

1

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

1

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W/ HANDOUT

SUBJECT: Rural Urban Growth Boundary

AGENDA NUMBER OR TOPIC

R-12

MEETING DATE: _____

FOR: _____ AGAINST: X THE ABOVE AGENDA ITEM

NAME:

Bill Kaer

ADDRESS:

1410 SE 80

CITY/STATE/ZIP:

Portland

PHONE:

DAYS: 503.481.5594

EVENINGS:

Same

EMAIL:

FAX:

SPECIFIC ISSUE:

McDaniel Rd area

WRITTEN TESTIMONY: Yes

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the podium. **limit your comments to 3 minutes.**
3. State your name for the official record.
4. If written documentation is presented, please submit it with your comments.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

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FAX 503.241.5566
EMAIL billkaer@cbseal.com
www.cbseal.com/billkaer

4200 SW Mercantile Drive
Suite 700
Lake Oswego, OR 97035
OFFICE 503.241.7325



SUBJECT: MCDANIEL ROAD PROPERTY

May 2, 2010

To Whom It May Concern:

The two properties involved are located @ 2910 and 2930 N W McDaniel road and are surrounded on the west by the Multnomah, Washington County line, on the north by McDaniel Road, on the east by N W Mill Pond Rd, on the south by Forest Heights. The natural slope of the land is to the south toward Forest Heights.

The 2910 property has 2.94 acres in Multnomah County and 1 acre in Washington County. The 2930 property has 3.08 acres, both properties are privately owned.

As you are able to see on the Urban Growth Boundary Page attached, this boundary pretty well surrounds these two properties but leaves them outside the boundary.

In the past Metro has by passed this area and has gone further West into Washington County and approved areas to be brought in to the growth pattern

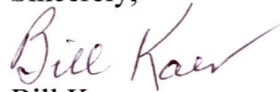
The owners, of these properties, are second generation owners and would like to have the property developed but are reluctant to sell if the value of the property is low.

Multnomah County is meeting Thursday the 6th of May to discuss this area and I'm told that this 6+ acres will not be included in the Urban Growth Boundary but will be passed again and left in the rural reserve. This leaves this area and these people without any recourse to develop this land because apparently no city is willing to accept the responsibility for it.

I have been told that the City of Portland does not want to be responsible for this area however their zip code is 97229, Portland, Oregon.

Please tell us what we can do to get this area into the U.G.B.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bill Kaer", with a stylized flourish at the end.

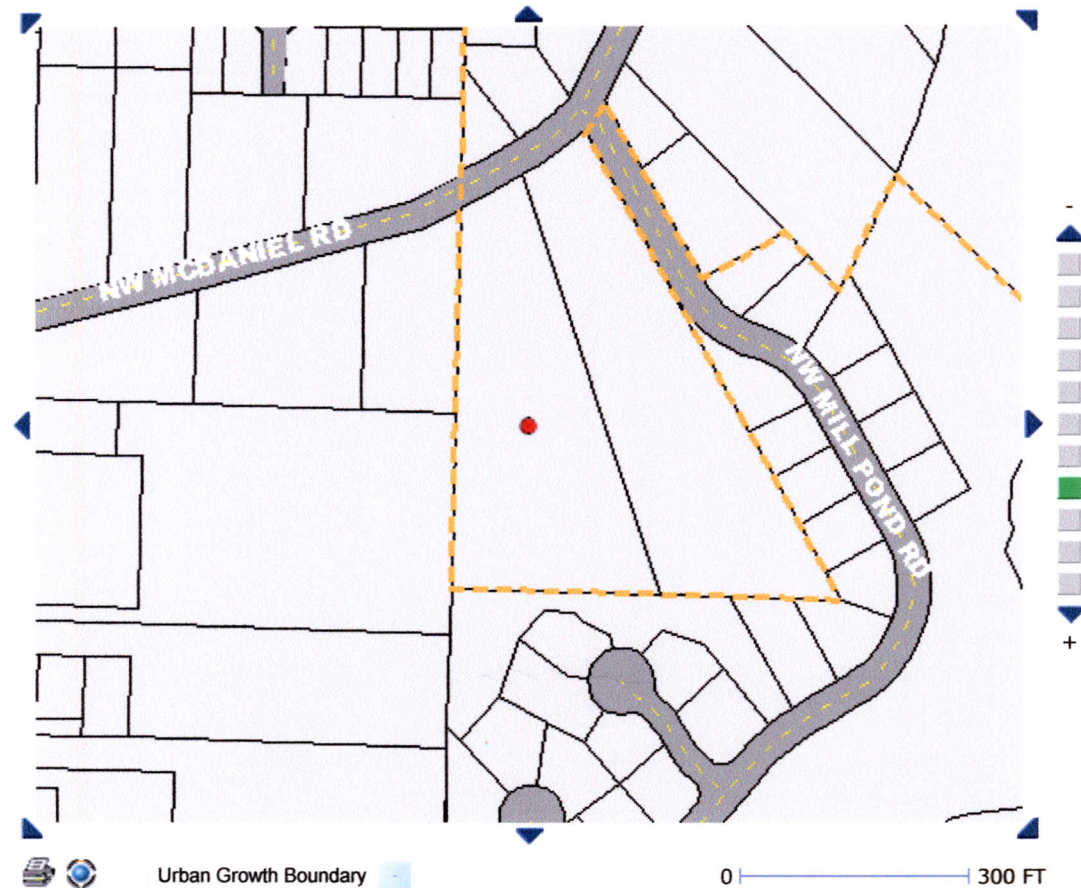
Bill Kaer

503 481 3597

PortlandMaps

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COUNTY[Explorer](#) | [Property](#) | [Maps](#) | [Projects](#) | [Crime](#) | [Census](#) |
[Transportation](#)[Summary](#) | [Elevation](#) | [Hazard](#) | [Natural Resources](#) | [Photo](#) | [Property](#) | [Water](#) | [Sewer](#) | [Tax Map](#) | [UGB](#) | [Watershed](#) | [Zip Code](#) | [Zoning](#)[Urban Growth Boundary Detail](#)

Long -122.78431 Lat 45.54300



City of Portland, Corporate GIS

5/6/2010

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PortlandMaps

NO ADDRESS AVAILABLE - FOREST PARK -

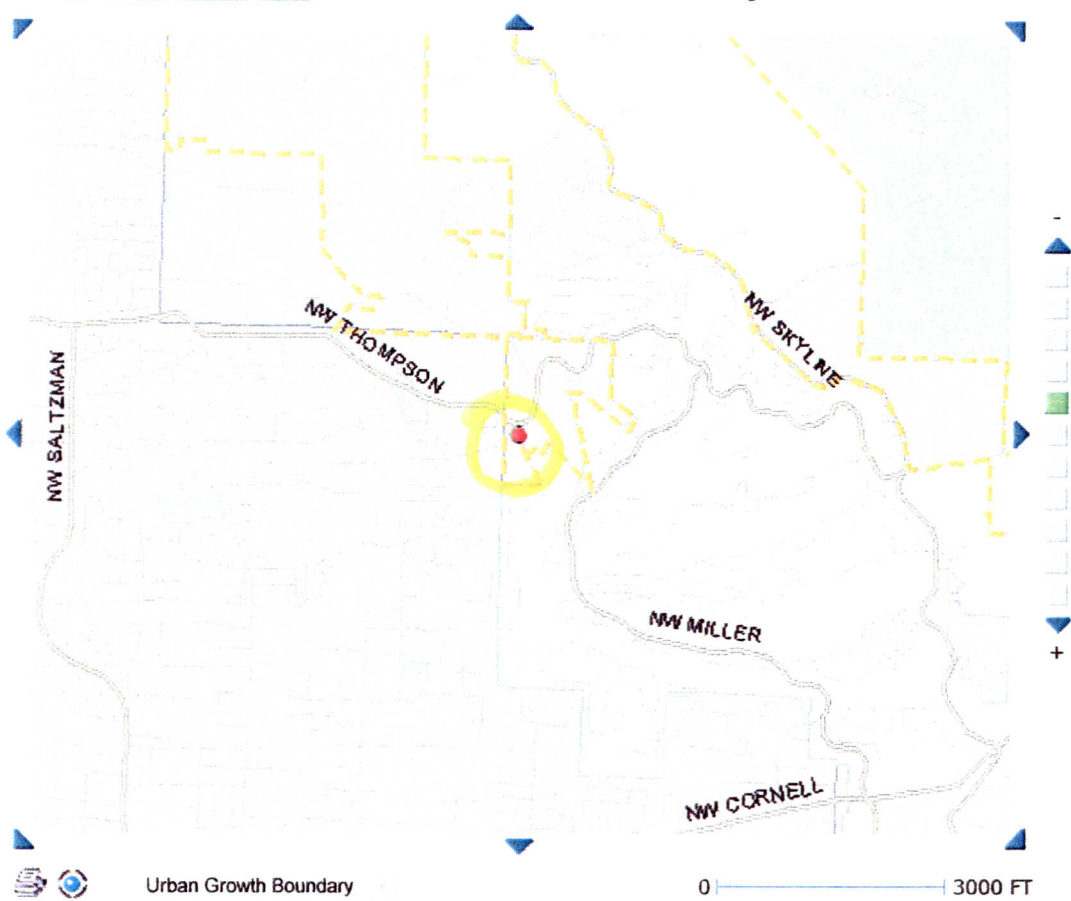
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Explore the area, view different themes

[Urban Growth Boundary Detail](#)

Long -122.78383 Lat 45.54436

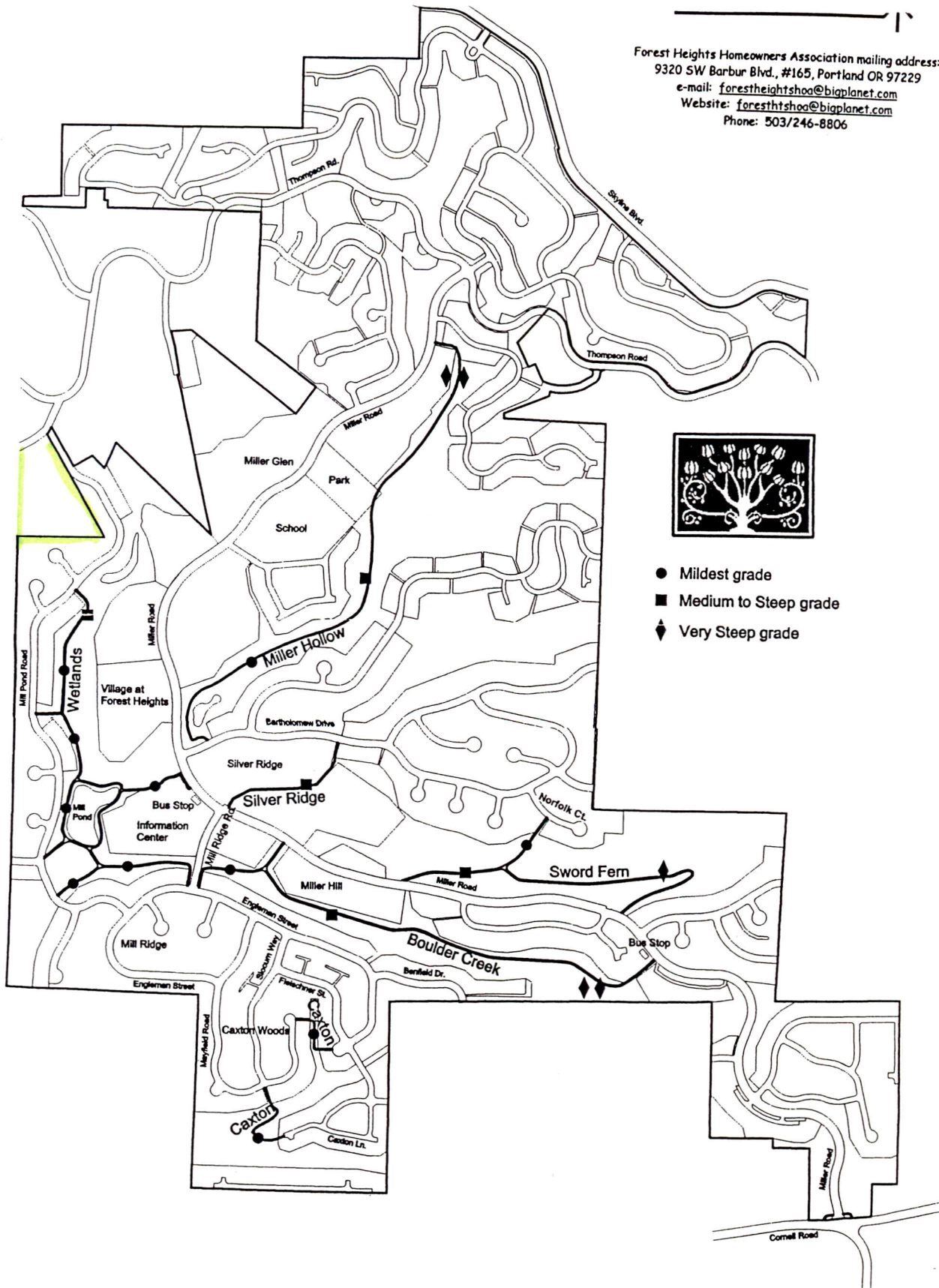


City of Portland, Corporate GIS

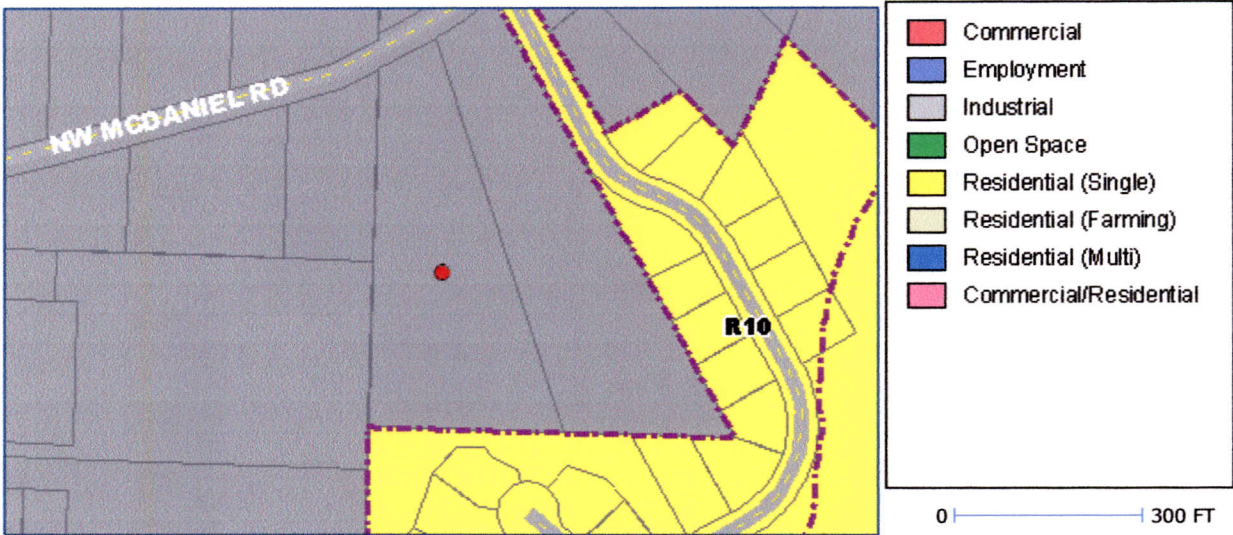
4/29/2010

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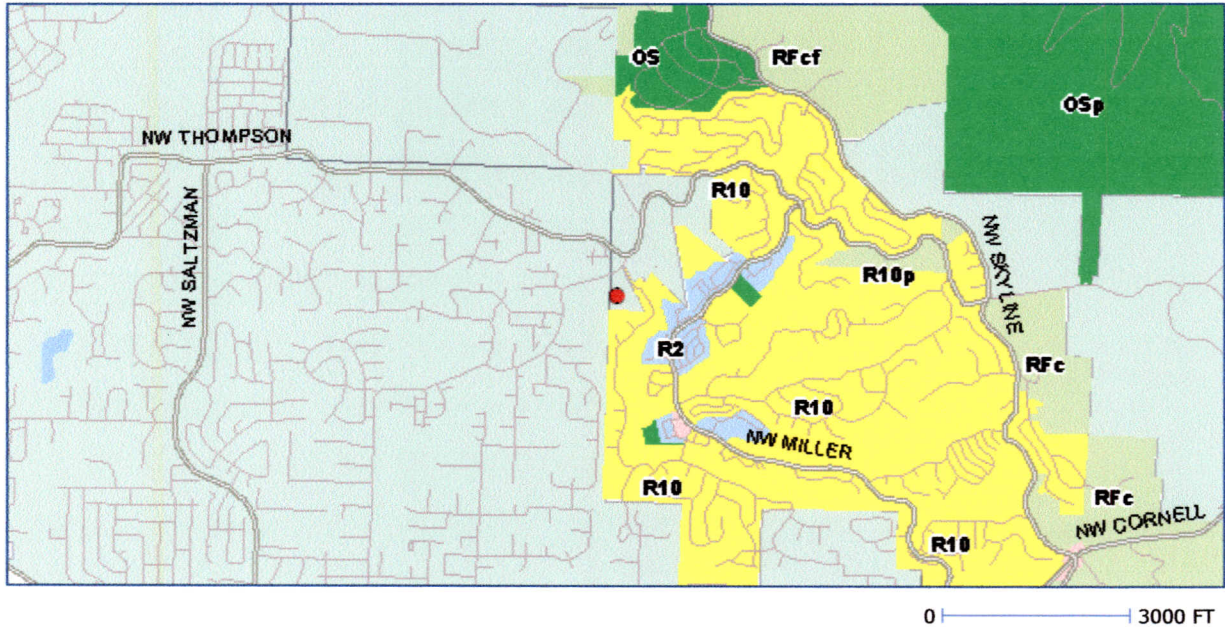
Forest Heights Homeowners Association mailing address:
 9320 SW Barbur Blvd., #165, Portland OR 97229
 e-mail: forestheightshoa@bigplanet.com
 Website: foresthtshoa@bigplanet.com
 Phone: 503/246-8806



Zoning



Zone)	Plan District	n/a
Overlay	n/a	NRMP District	
Comp Plan		Historical Resource Type	
Comp Plan Overlay		Historic District	n/a
Zoning Map	2719	Conservation District	n/a
Urban Renewal Area	n/a	Wellhead Protection Area	No



PortlandMaps

NO ADDRESS AVAILABLE - NORTHWEST HEIGHTS -
PORTLAND

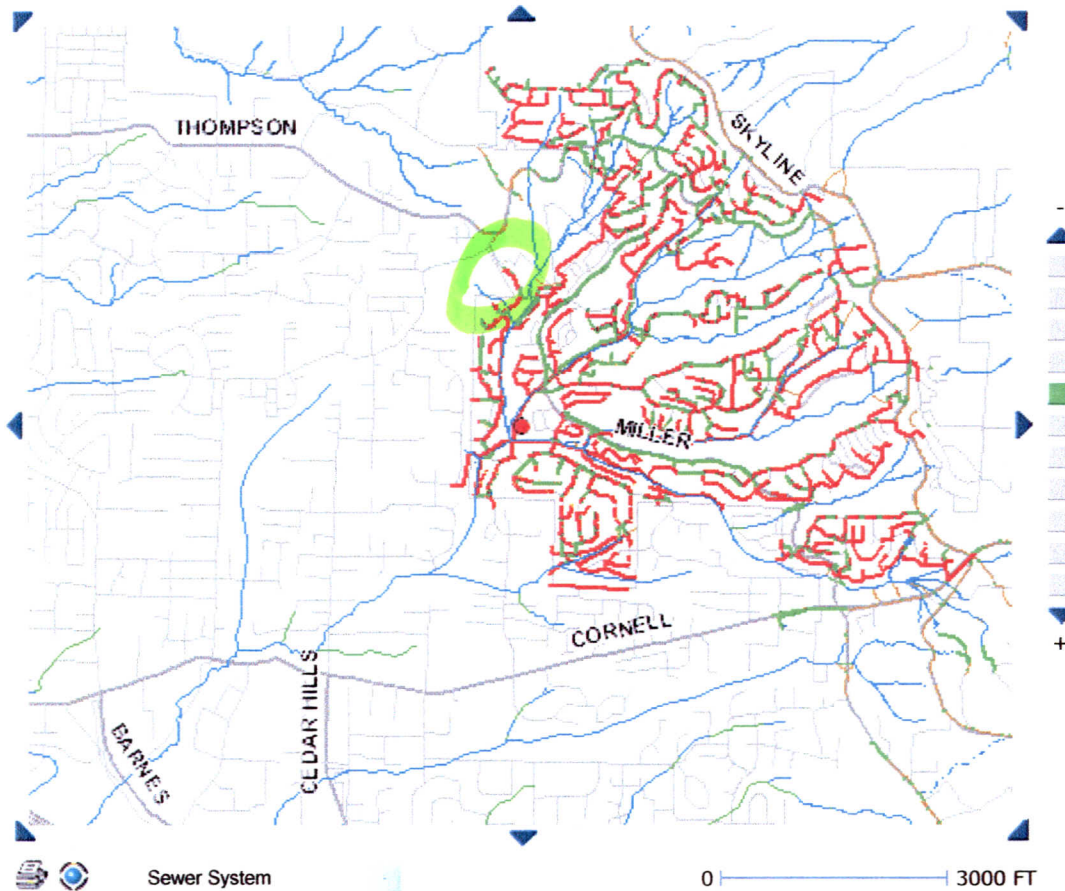
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[Transportation](#)

Explore the area, view different themes

[Sewer System Detail](#)

Long -122.78173 Lat 45.53694



City of Portland, Corporate GIS

4/29/2010

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ANIEL RD, 97229

Find Property

Address: 2960 NW MCDANIEL RD

City:

Zip: 97229

Find

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk
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MEETING DATE: 5/6/10

SUBJECT: Reserves

R-12

AGENDA NUMBER OR TOPIC: Reserv Rural Reserves

FOR: X AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Mary Telford

ADDRESS: 13508 NW Springville Rd.

