow into streams and rivers. Some golf course superintendents, however, aren't too happy about this inevitability, citing, among other things, the high cost of installing effluent irrigation systems and the possibility that the salt content of treated sewage water may adversely affect the turf. Regardless, the shift is in full gear throughout the country, not just in desert areas. Already, many Florida golf courses are irrigated with effluent.

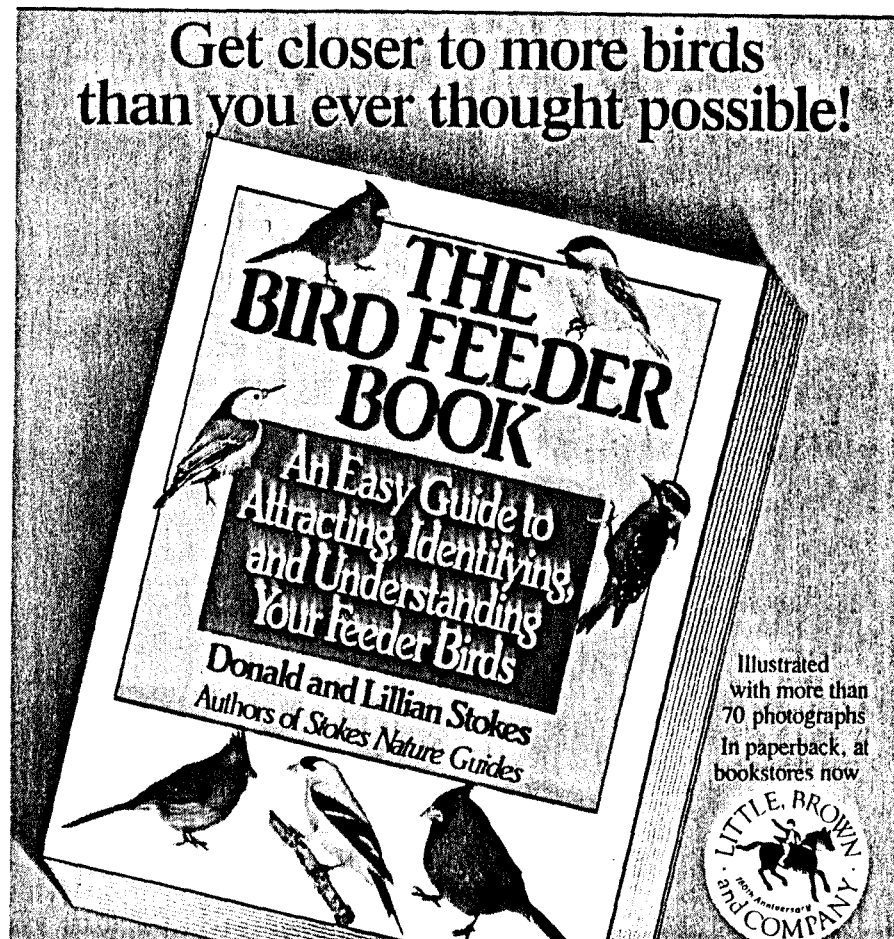
**N**EEDESS TO SAY, some environmental groups are contemptuous of golf courses. But they might be surprised to learn that there are a few ways in which fairways actually benefit the environment. For one thing, they provide a firebreak in densely wooded regions. Also, golf courses have been responsible for keeping hundreds of thousands of acres in open land.

Because of increasingly rigid regulations imposed on developers, golf courses sometimes end up actually improving the environment. It took the builder of Spanish Bay Golf Club in Monterey, California, almost eight years to hurdle environmental roadblocks and start construction. What sealed his ultimate triumph was his agreement to a tradeoff. He would be allowed to build his golf course only if he was willing to reconstruct some fifty acres of dunes.

"Back in the twenties and thirties," says Don Knott of Robert Trent Jones II of Palo Alto, California (the firm that designed Spanish Bay), "this site consisted of huge silicon sand dunes. The silicon was mined during the forties, and eventually nothing was left but bare bedrock. The idea was to integrate the dunes with the golf holes. Over five hundred thousand cubic yards of sand was brought in and shaped to look like the dunes of yesterday. We seeded them with native grasses and plants. We also restored a riparian area that had been destroyed by mining operations and planted it with willows and riparian vegetation."

Golf courses and the environment. So close, yet so separate. Are they destined to become intimate friends, or doomed to eternal rivalry? The answer hangs in the balance, for all the facts are not in. As Roger Rulewich says, "We won't know the whole story until another decade from now."

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COURSE & ARCHITECT		LOCATION PAR-YARDAGE		COURSE & ARCHITECT		LOCATION PAR-YARDAGE	
1	PINE VALLEY Crump/Colt, 1913-22	Pine Valley, N.J. 70-6,765		26	PORTMARNOCK G. Ross/Pickeman, 1894; F.W. Hawtree, 1964	Portmarnock, Ire. 72-7,103	50
2	MUIRFIELD Morris, 1891; Colt, Simpson, 1926	Muirfield, Scot. 71-6,894		27	LOS ANGELES (North) Thomas, 1921	Los Angeles, Cal. 71-6,811	51
3	PEBBLE BEACH Neville/Grant, 1919	Pebble Beach, Cal. 72-6,815		28	RIVIERA Thomas/Bell, 1926	Pacific Palisades, Cal. 72-7,101	52
4	CYPRESS POINT Mackenzie, 1928	Pebble Beach, Cal. 72-6,536		29	CASA DE CAMPO (Teeth of the Dog) (Dye, 1971)	La Romana, Dominican Rep. 72-6,787	53
5	AUGUSTA NATIONAL Mackenzie/B. Jones, 1932	Augusta, Ga. 72-6,905		30	HARBOR TOWN (Dye/Nicklaus, 1969)	Hilton Head Island, S.C. 71-6,652	54
6	ROYAL MELBOURNE (Composite) Mackenzie/Russell, 1926	Melbourne, Aus. 71-6,946		31	OAK HILL (East) D. Ross, 1926; G. & T. Fazio, 1978	Rochester, N.Y. 70-6,964	55
7	ST. ANDREWS (Old) 16th Century	St. Andrews, Scot. 72-6,950		32	ROYAL ST. GEORGE'S Purves, 1887; Mackenzie, 1925; Pennink 1975	Sandwich, Eng. 70-6,829	56
8	BALLYBUNION (Old) Murphy, 1906; T. Simpson, 1936	Ballybunion, Ire. 71-6,542		33	ROYAL PORTRUSH (Dunluce) Colt, 1929	Portrush, N. Ire. 73-6,810	57
9	ROYAL CO. DOWN (No. 1) Morris, 1889; Dunn, 1903	Newcastle, N. Ire. 72-6,968		34	MEDINAH (No. 3) Bendelow, 1928; Collis, 1932; Packard, 1986	Medinah, Ill. 72-7,365	58
10	MERION (East) H. Wilson, 1912-25	Ardmore, Pa. 70-6,482		35	SHOAL CREEK Nicklaus, 1977	Shoal Creek, Ala. 72-7,029	59
11	SEMINOLE D. Ross/Watson, 1929	N. Palm Beach, Fla. 72-6,898		36	ROYAL TROON Ferne, 1878; Braid, et al.	Troon, Scot. 72-7,064	60
12	ROYAL DORNOCH Morris, 1886; Sutherland, Ross, 1922; Duncan, 1947	Dornoch, Scot. 70-6,577		37	WOODHALL SPA Hotchkiss/Hutchison, 1926	Woodhall Spa, Eng. 73-6,866	61
13	SHINNECOCK HILLS Flynn/D. Wilson, 1931	Southampton, N.Y. 70-6,912		38	THE GOLF CLUB (Dye, 1967)	New Albany, Ohio 72-7,037	62
14	PINEHURST (No. 2) D. Ross, 1903-35	Pinehurst, N.C. 72-7,051		39	SUNNINGDALE (Old) W. Park, 1901; Colt, 1920	Sunningdale, Eng. 72-6,566	63
15	OAKMONT H. & W. Fownes, 1903	Oakmont, Pa. 71-6,989		40	KASUMIGASEKI (East) Fujita/Alison, 1929	Kawagoe, Japan 72-6,934	64
16	WINGED FOOT (West) Tillinghast, 1923	Mamaroneck, N.Y. 72-6,956		41	TPC at SAWGRASS (Dye, 1980)	Ponte Vedra, Fla. 72-6,930	65
17	OAKLAND HILLS (South) D. Ross, 1917; R.T. Jones, 1950	Birmingham, Mich. 72-7,067		42	CASCADES (Upper) Flynn, 1923	Hot Springs, Va. 71-6,563	66
18	TURNBERRY (Ailsa) M. Ross, 1947	Turnberry, Scot. 71-7,060		43	COLONIAL Bredemus, 1935; Maxwell, 1940	Fort Worth, Tex. 70-7,142	67
19	OLYMPIC (Lakeside) Reid, 1917; Whiting, 1924	San Francisco, Cal. 71-6,808		44	CHICAGO Macdonald, 1895; Raynor, 1925	Wheaton, Ill. 70-6,553	68
20	MUIRFIELD VILLAGE Nicklaus/Muirhead, 1974	Dublin, Ohio 72-7,106		45	QUAKER RIDGE Tillinghast, 1926; R.T. Jones, 1960	Scarsdale, N.Y. 70-6,745	69
21	ROYAL BIRKDALE Low, 1889; F.G. Hawtree/ Taylor, 1931	Southport, Eng. 72-7,001		46	NATIONAL GOLF LINKS OF AMERICA Macdonald, 1911	Southampton, N.Y. 73-6,745	70
22	CARNOUSTIE 1842; Braid/Wright 1926	Carnoustie, Scot. 72-7,101		47	INVERNESS D. Ross, 1919; G. & T. Fazio, 1977	Toledo, Ohio 71-6,982	71
23	PRAIRIE DUNES Maxwell, 1937-56	Hutchinson, Kan. 70-6,542		48	SAN FRANCISCO Tillinghast, 1915	San Francisco, Cal. 71-6,623	72
24	SOUTHERN HILLS Maxwell, 1935	Tulsa, Okla. 71-7,037		49	WILD DUNES (Links) T. Fazio, 1979	Isle of Palms, S.C. 72-6,708	73
25	BALTUSROL (Lower) Tillinghast, 1922; R.T. Jones, 1953	Springfield, N.J. 72-7,069					74
							75



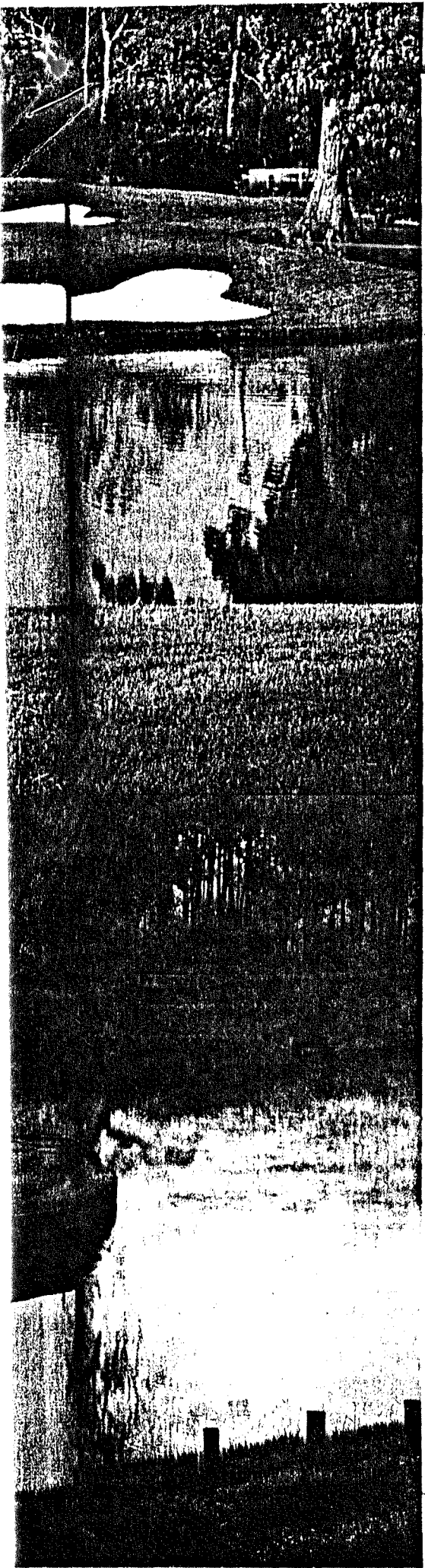
# Latest Courses in the World



LOCATION	COURSE & ARCHITECT	PAR-YARDAGE	COURSE & ARCHITECT	LOCATION	PAR-YARDAGE
Arana, 1967	50 EL. SALER	Valencia, Spain	76 GANTON	Ganton, Eng.	72-6.677
Arana, 1967	51 FIRESTONE (South)	Akron, Ohio	Dunn, Vardon, Braid, Colt, Hutchison, 1891-1930		
R.T. Jones, 1960; Nicklaus, 1986	52 HIRONO	Hirono, Japan	77 THE NATIONAL GOLF CLUB OF CANADA	Woodridge, Ont., Can.	
Alison, 1932	53 ROYAL LIVERPOOL	Hoylake, Eng.	G. & T. Fazio, 1976		71-6.975
G. Morris/Chambers, 1869; Colt, 1920s; Pennink, 1965	54 KINGSTON HEATH	Melbourne, Aus.	78 ROYAL ADELAIDE	Adelaide, Aus.	73-7.010
Soutar, 1925; Mackenzie, 1928	55 NEW SOUTH WALES	Matraville, Aus.	1904; Mackenzie, 1926	Sandwich, Ont., Can.	71-6.645
Mackenzie, 1928	56 THE HONORS COURSE	Ooltewah, Tenn.	79 ESSEX	Bali, Indonesia	72-7.010
Dye, 1984	57 THE COUNTRY CLUB	Brookline, Mass.	D. Ross, 1929		
W. Campbell, 1895; Flynn 1927	58 PHOENIX	Miyazaki, Japan	80 BALI HANDARA		
Ohashi, 1971	59 CRYSTAL DOWNS	Frankfort, Mich.	P. Thomson/Wolveridge/Fream, 1974		
Mackenzie/Maxwell, 1932	60 WENTWORTH (West)	Virginia Water, Eng.	81 EL RINCON	Bogota, Colo.	72-7.516
Colt/Alison/Morrison, 1924	61 LONG COVE	Hilton Head Island, S.C.	R.T. Jones, 1960	Vancouver, B.C., Can.	72-6.538
Dye, 1981	62 OAK TREE	Edmond, Okla.	S. Thompson, 1937	Bethlehem, Pa.	72-7.044
Dye, 1976	63 SCIOTO	Columbus, Ohio	D. & W. Gordon, 1957	Garden City, N.Y.	73-6.840
D. Ross, 1912; D. Wilson, 1963	64 HUNTINGDALE	Melbourne, Aus.	Emmett, 1902; Travis, 1906	Baltimore, Md.	70-6.675
Alison, 1941	65 ROYAL LYTHAM & ST. ANNES	St. Annes-on-Sea, Eng.	Tillinghast, 1926	Tadworth, Eng.	73-6.859
Lowe, 1886	66 CHERRY HILLS	Englewood, Colo.	Fowler, 1904	Sydney, Aus.	72-7.148
Flynn, 1923	67 BUTLER NATIONAL	Oak Brook, Ill.	Mackenzie, 1926; Nicklaus, 1978	Mexico City, Mex.	72-7.250
G. & T. Fazio, 1974	68 DURBAN	Durban, S. Africa	Clifford/Hughes, 1950	East Hampton, N.Y.	72-6.325
Walters, 1922; Hotchkiss, 1928	69 SOTOGRANDE (Old)	Cadiz, Spain	W. & J. Park, 1891; Tucker, 1899	Plainfield, N.J.	72-6.859
R.T. Jones, 1965	70 PEVERO	Sardinia, Italy	D. Ross, 1920	Marion, Mass.	71-6.545
R.T. Jones, 1970	71 CANTERBURY	Cleveland, Ohio	Hood, 1923	Miami, Fla.	72-7.065
Strong, 1922	72 ROYAL DAR-ES-SALAAM (Red)	Rabat, Morocco	DORAL (Blue)	New Haven, Conn.	70-6.628
R.T. Jones, 1971	73 VICTORIA	Melbourne, Aus.	D. Wilson, 1962	Scottsdale, Ariz.	72-7.026
Mackenzie, 1927	74 ROYAL MONTREAL (Blue)	Ile Bizard, Que., Can.	YALE UNIVERSITY	Sunningdale, Eng.	70-6.676
D. Wilson, 1959	75 PGA WEST (Stadium)	La Quinta, Cal.	Macdonald, 1926	Bernardsville, N.J.	71-6.524
Dye, 1986			TROON	Sun City, Bophuthatswana	72-7.693
			Morrish/Weiskopf, 1986	Benton Harbor, Mich.	71-6.949
			SUNNINGDALE (New)	Melbourne, Aus.	72-6.719
			Colt, 1922	Porthcawl, Wales	72-6.605
			SOMERSET HILLS		
			Tillinghast, 1918		
			SUN CITY		
			Player, 1980		
			POINT O' WOODS		
			R.T. Jones, 1958		
			COMMONWEALTH		
			S. Berriman, 1928		
			ROYAL PORTHCAWL		
			Colt/Braid, 1913; F.G. Hawtree/Taylor, 1925		

The sixth hole at Pine Valley, the top course in the world.

Walt Spitzmiller



*As designers, Jack Nicklaus and Pete Dye have fired up controversy. One lures, the other intimidates. As the '100 Greatest Courses' selection nears, the flames are far from out.*

By JERRY TARDE

Pete (TPC) Dye and Jack (Muirfield Village) Nicklaus have achieved the same standing in golf course architecture that Steven (E.T.) Spielberg and George (Star Wars) Lucas have in the motion picture business. Depending on your point of view, their work is either famous or notorious. One thing is certain: Dye and Nicklaus are producing today's most innovative, most lavishly expensive, most exciting, most photogenic and most controversial tests of golf.

The courses are controversial because there may not be enough daylight hours for the average golfer to complete a round on some of them. And while no one denies that Nicklaus and Dye do spectacular work, there is a strong feeling that they *ought* to, considering how much the courses cost to build and maintain.

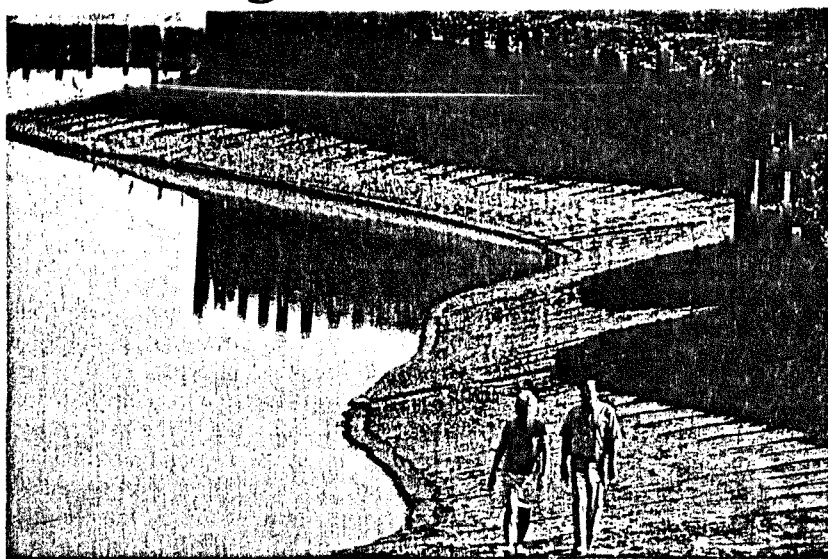
For all the controversy, their courses have risen faster and higher in *Golf Digest's* biennial ranking of America's 100 Greatest Golf Courses than those of any other modern architects. Nicklaus' Muirfield Village in Dublin, Ohio, entered the 100 Greatest list just a year after it opened in 1974 and moved into the Second 10 in 1977. Dye's Tournament Players Club in



*The third hole at Nicklaus' Muirfield Village (top left) and the 17th hole at Dye's TPC at Ponte Vedra Beach, Fla. On site with Nicklaus at Elk River in North Carolina (top right) and with Dye at the TPC at Plum Creek in Colorado.*

*Continued*

## They say Dye walks the line between genius and madness.



Alice and Pete Dye surrounded by the family trademark, railroad ties, at the new TPC at Plum Creek.

Ponte Vedra Beach, Fla., perhaps the most debatable course in history, is being considered this year for the first time by the 100 Greatest selection panel. (The new rankings will be published next month in *Golf Digest*.)

The PGA Tour players already have rendered a verdict on the TPC. The pros loudly proclaim that Dye must not like golf anymore, recalling what critics said about Frank Lloyd Wright when he designed the Guggenheim Museum: he didn't like modern art and he wanted to make sure that no one else did either.

Among Dye's critics surprisingly has been Jack Nicklaus, his onetime protege ("Pete's problem is that he tried to outdo Pete," says Jack). Nicklaus' interest in architecture first surfaced in the mid-1960s when he watched Dye build The Golf Club near Columbus, Ohio, and later he consulted with Dye on the design of Harbour Town Golf Links on Hilton Head Island, S.C. Nicklaus, who has designed 14 courses on his own, admits that a lot of what he knows about architecture he learned from Dye. But the two drifted apart after Harbour Town, both professionally and philosophically, and Jack's dislike of the torturously contoured

TPC greens brought the two divergent philosophies public: Pete Dye's Intimidating School of Design versus Jack Nicklaus' Inviting School of Design. In short, Dye makes the shot appear more difficult than it actually is; Nicklaus makes it look less so, even if the golfer doesn't have the skill required to play it. They do this by using the same special effects—mounds, swales, hollows, elevated tees and sandy wastelands—to create the desired illusion.

Dye's Scottish style of rugged, natural-looking, "target golf" courses came along when American architecture was moving toward the velvety, lush look of Augusta National and the game's cognoscenti were saying that 7,400 yards was the ideal measure of 18 holes "in order to make each par for the pros the examination that par is supposed to be." During this time, three new elements converged: the water shortage, the energy crisis and Pete Dye. Dye's courage and imagination helped change the direction of architecture toward shorter, less maintained, more interesting courses. His detractors say he walks the fine line between genius and madness.

After his apprenticeship with Dye, Nicklaus worked with Desmond Muirhead, who helped him

design Muirfield Village. Muirhead's forte is meshing golf course projects with housing developments; he designs big courses with graceful mounds and undulations, leaving the overall appearance of a well-manicured lawn. This contrasts sharply with Dye's jagged edges, wastelands, steep-faced bunkers and chocolate-drop mounds. Nicklaus, on his own, retains what may be the best of both worlds: a Harbour Town education and a Muirfield Village degree.

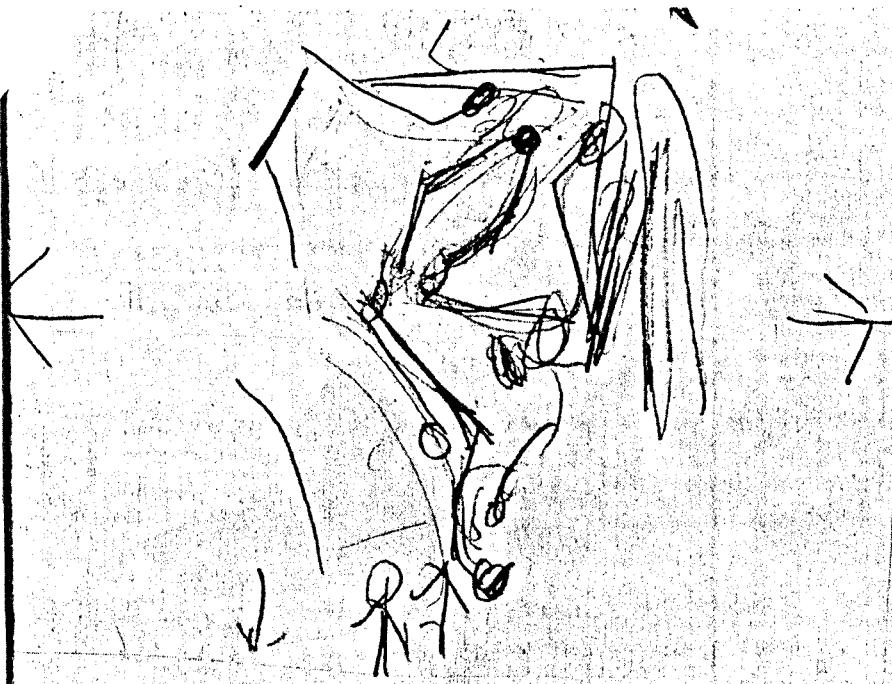
**At the site:** One day in July, Nicklaus flies in his private Saber Liner jet to Hickory, N.C., and takes a helicopter to Banner Elk, N.C., to inspect a stunning mountain course under construction called Elk River. Spencer and Harry Robbins, the owners, are waiting for him with an entourage of designers and builders. He quickly changes into his architect's clothes: tennis shoes, no socks, golf shirt, visor and khaki cargo shorts (the kind worn on safaris). First stop is the No. 1 tee.

"What's that thing?" he says. "What are those fairway bunkers doing on this hole? They weren't here last time. The hole doesn't need bunkers." Nicklaus displays two characteristics he's well known for: the memory of an elephant and a pronounced disdain for surprises. It seems the owners thought the first hole should have fairway bunkers and no one told Jack.

"We gotta communicate with one another," says Nicklaus testily. "I don't think you need bunkers, but if you think you need them, let's do it right. They're in the wrong position. They're straight ahead *through* the dogleg. They should be just short of or *at* the dogleg to turn the hole. And let's make them *containing* bunkers as well as *defining* bunkers, to stop balls from rolling into the trees and slowing up play on the first hole. I'll give you bunkers if that's what you want."

He scratches with the toe of his tennis shoe in the dirt to show the arc on which he wants the bunkers placed. Unsatisfied, he takes a pad and pencil and draws them. "Jim," he says to the contractor, Jim Holmes, "you've done this 500 times. You know what I mean."

When Nicklaus arrives at the



near Scottsdale, Ariz., Nicklaus uses "transition bunkers," or stretches of sand, to separate the course from the desert.

The natural look—along with steep-faced hazards, pot bunkers, elevated "tee boxes" and abrupt mounds—requires a lot of hand labor to maintain. But Dye says that "target golf" limits the amount of area that needs to be maintained; of the 415 acres at the TPC, only 60 require normal maintenance. The Golf Club in Ohio, one of Dye's early designs, has a maintenance budget "50 percent less than the other well-known courses in the Columbus area," Dye says.

Jack's courses are known for immaculate conditioning. Ed Etchells, who heads Nicklaus' maintenance company, Golfturf, says that Muirfield Village's maintenance budget—aside from the tournament-related expenses—is \$435,000 a year, roughly the same as Scioto Country Club across town; Muirfield has 220 acres and Scioto 150, he adds. Jack's standards are high, but that kind of money will buy a lot of grass seed. The average private course in the U.S. spends \$200,000-\$250,000 a year on maintenance.

Another element is that when a developer hires a Nicklaus or a Dye, he is not looking for a cheap course; (Nicklaus' Arrowhead at Vail, Colo., is one of the most expensive courses

ever built. The price tag: \$6 million.) History professors call this "Power Architecture"—power referring to the resources of their clients, not the length of their holes. If Louis XIV were alive today, it would be a toss-up whether he'd hire Nicklaus or Dye to do the Gardens of Versailles, but he'd probably hire one of them.

Their clients at times are only interested in building monuments to themselves, and the opulence exhibited at some of these new courses is nothing less than sinful. But even the rich—especially the rich—watch the bottom line. Alice Dye remembers that Joe Walser kept calling her while Pete was building Oak Tree. "Ali," he'd say, "it looks just awful! Are you sure he's really building a golf course out here? He's already spent \$1.5 million and I don't have anything that looks like a golf course." Now that 45 holes at Oak Tree have been completed, Walser likes to say of Dye what Edward Bennett Williams claimed after he hired George Allen to coach the Washington Redskins: "I gave him an unlimited expense budget and he exceeded it."

Admittedly the developer does receive an immediate benefit from a Nicklaus or Dye name on the course. At Nicklaus' Desert Highlands, 200 three-quarter-acre empty lots of Scottsdale desert have been sold at an average price of

\$200,000—and only nine holes have been completed so far.

#### Some final criticism

Dye's specialty has been working on dull if not difficult sites. He had to drain a marsh before starting the TPC; he had to dynamite a mountainside to build the Austin Country Club, and he's carving a new course out of a strip coal mine in Clarksburg, W. Va. Dye claims he never had a "normal" piece of ground to work with. Developer Raymon Finch said he never thought of hiring Pete for Wild Dunes, the new Tom Fazio-designed course that occupies \$25 million worth of oceanfront property in South Carolina.

"When you have a sow's ear for property, you hire Pete Dye and he'll work a miracle," says Finch. "You don't give him a silk purse to start with or he's liable to hand you back a sow's ear."

Jack has his critics, too. The tour players complain that he builds courses around his own game: long holes, fairly open driving areas, no run-up shots and demanding iron shots to greens that more often than not slant left to right (favoring his soft fade). Most telltale of all, they say, are the par 5s. If you can't reach them in two, you're usually forced to lay up way back. "There are no 20-to-80-yard wedge shots at Muirfield," says one pro. "Jack always had trouble with that shot." Such complaints have not been directed at Dye, who is no mean player himself. A consummate short-game artist, he won this year's architects' championship by six strokes (Jack didn't enter).

It's almost become a national pastime for golf's insiders to criticize Dye and Nicklaus. There must be something about the work of golf course architects and movie producers that brings out the critic in us all. Early returns from the 225 panelists for America's 100 Greatest Courses show considerable—though not unanimous—support for Dye's and Nicklaus' designs. The dissidents charge that Nicklaus is merely a front man and that Dye is simply a madman. But for the more definitive judgment of history, we'll have to wait a while longer. ■



## Fairway to success

*This Coloradan is exporting his firm's services to all corners of the globe—  
everybody wants a golf course!* By Paulette Whitcomb

**T**he phone call from Taiwan came right on schedule, and the voice at the other end was wonderfully clear. And enthusiastic to boot, despite the fact it was very early in the Taiwanese morning. But then enthusiasm appears to be as much a part of Perry Dye as golf is.

With no exaggeration, golf is Dye's life. At age 12, he first started building golf courses with his father, legendary golf architect Pete Dye. And now, at age 35, he says, "I've been sentenced to taking my father's architecture around the world!"

The sentence, he acknowledges with a huge chuckle, is self-imposed. In fact, it was the son who convinced the father in 1984 to take the Dye Designs Inc. show on the international road.

It was an earlier trip abroad, some 20 years earlier, that started the so-called Dye Look on its way to legend status. "My father made a trip to the Mecca of golf in the mid-Sixties, because he recognized that the original Scottish style had become lost to our country. It's a very natural style, the Scottish style—laid on the ground, with very little done to the ground," explains Dye. "It springs from the attitude that, yes, perhaps some natural features are inconvenient, even unsightly, but nature put them there and we'll try to work with nature rather than over it."

In the decades when American golf-course architecture had lost sight of the Scottish original and was producing the "parkland look, very manufactured and smoothed out," says Perry, "a lot of natural beauty was destroyed."

The Dye Look proved to be a precursor of today's environmentally sensitive and conservationist attitude. "Today a lot of architects are following our style, and golf courses have become a kind of refuge," notes Dye, adding that in Arizona water laws are mandating that some of the older country clubs change their ways.

And in 1982 Pete Dye kicked off another innovation: Stadium golf. It

arose from a conversation with PGA commissioner Deane Beman on the desirability of courses built so that a lot of people would get to watch the game. The result was the Tournament Players Club at Sawgrass in Florida, laid out to provide a stadium effect.

Says Dye: "Some 50,000 to 60,000 spectators can watch the 16th, 17th and 18th holes. It's a brand-new effect that's taken off like gangbusters. And it's doubled and even tripled attendance at golf tournaments!"

It was what the Dyes had done at Sawgrass, a difficult swampland site, that attracted the attention of Toshio Someya. The Japanese businessman asked for a Scottish golf course with stadium golf features. And Dye Designs' International Division was born.

Fortunately, some two years earlier, Dye had decided that the best way to carry out his father's architectural vision was to set up the kind of company that could provide more than design. As a result, Dye Designs developed as the total golf-course service: It employs some 50 experts in fields like engineering, computer science, irrigation and agronomy, and offers architects who coordinate everything from governmental and financial situations to the environmental and organic factors.

Such total expertise was needed for The Mariya Country Club at Chiba. In a country where 80% of the golfers have no course to call their own, golf-course expertise is largely lacking. Dye—along with construction crew leader Ron Faris, who spent three years on site—was in for a character-building experience, which featured monsoons, typhoons that dropped as much as 16 inches of rain in 24 hours, and mudslides that buried bulldozers and left lakes where fairways had been.

Dye estimates that in '85 he spent 75 days in the dirt working out a variety of newly found problems; in '86, it was more than 100.

The outcome was a resounding suc-

cess, and 20 more golf courses are now on order. That's just in Japan; the call came from Taiwan, remember? "I met last night with the head of the Taiwanese Federation of Golf," says Dye. "They're trying to build some 40 courses."

"And we have a job going in Brazil, 28 kilometers outside Rio de Janeiro. In France, between the government and private enterprise, they're trying to build 50 golf courses in the next 15 to 20 years. It's a golf explosion...Germany, Italy, Spain, Egypt. From Europe to the Pacific Rim...Australia, Indonesia, India. And Russia! Back in the '50s, Robert Trent Jones was building the country's only course, but it was stopped. Well, we've been holding conversations



Perry Dye and Gov. Roy Romer at the opening ceremonies for the Mariya Country Club in Chiba, Japan.

with the Russians about building a course outside Moscow."

The explosion is domestic, too. Dye points out there are 15,000 golf courses, public or private, in the U.S. today. 22 million people have a registered handicap, and golfers' numbers are calculated to be increasing at the rate of 10% to 15% annually.

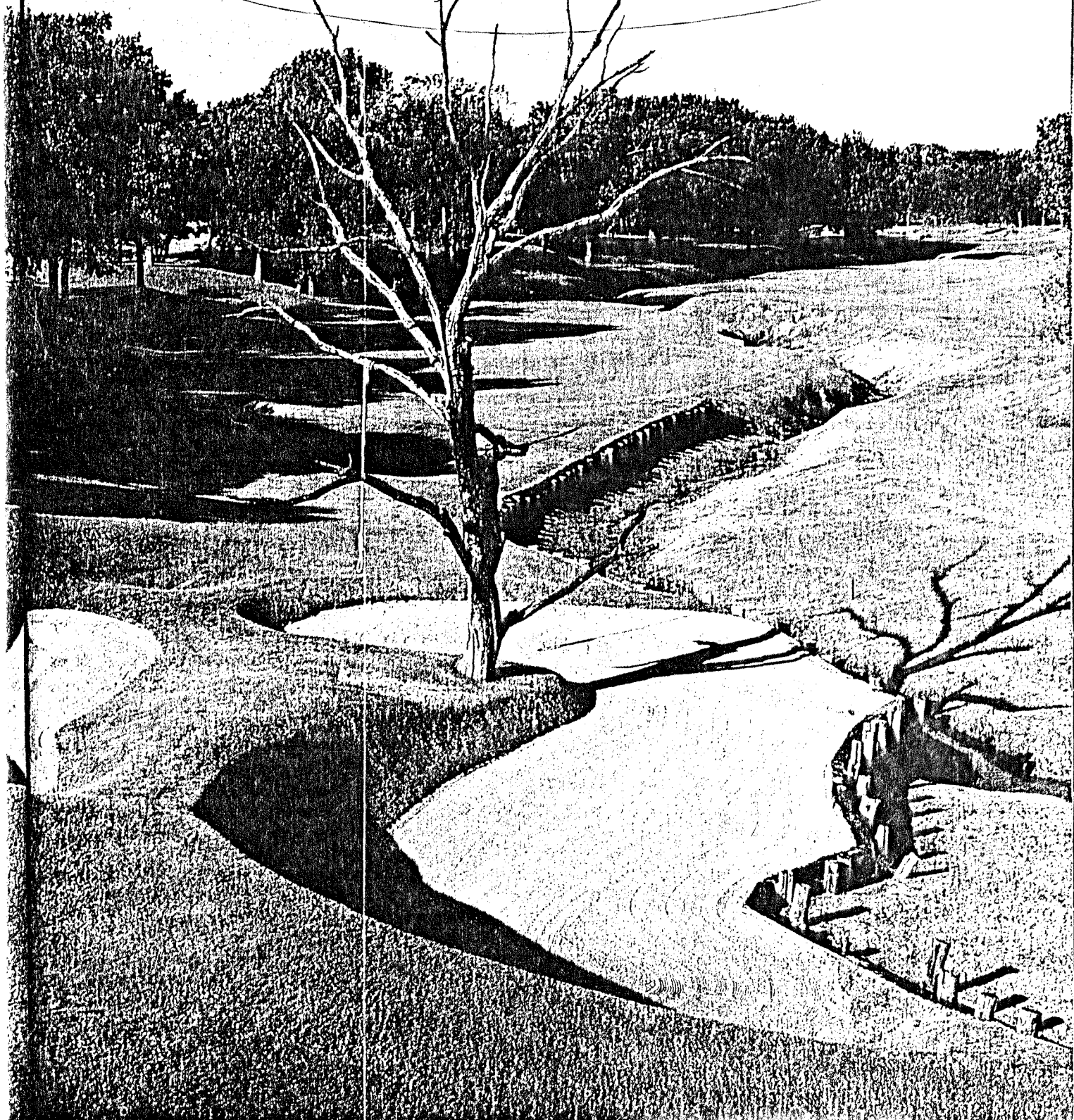
"Golf stars have been cleancut, they

PGA PREVIEW

# THE HARDEST COURSE IN THE WORLD

Pete Dye will be at his most  
diabolical when the PGA Championship  
goes to Oak Tree

by ROSS GOODNER



**"K**eeep the rough cut, and let the golf course do its work."

That was architect Pete Dye's admonition to PGA of America officials as they prepared to host the PGA Championship at Oak Tree Golf Club in Edmond, Okla., Aug. 11-14.

Followers of Dye's work know that Oak Tree is such a demanding course it doesn't require the standard championship embellishments of deep rough and slick greens. As Dye recalls when he was first designing the layout, the only comment he ever got from the owners was, "Can't you make it harder, Pete?" Dye is not the touring pros' favorite architect. As one observer pointed out: "They hated him at the Tournament Players Club and they loathed him at PGA West. After they play Oak Tree, some of them might want to use that hangman's noose by the 16th green."

A somewhat less harsh view is taken by members of the Oak Tree Gang (see page 40), the group of

touring pros who live at Oak Tree and play there regularly.

Scott Verplank, who won the U.S. Amateur at Oak Tree in 1984, says: "It's a great course and the pros will realize that after they play it a few times."

"It's a fair course," says Doug Tewell. "It has some severity, but that comes with having a Pete Dye course." Then, echoing Dye, he says, "It will be fair as long as they don't trick it up."

How tough is it? Well, it has a course rating of 76.9, which is the highest in the country for a course with a par of 71. And its slope rating of 148 is second only to Pine Valley's 152. Dean Knuth, director of handicapping for the U.S. Golf Association, has some interesting facts about Oak Tree.

"In the stroke-play qualifying rounds before the 1984 U.S. Amateur, the average score was 79.43 and almost half the field didn't break 80," Knuth says. "And remember, these were the 282 best amateur golfers in the country."

"Oak Tree has smallish greens that are highly contoured," Knuth

explains, "which puts a great premium on tee-shot accuracy and especially on approach accuracy. In terms of a green-target rating, which is an evaluation of the difficulty of hitting a green with the approach shot, it has one of the highest in the country."

What Knuth is saying here in technical terms is something anyone who has ever played Oak Tree already knows: It's difficult to get to the green in regulation figures.

Oak Tree required considerably less revamping for the PGA than most courses being groomed for a championship. Bunkers were added on the 11th hole and deepened on the 18th, and trees around the 15th green were cleared to help the growth of the bent grass.

"The biggest change we've made," says Hugh Edgmon, Oak Tree president and tournament chairman, "is to switch the ninth and 18th holes. We feel the ninth will provide a more dramatic finish, and it also will be easier to put up bleachers for the fans."

*Continued*



Missing the green at the 466-yard, par-4 11th can be a big mistake.

STEPHEN SZURLE/GOLF DIGEST

MIKE KLEMME



# ALCATRAZ IN THE DESERT

There's no escaping Pete Dye at PGA West.  
"He used every trick in the book," says one inmate

**T**he recent opening of the Tournament Players Club at PGA West is both an end and a beginning. On the one hand it is another controversial Pete Dye design, the latest in a series of Stadium Golf courses and the Western home of the PGA Tour and the PGA of America. On the other, it is but the first of four courses planned in a diversified 1,700-acre package being developed by Landmark Land Co., in La Quinta, Calif.

A second course, designed by Arnold Palmer, is

scheduled for a fall opening, while a third course—architect to be named later—will be started soon.

"Pete did such a good job on the first course that all 500 memberships were sold before the course even opened," says Joe Walser, a Landmark vice president. "We have a waiting list for the Palmer course."

A membership went for only \$3,000, which is the equivalent of the first-year's dues, and entitles the member to play all four of the PGA West courses when completed.

BRIAN MORGAN

*Continued*



One of the most intimidating shots in golf is the tee shot to the green of PGA West's 17th hole, a 164-yard par 3. This view is from behind the green.

## *Pete stained the rocks to match the mountains.*

"They went so fast we figured we must have been selling them too cheap," Dye says.

The job Dye did was about what you'd expect from the man who conceived the TPC at Sawgrass, Oak Tree and their ilk. PGA West is long (7,265 yards from the tournament tees) and very difficult. As one observer put it: "Pete threw in every trick he could think of."

He also tried to bring Scotland to the desert by planting a wiry, thorny flower-bearing shrub that, when in bloom, resembles gorse. There will be 80 acres of this stuff, which involves setting out 250,000 plants—by hand. Some 100,000 were in the ground by opening day.

Aside from the flora, the course contains the requisite number of Dye trademarks: railroad ties, water-locked greens and vast, sandy wastes (a bunker on the ninth hole is 200 yards long). It even has an island green on the 17th hole that is every bit as diabolical as the infamous 17th at the original TPC in Ponte Vedra, Fla. The chief difference is that this one is fringed with huge rocks, from which a ball can ricochet wildly. He also

stained the rocks, because they came from underground and didn't match the color of the mountains.

The PGA Tour and the PGA of America both think so highly of the new course they already have begun to schedule tournaments there. The first will be the tour's national qualifying tournament, late in 1986. Also scheduled are the 1990 PGA Cup Matches and the 1991 Ryder Cup Matches. The Landmark people are negotiating to host The Skins Game later this year.

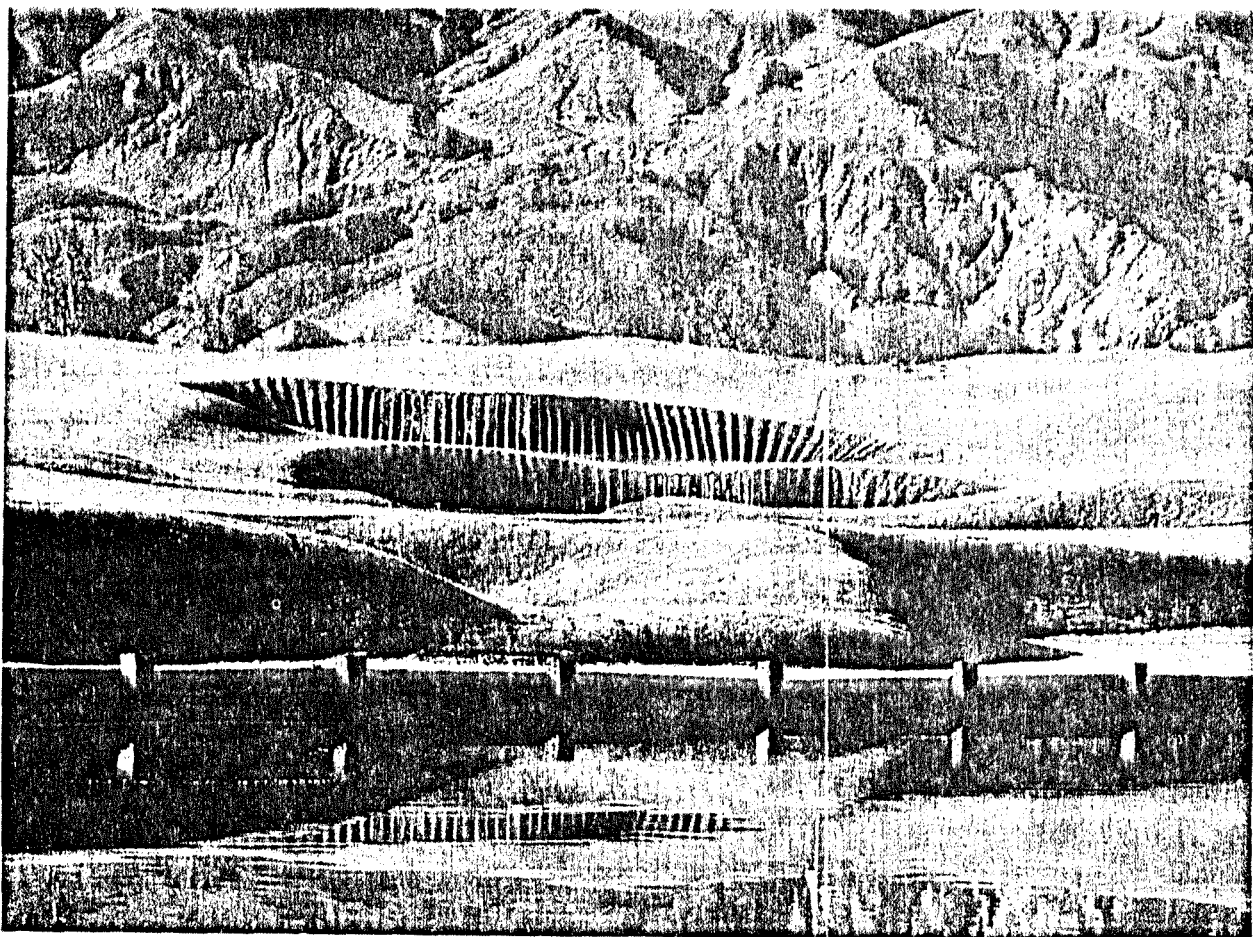
The official ribbon-cutting was done by Walser and Ernie Vossler, another Landmark vice president. The first foursome to play the course consisted of Walser, Vossler, PGA Tour Commissioner Deane Beman and Pat Rielly, treasurer of the PGA of America. "This course," says Beman, "is one of the most scenic layouts in golf. It's a tribute to both organizations."

