

## **Burton Weast Interview**

Tuesday, 8/18/15

INTERVIEWER: So shall we start. And today is August 18th. I'm Bob Rindy. This is Burton Weast and Burton we're supposed to start off with just a little bit of your life and history in Oregon, to sort of set the context, but we're going to quickly just talk about the Land Use Program.

BURTON WEAST: How I got involved in planning was kind of a fun story. I had gotten out of the service. I had a degree and I'd gotten out of the Navy in Vietnam and I decided to go to Southern Oregon College for summer school. I had been admitted to OSU in a Resource Economics Program and so I was in Ashland, took a class in geography, in human geography.

INTERVIEWER: What year is this?

BURTON WEAST: This is 1970. And I just loved the class and so my father owned an appliance store or plumbing shop in Brookings, Oregon and the shopping center he was in at Christmas had a party and I came over from Ashland. I had finished the term and was getting ready to head to Corvallis in January and he invited me to come to the Christmas party. And I went to the Christmas party and there are three county commissioners who were there. This was in the days that they didn't have to worry about quorums and all the rules and everything.

INTERVIEWER: Obviously.

BURTON WEAST: Obviously. So Oregon had passed a bill in 1969, Senate Bill 10 that required every county to have a planning director. And I had never lived in Brookings. My parents had moved there when I went off to college and had started this plumbing business. So I was sitting talking to one of the county commissioners and he said, do you know anything about planning; and I said well, I took this class in geography and they mentioned planning and he said, well, you know they passed this stupid ass law, you know, you got to hire a planner and we don't

need one, but we got to have one and you're a local boy, right? And I had never lived in Brookings in my life.

INTERVIEWER: So the next thing you know, you're the planning director.

BURTON WEAST: Well yeah. So I go up Monday and they say, all right, you're hired. And I'm now the planning director for Curry County, and true story, I should have brought the picture to hold it up to the camera, my office, my first office, it said, Planning Director/Janitor. I shared an office full of mops and brooms and everything with the janitor at the Curry County Courthouse in the basement.

INTERVIEWER: Well that's pretty much still the way they do it, isn't it?

BURTON WEAST: Yeah, I think it's probably true. So anyway, that was my -- and I literally knew very little about planning.

INTERVIEWER: Incredible.

BURTON WEAST: So I did a crash -- I mean I literally did a crash course. They had a planning commission, they had an Attorney, Fred Starkweather (phonetic) who kind of ran the Planning Commission and was real good. He was an attorney and helped me a lot. So long story short, within a year, like being all good bureaucrats, I had grown the operation. We had a different office and we started -- I hired two or three planners. The first person I hired incidentally was Jim Hendryks, who is now the Planning Director in Woodburn.

INTERVIEWER: Is that right?

BURTON WEAST: He was the very first per I hired.

INTERVIEWER: Amazing.

BURTON WEAST: And to make the whole thing, long story, he now rents from me in a townhouse in Charbonneau and we've stayed friends all these years. And so anyway, that's how I

got in the planning business. I was also the county sanitarian and had some adventures there. I got shoved into a six foot test hole by an angry farmer one time and that was life in Curry County.

INTERVIEWER: Well that must have been pretty much a full-time job then.

BURTON WEAST: Oh, it was an absolutely full-time job and that's where we were. How I got here and then I'll go back to LCDC in its beginnings, how I got here in Salem and became a lobbyist on land use stuff, was I had come up here for a couple of hearings when they were -- during the land use frenzy, is the only I'd do it -- I had got asked by the counties, because ironically, Curry County, had an adopted comprehensive plan.

INTERVIEWER: When you got there or you --

BURTON WEAST: When I got there.

INTERVIEWER: Oh, uh-huh.

BURTON WEAST: And it was -- you know, it didn't meet -- but in those days it was a plan and it was something we --

INTERVIEWER: And they had zoning and the whole nine yards?

BURTON WEAST: The county was zoned, all the forestry grazing was zoned, everything.

INTERVIEWER: Amazing.

BURTON WEAST: So we were kind of a model, particularly on the coast. Walt Schroeder, who was later a State Representative, was the forestry or the OSU Agent, Farm Extension Agent and he was a big believer in planning. And so he had worked and worked and worked to get this plan. So we were kind of a model and I got, you know, through AOC conferences and stuff like that, got to know other people. So when Ted Hallock decided to have a hearing on Senate Bill 100.

INTERVIEWER: And jumping ahead to '73.

BURTON WEAST: Yeah, I'm jumping ahead now to '73, the counties picked me to go up and represent counties in the hearing. And the hearing was --

INTERVIEWER: And there probably wasn't an AOC back then.

BURTON WEAST: Well there was, but it was not like it is -- the sophistication level of the league and AOC was much different. The hearing was held at the Portland City Hall in the Portland City Council chambers and there was me and a couple other guys and I don't remember who they were, but they were from around the state, one was a city. And we were asked to come up and testify about what we do at the local level and what we saw would be good to be in Senate Bill 100 and all of that stuff. And so I was the first, supposedly the first to speak and there's all these t.v. cameras from all of the Portland t.v. stations there and I'm nervous as heck, you know, and so I -- Ted calls the hearing to order. We later got to be friends, but Ted calls the hearing and he says, our first speaker is Burton Weast from *Curry County*, and he goes like that, *Curry County*. And just when he said that, all of the t.v. lights come on, all of the cameras come on and Ted launches into this speech about the land raping going on the Oregon Coast and Curry County is just typical of how our beautiful beaches and lands are being destroyed and -- oh yeah, just a rant, as only --

INTERVIEWER: Because I had -- I've heard the Tom McCall speech about, what is it, 20 miserable miles and such.

BURTON WEAST: Yeah.

INTERVIEWER: But I hadn't heard about --

BURTON WEAST: Yeah, at Lincoln City. Yeah, this was a hearing.

INTERVIEWER: -- Hallock doing the same -- yeah.

BURTON WEAST: You know, this was a regular legislative hearing and all the -- you know, everything goes -- I'm stunned, because I was up there proud. I thought, hell, we got a comprehensive plan. What are you talking -- we're zoned, Washington County isn't zoned, but we're zoned and -- and then he gets done with his rant and all the lights go off, all the t.v. cameras leave, everybody leaves and there I was. So that was my introduction to the legislature.

INTERVIEWER: Well at least you weren't on the front page with what you unloaded as of that moment.

BURTON WEAST: Yeah. Yeah, so I -- that was my introduction. So --

INTERVIEWER: Wow.

BURTON WEAST: I apparently comported myself pretty well.

INTERVIEWER: So that was probably one of the opening salvos of --

BURTON WEAST: Oh yeah.

INTERVIEWER: -- Senate Bill 100.

BURTON WEAST: Yeah, building up support.

INTERVIEWER: Sure.

BURTON WEAST: You know, downtown Portland. Building up support for, you know, all of the land raping. And a lot of people don't remember that. That was a time when the governor, when legislature, lots of people were just talking about Oregon's being destroyed and, you know, it was very strong economic time, so there were a lot of -- you know, the growth was really starting to boom in Oregon.

INTERVIEWER: Sure.

BURTON WEAST: But the whole Senate Bill 100 thing was a political process. It was a PR job. And I'm not being negative. That's just what it was. It was just this massive kind of PR job which led up to --

INTERVIEWER: Well even --

BURTON WEAST: -- L.B. Day and Fred and all --

INTERVIEWER: -- today I think somewhere --

BURTON WEAST: -- of those people.

INTERVIEWER: -- I saw it recently. It's all printed up, a little speech by Tom McCall, where he talks about coastal (unintelligible) and such, and I got some of the impression of what you just described. I wasn't -- it hadn't occurred to me that it -- and it wouldn't have just been Tom McCall, it would have been others that --

BURTON WEAST: Oh in fact in my view, Tom McCall had -- was not one of the players that put Senate Bill 100 together. And I know you've talked to Fred and some of those other people. You know, people like L. B. Day and Hector MacPherson and Ted Hallock to a certain extent and Steve Bower who is the Deputy Director of League of Oregon Cities. Those were the guys that sat in the back room and negotiated the bill.