CITY/STATE/ZIP: Portland OR 97229

PHONE: _____ DAYS: 503-432-8151 EVES: _____

EMAIL: Mary@marytelford.com FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

April 6, 2010

To the Commissioners,

I live in the Springville "L, and I would like to say thank you once again for your February decision to create rural reserves in Multnomah County. And now there is more evidence to support that good decision. A survey done last month in the "L" revealed that we live in an area which has both healthy oak woodland and oak savanna habitat, which I have just found out, are rare in the Willamette Valley. I understand that you all have a copy of the complete survey.

We have always felt it a privilege to share this unusual habitat with native animals and plants. We enjoy the birds, which visit our property and try to offer a "smorgasbord" of sorts to support as many species as possible. And it pays off, as we are seeing more and more types of birds each year. And we are fighting the good fight to keep invasive plants from smothering the natural variety of species native to our area.

So we hope that in the next few months you will keep in mind the importance of protecting the new Rural Reserves. The county needs to work to protect these lands from any new uses, which do not support the value of the farms, forests, and natural resources, which prompted the Rural Reserves designation.

Respectfully,

Mary and John Telford
13508 NW Springville Rd.
Portland, OR 97229

503-432-8151
mary@marytelford.com

3

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk
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MEETING DATE: 5-6-10

SUBJECT: urban/rural reserves

AGENDA NUMBER OR TOPIC: R-12

FOR: X AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Mollie Nelson

ADDRESS: 13512 NW Springville Ln.

CITY/STATE/ZIP: Portland OR 97229

PHONE: DAYS: 503-297-1534 EVES: 503-297-1534

EMAIL: mollie@nelson.comcast.net FAX: _____

SPECIFIC ISSUE: Support ^{on-going} protection of the rural reserves
as ~~the~~ identified in the IGA comprehensive plan

WRITTEN TESTIMONY: yes

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
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1. Please complete this form and return to the Board Clerk.
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May 6, 2010

Multnomah County Board of Commissioners
501 SE Hawthorne Boulevard
Portland, Oregon 97214

Topic: Urban and Reserves – In support of the current IGA proposal

Dear Commissioners,

My husband and I live on five acres in rural Multnomah County in an area that recently earned the rural reserve designation in the intergovernmental agreement you adopted in February of this year. Our lives are directly affected by the outcome of this decision and we are thankful that you made the choices you did. We have participated fully and enthusiastically in the public hearing process. We are writing this letter and providing public testimony again today to urge you to stay steadfast in your support of preserving and protecting the farmland, natural landscape features, and wildlife habitat that this area of Portland's West Hills possesses. We thank you for the excellent decision you made in supporting Rural Reserve designation for ALL of the West Hills, and for not falling short by leaving out Area 9B in that important decision. You heard a great deal of testimony from the public, well-informed citizen groups, and from specific organizations presenting well-researched data and facts documenting the natural features, recreational value and other factors which support the rural designation. Citizens were invited to participate, you listened, and the right conclusions were reached. This process and your actions fully restored our faith in our elected officials acting in the best interest of the populace, not only for today, but also for the future generations.

Thank you for a comprehensive and thorough process that will lead to the protection of our valued rural landscape and farmland. Obviously, that is the intent of a 50-year rural reserve designation after all. We urge you to stay vigilant and true to the intent of this decision. Keep asking, "Is it enough to simply designate the lands as Rural Reserve?" It continues to be your responsibility to protect against new roads or new land uses that don't enhance or reinforce the resources we value. As inhabitants of this designated rural land, my husband and I, along with like-minded neighbors, are and will continue to be good stewards of the land. We support and participate in land surveys that locate and count native and sensitive species such as red-legged frogs, Oregon White Oak trees, Camas Lilies and more. And we will work to protect them on our lands. In addition, we are installing nesting boxes in appropriate locations on our property thus providing habitat and encouragement for the return of Western Bluebirds, and we vow to remove invasive species which threaten the thriving natural landscape.

We are here today to encourage you and future decision-makers for the county to take strong positions in support of protection of our limited valuable resources – farms, forests, wildlife habitat. Continue to vote to protect against new roads or new land uses in Rural Reserves. Thank you.



Mollie Nelson
13512 NW Springville Lane
Portland, OR 97229

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk
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MEETING DATE: 5/6/2010

SUBJECT: ~~R-12~~ 1ST READING OF AMENDMENTS
FOR URBAN & RURAL RESERVES

AGENDA NUMBER OR TOPIC: R-12

FOR: X AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: JOSEPH RAYHAWK

ADDRESS: 15248 NW GERMANTOWN ROAD

CITY/STATE/ZIP: PORTLAND, OR 97231

PHONE: DAYS: 503 289 0744 EVES: _____

EMAIL: RJSHELEY@QWEST.NET FAX: _____

SPECIFIC ISSUE: 1. RECOMMEND ADOPT AS PUBLISHED
2. RECOMMEND NOT ADVOCATING FOR WEAKENING
OF RESERVES PROTECTIONS
WRITTEN TESTIMONY: AT LCDC

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
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R 12
#9

Title: Input To Multnomah County Commissioners re Today's Item R-12:
First Reading: Amend the Multnomah County Comprehensive Framework Plan;
and the Multnomah County Plan and Sectional Zoning Maps Relating to
Urban and Rural Reserves.

From: Joseph C Rayhawk
15248 NW Germantown Road
Portland, OR 98231

Date: May 6, 2010

My name is Joe Rayhawk. I live on a 34-acre parcel at 15248 NW Germantown Road, Portland, OR 97231.

My written testimony includes two issues:

A recommendation that the items in today's first reading be adopted without amendment and
Some discussion about the related process at LCDC clarifying the protections of Rural Reserves.
I will address only the first issue in verbal testimony today

1) Recommend the adoption of the Amended Plans and Sectional Zoning map as published last week on the County Website.

The published documents appear to embody the letter and spirit of the law, the expressed wishes of the overwhelming majority of public testimony received by the CAC, the Planning Commission and this board as well as various online surveys and surveys at the numerous open houses.

Ultimately, they embody a great deal of wisdom about preserving the Rural Reserves areas and rationalizing what has been a very messy and even dubious process of selecting Urban areas.

I want to commend staff on the write-up of the reasons for the recommendations. They have captured the key points that were used to make the decisions. I expect that the combination of the decisions and these compelling arguments will make for easy approval by DLCD and LCDC of the Multnomah County parts of the 3-county effort.

I am quite concerned about the Washington County parts, both their decisions and their process. In particular, Washington County's decisions appear to have been more influenced by developers, were less sensitive to the public input. They are far more likely to be remanded by LCDC. This, of course, will be a disaster for all of us.

Turning to my least favorite subject, the lower Springville Road area, referred to on your maps as Area 9B. I am saddened especially that some of the developer-favoritism that poisons Washington County politics seems to have flowed into our fair county.

The only public testimony in favor designating this area as Urban Reserves came from developers and land owners that stand to make a lot of money. Among the developers are Metropolitan Land Group, LLC and a Mr James Irvine who is the managing member of the IR-VAN Group, LLC.

Twice in the last 48 hours I ran into references to a section of US Law: 28 USCA 445a:
"Every justice shall disqualify himself in any case where his impartiality might reasonably be questioned."

It is worth noting for the record that Mr Cogen, while running for his old seat, received campaign contributions from both Metropolitan Land Group and from the IR-VAN Group. Since his campaign has switched to the more important Chair seat, he has received a larger donation from Sean Keys who is the managing member Metropolitan Land Group.

Now, why do I keep talking about this? I mean, who really cares about 480 acres?
The answer is: Urbanizing this area would lead to a worsening of what is a moral disaster of underfunded road development and underfunded schools in Washington County.
It is the reason that I decided to advocate that my nearby farm and area be designated Rural Reserves even though I might have made \$10 Million in windfall profits.
I am attempting to get an estimate of the number of excess deaths caused by the bad roads over the last 30 years. I believe this number will exceed the number of all police shootings statewide. Note: not just questionable ones. The impact on our lives from accidents involving minor injuries, cripples and maimings dwarfs that of the rare but controversial questionable police shootings in the 3 county area.

2) On a related issue, Washington County and others have requested LCDC to clarify and indeed change some of the rules that will apply to Rural Reserves. The latter includes diluting the protection of the Rural Reserves.

On the good side, they raised the issue that the language of the rules might be too restrictive with respect to making any changes. The language was a little ambiguous. LCDC will apparently refine the language to make it clear that the limitation is not against any changes, but, only against changes that are not already allowed. That is, a county cannot create some new designation for something that is an Urban use, call it a Rural use and then allow some new Urban development in the Rural Reserves area.

Washington County appears to be arguing that the Reserves process was about protecting the Rural area from being bought into the UGB. It is clear that the Rural Reserves process was about protecting Rural Reserves so that long-term investment decisions could be made that would allow for preservation of the rural resources for all of us.

It was brought up that the original version of the rules would prevent a land-owner from replacing a failed septic drainage field. I believe that even with respect to Washington County that is a red herring. Because of restraints of topography and other factors, most failed septic fields can be and will be restored in place. The example that Washington County uses of needing a replacement field in a resource area such as what Multnomah County call SEC-Stream will be extremely rare. In addition, given the cost and delay of getting an exception for such a use, it will be almost always the case that the field will be rebuilt in-place. It will be faster, which is actually key, and a lot cheaper. With respect to Multnomah County, you recently amended Chapters 32 and 35 of the County code over the Issues of SEC-Stream and Habitat. Those chapters specifically state that the county cannot forbid the replacement of a failed field. So, under the disambiguated LCDC rules, this should not be an issue for Multnomah County.

Returning to the larger issue, it appears that the kinds of changes that are normal now for rural areas will be allowed. It does appear that changes that would threaten the viability of farming and forestry will be more difficult. This is exactly what everyone involved in the process believed the process was about whether or not they were in favor.

I recommend that the County monitor this process at LCDC but do not advocate any weakening of the protection of the Rural Reserves.

(5)

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
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MEETING DATE: 5/6/10

SUBJECT: Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: X AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Richard Malinowski

ADDRESS: 13130 N.W. Springville Rd

CITY/STATE/ZIP: Portland OR 97229

PHONE: DAYS: 503-292-6820 EVES: 503-292-6820

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: Keeping reserves on Springville Rd
rural

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

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MALINOWSKI FARM

13450 NW Springville Lane
PORTLAND, OREGON, 97229
USA

Phone 503-297-9398

May 6, 2010

Chair Cogen and Commissioners,

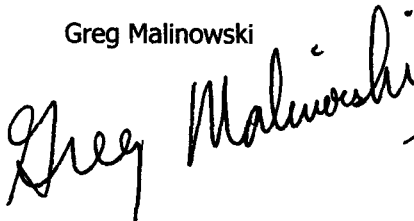
We would like to thank you for your previous decision on making the Springville 'L' a Rural Reserve. We ask that today, you confirm the decision to on the County level to protect our area as a Rural Reserve. We have already signed contracts that will to spend over \$80,000 on improvements to our barns, and runoff facilities to maintain the water quality on the farm and as it runs off into the streams, We have 2000 new native plants planted since your and Metro's Feb. decision on Rural reserves to enhance our wild life efforts, and are committed to enhancing our Oak forests to preserve this valuable eco system. Our garden farmers are putting up new greenhouses, and other improvements. All this is made practical by your and Metro's previous decision, on making the Springville 'L' a Rural Reserve. We thank you for your efforts on this. It would not make sense without the 50 year protection of the Rural Reserves.

We also seek your support as Washington County seeks to weaken protection for the lands earmarked as rural reserves that they had previously attempted to have made into urban reserves. Just because they did not get the 34,000 acre urban reserves they wanted, is no reason to weaken the deal. Changes should be limited to those that enhance the resources, or protect natural landscapes.


We look forward to being a good neighbor and local food source for this area well into the middle of this Century, if not permanently.

Thank you for your time.

Greg Malinowski



Richard Malinowski



Malinowski Farm.

(6)

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

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MEETING DATE: 5-6-10

SUBJECT: URBAN/RURAL RESERVES

AGENDA NUMBER OR TOPIC: R12

FOR: ☒ AGAINST: ☐ THE ABOVE AGENDA ITEM

NAME: JIM EMERSON

ADDRESS: 13900 NW OLD GERMANTOWN RD

CITY/STATE/ZIP: PORTLAND OR 97231

PHONE: DAYS: 503-283-4096 EVES: SAME

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: YES

IF YOU WISH TO ADDRESS THE BOARD:

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13900 NW Old Germantown Road
Portland, Oregon 97231
May 6, 2010

Multnomah County Board of Commissioners
501 SE Hawthorne Blvd., Suite 600
Portland, Oregon 97214

RE: Ordinance to amend the Multnomah County Comprehensive Framework
Plan to adopt Policy 6A including Exhibit 1, the Urban & Rural
Reserves Map

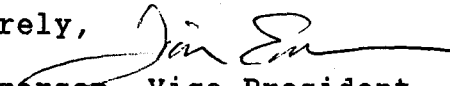
Dear Chair Cogen and Commissioners,

You have sifted a considerable amount of data and testimony, and have wisely applied Multnomah County's adopted Land Use Planning Values, in voting for the Urban and Rural Reserves map and policies on February 25th this year. Now that the detailed ordinance and map are before you for adoption, we strongly urge you to confirm your decision with another yes vote, without further amendment.

In doing so, you will be following the advice of both the Multnomah County Reserves Citizens Advisory Committee and the Multnomah County Planning Commission, as well as the predominant testimony of residents. This consensus came from more than two years of intense discussion by diverse people with the common goal to convey a healthy, efficient, and sustainable community to the future.

Thank you for your keen interest and understanding as this region presciently retains close-by rural uses while focusing investment into existing cities. Thank you in advance for voting for today's ordinance and continuing to support its effective implementation.

Sincerely,


Jim Emerson, Vice-President
Forest Park Neighborhood Association


Judith Emerson

c: Jerry Grossnickle, FPNA President

7

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk
This form is a public record

MEETING DATE: 5/6/10

SUBJECT: Reserves

AGENDA NUMBER OR TOPIC: R12

FOR: X AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Susan Andrews

ADDRESS: 13410 NW Springville Rd.

CITY/STATE/ZIP: Portland, OR 97229

PHONE: DAYS: 5032926034 EVES: _____

EMAIL: sgoldfield@aol.com FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.



**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

**Please complete this form and return to the Board Clerk
This form is a public record**

MEETING DATE: 5.7.10

SUBJECT: R-12

AGENDA NUMBER OR TOPIC: _____

FOR: ✓ **AGAINST:** _____ **THE ABOVE AGENDA ITEM**

NAME: Jeanne M. Gennis

ADDRESS: 13118 NW Old Germantown Rd

CITY/STATE/ZIP: Portland OR 97231

PHONE: DAYS: 503.701.1616

EVES: _____

EMAIL: _____

FAX: _____

SPECIFIC ISSUE: Rural Reserves

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

9

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE:

5/6

SUBJECT:

Urban/Rural

AGENDA NUMBER OR TOPIC:

B-12

FOR:

AGAINST:

THE ABOVE AGENDA ITEM

NAME:

Steve Pfeiffer

ADDRESS:

1120 NW Couch

CITY/STATE/ZIP:

Portland OR

PHONE:

DAYS:

727-2261

EVES:

EMAIL:

FAX:

SPECIFIC ISSUE:

WRITTEN TESTIMONY:

yes

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.



1120 N.W. Couch Street, Tenth Floor

Portland, OR 97209-4128

PHONE: 503.727.2000

FAX: 503.727.2222

www.perkinscoie.com

Steven L. Pfeiffer

PHONE: (503) 727-2261

FAX: (503) 346-2261

EMAIL: SPfeiffer@perkinscoie.com

May 6, 2010

VIA MESSENGER

Jeff Cogen, Chair
Board of Commissioners
Multnomah County
501 SE Hawthorne, Suite 600
Portland, OR 97214

Re: Urban/Rural Reserves – Area 9B

Dear Chair Cogen and Fellow Commissioners:

This office represents Metropolitan Land Group and Tri-County Investments with regard to the pending reserves designation of Area 9B, which is located in the East Bethany area of Multnomah County. Please include this letter, together with the referenced attachments in the record of these proceedings leading to final adoption of urban/rural reserve designations by Multnomah County.

Throughout the urban/rural reserves mapping program undertaken by Multnomah County, Metropolitan Land Group and Tri-County Investments, together with other affected property owners in the area, have presented oral and written testimony in support of an Urban reserves designation for a significant portion of the 9B area. Based upon the information and analysis made available in the record to date, we believe that designation of this area as Rural pursuant to the applicable factors set forth in OAR 660-027-0005, *et seq.* is both inappropriate as a matter of regional land use policy and not supported by substantial evidence in the record before the Board. Further, we believe that a review of the available information supports a finding of compliance with the factors for designation of this area as Urban reserve based upon, among other considerations, immediate proximity to the Bethany Town Center and other existing urban development, the availability of urban facilities and services and the unique opportunity at this location to undertake urbanization consistent with existing ecological systems in the area. To this end, we want to take this opportunity to provide the Board with the attached information and analysis provided by qualified consultants in the fields of urban planning, transportation

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Perkins Coie LLP and Affiliates

Jeff Cogen, Chair
Board of Commissioners
Multnomah County
May 6, 2010
Page 2

engineering, and natural resource planning in further support of our request for Urban reserve designation for this area.