It also is a tribute to Dye, who now has designed 11 courses for Landmark and still manages to come up with exciting challenges. He was to have been present for the opening, but was headed off by his wife, Alice, who threw a surprise 60th birthday party for him.

As it turned out, he didn't have to be there to establish his connection with the course. By the time they reached the 17th, every player knew quite well whom to blame.

—ROSS GOODNER

**No, you don't have to play this shot. Just photograph it. It's a side view of the 465-yard par 4 ninth.**



BRIAN MORGAN



# PLAYING THE MONSTER WITH DR. FRANKENSTEIN

A bogey golfer tackles PGA West—  
a course too tough for the pros

by PETER ANDREWS

**L**istening to Pete Dye talk about PGA West is like hearing Baron von Frankenstein trying to fix up his friend with a date for Saturday night:

"Listen, I know he's a little scary-looking at first, but that's because he's basically kind of shy. Once you get to know him, he's really got a great personality."

In 27 controversial years as a golf architect, Dye has grown used to receiving a certain amount

of muted criticism, but his latest creation, PGA West, located near Palm Springs, Calif., has set a new standard for complaint. With a course rating of 77.1, the highest in the country, PGA West's opening-night notices following its debut as a major tour site at the Bob Hope Chrysler Classic were not exactly what you would call money reviews.

"Spiteful, hateful," said Raymond Floyd.

"Silly," said Bernhard Langer.

"Awful, artificial," said Tom Watson.

And that was the good stuff. Then they sent in the clowns and the columnists, frequently indistinguishable from each other, who said such things as:

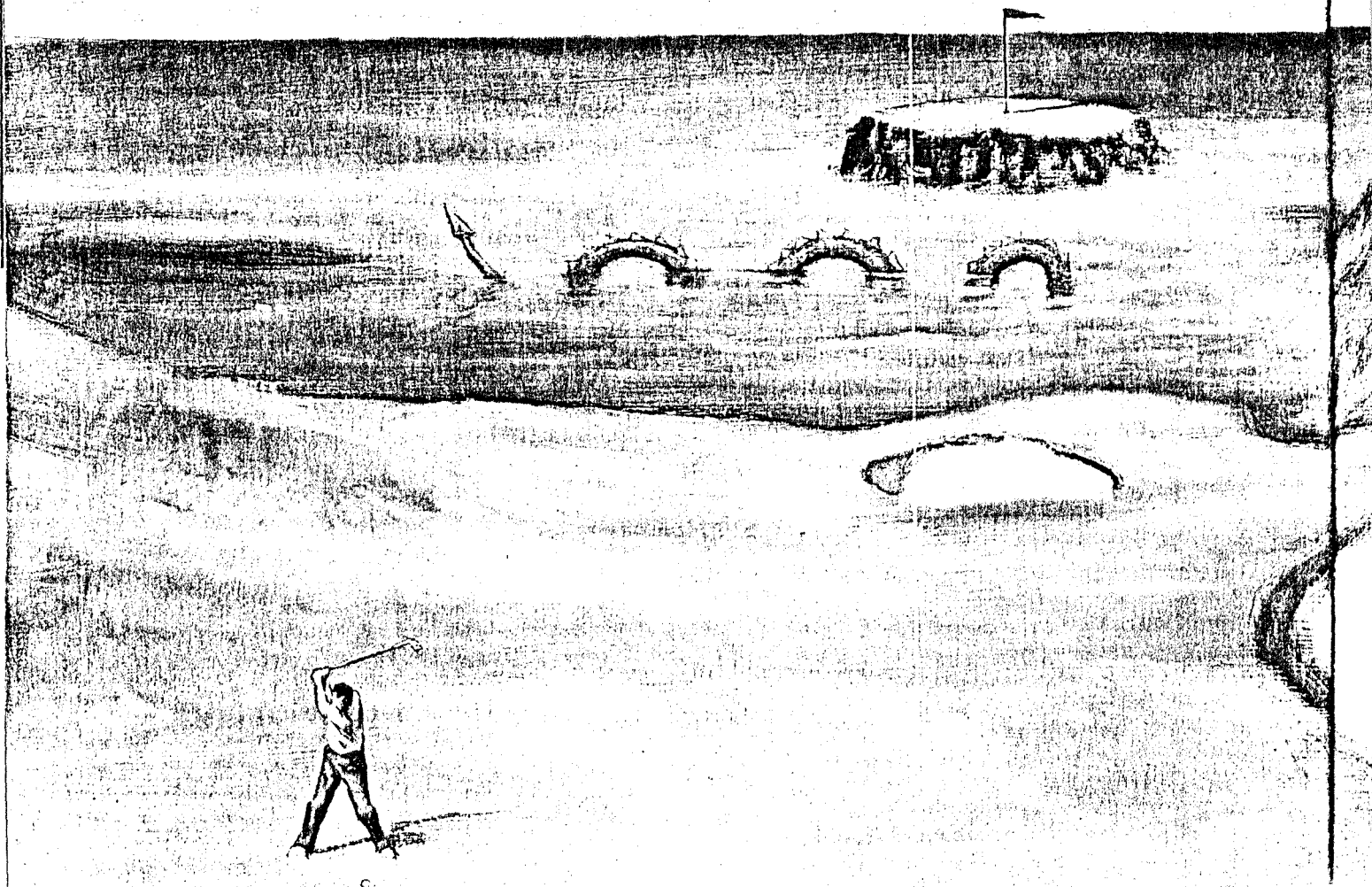
"PGA West looks like downtown Beirut."

"Thank God Pete Dye doesn't design airports."

"Sending an amateur on this course is like sending Little Red Riding Hood into the Casbah."

*Continued*

STEVE HUSTON



shot, it wants to talk to you.

By the 11th hole, hitting from various tees front and back, we had battled our way over six bodies of water and more sand than the beach at Biarritz. The wind had settled down so the small-craft warnings were taken down in the lakes and I was surprised to find that the longest hole on the course, 618 yards if you're crazy enough to hit from the black tees, was a quiescent affair of almost all short grass and very little rough.

"I don't like rough," Dye explained, "especially high rough. That's something you put in to cover up bad design. We overseeded to get started but by next year we'll have the rough cut to about an inch and a half."

Dye promises a course resembling a Cezanne landscape with green fairways working their way through light, brownish rough illuminated by yellow, gorse-like casia shrubs.

There are a couple of holes where you just can't get there from here. The 13th, a much stronger hole than the already-famous "Alcatraz" island green on the 17th, is a par 3 requiring something in the way of a 200- to 230-yard tee shot entirely over water unless you want to play chicken and bunt one to a patch of fairway to the right. Of course, if you wanted to play chicken, you wouldn't be here in the first place. I played chicken and went into the water anyway. Nevertheless, it is an all but impossible hole for the average golfer.

"Average golfer," by the way, is a phrase Dye dislikes with some warmth. "I don't know what it's supposed to mean," Dye says. "A player's handicap isn't as important as his love for the game."

Dye said he likes to design with the "ardent golfer" in mind. He roughly defines an "ardent golfer" as someone who will drive more than an hour to play a golf course even though he knows he

will shoot in the 90s. A preliminary check of my scorecard indicated that my ardency level would be of the very highest order.

Dye continued to play well and eventually shot a 78, but the rest of us found our games breaking down under the wind and difficulty of the course. On the 14th, the Japanese golfer hit a true shank into an endless trap on the right and Dye remarked, "The pros were right. It's a bad hole."

As we came to the 16th, another long par 5, Dye took us all the way back to the most distant elevated tee. "I want you guys to see this," he said as we parked and looked down at 571 yards of slightly bending fairway. The wind had turned still and the sun, beginning to settle, cast long shadows

By the 11th hole,  
we had battled  
our way over  
more sand than  
the beach at  
Biarritz.

across the desert. It was the hole that most completely captured Dye's creative intention. The shapes, though seemingly random, were in perfect order, and the colors looked as if Cezanne had gotten started a season early. We sat, just looking for a few moments, and Dye spoke quietly.

"Tom Watson says this is an ugly golf course."

We paused for a moment at the island par-3 17th for the ritual of pitching a few balls into the lake and moved to the finishing hole. In case we hadn't seen enough water, there was some on the left and I hit a terrorized push to the right that ended up in a hard-packed sand trap on the right some 195 yards from the green. From there I put a 4-iron on the

fringe and saved my par.

All right, I lied about not giving you my scores. But a 195-yard 4-iron from a sand trap to the fringe of the green for a par on the 18th at PGA West, are you kidding? We're talking memories.

This may come as a disappointment to Messrs. Walser and Vossler, but although PGA West is tough, it isn't a killer course of the likes of Pine Valley, where you have to check your valuables with the starter in case you're never found again. And, as Pete Dye has been trying to tell you, it's got a great personality.

A word about its vaunted length. Of course it's long and difficult from the back tees. Just as Winged Foot is long and difficult if you play from the parking lot. But I have a suggestion for an amateur going to PGA West. Don't play it from back there. Let the brainless, flat bellies who don't use belts do that. One reason I have been able to lead a comfortable and profitable life is that I learned long ago the world is full of pouter pigeons who want to hit from the back tees and show they know how to carve at Thanksgiving. As a result, I have made money beyond counting and have yet to ruin Turkey Day by slashing my own thumb to the bone.

By the way, the five of us played our round in 4 hours and 15 minutes.

As we were about to leave the clubhouse bar after our round, Dye spotted a brace of turn-of-the-century golfing prints on the wall and dragged me over to see them. One showed Harry Vardon playing through what are unmistakably stadium mounds and another depicted Horace Hutchinson putting. Behind Hutchinson I could clearly make out an enormous sand trap braced by railroad ties.

"See," he beamed proudly, "I never had an original idea in my life. I just copy everything I've ever seen." ■



# 'If I had but one course to play...'

By DAVE ANDERSON  
Contributing Editor

**I**f you could play only one golf course the rest of your life, which would it be?

Offhand that might sound like a difficult and possibly unfair question, worthy of deep thought and meditation. But when *Golf Digest* put that question to a blue-chip panel of 50 legendary champions, current and past touring pros, officials, celebrities, TV commentators and authors almost none hesitated. Each responded almost immediately, as if he or she had been sitting around for years waiting for the question to be asked.

In choosing one course, each was permitted to establish his or her personal reasons: atmosphere, beauty, challenge, charm, convenience, whatever.

Over all, 25 different courses were named. Cypress Point, on the scenic Monterey Peninsula in northern California, was by far the most popular choice. The course that Frank (Sandy) Tatum, former

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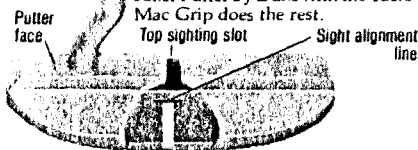
*Artist LeRoy Neiman has captured the beauty and drama of the 16th hole at Cypress Point. Here, in a scene from the Crosby National Pro-Am, Jerry Pate tees off on the long par 3, with Tom Watson, Gerald Ford and Clint Eastwood watching in the upper right. The 16th is the most famous hole on one of the world's most admired courses.*



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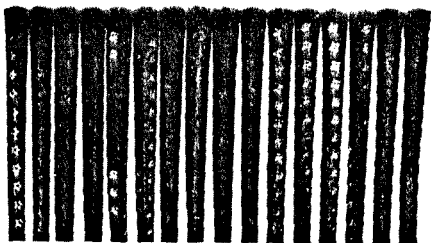
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## ONE COURSE TO PLAY

president of the USGA, has described as the "Sistine Chapel of golf" was named by 15 members of the panel.

After that, there was a sharp drop to four votes for Augusta National, three each for Merion and Pebble Beach; but the top four courses represented the choices of more than half the panel.

Courses receiving two votes each were the Old Course at St. Andrews in Scotland, Pine Valley, Seminole and Pinehurst No. 2.

There was, to be sure, a bit of hedging. Three prominent golfers, identified at the end of this article, begged off.

Panel members with their selections are listed here in alphabetical order:

**Severiano Ballesteros**—Augusta National. It reminds me of the course I grew up on, Pedrena in Santander, Spain, only better. When I think of Augusta, I think of the color green. It is as beautiful as a postcard.

**Deane Beman**, PGA Tour commissioner—Tournament Players Club (Ponte Vedra Beach, Fla.). It's the ultimate challenge.

**P. J. Boatwright**, USGA executive director, rules and championships—Shinnecock Hills (Southampton, N.Y.). It's a masterpiece. The atmosphere of the old clubhouse, the fog or the sun, the wind. It's the most natural golf course I know.

**Julius Boros**—Pinehurst No. 2. Outside of Turnberry Isle in Florida where I work, I like Pinehurst No. 2 the best. Small greens, pine trees. If you hit the ball onto the wrong side of the green, it'll roll off.

**Bill Campbell**, USGA president, 1964 U.S. Amateur champion—Cypress Point. The course and the esthetics are delightful. Each hole is different. You can see each hole from the tee and each hole is totally different from the others.

**Donna Caponi**—Pebble Beach. It combines beauty with all kinds of shots, long and short. You need a lot of golf-course management.

**JoAnne Carner**—Sunningdale (England). I shot 77 there one day but I couldn't wait to go back the next day. It's fascinating.

**Billy Casper**—Cypress Point.

It's tough but anyone can play it if he's playing well. Its beauty is beyond description. It's not long, but it's demanding. It's always enjoyable except when the weather is foul.

**Henry Cotton**, three-time British Open champion—Penina (Portugal). If I were in my prime, I'd say Muirfield, that's my favorite. But it's too difficult for me now. Penina can be played short, which is the way I have to play it.

**Beth Daniel**—Cypress Point. It's the most beautiful course I know. The conditions change, making it a different course each day.

**Jimmy Demaret**, three-time Masters champion—Onion Creek (Austin, Tex.). I remember Bing Crosby telling me that Onion Creek is so tranquil he could walk around without hitting a shot and still enjoy it. Tranquillity is important. That was the original idea of a country club, to get out into the country where it's tranquil. Too many courses are too noisy now.

**Roberto de Vincenzo**, 1967 British Open champion—Muirfield (Scotland). I wish I could play all the courses in the world to find out. But until then, with the weather at Muirfield, every day is a different day.

**Joe Dey**, former PGA Tour commissioner—Cypress Point. It's fair, it's challenging, it's beautiful, it's natural. And, for the average player, its holes are within reach, lengthwise.

**Lee Elder**—Muirfield Village (Dublin, Ohio). It offers me the personal challenge I need to hold my attention. It demands total concentration on all 18 holes. You must think on every shot. It could hold my attention for a very long time—like the rest of my life.

**Raymond Floyd**—Augusta National. Because of its beauty, its quality as a course and because of the tradition of both the Masters and Bobby Jones that permeates the entire atmosphere.

**Gerald Ford**—Cypress Point. It has a wide variety of interesting and challenging holes, the most beautiful scenery of any course, and I always enjoy the rapport and

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## ONE COURSE TO PLAY

atmosphere that exist among the members and their guests.

Leo Fraser, former PGA president—Pine Valley. It's an inspiring piece of land, quiet and peaceful. It's also only 45 minutes from where I live.

Bob Goalby—Bob O'Link (Highland Park, Ill). Lightning-fast greens, tree-lined, but not overpowering. If you play well, you can shoot 68; if you don't, you can shoot 77. And as a men-only club, it's never crowded.

Herb Graffis, author, editor, raconteur—Merion. Because it's not so long that it castrates you.

David Graham—Pine Valley. It's not only an excellent course but it's absolutely the most peaceful course, the most tranquil. No cars, no noise. Every hole you're all by yourself.

Frank Hannigan, USGA assistant director—Somerset Hills (Bernardsville, N.J.). It's not only a marvelous piece of A. W. Tillinghast architecture but I can carry my own bag. I dislike clubs that are overproduced and over-managed. Somerset Hills has neither a switchboard nor a typewriter.

Ben Hogan—Seminole. Of all the courses I've played, I've enjoyed it the most.

Bob Hope—Cypress Point. The atmosphere of the club, the variety of the holes, the varying weather and the wind. It's a course you never get tired of playing. But how would I know that? I've been a member 35 years and I've played the course only five times.

Hale Irwin—Cypress Point. I always have fun playing there in the Crosby. To play one course, it would have to be a scenic, sea-side course and this is the nicest scenic, seaside course I know.

Tom Kite—Cypress Point. It's not the best course in the world, but it's very close and it's fun to play. Pebble Beach, Colonial, Harbour Town, Southern Hills, Pine Valley—they're too downright hard.

John Laupheimer, LPGA commissioner—Merion. It's a tremendously fair test for both the expert and those of lesser ability. It's also the course I've played the most. I have a personal love for it.

Gene Littler—Cypress Point. I should pick La Jolla Country Club because I live near there but I have to take Cypress Point. It's not long, not back-breaking but you have to hit all kinds of different shots.

Nancy Lopez—Moss Creek (Hilton Head, S.C.). If I could practice there every day, I'd hit the ball so much straighter off the tee and into the greens. The greens are small and when you play a course with small greens, you learn to be more accurate.

Keith Mackenzie, Royal & Ancient secretary—St. Andrews. The wind, the rain, the weather make it different every day. It's as if you never play the same hole twice. On all the new courses, you can see where the bulldozers have been, but the Old Course is all natural.

Dave Marr—Seminole. It's not only a great seaside course, but I have a lot of memories there. I worked there as an assistant pro for three years in the mid-50s. Just watching Ben Hogan come down each year ahead of the Masters and watching him get better and better. And the cuisine.

Byron Nelson—Augusta National. You can play it up or down (meaning from the back tees or the regular tees) and it's great either way. It also has the majestic beauty of all those pine trees. And except the week of the Masters, you're never bothered by many people.

Jack Nicklaus—Pebble Beach. I always like a links-type course. It requires thinking as well as shot-making. You also get a lot of unusual bounces, inconsistent things that you have to be patient with. In a tournament, that separates the men from the boys.

Toney Penna—Pinehurst No. 2. It's a golf course built by God, and Donald Ross knew how to take advantage of nature. It's not synthetic. But at my age, a municipal course would be good enough as long as I'm looking down at the grass instead of looking up at it.

Gary Player—Augusta National. It's the most beautifully manicured course in the world. The pine trees, the rolling terrain, the great tradition. Some people criticize it

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### ONE COURSE TO PLAY

as a long-hitter's course, but I've won the Masters three times and I'm not a long hitter.

Betsy Rawls, four-time U.S. Women's Open champion—Merion. It's the only course used for the men's U.S. Open that also could be used for the U.S.

Women's Open. It's fun for women, it's not too long nor too difficult.

Bob Rosburg—Olympic. If you punish me by allowing me to play only one course, it's got to be a pretty place or inside a racetrack. I was raised at Olympic. It's a great course that's not too short, not too long.

Gene Sarazen—Hole-In-The-Wall (Naples, Fla.). At my age, it's not too long, not too tough. There are no long par-3 holes.

Dinah Shore—Cypress Point. I love the weather there whether it's warm or cool. It's beautiful. And a woman can play it.

Frank Smith, National Golf Foundation president—Mauna Kea. With my 10-handicap, it gives a golfer of my capability a chance to shoot for a lot of birdies, but if I miss the green I'm in trouble. The beauty goes without saying.

Sam Snead—Cascades (Upper Course). It requires every shot in the bag. It's got uphill lies, downhill lies, sidehill lies. You've got to drive it straight. I always get my pigeons on that one. I shot 62 there once.

Craig Stadler—Harbour Town (Hilton Head, S.C.). It has such a vast difference of holes from start to finish. Because of the water, the trees and the tightness, every hole has its own character.

Frank (Sandy) Tatum, former USGA president—Cypress Point. It simply combines, as perfectly as it's possible to do, the challenge and the esthetics and the pure joy that is golf, that no other sport can equal. And to appreciate it fully, you must see it from the player's point of view.

Peter Thomson, five-time British Open champion—St. Andrews. It's the course, the original course. I'm a lover of classic things—music, paintings. And that's the classic golf course. All other courses are copies of the Old Course. But that's the original. No copy can match the original.

Bob Toski—Cypress Point. It's part oceanside, part inland. Its par-5 holes aren't exceptional but it has great par 3s and great par 4s. The 16th is a unique challenge that can't be reproduced because you don't find that topography anywhere else.

Lee Trevino—Cypress Point. I was going to pick Tenison Park, the public course where I grew up playing in Dallas, but I don't know if I could always get on there, it's too crowded. I know I can always get on Cypress Point because there aren't many members. With the scenery and the weather, I'd never get bored there. Its atmosphere is like the British courses.

Ken Venturi—Cypress Point. It's beautiful and you have to hit every club in your bag.

Tom Watson—Pebble Beach. It brings out the ultimate in the skill you must have to play golf well. You've got to carry the ball over the trouble. You've got to hit the ball where you're supposed to hit it.

Kathy Whitworth—Pleasant Valley (Sutton, Mass.). Its tightness rewards good shotmaking but severely penalizes the errant shot. It's a great challenge of women's golf. I won the LPGA Championship there twice.

Herbert Warren Wind, author, historian—Cypress Point. The holes are within the striking power of the average golfer. It has an enormous variety of shots that, if you pull them off, will provide memorable rewards.

Mickey Wright, four-time U.S. Women's Open champion—The Cloister (Sea Island, Ga.). For a woman it has the perfect distance. It has wind, it's well trapped with well-positioned water. And it's pretty.

Perhaps you noticed that some of golf's most celebrated names were not listed among the panel. Arnold Palmer, for one. Instead of charging that question, he laid up. "There are too many courses," he said, "for me to pick one." Ben Crenshaw laid up for the same reason. So did Tom Weiskopf, with a smile.

"I haven't played that course yet," he said. ■

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## IN MY OPINION

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# Limit size of Sauvie golf course

By DONNA MATRAZZO

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I fell in love with Sauvie Island my first year in Portland, on an astonishing 70-degree January Sunday on Sturgeon Lake in a sea kayak, the grandeur of the snowy Cascades, visible clear to Mount Rainier, spread before me.

Portlanders have many stories about their love for the island, and most of them have to do with wildlife — an owl on a fence post, the wonderful trilling of migrating cranes, a swoop of low-flying swans.

The island is a major stop on the Pacific flyway, that mysterious path in the sky along which millions of migratory waterfowl wing their way from arctic Alaska down along the coast of Mexico.

On June 6, the Multnomah County commissioners will decide whether to allow a 200-acre championship tournament golf course to be built on the island.

According to Mike Houck of the Portland Audubon Society, "Our members and the general public have expressed disbelief that such a facility on Sauvie Island could even be considered."

A 125-acre golf course was approved for the site in 1983, because of a quirk in Oregon's land-use laws that allows land zoned "exclusive farm use" to be designated "community service" for a church, a school, a cemetery — or a golf course.

Now, a Japanese investment company wants to expand the approved site to 200 acres. It makes a plea for safety, but the average size of golf courses in Oregon is only 145 acres.

The request for the expansion was made by Dye Designs. Peter Dye is a world-renowned golf-course designer, and scores of championship tournaments — drawing thousands upon thousands of spectators — are played on courses he designed. With the Japanese investors paying \$2 million for the land, and Dye as designer, it's obvious the Sauvie Island course is planned as a major development.

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**... it's  
obvious the  
Sauvie Island  
course is  
planned as  
a major  
development.**

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Tournament courses must maintain their grasses to ultragreen, blemish-free perfection. Doing this takes many hazardous chemicals — pesticides, herbicides, fertilizers and fungicides. These are applied continuously, making the grasses more and more toxic.

Pro golfer Billy Casper withdrew from a Senior Tour event due to acute pesticide poisoning; Audubon magazine (November 1987) cited a case where nearly 700 waterfowl died on a golf course, poisoned by Diazinon.

The Oregon Department of Fish & Wildlife states that during migration 150,000 to 170,000 birds use the island as a resting and feeding area. Those birds will be attracted to the course because of the lush, fresh greens.

What will happen to them? According to the U.S. Department of Agriculture, "the one method for hazing geese that works for golf courses is a combination of shooting pyrotechnics and actual harassment." That is the best that will happen. The worst, as the Audubon article indicated, "there is also hearsay that some golf-course managers set traps and lay poisons."

I've been to hearings regarding the expansion, and there are no plans to protect wildlife. In fact, it's just the opposite. The hearing testimony from Feb. 27 recorded this:

Planning Commissioner Ruth Spetter: "OK. You assume Fish & Wildlife people will be looking at protecting those fish and wildlife?"

Mark Hess, county planning department staff: "That's right."

Spetter: "You stated that within one year of completion of the course they shall institute this pest-management program."

Hess: "They are going to be working with the Oregon Department of Fish & Wildlife to operate the golf course."

Yet the planning department's own report dated that same day includes a statement from the state Department of Fish & Wildlife saying, "Again, we would like to emphasize that the landowner is significantly changing land use and locating in an area identified as significant wildlife habitat and the department shall not be responsible to respond to any waterfowl and big-game damage that shall occur."

If our own county planning department is so unconcerned about protecting the Sauvie Island wildlife, what can we expect from a group of foreign investors?

If we must have a golf course, let it be restricted to the original 125 acres. A course of that size is not likely to have major tournament potential. We might contain the domino effect of major commercial development that would surely follow a tournament course — development that would eventually spell doom for the wildlife that Oregonians want very much to protect.

---

*Donna Matrazzo of Sauvie Island is a member of the Sauvie Island Conservancy.*

\*\*\*\*\*

## WHY NOT AN EXPANDED GOLF COURSE?

Donna Matrazzo

We have heard people ask, Why not allow the golf course expansion? What could be of harm? A number of island residents and others have formed the Sauvie Island Conservancy attempt to prevent this expansion, we would like to share with you some of our concerns.

As you know, 125 acres have already been approved for a golf course. But now Japanese investors want 200 acres to develop a tournament golf course. They make a plea for safety, but the County Planning Department's findings show that "most 18-hole facilities are developed on sites of 130 to 160 acres".

The request for the additional acreage came from Dye Designs. Peter Dye is a world renowned golf course designer and scores of championship tournaments--drawing thousands upon thousands of spectators--are held on courses he designed. With investors paying \$2,000,000 for the land, and Peter Dye as designer, and acreage 40% larger than the average course, this is a far more major development than a 125 acre public golf course.

What will a multimillion-dollar, championship golf course mean in terms of traffic?

The County is saying there won't be a problem--but their only traffic count is from mid-week, November 1982.

The Oregon Dept of Fish and Wildlife, Audubon Society and the US Department of Agriculture have all predicted that an "alarming" number of waterfowl will be attracted to the lush greens, yet no provisions have been made for their protection.

To maintain tournament greens to the highest of blemish-free perfection, an abundance of hazardous chemicals must be continuously applied, making the grasses more and more toxic. What is the potential for runoff to taint our wells?

Will our farmers suffer the same fate as those in Hawaii, forced off their land because of Japanese-developed golf courses? Honolulu mayor Frank Fasi "contends that the golf course craze is disrupting the lifestyle by raising the appraisals of neighboring property, resulting in rising taxes". There, the City Council has put a moratorium on golf course expansion on agricultural lands.

We do not presume to have all the answers, but we simply could not turn our backs on these very frightening and complex questions. We have done a great deal of research to address these concerns, and that will be presented at the hearing June 6th. If you would like more information in this regard, we can send you a copy of Audubon magazine's 12 page article, "Hazards of the Game". Please send a self-addressed, stamped envelope to: Sauvie Island Conservancy, PO Box 03208, Portland, OR 97283.

\*\*\*\*\*

# Island course topic of hearing set for June 6

By ANDREW OMAN

Opponents and supporters of a proposed golf course on Sauvie Island will face off again June 6 before the Multnomah County Board of Commissioners as the commission decides the fate of 55 acres developers want to add to the 145 acres already approved for the course.

Sauvie Island farmers George and Les Douglas are seeking a community service designation for the farmland which would allow the 55 acres to be added to land that was given that designation in 1983. The Multnomah County Planning Commission approved the designation, and opponents of the course appealed the decision to the county commissioners.

The county commissioners scheduled a hearing May 9 to consider the appeal based on the evidence presented to the planning commission but, in the face of many letters from opponents at the hearing, the commissioners decided to reschedule the appeal hearing and hear new evidence not presented to the planning commission.

"It's unusual for them to do a de novo hearing," county planner Mark Hess said of the commissioners. He said the commission is saying it believes the planning commission did not have enough information to make the decision based on the "barrage" of letters the county commissioners received.

"We had all the questions answered... but when it came down to it, they refused to hear it," land owner George Douglas said. Douglas family members have already sold 145 acres to GGS (Hawaii) Inc. of Honolulu, a Japan-based company that has developed other courses in Japan and Hawaii.

Douglas is a member of the volunteer county planning commission, although he did not participate in the decision on his own land. He said the planning commission made its decision on the merits of the case, but the commissioners' decision to review new evidence appears to be based on politics.

"It's really a slap in the face for those on the planning commission," Douglas said. He said the planning commissioners are county residents who work for free to the best of their ability to make such a decision based on the facts but, "when it comes up before the county (commission), it becomes political."

Douglas said the additional land is needed to make the course better and safer. Although opponents may hope a successful appeal will stop the entire golf course project, Douglas said the land is already sold and the new owners plan to start moving earth on the original sale early in June, possibly before the county renders its decision on the additional 55 acres.

Elizabeth Newcomb is a Sauvie Island resident and attorney for the Sauvie Island Conservancy, the main coalition in opposition to the golf course.

"The island is a real unique area," but in the past 30

(Continued on page 11)



# Island: Proximity to city takes a toll on environment

(Continued from page 1)

years the island's proximity to Portland has taken its toll, Newcomb said. Bird watchers, hunters, bikers, hikers, sunbathers and others are putting pressure on the island. A larger golf course will allow major tournaments and speed up development of the island, she said.

Hess said neither the county planning staff nor the planning commission approved of a "championship tournament facility."

"It was the hundreds and hundreds of spectators we were worried about," he said. Although the planning commission approved the larger course, it also restricted the number of parking spaces on the site to 190 and restricted restaurant seating area to 1,500 square feet.

Those conditions and others should stop tournaments from happening, Hess said. He said the commission could not simply prohibit tournaments because the term is not well defined.

"If it says 'no tournaments' you can't play golf," Hess said. "If you have three guys playing golf on Saturdays, that's a tournament."

Newcomb said the planning commission's restrictions will not be enough to stop the development of a major tournament facility if the developer is allowed to build on 200 acres. If the facility is built, she said she expects the developer to return later to ask for an expansion of the parking and restaurant facilities, claiming the expansions will be needed to make the facility viable.

"We see it as a foot in the door," she said. "We're talking about a very expensive golf course."

And that expensive golf course will likely lead to other development on the island, according to Jerome DeGraaff, a 10-year island resident who moved in 1987 but said he is still concerned about the island's fate. DeGraaff fought against the original community service designation in 1983.

"I don't see that people can stop development," DeGraaff said, but opting for the smaller course or no course at all will slow the development of the island.

Those who oppose the additional land for the course also dispute the amount of land that was originally approved for the community service designation. Opponents say the original designation was for 125 acres of land, but Douglas and the county planning office say the original designation was for 145 acres. The dispute has been credited to a surveyor's error.

DeGraaff said the difference is like that if an urban neighbor asked for a permit to put a pool in her backyard and then built an Olympic-size pool.

"People were really sold a bill of goods," he said.

When opponents attack the community service designation for the other 55 acres June 6, traffic also will be a key issue. Although the proposed entry site for the golf course will be only about 1,200 feet from the Sauvie Island Bridge, opponents say the course will make it harder to get across the bridge during the summer months.

"On summer weekends ... there's traffic backed up a long way to get over the bridge," Newcomb said. The designation approval granted by the planning commission would require the property owners to come back to the commission if traffic over the bridge — the only access to the island — increases by more than 10 percent. Newcomb said asking the owners to come back once the course is in violation will not protect traffic on the island.

While there is loud opposition both on and off Sauvie Island, there are also many island residents who support the golf course. Donald Anderson, master of the Sauvie Island Grange, said that group voted unanimously at a recent meeting to support the additional land for the course.

There may be even more residents of the island who care little either way about the course — Anderson said about 30 of the grange's 230 members were present for the vote.

"The loss of agricultural land is minimal," Anderson said. He said the course will also provide part-time jobs for island youth beyond the agricultural season and the sharp increase in the land's value will help the local property tax base.

He said he is "not really" concerned that the course might lead to more development on the island.

"How can you lie 30 minutes from a million-plus people and stay the same?" Anderson asked. "And this happens to be a good change."

"For now, it fits in well," he said. Anderson praised Douglas for finding a way to use the land without destroying its value as farmland, should it be needed as farmland in the future.

"It's really a thoughtful way of developing the land," he said. "The land is going to be preserved."

Although he is sure the golf course will be built, Douglas said he is less sure about how the board of commissioners will finally rule.

"I don't know what's going to happen," he said.

Newcomb said she and others in the opposition would prefer no golf course at all but, if there must be one, they would prefer one of 125 or 145 acres.

"If we have to live with it, we'll live with it," she said.



## BASMACIYAN-DARNELL, INC.

ENGINEERING AND PLANNING  
Transportation, Traffic, Municipal, Transit

320 SW Oak Street, Suite 300

Portland, Oregon 97204

(503) 227-1666

June 2, 1989

Mr. Stu Sandler  
12945 N.W. Newberry Road  
Portland, Oregon 97231

Subject: Comments on Traffic Study for Sauvie Island Golf Course

Dear Mr. Sandler:

I have reviewed the traffic analysis conducted for the subject project by Kittleson & Associates, Inc. in May of 1989, and would like to offer the following comments:

1. The assumption has been made that the April/May manual traffic counts taken on Sauvie Island Road are representative of peak summertime conditions. This assumption may understate existing weekend summertime traffic which will include recreationalists and agricultural vehicles which may not be present in April or May. The 25 percent difference cited on U.S. 30 between typical May and August traffic may be indicative of this difference. Ideally, it would be useful to have an August traffic count by which to measure any seasonal differences.
2. Supporting data documenting the intersection operations analysis should have been included with the report in order to facilitate a clearer understanding of this analysis. Specifically, it would have been helpful to see the turning movement counts by time period, and the level of service calculations and inherent assumptions. It is concluded that any negative project impacts on the intersection of Sauvie Island Road with U.S. 30 can be mitigated by extending the hours of the weekend peak signal timing plan, but it is not possible to evaluate that conclusion based on the information contained in the report.
3. I question the statement that Level of Service (LOS) "E" is considered an acceptable operating condition at unsignalized intersections. This statement is found on page 18 of the detailed report. Generally, we have used LOS "D" as the basis for identifying acceptable performance.



Mr. Stu Sandler  
June 2, 1989  
Page two

4. A summary of the findings of the trip generation survey conducted at the Heron Lakes golf course would have been helpful. Specifically, it would be interesting to know the relationship between trips to/from this course and the trip generation parameters in the ITE Handbook. According to the ITE Trip Generation Handbook (4th Edition), the parameters which correspond most closely to the trip-making characteristics of golf courses include:

- the number of persons employed on the site,
- the number of acres, and
- the number of parking spaces provided.

The trip generation estimates made in the subject report are not based on any of these factors, but appear to be based on the number of holes available for play. Basing analysis on the number of holes will certainly lead to the conclusion that no traffic increase will be experienced if this number does not change, regardless of the possible change in the size of the course. This conclusion is not necessarily consistent with the guidance set forth in the commonly used ITE publication referenced above.

The conclusion that no new traffic will be generated by the larger course is based on the assumption that its increased attractiveness will not make it a more desirable place in which to play golf, and/or that no additional persons can be accommodated. In effect, the trip generation rates used in the report might be assumed to represent saturation of the tee off opportunities at the course. It is not clear whether this is actually the case.

For comparison purposes I have included estimates of trip generation for a 145-acre and a 200-acre golf course based on the rates cited in the ITE publication.

Number of Acres	Saturday Peak *			Saturday Peak		
	Trip Generation Rate			Trip Ends		
	Total	In	Out	Total	In	Out
145	0.637	35%	65%	92	32	60
200	0.637	35%	65%	127	44	83
Traffic Impact Report:				85	35	50

\* Rate is for the peak hour of the generator.

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D  
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Mr. Stu Sandler  
June 2, 1989  
Page three

5. The issue of traffic attributable to golf tournaments which might be held on the subject course is not addressed in the impact report. It is my understanding that it may not be germane to address this issue at the present time. However, I believe it is worth noting that this impact could be substantial. For example, based on information which I received from you, it appears that in 1988 approximately 8,000 persons per day attended the Fred Meyer Golf Classic and that 7,000 persons per day attended the LPGA Ping Tournament. If we assume a conservative auto occupancy of 3 persons per vehicle, this equates to 2,700 and 2,300 vehicles per day, respectively. If a tournament of similar size should occur at the Sauvie Island Golf Course, traffic volumes of this magnitude could represent a doubling or more of existing weekday traffic levels.

I hope that this information is adequate to meet your needs. Please feel free to contact me if I can answer any questions or can provide you with further information.

Sincerely,



Anne Sylvester, P.E.  
Principal Transportation Engineer

The logo consists of the letters 'B', 'D', and 'I' stacked vertically and slightly offset to the right, all enclosed within a parallelogram border.

14986 NW Mill Rd.  
Portland, Oregon 97231  
June 6, 1989

Board of County Commissioners  
Multnomah County Oregon  
Room 605, County Courthouse  
1021 S.W. Fourth Avenue  
Portland, Oregon 97204

Dear Commissioners:

I was a resident of Sauvie Island from 1981 through the fall of 1987. The last four years I resided at the end of Reeder Road, 17 miles down the Island from the bridge. To get to work, and for other business, I had to drive the length of the Island on a daily basis. One significant observation I made over those years was that traffic, on those narrow roads, was increasing at a spiraling rate.

By September of 1987 the weekend traffic had become so heavy that I dreaded having to make the drive across the Island. It was not uncommon then to have to wait 15 minutes or more just to get over the bridge on an summer Saturday or Sunday afternoon.

The proposed expansion to the proposed golf course development cannot help but contribute to this already-congested traffic situation on the Island, especially during the summer and autumn months. The type of course now being planned for this site will draw hundreds of additional vehicles on a daily basis, during normal operation, and thousands more during championship tournament play--adding to current access problems.

My primary concern is with public safety and access for emergency vehicles. There are no shoulders on the Island roads, and ambulances, police and fire vehicles could have a tragically difficult time coming and going on the Island during periods of intense public recreation use, made worse with golf course traffic. And with Life Flight having to reduce the number of flights it may make for medical emergencies, there will be a decrease in its opportunity for service to the Island.

I personally witnessed a medical emergency on the Island in the spring of 1987, when Life Flight made the difference of life over death for a severely distressed, hypothermic youth. I hate to think of the consequences of a similar weekend in the future, with no Life Flight, and golf tournament participants and spectators clogging access to the bridge as they leave at the conclusion of "championship" play. The emergency response time with land vehicles could be severely impacted due to this increased traffic.

I urge the Board of Multnomah County Commissioners to give serious and thoughtful consideration to this public safety issue, as it relates to traffic, and deny expansion of this proposed golf course. The well-being of Sauvie Island residents, and all residents of Multnomah County who use the Island for recreation, will be affected by your decision.

Yours truly,

*Jack Sanders*  
Jack Sanders



## BASMACIYAN-DARNELL, INC.

ENGINEERING AND PLANNING  
Transportation, Traffic, Municipal, Transit

320 SW Oak Street, Suite 300

Portland, Oregon 97204

(503) 227-1666

June 2, 1989

Mr. Stu Sandler  
12945 N.W. Newberry Road  
Portland, Oregon 97231

051-89

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Mr. Stu Sandler  
June 2, 1989  
Page two

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Traffic Impact Report:				85	35	50

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Mr. Stu Sandler  
June 2, 1989  
Page three

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I hope that this information is adequate to meet your needs. Please feel free to contact me if I can answer any questions or can provide you with further information.

Sincerely,

*Anne Sylvester*

Anne Sylvester, P.E.  
Principal Transportation Engineer

RECEIVED

Multnomah County  
Zoning Division



C. S. E. 1

We lived for 19 years on adjacent site to the proposed golf course. We had geese, heron, swan, ducks, deer, and an occasional red fox and coyote. The area is a vital feeding stop, used by wild life year around. We are against opening up the use of the island for development that would interfere with the natural state of the Island.


Many days the bridge traffic is backed up -- only 1 lane each way -- often accidents on the river, needing emergency vehicles.

We oppose the proposed expansion

100%.

Uena & Richard F. Engstrom  
13150 N.E. San Rafael  
Astoria, OR 97123 256-5599



  
MAY 08 1989

May 6, 1989

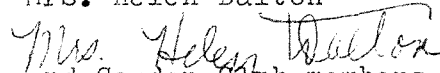
Dear Commissioner McCoy,

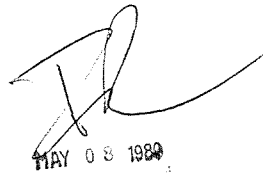
It has just come to the attention of the membership of West Point Garden Club that the essential character of Sauvie Island is about to be changed negatively. We feel strongly that the proposal of a 55 acre development on this island would result in serious traffic problems, a detrimental effect on wild life, increased chemical usage in a rural area, and a probable increase in commercial development.

It's a natural recreational resource; an island of historic significance and pastoral beauty adjacent to a large metropolitan area.

The 45 members of our organization strongly urge you to reconsider the probable destruction of this special island and vote against this proposal.

Sincerely,  
Mrs. Helen Dalton

  
and Garden Club members



MAY 08 1989

May 5, 1989

Commissioner Gladys McCoy  
Multnomah County Board of Commissioners  
1021 S.W. 4th  
Portland, Oregon 97204

Re: Proposed Expansion Sauvie Island Golf Course

Dear Commissioner McCoy:

I am a home-owner on Sauvie Island and a life-long resident of Portland. I am writing to express my concern regarding the traffic impact of the proposed expansion of the golf course on the island.

The island is unique in providing opportunities for residents of the metropolitan area to observe wildlife and birds, to boat, fish and sunbathe, to walk and hike through undeveloped woodlands and meadow, and to pick or purchase fresh produce.

As population in the metropolitan area has grown, and outlying areas that were formerly rural have become developed, recreational use of the Island has increased dramatically. Twenty years ago, the island was uncrowded. The beaches on the Columbia were virtually undiscovered. Ten or fifteen years ago, or about the time that the "gas crisis" occurred, people began to visit the island, and particularly the beaches, in increasing numbers, due to its proximity to Portland. Now, during warm weather, the beaches are extremely crowded, and parking and litter are major problems.

The use of the island by bicyclists, birdwatchers, "Sunday drivers," walkers, joggers, and produce pickers and purchasers has also dramatically increased. On summer weekends, there is traffic backed up far beyond the bridge ramp, and island residents know to avoid trying to leave the island during periods of heavy use.

I believe that the island does not "belong" to the


residents, and that the residents are obligated to accept these inevitable changes with tolerance. Nonetheless, residents are entitled to ask that the county look seriously at any proposal that would aggravate existing traffic problems and endanger the livability of the island.

A 200 acre golf course, designed by a world-renowned golf course architect, and financed by a large international corporation, has the potential to attract large numbers of people to the island. The applicant has made it clear that the developer and designer intend that tournaments will be held on the course if the expansion is approved. Given the expense of developing the course, and the reputations of the developer and designer, it seems naive to expect that these tournaments will be small, local affairs. Further, these tournaments will no doubt be held during late spring, summer and early fall, when traffic on the island is at its heaviest. It seems likely that many golf course visitors will also decide to sightsee on the island, so that not only bridge traffic will be increased, but also traffic on other island roads.

I urge you to vote against the expansion of the golf course. The Board of Commissioners believed in 1983 that a 125 acre golf course was safe, and that it was compatible with the rural nature of the island. I see no hard evidence that a 125 acre course is less safe now than it was in 1983. The current developers' plans are for a far different type of course than the Commissioners considered in 1983, with a much great potential impact on the island and island residents.

Thank you very much for your consideration.

Very truly yours,

  
Elizabeth Newcomb  
19305 N.W. Reeder Rd.  
Portland, Oregon 97231

Mon. May 8

11:20 AM

Dear Gladys McCoy — Am  
strongly against any golf  
course on Saunier Island.  
We need playgrounds for  
our poor (young & old) who  
have nowhere to play, espec.  
at night. This is a big, big  
reason why they (the young  
espec.) drive around at night  
getting into mischief & also  
crime. Where are the lighted  
pools & parks that have  
activities for young ones? Even  
mini-golf courses at low cost  
subsidized by gov. is better than  
nothing — You know this of  
course.

RE  
MAY 08 1989

Sincerely

Kay Engleheart  
1414 W. Everett  
Port. Or.  
97211



"POTATO GROWERS"

Fred J. Cholic  
CRESCENT LAKE FARMS

27238 N.W. SAUVIE IS. RD. • PORTLAND, OREGON 97231

Phone: 503-621-3528

JK  
MAY 08 1989

To Commissioner McCoy,

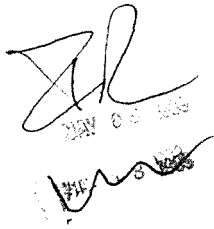
We have lived and farmed  
on Spumie Island for 43  
years and can think of no  
legitimate reason not to approve  
the additional acreage for  
the golf course. It will  
be a benefit to the Island  
in beautification and also  
a tax benefit.

We have seen many changes  
on the Island some good,  
some bad - but this is  
all for the good.