INTERVIEWER: I see.

BURTON WEAST: So if you ask me, and I'm just one voice, but if you ask me, who is responsible for this thing passing the legislature, I think the Governor was a great front man, but the people who did it, and who wrote the bill and did, I give Hector and L.B. Day, would be my (unintelligible) and those guys, that would be my vote for who did it.

INTERVIEWER: So did you have further legislative involvement then?

BURTON WEAST: Well yeah. Because what happened after that was the League of Oregon Cities offered me a job, because I apparently hadn't totally made a buffoon out of myself. So they offered me a job and I turned them down, because I had a new baby, my parents lived in Brookings, my sister was going to high school in Brookings and she's quite a bit younger than me and why do I want to come up here in this zoo. I had that wonderful impression of Salem politics. So I didn't participate beyond that, in the writing of Senate Bill 100. But after it passed, shortly after it passed and Arnold Cogan was made the Director of LCDC, they started a dog and pony show around the state to write the goals.

INTERVIEWER: Right.

BURTON WEAST: And one of their first stops was Curry County. And they came down and met with the commissioners and me around a conference table and did a very excellent briefing of what they were up to. Of course, the way they described the goals and all of that, turned out to be for a variety of reasons we can talk about later, and you've probably heard, turned -- be different. The goals were supposed to be just general guidelines the jurisdictions were supposed to just address. It was never intent that they had the force of law. It was never intended, you know, any of the things that have happened, were never really on the radar. It might have been on the radar of some people, but the presentation was not that way.

INTERVIEWER: Didn't reveal that.

BURTON WEAST: Didn't reveal that and I don't think there's --

INTERVIEWER: Well in California, they had a -- had just such an advisory system at that time.

BURTON WEAST: Yes. The California Coastal Commission I think had gotten going at that time. And so it wasn't ill will or lying to anybody. That's what people thought the program

was going to be. So they came down and we had a very good meeting with the commissioners and myself and Arnold and his staff. So they went out to the fairgrounds and did a presentation to about 200 local people. A public meeting where everybody came and that didn't go so well. That immediately was a hostile -- I mean I just got to say, it was a hostile crowd. Bob Vanderleer (phonetic) was the publisher of the Curry County Reporter and he was the Mark Twain of Curry County and he got up in the meeting. Everyone was kind of polite for the first half hour and then he got up and made this impassioned speech about, you're lying to us. You know, this is how it always starts. It starts with general words and phrases and then it always turns into a law, then it turns into a rule, and then we lose all of our authority. We lose all of our ability to make Curry County look like we want it, it'll look like Portland wants it.

INTERVIEWER: And he said that from -- it just -- what kind of experience would he have had in that?

BURTON WEAST: Well he was --

INTERVIEWER: Obviously something.

BURTON WEAST: He was 60 years old and he had seen a lifetime -- he had been a journalist all of his life. Very conservative and he just, you know, in his mind, he just had seen this before. This is just a foot in the door and pretty soon -- well the presenter wasn't Arnold, the presenter was Cindy Banzer. Cindy later became a State Representative, and a good friend of mine. And Cindy basically got all teary eyed and was ready to -- I mean it was awful. I mean it was awful, what was going on. And I was embarrassed. The commissioners were embarrassed and it was just awful and so the dog and pony show left town with this total disaster in Curry County. One of the people that was at this meeting was a guy who had just newly arrived in Curry County and his name was Mike Fitzgerald and he was a PR agency owner in San Diego who had sold out

and bought a huge house on the cliff overlooking the ocean outside of Brookings, north of Brookings. And he sensed a political issue. And he sensed that this is it. This is how I'm going to be a congressman. And so he leaped on this and made a huge and began -- and the commissioners were basically supportive of this. They had adopted a comprehensive plan and they weren't anti-planning and Mike Fitzgerald declared his candidacy at some point. The months run together, but declared his candidacy and was running against planning, so my mother raised me reasonably well, and I could see the handwriting on the wall. And so Steve Bower, who is now the director at the League of Oregon Cities, called me up. It was kind of kismet and said, you know, we still haven't filled that Land Use Lobbyist position, were you interested in doing it, and I said, you know what, I'm ready to move.

INTERVIEWER: There you go.

BURTON WEAST: And so I wound up at the League of Oregon Cities.

INTERVIEWER: So what year was this? I think the goals were adopted in '74, so it must have been --

BURTON WEAST: When I got up here, we were working on the guidelines and that's what he wanted me for, was to work on the guidelines, so it had to be '76 I think it was.

INTERVIEWER: Uh-huh.

BURTON WEAST: And he -- yeah, it was '76, because my first session with the league was '77. But it was before the session, and they were working on the guidelines and that whole process had started and we thought the guidelines was where the rubber was going to hit the road.

INTERVIEWER: Interesting.

BURTON WEAST: Yeah, yeah.

INTERVIEWER: How wrong that's turned out to be.

BURTON WEAST: Oh we -- we hardly -- you know, we paid attention to the goals, but they were pretty well done and nobody thought the goals was going to be the issue. And whoa, the process for the goals was relatively friendly. The process for the guidelines were really interesting. I mean I was in there arguing and Fred VanNatta from the Home Builders was in there arguing and lots of people were in there arguing and so that was my first -- while I never directly, other than this hearing in Brookings was in the goals, I did work all the way, but through the guidelines on the behalf of the Cities.

INTERVIEWER: So this is the first I have heard that and I should have known this. But apparently then, the goals were adopted and the guidelines was sort of a second run at the same thing. And then --

BURTON WEAST: It was to explain what we meant. And the goal.

INTERVIEWER: And so then --

BURTON WEAST: Yeah.

INTERVIEWER: -- LCDC adopted each of those guideline statements --

BURTON WEAST: Yes.

INTERVIEWER: -- and put them in the goals?

BURTON WEAST: Yeah. And that was supposed to be the -- what it means. You know, it's great to say, preserve, protect farmland. What's that mean?

INTERVIEWER: Yeah.

BURTON WEAST: And the guidelines were supposed to flush that out more. But it was somewhere, and my mind is faulty now, but it was somewhere in this period, I think it was right after the guidelines were adopted, that 1000 Friends did a lawsuit that resulted in the courts saying the goals had the force of law. And to all of us who had worked in local government and had been

a positive participant in this process, that was wait a minute, that's when we all said at the League and the AOC, that's not the way this was supposed to be and that's when you felt -- a lot of people in the state felt like they'd been lied to.

INTERVIEWER: Interesting. So at some point, there was a law passed that says the guidelines are advisory?

BURTON WEAST: Yeah. Well that was in reaction to the goals being made --

INTERVIEWER: Yeah.

BURTON WEAST: -- with the force of law, so then everybody panicked. Well, God the goals are bad enough, what's going to happen if the guidelines aren't guidelines, it's they're statutes.

INTERVIEWER: Yes.

BURTON WEAST: So then a bill was passed. I believe I -- in fact I know I worked on that, I just forgot about them.

INTERVIEWER: So then the Cities -- did the Cities at that time -- and as their lobbyist, you must have sat with a group of them that's coming up with their policy as to what they wanted to see the State Land Use Program become and put -- express their position --

BURTON WEAST: Yes.

INTERVIEWER: -- which --

BURTON WEAST: The League and AOC weren't -- at this point, weren't hostile or screaming and yelling or doing anything. And I, you know, others may disagree with me, but I felt it was Gordon Fultz, was the lobbyist for the counties and hopefully you're interviewing him.

INTERVIEWER: Well I might not be.

BURTON WEAST: Well, I hope --

INTERVIEWER: But I'm sure somebody is.