We hope this information is of assistance as the Board moves forward with final action on the reserves program. If either you or your staff have any questions regarding any aspect of our submittal or our testimony to date, please feel free to contact me at your convenience.

Very truly yours,



Steven L. Pfeiffer

SLP:crl
Enclosures
cc: Client (w/enc.)

MEMO



Shaping the Future

To: Matt Wellner, Metropolitan Land Group & Tri-County Investments

From: Jon P. Reimann, PE - Sr. Principal
Ryan Givens, AICP – Sr. Community Planner

Date: May 5, 2010

Project: Study Area 9B (East Bethany – Multnomah County)

Cardno WRG#: 2109369

Re: Multnomah County Study Area 9B Urban Reserve Justification

5415 SW Westgate Drive
Suite 100
Portland, Oregon 97221
USA

Phone (503) 419-2500

Fax (503) 419-2600

www.cardnowrg.com

ISSUE STATEMENT

On February 25, 2010 Multnomah County removed area 9B (East Bethany) from “undesigned” to “rural” in conjunction with adopting agreements with Metro Council on Urban and Rural reserves designations for the next 50 years.

Several property owners in area 9B represented, by the Metropolitan Land Group, presented findings supporting the ability to service 9B with public infrastructure.

Metropolitan Land Group, and the property owners they represent, maintains their position that that Area 9B can be properly and efficiently served by Public Facilities from the Service Providers in the area and offer the following additional documentation to support our position.

METRO CONTEXT

Area 9B (East Bethany) is located adjacent to existing urban development to its southwest and represents a gradual extension of the urbanized area. Exhibit 1 illustrates the plan area in relation to the larger metropolitan context. The plan area includes and is adjacent to several acres of *Exception* land which currently has development potential above farm and forest uses. The East Bethany plan area is located within immediate proximity to two major activity nodes; the Bethany Town Center (0.65 miles) and the PCC Rock Creek Campus (1.3 miles). The Plan area is within 3 miles of the Cedar Hills Town Center and the major employment centers in and around the Tanasbourne Town Center. Finally, METRO recently designated a future High Capacity Transit alignment along Highway 26 to provide a future mass transit linkage between Hillsboro and Portland; this alignment is less than 2.5 miles from the East Bethany Plan area.

NATURAL RESOURCES

Attached is a memo from Environmental Science & Assessment, LLC (ESA) dated May 5, 2010, documenting a detailed Natural Resource Analysis of Area 9B applying Metro's definition of Natural Landscape Features for Rural Reserves, as provided by Metro to local jurisdictions to assist in urban/rural reserve land use designation.



In summary, the analysis showed that area 9B has similar natural resource characteristics as the North Bethany Area, currently within Washington County's Urban Growth Boundary, and that most of the natural landscape features do not strongly indicate the rural reserve designation.

PUBLIC SANITARY SEWER SERVICIABILITY

The location of the East Bethany plan area is adjacent to existing and planned development along the west and south boundaries. Existing Clean Water Services (CWS) Sanitary Sewer collections line stubs are available in three locations along these boundaries. Further north, service will be provided from the extension of new sanitary sewer collection lines as a part of the development of the area within the Urban Growth Boundary (UGB) (North Bethany Plan Area – see Exhibits 2 and 3).

A portion of the East Bethany Plan Area (approximately 260 acres) slopes to the north and would require service via pump stations or an extension of a gravity sanitary sewer system as a part of an extraterritorial extension with CWS.

In discussion with CWS officials, an extraterritorial extension would be acceptable as long as all property owners are agreeable to the location.

Attached is a letter from Tom Brian (Washington County Board Chair, and CWS Board Chair) dated February 17, 2010 stating that Sanitary Sewer service "would indeed be available" to service the East Bethany Plan Area.

PUBLIC WATER SERVICIABILITY

Tualatin Valley Water District (TVWD) has current investments in infrastructure to serve this area with potable water. TVWD just recently completed the addition of a new 10MG reservoir adjacent to the existing 10MG reservoir located in the Southwest corner of the East Bethany Plan Area. In addition, per TVWD's adopted 2007 Master Plan another new 3.0 MG reservoir is planned to be completed northeast of the East Bethany Plan Area by fiscal year 2012-13. This will serve the elevation 575' pressure zone.

Attached is a letter from TVWD, dated April 13, 2010 confirming the above capital improvements and adds the ability/option to serve portions of the area with a new pump station at the planned future North Bethany Reservoir.

The above completed and planned improvements by TVWD clearly show that the East Bethany Plan Area can be served with Public Water.

PUBLIC STORMWATER MANAGEMENT

Storm water management will follow along with the strategies currently being developed for the North Bethany Area and will include looking at opportunities to provide regional facilities and incorporating Low Impact Development Approaches (LIDA).

TRANSPORTATION

Urban development in North Bethany would be served by a logical extension of both existing and planned transportation systems near the planning area. Saltzman Road is planned to extend to the Washington County boundary on the south edge of the planning area, and urbanization within East Bethany would facilitate the northern extension of Saltzman Road to Springville Road. The



increase in connectivity provided by this connection would offer an important travel option for existing and future trips in the area, particularly those within North Bethany and developing areas along Saltzman Road. This connection of Saltzman Road to Springville Road would likely not be possible without urban development within East Bethany.

Such urban development could make use of the significant infrastructure planned for North Bethany and trips would be directed largely to the west and south in Washington County, away from rural Multnomah County transportation facilities. In addition, the extension of Saltzman Road would decrease travel demand on Skyline Boulevard, which is a Multnomah County facility that is rural in character. Considering the overall transportation system and not the jurisdictional boundary and the political and financial complications that its presence induces, the connection of Saltzman Road to Springville Road is clearly beneficial to the system. For additional details, please refer to the attached November 23, 2009 letter from Todd Mobley of Lancaster Engineering.

EAST BETHANY CONCEPT PLAN

The East Bethany Concept Plan has been revised since originally submitted in September 2009. The concept plan was revised to include mapped riparian corridors, wetland features, and steep slopes exceeding 25 percent. The concept plan was revised to response to and to preserve these natural features. Additionally, the concept plan was redesigned to complement the adopted North Bethany plan by providing logical roadway extensions, open space linkages, a harmonious mix of land uses, and traditional urban design principles.

Exhibit 2 illustrates the revised East Bethany Concept Plan displayed with the adopted North Bethany plan area. This exhibit also contrasts the plan area with other Urban Reserve designations in the immediate vicinity. These planning efforts for the plan area and its vicinity generally suggest that the future urban edge should be delineated as those areas outside the Rock Creek riparian zones and those land areas with less than 25 percent slopes. Additionally, the future urban edge should include all the previously identified urban reserve properties. More specifically, the future urban edge should be delineated with natural features, not political boundaries (County lines).

Exhibit 3 provides more detail relating to the revised East Bethany concept plan and its proposed urban design. Specifically, the plan area is conceptualized around similar design principles as displayed in North Bethany; a modified street grid, a clear hierarchy of streets, natural open space corridors, parks, distinctive residential neighborhoods, and identifiable activity nodes. The community is designed to radiate its land use intensity from a neighborhood center at the future Springville Road / Saltzman Road crossroads. Dense residential will surround this node with lower density radiating from this center and designed atop hillsides. A school/major civic use is located central to the plan area and connected to residential neighborhoods with open space corridors.

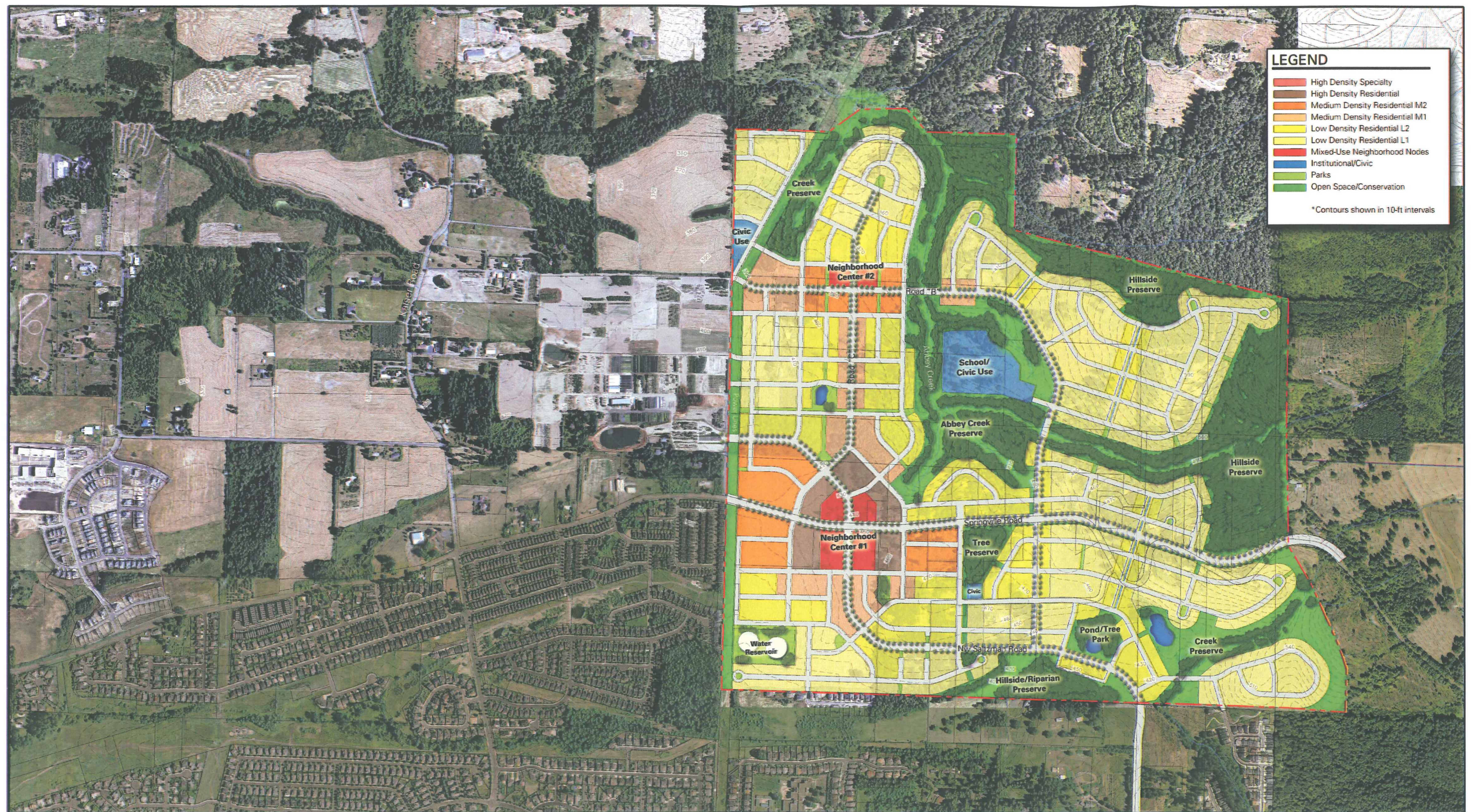
Attachments:

- Exhibit 1: East Bethany Metro Context Map, Dated May 5, 2010 (Cardno WRG)
- Exhibit 2: North & East Bethany Concept Plans, Dated May 5, 2010 (Cardno WRG)
- Exhibit 3: East Bethany Concept Plan, Dated May 3, 2010 (Cardno WRG)
- Memo from ESA Dated May 5, 2010
- Letter from Tom Brian, Washington County/CWS Chair dated February 17, 2010
- Letter from Greg DeLoreto, General Manager, TVWD dated April 13, 2010
- Letter from Todd Mobley, Lancaster Engineering Dated November 23, 2009



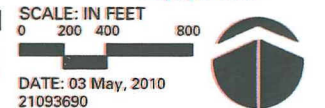
North & East Bethany Concept Plans

Exhibit 2



East Bethany Concept Plan

Exhibit 3



WASHINGTON COUNTY, OREGON



Environmental Science & Assessment, LLC

MEMORANDUM

DATE: May 5, 2010

TO: Matt Wellner Metropolitan Land Group

CC: Jon Reimann CardnoWRG

FROM: Jack Dalton

RE: East Bethany (Area 9B): Natural Resource Analysis

This memo provides a summary of findings of a natural resource analysis conducted for the Metro 9B Rural Reserves area east of the Bethany area along NW Springville Road (Township 1 North, Range 1 West, Section 16). The study area includes the limits of Metro Area 9B within Section 16 (Attachment A).

The analysis will review existing natural resource mapping and inventories available from federal, state and local sources. The review will compile resource information to evaluate the justification of this area as meeting the definition of the *Natural Landscape Features* for Rural Reserves, as provided by Metro to local jurisdictions to assist in urban/rural reserve land use designation.

NATURAL RESOURCE ANALYSIS

ES&A reviewed all relevant existing natural resource mapping for the parcel. From the resource information, ES&A made a determination, from a natural resource perspective, of the strength of the designation as Rural Reserve over Urban Reserve as follows in the findings section.

Resource Mapping

Reviewed data included:

- U.S. Geological Survey (USGS) 1:24,000 Topographic Map: Linnton, Oregon quadrangle (USGS, 1990). The USGS map for the area shows two tributaries for Abbey Creek flowing westerly then flowing north through Area 9B to a confluence with the main stem of the creek north of Area 9B. A third tributary to Abbey Creek flows southwest from the area around NW Germantown Road north of Area 9B. The Abbey Creek watershed encompasses the northern two-thirds of Area 9B and the southern edge of the area is within the Bronson Creek watershed (Attachment A).

- *Metro 2008 Aerial (MetroMap)*. The aerial indicates the area is a mix of agricultural land and large-acre parcels with mixed forest cover. The southern tributary of Abbey Creek is forested with a mixed riparian community, although the tributaries to the north are more densely vegetated with a primarily conifer forest community. Metro mapping also includes several wetland areas located along the stream tributaries and a large wetland complex just outside of the southwest corner of Area 9B (Attachment A).
- *Summary of the Natural Landscape Feature Inventory – Natural Landscape Features Map (Metro, February 2007)*. The Metro *Natural Landscape Features Inventory* mapped the area along the eastern edge of Area 9B as “Significant Natural Resources, Tree canopy and Parklands” and highlights two areas identified two landscape features near Area 9B: Rock Creek Headwaters (22) and Forest Park Connections (23). The mapping also designated habitat connections from the area north of Area 9B extending to forested habitat on the north end of the Tualatin Hills and east to Sauvie Island. All of these landscape features are primarily outside of Area 9B, except for the eastern edge of Area 9B mapped within the tree canopy land cover.
- *Nature in Neighborhoods – Regionally Significant Fish and Wildlife Habitat Inventory Map (Metro, December 2005)*. The Abbey Creek stream segments within Area 9B are mapped as an equal mix of Riparian Corridors/Wildlife Habitat Class I and Class II. The stream segments in Area 9B are comprised of fragmented short segments of Class I and Class II habitat, primarily as a function of forest clearing and adjacent land uses. The Abbey Creek tributaries north of Area 9B are comprised of longer, intact Class I segments, due to primarily more intact forest habitat along the tributaries.
- *Multnomah County SEC-S Resource Mapping (Mult. Co. Land Use Planning Division)*. Multnomah County maps the primary Abbey Creek tributaries with a SEC-S overlay and has added some secondary tributaries with the SEC-S overlay. The mapping also adds a tributary of Bronson Creek in the southeastern corner of Area 9B (Attachment A). It should be noted these overlays are the same as those mapped within the existing urban/residential zoned portions of the county and do not indicated resources of special value beyond other tributary/wetland systems.
- *StreamNet (Pacific State Marine Fisheries Board/ODFW)*. StreamNet maps habitat used by winter Steelhead for spawning and rearing in the middle Abbey Creek tributary (along the northern edge of Area 9B). No fish distribution is shown for the southern tributary within Area 9B. A short segment of the middle tributary is also mapped as habitat used for rearing and migration in the main stem segment north of Area 9B. Steelhead is a federally listed threatened species by the National Marine Fisheries Service (71 FR834, January 5, 2006).

- *National Resource Conservation Service Multnomah County Soil Survey.* The soil survey maps most of the Area 9B as Cascade silt loam with slopes ranging between 3 to 60 percent slopes (7B, 7C, 7D, 7E). Other soils include several areas of Cornelius silt loam, 3 to 8 percent slope (10B) and a couple of areas as Delena silt loam, 3 to 12 percent slope (14C). The areas of greater than 25 percent slopes are located in the northeast corner of Area 9B (7D, 7E); otherwise most of the site is mapped with slopes between 3 and 15 percent slopes. No significant hydric (wetland) soils are mapped within Area 9B, reflecting the sloping land forms (Attachment A).
- *National Wetland Inventory (NWI): Linnton, Oregon (U.S. Fish and Wildlife Service [USFWS] Online Wetlands Mapper).* The NWI map for Area 9B shows the main stem of Abbey Creek and several emergent wetlands in the southeastern corner of Area 9B.
- *Willamette Valley Synthesis – Conservation Opportunity Areas (The Nature Conservancy, October 2009).* The eastern half of Area 9B is targeted as a conservation opportunity area and is contiguous with a linear area along the western slope of the Tualatin Hills adjacent to Forest Park. It should be noted that the area designated for conservation within Area 9B does not connect habitat (i.e., wildlife travel corridors, migration corridors) between Forest Park and any targeted conservation areas to the west, since the area west of Area 9B is currently developed. The main portion of the targeted conservation area is mostly north and east of Area 9B (although the main stem of Abbey Creek is not included for some reason).

Natural Landscape Features Findings

ES&A analyzed the existing resource mapping for Area 9B to determine the degree to which it meets Metro's *Factors for Designation of Lands as Rural Reserves for Natural Landscape Features*. An evaluation of how Area 9B meets each of the eight (a-h) natural landscape features used to help determine the rural reserve designation are summarized as follows.

a) An area potentially subject to urbanization:

Since Area 9B is directly adjacent to existing residential development to the west, this area could easily be used for urban use, expanding upon the existing utility and roadways built as part of the adjacent development. No natural barrier, such as a large drainage or steep slopes, exists between the existing Bethany residential development and Area 9B

b) Natural disasters/hazard areas

Steeper topography is located along the northwestern edge of Area 9B. Hazard mapping for slopes compiled by Metro's Natural Hazards Program

does not indicated any high hazard areas within Area 9B and low to moderate slope hazard areas are located only along the north and eastern edges of Area 9B (Metro 1999).

Relative earthquake hazard designation by Metro is moderate to low-moderate in most of the Area 9B, with several high hazard areas mapped just east of Area 9B (Metro 1999).

c) Important fish, plant or wildlife habitat

Habitat for winter steelhead is mapped by StreamNet on segments of Abbey Creek north of Area 9B. Habitat for spawning and rearing within in the segments mapped is likely limited due to past and current agricultural uses along these stream segments. It should be noted that this fish habitat mapping is based on preliminary conclusions by the Pacific State Marine Fisheries Board and ODFW and does not indicate field-verified fish occurrences in a given year, only that no downstream barriers exist to potential use by fish.