Yours truly,  
Mr. & Mrs. Fred Cholic

# **Ron Murray**

7314 N. Fowler  
Portland, Oregon 97217  
(503) 285-7640



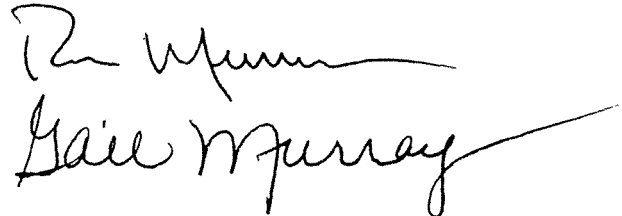
May 5, 1989

Dear Commissioner Gladys McCoy,

This letter is regarding the proposed development of Sauvies Island with the addition of a golf course. It is the opinion of our family that a tournament type golf course is definately not appropriate to this area-and that the building of such is not condusive to the enjoyment of Sauvie Island by the general population. Furthermore, this expanded proposal is quite remote from the original proposal. Where will you allow this development to end? We urge you to vote against the Sauvie Island golf course.

Sincerely,

Ron and Gail Murray



May 6, 1989

Gladys McCoy, Chm.  
County Commissioner  
1021 S. W. Fourth Ave  
Portland, Oregon 97204

Re: Sauvies Island Golf Course

Dear Commissioner:

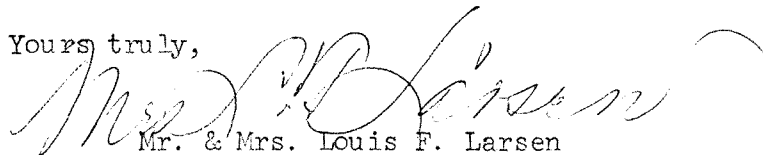
The objections to the Sauvies Island Golf Course ADDITION of approximately 50 acres is ridiculous. The golf course itself has already been approved. The additional land requested is for the purpose of making a safer course to play.

Five of the six people campaigning against this addition of land DO NOT reside on the island. The sixth has resided in a houseboat on the water and has lived on the water probably not over a year. A few others who live quite some distance from the golf course seem to have some minor objections. The golf course has already been approved. Why object to an extra acreage to make a safer place to play golf. NO NEW REASONS are being brought up to object to the additional land.

We own the property adjacent to the approved golf course and I can think of no reason to object. What is more beautiful than a well groomed golf course. We welcome this beautiful addition to the already lovely area. People from the city come to the island in droves to view the natural, rural area and a golf course certainly does not detract from its beauty.

I sincerely hope you will consider in favor of the additional acreage rather than be influenced by chronic complainers. Lovely people who have worked the land for years, providing food for the public, paid taxes on their land for years and who can no longer work as hard as they used to, should have the privilege of cutting down on their work and dispose of their excess land to lighten their load. What could be better than a golf course on an already beautiful island. If it were factories or some type of industry, I would object.

Yours truly,



Mr. & Mrs. Louis F. Larsen  
15227 N. W. Gillihan Road  
Portland, Oregon 97231

cc: Comm. Anderson  
Comm. Bauman  
Comm. Kafoury

**MOBA MEDIA INC**  
**Oregon's broadcast monitoring service**

(503) 223-1677  
BOX 4653  
PORTLAND OR  
97208

SAFETY ACTION TEAM AT VILLA

KPTV TV CH 12

8 MAY 89

10:07 PM

NEWSCASTER KIM SINGER: One area where that strategy is already being tested is in North Portland. Residents there have come up with what they call a Safety Action Team. Pat Duggan explains what it is and how they hope it will work.

REPORTER PAT DUGGAN: On a sunny afternoon in May, the Columbia Villa Housing project gives every appearance of a quiet peaceful neighborhood. Residents know better. They've seen the gangs, the drug activity, the drive-by shootings, but what was going on here today was something entirely different -- a plan to fight back.

GLADYS McCOY, MULTNOMAH COUNTY CHAIR: And the message that we want to send to the gangs, particularly, and the drug dealers is that there is no place in our community for you, and we're going to show you that we will get rid of you.

REPORTER: One way is by assigning more sheriff's deputies to the area, but also getting more citizens involved.

BOB SKIPPER, CHIEF DEPUTY SHERIFF (SWEARING IN OFFICERS): Do solemnly swear or affirm that I will support the Constitution.

REPORTER: These two men were sworn in today as community service officers, not exactly police. Their main job will be to knock on doors.

SKIPPER: We want to get to know the people who live in this community, and we want the people to get to know who we are, and we want them to feel safer about living here.

REPORTER: Residents are cautiously optimistic.

COLUMBIA VILLA RESIDENT: I do believe it's going to work out, I really do. Especially for these little kids. They don't need to grow up in that environment.

REPORTER: One little girl who was afraid to appear on camera told me she's also afraid to walk to school by herself, and even if that should change, she says, no one will be able to erase the memories.

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MW - PA -

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GOLF DEVELOPMENT HEARINGS

KATU TV CH 2

9 MAY 89

5:16 PM

NEWSCASTER JULIE EMRY: A minor victory today for environmentalists fighting a golf course development on Sauvie Island. Multnomah County commissioners are reopening hearings on the issue. The battle centers on farmland on the southern tip of Sauvie Island. The developer, Genso Golf Service of Hawaii, already has approval to build on 150 acres, but now wants to expand to 200 acres. Island residents and environmentalists disagree about traffic, about potential harm to wildlife, and about the use of pesticides.

JEROME DeGRAFF, GOLF COURSE OPPONENT: There's an incredible amount of people that will come. We're talking about serious impact on the migratory water fowl, and we're also talking about using toxic materials -- very intense use of toxic materials.

SHIRLEY LARSON, GOLF COURSE SUPPORTER: In my opinion, they're professional rabble-rousers, because they are against anything; not that they have anything to do with it. They haven't lived there and paid taxes.

NEWSCASTER: Rather than follow a planning committee recommendation to approve the golf course plans, Multnomah County commissioners today decided to hold new hearings on the project on June 6th.

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mew131,137

MAY 10 1989

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GOLF COURSE ON SAUVIE

KOIN TV CH 6

9 MAY 89

5:31 PM

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NEWSCASTER SHIRLEY HANCOCK: It's only 55 acres but it is causing quite a stir among the residents of Sauvie Island. Six years ago Multnomah County approved a plan allowing construction of a 125 acre golf course on the island.

NEWSCASTER MIKE DONAHUE: And now the owner of that land is asking the county for permission to make the course a little bigger. Randy Querin is near the Sauvie Island bridge right now. Randy, why are the islanders objecting a little bit bigger golf course?

REPORTER RANDY QUERIN: Well Mike, it all seems to boil down to just one point; the people of Sauvie Island say they like their island just the way it is, and they don't seem to have any interest in making the changes that are already on the drawing board. George Douglas has been farming his land on Sauvie Island since 1943. Now his children are grown and Douglas is ready to retire. His land was approved for use as a golf course, six years ago, but Douglas says the developers wanted to build houses around the house and he said no.

GEORGE DOUGLAS, OWNER: Once it goes under concrete, then it's bad, and I wanted to stay away from that. That's one of the reasons I proposed a golf course. Not only that, but it's the nearest thing to agriculture you can get, because when it comes down to it, what is a green such as that other than pasture land with people using it rather than livestock?

REPORTER: Douglas has a new buyer; a group of Japanese investors who want the land for a course only, no houses. But they also want more room for the fairways and the other residents of Sauvie Island are saying, "no."

STU SANDLER, SAUVIE ISLAND RESIDENT: It's not just for island residents to enjoy, it's for everyone to enjoy, and to enjoy in its natural state.

REPORTER: Golf course opponents say expanding the course will draw prestigious tournaments bringing crowds the island can't handle. They are hoping the 125 acre site will be too small for developers to bother with.

DONNA MATRAZZO, SAUVIE ISLAND RESIDENT: Up to this point, there has been no buyer. No one wanted to develop a golf course on a 125 acres, so there is some question as to whether, without this approval, there will be a golf course.

(more)

GOLF COURSE MAJOR SETBACK

KGW TV CH 8

9 MAY 89

5:47 PM

NEWSCASTER PETE SCHULBERG: The developers of a planned 200 acre golf course on Sauvie Island have suffered a major setback. Multnomah County Commissioners, this morning, decided to reopen a hearing to determine whether an additional 55 acres ought to be added to farm property already set aside for a golf course on the property. They ruled that an original tape of a land use hearing was inaudible. Response to the decision was split between those who want to develop the island and others who want to preserve it.

DONNA MATRAZZO, SAUVIE ISLAND RESIDENT: Because of the concern for wildlife, and because we've got little narrow two lane country roads on one little two lane bridge as the only access to the island.

SHIRLEY LARSON, ISLAND RESIDENT: It would bring people that we want out there. They would be nice people. They would not impact the traffic. They would come on at their tee times. They would leave as they were finished. It would help our school taxes. It would be an improvement. It would be an lovely open area.

NEWSCASTER: Developers have already said that without the additional 55 acres to the land already set aside for the course, the Japanese investors backing the deal will pull out. They claim a minimum of 200 acres is needed for tournament size golf course. The next hearing on the issue is scheduled for June.

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NEW LIBRARY PROPOSAL

KOIN TV CH 6

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9 MAY 89

5:51 PM

NEWSCASTER SHIRLEY HANCOCK: If you use the library, you won't see a big change, but Multnomah County's library may soon be under the control of a new 11 member public commission, instead of the private Library Association of Portland.

That's just one of the proposals agreed too, in principle, by County Chair Gladys McCoy and Association President Peter Voorhees. Before any decision is made, however, a public hearing is scheduled and you'll get your chance to speak, and the county commission and association must vote on the proposal. The main bone of contention, at this point, is ownership of a \$6 million endowment that has been partially beefed up in the past with the \$200,000 a year in money earned from library fines. As part of the new proposal, the county would keep the fine money and perhaps use it for operation costs.

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2-2-2-2 GOLF COURSE FOR SAUVIE ISLAND, CH 6, 5/9/89

REPORTER: The residents also say a golf course will require the use of harmful pesticides, but George Douglas says the insecticides and fungicides he's had to use on his farm over the years are much more dangerous than what the golf course would require.

GEORGE DOUGLAS: You're talking about something that is a selective spray that would kill your broadleaf weeds and such as that, herbicides which is not near as dangerous or as bad environmentally, and also the quantity will be less.

REPORTER: Multnomah County commissioners will review all testimony on the proposed expansion in early June. If they deny the request to expand, Japanese investors will like withdraw their plans. Let me see if I can give you some idea of where this golf course is going to go. You can see the Sauvie Island bridge behind me. This will all be fairway. This is the north end of where the golf course will be. It extends quite some ways to the east and that stand of trees to the south, that's the far end. If the area is expanded by 55 acres, these oak trees that you see here, some of them go and that area will all be cleared out for about 500 feet back. It's only 55 acres which would seem to be a small expansion, but perhaps just large enough to stop the project from happening. Mike and Shirley.

NEWSCASTER SHIRLEY HANCOCK: Randy, opponents plan to stress this traffic issue. How will this come into play?

REPORTER: Well, they are saying that all of the cars coming to watch these tournaments are going to have a big impact, but the owners say you can see how close the bridge is; all the people have to do is come over the bridge and enjoy the golf course, so they don't think traffic will be an issue at all.

NEWSCASTER MIKE DONAHUE: Bottom line, how much does Douglas plan to make on this sale?

REPORTER: With no expansion, 1.4 million is the price tag; with expansion, two million, but he's going to have to split that three ways with his brothers and, of course, pay taxes.

Dear Commissioners:

5/25/89

I am a resident of Sauiie Island and am very much against the proposed expansion of the golf course. My wife and I have sent you a separate letter with our concerns.

Mr Douglas recently sent a letter to Island residents asking for our support and claiming, among other things, that efforts to block the expansion were simply an example of "outsiders" trying to control Island life. This is not true by any stretch of the imagination. Not only are many Island residents opposed to this move, but Mr. Douglas seems to have forgotten that a substantial part of the Island is publicly owned, and therefore, the people concerned are rightfully considered owners, or "insiders".

I have enclosed a list of names that I gathered on 5/24/89. They were shown the enclosed letter and asked if they would like to sign. I spent less than 1 hour doing this while at work, and had 35 people sign, most with very strong feelings. Three people declined to sign - two who were in favor of the course and one because she felt she was not familiar enough with the issues. Many of these people golf and most enjoy the Island in one way or another, but all agree on one thing - a golf course on Sauiie Island is not a good idea and tournaments would be a disaster for almost every other user group.

I realize that this is not a scientific study, but I think that it does give you an

idea of how the majority of the public, the owners of a good deal of Saucie Island, feel about this golf course. Please consider this and vote against the proposed expansion.

I would be pleased to discuss with any of you more of my own concerns.

Thank you very much.

Dave Ruud

14139 NW Charlton Rd

Portland 97231

621-3939

Addendum: You will note that none of these people live on the Island - this was done intentionally.

I'm sure you will hear from Island residents independantly, but it is an area of concern to a much broader group than those ~~one~~ of us lucky enough to live there.

DR.

# Against Sauvie Island Golf Course Expansion

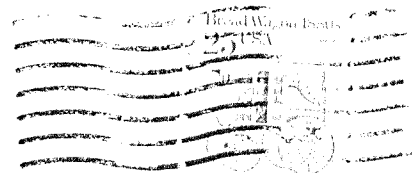
Name	Address	Date
Julie Korzemin	4835 SW Oregon Rd B-9 97225	5/24/89
Bonnie Matteson	2435 N.E. 44 97213	
Joy Wams	3335 N. Hallock 97217	5/24/89
Mildred Greer	4519 SE Windsor Ct 97206	5-24-89
Aleg Crosby	417 Lake Bay Ct 97034	5-25-89
Julie Albricht	3102 NE 103rd #24 97220	5-24-89
Kathryn McWilliams	5715 N. Williams 97217	5/24/89
Michelle Lien	4624 SE Gladstone St. 97206	5-24-89
Tom Boss	6405 N Atlantic 97217	5-24-89
Anne Plush	2834 NE 48th 97213	5-24-89
Robert Olson	630 Hemlock Lake Oswego 97034	5-24-89
Deborah Monahan-Juller	2830 SW Plum Av. PTD 97219	5-24-89
Douglas Robb	0211 SW RIDGE DR. PDX 97219	5/24/89
Rene Louise Joy	15203 NW McNamee Rd. Port 97231	5/24/89
Lee L. Gerson	3800 NE 23rd Ave. PDX 97212	5/24/89
Larry P Cooper	8516 SW 65th Portland 97219	5/24/89
Steve Martin	8524 SW 184th Loop Aloha OR 97007	5-24-89
Kathy Egan	Rt 1 Box 218 Hillsboro, Or 97124	5/24/89
Stuart V. Olsen	2948 S.W. Bennington Dr. Portland, Or 97201	5/24/89
Alma M. Humphreys	7800 SW Capital Hill Dr Portland 97219	5/24/89
Sam Herman	2734 SE 36th PORTLAND, OR 97202	5-24-89
Pat Bernhardt	2734 Sykes Rd. St. Helens, Ore. 97051	5-24-89
Ann M. Banta	5535 N.E. 32nd Ave - Portland	5/24/89
Kate Vitale	811 N.E 53rd Ave. Portland	5/24/89
A. Young MD	2040 NW 135th Ave Portland	5-24-89
Wanda Dine	12945 NW DEWBERRY Rd	5/25/89



Robert J. ~~Smith~~  
Ward ~~Ellman~~  
Herb Biskar  
Joy Honeyman  
Glenda Plattery  
Corrine Carter  
Barrie Winter  
Leigh Merriman  
June Frikey

2375 NW Northrup Blvd. 9/4/89 274 7057  
230 E 38<sup>th</sup> Ave Eugene 5/24/89 686-9151  
3675 NW Gordon Ptld ~~2/4/89~~ 5/24/89  
7400 SW Barnes Rd Portland 5/24/89  
10202 N Buchanan 5/24/89  
12602 NE 180 St. Battle Ground, WA 5-24-89  
2110 E 8<sup>th</sup> St Van 98661 5-24-89  
314 SE 30th Place Portland 97214 5-24-89  
5757 Windfield, L.O. 97305 5-24-89

ADRIENNE KEITH & DAVID RUUD  
14139 N.W. CHARLTON ROAD - PORTLAND, OR 97231



County Commissioners  
1021 SW Fourth  
Portland, Or  
97204

May 26, 1989

Dear Commissioners,

We are residents of Sauvie Island and are concerned about the proposed changes to the approved golf course. Our first preference would be that no golf course be built on the island at all. We are concerned about the long term effects that a golf course would have on wildlife, scenery, traffic, and the potential for development that could change the face of the island forever. It seems a shame to us that development and expansion have somehow taken precedence over the preservation of this beautiful land in its natural state. A golf course is not natural or agricultural, it is commercial and once it is built there is no turning back.

We are aware that the decision to build a golf course on the island has already been made. We would like to take this opportunity to voice our opposition to this new proposal to expand the currently approved acreage. As stated above, the wheels of development have begun to turn, and what was originally agreed upon as adequate acreage for a small golf course, has now grown and will probably continue to grow. We feel that it is foolish and naive to assume that this will be the final request for acreage or development of this property. We originally stated our concerns about the expansion to the Planning Commission, and have enclosed a copy of that letter for your review.

We also agree with the concerns stated in the enclosed letter that was forwarded to us, and we hope that you have received many of these letters. Specifically, we feel that the increased traffic caused by a tournament sized golf course would create unacceptable safety risks for bicyclists, runners, and anyone needing to get on or off the island quickly. (We have often experienced 20, 30 and up to 45 minute lines of traffic on hot summer days).

We appreciate your consideration of this very important issue. We are avid golfers, but feel the problems with any course on Sauvie Island, let alone one which could hold tournaments, far outweigh the advantages.

The future of Sauvie Island is in your hands. We thank you for taking this matter seriously and being thoughtful and wise in your decision making.

Sincerely yours,

*Adrienne Keith*  
*David Ruud*

Adrienne Keith  
David Ruud  
14139 NW Charlton Rd.  
Portland, Oregon 97231

February 17, 1989

To: Division of Planning & Development

Re: Proposed Sauvie Island Golf Course Expansion

Dear Commission Members:

We attended the hearing on February 13, 1989, regarding the proposed expansion of the golf course on Sauvie Island. Many issues were brought up that we hope you will consider before a final decision is made. We would like to share our opinions with you.

We are opposed to the expansion for several reasons. It was by no means made clear to us that a larger course would be safer for the golfers. We are unaware of serious safety problems at any of the smaller courses that you listed in your report or on any that we have played over the past 30 years. The applicant's attorney used the example of a recent injury suffered by Hale Irwin. This is absurd. Mr. Irwin is a professional golfer, was injured in a professional tournament, and was playing on a huge course. This example not only has no application to the Sauvie Island course, it also demonstrates that the primary factor in golf safety lies in the players, not the course size. If the applicant truly believes that the current acreage is insufficient to provide safety, he has the clear options of eliminating the practice areas or limiting the course to nine holes. While he may have the "right" to practice facilities and eighteen holes, he has not demonstrated a "need" for either, and may need to compromise one or the other.

Secondly, we believe the applicant fully intends to promote tournament golf at this course. This would create huge (and perhaps dangerous) traffic demands on Sauvie Island Bridge and local roads. It would also be inconsistent with current land use, in that there are no other spectator sports allowed on the island. (Recent bike racing permits have not been renewed because of residents' protestations concerning traffic. These are one day, time limited events that do not come close to what a golf tournament would create in terms of traffic). We believe that if the applicant is primarily interested in golfer safety, he should be required and willing to accept a condition that tournaments are prohibited.

Finally, we are concerned that the additional acreage is at the cost of agricultural and wooded land. While the nursery

can most likely find other land, the habitat for wildlife will be permanently destroyed.

In summary, we feel that this decision should be based on a combination of two factors: land use and safety. It has already been determined that the current acreage, and no more, qualifies for land use as a golf course. To assure safety and discourage inappropriate expansion of land use, the applicant should be denied the additional acreage, agree not to hold tournaments, and be encouraged to eliminate practice areas or reduce the course to nine holes.

In addition, we continue to be concerned with the remaining acreage that the applicant owns adjacent to the proposed golf course. In your report you stated that the applicant may not request a zone change for that acreage in order to build residential houses adjacent to the golf course. However, could the applicant sell off five acre parcels of the remaining land he holds, thereby sidestepping the rezoning issue? We hope that you will consider adding a stipulation to the golf course approval that the land owner must never sell the remainder of the land adjacent to the golf course for residential use.

Thank you for your consideration.

Sincerely,

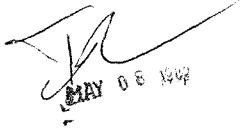
*Adrienne Keith*

*David Ruud*

Adrienne Keith  
David Ruud  
14139 NW Charlton Road  
Portland, Oregon 97231  
(503) 621-3939

### SAUVIE'S SAVVY DEAL

Where oats, peas, beans and barley grow  
with pumpkin patch and berry rows,  
where geese and swans and heron fly  
or owl wings beat in night-time sky;  
Other ways now want to come---  
Cars and Clubs and Carts and Rum,  
geese as pests while Golfers preen:  
The Boys work Deals on poisoned Greens.

  
MAY 08 1989

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,


I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

- TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge.
- WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
- CONFLICT OF INTEREST. Although he is not voting on this issue, Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the recommendation to approve the proposed expansion.
- IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 76 acres. It is out of character with such zoning to have a tournament-type golf course with a 190-car parking lot in the space where two families should live.
- CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
- FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course, besides removing productive farmland, will undoubtedly lead to major commercial development.

Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

  
\_\_\_\_\_

5-5-89  
(date)

*JR*  
MAY 08 1989

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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Sincerely,

*Anna K. Hallachy*  
ADDRESS 1319 S. J. Hume Ct.  
Portland, Or. 97219

*5/6/89*

(date)



59.89 MW -  
RD -

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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Sincerely,

Robert B. MacIver  
ADDRESS 700 NE Multnomah #845  
PO Box 97232

May 6, 1986  
(date)

5-11 PA -  
mw ✓

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

CLERK OF  
COUNTY COMMISSIONERS  
MULTNOMAH COUNTY  
OREGON  
1989 MAY -9 AM 10:59

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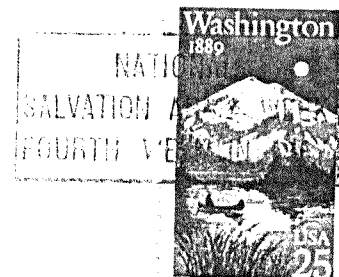
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

*Kathleen Mullen*

ADDRESS 2785-D NW Upshur  
Portland, OR 97210

May 7/1989  
(date)



County Commissioners: Ms McCoy, Ms Kathryn,  
Ms. Anderson, Mr. Bauman  
1021 SW fourth  
Portland, OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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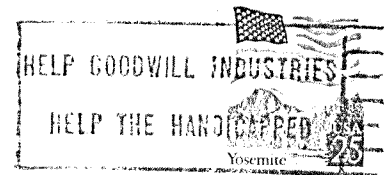
*Patricia H. Lippert*

ADDRESS 2828 S.E. 70th  
Portland, Oregon 97206

(date)

1989 MAR 9 AM 10:58  
CLERK OF  
COUNTY COMMISSIONERS  
MULTNOMAH COUNTY  
OREGON

P. Lippert  
2828 S.E. 70th  
Port, Oreg.  
97206



County Commissioners  
1021 S.W. Fourth  
Portland, Oregon

97204

5-11 PA-  
mw

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

- TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge.
- WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
- CONFLICT OF INTEREST. Although he is not voting on this issue, Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the recommendation to approve the proposed expansion.
- IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 76 acres. It is out of character with such zoning to have a tournament-type golf course with a 190-car parking lot in the space where two families should live.
- CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
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Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

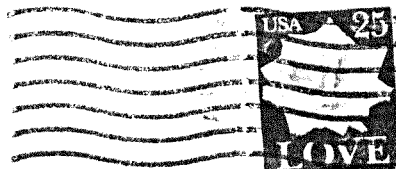
Sincerely,

Molly Grant

5/7/89  
(date)

1989 MAY 10 AM 10:48  
HOLMSTADT COUNTY  
OREGON  
COUNTY COMMISSIONERS

Molly Grant  
3024 NW Wilson #4  
Portland, Or 97210



County Commissioners:  
G McLox, G Kafowry, P Anderson,  
R Bauman  
1021 SW Fourth  
Portland, Or  
97204

**Evinrude**  
SALES and SERVICE

**OMC &  
Mercruiser**

ACCESSORIES - HARDWARE



CANVAS WORK

AT THE GAY MOORAGE

12800 N.W. MARINA WAY

PORTLAND, OREGON 97231

PHONE 286-5537

May 8, 1989

Multnomah County Commissioners  
Gladys McCoy, Pauline Anderson,  
Rick Bauman and Gretchen Kafoury  
1021 S.W. Fourth  
Portland, Oregon 97204

Re: SAUVIE ISLAND GOLF COURSE

1989 MAY 10 AM 10:47  
MULTNOMAH COUNTY  
OREGON  
CLERK OF  
COUNTY COMMISSIONERS

We are residents of Sauvie Island and have been for 30 years.  
We are in favor of the golf course and see no problems created  
by it.

Multnomah County must face the fact that Sauvie Island is  
becoming less and less of an agricultural area and more re-  
creation oriented. At least the golf course will bring up-  
standing people to the island unlike the undesirable ones  
that come to the beaches and trash our roads and bikers that  
urinate in our yards, etc.

Since the traffic light was put in, there is not the traffic  
back-up on the bridge so consequently, the argument about  
increased traffic and tie-ups is not a valid one.

The island is a beautiful place to live, and we feel that the  
golf course will only enhance the island.

Also, from what I have been told, most of the opposition against  
the golf course are residents off the island. We live here and  
we would like to see the course become a reality.

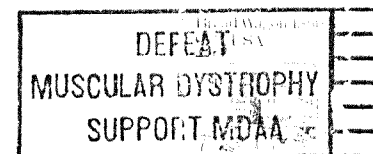
Thank You,

*Cherie and Greg Sprando*  
Cherie and Greg Sprando  
14025 N.W. Charlton Road  
Portland, Oregon 97231





12800 N.W. MARINA WAY  
PORTLAND, OREGON 97231



MULTNOMAH COUNTY COMMISSIONERS  
Gladys McCoy, Pauline Anderson,  
Rick Bauman and Gretchen Kafoury  
1021 S.W. Fourth  
Portland, Oregon 97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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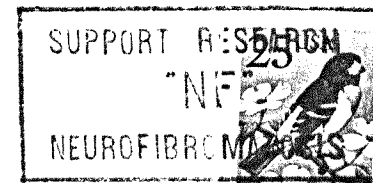
Sincerely,

Mary & Joe Carroll  
ADDRESS 6908 N. St. 5th  
Portland, Or. 97219

5/8/1989  
(date)

1309 MAY 10 AM 10:47  
MULTNOMAH COUNTY  
RECORDS

Mrs. Joseph W. Carroll  
6908 SW 5th Street  
Portland, OR 97219



To County Commissioners: Gladys McCoy, Leticia Kofsky,  
Pauline Anderson, Fred Bauman  
1021 S. N. Feb  
Portland, Or 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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Sincerely,

Douglas W. Haddon

05/07/89  
(date)

1025 Troon Road  
Lake Oswego, OR 97034

BOARD OF  
COUNTY COMMISSIONERS  
1989 MAY 10 AM 10:47  
MULTNOMAH COUNTY,  
OREGON

1026 Troon Rd  
Lake Oswego, OR  
97034



County Commissioners  
McCoy, Kafoury, Anderson, Bauman  
1021 S. W. 4<sup>th</sup>  
Portland, OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

RECEIVED  
COUNTY COMMISSIONERS  
1989 MAY 10 11:10:47  
MULTNOMAH COUNTY  
OREGON

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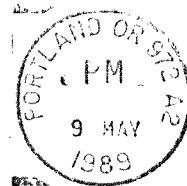
*Land and other areas.*

Sincerely,

*Dee Anna Mains*  
ADDRESS 20438 S. Ferguson Rd  
Oregon City, OR 97045

5/5/89  
(date)

D. Mainw  
20438 S. Ferguson Rd.  
Oreg City, Ore.  
97045



County Commissioners  
1021 S.W. Fourth  
Portland, Oregon

97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

BOARD OF  
COUNTY COMMISSIONERS  
1989 MAY 15 PM 3:23  
MULTNOMAH COUNTY  
OREGON

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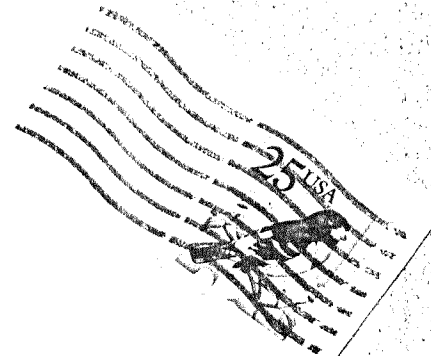
Sincerely,

H. Mamm  
ADDRESS 14916 NW MILL RD  
PORTLAND, OR 97231

5/10/89  
(date)



County Commissioners  
1021 SW 4th  
Portland, OR 97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

BOARD OF  
COUNTY COMMISSIONERS  
1989 MAY 10 10 31 AM  
MULTNOMAH COUNTY  
OREGON

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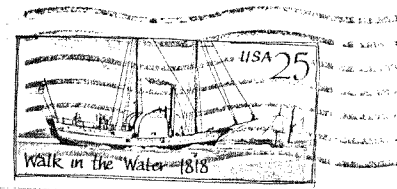
Lawrence S. Smith

5-11-89

(date)

*Economic development is not the only consideration.*

L. Smith  
2521 NW Westover  
Portland, OR  
97210



County Commissioners  
Gladys McCoy, Gretchen Kafoury  
Pauline Anderson, Rick Baumann  
1021 SW 4th  
Portland, OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kefoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

1993 MAY 12 PM 3:21  
MULTNOMAH COUNTY  
OREGON

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Sincerely,

Katherine J. Litwinski

May 11, 1984  
(date)

Likowski  
1005 N.E. 23<sup>rd</sup> Place  
Thaule, Oregon  
97060



County Commissioners  
1021 S.W. 4<sup>th</sup>  
Portland, Oregon  
97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

1989 MAY 12 PM 3:21  
MULTNOMAH COUNTY  
OREGON

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Sincerely,

Walter Robinson

4/11/89  
(date)

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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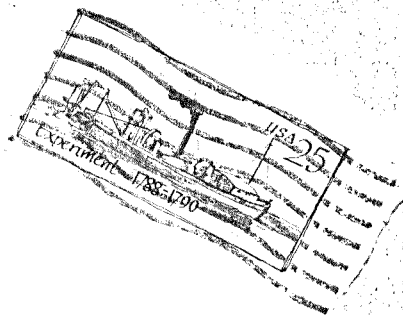
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Sincerely



4-11-89  
(date)

111 S.W. Market  
Portland, 97201



County Commissioners  
1021 Gladys McCoy  
S.W. Fourth  
Portland, Or. 97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

CLERK OF  
COUNTY COMMISSIONERS  
1989 MAY 11 PM 2:45  
MULTNOMAH COUNTY  
OREGON

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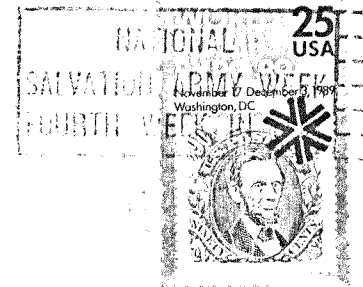
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Sincerely,

Conrad Heurich

5-10-89  
(date)

Mr. & Mrs. Conrad Heinrich  
3249 N.E. 88th  
Portland, OR 97220



County Commissioners  
1021 S.W. Fourth  
Portland  
Oregon 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
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Portland, OR 97204

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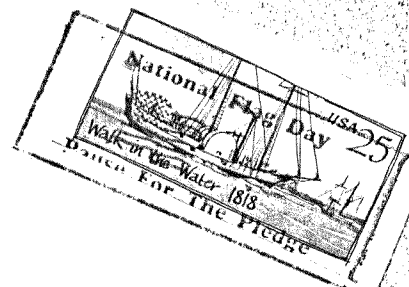
Sincerely,

Charles Gooden / Bruce Eubank  
6

4-22-89  
(date)

CLERK OF  
COUNTY COMMISSIONERS  
1989 MAY 11 PM 2:45  
MULTNOMAH COUNTY  
OREGON

PO box 219021  
Portland or 97225



County Commissioners:  
Gladys McCoy, Gretchen Kefauver  
Pauline Anderson, Rick Bauman  
1021 SW 4th  
Portland ~~or~~ Oregon 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

MULTNOMAH COUNTY  
OREGON

1989 MAY 11 PM 2:45

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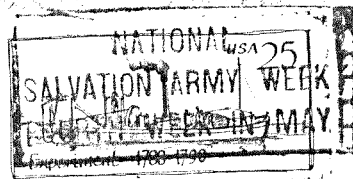
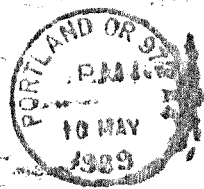
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

  
PAT KEENEY  
ADDRESS 14938 N.W. Mill Road - M2  
Portland, OR 97231

5/9/89  
(date)

PAT KEENEY  
14938 N.W. M. 117d.  
Portland, OR 97231



County Commissioners  
1021 S.W. Fourth  
Portland, OR 97204

*Recd. 1:40 P.M. Anderson*

O: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

1989 MAY 22 AM 8:02  
MULTNOMAH COUNTY  
COUNTY COMMISSIONERS

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Sincerely,

*Niki Steckler*

*4/23/89*

(date)

NIKI STECKLER  
2482 NW Marshall  
Portland 97210

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

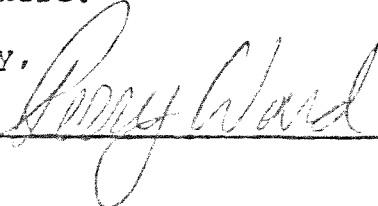
I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

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- WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
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- FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course, besides removing productive farmland, will undoubtedly lead to major commercial development.

Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

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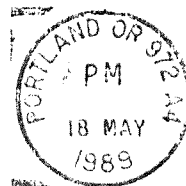
  
\_\_\_\_\_

5-17-89  
(date)

1989 MAY 19 PM 2:45  
COUNTY COMMISSIONERS  
CLERK OF COUNTY COMMISSIONERS



Perry Ward  
8722 NE Dyer  
Portland, OR. 97220



County Commissioners  
1021 SW Fourth  
Portland, Or. 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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Sincerely,

Lauren Blank

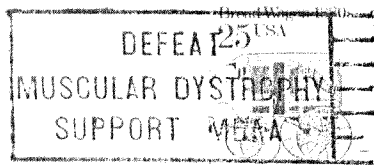
8728 N. Edison

Portland, Oregon 97203

May 16.

(date)

J. Blank  
8727 N Edison  
Pvt. 97203



County Commissioners  
1021 SW 4th  
Portland, Or. 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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Sincerely,

Robert La Vortor

4/29/89  
(date)

BOARD OF  
COUNTY COMMISSIONERS  
1989 MAY 17 AM 11:53  
MULTNOMAH COUNTY  
OREGON

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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Sincerely,

  
\_\_\_\_\_

21 APR 38 <sup>24</sup>  
(date)

1989 MAY 17 11:11:53  
MULTNOMAH COUNTY  
CLERK

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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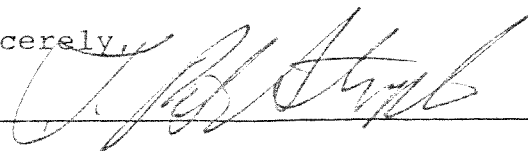
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Sincerely,



4-27  
(date)

1989 MAY 17 AM 11:53  
CLERK OF  
COUNTY COMMISSIONERS  
MULTNOMAH COUNTY  
OREGON

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

BOARD OF  
COUNTY COMMISSIONERS  
1989 MAY 17 AM 11:53  
MULTNOMAH COUNTY  
OREGON

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Sincerely,

Joel Stephens

4-29-89  
(date)

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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Sincerely,

Peggy Myerli

4-30-89  
(date)

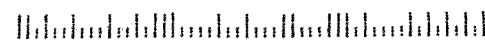
BOARD OF  
COUNTY COMMISSIONERS  
1989 MAY 17 AM 11:53  
MULTNOMAH COUNTY  
OREGON



959 Neilson  
Albany, Co. 94706



Multnomah County Commissioners  
1021 SW Fourth  
Portland, OR 97204



16 May 89

Dear Commissioners:

Please register my opposition to the proposed development of a golf course on Sauvies Island.

The proposed development would result in negative impacts on wildlife and traffic patterns.

Land use zoning changes have occurred and would continue to change to accommodate more homes. The current state of a rural and natural setting should absolutely be preserved.

Please vote NO on this issue.

Sincerely,

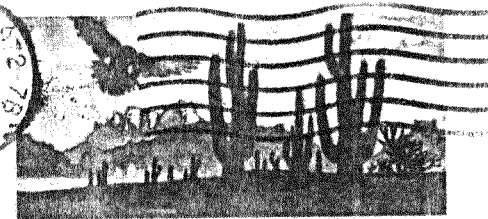
Jeann Sims

L.A. SIMS  
3124 N. TERRY ST  
PORTLAND, OR 97217

BOARD OF  
COUNTY COMMISSIONERS

1989 MAY 17 AM 11:52

MULTNOMAH COUNTY  
OREGON



America the Beautiful USA 15

Multnomah County Commission  
1021 SW 4th  
Portland, Oregon

97204

© USPS 1988

re: Sauvie Island Golf Course Proposal

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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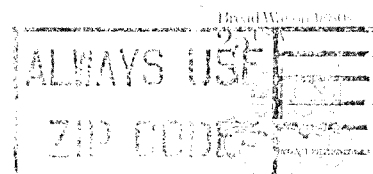
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Adrienne Reiter  
ADDRESS 14139 NW Charleston Ave.  
Portland, Oregon 97221

5/27/89  
(date)

ADRIENNE KEITH & DAVID RUUD  
14139 N.W. CHARLTON ROAD - PORTLAND, OR 97231



County Commissioners  
1021 SW Fourth  
Portland, Ore  
97204



Rec'd 5/12/89 9:30 AM  
MW  
PA

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

1989 MAY 25 11:33  
MULTNOMAH COUNTY  
CLERK

Dear County Commissioners,

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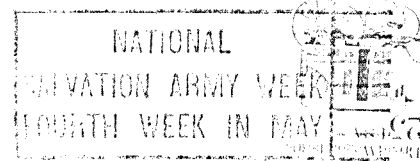
Sincerely,

Kimberlee Gerley

5/25/89  
(date)

*To allow a golf course there would be against the best interest of scenic tourism as well.*

Kim Kerley  
1549 SE Fir Grove Loop  
Hillsboro Or 97123



County Commissioners  
1021 SW 4th  
Portland Oregon 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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Sincerely,

Molly Grant

5/7/89  
(date)

1989 MAY 10 AM 10:48  
MULTNOMAH COUNTY  
CLERK OF BOARD OF  
COUNTY COMMISSIONERS



Molly Grant  
3024 NW Wilson #4  
Portland, Or 97210



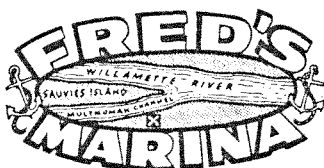
County Commissioners:  
G McCoy, G Kafowry, P Anderson,  
R Bauman  
1021 SW Fourth  
Portland, Or  
97204

**Evinrude**

SALES and SERVICE

**OMC &  
Mercruiser**

**ACCESSORIES - HARDWARE**



**CANVAS WORK**

**AT THE GAY MOORAGE**

12800 N.W. MARINA WAY

PORTLAND, OREGON 97231

PHONE 286-5537

May 8, 1989

Multnomah County Commissioners  
Gladys McCoy, Pauline Anderson,  
Rick Bauman and Gretchen Kafoury  
1021 S.W. Fourth  
Portland, Oregon 97204

Re: SAUVIE ISLAND GOLF COURSE

RECEIVED  
COUNTY CLERK  
MAY 10 AM 10:47  
MULTNOMAH COUNTY  
OREGON

We are residents of Sauvie Island and have been for 30 years. We are in favor of the golf course and see no problems created by it.

Multnomah County must face the fact that Sauvie Island is becoming less and less of an agricultural area and more recreation oriented. At least the golf course will bring upstanding people to the island unlike the undesirable ones that come to the beaches and trash our roads and bikers that urinate in our yards, etc.

Since the traffic light was put in, there is not the traffic back-up on the bridge so consequently, the argument about increased traffic and tie-ups is not a valid one.

The island is a beautiful place to live, and we feel that the golf course will only enhance the island.

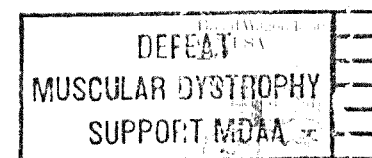
Also, from what I have been told, most of the opposition against the golf course are residents off the island. We live here and we would like to see the course become a reality.

Thank You,

*Cherie and Greg Sprando*  
Cherie and Greg Sprando  
14025 N.W. Charlton Road  
Portland, Oregon 97231



12800 N.W. MARINA WAY  
PORTLAND, OREGON 97231



MULTNOMAH COUNTY COMMISSIONERS  
Gladys McCoy, Pauline Anderson,  
Rick Bauman and Gretchen Kafoury  
1021 S.W. Fourth  
Portland, Oregon 97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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ADDRESS

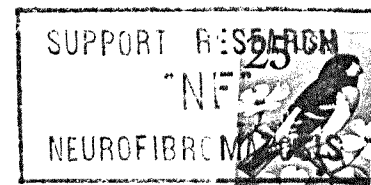
*Mary & Joe Carroll*  
*6908 N. N. 5th*  
*Portland, Or. 97219*

(date)

*5/8/1989*

1989 MAY 10 AM 10:47  
COUNTY CLERK  
MULTNOMAH COUNTY  
OREGON

Mrs. Joseph W. Carroll  
6908 SW 5th Street  
Portland, OR 97219



To County Commissioners: Gladys McCoy, Leticia Kofsky,  
Pauline Anderson, Rick Bauman  
1021 S. H. Park  
Portland, Or 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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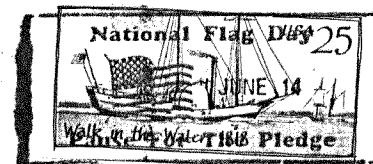
Donna W. Henderson

05/07/89  
(date)

1036 Troon Road  
Lake Oswego, OR 97034

1989 MAY 10 AM 10:47  
MULTNOMAH COUNTY, OREGON  
BOARD OF  
COUNTY COMMISSIONERS

1026 Troon Rd  
Lake Oswego, OR  
97034



County Commissioners  
McCoy, Kafoury, Anderson, Bauman  
1021 S.W. 4<sup>th</sup>  
Portland, OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

BOARD OF  
COUNTY COMMISSIONERS  
1989 MAY 10 AM 10:47  
MULTNOMAH COUNTY  
OREGON

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- ✓ **FURTHER DEVELOPMENT OF THE ISLAND.** Currently the island is a blend of pristine and pastoral. The addition of such a golf course, besides removing productive farmland, will undoubtedly lead to major commercial development.

Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

*Land and other areas.*

Sincerely,

*Dee Anna Mains*  
ADDRESS 20438 S. Ferguson Rd  
Oregon City, OR 97045

5/5/89  
(date)



D. Mainw  
20438 S. Ferguson Rd.  
Oreg City, Ore.  
97045



County Commissioners  
1021 S.W. Fourth  
Portland, Oregon  
97204



# Oregon Golf Association Inc. A Non-Profit Corporation

1003 CASCADE BUILDING • PORTLAND, OREGON 97204 • Telephone: 222-1139

May 15, 1989

Board of Commissioners  
Multnomah County  
1021 S.W. Fourth Avenue  
Portland, OR 97204

Ladies and Gentlemen:

The purpose of this letter is to support the effort of Mr. George Douglas to expand by 55 acres the golf course already approved for Sauvie Island.

The Officers and Directors of the Oregon Golf Association are acutely aware of the increasing demand for golf facilities throughout the nation and the particular problem of Portland golfers caused by an acute shortage of courses.

The course planned for Sauvie Island will help to alleviate the shortage of public golf facilities and the additional 55 acres will allow the developer to provide necessary safety factors.

Thank you for your kind consideration.

Yours truly,

Dale Johnson  
Executive Director

DJ/cp

cc: Mr. Don Krieger, President, Oregon Golf Association

1989 MAY 15 AM 11:11  
COUNTY CLERK  
MULTNOMAH COUNTY  
OREGON

EXECUTIVE COMMITTEE  
DON KRIEGER  
President  
GORDON HALL  
Vice President  
JERRY PEARSON  
Treasurer  
CHARLES FISK  
Director

GEORGE GANT  
Director  
GAYLORD DAVIS  
Director  
BOB HARRINGTON  
Director  
ED HOGAN  
Director

STEVE NOSLER  
Director  
RICHARD ROSKOFF  
Director  
JIM GIBBONS  
Tournament Chairman

CHARLES GANTER  
Public Links Chairman  
DON KOWITZ  
Handicap Chairman  
BOB NORQUIST  
Director of Junior Activities

ADVISORS  
SALLY BOLLIGER  
Ladies Advisory Chairperson  
JERRY MOWLDS  
PGA Advisor  
DALE JOHNSON  
Executive Director

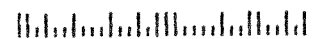


**Oregon Golf Association Inc.**

1003 Cascade Building  
Portland, Oregon 97204



Board of Commissioners.  
Multnomah County  
1021 Fourth Avenue  
Portland, OR 97204





OREGON CHAPTER  
Pacific Northwest Section  
**PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA**

Executive Office: 1003 Cascade Building, Portland, Oregon 97204, (503) 222-1139

May 15, 1989

Board of Commissioners  
Multnomah County  
1021 S.W. Fourth Avenue  
Portland, OR 97204

Dear Commissioners:

As president of the Oregon Professional Golfers' Association, I write to support the request of Mr. George Douglas to add 55 acres to the golf course which he plans to develop on Sauvie Island and which already has been approved.