BURTON WEAST: I hope somebody is.

INTERVIEWER: Yes.

BURTON WEAST: Because he was the county guy and he was there very much from the very beginning. He was already working at AOC in '69 when Senate Bill 10 passed. But it was more, I guess I got to say befuddlement, because we didn't know where this thing was going. I mean it had already kind of reversed itself. It was no longer, let's work for the good of the world and you know, and do the right thing and zone our counties and cities and stuff. Now it was, it's the law and 1000 Friends is threatening lawsuits and, you know, it had changed on us to an extent.

INTERVIEWER: So wasn't a lot of the conversation though over farm and forestland and cities of course were, you know, were staring at Goal 14, or wasn't that the case?

BURTON WEAST: Yeah. I was more -- I wasn't all wrapped up in farm and forest that was more of a county issue. I was more concerned about city, city issues, comprehensive plans, the requirements for comprehensive plans and the first comprehensive plans that got approved, as you know, were very simple. They were not this big.

INTERVIEWER: No, that's before my time. And you're still --

BURTON WEAST: Yeah, yeah. They were --

INTERVIEWER: You're still before my time then.

BURTON WEAST: I'm sorry.

INTERVIEWER: But I know that they -- yeah, soon or later we're starting to get cities in there, and --

BURTON WEAST: Yeah, and the Cities started --

INTERVIEWER: -- as well as counties.

BURTON WEAST: -- coming in. Port Orford, which was in Curry County, was the first city on the coast to have an acknowledged comprehensive plan and I had worked on it before I left and it got continued on. In fact, I think Jim Hendryks was the one that wrapped that up. And so I was more -- from the city point of view, I was more worried. But I didn't stay with the Cities very long, and -- because what happened, I left the Cities in -- I only worked one session for the Cities. I was at the League of the Cities three years.

INTERVIEWER: So you worked that legislative session, too.

BURTON WEAST: I worked the 77 session, but I didn't work beyond that. I was up here for the 75 and then 77 session, that I actually worked at the League.

INTERVIEWER: Uh-huh.

BURTON WEAST: And what happened was, a huge issue for the League in the 77 session. They had two big issues, annexation and the other one was the mobile home guys wanted a bill that said, mobile homes could go anywhere in single family zones. Well the City and mothers and fathers went crazy over that. It's going to destroy our neighborhoods and everything else. And so that's what I spent -- that and annexation issues is what I spent most succession, not LCDC.

INTERVIEWER: So somewhere in there --

BURTON WEAST: There was kind of a --

INTERVIEWER: -- there was a --

BURTON WEAST: -- lull.

INTERVIEWER: -- ballot measure I think going on.

BURTON WEAST: Oh there had been -- I couldn't -- there was lots of ballot measures.

INTERVIEWER: A couple of them.

BURTON WEAST: Yeah.

INTERVIEWER: But 77 session, so what was -- so that's -- that was the gist of the fighting over land use in the 77 session?

BURTON WEAST: Well I don't want to --

INTERVIEWER: There must have been some --

BURTON WEAST: -- say that, but my recollection of what I was agonizing over, wasn't -

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INTERVIEWER: Right.

BURTON WEAST: -- LCDC. It was annexation and mobile homes.

INTERVIEWER: And what was the flavor of the "annexation issue" then?

BURTON WEAST: The annexation issue was, cities didn't understand that like Oklahoma, they ought to be able to put their boundaries anywhere they are wanted and they ran into, you know, all kinds of different people that had concerns about that. People that didn't like taxes, counties that didn't want cities growing and all of this stuff, and I unfortunately had to carry the banner of cities and in all honesty, it was a banner that wasn't very easily carried. They weren't much interested in -- at that time, in rules about how you expand, and I think a lot of it hadn't thought of this until just now, but a lot of it was probably before all of these Urban Growth Boundaries and everything get into play.

INTERVIEWER: They probably were hardly even there. Except for Port Orford.

BURTON WEAST: There weren't, yeah. And I think -- I hadn't thought of this, I didn't put the -- I seemed to recall a lot of it was, let's beat this process. You know, let's get our city limits growing. But in fairness, this had been an issue for a long time with Cities in Oregon and it still is, annexation policy, is still -- but the thing that I spent all my time on, because annexation

wasn't going anywhere, was mobile homes and the placement of mobile homes. Quick story, I lost 10 pounds during the session. It was awful fighting the mobile home guys. They had a pack, we didn't. They had this lawyer, Mark O'Donnell who -- part of the history of LCDC and they just worked and worked and worked and they had this other guy's name, I can't remember.

INTERVIEWER: And this was before Don Miner?

BURTON WEAST: This was before Don Miner's. A guy right before him. And I beat him and it was one of the toughest things. It really taught me hardcore lobbying. That's where I learned to lobby, was on that bill. On mobile homes in cities. And I beat him and at the end of the session, the Manufactured Housing Association sent their guy, whose name I don't remember, to Hawaii for two weeks, thanking him for the work he did, and he lost. I went to the League Conference in Portland at the Hilton. Went into the mayor's meeting and got just reamed the entire meeting. How could it have gotten a hearing, why did you let it get a hearing? I just got reamed and I walked out of that mayor's meeting, I was so mad I couldn't see straight and Fred Vannatta is there and Fred says, let's go over and have lunch. And so I go over and Fred says, you know, we need a land use lobbyist, the Home Builders need -- in Portland. You would be in Portland, the Executive Vice President and you would be the Land Use Lobbyist, because I've just got all these other issues and I'll train you, you know, work with you. He knew me, well obviously. So the bottom line is January of 1988 or 1978, January of 1978 I became the Home Builders of Metropolitan Portland's Vice President and at the time it was the fifth largest home builders in the United States, over one thousand members.

INTERVIEWER: Now in terms of land use, that time was on the verge of some pretty major things.

BURTON WEAST: Yes.

INTERVIEWER: The St. Helen's Policy --

BURTON WEAST: Yes.

INTERVIEWER: -- some time shortly thereafter and a lot of things that fleshed Goal 10 into the Housing Goal.

BURTON WEAST: We had a ton of Goal 10 stuff and I was the Home Builder's guy all of a sudden.

INTERVIEWER: Yeah.

BURTON WEAST: But the big issue for me was, and for the Home Builders in Portland and also for the state, because this was the first big real Urban Growth Boundary battle, was the Metro UGB popped up at this time. And I'll never forget, I wished I'd have saved it now. When you get old you think of this stuff, but Willamette Week at the time, which was a print, newspaper print publication full page, on their front page had a pro and a con on the -- what should be in the Metro Urban Growth Boundary and where it should be and how much land should be in it, with me and Henry Richmond.

INTERVIEWER: Wow.

BURTON WEAST: And it was a huge controversy up there and Henry and I would go to the editorial board at the Oregonian and there were, you know, editorials flying around and it was a huge issue. But all through that though, Henry and I got to be great friends, because we really liked each other and we really respect -- we would take tours of the proposed line for the Metro UGB together.

INTERVIEWER: Yeah.

BURTON WEAST: We went together and talked about it --

INTERVIEWER: So it hadn't actually been -- that was the CRAG [Columbia Regional Association of Governments] boundary? The initial --

BURTON WEAST: This was CRAG, yeah.

INTERVIEWER: Oh.

BURTON WEAST: And Metro didn't exist yet.

INTERVIEWER: Uh-huh.

BURTON WEAST: And so this was when we were all going through this process and --

INTERVIEWER: Right.

BURTON WEAST: -- in fact, Henry and I got to be good enough friends -- as a side note, I was sent and paid for by the Home Builders, I went to Florida with Henry and did a presentation at a meeting where they were putting together 1000 Friends of Florida. And I flew to Orlando and on behalf of Home Builders said, this isn't a terrible deal.

INTERVIEWER: Wow.

BURTON WEAST: This will work really well. And then when Henry later ran for Attorney General, he came to the Home Builders --

INTERVIEWER: Yeah.