The slopes along the Abbey Creek tributary in the northern portion of Area 9B are relatively intact forested areas (based on aerial photographs) although targeted clearing is evident throughout the existing forested areas. The mix of pasture and forest vegetative communities in the main portion of Area 9B do likely provide travel corridors for wildlife and other habitat component, including forage, nesting, cover. However, most of the area south and west of the main Abbey Creek tributaries have been impacted by past land use practices, resulting in the majority of the southern portion of the Area 9B (along Springville Road) having been cleared of native forest cover.

It would be important for potential development in Area 9B to provide protections to avoid water quality and quantity impacts in the upper watershed areas contributing to these stream segments. All of the riparian habitat could remain protected as open space if this area was developed for urban use under local land use riparian buffer regulations. Other methods for protecting the more intact natural resource features would be to set aside larger contiguous open space tracts along and adjacent to the northern Abbey Creek tributaries to act as fish and wildlife preserve areas. Additionally, some areas mapped within Area 9B are mapped as low to moderate slope hazard areas that will naturally limit practical development options and these areas could be included in the open space tracts.

d) Necessary to Protect water quality or quantity (streams, wetlands, riparian areas)

Abbey Creek is the main waterway in Area 9B. The stream segment within the area is the southernmost tributary to the main Abbey Creek reach. The southern quarter of Area 9B lies within the northern reaches of

the Bronson Creek watershed (Attachment A). Very few wetland or larger open water/waterway features are present within the area due to the moderately sloping and steep topography throughout the area. Surface water flow to the main tributaries occurs primarily as sheet flow and flows through land currently ranging from grass pastures to mixed forested areas.

The wider the riparian zone along the stream corridors in the headwaters, the better filtration will occur with the stormwater flow to the creek. However, other methods for mitigating water quality and quantity impacts are available in an urban setting, including preserving large tracts of open space along each reach of the Abbey Creek tributaries.

e) Provide a sense of place

The main portion of Area 9B is a mix of large to medium-sized parcels with some agricultural element. Some parcels are primarily pasture grasses, but most parcels have a mix of forested and open cleared pastures. Area 9B is located on the southern tributary to the main natural feature, Abbey Creek and the main stream segments are all north of this area. The forested habitat is fragmented outside of the riparian corridors from a mix of land uses. Area 9B is made up of very similar landscape features to those found in the existing Bethany area to the west. Overall, no one natural feature or land use characterizes this area.

f) Serve as a Buffer or boundary area

The main portion of Area 9B is located on the smaller southern tributary to Abbey Creek. The only natural landscape feature that may serve as a buffer or natural border is north of this area on the main channel of Abbey Creek. Most of the more intact forested habitat is located north of this area along the western edge of Forest Park. Potential development within Area 9B does not further fragment the open space directly adjacent to Forest Park or wildlife corridors between Forest Park and the remainder of the West Hills open space.

g) Provide separation between cities

The forested habitat on the sloped topography directly east of Area 9B would adequately (and naturally) serve as a buffer between the residential development in the Bethany area and the open space within Forest Park to the east. Most of the land in Area 9B is similar topographically and in land use to those properties directly west in Washington County (Attachment A).

h) Provide easy access to recreational opportunities in rural areas (trails, parks)

No existing trail system exists within Area 9B and most of the properties restrict any pedestrian or recreational opportunities. The only linear feature that currently could function as a trail is the power line corridor along the western edge of the area. Many opportunities for new trails exist along the outer edges of the Abbey Creek riparian corridors, if the area was developed as residential.

Conclusion

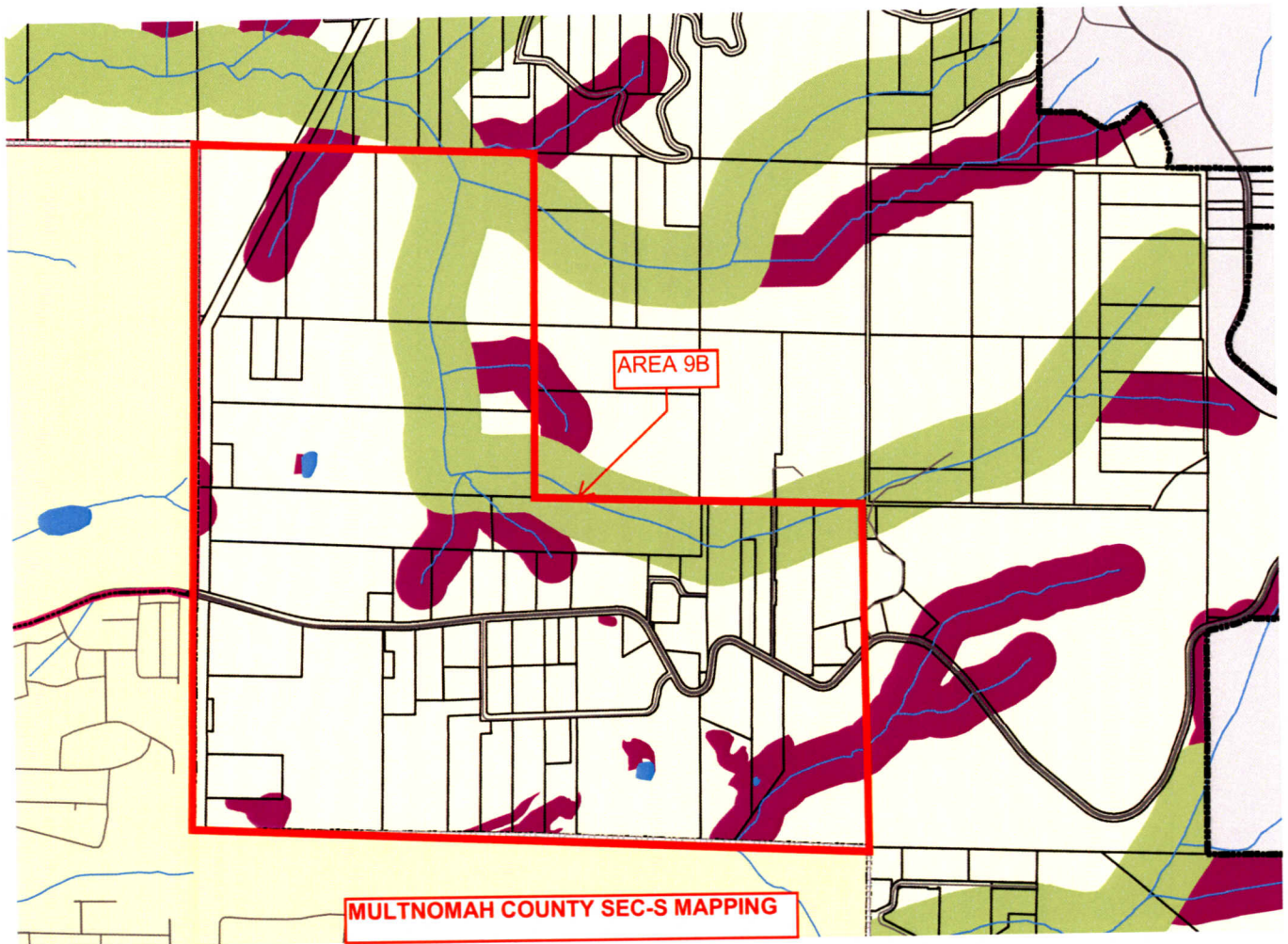
Area 9B is located within a transition area between the rolling hill landscape with cleared pastures to the west and the steeper forested habitat to the east. The main portion of Area 9B is very similar to the landscape located directly west in the existing Bethany area. The most significant landscape feature is Abbey Creek and the associated steeper topography on the eastern edge of Area 9B.

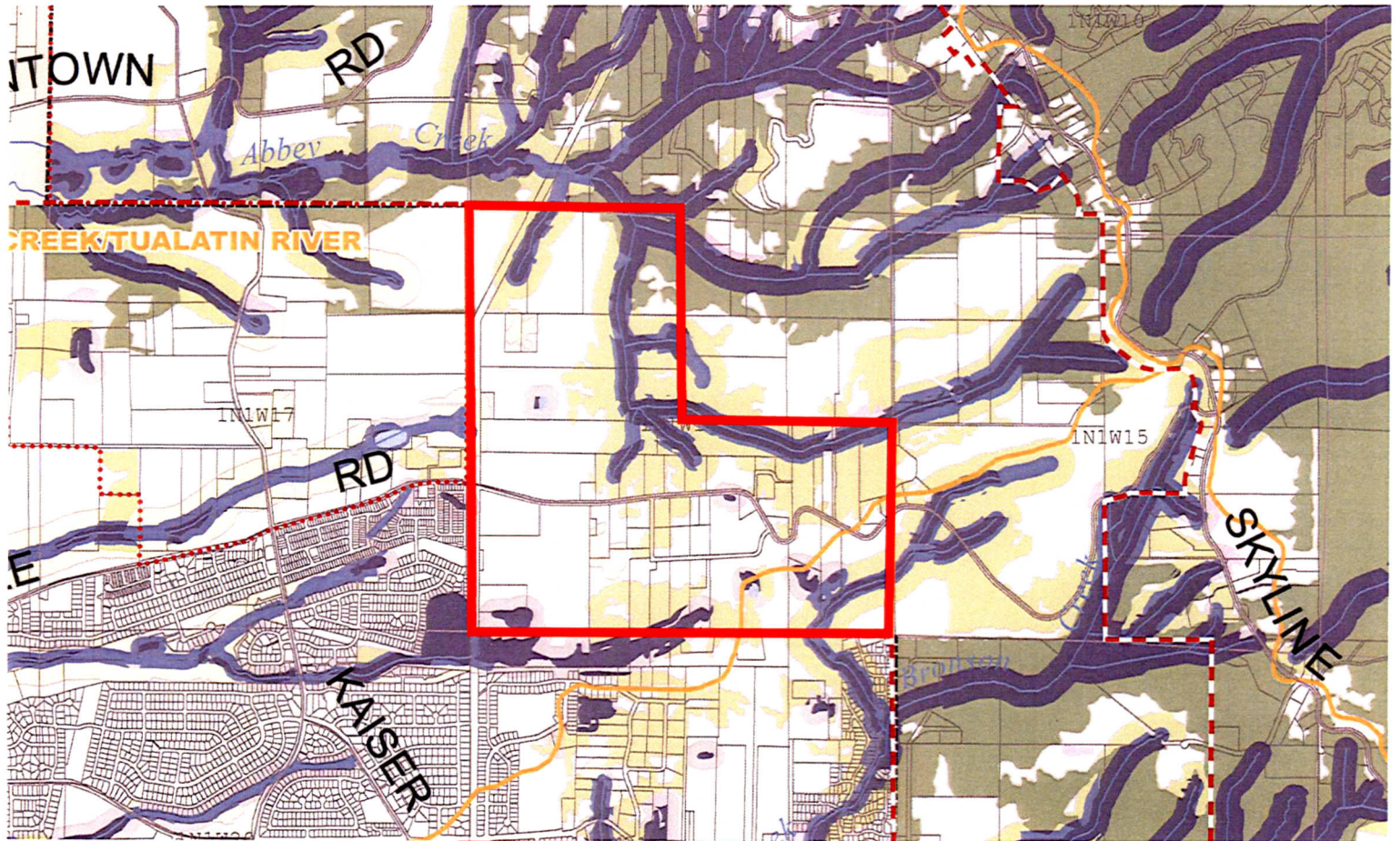
Area 9B is primarily located south and west of the specific landscape features mapped by Metro's *Natural Landscape Features Inventory* and it is not located on a main "Habitat Connection" corridor, which extend north and east to other landscape features. Most of the more intact forested habitat is located north of this area along the western edge of Forest Park, which will continue to serve as a landscape feature separation between urban areas of Washington County and the West Hills. The only natural landscape feature that may serve as a buffer or natural border is north of this area, on the main channel of Abbey Creek.

Most of the factors provided by Metro to local jurisdictions for considering important natural landscape features (OAR 660, Division 27) do not strongly indicate a rural reserve designation for Area 9B. No one landscape feature characterizes the area; the area lacking both intact wildlife habitat high quality agricultural potential. The area itself does not possess a strong sense of place since it is in a transition zone with both agricultural uses and forested tracts surrounding single family residences. Hazard areas are mapped as low to moderate, similar to the existing neighborhoods to the west. The stronger landscape features providing a natural boundary are located in the steeper topography along the main segments of Abbey Creek north of Area 9B.

Area 9B will remain important for providing water quality and quantity components to the Rock Creek headwaters. However, methods for mitigating water quality and quantity impacts are available in an urban setting, including preserving large tracts of open space along each reach of the Abbey Creek tributaries. Similarly, designation of Area 9B as a rural reserve will not preserve the primary wildlife travel corridors or other habitat components not already found within the larger West Hills area, based on the Metro natural landscape mapping.

ATTACHMENT A – NATURAL RESOURCE MAPPING





Nature in Neighborhoods - Regionally
Significant Fish and Wildlife Habitat Map
(Metro) --- Area 9B



AREA 9B

E Bethany Area



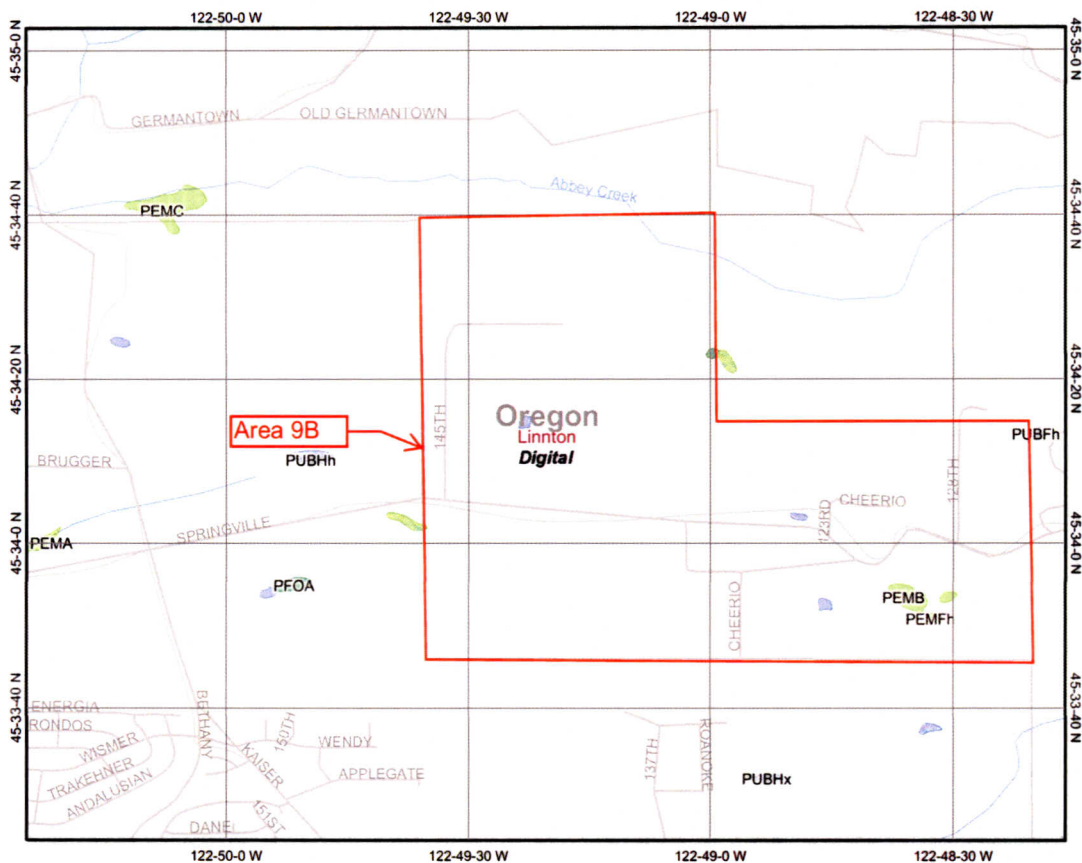
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- 0
- 1
- Out of range
- Interstate
- Major Roads
- Other Road
- Interstate
- State highway
- US highway
- Roads
- Cities
- USGS Quad Index 24K
- Lower 48 Wetland Polygons
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- Lower 48 Available Wetland Data
- Non-Digital
- Digital
- No Data
- Scan
- NHD Streams
- Counties 100K
- States 100K
- South America
- North America



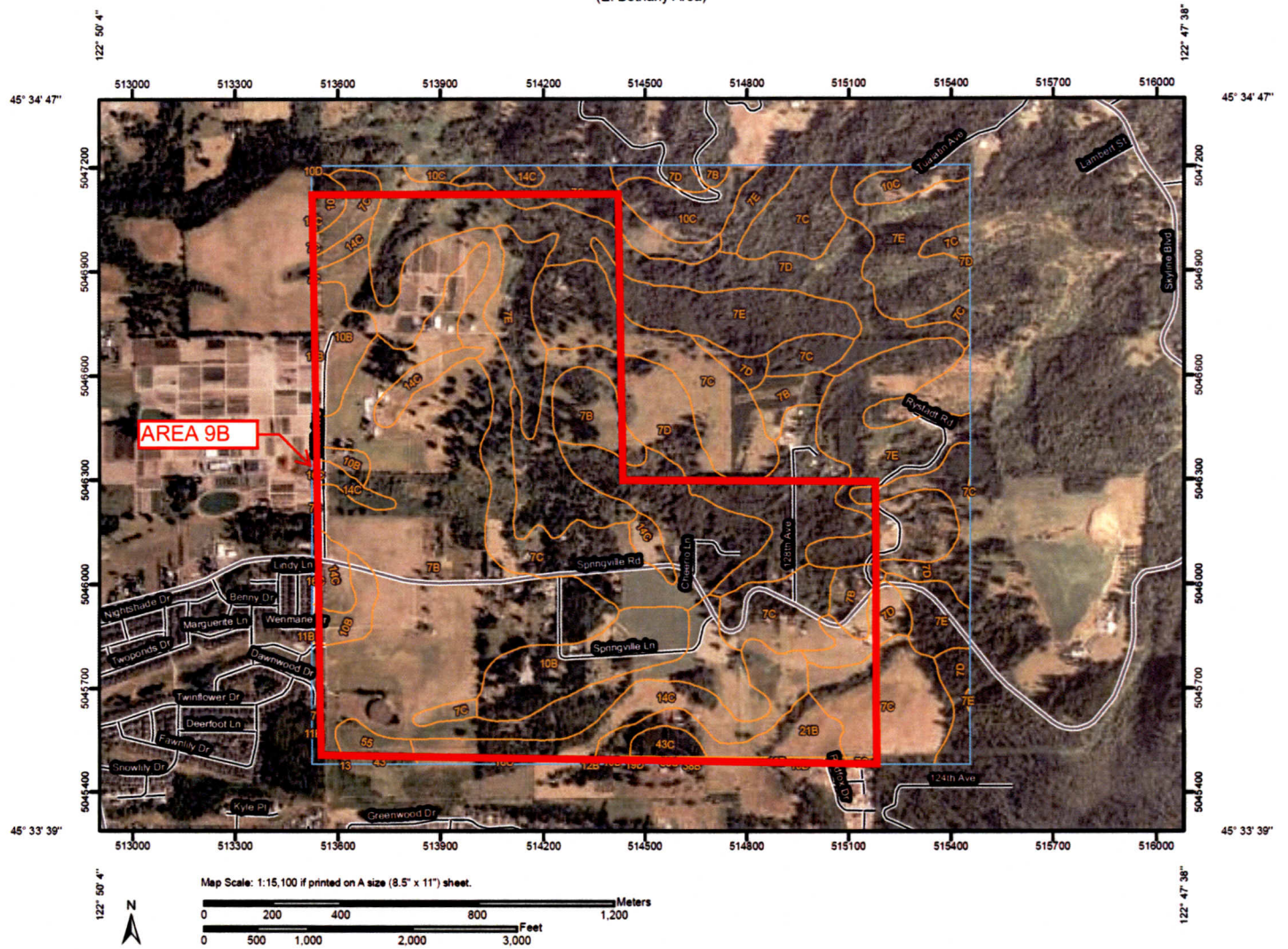
Scale: 1:21,330



Map center: 45° 34' 13" N, 122° 49' 20" W

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.