New golf courses are greatly needed throughout Oregon and particularly in the Portland area. The Sauvie Island course will help by providing another public facility near the City center.

The developer believes the additional 55 acres is necessary to provide proper safety factors. We hope the Board will look favorable upon this request.

Yours truly,

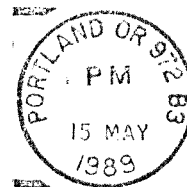
Bruce Wattenburger  
President

BW:dj

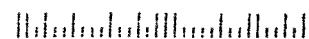
RECEIVED  
COUNTY COMMISSIONER'S OFFICE  
1989 MAY 16 AM 11:07  
MULTNOMAH COUNTY  
OREGON



OREGON CHAPTER  
**Pacific Northwest P.G.A.**  
1003 Cascade Building  
Portland, Oregon 97204



Board of Commissioners  
Multnomah County  
1021 S.W. Fourth Ave.  
Portland, OR 97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

BOARD OF  
COUNTY COMMISSIONERS  
MULTNOMAH COUNTY  
OREGON  
1989 MAY 15 PM 3:23

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

- ✓ TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge.
- ✓ WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
- ✓ CONFLICT OF INTEREST. Although he is not voting on this issue, Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the recommendation to approve the proposed expansion.
- ✓ IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 76 acres. It is out of character with such zoning to have a tournament-type golf course with a 190-car parking lot in the space where two families should live.
- ✓ CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
- ✓ FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course, besides removing productive farmland, will undoubtedly lead to major commercial development.

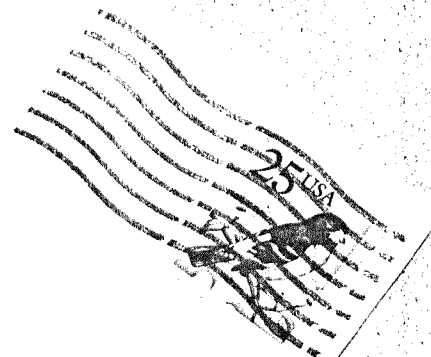
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

St. Martin  
ADDRESS 14916 NW MILL RD  
PORTLAND, OR 97231

5/10/89  
(date)

County Commissioners  
1021 SW 4th  
Portland, OR 97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

CLERK OF  
COUNTY COMMISSIONERS  
1989 MAY 10 3:21  
MULTNOMAH COUNTY  
OREGON

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

- TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge.
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Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Lawrence S. Smith

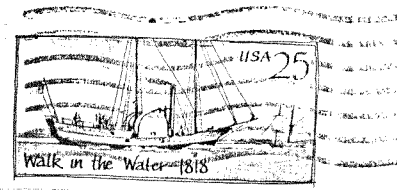
5-11-89

(date)

*Economic development is not the only consideration.*



L. Smith  
2521 NW Westover  
Portland, OR  
97210



County Commissioners  
Gladys McCoy, Gretchen Kafoury  
Pauline Anderson, Rick Baumann  
1021 SW 4th  
Portland, OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen McFoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

CLERK OF  
COUNTY COMMISSIONERS  
1989 MAY 12 PM 3:21  
MULTNOMAH COUNTY  
OREGON

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

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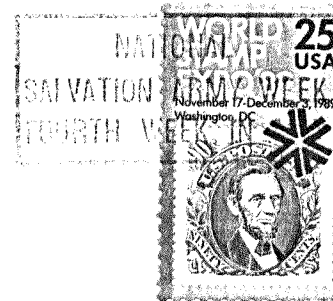
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Kathryn J. Lukowski

May 11, 1989  
(date)

Likowski  
1005 N.E. 23<sup>rd</sup> Place  
Trentdale, Oregon  
97660



County Commissioners  
1021 S.W. 4<sup>th</sup>  
Portland, Oregon  
97204

CLERK OF  
COUNTY COMMISSIONERS

1989 MAY 12 PM 3:21  
MULTNOMAH COUNTY  
OREGON

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

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Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Walter Robinson

4/11/89  
(date)

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

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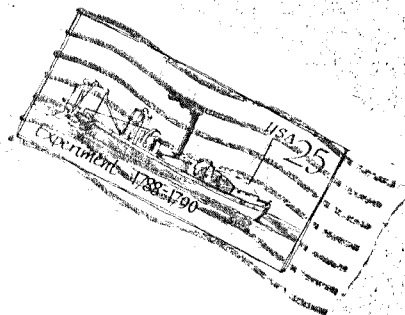
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely

  
\_\_\_\_\_

4-11-89  
(date)

111 S.W. Market  
Portland, 97201



County Commissioners  
1021 Gladys McCoy  
S.W. Fourth  
Portland, Or. 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

CLERK OF  
COUNTY COMMISSIONERS  
1989 MAY 11 PM 2:45  
MULTNOMAH COUNTY  
OREGON

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

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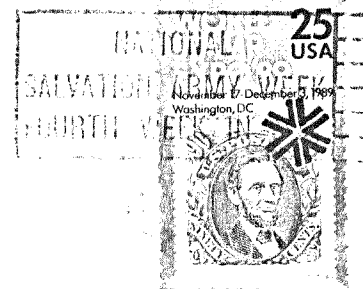
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Conrad Heinrich

5-10-89  
(date)

Mr. & Mrs. Conrad Heinrich  
3249 N.E. 88th  
Portland, OR 97220



County Commissioners  
1024 S.W. Fourth  
Portland  
Oregon 97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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I have the following concerns:

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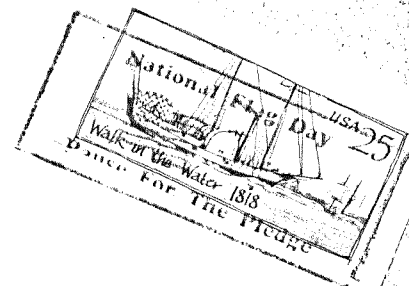
Margaret Kogler / Bruce Easley

4-22-89

(date)

BOARD OF  
COUNTY COMMISSIONERS  
1989 MAY 11 PM 2:45  
MULTNOMAH COUNTY  
OREGON

PO box 219021  
Portland OR 97225



County Commissioners:  
Gladys McLaughlin, Gretchen Korbey  
Pauline Anderson, Rick Brunner  
1021 SW 4th  
Portland OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

MULTNOMAH COUNTY  
OREGON

1989 MAY 11 PM 2:45

COUNTY COMMISSIONERS

Dear County Commissioners,

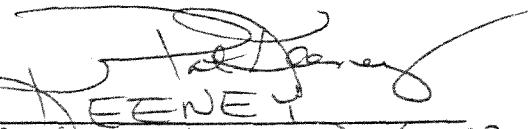
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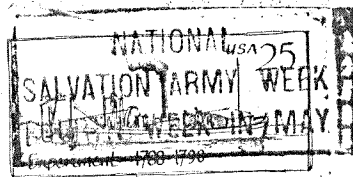
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

  
PAT KEENEY  
ADDRESS 14938 N.W. Mill Road - M2  
Portland, OR 97231

5/9/89  
(date)

PAT KEENE  
14938 N.W. Mill Rd.  
Portland, OR 97231



County Commissioners  
1021 S.W. Fourth  
Portland, OR 97204

WE APPROVE ADDITIONAL ACREAGE FOR SAUVIE ISLAND GOLF COURSE

To:

Jo Chang, KATU Channel 2, 2153 N.E. Sandy, 97232  
Mike Donahue, KOIN Channel 6, 222 S.W. Columbia, 97201  
Pete Schulberg, KGW Channel 8, 1501 S.W. Jefferson, 97201  
Lars Larson, KPTV Channel 12, 735 S.W. 20th Place, 97201  
Bruce Pokaney, KGW, 1501 S.W. Jefferson, 97201  
Pat Boyle, KEX, 4949 S.W. Macadam, 97201  
KXL, P.O. Box 14957, East Portland Station, 97214  
The Editor, The Oregonian, 1320 S.W. Broadway, 97201  
Liz Moore, The Oregonian, 1320 S.W. Broadway, 97201  
Andrew Oman, St. Johns Review, 8401 N. Lombard, 97203  
Multnomah County Commissioners, 1021 S.W. Fourth, 97204  
Gladys McCoy, Chair  
Pauline Anderson, District 1  
Gretchen Kafoury, District 2  
Rick Bauman, District 3  
Jane McGarvin, Clerk  
Multnomah County Planning Commission, 2115 S.E. Morrison, 97214

We have lived, shared, worked and played together here on Sauvie Island for many years. We are officers and members of Sauvie Island Grange #840, Friends of Sauvie Island, Sauvie Island Boosters, Sauvie Island Community Church, Sauvie Island Fire Department, Sauvie Island Singers, American Legion Sauvie Island Post #154, Sauvie Island School Board, School Budget Committee and supported our School District #19. We maintain homes, farms and businesses on Sauvie Island. We pay our taxes and, also, care for the land and our community. In other words, we are and have been involved residents and taxpayers of Sauvie Island.

We are writing because we are weary of being misrepresented. Some of us have phoned our objections concerning the coverage of the hearing for the additional 55 acres to be added to the golf course to the TV channels and were not contacted to hear our complaints. We have written the county commissioners and were told that our letters were not read.

However, we were surprised to see that you all accepted what The Sauvie Island Conservancy had to say without investigating the source. The Sauvie Island Conservancy are not the people that we the residents wish to represent us. Jerome DeGraaff lives in Scappoose - not even Multnomah County let alone Sauvie Island. Jack Sanders does not live on the island. Carolyn Lee recently purchased a houseboat located at the Sauvie Island Moorage. Stu Sandler does not live on the island. Donna Matrazzo and Bob Stephens, husband and wife, live on less than 1 and 1/2 acres since last August. The island is comprised of 24,064 acres of land and lakes. Do these sound like they have cared for Sauvie Island or paid our taxes? Do these sound like involved citizens of the island?

We are capable of representing ourselves. We wish to state that we support the additional 55 acres for the Golf Course to make it a safer and better facility. We are expected to pay our taxes and care for the land. Therefore, we expect fair and accurate accounting and consideration from both the media and government officials on June 6th.

Janice K. Reeder - resident of Sawvie Island for 34 years - husband's family has been here for 136 years on the Reeder Donation Land Grant farm. We farm about 330 acres and also operate Reeder Beach, fishing and RV park on our farm. I serve as Treasurer of Sawvie Island Grange - Vice President of Sawvie Island Boosters

James B Vann  
Mary B Vann

Resident 14 yrs chairman Sawvie Island Fire Dept #30 Master Sawvie Island Grange #840 for 7 yrs owner 2 Acres

Glenn D. Wiley

Land owner of 108 acres for 34 years & resident 22 yrs. Interested in Community Activities - Grange member & officer and interested in School Budget Committee work.

Leonard & Smith - Resident of Sawvie Island and retired member of Ore Dept of Fish & Wildlife for 31 years.

Christine M. Hoffart - Resident for 28 years - land owner for 10 years. Born and raised on S.I.

Eileen Fahey -  
Patrick D. Fahey

S.I. Parent-Teacher Club President 1988-89, Vice-Pres 1987-88, 1985-87. I've lived here all my life and I'm 35 yrs old. I'm the deputy clerk @ the Sawvie Island School, my husband and I belong to the grange, the church and my husband is in charge of the Sawvie Island Little League. We think the golf course will be an asset to our beautiful island. And we plan to raise our 4 children and live here for a long time. Treas

Don + Lu Martin - we have lived on S. I. for 36 yrs. I love the quiet and friendliness of our <sup>Island</sup> neighbors, ~~Islands~~. We have 10 acres and planted trees on our land and raised sheep. Our trees are now 26 yrs old. We wish Mary + George to sell their 55 acres if it will help them -

June Parker

Chyle + Jean Fera - Built our house 25 years ago on 2 acres (1 acre in grapes) Secretary of Sam's Island Grange #840 and secretary of Sam's Island Church, member of Sam's Island. Bristle + Schol Budget Committee + Fire Dept. Budget Committee. Publisher of island monthly newspaper - Sam's Island Outlook

George + Maydel Castdollar - Our family has been on Sam's Island well over 100 years. I was raised on a farm of over 250 acres. I've raised my family here and my children will probably raise theirs here. I've served on the Sam's Island School board for 11 years. My wife and I have been involved in many "island" projects. We are proud of "our island" and feel a real sense of protection and preservation of it. We are in total support of the golf course. We feel it will be a real asset to our lovely island terrain.

Tom + Donna Jean Churchill - Moved to the Island with my parents in 1942. My parents had purchased a dairy farm. Met my husband Bob. Married + continued dairying for a time. Purchased 7 acres from home place - build a home + raised our family. I have worked at the Island School as secretary and am now employed by Pacific Coast Nursery, Inc. which was established on the Island in 1944. Tom + I both endorse the preceding document.

Isabel H. Loney - Resident 14 years - formerly  
Deputy Clerk Savina Island School

Denny Grande - Land owner for 21 yrs - 450 acres  
Residence for 12 yrs - owner  
of SAVINES ISLAND FARMS MARKET -  
A ROAD <sup>side</sup> Stand. - Full time Farmer -  
President of SAVINES ISLAND BOOSTERS  
A Chamber of Commerce.

Karen M. Green; - Own property adjacent to golf  
Lore F. Larsen course - (33 acres) Have lived  
on the island for many years and  
have worked on the island in early  
years.

Shirley C. Larson Owner - resident 38 1/2 years  
Larry Green Chaplain Grange - member of Legion  
Auxiliary

Dorothy J. Rick Member of Grange. Member of  
American Legion Auxiliary, owner  
and resident since 1955.

Donald Anderson Resident 42 yrs. Served Savina Island  
School Board 10 yrs. Now Master of  
Savina Island Grange #840. Director  
of Savina Island fire Department.  
Full time farmer leasing over  
2000 acres.

Ronne B. Smith Resident since 1947 Went to Bulb Farmer 23 acres  
member of Grange -

Lora M. Stevens Member Extermination Committee Savina Island grange #840  
Resident on a part of an 'original' land grant.  
Have lived here for the past 30 years.



We support the preceding statement concerning the Golf Course on Sauvie Island. We have been Island residents and property owners since 1973. We own 2-2/3 acres and lease another 30 acres. We are employed full time in Portland, Oregon and also raise 45 head of breeding sheep plus operate a duck hunting lake on Sauvie Island. We are hoping that you approve the golf course acreage. Please give consideration to the residents of Sauvie Island.



Paula M. Jacobson  
22345 NW Reeder Road  
Portland, Oregon 97231  
Member of Sauvies Island Grange  
Director of Sauvies Island School District #19 since 1982



Michael C. Jacobson  
22345 NW Reeder Road  
Portland, Oregon 97231  
Member and current Officer of Sauvies Island Grange  
Member of Sauvies Island Volunteer Fire Department  
Lifetime Member of Oregon Duck Hunters  
Member Ducks Unlimited

Lunda Reeder Burns - Island residents for 30 years. Live on family donation land claim.

Ryan Burns

Sauvie Island Grange member & Sauvie Island Booster Club.

Business owner on the island for 5 years

Al Lerch. I've been on the Island 27 years, and this is the third time I've lived on this Island. I'm very interested in the golf course, and hope it will be ready to use before I'm too old to enjoy it.

Kay K. Smith - My husband and I have lived on the Island for five years. I belong to Grange, the Sauvie Is. Com. Church, and sing with the Sauvie Is. Singers. We believe the golf course is a better way to develop the Island. It will fit in with the rural atmosphere that we hope to preserve.

I have lived on Laurie Island  
for 27 years. We own and  
operate 2 Recreational Lakes & lease  
land for growing of Corn.  
We have ~~34~~<sup>37</sup> acres.

I strongly believe in the  
Golf Course for Laurie Island  
I wish it would be approved

Mrs Tom, Ruth, Ray

Elizabeth Anderson - Resident & Farm owner  
for 42 years. Cherish  
the historic values -  
The golf course will be  
an asset without  
harming the land and  
environmental qualities.

I am interested in seeing a beautiful golf course  
and club house built on <sup>the</sup> Douglas land on  
Sauvie Island. My friends and neighbors  
have discussed this over the past months  
and EVERYONE I KNOW IS FOR THE GOLF COURSE.

I have been involved with Community affairs  
since moving to the Island in 1981.

I am: past member of S. I. School board,  
Presently Chairman of the Women of the Grange,  
designated "Historian of S.I." by the Grange,  
member of American Legion aux.  
member of Sauvie Island Singers.

I mention this because I have never seen  
the people the news people found to  
speak for the people of S. I.

The people of the Island have not  
been represented thus far by  
Television coverage.

Thank you

Ann Ray  
22705 NW Reeder Road  
Portland Or 97231  
May 17, 1989

Eva E. Fritzler  
Zilpha Allison

Sam Pastorino  
Bonnie J. Pastorino

Sam and his father bought four three hundred and eleven acres in 1940. They have farmed all those years. They raise cabbage for Steinfeld & other crops. We have been members of the Grange & supported ~~school~~ school activities. We feel that the golf course could only enhance the beauty of the Island.

Karllyn Jane Brunner  
John J. Brunner

My family homesteaded on Saavies Island in the 1840's. They were farmers all their lives. We own 8 acres and have been residents & property owners since our marriage 27 years ago. We are in full support of the golf course and feel it would be a great way to use the land. We are involved in Saavies Island Grange, Church, Boosters, & the Saavies Island Singers.

John and Anita Bender,

We have lived on this beautiful Island for 10 years, and we have a Christmas tree farm on 10 acres. Since we have been here we have noticed how much the Island people care about their Island. This is a caring community, and we have been proud to have our 8 children grow up in such an environment. We wish to express our total desire to have this golf course complete and beautiful including the additional 55 acres to add to our Island beauty.

John M Bender

Machinist Continental Can Co.

Anita Bender, Librarian

Sauvie Island School

John Barker

19541 NW Seaside Rd

Portland

May 2, 1989

Jim Blashfield  
Melissa Marsland  
14920 NW Mill Rd.  
Portland, OR. 97231

Dear County Commissioners Gladys McCoy, Pauline Anderson,  
Rick Bauman, Gretchen Kafoury:

Like many others, we believe that Sauvie Island is an  
inappropriate place for a golf course.

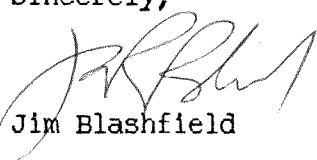
The effect on the ecology of the island, increased traffic,  
vulnerability of archeological sites, and creating a  
precedent for further development are concerns too great to  
ignore.

Sauvie Island is a remarkable natural resource for all of  
us. Let's not jeopardize it.

Considering the obvious inappropriateness of this proposal,  
the membership of George Douglas (owner of the land in  
question) on the planning commission and the commission's  
approval of the golf course smacks badly of cronyism.  
Although Mr. Douglas apparently did not vote on the issue,  
only a child would assume that this issue is being decided  
outside the context of his relationship with the other  
members of the planning commission. Life is not like that as  
you know.

Surely there must be other sites for a golf course that  
would be welcomed by surrounding residents, businesses, and  
citizens of this region.

Sincerely,



Jim Blashfield



Melissa Marsland

MAY 23 1989

*Kayla*

O: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

BOARD OF  
COUNTY COMMISSIONERS  
MULTNOMAH COUNTY  
OREGON  
1989 MAY 22 AM 8:02

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

- TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge.
- LIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
- CONFLICT OF INTEREST. Although he is not voting on this issue, Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the recommendation to approve the proposed expansion.
- IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 76 acres. It is out of character with such zoning to have a tournament-type golf course with a 190-car parking lot in the space where two families should live.
- CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
- FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course, besides removing productive farmland, will undoubtedly lead to major commercial development.

Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

*Niki Steckler*

NIKI STECKLER  
2482 NW Marshall  
Portland 97210

4/23/89  
(date)



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

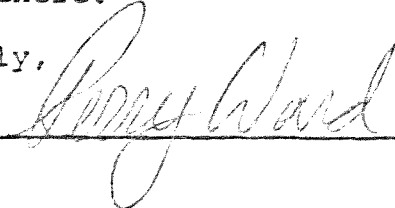
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Sincerely,

  
\_\_\_\_\_

5-17-89  
(date)

1989 MAY 19 PM 2:45  
COUNTY COMMISSIONERS  
CLERK OF COUNTY

Perry Ward  
8722 NE Dyer  
Portland, OR. 97220



County Commissioners  
1021 SW Fourth  
Portland, Or. 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

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- ✓ CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
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Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there. ]

Sincerely,

Lauren Blank

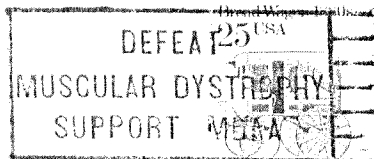
8728 N. Edison

Portland, Oregon 97203

May 16.

(date)

L. Blank  
8728 N Edison  
Pvt. 97203



County Commissioners  
1021 SW 4th  
Portland, Or. 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

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Sincerely,

Robert Lee Vander

4/29/59  
(date)

1959 MAY 17 AM 11:53  
MULTNOMAH COUNTY  
OREGON

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

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Sincerely,

Rick Bauman

29 APR 39 <sup>24</sup>  
(date)

1989 MAY 17 AM 11:53  
MULTNOMAH COUNTY  
CLERK OF COUNTY COMMISSIONERS

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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Sincerely,



4-27.  
(date)

BOARD OF  
COUNTY COMMISSIONERS  
1989 MAY 17 AM 11:53  
MULTNOMAH COUNTY  
OREGON

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

BOARD OF  
COUNTY COMMISSIONERS  
1989 MAY 17 AM 11:53  
MULTNOMAH COUNTY  
OREGON

Dear County Commissioners,

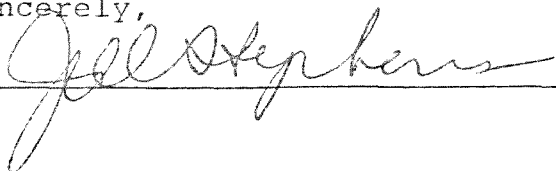
I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

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Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

  
\_\_\_\_\_

4-29-89  
(date)



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

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Sincerely,

Patricia Myer

4-30-89  
(date)

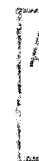
MULTNOMAH COUNTY  
CLERK  
OFFICE

1989 MAY 17 AM 11:53

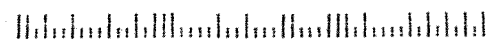
COUNTY COMMISSIONERS

BOARD OF

959 Neilson  
Albany, Co. 94706



Multnomah County Commissioners  
1021 SW Fourth  
Portland, OR 97204



16 May 8<sup>c</sup>

Dear Commissioners:

Please register my opposition to the proposed development of a golf course on Sauvies Island.

The proposed development would result in negative impacts on wildlife and traffic patterns.

Land use zoning changes have occurred and would continue to change to accommodate more homes. The current state of a rural and natural setting should absolutely be preserved.

Please vote NO on this issue.

Sincerely,

Jeanne Sims

L.A. SIMS  
3124 N. TERRY ST  
PORTLAND, OR 97217

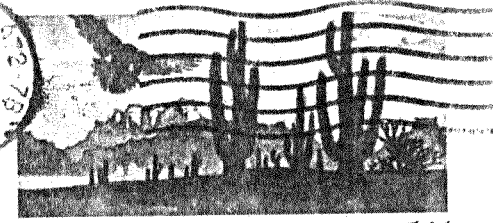
BOARD OF  
COUNTY COMMISSIONERS

1989 MAY 17 AM 11:52

MULTNOMAH COUNTY  
OREGON



America the Beautiful USA 15



Multnomah County Commission  
1021 SW 4th  
Portland, Oregon

97204

© USPS 1988

re: Sauvie Island Golf Course Proposal



Kafoury

WE APPROVE ADDITIONAL ACREAGE FOR SAUVIE ISLAND GOLF COURSE

To:

CLERK OF  
COUNTY COMMISSIONERS  
1989 MAY 22 AM 8:16  
MULTNOMAH COUNTY  
OREGON

Jo Chang, KATU Channel 2, 2153 N.E. Sandy, 97232  
Mike Donahue, KOIN Channel 6, 222 S.W. Columbia, 97201  
Pete Schulberg, KGW Channel 8, 1501 S.W. Jefferson, 97201  
Lars Larson, KPTV Channel 12, 735 S.W. 20th Place, 97201  
Bruce Pokaney, KGW, 1501 S.W. Jefferson, 97201  
Pat Boyle, KEX, 4949 S.W. Macadam, 97201  
KXL, P.O. Box 14957, East Portland Station, 97214  
The Editor, The Oregonian, 1320 S.W. Broadway, 97201  
Liz Moore, The Oregonian, 1320 S.W. Broadway, 97201  
Andrew Oman, St. Johns Review, 8401 N. Lombard, 97203  
Multnomah County Commissioners, 1021 S.W. Fourth, 97204  
Gladys McCoy, Chair  
Pauline Anderson, District 1  
Gretchen Kafoury, District 2  
Rick Bauman, District 3  
Jane McGarvin, Clerk  
Multnomah County Planning Commission, 2115 S.E. Morrison, 97214

We have lived, shared, worked and played together here on Sauvie Island for many years. We are officers and members of Sauvie Island Grange #840, Friends of Sauvie Island, Sauvie Island Boosters, Sauvie Island Community Church, Sauvie Island Fire Department, Sauvie Island Singers, American Legion Sauvie Island Post #154, Sauvie Island School Board, School Budget Committee and supported our School District #19. We maintain homes, farms and businesses on Sauvie Island. We pay our taxes and, also, care for the land and our community. In other words, we are and have been involved residents and taxpayers of Sauvie Island.

We are writing because we are weary of being misrepresented. Some of us have phoned our objections concerning the coverage of the hearing for the additional 55 acres to be added to the golf course to the TV channels and were not contacted to hear our complaints. We have written the county commissioners and were told that our letters were not read.

However, we were surprised to see that you all accepted what The Sauvie Island Conservancy had to say without investigating the source. The Sauvie Island Conservancy are not the people that we the residents wish to represent us. Jerome DeGraaff lives in Scappoose - not even Multnomah County let alone Sauvie Island. Jack Sanders does not live on the island. Carolyn Lee recently purchased a houseboat located at the Sauvie Island Moorage. Stu Sandler does not live on the island. Donna Matrazzo and Bob Stephens, husband and wife, live on less than 1 and 1/2 acres since last August. The island is comprised of 24,064 acres of land and lakes. Do these sound like they have cared for Sauvie Island or paid our taxes? Do these sound like involved citizens of the island?

We are capable of representing ourselves. We wish to state that we support the additional 55 acres for the Golf Course to make it a safer and better facility. We are expected to pay our taxes and care for the land. Therefore, we expect fair and accurate accounting and consideration from both the media and government officials on June 6th.

Janice K. Reeder - resident of Sawvie Island  
for 34 years. - husband's  
family has been here for  
136 years on the Reeder  
Donation Land Grant farm.  
We farm about 330 acres and  
also operate Reeder Beach,  
fishing and RV park on our farm.  
I serve as Treasurer of Sawvie Island  
Grange - Vice President of Sawvie  
Island Boosters

James B Vann  
Mary B Vann

Resident 14 yrs chairman Sawvie Island  
Fire Dept #30 Master Sawvie Island  
Grange #840 for 7 yrs owner 2 Acres

Clint D. Wiley

— Landowner of 108 acres for 34 years &  
resident 22 yrs. Interested in Community  
Activities — Grange member & officer and  
interested in School Budget Committee work.

Leonard & Smith - Resident of Sawvie Island and  
retired member of Ore Dept of Fish  
& Wildlife for 31 years.

Christine M. Hoffart

- Resident for 28 years - land owner  
for 10 years. Born and raised on S.I.

Erleen Fakey

Patrick D. Fakey

S.I. Parent-Teacher Club President 1988-89, Vice-Pres 1987-88, 1985-86  
Treas  
We lived here all my life and I'm 35 yrs old.  
I'm the deputy clerk @ the Sawvie Island School  
my husband and I belong to the grange, the  
church and my husband is in charge of the  
Sawvie Island Little League. We think the  
golf course will be an asset to our beautiful  
Island. And we plan to raise our 4 children and  
live here for a long time.

Don + Fu Martin - we have lived on S. I. for 36 yrs. I love the quiet and friendliness of our <sup>Island</sup> neighbors, ~~Islands~~. We have 10 acres and planted trees on our land and raised sheep. Our trees are now 26 yrs old. We wish Mary + George to sell their 55 acres if it will help them -

June Parker

Clyde + Jean Fure - Built our house 25 years ago on 2 acres (1 acre in grapes) Secretary of Saurie Island Grange #890 and Secretary of Saurie Island Church, member of Saurie Island Board of Schol. Budget Committee + Fin. Dept. Budget Committee Publisher of island monthly newspaper Saurie Island Outlook

George + Maydel Castellan - Our family has been on Saurie Island well over 100 years. I was raised on a farm of over 250 acres. I've raised my family here and my children will probably raise theirs here. I've served on the Saurie Island school board for 11 years. My wife and I have been involved in many "island" projects. We are proud of "our island" and feel a real sense of protection and preservation of it. We are in total support of the golf course. We feel it will be a real asset to our lovely island terrain.

Tom + Donna Jean Churchill - Moved to the Island with my parents in 1942. My parents had purchased a dairy farm. Met my husband Bob. Married + continued dairying for a time. Purchased 10 acres from home place - built a home + raised our family. I have worked at the Island school as secretary and am now employed by Pacific Coast Nursery, Inc. which was established on the Island in 1914. Tom + I both endorse the preceding document.

Wesley H. Denny - Resident 14 years - formerly  
Deputy Clerk Saurie Island School.

Denny Grand - Land owner for 21 yrs - 450 acres  
Residence for 12 yrs - owner  
of SAURIE ISLAND FARMS MARKET -  
A ROAD <sup>side</sup> Stand. - Full time Farmer -  
President of Saurie Island Boosters  
A Chamber of Commerce. -

Karen M. Larson - Own property adjacent to golf  
course - (33 acres) Have lived  
on the island for many years and  
have worked on the island in early  
years.

Shirley C. Larson Owner - resident 38 1/2 years  
Larry Larson Chaplain Grange - member of Region  
Auxiliary

Dorothy J. Rick Member of Grange. Member of  
American Legion Auxiliary, owner  
and resident since 1955.

Donald Anderson Resident 42 yrs. Saurie Island  
School Board 10 yrs. ; now Master of  
Saurie Island Grange #840. ; Director  
of Saurie Island fire Department.  
Full time farmer leasing over  
2000 acres.

Ronnie B. Smith Resident since 1947 Spent to Bulk Farmer 23 acres  
member of Grange -

Lora M. Stevens Member Exaltation Committee Saurie Island grange #840  
Resident on a part of an "original" land grant.  
Have lived here for the past 30 years.



We support the preceding statement concerning the Golf Course on Sauvie Island. We have been Island residents and property owners since 1973. We own 2-2/3 acres and lease another 30 acres. We are employed full time in Portland, Oregon and also raise 45 head of breeding sheep plus operate a duck hunting lake on Sauvie Island. We are hoping that you approve the golf course acreage. Please give consideration to the residents of Sauvie Island.



Paula M. Jacobson  
22345 NW Reeder Road  
Portland, Oregon 97231  
Member of Sauvies Island Grange  
Director of Sauvies Island School District #19 since 1982



Michael C. Jacobson  
22345 NW Reeder Road  
Portland, Oregon 97231  
Member and current Officer of Sauvies Island Grange  
Member of Sauvies Island Volunteer Fire Department  
Lifetime Member of Oregon Duck Hunters  
Member Ducks Unlimited

Lunda Reeder Burns - Island residents for 30 years. Live on family donation land claim.

Ryan Burns

Sauvie Island Grange member & Sauvie Island Booster Club.

Business owner on the island for 5 years

Al Lerch. I've been on the Island 27 years, and this is the third time I've lived on this Island. I'm very interested in the golf course, and hope it will be ready to use before I'm too old to enjoy it.

Kay K. Smith - My husband and I have lived on the island for five years. I belong to Grange, the Sauvie Is. Com. Church, and sing with the Sauvie Is. Singers. We believe the golf course is a better way to develop the island. It will fit in with the rural atmosphere that we hope to preserve.

I have lived on Laurie Island  
for 27 years. We own and  
operate 2 Duck Lakes & lease  
land for grazing of Cows.  
We have ~~34~~<sup>37</sup> acres.

I strongly believe in the  
Golf course for Laurie Island  
I wish it would be approved

Mrs Tom, Ruth, Ray

Elizabeth Bludsen - Resident & Farm owner  
for 42 years. Cherish  
the historic values -  
The golf course will be  
an asset without  
harming the land and  
environmental qualities.

I am interested in seeing a beautiful golf course  
and club house built on <sup>the</sup> Douglas land on  
Sauvie Island. My friends and neighbors  
have discussed this over the past months  
and EVERYONE I KNOW IS FOR THE GOLF COURSE.

I have been involved with Community affairs  
since moving to the Island in 1981.

I am: past member of S. I. School board,  
Presently Chairman of the Women of the Grange,  
designated "Historian of S.I." by the Grange,  
member of American Legion aux.  
member of Sauvie Island Singers.

I mention this because I have never seen  
the people the news people found to  
speak for the people of S. I.

The people of the Island have not  
been represented thus far by  
Television coverage.

Thank you

Ann Ray  
22705 NW Reeder Road  
Portland Or 97231

May 17, 1989

Eva E. Fritzler  
Zilpha Allison

Sam Pastorino  
Bonnie J. Pastorino

Sam and his father bought four three hundred and eleven acres in 1940. They have farmed all those years. They raise cabbage for Steinfield & other crops. We have been members of the Grange & supported ~~school~~ school activities. We feel that the golf course could only enhance the beauty of the Island.

Karllyn Jane Brunner  
John G. Brunner

My family homesteaded on Saavies Island in the 1840's. They were farmers all their lives. We own 8 acres and have been residents & property owners since our marriage 27 years ago. We are in full support of the golf course and feel it would be a great way to use the land. We are involved in Saavies Island Grange, Church, Boosters, & the Saavies Island Singers.

John and Anita Bender,

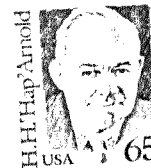
We have lived on this beautiful Island for 10 years, and we have a Christmas tree farm on 10 acres. Since we have been here we have noticed how much the Island people care about their Island. This is a caring community, and we have been proud to have our 8 children grow up in such an environment. We wish to express our total desire to have this golf course complete and beautiful including the additional 55 acres to add to our Island beauty.

John M Bender

Machinist Continental Can Co  
Anita Bender, Librarian  
Savannah Island School

John Barber  
19541 NW Senior Dr NE  
Portland

LENDERS OF SAUVIE ISLAND  
143 N.W. Reeder Road  
Portland, Oregon 97231



Jane McGaryin, Clerk  
Multnomah County Commission  
1021 S.W. Fourth  
Portland, Oregon 97204

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Margaret A. Schaad

Address: 31600 NE Schaad U. Dr.

Newberg, Or. 97132

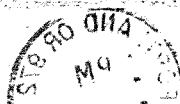
Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Dore Hunt

Address: 19615 Hidden Springs Rd.

West Linn



Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Wayne K. Flaming

Address: 11369 E.E. Stevens Rd  
Portland 97266

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Richard C. Schaad

Address: 31600 NE Schaad U. Dr.  
Newberg, Or. 97132

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Mark Bowgren

Address: 13225 SW Shore Dr  
Tigard, OR 97223



Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Dan Campbell

Address: 13235 S.W. Shore

Tigard, Ore. 97223

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Gregory A. Hogart

Address: 735 N. Aspen

Canby, OR 97013

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: FRANK P. ALLEN

Address: 3055 S.E. 165TH AVE  
PORTLAND, OR 97236

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Ken Evans

Address: 5215 S.E. Rothe Rd  
Melvin, Ore.  
97267

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Tom Vandell

Address: 2435 NE 37th

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Joseph W. Davis

Address: 1723 Conifer Drive

Lake Oswego, Or. 97034

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Mike Shattuck

Address: 10000 NW 1st

Tigard, OR 97133  
504-7817

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Ray Carls

Address: Hillsboro, OR 97124

W. Ray Carls

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Ben Jackson

Address: 13670 SW Wayne

Beaverton, OR

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: PAUL PECKERT

Address: 334 SE 2ND PL

HILLSBORO, OR 97123

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Charles T Brown

Address: 15628 Village Drive

Lake Oswego, Oregon 97034

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Carolyn A. Reynolds

Address: 40 Hillside Dr.

Lake Oswego, Or. 97034

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Deann Clark

Address: 3540 NW 82nd Ave.

Portland, Oregon

97229

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Terese Douglas

Address: 1024 Main St

Oregon City, OR 97045

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: ALBERT MOUTON

Address: 4541 N.E. 19th

PORTLAND, OR 97211



Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Shirley P. ...

Address: \_\_\_\_\_

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Joseph A. ...

Address: 17th Ave ...

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Bob Sherman

Address: 769 Second St  
LOS ANGELES ORE  
97034

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: LARRY E OLSEN

Address: 10000 1st Ave  
Clatskanie, OR

97113

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Vic Castagna

Address: 2680 SW 70th Ave  
146th OR 97006

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Doug Sinclair  
Address: 18124 SE Sun Meadow Ct  
Milwaukie, OR 97267

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: RALPH EIDE  
Address: 5049 E. Foothills

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Omar C. Hernandez  
Address: 6500 S.W. 8th Ave. Apt. 436  
Portland, OR 97225

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: David J. Patten  
Address: 1414 N. 10th St.  
Corvallis, OR 97331

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: John Herberichs  
Address: 20174 S. Beaver Creek Rd  
Oregon City OR  
97055



Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name:

Larry Hibbeln

Address:

5222 SE Forth Rd.

Milwaukie, OR

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name:

Bill McConnell

Address:

5767 Quiver Mos

Milwaukie, OR 97167

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name:

Barry E. Erickson

Address:

6241 Marine Circle

Westlawn Dr 97068

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name:

BOB OPOKA

Address:

142 MCCARVER AVE  
OREGON CITY, OR

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name:

Tresa Herberger

Address:

18124 SE Sun Meadow Ct  
Milwaukie, OR 97167

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Vick RAVIERI

Address: 18709 S FERGUSON

OC OR 97045

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: DAUG COLLINS

Address: 10223 SE 46TH

MILWAUKEE OR 97222

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: CLINT GURLETT

Address: PO Box 5422

Oregon City, OR

97045

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: SKIP WEBBER

Address: 2023 SE 46TH

Portland 97215

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: TIM HARRIS

Address: 20206 S MEADOWOOD PL

OREGON CITY OR



Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Gloria Bradley

Address: 2711 SE 42nd Ave

Hillsboro, OR

97123

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: John J. Jansen

Address: 2915 SW 12th

W. 97230

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Richard L. Korman

Address: 2100 NW 11th

Hillsboro, OR 97124

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: K. R. Smith

Address: 2420 SW Diamond Dr.

Beaverton, OR 97005



Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: John S. Montanaro

Address: 2000 S. Montanaro Pl  
Chester, OR 97115

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Julia K. Hale

Address: Lintfield College  
P.O. Box 2698  
McMinnville, OR 97128

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: E. M. Berger

Address: 2215 S.W. Sunset Dr.  
Portland, Ore 97201

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Dennis J. Webb

Address: 7064 N.E. 1st St  
Portland, OR

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: John J. P. P.

Address: 14125 SW 1st St

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: \_\_\_\_\_

Address: \_\_\_\_\_ 469  
6000 N. 117th  
OR 97116

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: DONALD L. GREENWOOD

Address: 6850 SE. Webster Rd.  
Melbourne, Or

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Kate A. Yancey

Address: RT 4 BR 157H  
First Gve, OR  
97116



Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: DON HEADRICK

Address: 5345 SW ARDOLD

PORTLAND, OR  
97219

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: MARTIN J. HAZEN

Address: 241-6 M ST.

SAUVIE ISLAND, OR 97224

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: MICHAEL D. ZACHER

Address: 1773 NE TERRITORIAL  
CANYON OF TIGER

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Frank Ward

Address: 4404 SE Beaulieu  
Albany, Oregon 97264

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Karl E. Johns

Address: 326 N.E. Sunset St Apt 16  
PLT. OR 97211

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: GEORGE MUNKER'S

Address: 9736 So 46th

MILWAUKEE, WIS.

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: CARL W. KEEFER

Address: 15163 BERTHOLD DR

OREGON CITY, ORE

97045

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: MARVIN E. WALKER

Address: 9650 SW KILLAMER LN

Tualatin, Oregon

97062

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: MARY E. VANDSUEEN

Address: 4567 S.E. White Lake Rd

MILWAUKEE, ORE

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Linda Drumm

Address: 5345 Warnera

PDX 97219



Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Elmer L. Lincow

Address: 1905 SE Oak St.

Portland, OR 97202

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: James L. KES A17

Address: 2719 SE Hawthorne Blvd  
Port, OR 97214

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: DAVID MUNKRES

Address: 9736 SE 46th  
MILW, OR 97222

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: JOHN M BARNES, JR

Address: 865 SW CHARI CT.  
Beaverton OR 97005

To: ✓ Multnomah County Commissioners  
St. Johns Review  
Liz Moore, The Oregonian  
Mike Donahoe, Channel 5  
Pete Schulberg, Channel 8  
Josephine Chang, Channel 2  
Lars Larson, Channel 12

From: Isobel K. Gorey

Re: CS 1-89 The additional 55 acres requested for the golf course  
on Sauvie Island.

As an Island resident I wish to recommend that the additional 55 acres  
be allowed its inclusion in a redesigned 18 hole golf course.

I am a golfer myself and know first hand how golfers are very very  
considerate of other golfers, but also take great pride in their  
golf courses. The additional 55 acres are for safety.

I am also a member of the Audubon Society, and the only birdies  
a golfer hopes to get is on their golf score.

Golfers will be coming onto the Island, but not in droves. They  
must have a tee-off time before playing. Also, they will not be  
using the beaches (nudest or not). They will in all possibility be  
buying produce from our markets.

Thank you.

Sincerely,

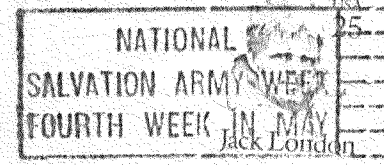


Isobel K. Gorey  
17505AA N.W. Sauvie Island Road  
Portland, Oregon 97231

Phone: 621-3831



Samuel Island Rd.  
97231



JOHN BRIDGES  
WILLIAM BYERSON  
WETZMAN, KAFORUKY  
RICK BAUMAN

Board of County Commissioners  
Room 605, County Courthouse  
1021 SW 4th Avenue  
Portland, OR 97204

The Editor  
The Oregonian

With regard to the proposed golf course on Sauvie Island, Shirley Larson's letter, May 26, does not address the undercovered part, the unrevealed future impact, once this rich historical land is opened to commercial development. Golf, today, is more than a game. It is a prime commercial enterprise. Witness the increasing interest of all generations, men and women, to the point where lack of sufficient courses, is creating an enormous demand for new facilities. Inevitably there is going to be a clash involving the question of best use, of prime acreage. Also impact on adjacent communities, and their people.

In today's Oregonian, the importance of water to everyone is stressed.

"Water in all its forms is such an important part of The Northwest"

The Columbia Gorge, and Sauvie Island, are two outstanding examples of the truth of that statement. Commercial development, spawned by the

development of an 18 hole golf course, on Sauvie Island, will quickly absorb the most desirable acreage, the waterfront properties. The proposed golf course will not be a public course. Already, serious long time golfers are switching to private clubs, with high fees for outside golfers, as the hordes of new golfers, invade city and municipal courses. In the vicinity of Portland, and satellite communities, there is ample acreage for all the courses needed. Sauvie Island should not be sacrificed to this demand.

In discussing this matter with a number of Portland citizens, it is surprising how few know where Sauvie Island is, or what is involved there. But when one describes it, its history and environment, they become very concerned that the County may allow commercial interests to take over the island. For that reason it seems very important that the County delay approval for a period to allow the Public to be informed more fully as to what is involved once the die is cast for commercial development.

J F Cameron  
1717 SW Park Apt 1314  
Portland 97201  
May 26 1989

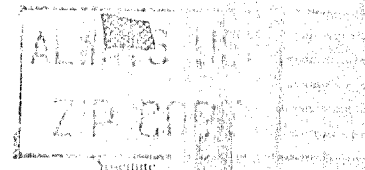
J F Cameron



223 7849



MR. J. F. CAMERON  
1717 SW. PARK AVE.  
PORTLAND, OR 97201



Board of Multnomah Co. Commissioners  
605 Multnomah County Courthouse  
1021 SW 4th Ave  
Portland 97204

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: PAUL KRILL

Address: 1276 Rockinghorse  
Lake Oswego, Oregon

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Yvonne R. Krill

Address: 1276 Rockinghorse Ln.  
Lake Oswego, Or. 97034

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Bruce C. Garte

Address: 4326 SW CORONA  
PORTLAND, OR 97214

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

- ☒ TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge...
- ☒ WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
- ☒ CONFLICT OF INTEREST. Although he is not voting on this issue, Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the recommendation to approve the proposed expansion.
- ☒ IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 76 acres. It is out of character with such zoning to have a tournament-type golf course with a 190-car parking lot in the space where two families should live.
- ☒ CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
- ☒ FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course, besides removing productive farmland, will undoubtedly lead to major commercial development.

Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

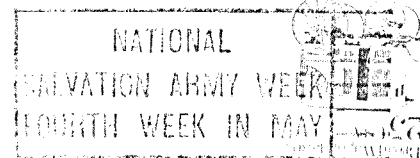
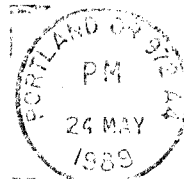
Kimberlee Gerley

5/25/89  
(date)

*To allow a golf course there would be  
against the best interest of scenic tourism as well.*

1989 MAY 25 11:33  
MULTNOMAH COUNTY  
CLERK OF COUNTY COMMISSIONERS

Kim Kerley  
1549 SE Fir Grove Loop  
Hillsboro Ore 97123



County Commissioners  
1021 SW 4th  
Portland Oregon 97204



Multnomah County Commissioners  
R/E Sawie Island Golf Course

I will be unable to attend the meeting  
on June 6th however I would like to submit  
my approval for the additional 55 acres for  
the golf course. I am a resident of Sawie  
Island.