BURTON WEAST: -- for support. My memory is, he got it. So we weren't -- there was concern and there was all of this, but we got along. I mean, and the builders weren't knee jerk opposed to the UGB. The big concern was housing prices. You know, where do you put the line and start artificially blowing up housing prices or whatever. The boundary that was eventually adopted, was very large and I'm sure you're interviewing Henry, but I can't put words in his mouth, but I always had the feeling that there was a sense that it was better air on the large side than the small side, because this program might become so politically unpopular right off the bat, that, you

know, it would kill the whole idea if all of a sudden there was no place to buy a single family house in Beaverton or, you know, Hillsboro or some place. So it was a big boundary which leads me to a snide remark, which is every time I hear the quote of oh, 90% of all of the development's been in the UGB and, you know, well of course it was. We knew the UGB was a lot more than 20 years --

INTERVIEWER: Yeah.

BURTON WEAST: -- of land. We knew it was probably 50 years of land when we did it.

INTERVIEWER: Yeah.

BURTON WEAST: So of course all of the development. And everybody says, oh this is proof that it's working. No, actually in my view, it's proof that we made it really big.

INTERVIEWER: So were you involved then in the process to get that boundary approved?

BURTON WEAST: Yes. Yeah, yeah, on behalf of the Home Builders.

INTERVIEWER: And you were supporting the boundary that had been --

BURTON WEAST: Yeah. Yeah, we -- well we bitched. We bitched in places, but no, there was no -- there wasn't any lawsuits, there wasn't any --

INTERVIEWER: Sure.

BURTON WEAST: -- any big fist fights or something in it. We had worked it out and then our emphasis became on rules and we got involved then on a lot of -- the growth was really strong. I got sidetracked. Beaverton declared a moratorium on building permits right around 1980 or something like '81, --

INTERVIEWER: Which would excite the Home Builders I'm sure.

BURTON WEAST: -- which got us going. And --

INTERVIEWER: Yeah, yeah.

BURTON WEAST: -- also Jimmy Carter during this time -- in '81 interest rates went from 8 or 9% to 24% and we organized a protest to Jimmy Carter. We were donated several lumber trucks with two by fours and they were all cut in chunks like this and we stamped a message on the back of it, it wasn't something very nice. It wasn't obscene, but it was something to the effect of Jimmy Carter, do something about housing, you no good -- and stamped them with the White House address, put a stamp on them. Because in those days, the post office would mail a chunk of wood if it had the right postage, and we had a big press event and we mailed several thousand of these pieces of wood and we made the national news to Jimmy Carter at the White House. But that was a little later on. So we were fighting with a lot of those issues.

INTERVIEWER: So then to bring it back to the program --

BURTON WEAST: Yeah, sorry.

INTERVIEWER: At that point -- no, no, no, that's good stuff.

BURTON WEAST: But it gives you the tenor of the times.

INTERVIEWER: Yeah, yeah, that's --

BURTON WEAST: I mean --

INTERVIEWER: So the -- at that point in time, I think the Housing and Urban Growth Goals are starting to really ramp up --

BURTON WEAST: Yes.

INTERVIEWER: -- because there's a lot of cities trying to come through the door and get LCDC approval.

BURTON WEAST: Yeah. The mid-80's was a lot of people coming through with (unintelligible)

INTERVIEWER: Well by mid-80's we had them all approved.

BURTON WEAST: Yeah.

INTERVIEWER: But in, about 1980 --

BURTON WEAST: Yeah, that period.

INTERVIEWER: -- there started to be this story and you must know if this is true Burton, but you know, it used to be expressed as 1000 Friends and Home Builders, they see -- nothing in the program that they see eye to eye on except Goal 10.

BURTON WEAST: Yeah.

INTERVIEWER: That there was some sort of a deal or that they're both colluding on making Goal 10 what it is and it started to surface a lot and I think in the '81 session --

BURTON WEAST: Yes.

INTERVIEWER: -- was when you saw legislation that actually put some of that Housing Goal into law and it's still there. Were there other --

BURTON WEAST: Yeah, we talked --

INTERVIEWER: -- issues that Home Builders were involved in?

BURTON WEAST: Oh yeah. And we -- I think it's right to describe the relationship with 1000 Friends. It was never, you're my best friend, but it was -- there was kind of this understanding that this whole Oregon process wouldn't work. If it wasn't easier to build inside the Urban Growth Boundary then outside the Urban Growth Boundary.

INTERVIEWER: Uh-huh.

BURTON WEAST: And we were concerned that just the opposite was happening. And I think if you ask the Home Builders today, they still have that concern. Because we could kind of see, oh Clackamas County. Clackamas County had literally thousands and thousands of acres outside the Urban Growth Boundary in large lots, which is an anathema to a developer, because a

developer doesn't want to have to go buy ten, one and five acre tracts to put it together in a development that is big enough to afford sewer and water. So we had an agreement that we had to have, not just adequate land, but we had to have rules in place that would make it so builders were welcome. Because our view of the program and our view through Goal 10, our view of the program was, we stay out of the farmland, we get the land inside the UGB's and no bull. You know, and --

INTERVIEWER: You know, and that's kind of the way that I think that the sound bite has been transmitted for --

BURTON WEAST: Yeah.

INTERVIEWER: -- a very long time. But it did begin in those years with --

BURTON WEAST: Yeah, and I'd made the speech to LCDC for 20 years about, it should be easier inside the boundary and outside the boundary.

INTERVIEWER: Yeah.

BURTON WEAST: And that's when the Cities kind of emerged, and I don't mean this too strong, but as the enemy of the developers. We had a very tough recession in '80, '81, '82, '83. It was a very tough recession. The builders were, you know, hurting and also this is when you began to see SDC's and you began to see the real antigrowth movement when that -- in '84, '85, '86 is when it started to really take off. And so we found ourselves in the situation where if you wanted to develop in Beaverton, I mentioned the moratorium they had there, for no good reason, other than public pressure. We started seeing the Cities as the problem and we came more and more to LCDC and as long as Henry was there and for a little while after he left, we had the support of 1000 Friends on that. But that began to change and our relationship with 1000 Friends began to change there in the '80's, and then I -- too long ago to think about, but in -- somewhere in the middle - late

'80's. Because 1000 Friends became all wrapped up about farm and forestland and paid little or no attention -- I in fact remember, I don't remember what year it was, but I remember going to -- who was the director after Henry?

INTERVIEWER: Bob Stacey?

BURTON WEAST: I think it was Bob, asking them to get involved in an apartment fight in Milwaukee. We had a member who wanted to build an apartment house in Milwaukee. Everybody was against -- the city was against it and it was zoned. It was everything. You know, it was ready to go. It was the perfect land, which we have very little of now. Sewer, water, zoning, everything is in place and 1000 Friends declined to help up.

INTERVIEWER: Now they had Mark Greenfield working for them some of those years.

BURTON WEAST: Mark Greenfield was involved. He was in this. And it wasn't personal. I mean Bob and I are friends, Mark Greenfield and I are friends.

INTERVIEWER: But wasn't Greenfield on there to just pay attention to city issues or --

BURTON WEAST: Well, I don't remember that. I think he was -- I worked with him a lot. I know that, so maybe -- I don't follow 1000 Friends.

INTERVIEWER: Yeah, I might have that wrong too.

BURTON WEAST: But we kind of got the attitude is, all they care about is appealing cities that turn in plans and farmland. They didn't care that the bargain we had with Henry, that we felt we had with Henry was broken. And it steadily got worse over the years and really never -- and I always felt just personally, I always felt that that's a natural alliance.

INTERVIEWER: Uh-huh.

BURTON WEAST: There should have been a natural alliance between 1000 Friends and

--

INTERVIEWER: Well and it sounds like for a little while there was.

BURTON WEAST: -- developers. It was. But it was kind of when things got tough.