Soil Map—Multnomah County Area, Oregon, and Washington County, Oregon
(E. Bethany Area)




Soil Map—Multnomah County Area, Oregon, and Washington County, Oregon
(E. Bethany Area)

MAP LEGEND






















Area of Interest (AOI)


 Area of Interest (AOI)


Soils

 Soil Map Units

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot

 Very Stony Spot

 Wet Spot

 Other



Special Line Features

-  Gully
-  Short Steep Slope
-  Other

Political Features

 Cities

Water Features

-  Oceans
-  Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

MAP INFORMATION

Map Scale: 1:15,100 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Multnomah County Area, Oregon
Survey Area Data: Version 8, Feb 8, 2010

Soil Survey Area: Washington County, Oregon
Survey Area Data: Version 8, Feb 8, 2010

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

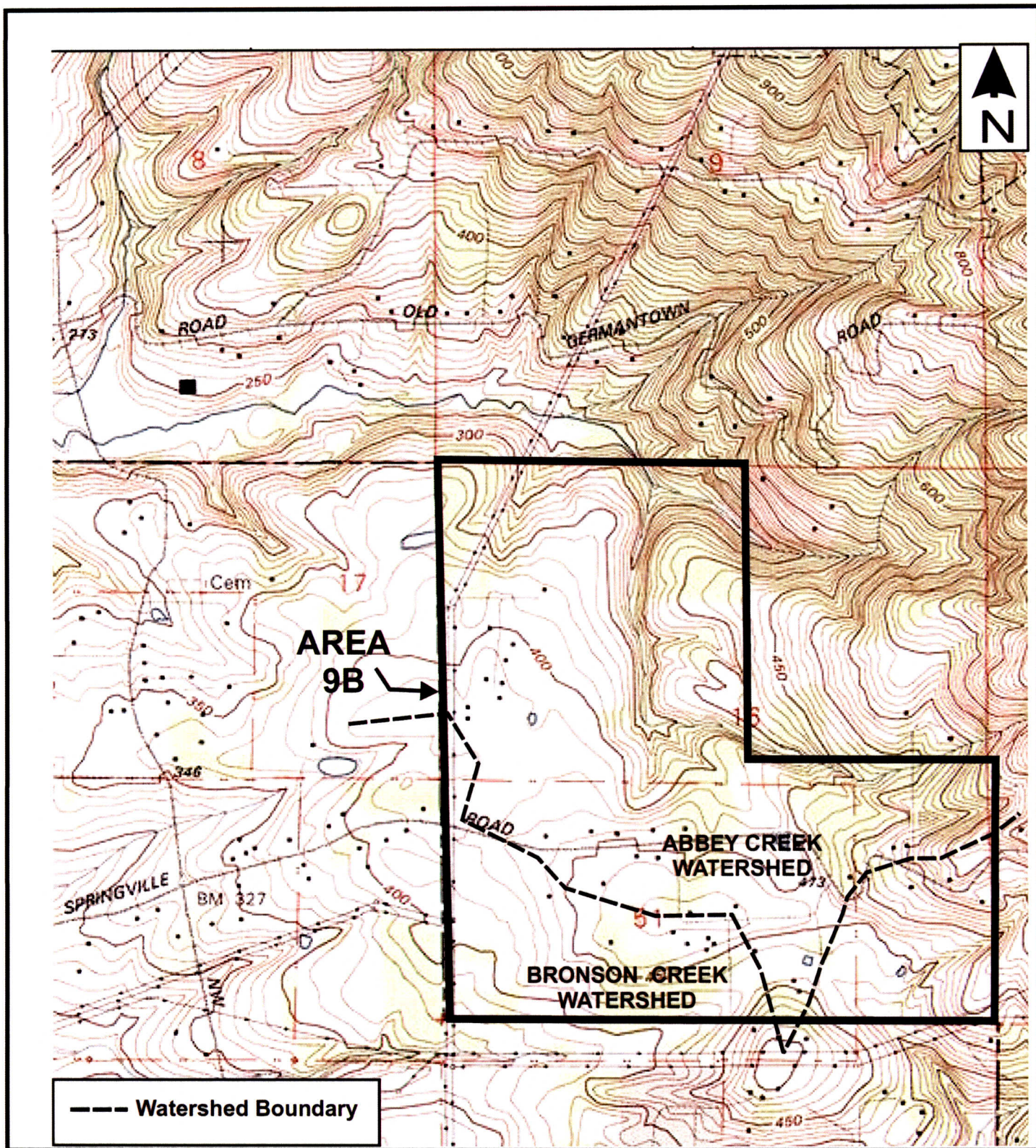
Date(s) aerial images were photographed: 8/4/2005

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Multnomah County Area, Oregon (OR051)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7B	Cascade silt loam, 3 to 8 percent slopes	178.3	21.7%
7C	Cascade silt loam, 8 to 15 percent slopes	212.2	25.8%
7D	Cascade silt loam, 15 to 30 percent slopes	156.1	19.0%
7E	Cascade silt loam, 30 to 60 percent slopes	126.6	15.4%
10B	Cornelius silt loam, 3 to 8 percent slopes	44.1	5.4%
10C	Cornelius silt loam, 8 to 15 percent slopes	22.8	2.8%
10D	Cornelius silt loam, 15 to 30 percent slopes	0.0	0.0%
14C	Delena silt loam, 3 to 12 percent slopes	45.2	5.5%
21B	Helvetia silt loam, 3 to 8 percent slopes	14.2	1.7%
43C	Saum silt loam, 8 to 15 percent slopes	3.9	0.5%
55	Wapato silt loam	3.9	0.5%
Subtotals for Soil Survey Area		807.1	98.1%
Totals for Area of Interest		823.1	100.0%

Washington County, Oregon (OR067)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7B	Cascade silt loam, 3 to 7 percent slopes	3.6	0.4%
7C	Cascade silt loam, 7 to 12 percent slopes	0.6	0.1%
11B	Cornelius and Kinton silt loams, 2 to 7 percent slopes	2.1	0.2%
11C	Cornelius and Kinton silt loams, 7 to 12 percent slopes	0.1	0.0%
12B	Cornelius variant silt loam, 3 to 7 percent slopes	0.1	0.0%
13	Cove silty clay loam	0.0	0.0%
16C	Delena silt loam, 3 to 12 percent slopes	4.4	0.5%
19B	Helvetia silt loam, 2 to 7 percent slopes	2.4	0.3%
19D	Helvetia silt loam, 12 to 20 percent slopes	0.1	0.0%
38B	Saum silt loam, 2 to 7 percent slopes	0.0	0.0%
38C	Saum silt loam, 7 to 12 percent slopes	1.2	0.1%
43	Wapato silty clay loam	1.3	0.2%
Subtotals for Soil Survey Area		16.0	1.9%
Totals for Area of Interest		823.1	100.0%



Source: USGS 7.5-Minute Linnton, OR Quadrangle, 1990.

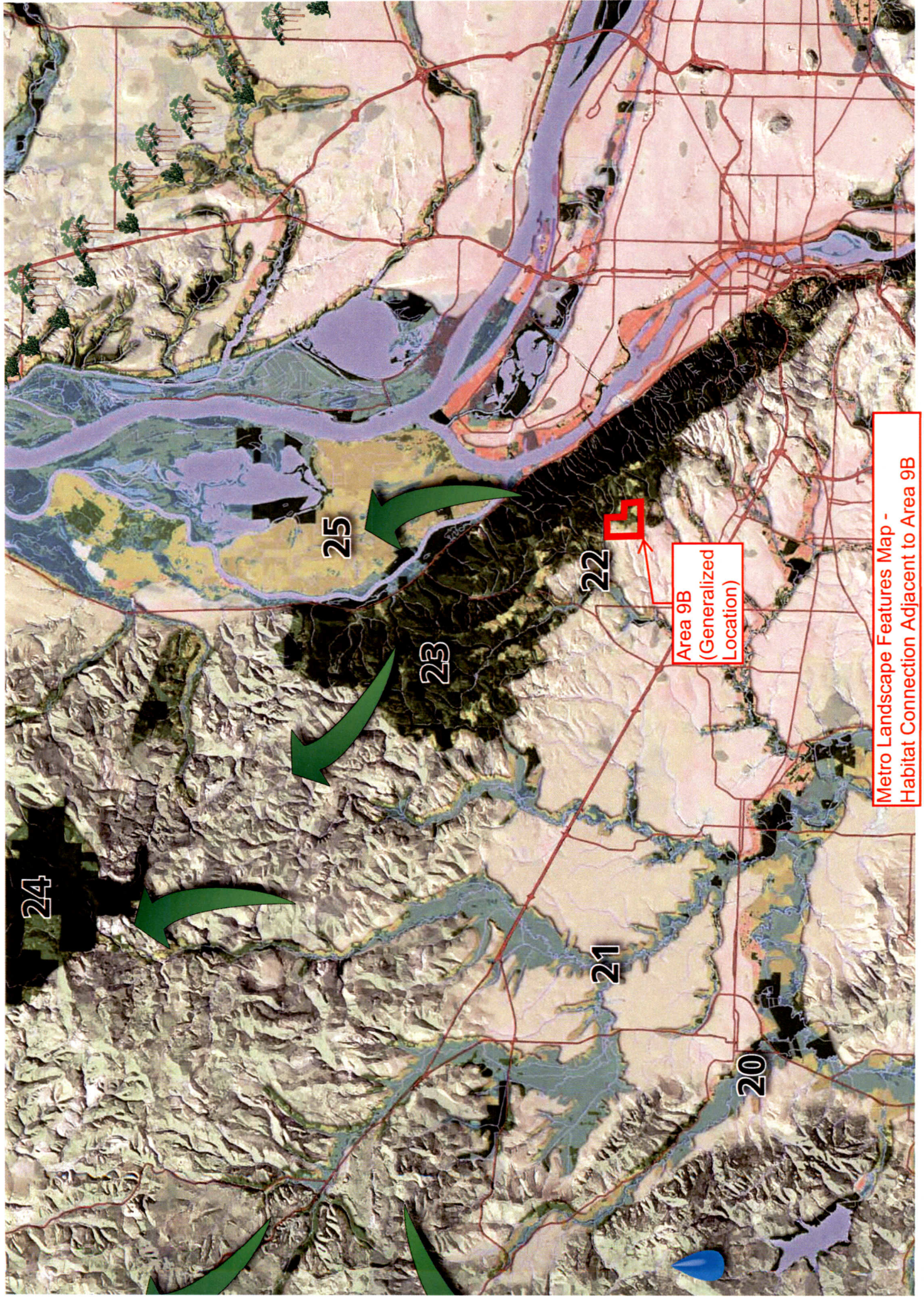
Environmental
Science &
Assessment, LLC



USGS Topographic Map
East Bethany - Area 9B
Multnomah County, Oregon

Attachment A

Approx. Scale:
1 in. = 2000 ft.



Metro Landscape Features Map -
Habitat Connection Adjacent to Area 9B

panorama from the urbanized portion of Washington County and define the southwestern edge of the greater metropolitan region.

15 Parrett Mountain
An extension of the Chehalis Mountains southeast to the Willamette River, Parrett Mountain is the prominent topographic feature separating Wilsonville from Newberg.

16 Willamette River Floodplain
This complex floodplain system is essential for flood storage and water quality protection of the Willamette River while providing productive wetland habitats for migratory waterfowl and native amphibians and off-channel refuge for migrating salmonids.

17 Yamhill/McMinnville/Amity Oaks
Three areas east of McMinnville contain large tracts of Oregon white oak woodlands, historically a major component of the Willamette Valley landscape there are only a few large stands of Oregon white oak woodland and savanna remaining.

18 Wapato Lake
This ancient lakebed has the highest potential for protecting wildlife habitat and water quality in this part of the region. The lakebed serves as a catchment

for the upper Tualatin River as it transitions from steep slopes of the Coast Range and Chehalis Ridge to its meandering lower floodplain.

19 Tillamook State Forest
The Tillamook State Forest provides a scenic panorama and defines the western edge of the greater metropolitan area as well as providing drinking water for a substantial population of the region.

20 Lower Gales Creek
Lower Gales Creek provides the only remaining steelhead spawning area of the Tualatin River and also provides wildlife habitat, water quality/quantity benefits and recreation, education and stewardship opportunities.

21 Dairy and McKay Creeks Confluence
Dairy and McKay Creeks drain a largely agricultural watershed within Washington County, enhancing water quality and providing wildlife habitat along these major tributaries contributes significantly to the natural functions of the Tualatin River.

22 Rock Creek Headwaters
The upper watershed of Rock Creek provides a great opportunity for water quality protection goals for the lower watershed as the creek and its

tributaries pass through rapidly urbanizing neighborhoods within the cities of Hillsboro and Beaverton.

23 Forest Park Connections
The Forest Park connection area provides protection to key watersheds like Balch, Miller, Ennis and Agency Creeks and secures the integrity of the "big game" corridor that links the park with habitat in the northern Coast Range.

24 Dixie Mountain
Lying within the Tualatin Mountains range northwest of Forest Park, Dixie Mountain is a heavily forested area that serves as a major attractant for roosting and nesting bald eagles.

25 Sauvie Island
The 26,000-acre Sauvie Island is one of the largest attractants to waterfowl, neo-tropical bird migrants, and raptors and is one of the region's most identifiable landscape features.

26 Columbia River Islands
The Columbia River islands provide significant aquatic habitat for migrating salmon and protected upland wildlife habitat for nesting shorebirds and raptors and are very identifiable within the bi-state landscape.

Metro People places • open spaces

Clean air and clean water do not stop at city limits or county lines. Neither does the need for jobs, a thriving economy and good transportation choices for people and businesses in our region. Voters have asked Metro to help with the challenges that cross those lines and affect the 25 cities and three counties in the Portland metropolitan area.

A regional approach simply makes sense when it comes to protecting open space, caring for parks, planning for the best use of land, managing garbage disposal and increasing recycling. Metro oversees world-class facilities such as the Oregon Zoo, which contributes to conservation and education, and the Oregon Convention Center, which benefits the region's economy.

Your Metro representatives

Metro Council President
David Braddon
Metro Councilors
Rod Park, District 1
Brian Newnam, District 2
Carl Hosidoka, District 3
Kathryn Harrington, District 4
Rex Burkholder, District 5
Robert Liberty, District 6
Auditor
Suzanne Flynn

Metro's web site
www.metro-region.org



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A NEW LOOK
AT REGIONAL
CHOICES
FOR HOW
WE GROW



New Look At Regional Choices

Summary of the Natural Landscape Features Inventory

INTRODUCTION

The Metro Council launched the New Look at Regional Choices work program, which will re-examine the way we carry out the region's long-range plan, the 2040 Growth Concept. The New Look at Regional Choices work program is separated into three broad categories: Investing in our Communities, Shape of the Region and the Regional Transportation Plan (RTP). The Shape of the Region portion of the New Look work program, a coordinated effort with Clackamas, Multnomah and Washington Counties and the State Departments of Land Conservation and Development and Agriculture, focuses on balancing regional agricultural land needs with the protection of natural resources and the creation of great communities. This memo focuses on the natural resources component of the Shape of the Region. The intent is to define a simple mapping process that will identify those features of the landscape that influence the sense of place for the greater region and ultimately will help define the future urban form of the greater region.

BACKGROUND

Metro Planning and Parks and Greenspaces staff have been working with members of the Metro Greenspaces Policy Advisory Committee to identify natural landscape features that influence the sense of place for the greater region. The process for identifying these features included standard GIS format mapping of natural resources as well as the collective expertise of a select group of ecology and park professionals from various federal, state, local and private organizations. The inventory and assessment was based on a couple of key questions:

- What natural resources are essential to the health and welfare of the region?
- What landscape features define the sense of place for the region?

To give context to the broader New Look perspective, the inventory area extended from north of Salem to the North Fork of the Lewis River on a north-south axis and from the Cascade foothills to the Coast Range on the east-west axis.

NATURAL LANDSCAPE FEATURES

Below are the twenty-six identified natural landscape features, listed as one moves in clockwise motion starting at the Columbia River in the east portion of the region.

1 Columbia River Gorge Scenic Area

The Columbia River Gorge is a spectacular river canyon, 80 miles long and up to 4,000 feet deep, cutting the only sea level route through the Cascade Mountain Range.

2 Cascade Foothills

The Cascade Mountains foothills provide a scenic panorama for Portland and the eastside of the region and provide drinking water for the majority of the population of the region.

3 Sandy River Gorge

The Sandy River Gorge is a 12.5-mile stretch of the river that winds its way through the 800-foot-high basalt and sandstone canyons and is designated as both a State Scenic Waterway and a National Wild and Scenic River.

4 East Buttes

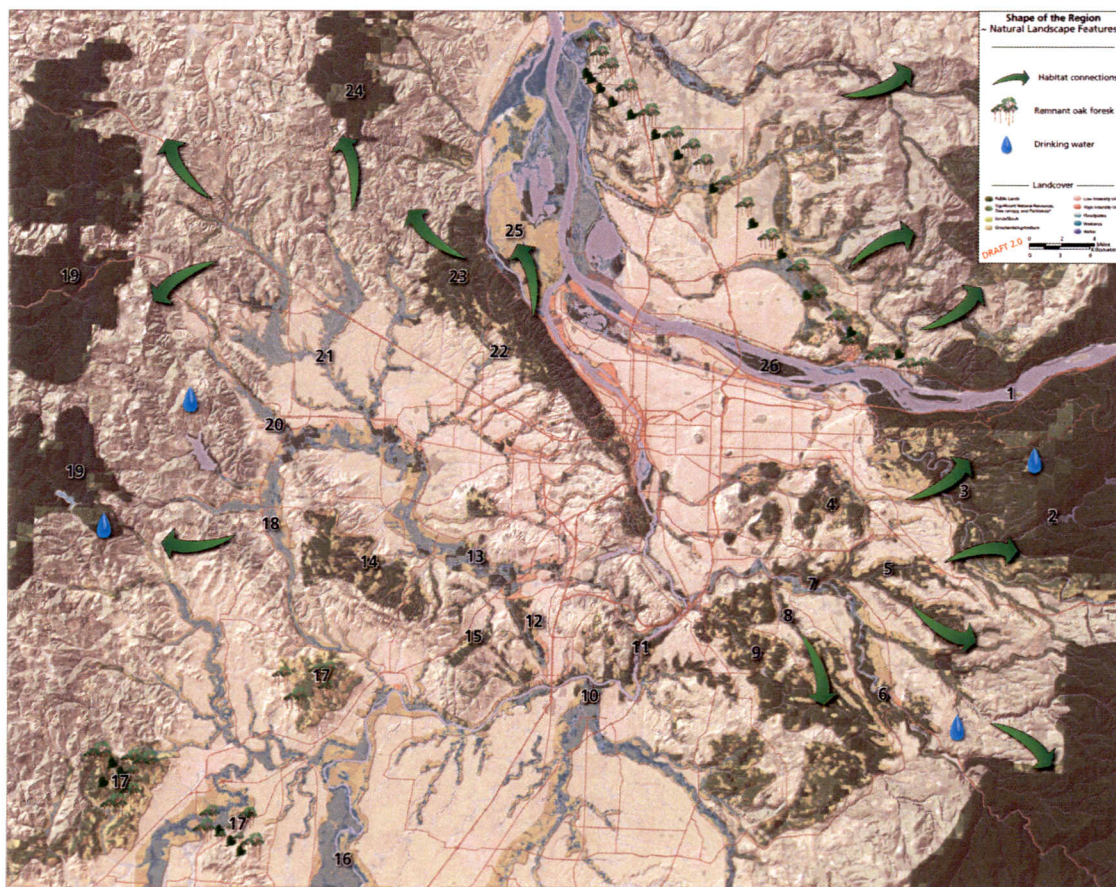
The forested buttes stretching from Gresham south through Damascus and Happy Valley create a unique geography for local residents and provide welcome relief from surrounding land uses.