Marilyn Hunsinger  
27124 NW Reeder Road  
Portland, OR 97231

1989 MAY 22 PM 3:06  
MULTNOMAH COUNTY  
OREGON

27124 NW Reeder Rd  
Portland, Or 97231

RIE: Golf course on  
Sawvie Island

Multnomah County Commissioners  
1120 SW 5th  
Portland, Or  
97204



Multnomah County Commissioners  
1120 SW 5th Ave.  
Portland, Oregon 97204

To whom it may concern:

My name is Elaine Klein. I am a resident. My family and I have lived almost 9 years.

While I am not excited about having golf course on the Island (the rest of my family is), there are no legitimate grounds for opposing it. The legal, alternate uses for farm land and one of the legal, alternate uses for my family is), course. Refusing the additional acreage requested goes against your own land use laws.

It has been mentioned that hazardous chemicals are used in the maintenance of golf courses. Far more hazardous chemicals are used in the maintenance of a farm. Having a golf course instead of a farm on that land will reduce the use of hazardous chemicals not increase the use.

It has been mentioned that the golf course will increase the traffic flow on the Island. Most of that increase will go off over the bridge and go back over the course then go to the golf course. Compared to the traffic going to the golf course the traffic going to the golf course is not significant. More than that, I expect the golf course traffic will be a more sober.

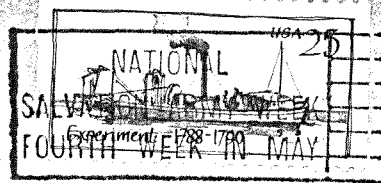
Sincerely Yours,  
Elaine Klein

18437 NW  
Portland, Oregon

60440 JFB  
COUNTY COMMISSIONERS  
89 MAY 23 8 11 AM  
MULTNOMAH COUNTY  
OFFICE OF THE CLERK  
PORTLAND, OREGON



Klein  
18437 NW Reeder Rd  
Portland, Or 97231



Multnomah County Commissioners  
1120 SW 5th  
Portland, Or 97204

Sauvie Island Golf C.



DONALD ANDERSON  
22005 NW Gillihan  
Port, Ore 97231

CLERK OF  
COUNTY  
1989 MAY 23 AM 11:56  
OREGON

MAY 21, 89

To: Multnomah County Commissioner  
Multnomah Court House  
Port, Ore 97204

Dear Commissioner,

I support the additional 55 acres  
for the golf course on Sauvie Island  
for following reasons.

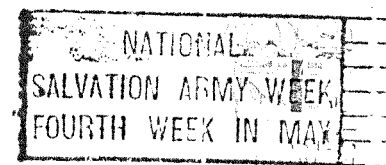
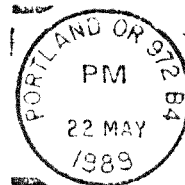
1. It would mean a larger tax  
base for school in turn would  
lower our property tax on the  
Island.
2. It would provide jobs that  
are year around. There would  
be a lot of part time job too.
3. The 55 additional acres are  
not a waterfowl area.
4. Golf course are classified as  
open space. Which fit well  
in this farming area.

5. When the Governor of Oregon  
talks about the Oregon come  
back does that mean we are  
not including farmers.

For these reason I hope that you  
will approve the additional 55  
acres for the golf course.

Sincerely,  
Donald Anderson

ANDERSONS LAZY A RANCH  
22005 N. W. GILLIHAN  
PORTLAND, OR 97231



Multnomah County Commission  
1021 S.W. Fourth  
Post One 97204

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name:

John DiLillo

Address: 6800 SE 32nd

PORTLAND OR 97202

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name:

Mr. Clark Reynolds

Address:

40 Hillshire Dr

Lake Oswego, Oregon

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name:

John A. Krell

Address:

1276 ROCKINGHORSE LN

LAKE OSWEGO OR

97034

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Address: Linfield College

P.O. Box 2845  
McMinnville OR 97128

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Address: 10155 SW 135<sup>th</sup>

Beaverton OR 97005  
646-5844

Dear Commissioners:

5/25/89

I am a resident of Sauvie Island and am very much against the proposed expansion of the golf course. My wife and I have sent you a separate letter with our concerns.

Mr Douglas recently sent a letter to Island residents asking for our support and claiming, among other things, that efforts to block the expansion were simply an example of "outsiders" trying to control Island life. This is not true by any stretch of the imagination. Not only are many Island residents opposed to this move, but Mr. Douglas seems to have forgotten that a substantial part of the Island is publicly owned, and therefore, the people concerned are rightfully considered owners, or "insiders".

I have enclosed a list of names that I gathered on 5/24/89. They were shown the enclosed letter and asked if they would like to sign. I spent less than 1 hour doing this while at work, and had 35 people sign, most with very strong feelings. Three people declined to sign - two who were in favor of the course and one because she felt she was not familiar enough with the issues. Many of these people golf and most enjoy the Island in one way or another, but all agree on one thing - a golf course on Sauvie Island is not a good idea and tournaments would be a disaster for almost every other user group.

I realize that this is not a scientific study, but I think that it does give you an

idea of how the majority of the public, the owners of a good deal of Sauer Island, feel about this golf course. Please consider this and vote against the proposed expansion.

I would be pleased to discuss with any of you more of my own concerns.

Thank you very much.

Dave Ruud  
14139 NW Charlton Rd  
Portland 97231  
621-3939

Addendum: You will note that none of these people live on the Island - this was done intentionally. I'm sure you will hear from Island residents independantly, but it is an area of concern to a much broader group than those ~~one~~ of us lucky enough to live there.

DR.

# Against Sauvie Island Golf Course Expansion

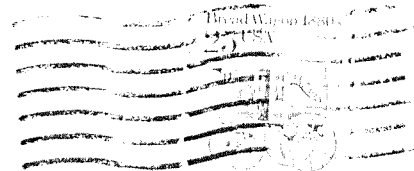
Name	Address	Date
Julie Kozmin	4835 SW Oregon Rd B-9	5/24/89
Bonnie Matteson	2435 N.E. 44	97213
Joy Wams	3335 N. Hallock	97217 5/24/89
Mildred Greer	4519 SE Windsor Ct	97206 5-24-89
Greg Crosby	417 Lake Bay Ct	97034 5-25-89
Julie Albrecht	3102 NE 103rd #24	97220 5-24-89
Kathryn McWilliams	5725 N. Williams	97217 5/24/89
Michelle Lien	4624 SE Gladstone St.	97206 5-24-89
Tom Ross	6405 N Atlantic	97217 5-24-89
Ann Plush	2834 NE 48th	97213 5-24-89
Robert Olson	630 Hemlock Lakesweg	97034 5-24-89
Janet Bonahan-Juller	2830 SW Plum Av. PTD	97219 5-24-89
Douglas Roth	0211 SW RIDGE DR. PDX	97219 5/24/89
Rene Louise Roy	15203 NW McNamie Rd. Port	97231 5/24/89
Lee L. Gerson	3800 NE 23rd Ave. PDX	97212 5/24/89
Larry P. Cooney	8516 SW 65th Portland	97219 5/24/89
Steve Martin	8524 SW 184th Loop Aloha OR	97007 5-24-89
Kathy Egan	Rt 1 Box 218 Hillsboro, Or	97124 5/24/89
Stuart V. Olsen	2948 S.W. Bennington Dr. Portland, Or	97201 5/24/89
Alvin M. Mumpford	7800 SW Capital Hill Dr Portland	97219 5/24/89
Sam Herman	2734 SE 36th PORTLAND, OR	97202 5-24-89
Pat Bernhardt	2734 Sykes Rd. St. Helens, Ore.	97051 5-24-89
Ann M. Banta	5535 N.E. 32nd Ave - Portland	5/24/89
Kate Vlandi	811 N-E 53rd Ave. Portland	5/24/89
A. Young MD	2040 NW 135th Ave Portland	5-24-89
James E. Dine	12945 NW DEWBERRY Rd	5/25/89



Robert J. Smith  
Ward Allen  
Herb Biskar  
Joy Honeyman  
Glenda Plattery  
Connie Carter  
Barrie Winter  
Leigh Merriman  
June Fr. key

2375 NW Northrup Blvd.	9/24/89	274 7057
230 E 38 <sup>th</sup> Ave Engle	5/24/89	686-9151
3675 NW Gordon Ptld	<del>5/24/89</del>	5/24/89
7400 SW Barnes Rd Portland	5/24/89	
10202 N Buchanan	5/24/89	
12602 NE 150 St. Battle Ground, WA	5-24-89	
2110 E 8 <sup>th</sup> St Van	98661	5-24-89
314 SE 30th Place Portland	97214	5-24-89
5751 Windfield, L.O.	97305	5-24-89

ADRIENNE KEITH & DAVID RUUD  
14139 N.W. CHARLTON ROAD :: PORTLAND, OR. 97231



County Commissioners  
1021 SW Fourth  
Portland, Or  
97204

May 26, 1989

Dear Commissioners,

We are residents of Sauvie Island and are concerned about the proposed changes to the approved golf course. Our first preference would be that no golf course be built on the island at all. We are concerned about the long term effects that a golf course would have on wildlife, scenery, traffic, and the potential for development that could change the face of the island forever. It seems a shame to us that development and expansion have somehow taken precedence over the preservation of this beautiful land in its natural state. A golf course is not natural or agricultural, it is commercial and once it is built there is no turning back.


We are aware that the decision to build a golf course on the island has already been made. We would like to take this opportunity to voice our opposition to this new proposal to expand the currently approved acreage. As stated above, the wheels of development have begun to turn, and what was originally agreed upon as adequate acreage for a small golf course, has now grown and will probably continue to grow. We feel that it is foolish and naive to assume that this will be the final request for acreage or development of this property. We originally stated our concerns about the expansion to the Planning Commission, and have enclosed a copy of that letter for your review.

We also agree with the concerns stated in the enclosed letter that was forwarded to us, and we hope that you have received many of these letters. Specifically, we feel that the increased traffic caused by a tournament sized golf course would create unacceptable safety risks for bicyclists, runners, and anyone needing to get on or off the island quickly. (We have often experienced 20, 30 and up to 45 minute lines of traffic on hot summer days).

We appreciate your consideration of this very important issue. We are avid golfers, but feel the problems with any course on Sauvie Island, let alone one which could hold tournaments, far outweigh the advantages.

The future of Sauvie Island is in your hands. We thank you for taking this matter seriously and being thoughtful and wise in your decision making.

Sincerely yours,

  
Adrienne Keith  
David Ruud  
14139 NW Charlton Rd.  
Portland, Oregon 97231

February 17, 1989

To: Division of Planning & Development

Re: Proposed Sauvie Island Golf Course Expansion

Dear Commission Members:

We attended the hearing on February 13, 1989, regarding the proposed expansion of the golf course on Sauvie Island. Many issues were brought up that we hope you will consider before a final decision is made. We would like to share our opinions with you.

We are opposed to the expansion for several reasons. It was by no means made clear to us that a larger course would be safer for the golfers. We are unaware of serious safety problems at any of the smaller courses that you listed in your report or on any that we have played over the past 30 years. The applicant's attorney used the example of a recent injury suffered by Hale Irwin. This is absurd. Mr. Irwin is a professional golfer, was injured in a professional tournament, and was playing on a huge course. This example not only has no application to the Sauvie Island course, it also demonstrates that the primary factor in golf safety lies in the players, not the course size. If the applicant truly believes that the current acreage is insufficient to provide safety, he has the clear options of eliminating the practice areas or limiting the course to nine holes. While he may have the "right" to practice facilities and eighteen holes, he has not demonstrated a "need" for either, and may need to compromise one or the other.

Secondly, we believe the applicant fully intends to promote tournament golf at this course. This would create huge (and perhaps dangerous) traffic demands on Sauvie Island Bridge and local roads. It would also be inconsistent with current land use, in that there are no other spectator sports allowed on the island. (Recent bike racing permits have not been renewed because of residents' protestations concerning traffic. These are one day, time limited events that do not come close to what a golf tournament would create in terms of traffic). We believe that if the applicant is primarily interested in golfer safety, he should be required and willing to accept a condition that tournaments are prohibited.

Finally, we are concerned that the additional acreage is at the cost of agricultural and wooded land. While the nursery

can most likely find other land, the habitat for wildlife will be permanently destroyed.

In summary, we feel that this decision should be based on a combination of two factors: land use and safety. It has already been determined that the current acreage, and no more, qualifies for land use as a golf course. To assure safety and discourage inappropriate expansion of land use, the applicant should be denied the additional acreage, agree not to hold tournaments, and be encouraged to eliminate practice areas or reduce the course to nine holes.

In addition, we continue to be concerned with the remaining acreage that the applicant owns adjacent to the proposed golf course. In your report you stated that the applicant may not request a zone change for that acreage in order to build residential houses adjacent to the golf course. However, could the applicant sell off five acre parcels of the remaining land he holds, thereby sidestepping the re-zoning issue? We hope that you will consider adding a stipulation to the golf course approval that the land owner must never sell the remainder of the land adjacent to the golf course for residential use.

Thank you for your consideration.

Sincerely,

*Adrienne Keith*

*David Ruud*

Adrienne Keith  
David Ruud  
14139 NW Charlton Road  
Portland, Oregon 97231  
(503) 621-3939

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

- TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge.
- WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
- CONFLICT OF INTEREST. Although he is not voting on this issue, Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the recommendation to approve the proposed expansion.
- IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 76 acres. It is out of character with such zoning to have a tournament-type golf course with a 190-car parking lot in the space where two families should live.
- CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
- FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course, besides removing productive farmland, will undoubtedly lead to major commercial development.

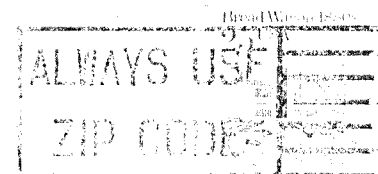
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Adrienne Ritten  
ADDRESS 14139 NW Charleston Rd.  
Portland, Oregon 97231

5/27/89  
(date)

ADRIENNE KEITH & DAVID RUUD  
14139 N.W. CHARLTON ROAD : PORTLAND, OR 97231



County Commissioners  
1021 SW Fourth  
Portland, Ore  
97204

TO THE MULTNOMAH COUNTY COMMISSIONERS:

Gladys McCoy, Chair

Pauline Anderson

Gretchen Kafoury

Rick Bauman

The Sauvie Island Boosters Wish it to be on record that we are definitely NOT opposing the golf course expansion. If this expansion increases the player safty margin then it is obviously necessary.

The golf course will enhance the entrance to Sauvie Island with it's land-scaping.

The golf course will add money to our school system allowing our children more benefits.

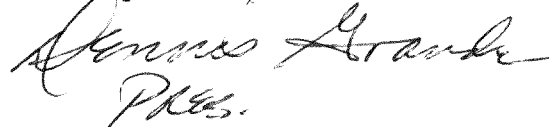
The Boosters are the chamber of commerce of Sauvie Island. Our membership is composed of island residents, business and property owners.

Some of our planned projects include:

1. Working with MULTNOMAH COUNTY, to place an Island directory near the bridge.
2. More helpful signs on highway 30.
3. A hand-out map available, showing points of interest and businesses.

This project is a joint effort with the Oregon Dept. of Wildlife.

Sincerely



Dennis Grande  
Pres.

c.c.

Jo Chang Channel 2

Mike Donahue Channel 6

Pete Schulberg Channel 8

Lars Larson Channel 12

Liz Moore and Editor Oregonian

Editor Business Journal

Senator Bob Shoemaker

Vera Katz Speaker of the House

MAY 31 1989



Appellant

45

3 1/2

3 1/2

~~4~~ 1 1/2

11 1/2

30

3 40

26 20

6

19 80

20 20

8 45

11 35

9 30

2 5

Betsy  
Flynn-

tanzee

Sminy ✓

Lee



## MULTNOMAH COUNTY OREGON

DIVISION OF PLANNING & DEVELOPMENT / 2115 S.E. MORRISON / PORTLAND, OREGON 97214

MESS

June 2, 1989

### MEMORANDUM

To: John DuBay

From: Lorna Stickel, *LS*

Subject: Refund of Golf Course Transcript Appeal Fee - *051-89*

The appellants in the Sauvie Island Golf Course case paid an appeal fee of some \$535.00. Under MCC 11.15.9020(B) a Notice of Review (an appeal) has to be accompanied by a flat \$150.00 fee and a transcript fee of \$1.75 per minute of Planning Commission hearing time. The fee paid by the appellants in this case was \$150.00 for the flat fee and \$385.00 for the transcript. This was to cover the cost of typing the transcript. As you know, the Scope of Review was changed from On the Record to DeNovo at your last hearing. The transcript was prepared based on the original Scope of Review at a cost of \$426.12 in clerical time alone. The transcript is still a part of the record as per MCC 11.15.8270(F). However, the Board does have the latitude to waive the fee under MCC 11.15.9040 and I recommend that you consider this request of the appellants on June 6, 1989.

LS:sec

ELIZABETH A. NEWCOMB ( )  
LAWYERS  
209 S.W. OAK STREET  
PORTLAND, OREGON 97204-2740  
TELEPHONE: (503) 222-7475  
TELECOPIER: (503) 227-6840

5/25/89  
MAY 25 1989  
C. H. H.

May 25, 1989

Commissioner Gladys McCoy  
Multnomah County Board of Commissioners  
1021 S.W. 4th  
Portland, Oregon 97204

Re: Request for Refund of Transcript Fee in  
Cs-189 #52 (Sauvie Island Golf Course)

Dear Commissioner McCoy:


Members of the Sauvie Island Conservancy (formerly known as Friends of Sauvie Island) paid an appeal fee of \$535.00 in connection with their appeal of the Planning Commission's decision approving the expansion of the proposed golf course on Sauvie Island. Of this \$535.00, \$385.00 was to pay for transcripts of the hearings before the Planning Commission.

3/82 Lorna Stickel, Planning Director, indicated in a March 28, 1989 letter to Conservancy members that the Board has authority, under MCC 11.15.9040, to refund all or part of the appeal fee upon request. Accordingly, the Sauvie Island Conservancy respectfully requests that the Board consider refunding the \$385.00 transcript fee.

This request is based on the Board of Commissioners decision to conduct a de novo review of the Planning Commission's decision regarding the golf course expansion. In light of that development, the Sauvie Island Conservancy believes a refund of that portion of the appeal fee attributable to the transcript of the hearing below is justified.

Thank you for your consideration.

Very truly yours,

  
Elizabeth Newcomb

RECEIVED

EN:bl2  
cc: William Rhodes

Multnomah County  
Zoning Division

5-21 MW  
PA

WE APPROVE ADDITIONAL ACREAGE FOR SAUVIE ISLAND GOLF COURSE

To:

Jo Chang, KATU Channel 2, 2153 N.E. Sandy, 97232  
Mike Donahue, KOIN Channel 6, 222 S.W. Columbia, 97201  
Pete Schulberg, KGW Channel 8, 1501 S.W. Jefferson, 97201  
Lars Larson, KPTV Channel 12, 735 S.W. 20th Place, 97201  
Bruce Pokaney, KGW, 1501 S.W. Jefferson, 97201  
Pat Boyle, KEX, 4949 S.W. Macadam, 97201  
KXL, P.O. Box 14957, East Portland Station, 97214  
The Editor, The Oregonian, 1320 S.W. Broadway, 97201  
Liz Moore, The Oregonian, 1320 S.W. Broadway, 97201  
Andrew Oman, St. Johns Review, 8401 N. Lombard, 97203  
Multnomah County Commissioners, 1021 S.W. Fourth, 97204  
Gladys McCoy, Chair  
Pauline Anderson, District 1  
Gretchen Kafoury, District 2  
Rick Bauman, District 3  
Jane McGarvin, Clerk  
Multnomah County Planning Commission, 2115 S.E. Morrison, 97214

We have lived, shared, worked and played together here on Sauvie Island for many years. We are officers and members of Sauvie Island Grange #840, Friends of Sauvie Island, Sauvie Island Boosters, Sauvie Island Community Church, Sauvie Island Fire Department, Sauvie Island Singers, American Legion Sauvie Island Post #154, Sauvie Island School Board, School Budget Committee and supported our School District #19. We maintain homes, farms and businesses on Sauvie Island. We pay our taxes and, also, care for the land and our community. In other words, we are and have been involved residents and taxpayers of Sauvie Island.

We are writing because we are weary of being misrepresented. Some of us have phoned our objections concerning the coverage of the hearing for the additional 55 acres to be added to the golf course to the TV channels and were not contacted to hear our complaints. We have written the county commissioners and were told that our letters were not read.

However, we were surprised to see that you all accepted what The Sauvie Island Conservancy had to say without investigating the source. The Sauvie Island Conservancy are not the people that we the residents wish to represent us. Jerome DeGraaff lives in Scappoose - not even Multnomah County let alone Sauvie Island. Jack Sanders does not live on the island. Carolyn Lee recently purchased a houseboat located at the Sauvie Island Moorage. Stu Sandler does not live on the island. Donna Matrazzo and Bob Stephens, husband and wife, live on less than 1 and 1/2 acres since last August. The island is comprised of 24,064 acres of land and lakes. Do these sound like they have cared for Sauvie Island or paid our taxes? Do these sound like involved citizens of the island?

We are capable of representing ourselves. We wish to state that we support the additional 55 acres for the Golf Course to make it a safer and better facility. We are expected to pay our taxes and care for the land. Therefore, we expect fair and accurate accounting and consideration from both the media and government officials on June 6th.

Janice K. Reeder - resident of Sawvie Island for 34 years - husband's family has been here for 136 years on the Reeder Donation Land Grant farm. We farm about 330 acres and also operate Reeder Beach, fishing and RV park on our farm. I serve as Treasurer of Sawvie Island Grange - Vice President of Sawvie Island Boosters

James B Vann  
Mary B Vann

Resident 144~~rs~~ chairman Sawvie Island  
Fire Dept #30 Master Sawvie Island  
Grange #840 for 7 yrs owner 2 acres

Clint D. Wiley

— Landowner of 108 acres for 34 years & resident 22 yrs. Interested in community activities — Grange member & officer and interested in School Budget Committee work.

Leonard & Smith - Resident of Sawvie Island and retired member of Ore Dept of Fish & Wildlife for 31 years.

Christine M. Hoffart - Resident for 28 years - land owner for 10 years. Born and raised on S. I.

Eileen Fakey -  
Patrick D. Fakey

S.I. Parent-Teacher Club President 1988-89, Vice Pres 1987-88, 1985-86, <sup>Treas</sup> 1984-85. We lived here all my life and I'm 35 yrs old. I'm the deputy clerk @ the Sawvie Island School. My husband and I belong to the grange, the church and my husband is in charge of the Sawvie Island Little League. We think the golf course will be an asset to our beautiful island. And we plan to raise our 4 children and live here for a long time.

Don + Lu Martin - we have lived on S. I. for 36 yrs. I love the quiet and friendliness of our neighbors, <sup>Island</sup> ~~Islands~~. We have 10 acres and planted trees on our land and raised sheep. Our trees are now 26 yrs old. We wish Mary + George to sell their 55 acres if it will help them -

June Parker

Chyle + Jean Fera - Built our house 25 years ago on 2 acres (1 acre in grapes) Secretary of Saurie Island Grange #840 and secretary of Saurie Island Church, member of Saurie Island Board of Schol Budget Committee + Trid. Dept. Budget Committee. Publisher of island monthly newspaper - Saurie Island Outlook

George + Maydel Castdollar - Our family has been on Saurie Island well over 100 years. I was raised on a farm of over 250 acres. I've raised my family here and my children will probably raise their's here. I've served on the Saurie Island School board for 11 years. My wife and I have been involved in many "island" projects. We are proud of "our island" and feel a real sense of protection and preservation of it. We are in total support of the golf course. We feel it will be a real asset to our lovely island terrain.

Tom + Donna Jean Churchill - moved to the Island with my parents in 1942. My parents had purchased a dairy farm. Met my husband + wife. Married + continued dairying for a time. Purchased 7 acres from home place - build a home + raised our family. I have worked at the Island School as secretary and am now employed by Pacific Coast Nursery, Inc. which was established on the Island in 1914. Tom + I both endorse the preceding document.

Isabel H. Boney - Resident 14 years - formerly  
Deputy Clerk Saurie Island School

Denny Grandt - Land owner for 21 yrs - 450 acres  
Residence for 12 yrs - owner  
of SAURIE ISLAND FARMS MARKET -  
A ROAD <sup>side</sup> STAND. - Full time Farmer -  
President of SAURIE ISLAND BOOSTERS  
A Chamber of Commerce. -

Loren M. Green - Own property adjacent to golf  
course - (33 acres) Have lived  
on the island for many years and  
have worked on the island in early  
years.

Shirley C. Larson Owner - resident 38 1/2 years  
Chaplain Grange - member of Legion  
Auxiliary

Dorothy J. Rick Member of Grange. Member of  
American Legion Auxiliary, owner  
and resident since 1955.

Donald Anderson Resident 42 yrs. Served Saurie Island  
School Board 10 yrs. Now Master of  
Saurie Island Grange #840. Director  
of Saurie Island fire Department.  
Full time farmer leasing over  
2000 acres.

Ronne B. Smith Resident since 1947 Rent to Bulk Farmer 23 acres  
member of Grange -

Lora M. Stevens Member Executive Committee Saurie Island Grange #840  
Resident on a part of an 'original' land grant.  
Have lived here for the past 30 years.

We support the preceding statement concerning the Golf Course on Sauvie Island. We have been Island residents and property owners since 1973. We own 2-2/3 acres and lease another 30 acres. We are employed full time in Portland, Oregon and also raise 45 head of breeding sheep plus operate a duck hunting lake on Sauvie Island. We are hoping that you approve the golf course acreage. Please give consideration to the residents of Sauvie Island.



Paula M. Jacobson

22345 NW Reeder Road

Portland, Oregon 97231

Member of Sauvies Island Grange

Director of Sauvies Island School District #19 since 1982



Michael C. Jacobson

22345 NW Reeder Road

Portland, Oregon 97231

Member and current Officer of Sauvies Island Grange

Member of Sauvies Island Volunteer Fire Department

Lifetime Member of Oregon Duck Hunters

Member Ducks Unlimited



Lunda Reeder Burns - Island residents for 30 years. Live on family donation land claim.

Ryan Burns

Sauvie Island Grange member & Sauvie Island Booster Club.

Business owner on the island for 5 years

Al Lerch. I've been on the Island 27 years, and this is the third time I've lived on this Island. I'm very interested in the golf course, and hope it will be ready to use before I'm too old to enjoy it.

Kay K. Smith - My husband and I have lived on the Island for five years. I belong to Grange, the Sauvie Is. Com. Church, and sing with the Sauvie Is. Singers. We believe the golf course is a better way to develop the Island. It will fit in with the rural atmosphere that we hope to preserve.

I have lived on Laurie Island  
for 27 years. We own and  
operate 2 Recreational Lakes & lease  
land for growing of Cattle.  
We have ~~34~~<sup>37</sup> acres.

I strongly believe in the  
Golf course for Laurie Island  
I wish it would be approved

Mrs Tom, Ritch, Ray

Elizabeth Andersen - Resident & farm owner  
for 42 years. Cherish  
the historic values -  
The golf course will be  
an asset without  
harming the land and  
environmental qualities.

I am interested in seeing a beautiful golf course  
and club house built on <sup>the</sup> Douglas land on  
Sauvie Island. My friends and neighbors  
have discussed this over the past months  
and EVERYONE I KNOW IS FOR THE GOLF COURSE.

I have been involved with Community affairs  
since moving to the Island in 1981.

I am: past member of S. I. School board,  
Presently Chairman of the Women of the Grange,  
designated "Historian of S.I." by the Grange,  
member of American Legion aux.  
member of Sauvie Island Singers.

I mention this because I have never seen  
the people the news people found to  
speak for the people of S. I.

The people of the Island have not  
been represented thus far by  
Television coverage.

Thank you

Ann Ray

22705 NW Reeder Road

Portland Or 97231

May 17, 1989

Eva E. Fritzler  
Zilpha Allison

Sam Pastorino  
Bonnie J. Pastorino

Sam and his father bought four three hundred and eleven acres in 1940. They have farmed all those years. They raise cabbage for Steinfeld & other crops. We have been members of the Grange & supported ~~school~~ school activities. We feel that the golf course could only enhance the beauty of the Island.

Karlyn Jane Brunner  
John G. Brunner

My family homesteaded on Sauvie Island in the 1840's. They were farmers all their lives. We own 8 acres and have been residents & property owners since our marriage 27 years ago. We are in full support of the golf course and feel it would be a great way to use the land. We are involved in Sauvie Island Grange, Church, Boosters, & the Sauvie Island Singers.

John and Anita Bender,

We have lived on this beautiful Island for 10 years, and we have a Christmas tree farm on 10 acres. Since we have been here we have noticed how much the Island people care about their Island. This is a caring community, and we have been proud to have our 8 children grow up in such an environment. We wish to express our total desire to have this golf course complete and beautiful including the additional 55 acres to add to our Island beauty.

John M Bender

Machinist Continental Can Co.  
Anita Bender, Librarian  
Saanvi Island School

John Barker  
19541 NW Seawi St Rd  
Portland

Gladys McCoy  
Multnomah County Commissioner  
1021 S.W. Fourth  
Portland, OR 97204

May 3, 1989

JH  
MAY 13 1989

I am writing to voice my approval of the proposed addition to the Saurie Island golf course. My reasons for strongly approving of this addition are:

1. This addition is for safety reasons only. Placing more area between the fairway will give added safety to the players.
2. The golf course will be adding tax dollars to the county, our school and the community as the land will be taxed at actual market value.
3. As for traffic, the golfers will be only crossing the bridge, passing by the grocery store and the Douglas house and then turning off the road to the golf course entrance. I foresee no traffic tie ups as Tee off times vary throughout the day and a limited number of golfers play at one time.
4. We residents are very tired of bicycle riders, partying teenagers, sun bathers, fisherman, etc. who use our properties as garbage dumps and restroom facilities! Golfers will have those facilities provided for them at the golf course and they will add revenue not trash to our community.

I have lived on Sauris Island  
for 28 years and have been a property  
owner for 10 years. This Island is  
absolutely beautiful and I can't think  
of a better addition to its beauty than  
a well manicured golf course! I  
sincerely hope you listen to the Island residents,  
as we are the ones who live here not the  
ones who play here.

Thank you.

Christine M. Hoffart  
17335 NW Lucy Freeder Rd  
Portland, OR 97231

Handwritten signature and date stamp: MAY 08 1989



VETSCH DAIRY  
22670 N.W. REEDER RD.  
PORTLAND, OREGON 97231

26 April, 1989

Multnomah Co Commissioners  
1021 S.W. Fourth  
Portland, Oregon 97204

Dear Commissioner Gladys McCoy,

Regarding the golf course proposed for the Douglas property on Sauries Island I am in favor of it and also the 55 additional acres.

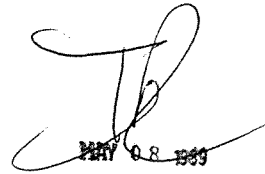
I have been a resident of the Island for 51 years and we have the one remaining dairy farm. It will be good to see an expanse of green grass again. The roughs between the fairways can once again be habitat for the small creatures that are being crowded out by the intense farming practices necessary to make a living now. Most every one that I have heard opposed to this, do not even live on Sauries Island or have only been here a short time. None of their arguments against this seem valid to me.

Thank you for reading this.

Evelyn Vetsch



May 5, 1989



MAY 08 1989

Multnomah County Board of Commissioners  
Attention: Gladys McCoy  
1021 SW 4th  
Portland, Oregon

Dear Ms. McCoy:

It is our understanding that the additional 55 acres for the Sauvie Island Golf Course will be undergoing some type of planning consideration at your May 9th meeting.

We are residents of Sauvie Island who work full time in Portland and have a small herd of sheep (45 head) on our land. This has been our home for sixteen years and we plan to retire here.

We are very much in support of the proposed golf course (for the entirely selfish reason of wanting to play golf). It is our hope that you would not curtail or limit the golf course to cause it to be second rate and in turn a potential eyesore such as the late Wildwood course. The addition of a first rate golf course will provide new tax dollars to our district while keeping the land in the best of care.


Please do not deny these benefits to the residents of Sauvie Island and Multnomah County.

Thank you for your time and consideration in this matter.

Sincerely,



Paula M. Jacobson



Michael C. Jacobson  
22345 NW Reeder Road  
Portland, Oregon 97231  
(503) 621-3971


**Multnomah County, Oregon**

To PA / NW  
Date 5-15 Time 9

**WHILE YOU WERE OUT**

M. Mrs. Rick  
of Rader Rd. Sawie Is.  
Phone 621-3577

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>

Message "98% S.I. residents favor  
off course." PA is not  
representing them  
"It's Yuppies playing  
a game" — same Yuppies  
p d - 57  By: who  
opposed

garbage dump.

The "media blitz" is  
unfair — "a lot of  
bullshit."

The bridge can handle  
car traffic fine — but  
the County needs to improve  
it on the turns because  
they're bad for trucks &  
busses. But trucks &  
busses won't be coming  
to the golf course.



OREGON CHAPTER  
Pacific Northwest Section  
**PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA**

Executive Office: 1003 Cascade Building, Portland, Oregon 97204, (503) 222-1139

May 15, 1989

Board of Commissioners  
Multnomah County  
1021 S.W. Fourth Avenue  
Portland, OR 97204

Dear Commissioners:

As president of the Oregon Professional Golfers' Association, I write to support the request of Mr. George Douglas to add 55 acres to the golf course which he plans to develop on Sauvie Island and which already has been approved.

New golf courses are greatly needed throughout Oregon and particularly in the Portland area. The Sauvie Island course will help by providing another public facility near the City center.

The developer believes the additional 55 acres is necessary to provide proper safety factors. We hope the Board will look favorable upon this request.

Yours truly,

*Bruce Wattenburger*

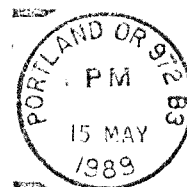
Bruce Wattenburger  
President

BW:dj

1989 MAY 16 AM 11:07  
COUNTY CLERK  
MULTNOMAH COUNTY  
OREGON



OREGON CHAPTER  
**Pacific Northwest P.G.A.**  
1003 Cascade Building  
Portland, Oregon 97204



Board of Commissioners  
Multnomah County  
1021 S.W. Fourth Ave.  
Portland, OR 97204



Jo Chang, KATU Channel 2, 2153 N.E. Sandy, 97232  
Mike Donahue, KOIN Channel 6, 222 S.W. Columbia, 97201  
Pete Schulberg, KGW Channel 8, 1501 S.W. Jefferson, 97201  
Lars Larson, KPTV Channel 12, 735 S.W. 20th Place, 97201  
Bruce Pokaney, KGW, 1501 S.W. Jefferson, 97201  
Pat Boyle, KEX, 4949 S.W. Macadam, 97201  
KXL, P.O. Box 14957, East Portland Station, 97214  
The Editor, The Oregonian, 1320 S.W. Broadway, 97201  
Liz Moore, The Oregonian, 1320 S.W. Broadway, 97201  
Andrew Oman, St. Johns Review, 8401 N. Lombard, 97203  
Multnomah County Commissioners, 1021 S.W. Fourth, 97204  
Gladys McCoy, Chair  
x Pauline Anderson, District 1  
Gretchen Kafoury, District 2  
Rick Bauman, District 3  
Jane McGarvin, Clerk  
Multnomah County Planning Commission, 2115 S.E. Morrison, 97214

CLERK OF  
COUNTY COMMISSIONERS  
1989 MAY 23 PM 3:52  
MULTNOMAH COUNTY  
OREGON

Recd. 5/24/89  
MN  
PA

I wish to state that I support the additional 55 acres for the Sauvies Island Golf Course. I have made my home and worked on and for Sauvies Island since 1947. I am active in the Sauvies Island Grange along with its' 203 members who have served this island for over 53 years.

I attended the hearing concerning this issue on May 9th and was appalled at the acceptance the media and commissioners gave to the inaccurate accounting. We are led to believe that we elect County Commissioners to represent us and when we write them - they couldn't even be bothered to read the letters. They claimed that they weren't suppose to be influenced by the letters, however, they were influenced by the unread letters. Otherwise, why did they change their published agenda of proceedings of the hearing and insist on starting all over??? I know there were letters against the additional 55 acres for I saw the letters put on the cars of people parked at the bridge to send in. These people come to bike, jog, hunt, fish or what ever else and do not live here nor pay our taxes. I am sure some of them probably sent them in not knowing the truth about the issue.

Commissioner Pauline Anderson, who is suppose to represent the people of Sauvies Island as we elect her, admitted to have come here to Sauvies Island and drove around to find out what property was under consideration. If she took the time to come out here, she could at least found out where she was going. She admitted to having watched Channel 6 coverage and they showed property that belonged to someone else and not the property in question.

I trust that the commissioners and the media will endeavor to represent the citizens of Sauvies Island in a more fair and accurate manner on June 6th.

Respectfully,

*R. B. Smith*  
R. B. Smith  
Sauvies Island



# Oregon Golf Association Inc. A Non-Profit Corporation

1003 CASCADE BUILDING • PORTLAND, OREGON 97204 • Telephone: 222-1139

May 15, 1989

5-21  
MW-  
PA-

Board of Commissioners  
Multnomah County  
1021 S.W. Fourth Avenue  
Portland, OR 97204

Ladies and Gentlemen:

The purpose of this letter is to support the effort of Mr. George Douglas to expand by 55 acres the golf course already approved for Sauvie Island.

The Officers and Directors of the Oregon Golf Association are acutely aware of the increasing demand for golf facilities throughout the nation and the particular problem of Portland golfers caused by an acute shortage of courses.

The course planned for Sauvie Island will help to alleviate the shortage of public golf facilities and the additional 55 acres will allow the developer to provide necessary safety factors.

Thank you for your kind consideration.

Yours truly,

Dale Johnson  
Executive Director

DJ/cp

cc: Mr. Don Krieger, President, Oregon Golf Association

1989 MAY 16 AM 11:11  
CLERK OF  
COUNTY CLERK  
MULTNOMAH COUNTY  
OREGON

#### EXECUTIVE COMMITTEE

DON KRIEGER  
President  
GORDON HALL  
Vice President  
JERRY PEARSON  
Treasurer  
CHARLES FISK  
Director

GEORGE GANT  
Director  
GAYLORD DAVIS  
Director  
BOB HARRINGTON  
Director  
ED HOGAN  
Director

STEVE NOSLER  
Director  
RICHARD ROSKOPF  
Director  
JIM GIBBONS  
Tournament Chairman

CHARLES GANTER  
Public Links Chairman  
DON KOWITZ  
Handicap Chairman  
BOB NORQUIST  
Director of Junior Activities

#### ADVISORS

SALLY BOLLIGER  
Ladies Advisory Chairperson  
JERRY MOWLDS  
PGA Advisor  
DALE JOHNSON  
Executive Director

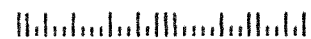


**Oregon Golf Association Inc.**

1003 Cascade Building  
Portland, Oregon 97204



Board of Commissioners.  
Multnomah County  
1021 Fourth Avenue  
Portland, OR 97204





DONALD ANDERSON  
22005 NW Gillihan  
Port, Ore 97231

CLERK OF  
COUNTY COMMISSIONER  
1989 MAY 23 AM 11:56  
MULTNOMAH COUNTY  
OREGON

MAY 21, 89

To: Multnomah County Commissioner  
Multnomah Court House  
Port, Ore 97204

Dear Commissioner,

I support the additional 55 acres  
for the golf course on Sauvie Island  
for following reasons.

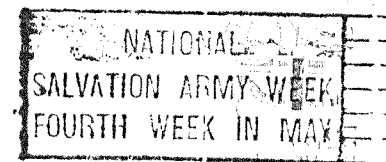
1. It would mean a larger tax  
base for school in turn would  
lower our property tax on the  
Island.
2. It would provide jobs that  
are year around. There would  
be a lot of part time job too.
3. The 55 additional acres are  
not a waterfowl area.
4. Golf course are classified as  
open space. Which fit well  
in this farming area.

5. When the Governor of Oregon  
talks about the Oregon come  
back does that mean we are  
not including farmers.

For these reason I hope that you  
will approve the additional 55  
acres for the golf course.

Sincerely,  
Donald Anderson

ANDERSONS LAZY A RANCH  
22005 N. W. GILLIHAN  
PORTLAND, OR 97231



Multnomah County Commission  
1021 S.W. Fourth  
Post One 97204

Multnomah County Commissioners  
1120 SW 5th Ave.  
Portland, Oregon

To whom it may concern: 97204  
My name is Elaine Klein. I am a  
resident. My family and I have lived  
almost 9 years.

While I am not excited about having golf  
course on the Island (the rest of my family is),  
there are no legitimate grounds for opposing it.  
The land in question is farm land and one of  
the legal, alternate uses for farm land is a golf  
course. Refusing the additional acreage requested,  
goes against your own land use laws.

It has been mentioned that hazardous chemicals  
are used in the maintenance of golf courses. Far  
more hazardous than land will a golf course  
maintenance of a farm on farm. Having used a golf course  
instead of a farm chemicals that increase the use  
of hazardous chemicals not increase the use.

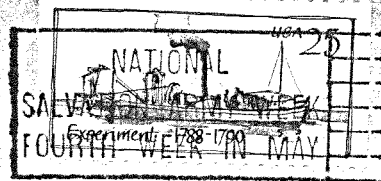
It has been mentioned that the golf course  
will increase the traffic flow on the Island. Most  
of that traffic will go off over the bridge and go  
the golf course then go off over the bridge and go  
back over the bridge. Compared to the traffic going to  
goes to the Island beaches, the traffic going to  
the golf course is not significant. More than  
that, I expect the golf course traffic will be a  
more sober.

Sincerely Yours,  
Elaine Klein

18437 NW  
Portland, Oregon  
Multnomah County

504-200-0700  
COUNTY COMMISSIONERS  
89 MAY 23 PM 1:15  
MULTNOMAH COUNTY  
OFFICE OF THE CLERK

Klein  
18437 NW Reeder Rd  
Portland, Or 97231



Multnomah County Commissioners  
1120 SW 5th  
Portland, Or 97204

Sauvie Island Golf C.

Multnomah County Commissioners  
R/E Saville Island Golf Course

I will be unable to attend the meeting  
on June 6th however I would like to submit  
my approval for the additional 55 acres for  
the golf course. I am a resident of Saville  
Island.

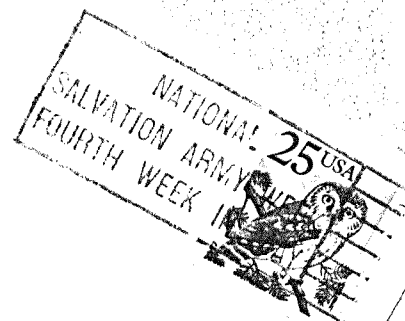
Marilyn Hunsinger  
27124 NW Reeder Road  
Portland, O.R. 97231

RECEIVED  
MAY 20 1989  
MULTNOMAH COUNTY  
OREGON  
1989 MAY 22 11 3:06

27124 NW Reeder Rd  
Portland, Or 97231

RIE: Golf course on  
Sawie Island

Multnomah County Commissioners  
1120 SW 5th  
Portland, Or  
97204





Rec'd 5/31/89  
9:30 AM  
MW  
PA

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name:

John DiLillo

Address: 6800 SE 32nd

Portland OR 97202

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name:

Mr. Clark Reynolds

Address:

40 Hillshire Dr

Lake Oswego, Oregon

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name:

John A. Kell

Address: 1276 ROCKINGHORSE LN

LAKE OSWEGO OR

97034



Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Mark A. Kvill

Address: Linfield College

P.O. Box 2845  
McMinnville OR  
97128

149  
Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Matthew & Judy Kvill

Address: 10155 SW 135th

Beaverton OR 97005  
646-5844

Recd.  
5/31/89  
MW  
PA

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: PAUL KRILL

Address: 1276 Rockinghorse  
Lake Oswego, Oregon

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Yvonne R. Krill

Address: 1276 Rockinghorse Ln.  
Lake Oswego, Or. 97034

Dear Multnomah County Commissioner:

I support the expansion to 200 acres of the approved Golf Course on Sauvie Island. The Portland metropolitan area needs more golf courses. I understand the expansion will create a safer and a more beautiful course.

Name: Bradley C. Garte

Address: 4326 SW CORONADO  
PORTLAND, OR 97214

18143 N.W. Reeder Road  
Portland, Oregon 97231  
April 24, 1989

Multnomah County Commissioners  
1021 S.W. 4th  
Portland, Oregon 97204

Dear Commissioner Gladys McCoy:

I understand that you have been receiving many letters objecting to the additional 55 acres for the Golf Course on Sauvie Island. Well, I am one AREA PROPERTY OWNER WHO VERY DEFINITELY IS FOR THE ADDITIONAL 55 ACRES FOR THE GOLF COURSE ON SAUVIE ISLAND. I don't believe I am in the minority either. I am sure you have heard of the silent majority.

Although you stated in your notice of the review that you mailed out as having been filed by area property owners, you will have to admit that the number of area property owners named in the action are only 2. They (husband and wife) live on less than 2 acres and only since last August. Hardly what the average Sauvie Island property owner would call people that understand the character of the island.

If you check over the addresses of the "letters objecting" you, no doubt, would find that those objecting are of the same qualification for I am sure they are mostly off the island. It seems that people who do not live on the island, share our local concerns or pay our taxes, feel they can dictate what happens here. Would you like someone coming in your neighborhood and using your roads and property to bike, jog, get high on drugs, speeding, drunk driving, going nude, having parties, and urinating in your yard? Would you like someone coming in your neighborhood littering garbage and empties for you to clean up, expecting you to supply gas when they run out, pull them out if they get stuck or have car problems, parking wherever they decide and then dictating to you what you can do to your property???? No wonder they don't want to change - where else can they do what they jolly well please????