You know, when you had to actually go in and fight over an apartment house or --

INTERVIEWER: Sure.

BURTON WEAST: You know, and this is my jaded opinion, I think when fundraising became more important than the ideology and you know, how do you raise money? You don't raise money by supporting apartment houses in Milwaukee.

INTERVIEWER: Uh-huh.

BURTON WEAST: You don't.

INTERVIEWER: Yeah.

BURTON WEAST: Or supporting a ten-unit in acre density subdivision in West Lane or Tualatin. You don't get money for that. You get money for going out and defending farmland and saving the coast and you know --

INTERVIEWER: Yeah.

BURTON WEAST: -- that's what happens and I understand that. But --

INTERVIEWER: So now all the plans -- pretty much all the plans were acknowledged by '85.

BURTON WEAST: Uh-huh.

INTERVIEWER: And so this was taking place before the acknowledgement era concluded?

BURTON WEAST: Well during -- it was during --

INTERVIEWER: During that? Yeah.

BURTON WEAST: Yeah, during that period of time and afterwards. Because after the plans were acknowledged, everything didn't get wonderful. After the plans were acknowledged, the Milwaukee case. It's all zoned, it's planned, it's --

INTERVIEWER: Yeah, yeah.

BURTON WEAST: -- everything, and no you can't build there.

INTERVIEWER: Oh.

BURTON WEAST: You know, oh you, if you want a townhouse, maybe. But if you want to build single family, we're okay. A lot of people think the developers, all they wanted to build was single family detach. Not quite true. There were some developers that that's all they did, but that was also about the only thing you could build and not get appealed by a neighborhood group and not get in trouble somewhere.

INTERVIEWER: So were you active in the legislature all of these --

BURTON WEAST: Yeah.

INTERVIEWER: -- that time, that tenure?

BURTON WEAST: I was very active in the legislature until --

INTERVIEWER: And land use, some of these issues you're talking about, must have been on the docket or were they?

BURTON WEAST: Yeah. Well, remember though, I left the Home Builders in 1984, okay --

INTERVIEWER: Uh-huh.

BURTON WEAST: -- to put this in context. And you know, '85 -- I left the Home Builders in '85 and I got hired by Ron Wyden. He had been elected Congressman, and the Home

Builders had supported him when nobody else did in his run for congress. And so Ron hired me as his district AA, Chief of Staff in the District. And I worked for him for two years. So there was a two year period between '85 and '87, where I did no land use at all. So I just disappeared out of the system.

INTERVIEWER: So to federal things that you were worried --

BURTON WEAST: Because I was worrying about federal --

INTERVIEWER: Yeah.

BURTON WEAST: -- issues then.

INTERVIEWER: Yeah.

BURTON WEAST: So --

INTERVIEWER: What brought you back?

BURTON WEAST: What brought me back is, I realized that age 40 or whatever I was at the time, that this was too much work for somebody my age. I had two young sons. I was in DC, 24 hour -- you know, it was just miserable.

INTERVIEWER: Yeah, yeah. Yeah.

BURTON WEAST: And Ron was born to be a congressman and born to be a senator, which translates to, he never had a bad idea at four in the morning. So after a couple of years of that, I decided, it's time for me to find something else. So I started Western Advocates, which was a private company to do lobbying. And again we settled on a lot of land use stuff. So in --

INTERVIEWER: But state issues.

BURTON WEAST: But state issues and also local, because my first clients were the Special District's Association of Oregon who was becoming rapidly aware of the problems that Land Use was giving them and their relations with Cities.

INTERVIEWER: And annexation issues again.

BURTON WEAST: And annexation issue. The famous annexation issue that I failed to pass earlier and so I was hired as their lobbyist in '86 I think it was or '87 I was hired as their lobbyist. That session. I was hired as their lobbyist and then a year or two later I was hired as the lobbyist for Metro, which had been put together somewhere in this point, when Rena Cusma was the Executive Director and I was Metro's lobbyist, among other clients for seven years or eight years until Rena left Metro. So I had the Special Districts, which most of my work was land use. I also got as a client, the Fire Districts. Oregon Fire District Director's Association, Oregon Fire Chiefs, Oregon Fire Marshalls, so I got involved in a lot of that stuff and then before we knew it, we had nine staff people and 22 clients.

INTERVIEWER: Well I would have expected that Metro's land use focus and issues would have consumed a lot of your time, but --

BURTON WEAST: Consumed an awful lot of time. Ron Cease was on the Metro Board at the time. Richard Devlin was on the Metro Board --

INTERVIEWER: Oh, uh-huh.

BURTON WEAST: -- at the time. There's other people, you know, names that you know through this whole stuff, were all on the Board and we were going through, a little later, charter, the Charter Changes were done during this period of time and so I got involved in a lot of that, but I was also here in the legislature primarily representing Metro Special Districts and a little bit of the fire services pretty much my portfolio, so my day to day living with DLCD really occurred with Special District's Association and some Metro.

INTERVIEWER: And so did that go on through the early '90's and you were --

BURTON WEAST: Yeah. I lose track of dates, years here.

INTERVIEWER: Well there was a pretty big land use bill in '91 that -- and even I lose track of the dates.

BURTON WEAST: It's all blending together, yeah.

INTERVIEWER: Yeah.

BURTON WEAST: I can't remember.

INTERVIEWER: But all of that statute on the priorities for Urban Growth, which --

BURTON WEAST: Yeah.

INTERVIEWER: -- I would have imagined would have been interesting to Districts and to Metro.

BURTON WEAST: Well yeah, I was in -- I was part of the little group, the relatively small group that negotiated the Priority of Land Use Bill. It was Mary Kyle, it was Jon Chandler who was brand new to the Home Builders. I was there for Special Districts and how quick we forget, uh, two or three others. That was in the '90's. That was later. And yeah, I took part in those negotiations.

INTERVIEWER: And those were pretty stormy years. As you move into the --

BURTON WEAST: Yeah.

INTERVIEWER: -- '90's, you have at some point, the republicans are in charge of the legislature and you start getting a lot of really nasty kind of anti-land use stuff that was kicked around.

BURTON WEAST: Well there was anti--, -- it didn't matter.

INTERVIEWER: Maybe all along.

BURTON WEAST: It didn't matter who was governor. There was nasty stuff all along. In fact, one of the things John Kitzhaber did, that I always respected, was when he was still in the

State Senate, he would take us all out -- it was like taking us to school, to Vida out in -- east of Eugene, up the McKenzie River. He took us out there a couple of times and there was about 20 of us and we spent a couple of days out there trying to resolve issues and trying to work our way through stuff, trying to get it less hostile. And then when he became governor, he continued that kind of attitude and I always respected him for that. I don't think he gets the credit, in his first two terms, that he deserves for holding the ship together.

INTERVIEWER: And so were those meetings sort of during the session or just as a --

BURTON WEAST: No. This was --

INTERVIEWER: -- preamble to the session?

BURTON WEAST: -- preamble to the session.

INTERVIEWER: Uh-huh.

BURTON WEAST: We also -- I think it was preamble to some rules, rule writing too. But the idea was to go out there and just, okay, nobody can hear you, there's no clients in the room and you know, you can do what you want. Though I think at one of these Landauer (phonetic) from the Oregonian was there because I remember there was an editorial about all of this. But the whole idea was to try to get some consensus around something. Out of that or no, before that, my favorite bill, Senate Bill 122, before I get too --

INTERVIEWER: Oh yes.

BURTON WEAST: -- recent, I need to talk about Senate Bill 122. Before that and God help me, that was -- Barbara Roberts had just been elected Governor, so --

INTERVIEWER: Uh-huh, was that '88?

BURTON WEAST: That was after -- that was '88, yeah it was '88 and I don't know if you were here yet then.

INTERVIEWER: I was here. I was a Willamette Valley Field Rep.

BURTON WEAST: That's right.