5 Deep Creek Canyons

The intact steeply wooded slopes of Deep Creek and its major tributaries of Noyes and Tickle Creeks serve as the principal corridor connecting the Clackamas River to habitat areas to the north within urbanized areas.

6 Clackamas River

The Clackamas River watershed is home to the last significant run of wild late winter Coho in the Columbia Basin, is a part of the National Wild and Scenic River system designated as a recreational river and provides high quality drinking water to approximately 200,000 people.



7 Clackamas River Bluffs and Greenway

The Clackamas River Bluffs area contains uncommon habitat types that provide an important link to the lower river for the communities of Damascus and Happy Valley.

8 Clear Creek Canyon

Clear Creek is a high-quality fish-bearing creek that supports 11 different varieties of fish, including rainbow trout and endangered fall chinook and coho salmon, steelhead and threatened coastal cutthroat trout.

9 Newell and Abernethy Creeks

Located within and surrounding Oregon City, Newell and Abernethy Creeks provide critical fish and wildlife habitat in a rapidly urbanizing area, especially threatened habitat for steelhead and cutthroat populations.

10 Lower Pudding River

The Pudding River flows through forests and developed plains of the Willamette Valley to form a large floodplain delta with the Molalla River, an important seasonal resting area for large gathering of waterfowl.

11 Willamette Narrows to Canemah Bluff

The Willamette Narrows is a stretch of steep cliffs and rocky islands that are botanically rich, home to plants normally found far north and east of our region, and also contains a unique place called Peach Cove Bog, believed to be the only wetland of its kind remaining in the Willamette Valley. Canemah Bluff is noted for a diversity of habitats and its historical use by Native Americans.

12 Tonquin Geologic Area

Ancient floods created the Tonquin geologic area 12,000-15,000 years ago creating unique geologic formations including "kolk" ponds, channels, basalt hummocks and knolls.

13 Tualatin River

The riparian areas and floodplains of the Tualatin River are important to protecting the water quality of this river heavily impacted by urban and agricultural uses. In addition to providing flood storage, the floodplains and associated wetlands support considerable numbers of waterfowl and migrating neotropical birds.

14 Chehalis Mountains

The unbroken ridges and forested slopes of the Chehalis Mountains provide an important scenic

Continued on back



Environmental Science &
Assessment

Jack Dalton
Senior Wetland Scientist/Wildlife Biologist

Education

B.S., Biology, Lewis and Clark
College, Portland, Oregon

Expertise

Wetland Assessment
Mitigation Planning
Plant and Bird Surveys
Habitat Evaluation
Sensitive Species Surveys
Habitat Restoration Plans
Agency Consultation

Experience

Jack has over 17 years of experience in environmental assessment involving wetland documentation and permitting, habitat assessment, plant surveys, bird surveys and wildlife research. He has served as project manager and has led environmental documentation for projects involving road and trail alternatives analysis, master planning, wetland mitigation design, habitat restoration and resource inventories on numerous sites throughout Oregon and Washington.

Recent Projects

Jack has been responsible for managing and working on the following projects.

City of Sherwood Cedar Creek Trail Feasibility Study

ES&A provided the environmental documentation on the 1.5-mile Cedar Creek Trail feasibility study. The trail will be a multi-use path that will serve as a major north/south trail connector between Stella Olsen Park and the Tualatin River Wildlife Refuge in the **City of Sherwood** urban trail system. Environmental Science & Assessment, LLC (ES&A) prepared the assessment of the wetlands areas and vegetated corridors in the project area and mapped resource boundaries using GPS.

City of Irrigon First and Columbia Bike and Pedestrian Improvements

ES&A conducted a sensitive species survey of the sidewalk and bicycle lane project alignment along Highway 730. Field survey and research was conducted to determine the presence of threatened or endangered species and designated critical habitats for species under NMFS/USFWS jurisdiction. A Biological "No Effects" memorandum was prepared that addresses the presence and potential impacts on such species in the project area.

I-5: Delta Park (Victory Blvd. to Lombard Section)

Conducted listed plant and wildlife inventories. ES&A prepared biological (sensitive, proposed and listed species, and wetland) documentation to support the NEPA Environmental Assessment (EA) for **ODOT's I-5: Delta Park (Victory Blvd. to Lombard Section)** project. The project included biological analysis of impacts for three build alternatives and one design option. ES&A prepared a Biological Assessment to address potential impacts to proposed and listed species, and a wetland determination document.

Cedar Creek Culvert Replacement

Jack conducted a wetland delineation and CWS Natural Resource Assessment to support of the USACE/DSL permit applications. The project involved a culvert replacement in Sherwood near Stella Olsen Park that included temporary and permanent impacts to wetlands and streams. The project included replacing the culvert with a bridge structure, channel and wetland restoration, construction of water quality facilities and a multi-use path that will connect to the proposed **City of Sherwood Cedar Creek Trail** system.

Sherwood School District Wetland Permitting

Jack prepared a wetland delineation, impact assessment and mitigation plans for a 34-acre school site for the **Sherwood School District 88J** in a newly annexed portion of the City of Sherwood. The project involved preparing baseline wetland documentation, conceptual mitigation design for two mitigation sites and coordinating with local, state and federal agencies in completing the Joint Removal-Fill/Section 404 Permit.

Hedges Creek – Blue Lot Pedestrian Bridge

The project is located at a culvert crossing of Hedges Creek between the **City of Tualatin** Blue Lot parking lot and Tualatin Community Park. The proposed plan includes removing the existing asphalt path and culvert and replacing the path with an 80-foot pedestrian bridge span extending over both the creek and associated floodplain. Tasks included the wetland delineation and preparation of a CWS Natural Resource Assessment (NRA) for proposed Hedges Creek culvert (HSC01) removal near Tualatin Community Park in Tualatin, Oregon.

Thimble Creek Development

Jack participated in a site visit of the Oregon City Golf Club (OCGC) with an interdisciplinary team to evaluate the proposed land use designations and park overlay within this property as part of the Beaver Creek Road Concept Plan. The purpose of this evaluation was to determine if the proposed land use and special parks overlays proposed in the Concept Plan best reflect the existing resource boundaries along the edge between the inventoried natural areas and the other land use areas within the OCGC property. Tasks included providing a summary of the background documentation conducted to map the natural areas within the Concept Plan and provide opportunities and constraints related to natural resources and future development within the OCGC property.

Trust for Public Lands- Summer Creek Natural Area

Jack prepared a wetland determination and resource mitigation analysis for a parcel along Summer Creek and Fanno Creek as part of a market appraisal for the **Trust for Public Lands** project. TPL used this information in purchasing the parcel for use as an open space and will restore the natural plant communities on site.

Multi-year Waterway Maintenance Permit

ES&A prepared an application to the USACE and DSL for multi-year Section 404 and Removal-Fill authorization for **Multnomah County Drainage Districts** maintenance activities. Seventy-six (76) resource sites were inventoried within the 15 square mile maintenance district within the area bordered by Smith Lake, the Columbia River, the Sandy River and Columbia Boulevard/I-84. Tasks included background and field review associated natural resources, preparation of a resource assessment based on SAM 2000 to provide a resource management rating to be used in determining specific mitigation conditions for maintenance activities in drainage ditches (secondary waterways) and the Columbia Slough.

SW Nyberg Road & I-5 Interchange

Jack Dalton

Performed background and field assessments, and prepared natural resource documentation for improvements associated with Nyberg Road/I-5 Interchange for **City of Tualatin**. Prepared a Natural Resources Assessment for Water Quality Sensitive Areas and Vegetated Corridors in order to obtain a Services Provider Letter from Clean Water Services.

BNEPA Environmental Report for Wastewater Facilities Plan

Conducted wetlands assessment and prepared USFWS Biological Assessment to support the Wastewater Facilities Plan's NEPA Environmental Report for the **City of Brownsville** in order to comply with Rural Development, Rural Utilities Service guidance. Jack completed supplemental studies including wetlands delineation and listed plant species assessment.

Oregon Bridge Delivery Partners - Bundle 310

ES&A conducted an assessment of natural resources and prepared environmental permits for replacement of five **ODOT I-5** bridges in Lane County. Surveys were conducted for the presence of listed fish, rare plants and wetlands. Other tasks include developing in water work area isolation plans and assessment of impacts to the Coast Fork of the Willamette River and Martin Creek.

Freeway Land Company Site

ES&A is providing environmental services for the **Freeway Land Company** site in southeast Portland, Oregon. Work completed included wetland delineation and functional assessment for a proposed mitigation area. Also assisted in preparing a comprehensive mitigation plan to address wetland impacts on site. Other services also include providing technical documentation to the Oregon Division of State Lands (DSL) and the U. S. Army Corps of Engineers (USACE) regarding wetland functions assessment, and assisting in the preparations of removal-fill applications to DSL and USACE.

Brush College Road Realignment

Conducted a wetland delineation and functional values analysis for a roadway improvement project for the **City of Salem**. The project required preparing assessment and mapping documentation of potential impacts to three stream crossings and associated wetlands along 3600 linear feet of Brush College Road.

Fanno Creek Bridge Water Line

Conducted a wetland delineation and functional values analysis for a water line improvement project for the **City of Beaverton**. The project required preparing assessment and mapping documentation of potential impacts to Fanno Creek and associated wetlands surrounding the Denny Road crossing.

147th Avenue Road Realignment

Conducted a wetland delineation and functional values analysis for a realignment of a 1.25-mile segment of 147th Avenue within an approximately 8-acre study area for the **City of Happy Valley**. Report documentation required data collection within agricultural fields currently under cultivation, a Rock Creek tributary and on three intermittent drainages. The project included coordination with DSL on wetland mitigation and permitting, project engineers and contractors on location of proposed creek crossings, and surveyors on mapping resources.

Environmental Mapping Report for Wastewater Improvements

Prepared an Environmental Mapping Report to support a wastewater treatment improvement project for the **City of Cannon Beach**. Evaluated the biological community, unique habitat, recreational uses, and other beneficial uses potentially impacted by wastewater discharges into Ecola Creek to comply with DEQ requirements.

Miles Crossing Biological Assessment

Prepared USFWS Biological Assessment for the Miles Crossing Sanitary Sewer District project in **Clatsop County, Oregon**. Species evaluated included listed species (bald eagle, marbled murrelet, brown pelican, Columbian white-tailed deer, Oregon silverspot butterfly, water howellia, 5 ESU's of steelhead, 1 ESU of sockeye salmon, 5 ESU's of chinook salmon, 1 ESU of chum salmon, 3 ESU's of coho salmon, coastal cutthroat trout). Also, per Rural Utilities District standards, 23 candidate species and species of concern were included in the impact evaluation.

Brownsville NEPA Environmental Report

The **City of Brownsville** received a federally funded Community Development Block Grant from the Oregon Economic and Community Development Department and is required to prepare a NEPA EA for proposed wastewater system improvements outlined in the City's Facilities Plan. Jack prepared Wetland Delineation Report and wetland restoration plans as support documentation for USACE/DSL joint Section 404/Removal-Fill permit approvals for the project.

Williams Communications Optic Cable Environmental Survey

Conducted wetland determinations and stream analysis along proposed fiber optic cable route between the Columbia River and the Lewis River in Cowlitz County. Duties included coordinating with Williams Communications for property access, delineating wetland boundaries in project corridor, collecting stream data, and mapping wetland and stream resources on project maps.



WASHINGTON COUNTY OREGON

February 17, 2010

Commissioner Jeff Cogan
Multnomah County Board of Commissioners
501 SE Hawthorne Blvd.
Portland, OR 97214

RE: Urban and Rural Reserves Area 9B (aka "the L") on the CORE 4 map of 2/8/10

Dear Jeff:

In recent months there has been considerable discussion and examination of the above-referenced area and its suitability to be designated Urban or Rural or be left undesignated on the URRs map.

This land area, if developed, is likely to receive services from Washington County and one or more of its service districts due to its topography and proximity to urban services on the west side of the Multnomah/Washington County line. I have been asked to clarify whether these services, such as water, sanitary sewer, transportation and other services would indeed be available.

The answer is 'yes', these services can be available.

As we have discussed in the past, there are some complications when a land area is in one county and needs to be served by another county. However, when this land area is considered for inclusion in the Urban Growth Boundary we know that a concept plan must be made, public services identified, a realistic finance plan be developed and governance decided.

I have also been asked whether Washington County would object to the area being designated Urban Reserves. Because all of these matters have to be worked out in advance, and without satisfactory resolution the Metro Council will not bring the area into the UGB, we are comfortable and can support a designation of Urban Reserves.

If you or your Board has further questions, or if I can assist in clarifying this matter further, please do not hesitate to ask. Best wishes to all of you as we bring the significant URRs process to a close.

Sincerely,

Tom Brian, Chair
Washington County Board of Commissioners

C: Chair Ted Wheeler
Commissioner Deborah Kafoury
Commissioner Judy Shiprack
Commissioner Diane McKeel

Board of County Commissioners

155 North First Avenue, Suite 300, MS 22, Hillsboro, OR 97124-3072
phone: (503) 846-8681 • fax: (503) 846-4545

Tualatin Valley Water District



1850 S.W. 170th Ave. Beaverton, Oregon 97006 Phone: (503) 642-1511 Fax: (503) 649-2733 www.tvwd.org

Gregory E. DiLoreto
General Manager

Bernice Bagnall
Chief Financial
Officer

Debra Erickson
Manager, Human
Resources

Dale Fishback
Manager, Operations
& Field Services

Todd Heidgerken
Manager, Community
& Intergovernmental
Relations

Mark Knudson, P.E.
Chief Engineer

Brenda Lennox
Manager, Customer
& Support Services

April 13, 2010

Tom Vanderzanden
15903 W. Logie Trail Road
Hillsboro, OR 97124

Dear Tom:

You have requested that I provide you with information regarding the Tualatin Valley Water District's (TVWD) ability to provide water service to an area outside the current District Boundary. This area was included in the study of urban/rural reserves, known as area 9B and areas surrounding 9B.

We could easily serve any of this area below about elevation 460, the southwest portion of area 9B, using our existing Springville Reservoirs and the planned future North Bethany Reservoir.

It appears that about one-fourth of area 9B lies above elevation 460. In order for TVWD to provide service to this area, improvements would need to be made.

Our most likely scenario for providing service to the remaining portion would involve an additional reservoir at a new site at about elevation 820 and construction of a new pump station at the planned future North Bethany Reservoir. This is feasible, and not particularly expensive, nor is it outside of the improvements we are making to serve the North Bethany area, brought into the urban growth boundary during the last expansion.

As a part of the urban services agreements in the Metro area however, the District adheres to the urban services boundaries that have been set and we would not serve the above mentioned area unless we were authorized by Multnomah County and the City of Portland, the designated water provider.

I hope this answers your questions. Call or write should you have further questions, or need additional information. I can be reached at 503-848-3032, or greg@tvwd.org.

Sincerely,

Gregory E. DiLoreto
General Manager

Cc: Mark Knudson, Chief Engineer

Letter to T. Vanderzanden (2) 04-13-10



WATER - not to be taken for granted
100% post consumer recycled fiber

November 23, 2009

Matt Wellner
Metropolitan Land Group
17933 NW Evergreen Parkway, Suite 300
Beaverton, OR 97006



321 SW 4th Ave., Suite 400
Portland, OR 97204
phone: 503.248.0313
fax: 503.248.9251
lancasterengineering.com

*RE: East Bethany Urban Reserve Candidate Area
Transportation & Connectivity*

Dear Mr. Wellner:

This letter is written to supplement the September 10, 2009 letter submitted by Lancaster Engineering at the meeting of the Multnomah County Board of Commissioners on that same date. Following that Board of Commissioners meeting, additional analysis has been performed related to the potential connection of NW Saltzman Road north to NW Springville Road. As you know, this important connection would not likely be made in a rural setting. The benefit of the Saltzman Road connection is a critical element in the future urbanization of East Bethany, adjacent to Washington County.

The transportation planning analysis described in this report is conducted "following" North Bethany. That is, development of North Bethany, together with the associated transportation infrastructure improvements, is assumed to be in place at the end of the planning horizon. From that point, the analysis of East Bethany begins.

Transportation System Models

As discussed in the September 10 letter, Washington County has invested in a significant amount of infrastructure planning and construction to bring Saltzman Road north to the boundary with Multnomah County. To date, neither Washington County, Multnomah County, nor Metro have prepared a refined transportation system model that links Saltzman Road to Springville Road, through Multnomah County. However, both Washington County and Metro have done a significant amount of transportation system modeling work in the area. For this analysis, several transportation system models were used.

The first is the model that has been utilized for recent analysis of the North Bethany plan area. This model includes the more rural transportation system in Multnomah County, but does not include the connection of Saltzman Road to Springville Road. The second is a variation of the first model that is being maintained by Washington County. This model has slight variations, but also does not include the Saltzman Road connection. Lastly, the model that is maintained by Metro was examined. While the standard Metro model does not include the Saltzman Road connection, Metro staff made such a connection in the model at our request and provided modeling output showing the effect of the additional connectivity.



Matt Wellner
November 23, 2009
Page 2 of 4

It should be noted that this scenario is not part of the adopted model maintained by Metro, but is merely used as an analysis tool to investigate and substantiate the benefits of such a connection. None of the demographics in the model (such as households and employment) were modified.

Benefits of Connectivity

While each of the three models vary to some degree, all indicate that at the end of the planning horizon with North Bethany in place, Kaiser Road south of Springville Road will carry peak-hour traffic volumes near 1,000 vehicles per hour in each direction. Using a lane capacity of 1,050 vehicles per hour¹, this loading is approaching the need to widen Kaiser Road to five lanes. In other words, Kaiser Road can accommodate all of North Bethany as a three-lane facility, but at build out, it will be near capacity and will experience congestion during the peak hours.

This congestion is due primarily to a lack of north/south connectivity within the planning area. Without the Saltzman Road connection to Springville Road, only 185th Avenue and Kaiser Road provide access to and from the south to both North Bethany and East Bethany. Skyline Boulevard in Multnomah County is another option, although it is less desirable because of its rural character and because it does not provide as direct a connection as 185th Avenue or Kaiser Road to other major transportation facilities or employment and commercial centers in Washington County.