I feel that at least the golf course will keep up their property in pleasing and beautiful surroundings and provide us with a better class of people with more courteous manners than those displayed generally by people who use the island at present.

Sincerely,

*Jean Fears*  
Jean Fears

1989 APR 25 PM 05:50  
COUNTY CLERK  
MULTNOMAH COUNTY  
OREGON

18143 N.W. Reeder Road  
Portland, Oregon 97231  
April 24, 1989

Multnomah County Commissioners  
1021 S.W. 4th  
Portland, Oregon 97204

Dear Commissioner Pauline Anderson:

I understand that you have been receiving many letters objecting to the additional 55 acres for the Golf Course on Sauvie Island. Well, I am one AREA PROPERTY OWNER WHO VERY DEFINITELY IS FOR THE ADDITIONAL 55 ACRES FOR THE GOLF COURSE ON SAUVIE ISLAND. I don't believe I am in the minority either. I am sure you have heard of the silent majority.

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I feel that at least the golf course will keep up their property in pleasing and beautiful surroundings and provide us with a better class of people with more courteous manners than those displayed generally by people who use the island at present.

Sincerely,

*Jean Fears*  
Jean Fears

CLERK OF COURT  
MULTNOMAH COUNTY  
OREGON  
1989 APR 26 11 10:58

18143 N.W. Reeder Road  
Portland, Oregon 97231  
April 24, 1989

Multnomah County Commissioners  
1021 S.W. 4th  
Portland, Oregon 97204

Dear Commissioner Rick Bauman:

I understand that you have been receiving many letters objecting to the additional 55 acres for the Golf Course on Sauvie Island. Well, I am one AREA PROPERTY OWNER WHO VERY DEFINITELY IS FOR THE ADDITIONAL 55 ACRES FOR THE GOLF COURSE ON SAUVIE ISLAND. I don't believe I am in the minority either. I am sure you have heard of the silent majority.

Although you stated in your notice of the review that you mailed out as having been filed by area property owners, you will have to admit that the number of area property owners named in the action are only 2. They (husband and wife) live on less than 2 acres and only since last August. Hardly what the average Sauvie Island property owner would call people that understand the character of the island.

If you check over the addresses of the "letters objecting" you, no doubt, would find that those objecting are of the same qualification for I am sure they are mostly off the island. It seems that people who do not live on the island, share our local concerns or pay our taxes, feel they can dictate what happens here. Would you like someone coming in your neighborhood and using your roads and property to bike, jog, get high on drugs, speeding, drunk driving, going nude, having parties, and urinating in your yard? Would you like someone coming in your neighborhood littering garbage and empties for you to clean up, expecting you to supply gas when they run out, pull them out if they get stuck or have car problems, parking wherever they decide and then dictating to you what you can do to your property???? No wonder they don't want to change - where else can they do what they jolly well please????

I feel that at least the golf course will keep up their property in pleasing and beautiful surroundings and provide us with a better class of people with more courteous manners than those displayed generally by people who use the island at present.

Sincerely,

*Jean Fears*  
Jean Fears

1989 APR 26 AM 10:58  
MULTNOMAH COUNTY  
OREGON

18143 N.W. Reeder Road  
Portland, Oregon 97231  
April 24, 1989

Multnomah County Commissioners  
1021 S.W. 4th  
Portland, Oregon 97204

Dear Commissioner Gretchen Kafoury:

I understand that you have been receiving many letters objecting to the additional 55 acres for the Golf Course on Sauvie Island. Well, I am one AREA PROPERTY OWNER WHO VERY DEFINITELY IS FOR THE ADDITIONAL 55 ACRES FOR THE GOLF COURSE ON SAUVIE ISLAND. I don't believe I am in the minority either. I am sure you have heard of the silent majority.

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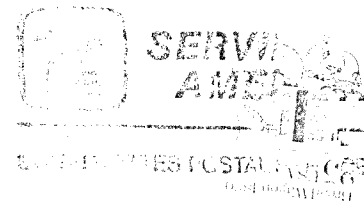
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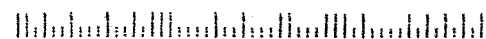
*Jean Fears*  
Jean Fears

BOARD OF  
COUNTY COMMISSIONERS  
MULTNOMAH COUNTY  
OREGON  
1989 APR 26 AM 10:58

Jean Fears  
18143 N.W. Reeder Road  
Portland, Oregon 97231



Multnomah County Commissioners  
1021 S.W. 4th  
Portland, Oregon 97204



*Land Use  
Department  
4/1-89*

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

— TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge.

\* WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.

\* CONFLICT OF INTEREST. Although he is not voting on this issue, Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the recommendation to approve the proposed expansion.

— IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 76 acres. It is out of character with such zoning to have a tournament-type golf course with a 190-car parking lot in the space where two families should live.

\* CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.

— FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course, besides removing productive farmland, will undoubtedly lead to major commercial development.

Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Tom Nelson

4/19/89  
(date)

1989 APR 28 AM 10:55  
MULTNOMAH COUNTY  
CLERK OF COUNTY COMMISSIONERS



TONY MIDSON  
2520 S.E. CLAY  
PORTLAND, OR 97214



County Commissioners  
1021 SW Fourth  
Portland OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

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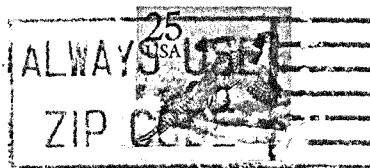
Sincerely,

Alice Zwick

4-26-89  
(date)

1989 APR 28 AM 10:53  
MULTNOMAH COUNTY  
COUNTY COMMISSIONERS  
OFFICE

4832 N.E. 7th AVE.  
PORTLAND, OR 97211



County Commissioners  
McCoy, Kafoory, Anderson, Barkna  
1021 SW Fourth  
Portland  
Or 97204

April 27, 1989

Multnomah County Commissioners

To: Hedya McCoy, Pauline Anderson, Rick Bauman,  
& Gretchen Kefauver;

We are writing in support of George & Mary  
Douglas's effort to start a full sized Golf  
course on Sauvie Island.

Under the L.C.D.C. the taxes paid on farm  
land are cheap, even so, the prices a  
farmer receives for his product are  
sub-normaly low. We feel that a Golf

Course would produce more needed Taxes  
& also be an enchantment to the Island.

My wife & I have enjoyed living on the  
island for 35 yrs & we are in favor  
of the Golf Course

Sincerely

Don & Lee Martin

14300 N.W. Chantlon Rd.

Portland, Ore 97231

BOARD OF  
COMMISSIONERS  
1989 APR 26 AM 10:52  
MULTNOMAH COUNTY  
OREGON

DONALD W. MARTIN  
14300 NW. CHARLTON RD.  
PORTLAND, OR. 97231



*Multnomah County Commissioners*

*1021 S.W. Fourth*

*Portland, Ore 97204*

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

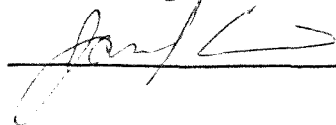
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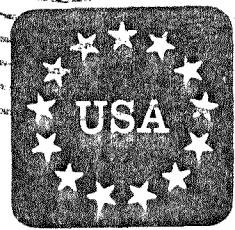


JAMES G. LIND  
3010 SE OXBOW PKWY  
GRESHAM OR  
97030

April 26, 1989  
(date)

1989 APR 28 AM 10:52  
MULTNOMAH COUNTY  
CLERK OF COUNTY COMMISSIONERS

JAMES LIND  
3010 SE Oxbastway  
Gresham OR 97030



MULTNOMAH COUNTY COMMISSIONERS  
GLADYS MCCOY, GRETCHEN RAFOURY, PATTIE ANDERSON, RICK BARNARD  
1021 S.W. Fourth  
Portland Ore 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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Sincerely,

4505 SW 142nd Ave  
ADDRESS Beaverton

4-23  
(date)

Duane R Cross





County Commissioners  
1021 SW Fourth  
Portland Ore

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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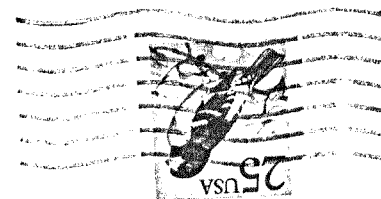
Sincerely,

*Cheryl Ramin*

ADDRESS 2040 SW BUCKINGHAM  
Portland 97201

4/21/89

(date)



County Commissioners  
1021 S.W. Fourth  
Portland OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,


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Sincerely,

  
\_\_\_\_\_

4-25-89  
(date)

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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Sincerely,

Kathryn M. Cooper

4-25-89  
(date)

P.S. In a time when our entire planet hinges on a delicate ecological balance, I strongly hope that very serious consideration is given to this proposal & the vote is NO to the 55-acre expansion.



To County Commissioners  
10215 W 4th  
Portland OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

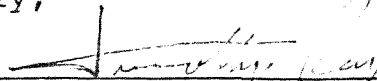
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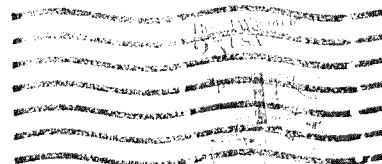
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

  
\_\_\_\_\_

4/24/89  
(date)

T. Ray  
240 NW 20th #1  
Portland, Oregon  
97209



County Commissioners  
1021 SW Fourth  
Portland, OR 97204



Elinor D. Wiley  
13801 NW Charlton Rd.  
Portland, OR 97231

621-3271

Board of County Commissioners  
Room 605 - County Court House  
1021 S.W. 4th Ave.  
Portland, Or 97204

CLERK OF  
COUNTY COMMISSIONERS  
1989 MAY -1 11:53  
MULTNOMAH COUNTY  
OREGON

Attention Please - Board Members:

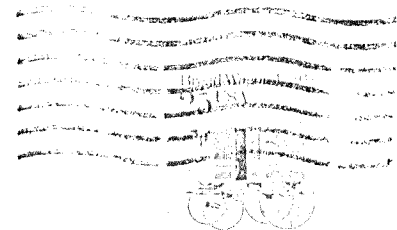
Geddy McCoy - Pauline Anderson - Gretchen Kapury  
Rich Bauman - Jack Cartelone - Jane McCarver

I am a landowner and resident of Laurie Island and have been for over thirty years. The proposed Golf Course development by the Douglas Farmers will be a fine addition to the island. Please be sensible and allow the added fifty five acres.

The few persons against the project are mainly people not living on or near the island or paying local taxes. One example, I especially know, has lived on the island less than a year and own less than two acres. Why do you listen to them, and ignore the islanders that understand the area, know the background, and desire to improve the beauty and liveability of Laurie Island?

My family and I are in full support of the Golf Course. Sincerely, Elinor D. Wiley

Elinor D. Wiley  
13801 NW Charlton Rd.  
Portland, OR 97231



Board of County Commissioners  
Room 605  
County Court House  
1021 S.W. 4<sup>th</sup> Ave  
Portland Ok. 97204

Attention Please:  
Jane McCarroll Board  
(Clerk)

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

CLERK OF  
COUNTY COMMISSIONERS  
1989 MAY -1 AM 11:52  
MULTNOMAH COUNTY  
OREGON

Dear County Commissioners,

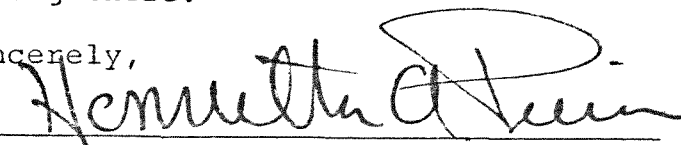
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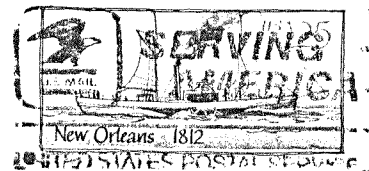
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

  
\_\_\_\_\_

4-19-89  
(date)

Pence  
PO Box 13722  
Portland Ore  
97213



County Commissioner  
Gladys McCoy, Gretchen Kojan  
Pauline Anderson, Rick Bauman  
1021 SW 9th  
Portland  
Ore 97209

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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Sincerely,

Betty L. Ketel

4-26-89  
(date)

1989 MAY -1 AM 11:52  
MULTNOMAH COUNTY  
COUNTY CLERK'S OFFICE

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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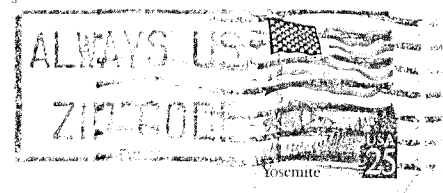
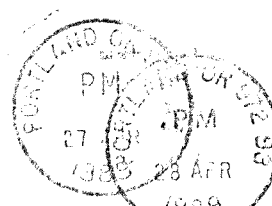
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Sincerely,

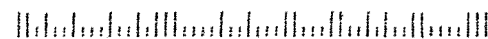
Rev. Douglas R. Ketel

4-26-89  
(date)

1989 MAY -1 AM 11:52  
MULTNOMAH COUNTY  
CLERK  
COUNTY COMMISSIONERS



County Commissioners  
1021 SW 4th  
Portland, Or 97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

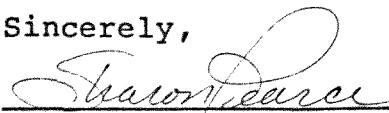
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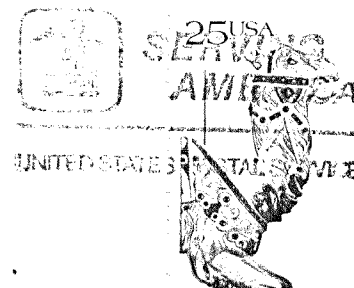
1036 NW 19 #31 PTLD OR 97209

4-26-89  
(date)

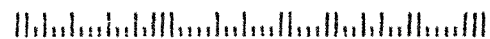
BOARD OF  
COUNTY COMMISSIONERS  
1989 MAY - 1 AM 11:52  
MULTNOMAH COUNTY  
OREGON



S. Pearce  
1036 NW 19, #31  
Portland, OR 97209



County Commissioners: Gladys McCoy,  
Gretchen Kafoury, Pauline Anderson,  
Rick Bauman  
1021 SW Fourth  
Portland, OR 97204



Land Use Decisions

Planning  
BCC  
Clark

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

1989 APR 26 11:10:59  
MULTNOMAH COUNTY  
DIRECTOR

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

- TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge.
- WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
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- IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 76 acres. It is out of character with such zoning to have a tournament-type golf course with a 190-car parking lot in the space where two families should live.
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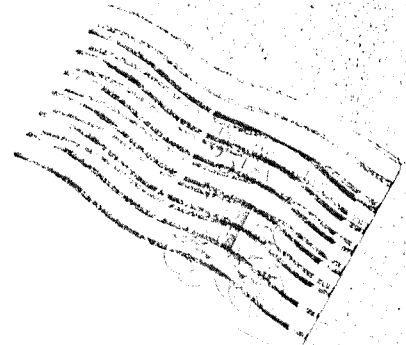


4/24/89  
(date)

CARL R. DAVIS  
2110 S.E. TAMARACK  
PORTLAND, OR 97214

2110 S. E. Tamarack  
PORTLAND, OREGON 97214

County Commissioners: Gladys McCoy,  
Gretchen Kafony, Pauline Anderson,  
Rick Bauman  
1021 SW 4th  
PORTLAND, OR 97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

- TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge.
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- ✓ CONFLICT OF INTEREST. Although he is not voting on this issue, Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the recommendation to approve the proposed expansion.
- ✓ IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 76 acres. It is out of character with such zoning to have a tournament-type golf course with a 190-car parking lot in the space where two families should live.
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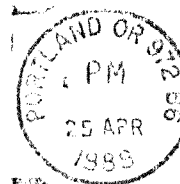
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Joseph Bailey

4-24-89  
(date)

1989 APR 26 AM 10:50  
MULTNOMAH COUNTY  
CLERK OF COUNTY COMMISSIONERS



SERVING  
AMERICA

USA  
25

UNITED STATES POSTAL SERVICE Jack London

County Commissioners  
1021 SW 4th  
Portland, OR  
97204

TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

CLERK OF  
COUNTY COMMISSIONERS  
1989 APR 26 AM 10:59  
MULTNOMAH COUNTY  
OREGON

Dear County Commissioners,

I urge you to vote "NO" to the proposal of a 200-acre golf course on Sauvie Island.

I have the following concerns:

- TRAFFIC. Traffic problems already exist in peak seasons, with cars waiting sometimes the length of a quarter mile precisely where the golf course would be located.
- WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
- CONFLICT OF INTEREST. Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the initial recommendation to approve the proposed expansion.
- IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 75 acres. It is out of character with that zoning that in the space where two families should live, there would be a tournament-type golf course with a 190-car parking lot.
- CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
- FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course will undoubtedly lead to major commercial development.

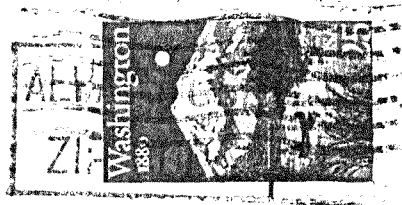
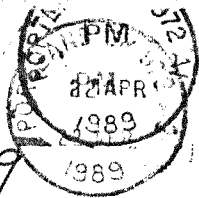
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Rebecca J. Binstow

4-18-89  
(date)

R. BRISTOW  
0612 SW TEXAS  
PORTLAND, OR. 97219



MULTNOMAH COUNTY COMMISSIONERS  
1021 SW FOURTH  
PORTLAND, OR. 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

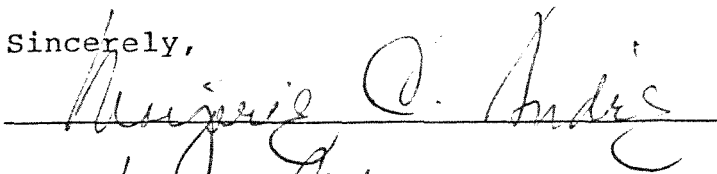

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- CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
- FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course, besides removing productive farmland, will undoubtedly lead to major commercial development.

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Sincerely,

4-21-89  
(date)

1989 APR 26 PM 10:59  
MULTNOMAH COUNTY  
CLERK OF COUNTY COMMISSIONERS



SHELDON GOLDSTEIN  
851 ASHDOWN CIR.  
WEST LINN, OR. 97068



Multnomah County Commissioners  
1021 S.W. Fourth  
Portland, Or. 97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

X TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge.

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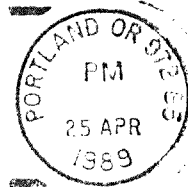
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Sally L. Gull  
ADDRESS 5437 SW 18th Ave  
Portland, 97201

4-23-89  
(date)

5737 Sw 18th Dr  
City 97201



County Commission  
1021 Sw 4th  
Portland, OR 97201

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

1989 APR 26 11:05:50  
MULTNOMAH COUNTY  
CLERK

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

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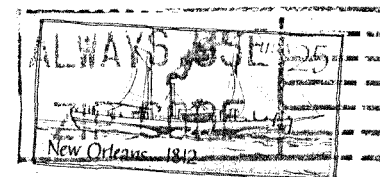
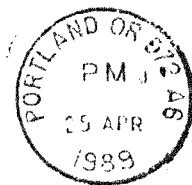
*Sauvie Island is a cyclist's refuge from roads with heavier car traffic; a*  
Sincerely, *golf course would probably generate enough traffic to destroy that*

Terry Morrow, M.D.

4/19/89  
(date)

Terry Morrow  
3111 S.W. 13th Avenue  
Apt. #13  
Portland, OR 97201

Terry Morrow  
3111 S.W. 13th Avenue  
Apt. #13  
Portland, OR 97201



County Commissioners Gladys McCoy,  
Pauline Anderson, Rick Bauman, Gretchen Kefauver.  
1021 S.W. 4th Ave.  
Portland, OR 97204.

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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Sincerely,

Jim Whitley

21150 DRANDUFF RD

HILLSBORO, OR

97123

4/18/89  
(date)

I often bike ride on Sauvie Island as do many others. I question the impact of the golf course

Whittley  
2150 ORDOFF RD  
HILLSBOEO, OR  
97123



County Commissioners  
Gladys McCoy, Gretchen Kapoury, Pauline Andersen,  
Rick Bowman  
1021 SW 4th  
Portland, OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

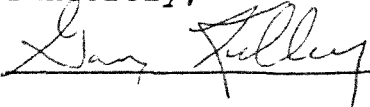
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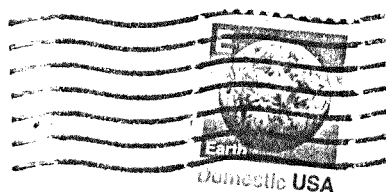
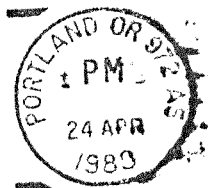
Sincerely,



4/22/89  
(date)



Gary and Jan Kelley  
2986 SW Bennington Dr.  
Portland, OR 97201



County Commissioners  
1021 SW Fifth  
Portland, OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

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Sincerely,

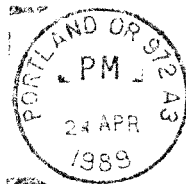
Dana Hunt Gattlieb

24 April 1989  
(date)

*Most  
important  
and for  
reaching*

1989 APR 26 1 10 32  
MULTNOMAH COUNTY  
CLERK

Dana Gottlieb  
1533 S.W. Harrison #2  
Portland, OR 97201



County Commissioners: Gladys McCoy  
Gretchen Kafoury, Pauline Anderson, Rick Barman  
1021 S. W. Fourth  
Portland, Oregon 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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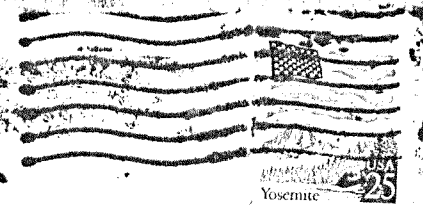
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Garnet W. Bauer  
919 SE 32nd  
Portland OR 97214

4-23-89  
(date)

Bauer  
919 SE 32nd  
Portland OR 97214



County Commissioners  
1021 SW Fourth  
Portland OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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Sincerely,

Seraldine C. Gillette  
ADDRESS 19690 SW Butternut  
Colton, OR 97107

4/23/89  
(date)

1509 APR 25 AM 10 32  
MULTNOMAH COUNTY  
CLERK OF COUNTY

Go Gillette  
19090 SW Butternut  
Albany, OR 97007

Multnomah County Commissioners  
1021 SW 4<sup>th</sup>  
Portland, OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

1989 APR 23 11 10 32  
CLERK OF COUNTY  
JANET L. HARRIS

Dear County Commissioners,

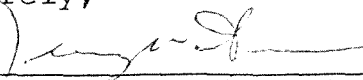
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- ✓ CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
- FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course, besides removing productive farmland, will undoubtedly lead to major commercial development.

Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

 Terry Watness 4/23/89  
ADDRESS 2014 NW GLISAN #305 (date)  
PORT 97209



Terry Watness  
2014 N.W. Glisan #305  
Portland, OR 97209



Co. Commissioner  
1021 SW 4th  
Portl. OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

- TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge.
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Sincerely,

Lisina Yarzalin  
2515 NE Mason  
Portland OR 97211

4/21/89  
(date)

1989 APR 25 11:10 AM  
MULTNOMAH COUNTY  
CLERK OF COURT

To County Commissioners  
McKay, Kapanen, Anderson  
Bauman  
1021 NW Footh  
Portland OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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Sincerely,

Elaine Branch

4-22-89  
(date)

10701 SW 30<sup>th</sup>  
P.O. 97219

**B** E. BRANCH  
10701 S.W. 30TH  
PORTLAND, OREGON 97219



County Commissioners  
1021 SW 4th  
Portland, OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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Sincerely,

DAVID DENKINS

4.21.89  
(date)

1989 APR 25 11 10 AM  
CLERK OF COUNTY COURT  
MULTNOMAH COUNTY, OR

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

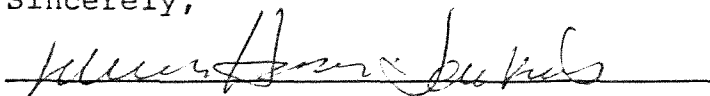
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Sincerely,



4/23/89  
(date)

1989 APR 25 AM 10:32  
MULTNOMAH COUNTY  
CLERK OF COUNTY

Heinz Jenkins

2601-2605

N.W. THURMAN STREET

PORTLAND, OREGON 97216

County Commissioners

McCay, Kutoury, Adlerson, Bauman

1021 SW Fourth

Portland, OR 97204





TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

1989 APR 25 AM 10:32  
MULTNOMAH COUNTY  
CLERK OF COUNTY COMMISSIONERS

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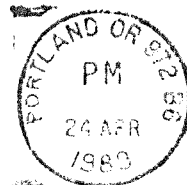
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Harold L. Sargant & Melba Sargant 4-21-89  
ADDRESS (date)

Harold L. Sargant  
17505 - CC N.W. Sauvie Island Rd.  
Portland, Oregon 97231

*Harold L. Sargent*  
17505 - CC N.W. Sauvie Island Rd.  
Portland, Oregon 97231



*Broad Wagon 1850*  
**SERVING  
AMERICA**

UNITED STATES POSTAL SERVICE

*Multnomah County Commissioners*

*1021 S.W. Fourth*

*Portland, Oregon*

*97204*

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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Sincerely,

Diane Walker

4-22-89  
(date)

Diane Walker  
1605 NE 60  
Portland, OR  
97213



Multnomah Co. Commissioners  
1021 S. W. Fourth  
Portland, OR  
97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

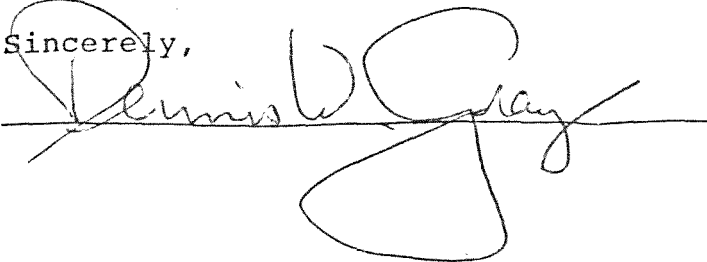
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Sincerely,



April 22 '89  
(date)  
(over)

MULTNOMAH COUNTY  
OREGON

1989 APR 25 AM 10:32

COUNTY COMMISSIONERS

Comments:

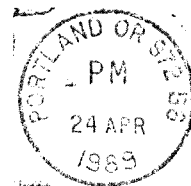
4/27/89

When I moved to PtD from LA in '76, I quickly found Sannie Island, and have been enjoying its beaches ever since. Having lived in LA all my life, I recognized what a choice morsel Sannie Is. is, and how developers must be drooling over it - close to major metropolitan area, flat, just rural & remote enough to attract the class of people who could afford the homes & life style the developers would create. I was pleased to learn, back then, that the farmers & property owners were united in preserving S.I. as it was. I predicted, back then, "This will not last. Somebody will sell out sometime."

Well, here we are. I stand by my prediction. The question now is, "Will it start now, this year or next, or, will the incumbent political power have the vision, the courage & integrity to ~~stop~~ forestall the eventual rape of Sannie Island?"

DeGray

Gray 2355 NW Kearney 97210



County Commission  
McCoy, Kelsey, Anderson & Bauman  
1021 SW Fourth  
Portland Or 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

MULTNOMAH COUNTY  
OREGON

1989 APR 25 AM 10:32

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Sincerely,

John & Susan Gillock  
ADDRESS 4606 SW 42nd Place  
Portland, Or. 97221

April 20, 1989  
(date)



D. Hillock  
4606 SW 42nd Pl.  
Portland 97221



County Commissioners Gladys McCoy,  
Gretchen Kafoury, Pauline Anderson,  
& Rick Bauman  
1021 SW Fourth  
Portland, Or. 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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Sincerely,

Allan Stephenson

24 April 89  
(date)

1989 APR 25 AM 10:31  
MULTNOMAH COUNTY  
CLERK OF COUNTY

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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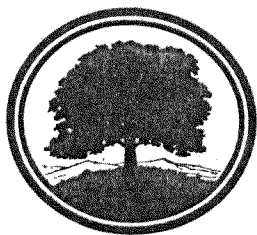
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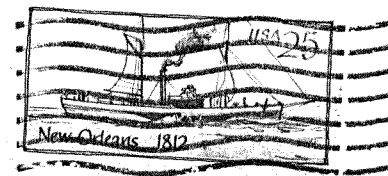
Catherine Stephenson

4/24/89  
(date)

1989 APR 25 11:10:32  
MULTNOMAH COUNTY  
COUNTY CLERK



434 N.W. Hermosa  
Portland, OR 97210



County Commissioners  
McCoy, Lafourgy, Andersen,  
Bauman  
1021 S.W. 4th  
Portland, OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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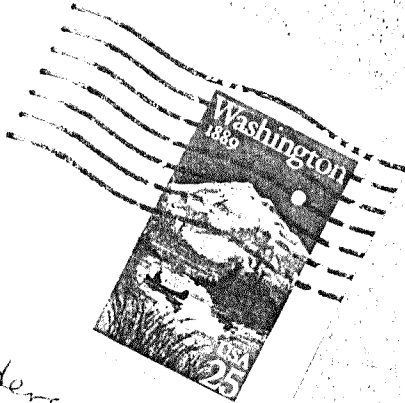
Julie Bullman  
Lawrence Caton

4-23-89  
(date)

1040 OF  
COUNTY COMMISSIONERS  
1989 APR 25 11:10:31  
MULTNOMAH COUNTY  
OREGON

V. Rullman - L. Caton  
14345 SW Walker Road #C12  
Beaverton, OR 97006

County Commissioners  
1021 SW 4th  
Portland OR 97204  
McCoy, Bakafury, Anderson,





TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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Sincerely,

Gregory Simon

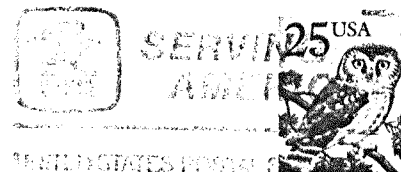
7602 SW Fulton Park Place

Portland, OR 97219

April 24, 1989  
(date)

1989 APR 25 11:10:31  
MULTNOMAH COUNTY  
CLERK OF COUNTY COMMISSIONERS

Simon & Rode  
7602 S.W. Fulton Park Place  
Portland, OR 97219



Multnomah County  
Commissioners Office  
1021 SW Fourth  
Portland, OR 97204



BANKS & NEWCOMB

LAWYERS

209 S.W. OAK STREET

PORTLAND, OREGON 97204-2740

TELEPHONE: (503) 222-7475

TELECOPIER: (503) 227-6840

*DM*  
MAY 26 1989  
*TC*

May 25, 1989

Commissioner Gladys McCoy  
Multnomah County Board of Commissioners  
1021 S.W. 4th  
Portland, Oregon 97204

Re: Request for Refund of Transcript Fee in  
Cs-189 #52 (Sauvie Island Golf Course)

Dear Commissioner McCoy:

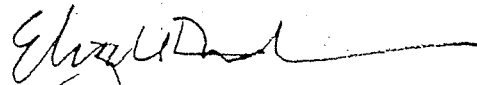
Members of the Sauvie Island Conservancy (formerly known as Friends of Sauvie Island) paid an appeal fee of \$535.00 in connection with their appeal of the Planning Commission's decision approving the expansion of the proposed golf course on Sauvie Island. Of this \$535.00, \$385.00 was to pay for transcripts of the hearings before the Planning Commission.

3/82 Lorna Stickel, Planning Director, indicated in a March 28, 1989 letter to Conservancy members that the Board has authority, under MCC 11.15.9040, to refund all or part of the appeal fee upon request. Accordingly, the Sauvie Island Conservancy respectfully requests that the Board consider refunding the \$385.00 transcript fee.

This request is based on the Board of Commissioners decision to conduct a de novo review of the Planning Commission's decision regarding the golf course expansion. In light of that development, the Sauvie Island Conservancy believes a refund of that portion of the appeal fee attributable to the transcript of the hearing below is justified.

Thank you for your consideration.

Very truly yours,



Elizabeth Newcomb

EN:bl2  
cc: William Rhodes

*Land Use  
Decisions*

*our  
Planning  
Co. Counsel*

*MAR 26 1989*

Marilyn and Ted Cobo  
7445 S.E. 86th Ave.  
Portland, Oregon 97266  
March 26, 1989

✓ Multnomah County Commission  
and  
Multnomah County Planning Commission

Dear Commissioners:

We are opposed to the development of a major golf course/country club on Sauvie Island.

Such a use, that we assume would take land out of active agricultural production, tend to urbanize land prices, and tend to generate urban-type motor traffic, seem incongruous with our sense of the land use pattern for the island.

We are not acquainted with the details of the proposal, or with the direction of the Comprehensive Plan for Sauvie Island. We realize that golf courses, per se, are not urban uses. However, in this situation our expectation is that the land use theme for the island would be exclusive farm/wildlife habitat with some restricted density residential use on the fringes. Upscale recreation facility development, and the expensive residential (and even commercial) developments that tend to be attracted as supplements are definitely urbanizing consequences.

We believe that it is time to keep the golf complexes as breaks in the spreading suburban developments--not use them to break into the unique land use pattern of Sauvie Island.

Thank you for your careful attention to this and all land use matters. "Economic development" is not everything.

Sincerely yours,

*Ted Cobo Marilyn Cobo*

*CS 1-89*

Marilyn & Ted Cobo  
7445 S.E. 86th Ave.  
Portland, Oregon 97266  
(503) 774-2180



Board of County Commissioners  
1021 SW 4th  
Portland, Oregon 97204

BCC  
Planning  
Clock

April 19, 1989

Land Use  
Commission  
08-1-89

TO: County Commissioners:

Gladys McCoy  
Gretchen Kafoury  
Pauline Anderson  
Rick Bauman

1021 SW Fourth  
Portland, Oregon 97204

1989 APR 20 AM 10:35  
MULTICOUNTY  
OREGON

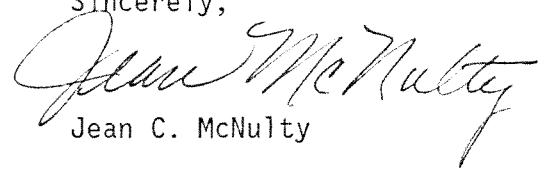
Dear County Commissioners:

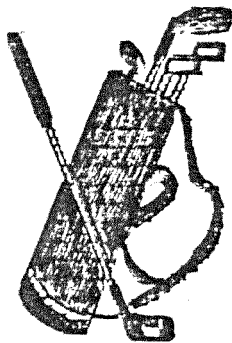
I am not urging you to vote any way, only to consider that Mr. Douglas has the right to sell his property to anyone he wants to and that a pristine golf course would be a much better use of the property than is the Alder Creek Lumber Company which has logging trucks cluttering up and tearing up the roads and the accompanying mess that lumber yards make, and on prime river front property as well.

If this property cannot continue to be farmland, I think a golf course is a great use of this land, and would welcome the sight of a beautifully laid out acreage at the bottom of the bridge on my way back and forth to the Pumpkin Patch, which incidentally I have not ever had trouble getting to in the past 20 years.

We are being "governmented" right out of our minds. Can't you guys stay out of anything?

Sincerely,

  
Jean C. McNulty



# DO YOU REALLY WANT TO SEE A GOLF COURSE ON SAUVIE ISLAND?

---

DID YOU KNOW THAT THE ORIGINAL PROPOSAL FOR A  
125-ACRE GOLF COURSE HAS BEEN EXPANDED TO  
A 200-ACRE PROPOSAL!

SHOULD YOU BE CONCERNED?

## IMPACT ON THE ISLAND

The proposed expanded golf course is planned as a country club, tournament-type golf course, with a 190-car parking lot.

## WILDLIFE

The Oregon Department of Fish and Wildlife reports that many of the island's 150,000 - 170,000 migratory wildfowl will be attracted to the golf course. No provisions have been made for their protection.

## TRAFFIC PROBLEMS

The original and present proposals rely on a cursory November, 1982 traffic count. There was no actual detailed study ever made of traffic congestion during peak seasons.

## ARCHAEOLOGICAL CONCERNS

The only identification of ancient and historical sites has been superficial.

## CHEMICAL USAGE

Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.

## WHAT NEXT?

Is this the first domino to major commercial development of Sauvie Island?

## LAST CHANCE -- AN APPEALS HEARING WILL BE HELD MAY 9!

We have filed an appeal, and the issue has been given a further hearing. If you have any concerns about the golf course, this is your last chance to express them. You must write the County Commissioners now! Please call us for more information, and let us know if you'd like to help or contribute money to this cause.

Sincerely,

Sauvie Island Conservancy, PO Box 83208, Portland OR 97283

Jerome DeGraaff, 543-3583

Carolyn Lee, 621-3953

Donna Matrazzo, 621-3049

Jack Sanders, 283-4782

Stu Sandler, 286-8489

Bob Stephens, 621-3049

## WRITE YOUR COUNTY COMMISSIONERS!

Gladys McCoy

Pauline Anderson

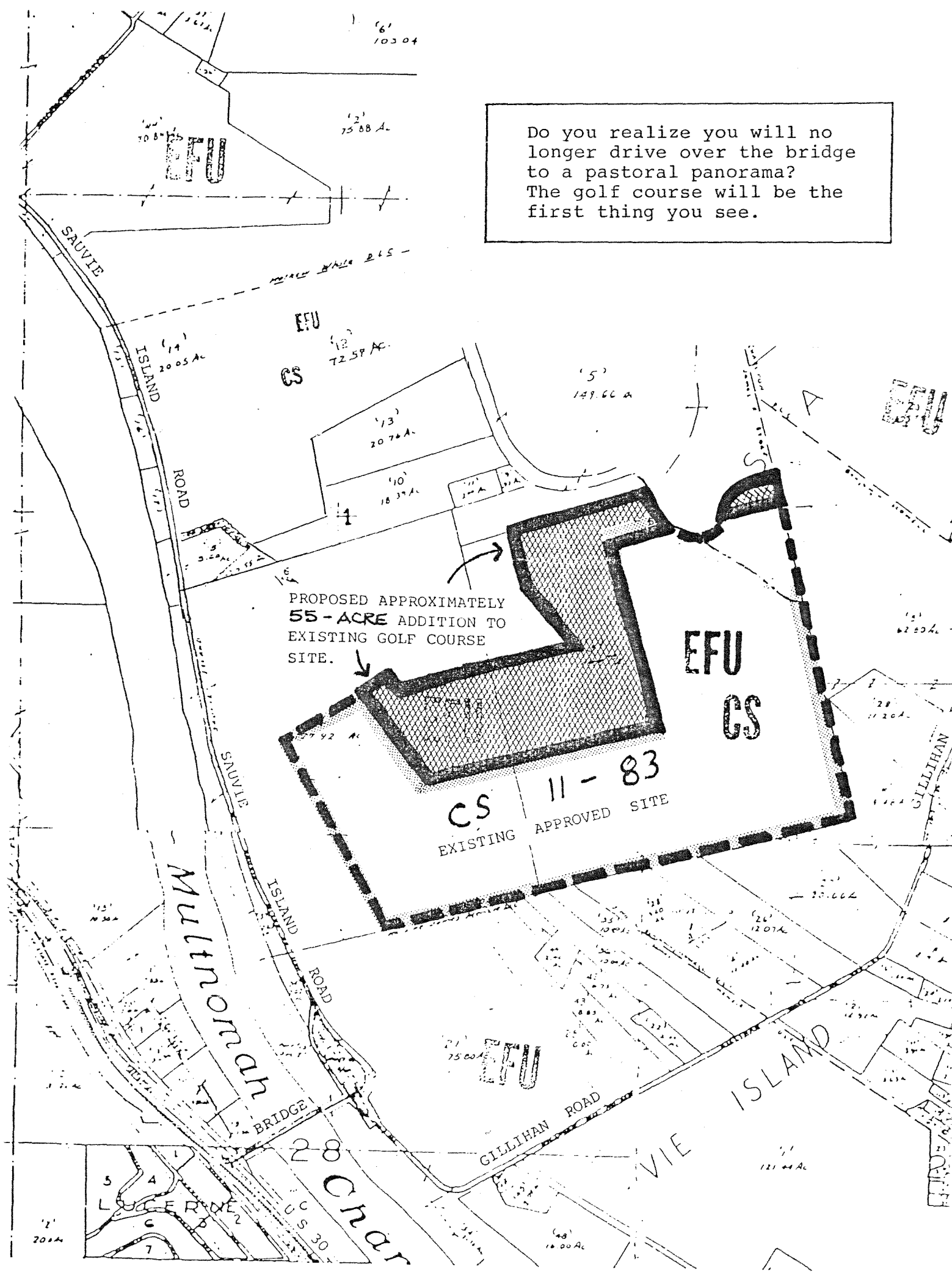
Rick Bauman

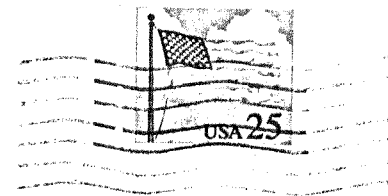
Gretchen Kafoury

1021 SW 4th

Portland, OR 97204

Do you realize you will no longer drive over the bridge to a pastoral panorama? The golf course will be the first thing you see.





TO: County Commissioners  
Gladys McCoy/Gretchen Kafoury/  
Pauline Anderson/Rick Bauman  
1021 SW Fourth  
Portland, Oregon 97204

BANKS & NEWCOMB

LAWYERS

209 S.W. OAK STREET  
PORTLAND, OREGON 97204-2740

TELEPHONE: (503) 222-7475  
TELECOPIER: (503) 227-6840

1989 APR 20 AM 10:43  
CLERK OF  
COUNTY  
MULTNOMAH COUNTY  
OREGON

April 19, 1989

Jean Fears  
Sauvie Island Grange #840  
18143 N.W. Reeder Road  
Portland, Oregon 97231

Dear Mrs. Fears:

Your letter regarding use of the name "Friends of Sauvie Island" by the group opposing expansion of the golf course has been forwarded to me.

At the time the name "Friends of Sauvie Island" was selected, the members of this group were unaware that the name was used by, and registered to, Sauvie Island Grange #840. They had no intention of suggesting that they were associated with the Grange, and sincerely regret any confusion that may have resulted from the use of the name.

The group discontinued use of the name immediately upon receipt of your letter. They have now adopted a new name, "Sauvie Island Conservancy," and plan to register this name with the State Corporation Division shortly.

We apologize for any inconvenience that may have been caused by the use of the name "Friends of Sauvie Island." If you or other members of the grange are interested in discussing issues relating to the proposed expansion of the golf course, please feel free to contact me or other members of Sauvie Island Conservancy.

Very truly yours,

  
Elizabeth Newcomb

EN:fl1

cc: Ms. Donna Matrazzo  
Board of County Commissioners  
Multnomah County Planning Commission



BANKS & NEWCOMB

LAWYERS

209 S.W. OAK STREET

PORTLAND, OREGON 97204-2740

Board of County Commissioners  
1021 S.W. Fourth Avenue  
Portland, Oregon 97204

Commissioners—

4/16/87  
C LINCOLN  
4491 SPRING  
EUGENE OREGON  
97405

REGARDING YOUR PLAN TO BUILD

A GOLF COURSE ON SAVIE ISLAND:

BAD IDEA.

I DON'T LIKE GOLF, OR GOLF COURSES,

AND AGREE WITH MARK TWAIN WHEN

HE WROTE 'GOLF, A GOOD WALK SPOILED'.

IT WOULD CAUSE TRAFFIC JAMS,

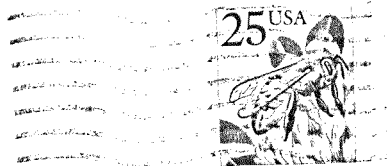
DUMP UPTEN MILLION GALLONS OF POISON

IN THE RIVER, REMOVE PRODUCTIVE FARMERS

AND ATTRACT A BAD ELEMENT (MONEY) TO

THE ISLAND - THANK YOU - CAR

C LINCOLN  
4491 SPRING  
EUGENE OREGON  
97405



COUNTY COMMISSIONERS  
~~1011~~ 1021 SW FOURTH  
PORTLAND OREGON  
97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,


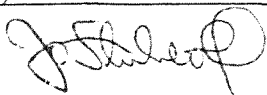
I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

- TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge.
- WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
- CONFLICT OF INTEREST. Although he is not voting on this issue, Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the recommendation to approve the proposed expansion.
- IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 76 acres. It is out of character with such zoning to have a tournament-type golf course with a 190-car parking lot in the space where two families should live.
- CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
- FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course, besides removing productive farmland, will undoubtedly lead to major commercial development.

Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

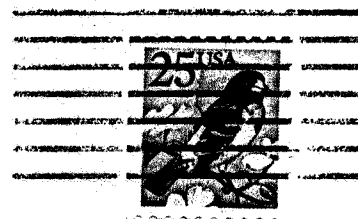
Sincerely,

4-18-89  
(date)  
4-18-89

1989 APR 20 11:10:42  
MULTNOMAH COUNTY  
CLERK OF COUNTY COMMISSIONERS

Stubbins / Avery  
1803 SE Washington  
Portland, OR 97214



County Commissioners  
1021 SW Fourth  
Portland, OR 97204

BOARD OF  
COUNTY COMMISSIONERS

1989 APR 20 AM 10:38

MULTNOMAH COUNTY  
OREGON

TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the proposal of a 200-acre golf course on Sauvie Island.

I have the following concerns:

- **TRAFFIC.** Traffic problems already exist in peak seasons, with cars waiting sometimes the length of a quarter mile precisely where the golf course would be located.
- **WILDLIFE.** No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
- **CONFLICT OF INTEREST.** Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the initial recommendation to approve the proposed expansion.
- **IMPACT ON THE ISLAND.** The island is specially zoned so that the minimum acreage for a single-family dwelling is 75 acres. It is out of character with that zoning that in the space where two families should live, there would be a tournament-type golf course with a 190-car parking lot.
- **CHEMICAL USAGE.** Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
- **FURTHER DEVELOPMENT OF THE ISLAND.** Currently the island is a blend of pristine and pastoral. The addition of such a golf course will undoubtedly lead to major commercial development.