INTERVIEWER: I wasn't watching politics.

BURTON WEAST: That's right. I remember -- I, in fact, when I met --

INTERVIEWER: Except local politics.

BURTON WEAST: Yeah, when I met you, that's right, you were the Willamette Valley Field Rep when I first met you. I forgot about that. But in '88, everybody was unhappy. And the cities and the counties and the districts were at each other's throat and now my focus isn't Home Builders, my focus is Special Districts. And so --

INTERVIEWER: And this is over cities annexing into district areas.

BURTON WEAST: Everything you can think of.

INTERVIEWER: And of course that --

BURTON WEAST: Yeah. I mean we, Special Districts at that time, you know, the largest units of Government, after Portland and the State, were our three Special Districts. So we didn't consider ourselves temporary units of government that were supposed to disappear. Cities always said, well they're an inferior government, we don't want anything to do with them. We're not going to talk to them. And we saw things like cities with absolutely terrible services, a lousy fire department, lousy water source, annexing into a district that had a great nationally recognized fire department and great water. You know, and our argument was, that's not planning. You know, planning is, you're supposed to look at the big picture and if the district needs to go away, the district goes away. That was our position. But if the district is the more efficient service provider, they should stay.

INTERVIEWER: And I seem to recall that Senate Bill 122 was about '91 or '93 and I don't remember which of those two.

BURTON WEAST: Yeah. I think it was -- in fact, I know it was '91.

INTERVIEWER: Uh-huh.

BURTON WEAST: And so Barbara Roberts, God bless her, she put the arm on LCDC to convene a work group. A series of work groups. And we met at the old Water Resources Department. We're over there, that building where somebody --

INTERVIEWER: Uh-huh, yep, oh I remember that.

BURTON WEAST: -- is now.

INTERVIEWER: Yeah.

BURTON WEAST: And we had a bunch of roundtables and we divided up. There were like ten topics and we divided up on those topics and came up with legislative and LCDC rules ideas to resolve these various issues. One table was annexation, one table was this and that. The table I worked on, the Mayor of Beaverton, whose name escapes me. Larry something or other or maybe, I don't know. Anyway was the Chair of our table. They did straws and we had just an interesting group at the table and we began to realize that, you know, annexation isn't a separate subject from agreements to work together. It's all part of the same thing. So we kind of outlined the idea of Senate Bill 122, which was that cities, counties and districts ought to have some regular written policy on how to deal with each other.

INTERVIEWER: We still call them 122 agreements.

BURTON WEAST: Yeah, to this day. Yeah. And remember that Senate Bill 100 had a paragraph in it that said that. And it said, counties are the county coordinators and that under

Senate Bill 100, the counties were supposed to coordinate between the cities and districts and it was right there in the bill.

INTERVIEWER: Yeah.

BURTON WEAST: Okay. But it was one sentence or paragraph and nobody enforced it, nobody did anything about it. So out of that group we came out with a sheet of paper and miraculously we got AOC, LOC, and SDAO signed off on it and we put a bill in and that was Senate Bill 122, and at the hearings, all three of us testified in favor of the bill. It made great sense. It went through the legislature and became the law. So then SDAO Special District's mission in life became implement Senate Bill 122, and that's why I probably spent more time over here than the Cities did, because that was my job. That was all they wanted me to do for my money, was to get those agreements done. And here we are 15 years later and we're still working on it. You know, we had --

INTERVIEWER: Yeah, I think there was --

BURTON WEAST: -- a bill (unintelligible).

INTERVIEWER: Weren't there some initial ones, but then it sort of slowed down? But I may have a wrong view about the --

BURTON WEAST: Yeah, there were --

INTERVIEWER: -- span of it. But --

BURTON WEAST: Well what we did is, we quickly exhausted the jurisdictions where people got along. Washington County for example, the County Manager, again we forget names. The County Manager called us all into a room. I remember that. A fire station out in Beaverton or Hillsboro. Called us all in the room and we had the Cities there, the Districts there and the County Representatives there and he said -- he wrote up on the board, Cities don't go away, these Districts

don't go away, Tualatin Hills Park and Rec, Tualatin Valley Water District, Tualatin Fire and Rescue and there might have been one or two more. Oh yeah, those were about -- Tualatin Hills Park. They're not going away. And the county is make sure it happens.

INTERVIEWER: Yeah.

BURTON WEAST: That you abide by this. He says, now if you want to sit down and do your 122 agreement.

INTERVIEWER: Here's the underpinnings.

BURTON WEAST: Here's the underpinnings.

INTERVIEWER: Yeah.

BURTON WEAST: And guess what happened? You know, we were very successful.

INTERVIEWER: Yeah.

BURTON WEAST: We worked it out. You know, Beaverton and the Park District -- when Beaverton annexes, the Park District goes with them. You know, we worked it out. Did a joint water agreement. So, you know, all the -- you know, the three jurisdictions out there that supply water all work together, so Washington County, magnificent Park District, Tualatin Valley Fire and Rescue has been the International Fire Chief's Association, International Best Fire Department in the world, okay? Twice. But you got this super special district. It's now in three counties, 11 cities. You got the dream that we all -- the concept we all had. If it doesn't make sense having 16 water departments --

INTERVIEWER: Yeah.

BURTON WEAST: -- in the metro area, well it doesn't make sense to have 16 fire departments. You know, and so that concept worked out wonderfully in Washington County. That

is one, not all of the reasons, but it's one of the reasons all the growth in Oregon, you know, until just recently, has been in Washington County.

INTERVIEWER: Now so you had of course take this around the state and down to, well for example --

BURTON WEAST: I gave speeches --

INTERVIEWER: -- Eugene and --

BURTON WEAST: -- everywhere. I gave speeches in Eugene, in Medford --

INTERVIEWER: Where things are not near so rosy --

BURTON WEAST: Yeah.

INTERVIEWER: -- in terms of agreement between cities and districts and --

BURTON WEAST: But things are changing. Things have changed. In my retirement living in Mesquite, I got hired to come up and help facilitate a meeting between Eugene, the City of Eugene, Eugene School District and the River Road --

INTERVIEWER: River Road, yeah.

BURTON WEAST: -- Park and Rec District.

INTERVIEWER: Yeah.

BURTON WEAST: And now they're all working together down there to create a park and rec district.

INTERVIEWER: So it works, it just took a while.

BURTON WEAST: It just -- yeah, well what it takes, it takes for the -- and this works both ways, I'm not picking on cities, it takes districts too. It takes the ego trip to get over, it takes hard times when budgets start going south. Or Eugene started wanting to talk when they were

cutting and cutting and cutting and cutting the park budget. And it takes those kinds of things to happen. And it takes -- you have to have a coincidence of a good leader somewhere in the mix, --

INTERVIEWER: Yeah.

BURTON WEAST: -- who can step in and say, this is stupid. Why are we laying off fire fighters when --

INTERVIEWER: Yeah.

BURTON WEAST: Why are we building a new fire station 500 feet --

INTERVIEWER: Yeah.

BURTON WEAST: -- from the River Road Fire Station. Where does this make sense?

INTERVIEWER: Yeah.

BURTON WEAST: And turf isn't important. You know, you begin to realize, turf isn't that important. TVF&R's got the system. When they first annexed into a city like West Linn, where 80% of the voters approved the annexation, the fire trucks said West Linn for the first four or five years and then slowly began to say, Tualatin Valley Fire and Rescue. You know, and people -- to give people a chance to acclimate. So it is happening. I think the SDAO's relationship with LOC is better now than it's been in a long time, as you know, working on some of these rules that we've had to work on and the bill, trying to deal with the bill issue here, 10000 Cities up --

INTERVIEWER: Yeah.

BURTON WEAST: -- expedited Urban Growth Boundary.

INTERVIEWER: Yeah.

BURTON WEAST: I think you saw -- believe me, there wasn't the hostility in that room that there was ten years ago, fifteen years ago.