Clearly, the connection of Saltzman Road to Springville Road would improve connectivity and provide an additional north/south travel option. As expected, the connection reduces volumes significantly on other routes. Comparison of model runs with and without the street connection show a decrease of approximately 650 peak hour trips on Kaiser Road and 575 peak hour trips on Skyline Boulevard.

As demonstrated by the model, spreading the north/south travel demand across four facilities² rather than just three results in lower traffic volumes on the primary routes. The model also shows a corresponding increase in traffic on Saltzman Road with the connection in place. With North Bethany and its street network and planned improvements completed, the Saltzman Road connection north of Laidlaw Road would carry approximately 1,460 evening peak hour trips (total of both directions). This does not include additional urban development within East Bethany, although the effects of this development are discussed in the following section.

East Bethany Development

In each of the models examined for this analysis, land areas are divided into Transportation Analysis Zones (TAZs) and each zone has its own characteristics in terms of number of households, amount of employment, etc. The TAZ that includes East Bethany is quite large. It is bordered by Washington County on the west and south, extends east of Skyline Road on the east and half way between Germantown Road and Springville Road on the north. In addition, the trips from the TAZ

¹ This lane capacity was also used by DKS Associates in Washington County's North Bethany transportation analysis as well as subsequent work by Kittelson and Associates

² Skyline Boulevard, Saltzman Road, Kaiser Road, and 185th Avenue



Matt Wellner
November 23, 2009
Page 3 of 4

are loaded in a single location which is at approximately the geographical center of the TAZ, although this point is a significant distance from the fringes adjacent to Washington County, which is of primary concern for this analysis.

Even with these simplifications, the directional split of traffic from the TAZ is relatively even between the east and the west. Attached to this letter is a map showing the area surrounding East Bethany. The map shows the location of commercial and office developments and also shows the location of schools. As shown on the map, these trip attractors are located to the south and west of the East Bethany planning area within Washington County. Very little commercial development is available within close proximity to the north and east in Multnomah County. Therefore, with development along the southern and western edges of the East Bethany planning area, it is logical to assume much of the site traffic would travel to the south and west. This focuses urban traffic away from rural Multnomah County roads and also makes use of the increase in available capacity on Washington County facilities. In addition, it is expected that there would be a significant amount of shorter-length trips between residential uses and commercial and institutional uses in North Bethany, East Bethany, and nearby areas such as Bethany Town Center and the commercial center at West Union Road and 185th Avenue.

Jurisdictional Boundaries

As discussed above, the East Bethany planning area is in Multnomah County, but a significant percentage of the trips from urban development in the area would be to and from Washington County. The connection of Saltzman Road to Springville Road will benefit both counties, and it is very unlikely to be made without the future urbanization of this area.

While both counties would benefit, it is recognized that the planning area lies within Multnomah County and a significant amount of the traffic impacts from urban development would be directed toward Washington County. A possible solution to this situation would be a sharing of transportation system development charges. Based on the analysis conducted to date, approximately 60 percent of the traffic from the area would utilize Washington County facilities and the remaining 40 percent would be in Multnomah County. While we are not advocating sharing system development charges based solely on trips, this distribution of traffic can be used to help guide how a sharing mechanism may ultimately be employed.

Conclusion

The increase in connectivity provided by the northern extension of Saltzman Road to Springville Road would offer an important travel option for existing and future trips in the area, particularly those within North Bethany and developing areas along Saltzman Road. This connection of Saltzman Road to Springville Road would likely not be possible without urban development within East Bethany.

Such urban development could make use of the significant infrastructure planned for North Bethany and trips would be directed largely to the west and south in Washington County, away from rural Multnomah County transportation facilities. In addition, the extension of Saltzman Road would



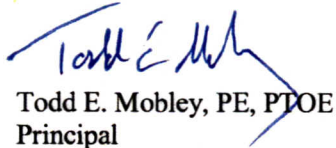
Matt Wellner
November 23, 2009
Page 4 of 4

decrease travel demand on Skyline Boulevard, which is a Multnomah County facility that is rural in character. Considering the overall transportation system and not the jurisdictional boundary and the political and financial complications that its presence induces, the connection of Saltzman Road to Springville Road is clearly beneficial to the system.

For these reasons, we continue to recommend that the East Bethany planning area be designated as an Urban Reserve. Additional transportation analysis is also recommended to determine the amount of urban development that would be possible and to more accurately quantify the impacts of such development on Multnomah and Washington County transportation facilities.

If you have any questions regarding this information or if we can be of any other assistance, please don't hesitate to call.

Sincerely,



Todd E. Mobley, PE, PTOE
Principal

(10)

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: MAY 6, 2010

SUBJECT: URBAN / RURAL Reserve Final Vote

AGENDA NUMBER OR TOPIC: R-12

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Yark Andrews

ADDRESS: 13410 NW Springfield

CITY/STATE/ZIP: _____

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

(11)

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 3/6/10

SUBJECT: Urban & Rural Reserves Public Involvement

AGENDA NUMBER OR TOPIC: Urban - Rural decision in Feb 2010

FOR: X AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Kevin O'Donnell

ADDRESS: 5981 NW 142nd TER

CITY/STATE/ZIP: 97229

PHONE: _____ DAYS: _____

EVES: _____

EMAIL: Kevinopublic@gmail.com

FAX: _____

SPECIFIC ISSUE: attached

WRITTEN TESTIMONY: attached

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

Urban and Rural Reserves Public Involvement – Feedback on Area 9A through 9F

Multnomah County Commissioners:

Thank you for your recent decision on designating the west side of Multnomah County outside of the UGB as Rural Reserves. Your attention, research and evaluation were much appreciated. I believe that the logic you applied in meeting the criteria set forth bodes well for the future LCDC review. In order to protect your decision, I recommend inserting some additional information.

Please add this **additional text** to 'Area 9A – 9C' on page# 6 of Exhibit 2: Reasons for Designating Areas in Multnomah County as Urban Reserves or Rural Reserves under section *Why This Area was Designated Rural Reserve*:

1a) Existing text: Beaverton is over two miles to the south. Metro assigned urban planning....

1b) Enhanced text: Beaverton is over two miles to the south, **with the rest of the Washington County bordering Areas 9A-C being unincorporated (source: <http://washims.co.washington.or.us/GIS/MapGallery/maps/WashCoMap.pdf>)**. Metro assigned urban planning....

2a) Existing text: The City emphasizes lack of urban transportation services and the high cost of improvements to rural facilities and later maintenance of the facilities. The City further points....

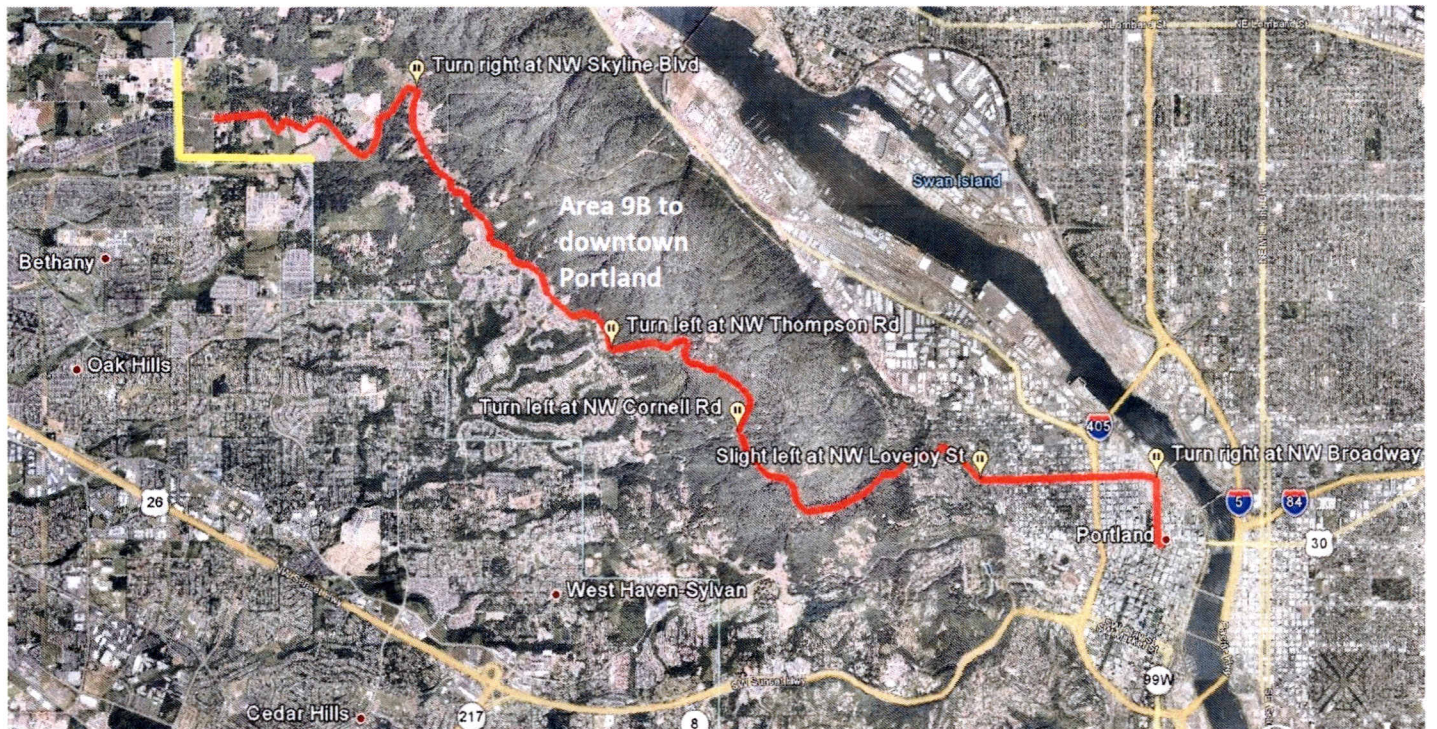
2b) Enhanced text: The City emphasizes lack of urban transportation services and the high cost of improvements to rural facilities and later maintenance of the facilities. **In addition, Metro's 30 year plan on High Capacity Transit System does not extend to this area (source: http://library.oregonmetro.gov/files/adopted_hct_regionalmap.pdf)**. **Area 9B is over 4 miles from the closest MAX stop at Sunset Transit Center.** The City further points....

Lastly, below I have included the two default routes by Google maps, giving directions from Area 9B (lower Springville 'L') to downtown Portland and to PDX. These routes are what many of the existing residents in NE unincorporated Washington County already use, and what even more new residents to North Bethany will start following. If Area 9B had any new growth, those new residents would add to this 'shortcut' usage of driving through the Tualatin Mountains.

Thank you for your time.

Kevin O'Donnell
5981 NW 142nd Terrace
Portland, OR 97229

Shortcut route from Area 9B to Portland downtown:



Shortcut route from Area 9B to Portland airport:

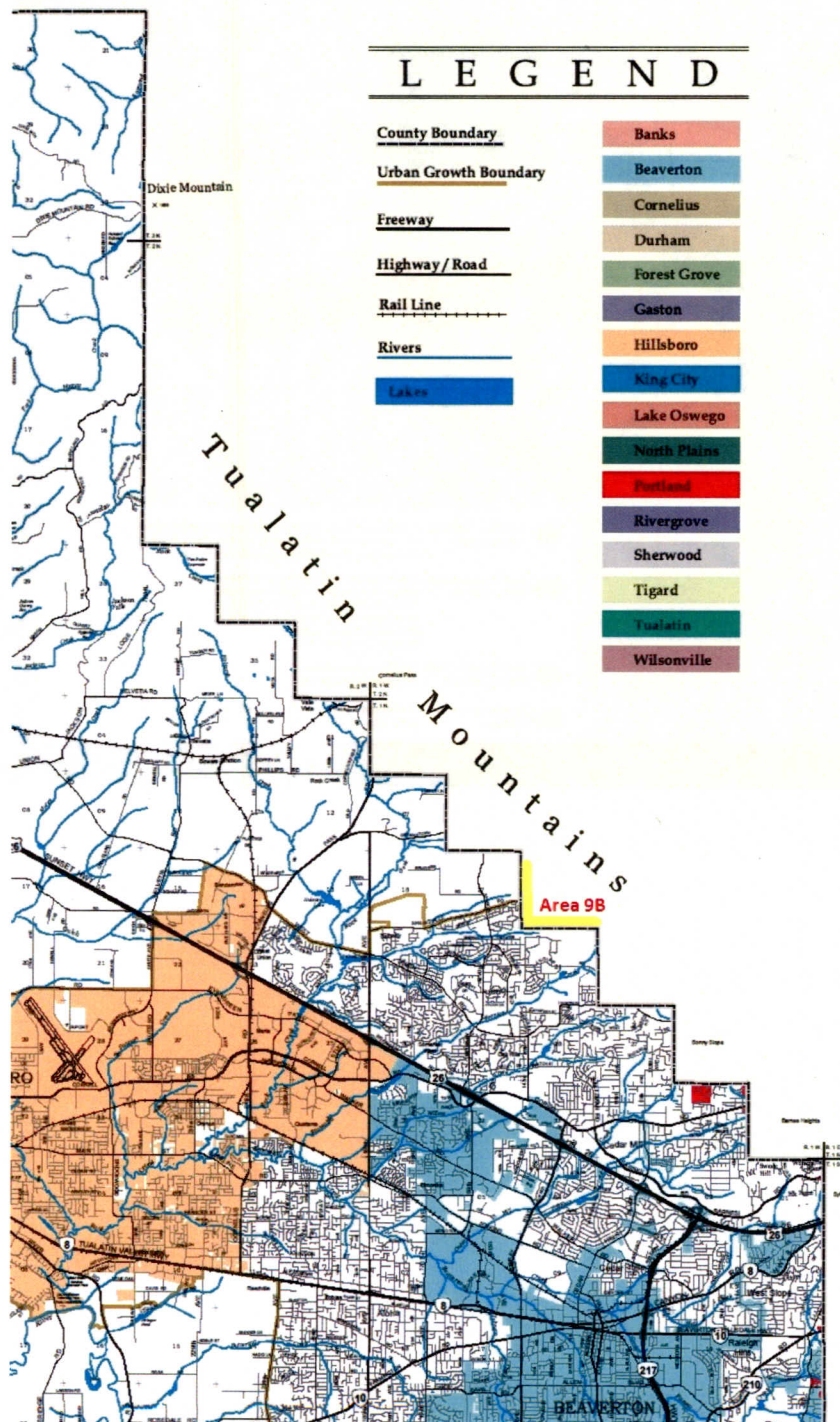


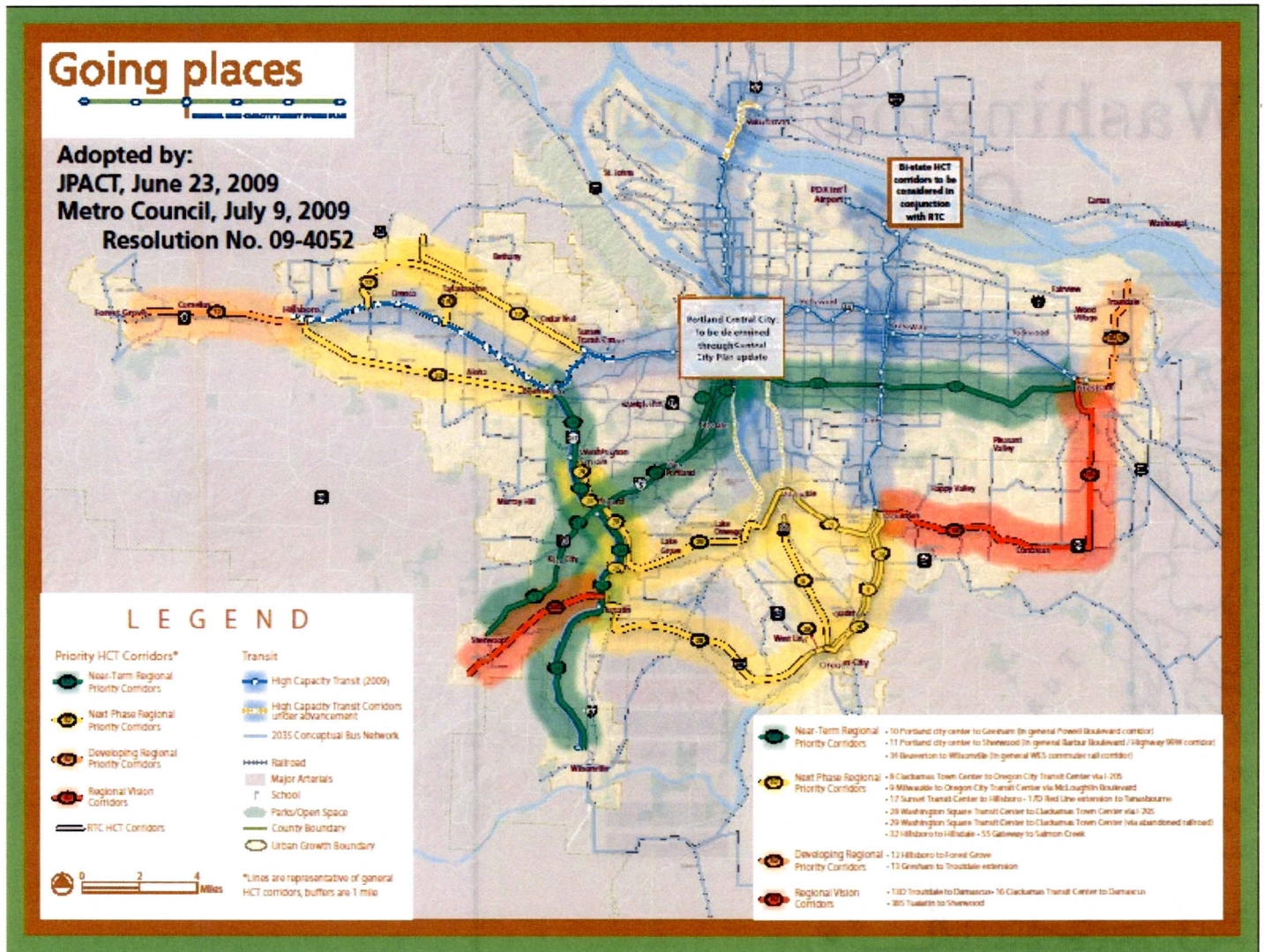
Excerpts taken from the added links in recommended additions to Exhibit 2 reasons

Washington County cities - source: <http://washims.co.washington.or.us/gis/index.cfm?id=2>

file: <http://washims.co.washington.or.us/GIS/MapGallery/maps/WashCoMap.pdf>

Washington County Oregon





MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

12

Please complete this form and return to the Board Clerk
This form is a public record

MEETING DATE: 5-6-10

SUBJECT: Rural Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: X AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Cori Bacher

ADDRESS: 7547 N.W. Skyline Blvd.

CITY/STATE/ZIP: Portland OR 97229

PHONE: DAYS: 503-285-8177 EVES: same

EMAIL: cfbacher@msn.com FAX: _____

SPECIFIC ISSUE: hold Rural Reserve line- do not reduce it.

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

(13)

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk
This form is a public record

MEETING DATE: 5-6-10

SUBJECT: Reserves

AGENDA NUMBER OR TOPIC: R-12

FOR: X AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Carol Chevaneck

ADDRESS: 13300 NW Germantown Rd

CITY/STATE/ZIP: Portland, OR 97231

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: yes!

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

Carol Chesarek
13300 NW Germantown Road
Portland, OR 97231

May 6, 2010

Chair Cogen and Multnomah County Commissioners
501 SE Hawthorne Blvd.
Portland, Oregon 97214

Re: Urban and Rural Reserves

Chair Cogen and Commissioners,

Thank you for the opportunity to provide some comments today. I hope this will be our last Reserves hearing.