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Sincerely,

Colleen P. Scrimgeour

April 8, 1989  
(date)

How many golf courses are in the area?  
How many places like Sauvie Island are in the area?



5914 SE Willow  
Milwaukie, Or.  
97222

101/605  
County Commissioners  
1021 SW 4th  
Portland, Or.  
97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

1989 APR 20 AM 10:38  
CLERK OF  
COUNTY COMMISSIONERS  
MULTNOMAH COUNTY  
OREGON

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Sincerely,

Jennifer A. Donnell

4/17/89  
(date)



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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Sincerely,

  
\_\_\_\_\_

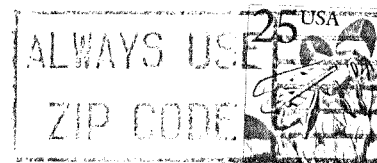
3700 N. W. Columbia

Portland 97229

4/17/89  
(date)

1989 APR 21 PM 2:09  
MULTNOMAH COUNTY  
CLERK

Tryg Steen  
1700 N.W. Columbia  
Portland, OR 97229



County Commissioners

1021 S. at 4<sup>th</sup>

Portland OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

CLERK OF  
COUNTY COMMISSIONERS  
1989 APR 21 PM 3:09  
MULTNOMAH COUNTY  
OREGON

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

✓ TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge.

✓ WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.

✓ CONFLICT OF INTEREST. Although he is not voting on this issue, Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the recommendation to approve the proposed expansion.

✓ IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 76 acres. It is out of character with such zoning to have a tournament-type golf course with a 190-car parking lot in the space where two families should live.

✓ CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.

✓ FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course, besides removing productive farmland, will undoubtedly lead to major commercial development.

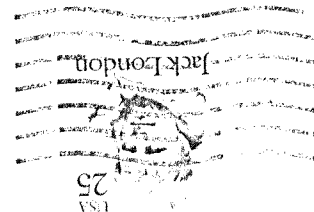
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Audrey Hendricks

4/18/89  
(date)

A Hendrick  
4664 N Denver Ave  
Portland, Ore 97217



County Commissioners  
Gladys McRoy, Gretchen Kofoury  
1021 SW 4th  
Portland, Oregon

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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Sincerely,

May Ellen Tink

4-19-89  
(date)

1989 APR 21 PM 2:09  
RECEIVED  
COUNTY COMMISSIONERS  
CLERK  
MULTNOMAH COUNTY  
CLERK

YEE  
production company

1815 SE 7th Portland, OR 97214

County Commissioners:  
Gladys McCoy, Gretchen Rafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204



|||||

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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Sincerely,

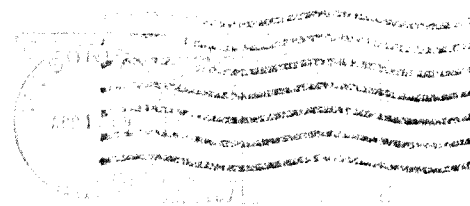
Megan Healy

9614 SW 50<sup>th</sup>

Portland, OR 97219

4-19-89  
(date)

1989 APR 21 PM 2:09  
CLERK OF  
COUNTY COMMISSIONERS  
MULTNOMAH COUNTY  
OREGON



To: County Commissioners: Gladys McCoy,  
Gretchen Katoung, Pauline Anderson,  
Rick Bauman  
1021 SW 4<sup>th</sup>  
Portland, OR 97204



BCC  
Planning

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

CLERK OF  
COUNTY COMMISSIONERS  
1989 APR 19 AM 10:32  
MULTNOMAH COUNTY  
OREGON

Dear County Commissioners,

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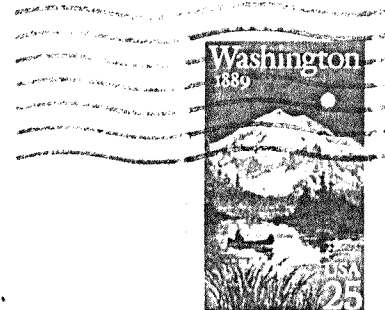
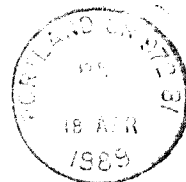
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Ronald W. Snell

April 18<sup>th</sup> 1989  
(date)

R. W. Snell  
1508 SE. Poplar Ave  
Portland, OR 97214



County Commissioners  
1021 S.W. Fourth Avenue  
Portland, OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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Sincerely,

*Stephen T. Potts*  
*Joan Potts*

*4/15/89*  
(date)

*4/15/89*

*This should not happen!*

MULTNOMAH COUNTY  
OREGON

1989 APR 19 AM 10:33

CLERK OF  
COUNTY COMMISSIONERS

Potter  
2307 N.W. Hoyt #210  
Portland, OR 97210



A. Philip Randolph  
**SERVING AMERICA** 25



UNITED STATES POSTAL SERVICE

County Commissioners  
Attn. McLoy, Katany, Anderson + Bauman  
1021 S.W. Fourth  
Portland, OR  
97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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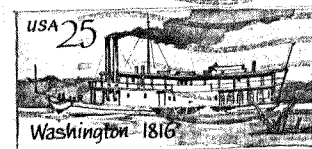
Sincerely,

W. Maureen Sheppert

4/17/89  
(date)

1989 APR 19 AM 10:33  
HULTON COUNTY  
COUNTY COMMISSIONERS  
CLERK

D. M. Shuffert  
390 Cochran Rd  
Shrewood OR 97410



County Commissioners Office  
#1024 SW Fourth  
Portland OR 97204

TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

Dear Commissioners  
We are sending these  
as a group - and we EACH  
think this is terrible!

Dear County Commissioners,

I urge you to vote "NO" to the pro-  
golf course on Sauvie Island.

Donna Dugger

I have the following concerns:

- TRAFFIC. Traffic problems already exist in peak seasons, with cars waiting sometimes the length of a quarter mile precisely where the golf course would be located.
- WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
- CONFLICT OF INTEREST. Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the initial recommendation to approve the proposed expansion.
- IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 75 acres. It is out of character with that zoning that in the space where two families should live, there would be a tournament-type golf course with a 190-car parking lot.
- CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
- FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course will undoubtedly lead to major commercial development.

~~Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.~~

Sincerely,

Betsy Sadler-Jones

4-15-89  
(date)



TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the proposal of a 200-acre golf course on Sauvie Island.

I have the following concerns:

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Sincerely,

Donna Dugger

April 17 '89  
(date)



TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

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Sincerely,

Catherine M. Hall

April 15, 1989  
(date)

TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

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Sincerely,

Ellen Dorn Levitt

4.18.89  
(date)

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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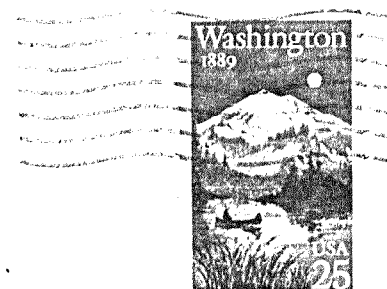
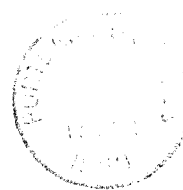
Susan Joanne Tisbie

5533 N.E. Broadway  
Portland, OR 97213

April 16, 1989  
(date)

CLERK OF  
COUNTY COMMISSIONERS  
1989 APR 20 AM 10:44  
MULTNOMAH COUNTY  
OREGON

Susan J. Frisbie  
5533 N.E. Broadway  
Portland, OR 97213



Multnomah County Commissioners  
1021 S.W. Fourth  
Portland, OR 97213

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

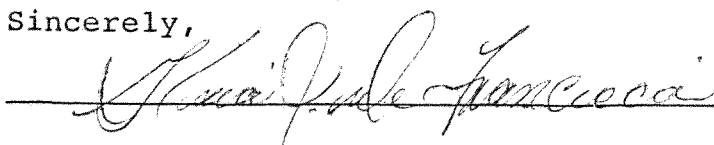
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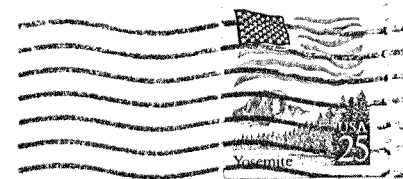
Sincerely,



4-17-89  
(date)

1509 APR 20 AM 10:05  
MULTNOMAH COUNTY  
CLERK OF COUNTY  
OFFICE

Dan & Gloria DeFrancisco  
5226 N.E. 23rd  
Portland, OR 97211



County Commissioners  
1021 SW 4th  
Portland, Oregon  
97204

TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

1989 APR 24 AM 8:36  
COUNTY COMMISSIONERS  
MULTNOMAH COUNTY  
OREGON

Dear County Commissioners,

I urge you to vote "NO" to the proposal of a 200-acre golf course on Sauvie Island.

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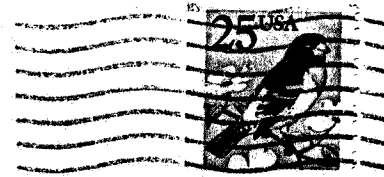
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Sincerely,

Lawrence H. Hightower

April 20 1989  
(date)



County Commissioners  
1025 SW Fourth  
Portland, Oregon  
97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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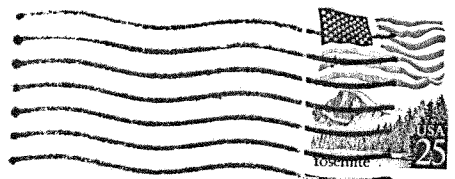
Sincerely,

Maurice Miller

4-14-89  
(date)

1989 APR 24 AM 8:36  
MULTNOMAH COUNTY  
CLERK OF COUNTY

MISS MAUREEN MULLEN  
2933 NE 50TH  
PORTLAND OR 97213



County Commissioners  
1021 SW Fourth  
Portland, OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

1989 APR 24 AM 8:36  
CLINTY 00443076 443  
MULTNOMAH COUNTY  
OREGON

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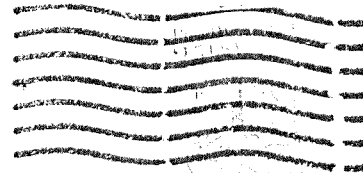
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Sincerely,

*Pamela Hanna RD*

*4/20/89*  
(date)

Dennis and Maria Winner  
1005 S.W. Custer  
Portland, OR 97213



County Commissioners  
1021 SW 4th Ave  
Portland, Or 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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Sincerely,



4/20/89  
(date)

1989 APR 24 11 08 36  
COUNTY COMMISSIONERS  
CLERK  
MULTNOMAH COUNTY  
OR 97204

Dennis and Maria Winner  
1905 S.W. Custer  
Portland, OR 97219



County Commissioners:  
Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson & Rick Bauman  
1021 SW 4th  
Portland, OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

CLERK OF  
COUNTY COMMISSIONERS  
1989 APR 24 11 18 36  
MULTNOMAH COUNTY  
OREGON

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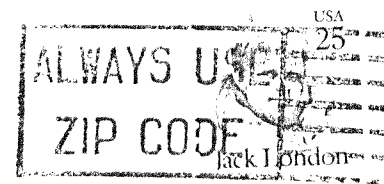
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Sincerely,

Leresa D Lee

April 21, 1989  
(date)

Jessie D Lee  
4222 N.E. 76th  
Port, Ore  
97218



County Commissioners  
1021 SW Fourth  
Port, Ore 97204



BOARD OF  
COUNTY COMMISSIONERS

1989 APR 24 AM 10:33

MULTNOMAH COUNTY  
OREGON

TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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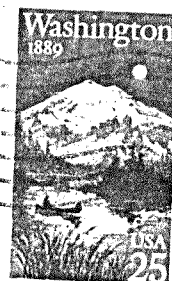
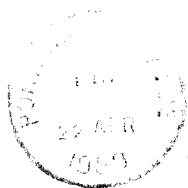
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Sincerely,

Kathleen J. Masone

4/18/89  
(date)

K. MUSONE  
0612 SW TEXAS  
PORTLAND, OR. 97219



MULTNOMAH COUNTY COMMISSIONERS  
1021 SW FOURTH  
PORTLAND, OR. 97204

*Land Use Commission*  
*4-1-89*

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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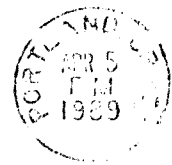
*Joan Mitchell*

*4-4-89*  
(date)

*CCC*  
*Planning*  
*Clark*

CLERK OF  
COUNTY COMMISSIONERS  
1989 APR - 6 AM 10:49  
MULTNOMAH COUNTY  
OREGON

Joan Mitchell  
730 NW 20<sup>th</sup> #101  
Portland, OR 97204



County Commissioners: Pauline Anderson,  
Gladys McCoy, Gretchen Kaporay, Rick Bauman  
1021 SW Fourth  
Portland, Oregon 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

BOARD OF  
COUNTY COMMISSIONERS  
1989 APR - 6 AM 10:48  
MULTNOMAH COUNTY  
OREGON

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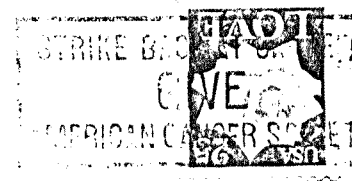
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Sincerely,

Robert Beech

4/4/89  
(date)

*Please consider these concerns carefully. We  
were charged the island we can't go back*



Caring Commissioners McCoy, Kofsky  
Auden & Gunn

1021 SW Fairchild

Port Ore 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

MULTNOMAH COUNTY  
OREGON

1989 APR - 6 AM 10:47

RECEIVED  
COUNTY COMMISSIONERS  
APR 6 1989

Dear County Commissioners,

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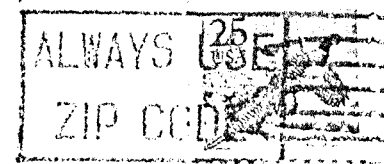
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Sincerely,

Carol Krueger

4/5/89  
(date)

Krueger  
7618 SW Maple Leaf St.  
Portland OR 97223



County Commissioners  
1021 SW Fourth  
Portland OR 97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

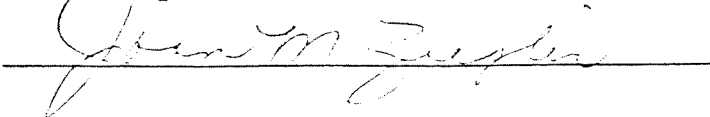
I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

- TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge.
- WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
- CONFLICT OF INTEREST. Although he is not voting on this issue, Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the recommendation to approve the proposed expansion.
- IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 76 acres. It is out of character with such zoning to have a tournament-type golf course with a 190-car parking lot in the space where two families should live.
- CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
- FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course, besides removing productive farmland, will undoubtedly lead to major commercial development.

Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

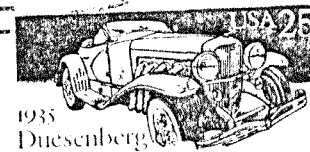
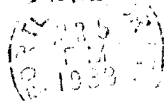
Sincerely,



4-5-89  
(date)

BOARD OF  
COUNTY COMMISSIONERS  
1989 APR - 6 AM 10:47  
MULTNOMAH COUNTY  
OREGON

Joan M Ziegler  
757 SW Third St  
Lake Oswego OR 97034



County Commissioners  
1021 S.W. 4<sup>th</sup>

Portland Or 97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

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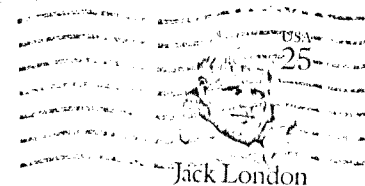
Sincerely,

John K. Amaro

4/5/89  
(date)

1989 APR 13 AM 10:46  
COUNTY COMMISSIONERS  
CLERK  
MULTNOMAH COUNTY  
OREGON

7216 SW 32  
Portland OR 97219



County Commissioners  
1021 SW 4th  
Portland OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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Sincerely,

Sharon Walter

4-15-89  
(date)

Why not make a bike path on the island?

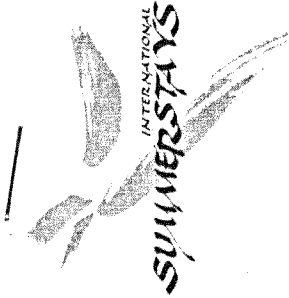
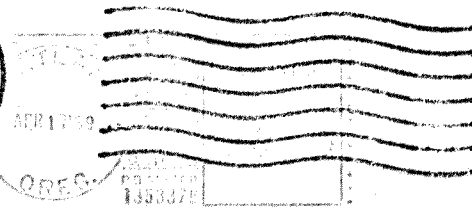
CLERK OF  
COUNTY COMMISSIONERS

1989 APR 18 AM 11:33

MULTNOMAH COUNTY  
OREGON

BCC  
Planning  
Clerk

Sharon Walters  
1903 NE Weidler #4  
Portland, OR 97232



SHARRON WALTERS  
Program Coordinator

SUITE 800  
520 SOUTHWEST SIXTH  
PORTLAND, OREGON 97204  
(503) 274-1776  
TELEX 294856 INTS

County Commissioners  
1021 SW Fourth  
Portland, OR 97204

TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

BOARD OF  
COUNTY COMMISSIONERS  
1989 APR 18 AM 11:33  
MULTNOMAH COUNTY  
OREGON

Dear County Commissioners,



I urge you to vote "NO" to the proposal of a 200-acre golf course on Sauvie Island.

I have the following concerns:

- TRAFFIC. Traffic problems already exist in peak seasons, with cars waiting sometimes the length of a quarter mile precisely where the golf course would be located.
- WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
- CONFLICT OF INTEREST. Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the initial recommendation to approve the proposed expansion.
- IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 75 acres. It is out of character with that zoning that in the space where two families should live, there would be a tournament-type golf course with a 190-car parking lot.
- CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
- FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course will undoubtedly lead to major commercial development.

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Sincerely,

4-14-89  
(date)

Robert L. Gil  
26011 South Morgan  
Estacada, Oregon  
97023



County Commissioners  
1021 SW Fourth  
Portland, Oregon  
97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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Sincerely,

Muriel Anderson

April 17, 1989  
(date)

1989 APR 18 AM 11:20  
COUNTY COMMISSIONERS  
MURIEL ANDERSON  
CLERK

M. ALEXANDER  
5630 Rainside Lane  
Portland, Oregon  
97201

County Commissioners

G. McCoy, G. Kufoury, P. Anderson, Dick Bauman  
1021 S.W. Fourth Street  
Portland, Oregon 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

MULTNOMAH COUNTY  
OREGON

1989 APR 18 AM 11:19

CLERK OF  
COUNTY COMMISSIONERS

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

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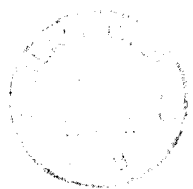
Tam Jueclaus  
12555 NE 47th, 97213

4/16/89  
(date)

+ Sandra Jettzloff

4/16/89

FRIEDENBERG  
TETRAFF  
2555 NW  
PTD 97204



COUNTY COMMISSIONERS  
1021 SW 4<sup>TH</sup>  
PTD OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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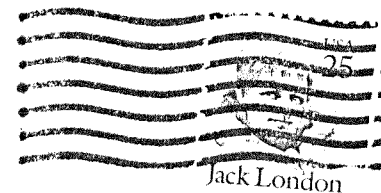
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Gloria B. Anderson-Houser 4/16/89  
(date)

Lets' Keep Sauvie's Island like it is - a  
Peaceful place to go and enjoy nature.

G M ADAMSON HOUSER  
5613 SE PARDEE ST  
PORTLAND, OR 97206



County Commissioners:  
Gladys Mc Coy - Gretchen Kaffoury -  
Pauline Anderson - Rick Bauman  
1021 S.W. Fourth Ave.  
Portland - Oregon 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

- TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge. *Bicycle riders would have even a bigger problem w/cars.*
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Sincerely,

Terisa A. Webb

4-15-89  
(date)

1989 APR 18 AM 11:11  
MULTNOMAH COUNTY  
CLERK OF COUNTY COMMISSIONERS

Teresa & Tom Webb  
Rt. 2 Box 116  
Banks, OR 97106



County Commissioners -  
Gladys McLaughlin, G. Kafoury,  
P. Anderson, Rick Bauman  
1021 SW 4th  
Portland, OR 97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

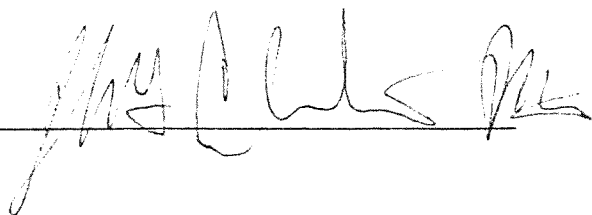
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Sincerely,



(date)

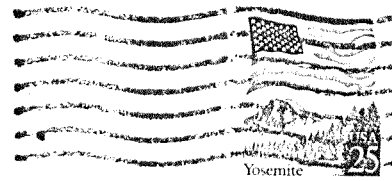
4-15-89

BCC  
Clerk

1989 APR 17 PM 11:04  
CLERK OF COUNTY COMMISSIONERS  
MULTNOMAH COUNTY  
OREGON

Hand Use  
Revisions  
02-1-89

IC Colasurdo DMD  
833 SW 11th #723  
Portland OR 97205



Multnomah County Commissioners  
1021 SW Fourth  
Portland OR 97204

Karen Swafford  
P.O. Box 8844  
Portland, OR 97207

April 14, 1989

County Commissioners: Gladys McCoy, Gretchen Kafoury, Rick Bauman, Pauline Anderson  
1021 S.W. Fourth  
Portland, OR 97204

Dear County Commissioners:

I am writing about my concern for Sauvie Island and the proposed 55-acre expansion for purposes of a golf course.

I strongly urge you to vote NO on this expansion, for several reasons:

I'm concerned about the impact on the island on several fronts:

- out of character with the island in general
- no plan for protection of wildfowl which will be attracted to the course
- creation of even more serious traffic problems than already exist, especially at access to the bridge

- Use of chemicals - pesticides and others that are highly toxic and will be used for the course far beyond the level of use for agriculture

- Is in conflict with the special zoning now found on the island

- Further development that would undoubtedly result, and violate the pastoral character of the island

- Removal of productive farmland

This is not what area residents want for Sauvie Island. One of the special things about Portland is that we have been so far wise enough to avoid developing all of our natural and wildlife areas. That is why we can still see great blue herons in our city, and be proud of our natural and wildlife areas.

One more aspect of concern is the conflict of interest concerning Mr. Douglas' involvement on the Planning Commission that recommended approval of the expansion.

Again, I urge your NO vote. Let's work to Keep Portland PORTLAND, and avoid its movement toward developing every nook and cranny as so many other cities have done.

We love it the way it is.

Sincerely,

*Karen Swafford*

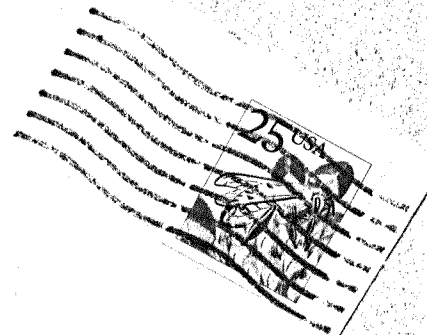
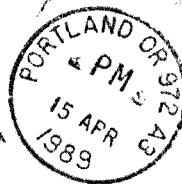
Karen Swafford  
645-1992

1989 APR 17 PM 11:05  
CLERK OF COUNTY  
OREGON



MS KAREN SWAFFORD  
BOX 8844  
PORTLAND, OR  
97207

County Commissioners  
1021 S. W. 4<sup>th</sup>  
Portland, OR 97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

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Sincerely,

Gail E. Barnard

Gail Barnard  
2804 NE 31  
Portland, OR 97212

4-13-89  
(date)

1989 APR 17 AM 9:55  
MULTNOMAH COUNTY  
OREGON

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

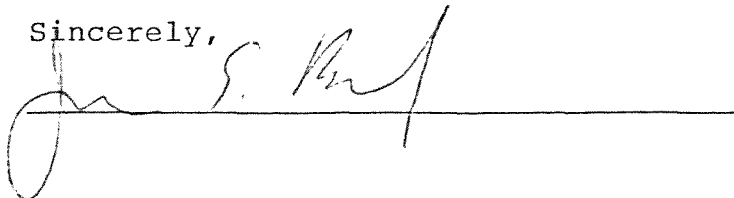
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Sincerely,



4/12/89  
(date)

JON BARNARD  
2804 NE 31 AVENUE  
PORTLAND, OR 97212



COUNTY COMMISSIONERS  
1021 SW 4TH  
PORTLAND, OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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Sincerely,

Lenny Howell

4/13/89  
(date)

RECEIVED OF  
COUNTY COMMISSIONERS  
1989 APR 17 AM 8:54  
MULTNOMAH COUNTY  
OREGON



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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Sincerely,

*Gladys R. Binder*

4-14-89  
(date)

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

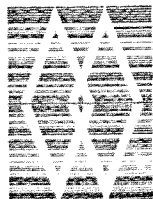
- TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge.
- WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
- CONFLICT OF INTEREST. Although he is not voting on this issue, Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the recommendation to approve the proposed expansion.
- IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 76 acres. It is out of character with such zoning to have a tournament-type golf course with a 190-car parking lot in the space where two families should live.
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- FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course, besides removing productive farmland, will undoubtedly lead to major commercial development.

Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

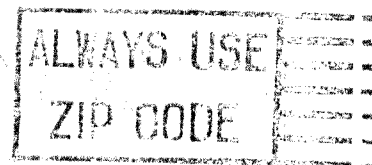
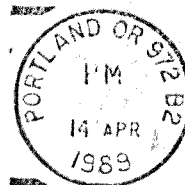
Sincerely,

  
\_\_\_\_\_

4/14/89  
(date)



MEDIA WEAVERS  
Blue Heron Publishing, Inc.  
Rt 3 Box 376  
Hillsboro, Oregon 97124



*County Commissioners  
1021 S.W. 4th  
Portland, OR 97204*

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

BOARD OF  
COUNTY COMMISSIONERS  
1989 APR 14 AM 11:17  
MULTNOMAH COUNTY  
OREGON

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

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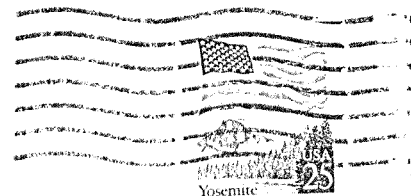
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Al Bauman

4-6-89  
(date)

9140 SW Yearling Pl.,  
Beaverton, Ore. 97005



County Commissioners  
1021 S.W. 4th  
Portland, Ore. [REDACTED]

TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

COUNTY CLERK  
1989 APR 13 AT 10:26  
MULTNOMAH COUNTY  
OREGON

Dear County Commissioners,

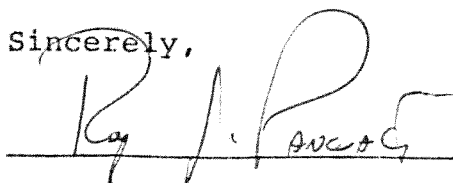
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Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

  
\_\_\_\_\_  
Roy J. Pancoast

1585 NE 18th ST.  
Gresham, OR 97030

4 APRIL 89  
(date)

TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

CLERK OF  
COUNTY COMMISSIONERS  
1989 APR 13 AM 10:26  
MULTNOMAH COUNTY  
OREGON

Dear County Commissioners,

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Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Jacqueline B. Pancost  
1585 NE 18<sup>th</sup> ST.  
Gresham, OR 97030 444

4-4-89  
(date)

TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

BOARD OF  
COUNTY COMMISSIONERS  
1989 APR 13 AM 10:26  
MULTNOMAH COUNTY  
OREGON

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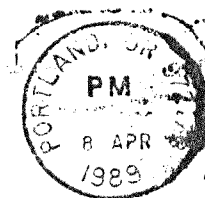
Carol D. Saddle

4-6-89  
(date)

Carol Saddle  
890 NW Division  
Gresham, OR 97030



Pancoast  
1585 N.E. 18th Street  
Gresham, OR 97030



County Commissioners  
1021 S.W. Fourth  
Portland, OR 97204

BCC  
Planning  
Club

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

CLERK OF  
COUNTY COMMISSIONERS  
1989 APR 12 AM 11:57  
MULTNOMAH COUNTY  
OREGON

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

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*This stinks!  
What a  
political  
boondoggle.*

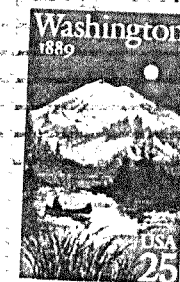
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Katherine J. McDonald 4/8/89  
10127 SW 59<sup>th</sup> Place Portland, OR 97219 (date)

*I think a golf course and its attendant commercial development would be a crime on a national treasure such as the Sauvie Island wetland environment*

ELDEN C. SAATHOFF  
KATHERINE J McDONALD  
10127 SW 59TH PLACE  
PORTLAND OREGON 97219



County Commissioners - Multnomah County  
McCoy, Kefauver, Anderson, Bauman  
1021 SW Fourth  
Portland OR 97204

AMERICAN LUNG ASSOCIATION  
"There's always more to breathe"



*Bequaertella*

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

1989 APR 12 AM 11:58  
MULTNOMAH COUNTY  
CLERK OF COMMISSIONERS

Dear County Commissioners,

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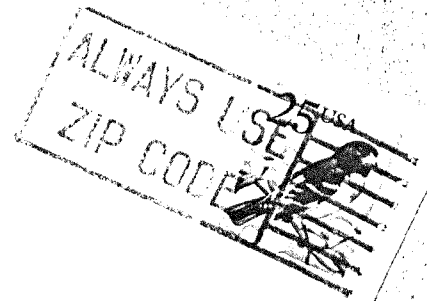
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Sincerely,

Mervene Rhee Sanders

4-5-89  
(date)

Maranee Sanders  
14986 N.W. Mill Road  
Portland, OR 97231



County Commissioners:  
Gladys McCoy, Gretchen LaFourgy  
Pauline Anderson, Rick Blummen  
1021 S.W. Fourth  
Portland, OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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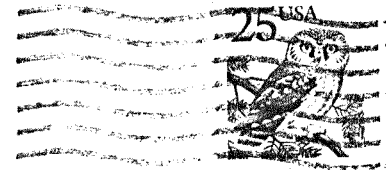
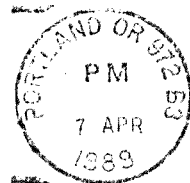
Michael Malone

4-6-89  
(date)

CLERK OF  
COUNTY COMMISSIONERS  
1989 APR 11 AM 11:05  
MULTNOMAH COUNTY  
OR  
CN



**Marilyn Moore**  
6319 S E Carlton  
Portland OR  
97206



Gladys McCoy  
Fletcher Kafsung  
Pauline Anderson  
Rick Bauman  
1021 SW. 2<sup>nd</sup>  
Portland, Oregon 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

CLERK  
1989 APR 11 AM 10:00  
MULTNOMAH COUNTY  
OREGON

Dear County Commissioners,

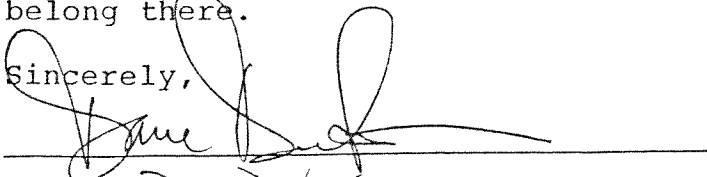
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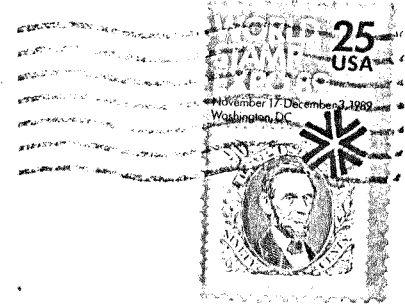


Dave Decker  
831 SW Hume St  
7DX 97219

4-10-89  
(date)



831 SW Hume St  
PDX, OR 97219



County Commissioners - Gladys McCoy  
Gretchen Kafoury, Pauline Anderson, & Rick Bauman  
1021 SW 4<sup>th</sup>  
Portland, OR 97204

Handwritten: Land Use 1-89

TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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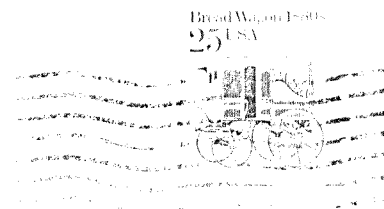
Bill Stewart  
ESTACADA, OREGON

4-4-89  
(date)

1989 APR 10 AM 8:55  
MULTNOMAH COUNTY  
OREGON

BOARD OF  
COUNTY COMMISSIONERS

STUART  
BOX 319  
ESTACADA, OR.  
97023



COUNTY COMMISSIONERS  
1021 SW FOURTH  
PORTLAND, OR.  
97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

1989 APR 11 PM 3:31  
COUNTY CLERK  
MULTNOMAH COUNTY, OREGON

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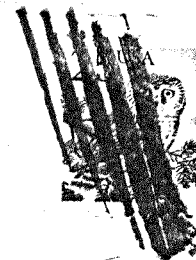
Sincerely,

Dean A. Hoener

4-5-89  
(date)

DEAN HOENER  
9005 S.W. 69th  
PORTLAND, OR 97223

To County Commissioners  
1021 SW Fourth  
Portland, Ore 97204



BOARD OF  
COUNTY COMMISSIONERS

1989 APR -7 AM 10:38

MULTNOMAH COUNTY  
OREGON

TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

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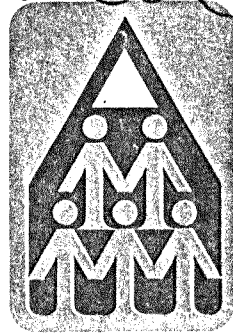
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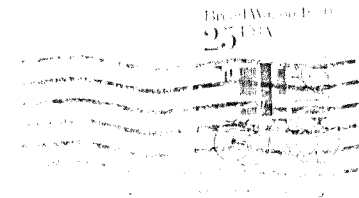
Paul J. Schallhorn

4/5/89  
(date)

Faupe Schallhorn



Estacada School District  
P.O. Box 519 • Estacada, Oregon 97023



The County Commissioners  
1021 S.W. 4th  
Portland, Or. 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

BOARD OF  
COUNTY COMMISSIONERS  
1989 APR -7 AM 10:38  
MULTNOMAH COUNTY  
OREGON

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✓  
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✓  
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✓  
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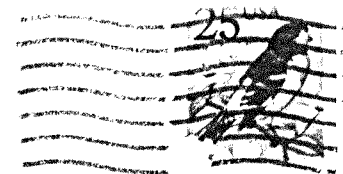
Sincerely,

Melody L Hoerner

4-5-89  
(date)



DEAN HOENER  
9005 S.W. 69th  
PORTLAND, OR 97223



To County Commissioners  
1021 SW Fourth  
Portland, Ore 97204

BOARD OF  
COUNTY COMMISSIONERS

1989 APR -7 AM 10:39

MULTNOMAH COUNTY  
OREGON

TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the proposal of a 200-acre golf course on Sauvie Island.

I have the following concerns:

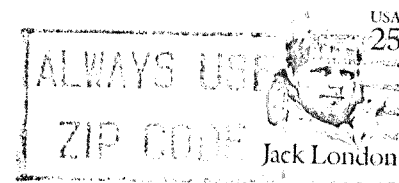
- TRAFFIC. Traffic problems already exist in peak seasons, with cars waiting sometimes the length of a quarter mile precisely where the golf course would be located.
- WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
- CONFLICT OF INTEREST. Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the initial recommendation to approve the proposed expansion.
- IMPACT ON THE ISLAND. The island is specially zoned so that the minimum acreage for a single-family dwelling is 75 acres. It is out of character with that zoning that in the space where two families should live, there would be a tournament-type golf course with a 190-car parking lot.
- CHEMICAL USAGE. Tournament golf courses typically use intensive applications of highly toxic pesticides, herbicides and fungicides, at levels far beyond normal agricultural use.
- FURTHER DEVELOPMENT OF THE ISLAND. Currently the island is a blend of pristine and pastoral. The addition of such a golf course will undoubtedly lead to major commercial development.

Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Colleen R. Barnett

04-05-89  
(date)



County Commissioners  
1021 SW Fourth  
Portland, OR 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

CLERK OF COUNTY COMMISSIONERS  
1989 APR - 7 AM 10:39  
MULTNOMAH COUNTY  
OREGON

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

I have the following concerns:

- TRAFFIC. Serious traffic problems already exist in peak seasons, with cars often waiting half a mile in each direction to access the two-lane bridge.
- WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
- CONFLICT OF INTEREST. Although he is not voting on this issue, Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the recommendation to approve the proposed expansion.
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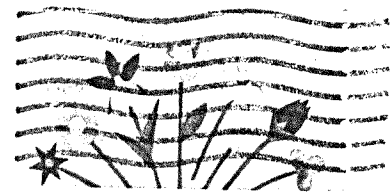
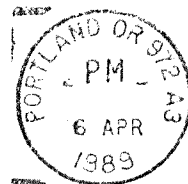
Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

Lionel Mastel

4-4-89  
(date)

66 S. O. 60th  
Portland, Or. 97215



County Commissioners  
(McCoy, Kafoury, Anderson,  
& Bauman)  
1021 S. W. Fourth  
Portland, Or. 97204

BOARD OF  
COUNTY COMMISSIONERS

1989 APR -7 AM 10:39

MULTNOMAH COUNTY  
OREGON

TO: County Commissioners  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the proposal of a 200-acre golf course on Sauvie Island.

I have the following concerns:

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- WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.
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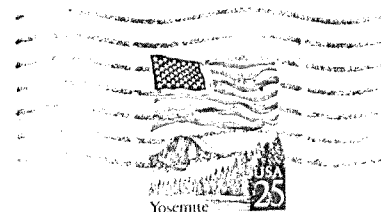
Sincerely,

Douglas Blou

4-06-89  
(date)

P.S. Doesn't it seem out of character to have a golf course on Sauvie Island?

Douglas Bloch  
4226 NE 23rd Ave.  
Portland, OR 97211



County Commissioners Office  
1021 SW Fork  
Portland 97204

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

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☒ WILDLIFE. No provisions have been made to protect the migrating wildfowl (150,000 to 170,000 annually) who will be attracted to the golf course.

*Unsure* ☐ CONFLICT OF INTEREST. Although he is not voting on this issue, Mr. George Douglas, the applicant, is a member of the County Planning Commission that made the recommendation to approve the proposed expansion.

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Sincerely,

Allan Wells

4/7/89  
(date)

1989 APR 10 AM 8:55  
COUNTY OF MULTNOMAH  
CLERK



|| Allan L. Wells  
7216 N. Wilbur Ave.  
Portland, OR 97217

County Commissioners  
1021 SW Fourth  
Portland, OR 97204



TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

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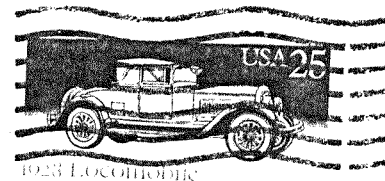
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Sincerely,

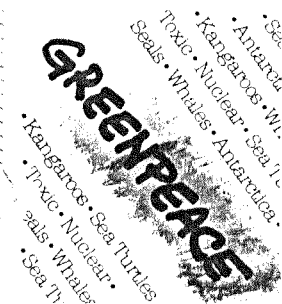
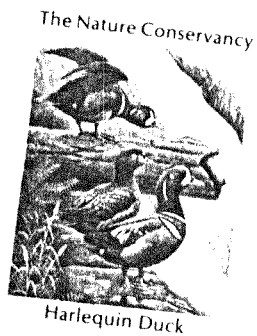
Howard Peterson

4-6-89  
(date)

1989 APR 10 AM 3 54  
CLERK OF COUNTY  
OREGON



County Commissioners  
1021 S.W. Fourth  
Portland, OR.  
97204



*Handwritten: Lewis, OR 4/89*

TO: County Commissioners: Gladys McCoy, Gretchen Kafoury,  
Pauline Anderson, Rick Bauman  
1021 SW Fourth  
Portland, OR 97204

*Handwritten: BCO Planning*  
*Stamp: 1989 APR 10 AM 11:49*  
*Stamp: MULTNOMAH COUNTY*  
*Stamp: OR*

Dear County Commissioners,

I urge you to vote "NO" to the 55-acre expansion that would result in a 200-acre golf course on Sauvie Island.

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*all of the above are of extreme concern to me*

Sauvie Island is a unique natural resource and great source of recreation in its natural state for all the people of Multnomah County. A tournament golf course does not belong there.

Sincerely,

David Suers

5 April 89  
(date)

D. Sues  
10934 NE Wygant #14  
Portland OR  
97220



County Commissioners  
1021 SW Fourth  
Portland, OR  
97204

TR  
MAY 3 1989

# TRANSPORTATION IMPACT ANALYSIS

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## SAUVIE ISLAND GOLF COURSE

Sauvie Island, Oregon



KITTELSON & ASSOCIATES, INC.

May 1989

SAUVIE ISLAND GOLF COURSE  
TRANSPORTATION IMPACT ANALYSIS  
MAY 1989

TRANSPORTATION IMPACT ANALYSIS

for the

**SAUVIE ISLAND GOLF COURSE**

Prepared by

Kittelson & Associates, Inc.  
512 SW Broadway, Suite 220  
Portland, Oregon 97205  
(503) 228-5230

May 1989

Project No.: 250.00

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## **INTRODUCTION**

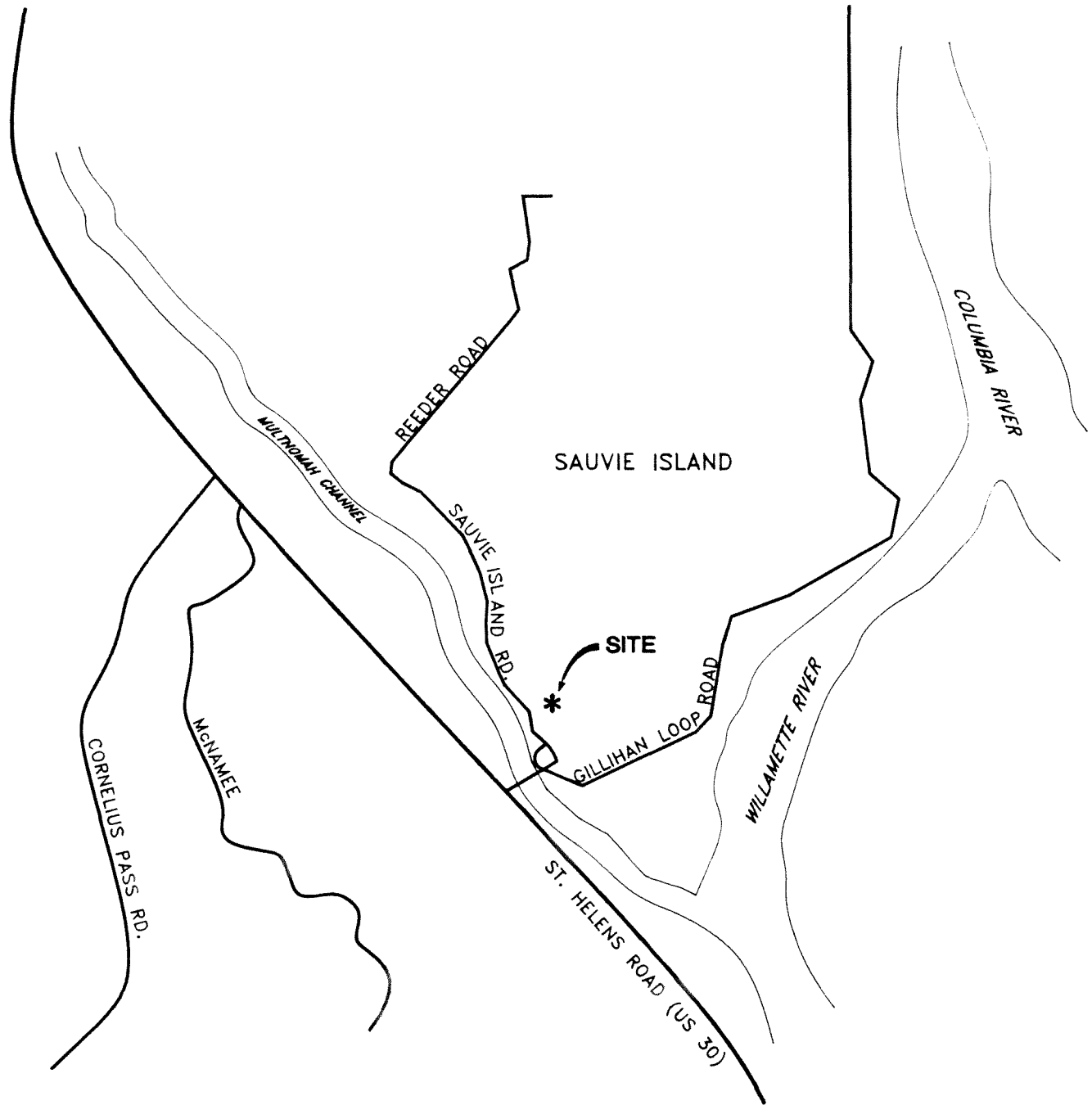
### **SCOPE OF THE REPORT**

The purpose of this report is to describe the traffic related impacts of the proposal to expand the already approved 145 acre Sauvie Island golf course to be located east of Sauvie Island Road, approximately 1/4 mile north of the Sauvie Island Bridge. Figure 1 shows the site vicinity map for the approved golf course development. Specific traffic related issues discussed in this report include:

- o Existing land use and traffic conditions in the project study area during both summertime weekday and peak weekend conditions.
- o Trip characteristic estimates for the development of the golf course as approved.
- o An assessment of the traffic generating potential of the proposed golf course expansion.
- o The effect of the golf course development on existing peak hour intersection operations at key intersections and the proposed site driveway.