INTERVIEWER: No, in the background I still see the issue of annexation and voter annexation coming up now and again. I remember that it had come to the legislature in a pretty big way. Am I remembering this right, around '97 or --

BURTON WEAST: Yeah.

INTERVIEWER: -- or something. Maybe districts weren't on that. There was a move to make the voter annexation --

BURTON WEAST: There was that big rush. Yeah, for voter proof annexation.

INTERVIEWER: And the Cities took that bill almost, and I think the Home Builders too.

BURTON WEAST: Home Builders hate it. Hate the voter approved annexation.

INTERVIEWER: Right. And so this bill was to put an end to that.

BURTON WEAST: Yeah.

INTERVIEWER: And it got down to the very end and I was trying to get Fred Vannatta to remember this, that that was like a one or two vote loss at the end of a --

BURTON WEAST: Yeah. It was --

INTERVIEWER: -- very long --

BURTON WEAST: -- very close.

INTERVIEWER: -- session. It went off into July. But it was very close.

BURTON WEAST: Yeah. And it's still an issue. I mean Jon Chandler had bills drafted this last session to do that.

INTERVIEWER: Did he?

BURTON WEAST: Yeah. They were drafted. Everybody's running around the building trying to find support. The Cities are all tied in knots because they can't -- even though they don't like it, they can't support it, because --

INTERVIEWER: Yeah.

BURTON WEAST: -- they got Oregon City out there and, you know, and Lebanon or, you know, all these -- what is there, nine cities or something. It's just enough --

INTERVIEWER: Yeah.

BURTON WEAST: -- that they can't really overtly support it. It's a big issue. That group that was out of Lane County, I can't remember the names, but there was a group there that was doing this mad -- they had a name, and they were the ones doing it, but they've kind of disappeared lately, and also places --

INTERVIEWER: Something like Citizen's for Voter Annexation --

BURTON WEAST: Yeah.

INTERVIEWER: -- or something like that.

BURTON WEAST: Something like that.

INTERVIEWER: Yeah.

BURTON WEAST: They've kind of disappeared. Part of it is because it didn't do what they wanted it to do.

INTERVIEWER: Uh-huh.

BURTON WEAST: It's worked awfully and, you know, Oregon City, it's --

INTERVIEWER: Most of the time people vote for them.

BURTON WEAST: They vote for it.

INTERVIEWER: Yeah.

BURTON WEAST: Yeah, Oregon City has been a disaster. Generally (unintelligible) it's worked out. All the developer does is he just annexes ten acres at a time, so it's a pain in the rear as opposed to --

INTERVIEWER: Yeah.

BURTON WEAST: -- any meaningful change in anything.

INTERVIEWER: Big annexations aren't anything.

BURTON WEAST: There's other cities, I mean even West Linn has approved almost every --

INTERVIEWER: Salem approves everything.

BURTON WEAST: Salem.

INTERVIEWER: I don't know about Corvallis. That's probably where --

BURTON WEAST: Corvallis generally I think has a strong -- so it turned out not to be this giant anti-growth thing. It just didn't work that way.

INTERVIEWER: Yeah.

BURTON WEAST: So --

INTERVIEWER: So Burton, in a little bit of time left in which we're getting to the end here, I wanted to make sure that there was some opportunity to just kind of pull back bigger and talk about, well now from your perspective, you know, the Oregon Land Use Program, how has it turned out? You know, the big idea of saving farmland and natural spaces and keeping the state the way it is and a lot of things that are -- well in some ways they are bigger pictures in the background than annexation issues, but we've been asking people to just sort of think about well how do you feel about it now as it's turned out and where do you think it's going?

BURTON WEAST: Well I have always -- maybe it's the planner in me 30 years ago or 40 years ago -- I have always liked the idea of the program. I mean if you go back from the very beginning, I liked the idea. And I thought the Urban Growth Boundary idea was a very good one and I still think it's a good program. I think the program has been as successful as you can be in a country that has established rights to property ownership.

INTERVIEWER: Uh-huh.

BURTON WEAST: I think it has, at times, aired too much to the taken eastern Oregon and central Oregon issues the wrong way. You know, I think for a long time, the program didn't recognize the differences in this state. I think they are much more aware of it today than they were during the '80's and '90's.

INTERVIEWER: Uh-huh.

BURTON WEAST: And I think a lot of the ill-will that DLCD and LCDC and gendered, and a lot of the controversy in the legislature, was people who had been basically screwed by the program. I mean, they had third generation land owners and they'd always planned to do this or X or Y with their land and then all of a sudden it's gone and they're told, because you can make \$42 a year selling berries on your land, it's not a taking, you know. So what about your aspirations for your life. And there was a lot of that, and that was the worst thing we did, as the program evolved. But overall, I think it's been very successful on farm and forestland, as you could be. I don't think I could make a suggestion that would make it better. As I said earlier, on the other side of the table, on the UGB, inside the UGB service system, service district, cities, counties, I think there is our worst failure, because I don't think there was appreciation of my stump speech I gave to you earlier. It should be easier inside than outside. I don't think it wasn't as important to the department to save farmland, as it was to create a positive atmosphere for development where it was supposed to go.

And then you couple that with LUBA and that's another side story. You got to talk to Gordon Fultz. Gordon Fultz and I came up with the idea of LUBA sitting on the couch in the old LOC building.

INTERVIEWER: No, is that right?

BURTON WEAST: Yeah.

INTERVIEWER: Well that, was that '79 or --

BURTON WEAST: Yeah. We were sitting on the couch. It was earlier than that. We were sitting on the couch thinking this is -- we'd gotten some really ridiculous decision out of some circuit court that had reversed something and well, we ought to have this, so we went over and started talking it up and it took off. It surprised us both.

INTERVIEWER: Yeah, I'm probably misremembering. I said '79, maybe it's '78. Because it --

BURTON WEAST: It's somewhere in there.

INTERVIEWER: LUBA didn't officially exist, but you're saying it was, it was in the thought stage --

BURTON WEAST: Yeah. Barbara Roberts --

INTERVIEWER: -- well before that.

BURTON WEAST: -- was Governor, I remember that much. It was during that little interlude I think that it became law, but we started talking about it. We went over and talked to L.B. Day, we talked to L.B. about it and we talked to other people and started saying, you know, what about a Land Use Court.

INTERVIEWER: Yeah.

BURTON WEAST: You know, with the idea being that you'd get in and out quickly and, you know, so forth and so on, and that's another story, but anyway, LUBA, what we didn't anticipate was that making the appeals real cheap would result in so many appeals. Stupid. I don't mean Gordon and I, I mean all of us that were involved in this in the legislature. And we also didn't realize how groups like 1000 Friends and others, would just treat LUBA as a weigh station. We thought there was kind of an agreement that, you know, LUBA was going to be it, you know. Unless there was some totally egregious terrible, terrible decision, LUBA was it. The whole idea was to stop all of these appeals, you know, or to get them over quickly, and that didn't happen. All of a sudden, if there was a decision that meant anything at all, it was immediately off to the Court of Appeals. And we also didn't appreciate that LUBA would become a fundraising tool for environmental groups. And I'll just say it since I'm not here, Oregon Shores Coalition, they routinely use it as a fundraising. So they say, you know, we're stopping this terrible project on the Oregon Coast, put it on their website and you got to fundraise, we're stopping this terrible development. That was used against me and (unintelligible) twice. It was used against other projects on the coast. As I'm aware of, we always won. We'd always go to LUBA and in fact the last one we did, Tim Ramis is our attorney for US Borax, the young lady, I won't say who she is, a young lady actually apologized to us at the end of it, because it was so embarrassing. The LUBA referees were, what, why are you here? Well, they were here because they were raising money on their website and about this supposed development and it was a development inside the UGB, already zoned. I mean it was done. It was a DDP, uh, development plan, within the master plan that they appealed --

INTERVIEWER: Yeah.

BURTON WEAST: -- while they were in the city limits.

INTERVIEWER: Yeah.

BURTON WEAST: I mean all they were doing was raising money. So there's a lot of that, if you -- there's two or three groups out there that raise money doing that kind of stuff. 1000 Friends I don't believe does that. I know they don't do it recently. They have, but they're not out there appealing stuff that they don't think they can win.

INTERVIEWER: Sure.

BURTON WEAST: But there are groups that actually appeal stuff with the young law school graduates that are doing it to raise money. That's something we didn't think about when we were doing this. So I, in summary, get this over with, I think the program has done a lot of good, but I think the program ignored urban issues way too long. Rode the coattails of the popularity of saving farmland, the popularity of stopping sprawl, all the buzzwords. I think they did that way too long. It was fine in the beginning, but I think they did it about ten years too long in the '90's and lost an opportunity to make the program balanced and my last couple of years working with the department, I felt the department sincerely understood that.

INTERVIEWER: And was heading in the right direction.

BURTON WEAST: And was heading in the right direction. But we lost so much time and we just really lost an awful lot of time.

INTERVIEWER: Yeah.

BURTON WEAST: And finally the other failing is economic development. The state has assumed that role and is doing their thing, but on the TGM Committee, which I think I'd chaired eight years or some damn thing.

INTERVIEWER: Did you really?

BURTON WEAST: Yeah.

INTERVIEWER: We didn't even talk about transportation, but I'm sure you had some -

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BURTON WEAST: Yeah, we haven't even done that yet. But on the TGM Committee, I really became aware of a lot of the disconnect between planning the local government, transportation dollars and just there's a real -- I really became aware of that and the TGM we tried to coordinate. Tried very hard to coordinate and in a lot of ways did a good job, but we were --

INTERVIEWER: So that those dollars were at least lined --

BURTON WEAST: In the right place.

INTERVIEWER: -- up with --

BURTON WEAST: Yeah.

INTERVIEWER: -- other dollars that were coming in from other sources.

BURTON WEAST: Yeah, and really realized the depth of the disconnect between ODOT, DLCD, cities, counties and districts and just all of that and we did the work of the Lord on TGM and very successfully I think to make it fit better and work better. But again, it was ten years too late.

INTERVIEWER: Yeah.

BURTON WEAST: Plus, we never really, economic development really didn't enter into our language. And when I see -- now I'm a two year Nevada resident, though I still have property up here, I see the way they approach economic development in Nevada and I just go, you know, why didn't we deal with this, why didn't we do with this, you know, why weren't we just upfront, you know, and coordinate all this stuff. And we're --

INTERVIEWER: And you see that more as a model that, for example TGM has worked towards.

BURTON WEAST: Yes.

INTERVIEWER: More coordination.

BURTON WEAST: And the only problem at TGM, we had this very small pot of money to make this happen.

INTERVIEWER: Yeah.

BURTON WEAST: You know, if we had been able to -- if there had been a TGM for economic development, ODOT, LCDC and the local government representatives, three associations and the Home Builders, then we might have got something done, because then we'd been able to say, look Lebanon in making this up. Lebanon has got a great project down here. You know, a great idea, a great way to revitalize that downtown and make it happen. But it's a service supply issue, it's a transportation issue and it's a funding the developer with some low income loan issue and having a group that all sits around the table and says let's do it. Kitzhaber tried that with his -- he had monthly meetings with all of the department heads.

INTERVIEWER: Yeah.

BURTON WEAST: And he tried that and I got invited to a few of those and he tried it, but it was too big and it had too many departments. We don't need to talk about fish and wildlife and the, you know, or even DEQ. We're in the middle of downtown Lebanon. What we need is, we need sewer, we need --

INTERVIEWER: Yeah, yeah.

BURTON WEAST: You know, we need this and this and this. That's where we've gone wrong. In Nevada, and I'm two months into this was appointed to the Mesquite Regional Business, Inc., --

INTERVIEWER: I see.

BURTON WEAST: -- and I'm now --

INTERVIEWER: In the thick of it.

BURTON WEAST: I am now one of five board members of a group that does just that. We are getting a new interchange in Nevada off of I-15 and we're all working together. Who's going to build here, working with the people that want to be there, Flying-J, we're working with, you know, make sure we have an Applebee's here and all this stuff. So this whole interchange is going to go up and be connected to the industrial area and have just enough services so the truck drivers and the industrial people, you know, can have what they need to make then want to stop there at the hotel. A little hotel we're going to build for truck drivers. It's all coordinated. You know, state money, NDOT money, everything is coordinated. Land use approvals. Everything is coordinated.

INTERVIEWER: Well that's maybe a good note to leave it on.

BURTON WEAST: Yeah.

INTERVIEWER: I mean it is something we've talked about.

BURTON WEAST: I don't mean to --

INTERVIEWER: We've talked about again and again, if we could just have a lot more coordination and --

BURTON WEAST: Yeah.

INTERVIEWER: -- you know, we didn't get a chance to touch on that, but that was in the very beginning. Coordination shows up how many times in Senate Bill 100?

BURTON WEAST: Yeah, it's right through the process. All the way through.

INTERVIEWER: All the way through.

BURTON WEAST: And it just never quite happens and I understand why. I mean, you know, cities don't want to accede authority to anybody.

INTERVIEWER: Yeah.

BURTON WEAST: But I think we're maturing in this state. I think cities, counties and districts and the state is beginning to realize that nobody's more equal than anybody else when it comes to getting economic development where we want it.

INTERVIEWER: Uh-huh.

BURTON WEAST: And it doesn't do any good for the state to go bribe a Japanese company or a Chinese company to come here, if the locals don't want it or if the cite isn't right or whatever. I'll leave you with this thought. And I don't -- I always hated people when they came from California, well in California, we did it this way, so here I am doing the same thing, but --

INTERVIEWER: Well, there's a new flavor, we haven't got this with the Nevada wording.

BURTON WEAST: The Nevada wording, yeah. Nevada's a different state. There's a lot of it I wouldn't want to bring to Oregon. I lost my thought what my final thought was, but overall I think it's been a successful program. We just got off-track. We got too in love with promoting farmland. Not the actual promoting of it, but the talking about. Commission meetings for years, that's all they were about. Goal 10 issues were off on a sub-committee that you and I have both been on fourteen times. Goal 11, Goal 14 sub-committees.

INTERVIEWER: Yeah, yeah.

BURTON WEAST: It was always just an afterthought. And there was this kind of this idea well, development will take care of itself and economic development will take care of itself and that hasn't happened. This state is suffering. You get outside of the Portland metropolitan area

and Salem and Eugene, even Eugene, this state has got real problems, and we've done very, very little and I'm telling you, half the state having a loan program is not what solves or helps economic development programs. Traveling around the world with booths and having all of this stuff, it is not what makes a deal, it's not what gets a company to come. It's stability and planning. It's availability of streets, water, sewer. It's a community attitude that is behind whatever it is they want to see developed in this area. It's having adequate industrial land. It's having good access to major transportation nodes. Those are all things that I believed and believe are under the purview of this program in cooperation with the cities and counties and districts. I think that's the biggest failing we've, you know, that's my speech.

INTERVIEWER: Well I appreciate it.

BURTON WEAST: Thank you.

INTERVIEWER: No, I really appreciate it. I think all of this thinking is something that you almost wish that there had been a much wider audience. I don't know whether that's going to be the case with these interviews, but really good stuff Burton.

BURTON WEAST: Well it's fun. It's fun to be back in your office.

INTERVIEWER: Hopefully I can figure out the technology here and not lose anything crucial.

BURTON WEAST: You're like me, every time I try to do anything --

INTERVIEWER: I really hate to turn things off.

BURTON WEAST: I'm exactly the same way. And about half the time I lose it.

(Concluded)