### **PROJECT DESCRIPTION**

Mr. George Douglas is requesting Community Service designation of approximately 55 acres to be included in the approved 145 acre golf course. The 55-acre site is situated east of Sauvie Island Road, and approximately 1/2 mile north of the Sauvie Island



# SITE VICINITY MAP

SAUVIE ISLAND GOLF COURSE  
May 1989

Figure  
1



Bridge. Current plans are unchanged from the already approved site, which is for the site to consist of an 18-hole golf course, a driving range, a clubhouse, and a restaurant. Thus, the proposed 55-acre addition will have no effect on either the number of holes or the amenities that are provided.

The majority of the site is currently used for farming. Surrounding land use consists of a mixture of agricultural and low density residential uses.

## **SUMMARY OF ANALYSIS FINDINGS**

### ***Existing Conditions***

Manual turning movement counts were conducted to determine typical weekday and summer weekend peak day peak hour volumes at key intersections within the study area. All of the manual traffic counts were conducted on warm sunny days in late April and early May. The results of these counts are consistent with traffic count data obtained from the Oregon Department of Transportation (ODOT).

The results of the manual turning movement counts and subsequent intersection Level of Service analyses revealed that the peak hour of the weekend peak day was the critical time period for traffic on Sauvie Island Bridge. Recognizing that there are seasonal variations in traffic volumes within the study area, and in order to evaluate a reasonable worst-case time period, the observed weekend peak day peak hour traffic volumes for U.S. 30 were manually adjusted upward by 20 percent. The magnitude of this manual upward adjustment was derived from historic ODOT data.

The results of the Level of Service analyses performed during weekday and weekend peak day peak hour conditions revealed that all key intersections within the study area are currently operating within acceptable service levels.

A review of the most recent three year history of reported accidents at the U.S 30/Sauvie Island intersection, combined with field observations of intersection sight distance and other operational characteristics of the intersection indicate that no significant safety problems currently exist at the intersection.

### ***Traffic Analysis Methodology***

The traffic analysis employed worst-case assumptions to ensure a conservative analysis was conducted:

- a) All analyses are based upon the peak 15 minutes of the identified peak hour. For the remainder of the peak hour and during all other hours of the day, traffic demands are likely to be less than is indicated in this report.
- b) Site-generated traffic impacts were based on background traffic volume conditions at the intersection of the U.S. 30/Sauvie Island Bridge that are likely to occur only on the peak day of peak weekends throughout the summer.
- c) Further, for the weekend condition, background traffic on U.S. 30 was manually adjusted upward to reflect volumes likely to occur during the peak summer month (August). During all other months, background traffic during weekends on U.S. 30 is likely to be less than what is described in this report.
- d) Finally, 100 percent of the site-generated traffic is assumed to be come from areas off of Sauvie Island, resulting in a worst-case estimate for additional traffic on the Sauvie Island Bridge.

### ***Site-Generated Traffic Impacts***

Even after applying a series of conservative assumptions, it is concluded that the roadway system within the study area can accommodate the traffic volumes resulting from the development of the proposed 200 acre golf course. Further, the proposed 55 acre increase in acreage will not affect the total traffic generating potential of the already-approved golf course.

ODOT operates two different timing plans at the U.S. 30/Sauvie Island Bridge intersection during weekends. One of these is designed to accommodate peak approach demands on the Sauvie Island Bridge between 3:00 p.m. and 5:30 p.m. With ODOT's current weekend peak hour timing plan, all intersections within the study area are expected to operate within acceptable LOS limits under existing and projected peak weekend peak hour conditions. During periods of high of traffic demand on the Bridge that do not coincide with the weekend time period of 3:00 p.m. to 5:30 p.m., the westbound movement on Sauvie Island Bridge is likely to operate at or near capacity.

It is recommended that ODOT extend the number of hours that additional green time is allocated to the westbound movement from the Sauvie Island Bridge. As mentioned previously, the current hours run from 3:00 to 5:30 p.m. Extending these hours from 12:30 p.m. to 6:30 p.m. should be sufficient to accommodate existing and projected peak weekend turning movements from the Sauvie Island Bridge. This signal timing modification would improve the overall operational characteristics of the intersection, and would not have a significant impact to through traffic on U.S. 30.

#### ***Site Access Design Recommendations***

The future unsignalized main access drive for the golf course on Sauvie Island Road will be adequate to serve the golf course development. A two-lane cross section on the access drive, consisting of one inbound lane and one outbound lane will be adequate to handle the projected traffic volumes.

Field observations of intersection sight distance at the proposed access drive location indicate that more than adequate intersection sight distance is available on both the northbound and southbound approaches to the proposed intersection.

## **EXISTING CONDITIONS**

### **SITE CONDITIONS AND ADJACENT LAND USES**

The majority of the project site is currently used for agricultural purposes. Land use surrounding the site consists of a mixture of agricultural and low density residential uses.

### **TRANSPORTATION FACILITIES**

U.S 30 is maintained and operated by the Oregon Department of Transportation (ODOT), and is a principal travel route for destinations lying between Portland and the Oregon Coast. Within the vicinity of the site, the typical cross section of U.S. 30 consists of five lanes, with two through lanes in each direction of travel, and a center median reserved for left-turning traffic. At the intersection with the Sauvie Island Bridge, U.S. 30 widens to a six-lane cross section on the northbound approach to provide a separate right turn lane onto the Sauvie Island Bridge. The posted speed on U.S. 30 within the vicinity of Sauvie Island is 55 miles per hour.

Sauvie Island Road is maintained and operated by Multnomah County, and serves as the primary collector road for traffic entering and leaving Sauvie Island. Throughout Sauvie Island, Sauvie Island Road typically consists of a two-lane cross section, with one travel lane in each direction. Within the vicinity of the site, the posted speed on Sauvie Island Road is 45 miles per hour. No on-street parking is allowed adjacent to the approved golf course site on Sauvie Island Road.



## **EXISTING TRAFFIC CONTROL**

All intersections within the study area are controlled by stop signs posted on the minor street approaches, with the exception of the intersection of the Sauvie Island Bridge/U.S. 30, which is controlled by a three-phase, fully actuated signalized intersection.

## **TRAFFIC SAFETY**

### ***Accident History***

A review was conducted of the most recent three year accident history (1985-1987) for U.S. 30 and Sauvie Island Road within the immediate site vicinity. The accident records are maintained by the ODOT. Table 1 identifies the number of accidents, as well as a breakdown of the different accident types that have occurred at the intersection during the past three years. As shown in the table, relatively few accidents were reported at the intersection during the three year period. Further, Table 1 does not reveal any dominant accident type or clear accident pattern that would indicate an inherent traffic safety deficiency. Instead, it appears the intersection has experienced accident types normally found at signalized intersections.

Based on the results of the weekday traffic count conducted by Kittelson & Associates at the Sauvie Island Bridge/U.S. 30 intersection, it is estimated the combined entering volume from all four approaches is 16,000 to 18,000 vehicles per day. Based on this information, the average three year accident rate is estimated to be 0.44 accidents per million entering vehicles. This accident rate is considered to be low for typical signalized intersections located in an urban area.

### ***Sight Distance Measurements***

Measurements of intersection sight distance at the intersection of the Sauvie Island Bridge/U.S. 30 revealed clear sight lines in excess of 700 feet in each direction. Based

**TABLE 1**

**SUMMARY OF ACCIDENT TYPES AT SAUVIE ISLAND/US 30  
(THREE YEAR TOTAL 1985-1987)**

<u>Collision</u>	<u>Number</u>	<u>Percent</u>
Left Turns	4	50
Rear Ends	3	38
Angle	1	12
	<hr/>	<hr/>
Total	8	100

on the posted speed of 55 mph, the required intersection sight distance is 550 feet. Therefore, more than adequate sight distance is available at the intersection.

The review of the accident data, the results of field observations of intersection sight distance, and observations of the operational characteristics of the intersection all support the finding that no significant safety problems currently exist at the intersection of the Sauvie Island Bridge/U.S. 30. Further, it is not expected that development of the golf course will adversely affect the traffic safety characteristics of the surrounding street system.

### **TRAFFIC VOLUMES AND PEAK HOUR OPERATIONS**

Current weekday morning and evening peak hour traffic volumes at the key intersections within the study area were determined through manual counts conducted by Kittelson & Associates, Inc. These counts were conducted on a typical weekday in late April 1989. The observations revealed that the weekday evening peak hour occurs from 4:30-5:30 p.m. The peak hour traffic counts are supported by other recent traffic counts conducted by ODOT. Figure 2 displays the results of the weekday evening peak hour observations.

Weekend manual traffic counts were also conducted by Kittelson & Associates, Inc. These counts were conducted on both Saturday and Sunday on consecutive warm sunny weekends in late April and early May. Weather was of particular concern since a significant number of people use Sauvie Island for recreation activities. The peak hour observations revealed the weekend peak day to be Sunday and the peak hour to occur from 3:30 p.m. to 4:30 p.m. Figure 3 displays the results of these peak hour counts. For the purposes of this investigation, it is assumed that the traffic volumes observed on Sauvie Island Bridge represent a reasonable worst-case summer weekend condition.

Due to the influence of weekend recreational traffic on U.S. 30 (primarily a result of traffic travelling to and from the Oregon Coast), traffic volumes are likely to vary considerably from month to month. In fact, a permanent traffic recorder station located on U.S. 30 near Ranier, Oregon line that is maintained by the ODOT indicates



PROPOSED SITE ACCESS

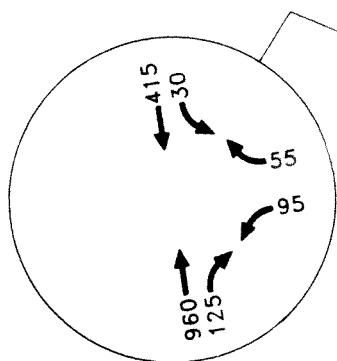
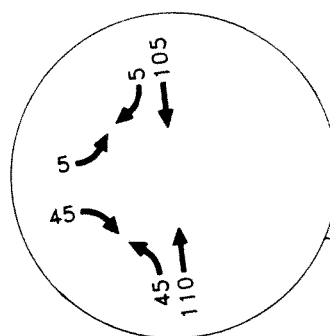
SITE

ST HELENS ROAD (US 30)

MULTNOMAH CHANNEL

SAUVIE ISLAND ROAD

GILLHAN LOOP ROAD



# EXISTING WEEKDAY TRAFFIC VOLUMES (P.M. PEAK HOUR)

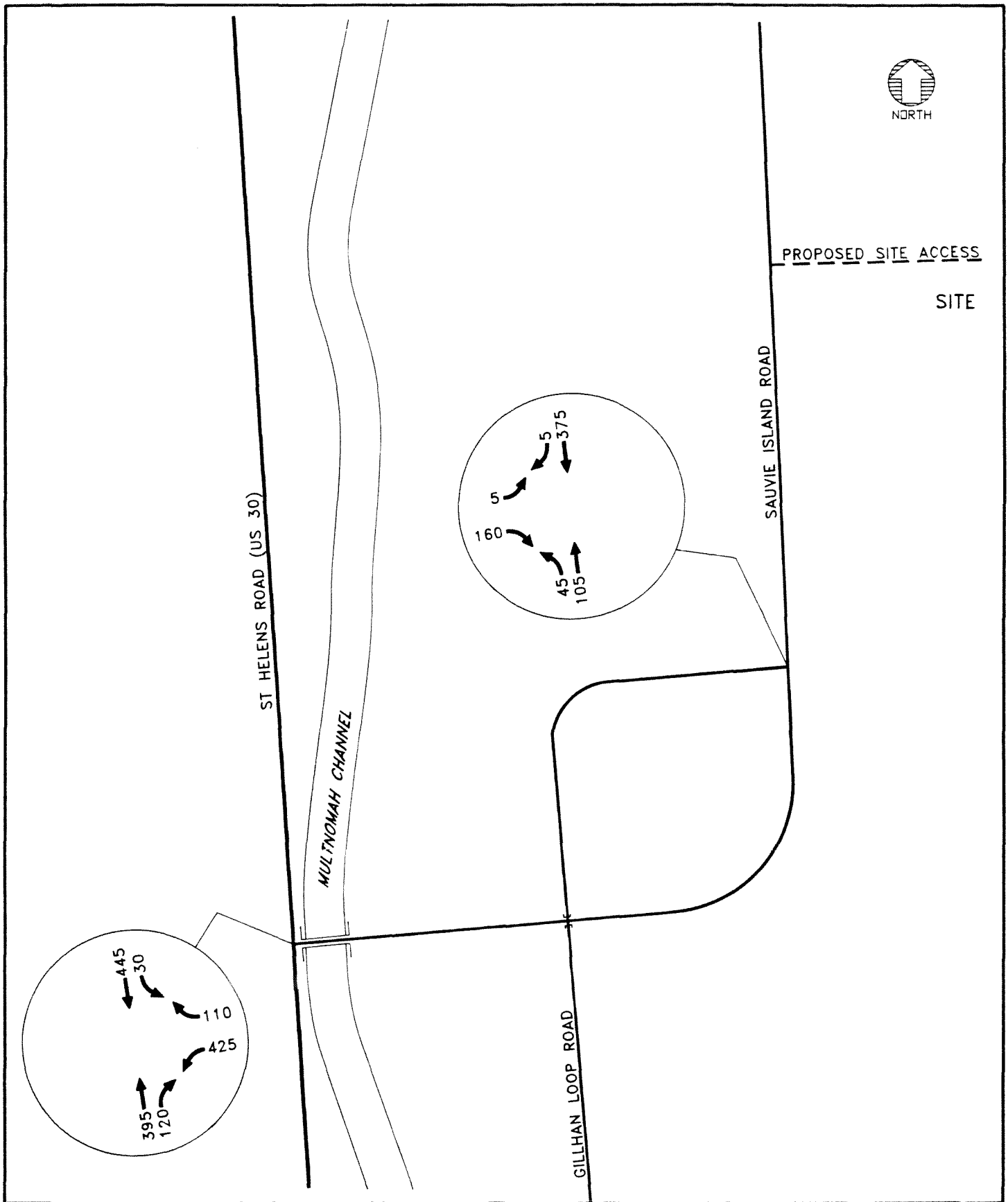
-10-

SAUVIE ISLAND GOLF COURSE  
May 1989

Figure  
2



250F002



# EXISTING PEAK WEEKEND DAY VOLUMES (P.M. PEAK HOUR)

-11-

SAUVIE ISLAND GOLF COURSE  
May 1989

Figure

3



250F003

that average daily traffic volumes vary by as much 25 percent between the months of May and August. Since the intersection of Sauvie Island/U.S. 30 is much closer to Portland than the recorder station near Ranier, Oregon, the influence of recreational traffic on background traffic volumes on U.S. 30 is likely to be significantly less. Even so, in an effort to evaluate a reasonable worst-case time period for traffic volumes on U.S. 30, the traffic volumes for U.S. 30 shown in Figure 3 were manually adjusted upward by 20 percent for the weekend peak hour. The resulting seasonally adjusted volumes are shown in Figure 4. All analysis conducted for the weekend peak hour time period take into account these seasonally adjusted traffic volumes.

### ***Current Levels of Service***

Level of Service (LOS) is a concept developed to quantify the degree of comfort (including such elements as travel time, number of stops, total amount of stopped delay, and impediments caused by other vehicles) afforded to drivers as they travel through an intersection or roadway segment. Recent research has determined that average stopped delay per vehicle is the best available measure of the LOS at a signalized intersection. As defined within the *1985 Highway Capacity Manual* (Reference 1), six grades are used to denote the various LOS; these six grades are described qualitatively for signalized intersections in Table 2. Additionally, Table 3 identifies the relationship between level of service and average stopped delay per vehicle.

For unsignalized intersections, LOS is based upon the concept of "Reserve Capacity" (i.e., that portion of available hourly capacity that is not used). A qualitative description of the various service levels associated with an unsignalized intersection is presented in Table 4. As defined within the *1985 Highway Capacity Manual* (Reference 1), a quantitative definition of LOS for an unsignalized intersection is presented in Table 5.

The reserve capacity concept applies only to an individual traffic movement or to shared lane movements. Once the capacity of all the individual movements has been calculated and their LOS and expected delays determined, an overall evaluation of the intersection can be made. Normally, the movement having the worst LOS defines the overall evaluation, but this may be tempered by engineering judgement.



PROPOSED SITE ACCESS

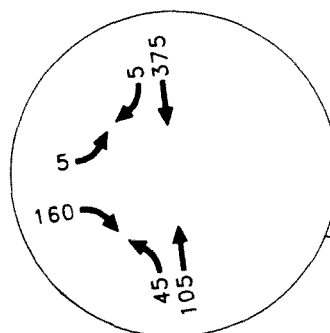
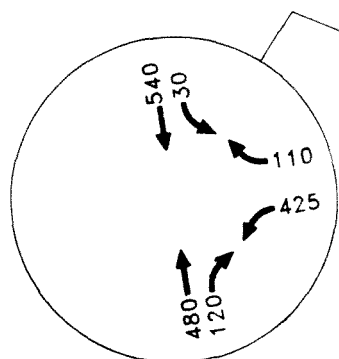
SITE

SAUVIE ISLAND ROAD

GILLHAN LOOP ROAD

ST HELENS ROAD (US 30)

MULTNOMAH CHANNEL



# SEASONALLY ADJUSTED PEAK WEEKEND VOLUMES (PM PEAK)

-13-

SAUVIE ISLAND GOLF COURSE  
May 1989

Figure

4



250f004

**TABLE 2**  
**LEVEL OF SERVICE DEFINITIONS**  
**(SIGNALIZED INTERSECTIONS)**

Level of Service	Traffic Flow Characteristics
A	Very low average stopped delay, less than five seconds per vehicle. This occurs when progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
B	Average stop delay is in the range of 5.1 to 15.0 seconds per vehicle. This generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.
C	Average stopped delay is in the range of 15.1 to 25.0 seconds per vehicle. These higher delays may result from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.
D	Average stopped delays are in the range of 25.1 to 40.0 seconds per vehicle. The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle length, or high volume/capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
E	Average stopped delays are in the range of 40.1 to 60.0 seconds per vehicle. This is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high volume/capacity ratios. Individual cycle failures are frequent occurrences.
F	Average stop delay is in excess of 60 seconds per vehicle. This is considered to be unacceptable to most drivers. This condition often occurs with oversaturation. It may also occur at high volume/capacity ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such high delay levels.

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Note: A signal cycle failure is considered to occur when one or more vehicles are forced to wait through more than one green signal indication for a particular approach.



**TABLE 3**

**LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS**

<u>Level of Service</u>	<u>Stopped Delay Per Vehicle (Sec)</u>
A	$\leq 5.0$
B	5.1 to 15.0
C	15.1 to 25.0
D	25.1 to 40.0
E	40.0 to 60.0
F	$> 60.0$

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Source: Transportation Research Board. "Highway Capacity Manual".  
Special Report 209 (1985)

**TABLE 4**  
**GENERAL LEVEL OF SERVICE DESCRIPTIONS FOR**  
**UNSIGNALIZED INTERSECTIONS**

LOS	General Description
A	<ul style="list-style-type: none"> <li>- Nearly all drivers find freedom of operation</li> <li>- Very seldom is there more than one vehicle in the queue</li> </ul>
B	<ul style="list-style-type: none"> <li>- Some drivers begin to consider the delay an inconvenience</li> <li>- Occasionally there is more than one vehicle in the queue</li> </ul>
C	<ul style="list-style-type: none"> <li>- Many times there is more than one vehicle in the queue</li> <li>- Most drivers feel restricted, but not objectionably so</li> </ul>
D	<ul style="list-style-type: none"> <li>- Often there is more than one vehicle in the queue</li> <li>- Drivers feel quite restricted</li> </ul>
E	<ul style="list-style-type: none"> <li>- Represents a condition in which the demand is near or equal to the probable maximum number of vehicles that can be accommodated by the movement</li> <li>- There is almost always more than one vehicle in the queue</li> <li>- Drivers find the delays to be approaching intolerable levels</li> </ul>
F	<ul style="list-style-type: none"> <li>- Forced flow</li> <li>- Represents an intersection failure condition that is caused by geometric and/or operational constraints external to the intersection</li> </ul>

**TABLE 5**  
**LEVEL OF SERVICE CRITERIA**  
**for**  
**UNSIGNALIZED INTERSECTIONS**

Reserve Capacity (pcph)	Level of Service	Expected Delay to Minor Street Traffic
<hr/>	<hr/>	<hr/>
≥400	A	Little or no delay
300-399	B	Short traffic delays
200-299	C	Average traffic delays
100-199	D	Long traffic delays
0- 99	E	Very long traffic delays
*	F	*

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\*     When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection. This condition usually warrants improvement to the intersection.

Source:   Transportation Research Board. "Highway Capacity Manual".  
Special Report 209 (1985)

Past experience with the unsignalized analysis procedure indicates that this methodology is very conservative in that it tends to overestimate the magnitude of any potential problems that might exist. Therefore, the results of any unsignalized intersection analysis should be reviewed with this thought in mind. Generally, LOS E is considered to be acceptable for an unsignalized intersection, although it also indicates that the need for signalization should be investigated.

All LOS analyses described in this report were performed in accordance with the procedures described above. Copies of the analysis forms can be reviewed upon request. In order to assure that this analysis is based upon worst case conditions, the peak 15-minute flow rates during the evening peak hours were used in the evaluation of all intersection levels of service.

### ***Weekday Conditions***

Table 6 summarizes the results of the intersection LOS calculations for the key intersections within the study area. As this table indicates, all intersections are currently operating at acceptable Levels of Service under existing weekday evening peak hour conditions.

### ***Weekend Conditions***

Table 6 also contains the results of the weekend peak hour LOS calculations. At the intersection of U.S. 30/Sauvie Island Bridge, LOS calculations were performed under two signal timing settings that are currently used by ODOT. During the weekday and on most hours of the weekend, the traffic signal is set to allow for a maximum of 31 seconds for the minor street movement from the Sauvie Island Bridge. In an effort to add capacity to this minor street movement, ODOT has added a special weekend timing plan that increases the side street maximum signal phase from 31 seconds to 46 seconds.

This special timing plan goes into effect every Saturday and Sunday from 3:00 p.m. to 5:30 p.m. Although the peak hour observations revealed the weekend peak hour to occur from 3:30 p.m. to 4:30 p.m, relatively similar volume conditions were observed on

**TABLE 6**

**EXISTING LEVEL OF SERVICE RESULTS  
(P.M. PEAK HOUR)**

<u>Intersection</u>	<u>Signalized</u>			<u>Unsignalized</u>	
	<u>Delay</u>	<u>V\C<sup>3</sup></u>	<u>LOS</u>	<u>Reserve Capacity</u>	<u>LOS</u>
<b>TYPICAL WEEKDAY</b>					
Sauvie Island/US 30	7.8	.49	B	-	-
WB Bridge Movement	19.4	.52	C	-	-
Sauvie Island Road/ Gillhan Loop Road	-	-	-	690	A
<b>PEAK DAY, PEAK WEEKEND</b>					
Sauvie Island/US 30 <sup>1</sup>	13.3	.54	B	-	-
WB Bridge Movement	15.9	.47	C	-	-
Sauvie Island/US 30 <sup>2</sup>	16.5	.54	C	-	-
WB Bridge Movement	36.3	.97	D	-	-
Sauvie Island Road/ Gillhan Loop Road	-	-	-	465	A

<sup>1</sup> Weekend Peak Hours signal timing plan

<sup>2</sup> Weekday and Weekend Off Peak Hours signal timing plan

<sup>3</sup> v/c = Volume/Capacity

Sunday from 2:30 p.m. to 3:30 p.m. Therefore, it seemed appropriate to evaluate the observed weekend peak hour volumes under the two existing signal timing plans. As shown in Table 6, the overall intersection LOS remains within acceptable service levels under either timing plan. However, the westbound movement from the bridge experiences a "C" LOS with a volume/capacity ratio of 0.47 under the weekend peak hour timing plan, and a "D" LOS with a volume/capacity ratio of 0.97 under the weekend off peak hour timing plan.

Based on the analysis results shown in Table 6, the weekend peak hour time period is clearly the critical time with respect to traffic on the Sauvie Island Bridge. Further, trip generation rates for golf courses are typically higher on weekends than on weekdays. Based on these two factors, the peak hour of the peak day of the weekend was determined to be the critical time period for evaluating site-generated traffic impacts. Therefore, all subsequent analysis focuses on the peak hour of the weekend peak day.

## **PEDESTRIAN AND BICYCLE ACTIVITY**

U.S. 30 is designated as a bicycle route. Field observations at the key intersections revealed low pedestrian and bicycle activity on U.S. 30, and a fairly high amount of bicycle activity on Sauvie Island Road. It is anticipated that the proposed expansion of the already approved golf course will have little or no impact on these travel modes.

## **PLANNED TRANSPORTATION IMPROVEMENTS**

No major roadway improvement projects were identified that might have a substantial effect on traffic operations and safety characteristics within the study area.

## **TRAFFIC IMPACT ANALYSIS**

The weekday and weekend peak hour impact of traffic generated by the approved golf course development was analyzed as follows:

- o The placement and size of the golf course was confirmed.
- o The total number of peak hour trips, both in and out of the golf course were estimated based on the results of a trip generation study conducted at a popular public Portland area golf course with similar characteristics and amenities.
- o Site-generated traffic predicted for the weekday and weekend peak hours was assigned to the street system and added to the background traffic volumes for 1989.
- o Trip distribution patterns for the golf course were estimated based location of the site relative to major population centers.
- o Traffic demands on each roadway facility were analyzed to identify any capacity, level of service, and/or physical deficiencies under 1990 conditions.

A detailed discussion of this methodology and the analysis results is contained in the remainder of this section.

## **DEVELOPMENT PLANS**

Current already approved plans are for the site to consist of an 18-hole golf course, a driving range, a clubhouse, and a restaurant. The proposed access scheme for the golf course consists of one access drive on Sauvie Island Road.

## TRIP GENERATION

Because the assumed trip generation characteristics represent the basis for the entire traffic impact analysis that follows, special care has been taken to ensure the reasonableness of these estimates. One commonly used method for estimating the trip generation potential of a development is to apply trip generation rates summarized in a standard reference manual published by the Institute of Transportation Engineers (ITE) (Reference 2). When possible, a more accurate and desirable method of determining trip generation characteristics is to conduct a trip generation study at a similar development located within the area.

Since there are numerous golf courses located throughout the Portland metropolitan area, conducting a trip generation study was determined to be the preferred approach. Accordingly, a trip generation study was conducted at Heron Lakes Golf Course, which is a popular 27-hole Portland area public golf course with similar support facilities:

- o Driving Range
- o Clubhouse/Pro Shop
- o Restaurant

This study consisted of manual traffic counts of vehicles entering and leaving the golf course from 10:00 a.m. to 6:00 p.m. on a warm sunny Saturday in late April 1989. Saturday has been found through previous engineering studies to represent a worst-case condition with respect to trip generation for a golf course.

Since Heron Lakes Golf Course contains 27 holes and the approved golf course at Sauvie Island will only contain 18 holes, a 30 percent reduction factor was applied to the field data obtain from Heron Lakes in order to develop a reasonable estimate for an 18 hole course. The results of this study are shown in Table 7. As shown in the table, the approved 18-hole golf course is likely to generate a total of approximately 85 trips during the weekend peak hour.



**TABLE 7**  
**PROJECTED TRIP GENERATION FOR APPROVED GOLF COURSE**

	<u>Size of Land Use</u>	<u>Weekend Total</u>	<u>Peak Hour In</u>	<u>Hour Out</u>
Golf Course	18 Holes	85	35	50

### ***Effect of Golf Course Acreage on Trip Generation Potential***

One of the traffic related concerns raised at the public hearing for the 55 acre expansion proposal was that a 200 acre golf course would generate more traffic than a 145 acre golf course. It is important to note that the proposed expansion will only increase the amount of land allocated to each golf hole, and will not add any additional facilities (i.e. restaurants, tennis courts, etc.) that might result in an increase in vehicle trips. Therefore, the issue is whether the increase in the amount of land allocated to each hole will result in an increase in vehicle trips generated by the already approved golf course.

The capacity, or the number of people that a golf course can accommodate is directly related to the number of trips that will be generated by a golf course, and is dictated by the following factors:

- o The number of simultaneous tee-off opportunities
- o The time between successive tee-offs
- o The maximum number of people allowed in a single playing group

Regardless of what the numerical value is for each of these factors, it is clear that increasing the amount of land allocated to each hole will not affect them. Therefore, it is concluded that the proposed increase in acreage will not affect the total traffic generating potential of the already-approved golf course.

### **TRIP DISTRIBUTION**

In an effort to evaluate a worst-case situation for traffic on the Sauvie Island Bridge, it was assumed that 100 percent of the golf course traffic will come from destinations off of Sauvie Island. In fact, it is likely that at least a portion of the site-generated traffic will come from residents of Sauvie Island. Therefore the impacts to the intersection of Sauvie Island Bridge/U.S. 30 are likely to be somewhat less than those described within this report.

The distribution of site generated trips onto the U.S. 30 was estimated through an examination of the approved golf course site relative to major population centers and highway feeder routes. Since the major population base is located toward Portland, it is estimated that approximately 90 percent of the site-generated traffic will travel to and from the south on U.S. 30. Based on this estimate, the trip distribution pattern shown in Figure 5 was prepared. It is believed that this distribution represents a best estimate based upon the available knowledge of the existing and projected conditions.

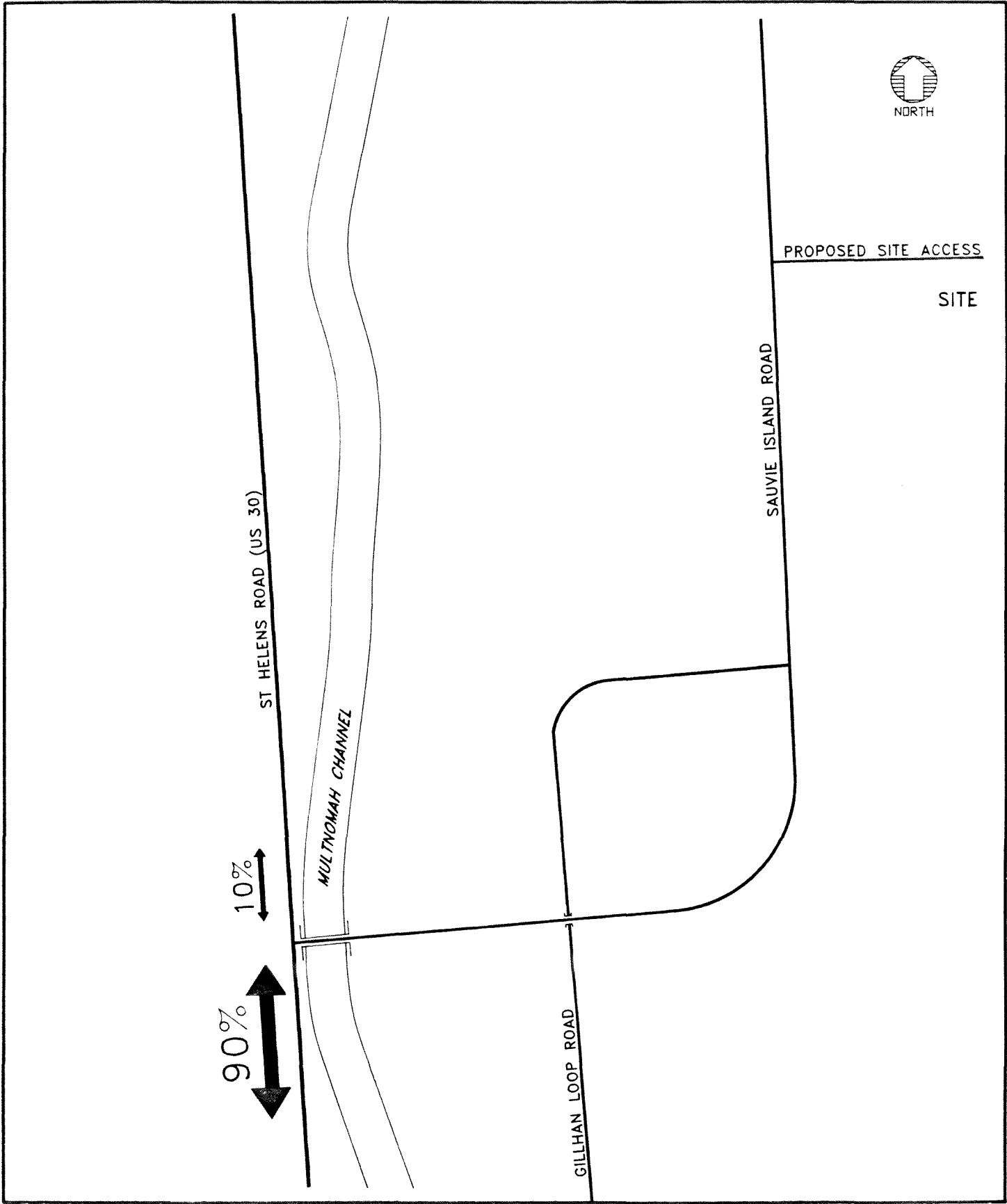
## **FUTURE TRAFFIC OPERATIONS/INTERSECTION LEVELS OF SERVICE**

Using the estimated trip distribution pattern shown in Figure 5, the traffic anticipated to be generated by the golf course during the weekend peak hour time period was distributed onto the street system within the study area. These volumes are shown in Figure 6.

The site-generated traffic shown in Figure 6 was combined with the existing seasonally adjusted weekend peak hour traffic volumes shown in Figure 4 to arrive at the projected total weekend peak hour traffic volumes shown in Figure 7. These volumes were used as the basis for analyzing the LOS at the intersections in the study under projected 1990 peak hour conditions.

The results of the LOS analysis for estimated 1990 weekend peak day, peak hour conditions are presented in Table 8 for the two signal timing plans currently in effect on weekends. As shown in Table 8, the overall intersection LOS remains within acceptable service levels under either timing plan. However, the westbound movement from the bridge is projected to experience a "C" LOS with a v/c ratio of 0.80 under the weekend peak hour timing plan, and an "D/E" LOS with a v/c ratio of 1.00 under the weekend off peak hour timing plan.

The capacity problem for the westbound movement from Sauvie Island Bridge resulting from the weekend off peak hour timing plan can be easily mitigated by simply extending the hours of the weekend peak hour signal timing plan. As mentioned previously, the weekend peak hour timing plan currently goes into effect from 3:00 p.m. to 5:30 p.m. Extending hours at the beginning and end, to include the time

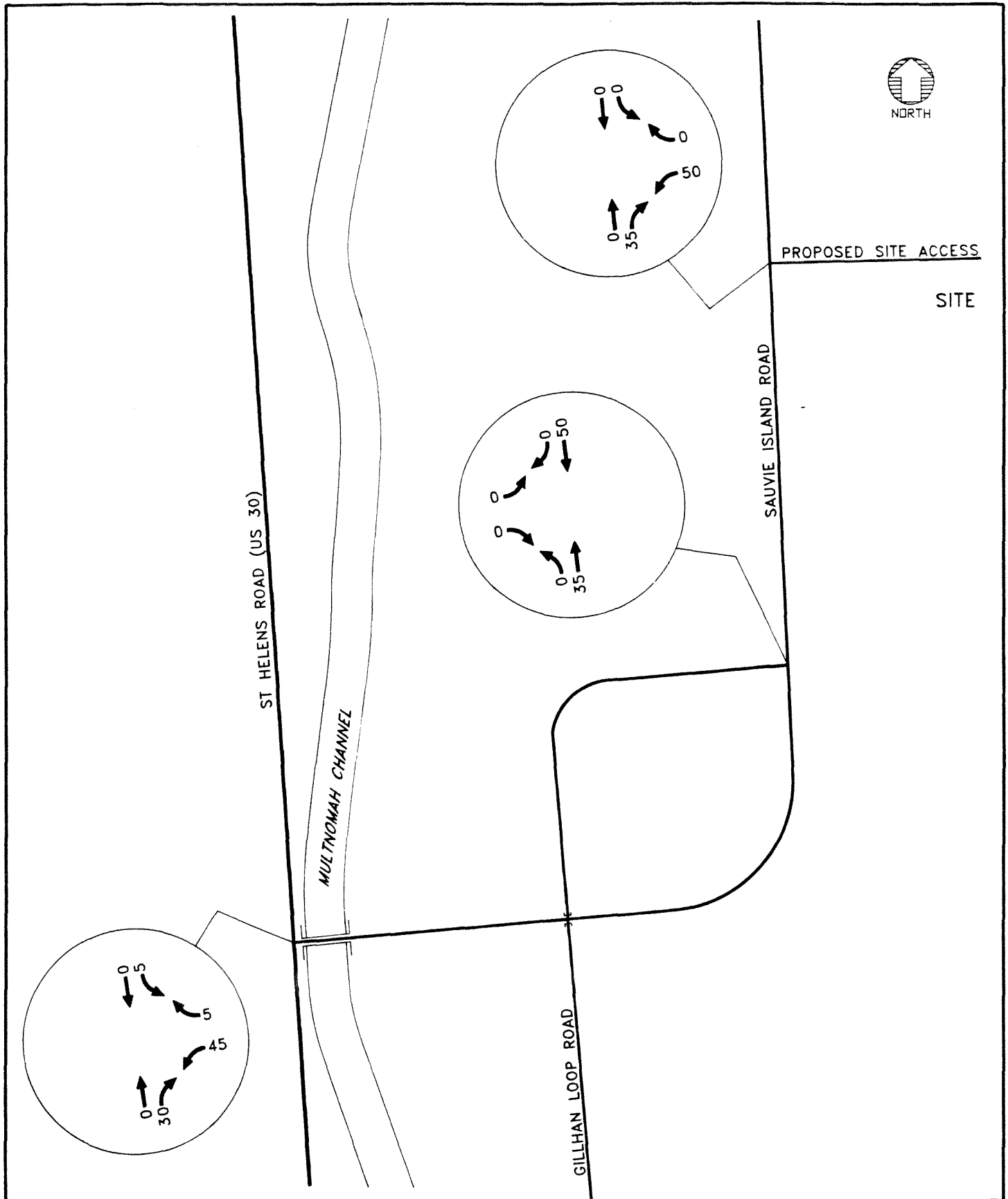


# ESTIMATED TRIP DISTRIBUTION PATTERN (WEEKEND)

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<p>SAUVIE ISLAND GOLF COURSE May 1989</p>	<p>Figure <b>5</b></p>	<p><b>K</b></p>
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**SITE-GENERATED TRAFFIC  
(PM PEAK HOUR)**

-27-

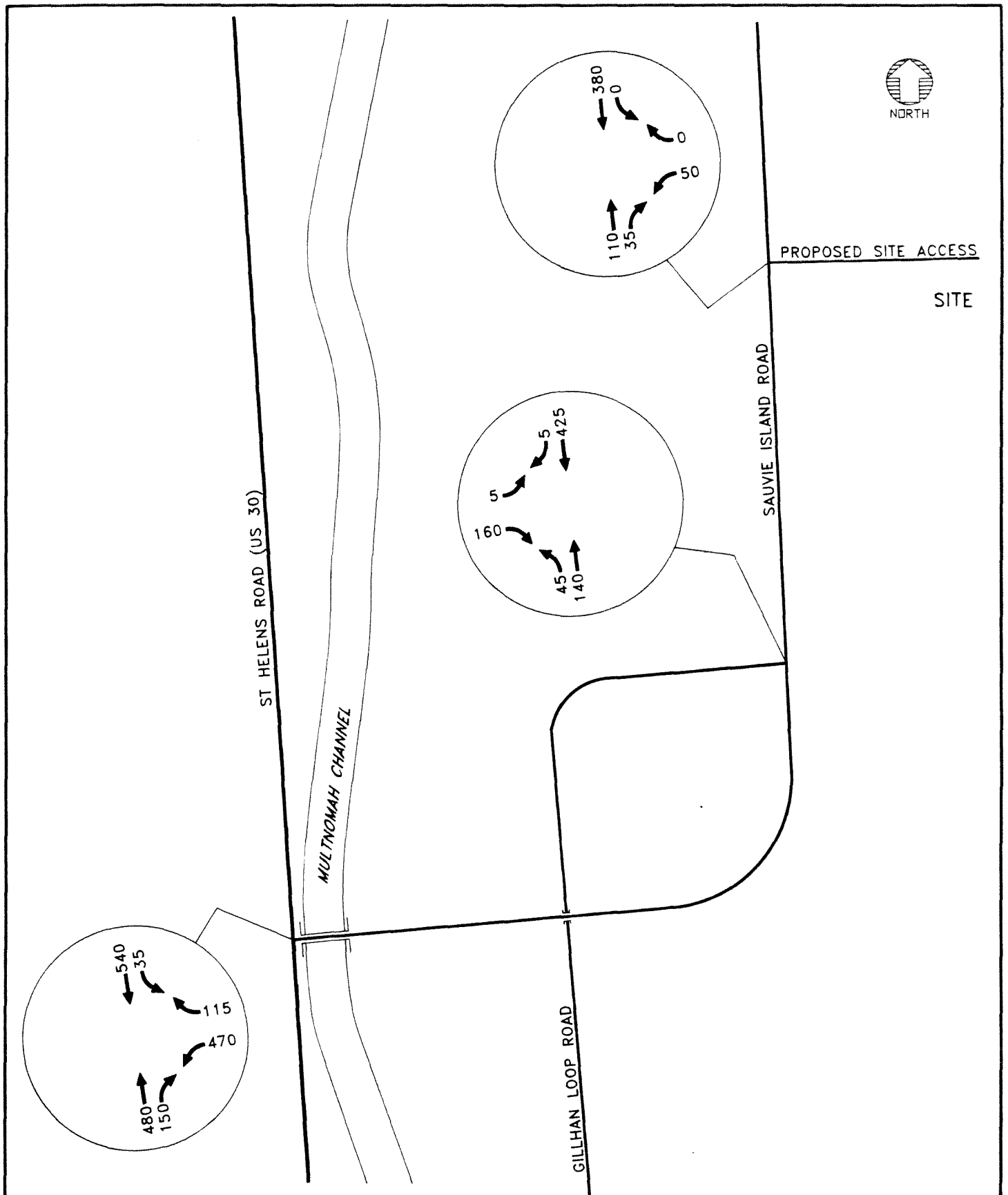
**SAUVIE ISLAND GOLF COURSE**  
May 1989

Figure

**6**



250F006



1990 TOTAL WEEKEND PEAK DAY  
TRAFFIC VOLUMES (PM PEAK)

-28-

SAUVIE ISLAND GOLF COURSE  
May 1989

Figure  
7



250F007

**TABLE 8**

**PEAK WEEKEND PROJECTED LEVEL OF SERVICE RESULTS  
(P.M. Peak Hour)**

<u>Intersection</u>	<u>Signalized</u>			<u>Unsignalized</u>	
	<u>Delay</u>	<u>V\C<sup>3</sup></u>	<u>LOS</u>	<u>Reserve Capacity</u>	<u>LOS</u>
<b>PEAK DAY, PEAK WEEKEND</b>					
Sauvie Island/US 30 <sup>1</sup>	13.9	.60	B	-	-
WB Bridge Movement	18.0	.80	C	-	-
Sauvie Island/US 30 <sup>2</sup>	18.3	.61	C	-	-
WB Bridge Movement	39.9	1.00	D/E	-	-
Sauvie Island Road/ Gillhan Loop Road	-	-	-	410	A
Sauvie Island Road/ Site Access	-	-	-	450	A

<sup>1</sup> Weekend Peak Hours signal timing plan

<sup>2</sup> Weekday and Weekend Off Peak Hours signal timing plan

<sup>3</sup> v/c = volume/capacity

period between 12:30 p.m. to 6:30 p.m. would be adequate to solve the capacity problem. The extended timing plan would also result in an improvement to the overall operational characteristics of the intersection. Further, extending the weekend peak hour timing plan would only add an estimated 5 to 7 seconds of average vehicle delay to through traffic on U.S. 30.

The proposed main access drive on Sauvie Island Road will be adequate to serve the golf course development. A two-lane cross section on the access drive, consisting of one inbound lane and one outbound lane will be adequate to handle the projected traffic volumes.

## **TRAFFIC SAFETY CONSIDERATIONS**

### ***Sight Distance Measurements***

As part of the traffic safety evaluation, field measurements of intersection sight distance were performed at the location of the proposed access drive on Sauvie Island Road. Based on these observations, it was found that more than adequate sight distance exists in both directions.

The site access drive for the approved golf course is expected to operate at a very good level of service during all time periods. Based on this finding, and on the finding that adequate sight distance exists at the proposed access drive it is concluded that the access drive for the golf course will operate with a high degree of safety and efficiency.



## CONCLUSIONS AND RECOMMENDATIONS

Based on the traffic impact analysis described in this report, it is concluded that the approved golf course can be constructed without significant impacts to the surrounding street system. The specific findings of the analysis are as follows:

- 1) The proposed 55 acre increase in acreage will not affect the total traffic generating potential of the already-approved golf course
- 2) With ODOT's current weekend peak hour timing plan, all intersections within the study area are expected to operate within acceptable LOS limits under existing and projected peak weekend peak hour conditions.
- 3) During periods of high of traffic demand on the Bridge that do not coincide with the weekend time period of 3:00 p.m. to 5:30 p.m., the westbound movement on Sauvie Island Bridge is likely to operate at or near capacity.
- 4) It is recommended that ODOT extend the number of hours that additional green time is allocated to the westbound movement from the Sauvie Island Bridge. As mentioned previously, the current hours run from 3:00 to 5:30 p.m. Extending these hours from 12:30 p.m. to 6:30 p.m. should be sufficient to accommodate existing and projected peak weekend turning movements from the Sauvie Island Bridge. This signal timing modification would improve the overall operational characteristics of the intersection, and would not have a significant impact to through traffic on U.S. 30.

By instituting the above recommendation, projected future traffic volumes can be safely and efficiently accommodated.

## REFERENCES

1. Transportation Research Board. *Highway Capacity Manual*. Special Report No. 209 (1985).
2. Institute of Transportation Engineers. *Trip Generation Manual: Fourth Edition* (1988)