I'm here today to ask you to affirm your February decisions about Reserves, especially the Rural Reserves in the West Hills. Thank you for the time, effort, and careful consideration that I know you put into those decisions.

I do hope that you will ask County staff to review new information submitted today for possible inclusion in the draft Findings.

The Administrative Rules for Rural Reserves were carefully crafted, widely communicated to the public, and Reserves negotiations since they were adopted in early 2008 assumed that, for example, new uses would be barred in Rural Reserves. Changing these terms in a significant way now looks like a bait and switch.

SB 1011 and the current Administrative Rules make it clear that Rural Reserves are intended to do more than protect resource lands from UGB expansion – they are to protect the viability and vitality of these areas over a long period of time.

According to SB 1011, “rural reserve” means land reserved to provide long-term protection for agriculture, forestry or important natural landscape features... “

Now that we have identified the most important farm, forest, and natural resource areas in the Region and designated them as Rural Reserves, we need to ensure that these resources won't be degraded over time by new roads and new uses that don't benefit or enhance the resources.

One argument for looser rules is that the county wants the option to allow more floating homes in the Multnomah Channel area. Why? Homes in rural areas are generally miles from retail, schools, and urban services. Residents must drive to most destinations. Adding more homes in this type of area won't make the county more energy efficient, and won't result in a Great Community. Homes in sensitive natural resource areas like

Multnomah Channel are likely to degrade both the wildlife habitat and water quality that were the reason for designating the Rural Reserve. Adding more homes in these valuable resource areas, far from urban services, is not an option the county should be asking for.

I'm not arguing that there shouldn't be any rule changes, or go into more details here, but that they must be undertaken with great care, and that we should ensure that any modifications don't harm the very important farm, forest, and natural resources in our new Rural Reserves.

The Administrative Rules are going to be reviewed soon, I hope this board will support strong protections that will help the region sustain the full benefit of resources protected in Rural Reserves.

Thank you.

A handwritten signature in cursive script, reading "Carol Chesarek".

Carol Chesarek

le maps

Address

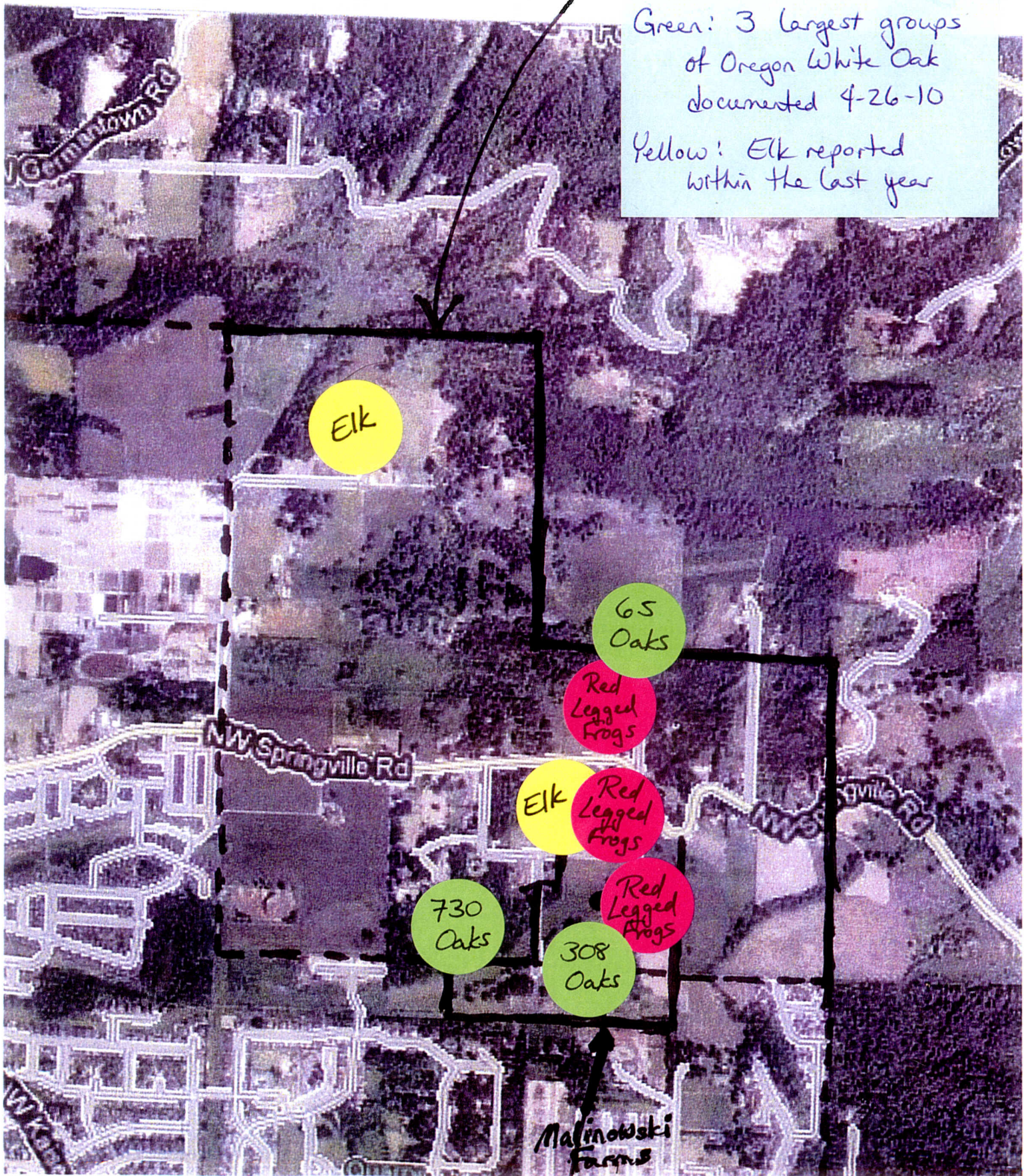
Lower Springville "L", Area 9B

Pink: Adult or Tadpole
Northern Red Legged Frogs
Found 4-28-10

Green: 3 largest groups
of Oregon White Oak
documented 4-26-10

Yellow: Elk reported
within the last year

Area 9B



Elk

65
Oaks

Red
Legged
Frogs

Elk

Red
Legged
Frogs

Red
Legged
Frogs

730
Oaks

308
Oaks

Malinowski
Farms

NW Springville Rd

NW Springville Rd

Countryside Rd

Carol Chesarek
13300 NW Germantown Road
Portland, OR 97231

May 6, 2010

To: Multnomah County Board of Commissioners

Re: Urban and Rural Reserves, West Hills Areas 9A, 9C, 9D, and 9F (formerly Areas 5, 6, 7)

Dear Chair Cogen and Commissioners,

I served on the Multnomah County Reserves Citizen Advisory Committee (CAC). I wanted to summarize information about West Hills Areas 9A, 9C, 9D, and 9F for you (information about Area 9B has a separate detailed summary).

The CAC's recommendations were endorsed by the Multnomah County Planning Commission. The planning commission also recommended against leaving land undesignated.

No urban reserves in Multnomah County were requested by City of Portland or City of Beaverton. Portland believes they have adequate capacity for growth within the city, and prefers to invest in existing urban areas.

Summary of Public Input

The "Phase 4 – January 2010 Public Comment Report (Core 4 Review Draft 2)" says that the public input survey offered at open houses and online yielded these results for Area 9 (Western Multnomah County):

Number of people who answered at least one Area 9 question: 433 (more than any other Area)

Total comments on all questions: 731 (Area 9 had by far the most comments of any Area)

207 responses were from Urban/inside a city, 81 Urban not in a city, 46 Rural in a city, and 76 Rural outside a city.

General Comments: 273 support Rural Reserves

Option 9A (Area 93 bridge): 73% favor Rural Reserve, 14% no designation, 14% Urban

Option 9C (remainder of inner West Hills): 86% favor Rural Reserve, 14% no designation

Option 9F (north of Cornelius Pass): 74% favor all Rural Reserve, 13% support the county recommendation (small Rural areas), 13% no designation (all of area)

[Note: there was no survey question for Area 9D].

Area 7

All parts except Lower Springville (9B) and East Laidlaw (9A):

Rural Reserve Suitability Rating: medium/high (CAC), high (county staff)
Urban Reserve Suitability Rating: low (CAC and county staff)

Lower Springville (9B):

Rural Reserve Suitability Rating: medium/high (CAC)
Urban Reserve Suitability Rating: low/medium (CAC and county staff)

East Laidlaw (9A):

Rural Reserve Suitability Rating: medium/high (CAC), high (county staff)
Urban Reserve Suitability Rating: low/medium (CAC), medium (county staff)

CAC: Recommended all of Area 7 for Rural Reserve to protect natural features

Metro COO: Suggests Rural Reserve consideration for Natural Features and local food producers (such as Malinowski and Beovich farms on Springville Road).

Agriculture Rating: Most of the area is rated Conflicted, but one portion was not rated.

Rural Reserves are defined in SB 1011:

- (1) "Rural reserve" means land reserved to provide long-term protection for agriculture, forestry or important natural landscape features that limit urban development or help define appropriate natural boundaries of urbanization, including plant, fish and wildlife habitat, steep slopes and floodplains."

Area 7 is a poor candidate for future urbanization due to the hills, steep slopes, numerous riparian corridors, and presence of Forest Park (all of which permanently limit the transportation network in the area), even if governance is resolved (see my November 4, 2009 letter re: Urban and Rural Reserves, Lower Springville Road (area UR-1)). Infrastructure would be very expensive and inefficient due to the numerous natural resources and slopes, and housing yield would be relatively low. For example, I've been told that my 2.5 acre parcel could not be subdivided even if it was inside the UGB due to 2 riparian corridors.

Area 7 easily meets the Rural Reserve factors for Natural Features, and is clearly threatened. It should all be designated a Rural Reserve for Natural Features.

Area 6

The CAC's Rural Reserves suitability ratings for this area are misleading -- unlike other areas those ratings were not re-examined after important new information was received at the end of the Reserves process. The overall recommendation of a Rural Reserve is a better indicator of the CAC's final view of this area's Rural Reserve suitability.

All parts except a small area south of Skyline and east of Cornelius Pass Road:

Urban Reserve Suitability Rating: low (CAC and county staff)

Small area south of Skyline east of Cornelius Pass Road:

Urban Reserve Suitability Rating: low/medium (CAC), low/medium (county staff)

CAC: Recommended all of Area 6 for Rural Reserve to protect natural features and farm/forest resources. 8 of 11 members present voted to support the recommendation.

Metro COO: Suggests Rural Reserve consideration for Natural Features

Agriculture Rating: Important

This area should all be designated Rural Reserve to protect Natural Features and Important farm/forest land. It qualifies for the “safe harbor” provision in the Administrative Rules.

Area 5 (NW West Hills)

Rural Reserve Suitability Rating: high (CAC) for farm/forest and natural features

Urban Reserve Suitability Rating: low (CAC and county staff)

CAC: Recommended (unanimous vote) all of Area 5 for Rural Reserve to protect natural features and farm/forest.

Metro COO: Suggests Rural Reserve consideration for Natural Features.

Agriculture Rating: Foundation quality farm/forestry land

All of this area was included in the first two versions of the Natural Landscape Features map. The most recent version deleted the area just south of Scappoose, except riparian corridors. I believe this change was due to relatively young new trees (replanted after commercial harvest) that don't form a contiguous forest canopy at this time.

Tualatin Mountains are a regional landmark, highly visible from most of the region, and key to sense of place for the Tualatin Valley and Portland. The mountains north of Forest Park are visible from new condo towers in northwest Portland.

If you evaluate the area against the factors, the qualities that qualify it for a Rural Reserve are fairly uniform across the area, making it difficult to protect only part of the area.

Because there are two UGBs on either end of this area (Portland Metro and Scappoose), the entire area is within 5 miles of a UGB.

This area should all be designated Rural Reserve to protect Natural Features and Foundation farm/forest land. Portions with 3 miles of the Metro or Scappoose UGB qualify for the “safe harbor” provision in the Administrative Rules.

Rural Reserve suitability

Potentially Subject to Urbanization (3)(a). Area 7 is bounded on two sides by the UGB, there can be no question that this area is “potentially subject to urbanization.” Area 6 is partly bounded by the UGB, and all lies within 3 mile of the Portland Metro UGB. Area 5: the southern and northern edges are within 3 miles of the Portland Metro and Scappoose UGB (respectively). Areas 5 and 6 are adjacent to Hwy 30 and railroad line, and divided by busy Cornelius Pass Road. Some mention the railroad as a possible future commuter rail line. The joint state agency letter indicates that they see Hwy 30 expanding the urbanization threat in the area. More information about this factor is supplied in the Reference section.

Natural Hazards (3)(b). Most of Area 5, and large portions of Areas 6 and 7 are mapped as slope hazards.

Fish and Wildlife Habitat (3)(c). Valuable habitat in this area is well documented by the county, Metro, and the Natural Landscape Features Inventory. All of this area (except a small section near Area 93) has a county SEC overlay for wildlife habitat, and it also contains many significant streams with riparian overlays. These overlays were established based on extensive research. Almost all of the area is included in the Natural Features Inventory (the missing areas are open fields often used by elk). Large portions of Areas 6 and 7 are in Metro's Forest Park Connections and Rock Creek Headwaters target areas for acquisition. I have attached several photos of elk in Areas 7 and 6. Elk have been seen in this Area 7 many times between August 8 and October 14 of this year, using the open farm fields that were not included in the Natural Features Inventory. Red-legged frogs and threatened fish are present in the creeks. County and Metro documentation of wildlife habitat value are included in the References section below.

A large portion of the West Hills are part of ODFW Coast Range Conservation Opportunity Area (CR-09). Most of the West Hills is also Conservation Priority area on the Willamette Valley Synthesis map. According to a memo from Mike Houck and Jim Labbe Re: Suitability of Natural Feature for Urban and Rural Reserves (provided to the CAC at their June 18, 2009 meeting), the Willamette Valley Synthesis Conservation Priorities are one of the component features that are most suitable for inclusion in a rural reserve, and ODFW Conservation Opportunity Areas are another.

The Multnomah County West Hills Reconciliation Report (Revised – May 1996) says:

“Thus it is the quantity of the West Hills Wildlife Habitat Area in relation to its quality and location that are critical to this inquiry. High quality habitat elsewhere in Multnomah County cannot substitute for even medium quality habitat in the West Hills. It is because medium quality habitat is limited, and threatened by conflicting uses at a particular location, that makes the West Hills a significant Goal 5 resource.”

The report also says:

“Continued development in the West Hills wildlife area could result in the fragmentation, and therefore the degradation of both the West Hills' and Forest Park's natural systems, the loss of species diversity, the permanent loss of natural populations to catastrophe such as fire, and the weakening of plant and animal populations due to the lack of genetic diversity available in larger areas.”

The first version of the Natural Landscape Features Inventory (NLFI) was notable for a map that showed natural features with very fuzzy, imprecise edges, and that included few landmarks. This was, perhaps, the most accurate of the Natural Features Inventories, because it recognized that wildlife habitat and riparian areas seldom have crisp edges. The second version of the NLFI was black (orange) and white, with crisp edges showing what areas as definitely “in” or “out.” The final version of the NLFI, provided in mid-2009, uses overlapping shades of blue to indicate Natural Features.

Streams migrate over time. Trees sprout, grow, and eventually die. Wildlife seldom stays within tightly drawn habitat outlines on maps, and many kinds of wildlife need to be buffered from urban areas.

We are fortunate to have a detailed Goal 5 study, documented in the “Multnomah County West Hills Reconciliation Report (Revised – May 1996)”. Research for this report included two studies of wildlife in the West Hills. One of these included a series of six transects and an extensive field study that included trapping. This field work provided far more detailed information about the

wildlife and habitat in the West Hills study area than was available for many other parts of the region, and was an important supplement to the Natural Features Inventory. As a result of this study, Multnomah County established SEC habitat overlays across almost all of the West Hills.

I have attached a photo showing elk in the West Hills. Note that the elk are using open fields that were not included in the Natural Features Inventory.

We are very fortunate to have Roosevelt elk still using areas in the West Hills that are within 15 to 20 minutes of downtown Portland. The Forest Park Neighborhood created an “elk map” during the summer of 2006, asking area residents where they had seen elk in the previous 3 years, and recording information about each sighting. The “elk map” (see page 57 of CAC meeting packet #6, January 8, 2009) has one green dot for each elk sighting, a yellow dot for each cougar sighting, and a black dot for each Black Bear sighting. This map documented elk use of the all rural areas in the West Hills, but most of the sightings were reported in open fields. No doubt this is partly because the elk are more visible when they are in the open, but it clearly demonstrates that elk use both open fields and vegetated cover. Unfortunately, open fields were generally not included in the Natural Landscape Features Inventory, even though they provide critical elk forage. A biologist who spent extended periods of time in Forest Park studying Northern Pygmy Owls reported that elk only seemed to use the far northern section of the park near Newberry Road. This area near Newberry Road has more open areas than the rest of the park, and correspondingly more forage. The elk were not reported to be using developed urban areas.

Long term residents report that there were no elk in the West Hills 50 years ago. The elk herd that now uses the West Hills has grown over time, and a few people have reported counting as many as 90 individuals using a single location. While hunting is allowed, it does not appear to be reducing the overall number of elk in the area. Everyone who reported seeing elk had a story to tell, and it is clear that the elk are highly valued as a local “natural feature.”

Water Quality (3)(d). Areas 5, 6, and 7 are chock full of healthy headwater streams on both sides of the ridge (refer to the County zoning map SEC-s overlays). The importance of these headwater streams is cited in target area information for Metro’s 2006 Natural Areas Bond for Forest Park Connections (“protect important headwater areas on the eastside of the ridgeline”) and Rock Creek Headwaters (“Goals: Protect the upper watershed to meet water quality protection goals in the lower watershed”). The Rock Creek watershed is defined to include Abbey, Bronson, Holcomb and Beaverton Creeks.

Information for both target areas notes: **“Scientific data continues to show the critical importance of intact headwaters for water quality and quantity protection**, wildlife habitat and maintenance of overall watershed health.” This indicates that water quality and quantity as would be harmed by urban development in headwater areas, even with Title 13 protections.

In discussion during the 6/18/09 CAC meeting, the committee decided on this standard: **“is it important to stop urbanization short of this feature to protect water quality and quantity?”** The dense network of healthy headwater streams in the West Hills, especially when combined with the relatively steep hillsides, meets this standard.

Sense of Place (3)(e). Tualatin Mountains are a regional landmark, highly visible from most of the region, and key to sense of place for the Tualatin Valley and Portland. The mountains north of Forest Park are visible from new condo towers in NW Portland. Views of the mountains are part of people’s daily lives.

Overwhelming public input favors protection of the West Hills as a Rural Reserve because they value the local elk and other wildlife so close to downtown Portland and urban Bethany, the incredible views of the hills, and the local farms. I have attached a copy of an email from

Helen Kimmelfield, describing the value of having these rural settings available near urban areas.

Boundary or buffer (3)(f). The West Hills are steep, highly visible from most of the region, and unsuited for efficient urban development – they clearly “help define appropriate natural boundaries of urbanization.”

The Metro ordinance adding North Bethany to the UGB cites the combination of powerlines and county line on the eastern edge of North Bethany as a good long term urban edge. The value of this urban edge is cited in the Court of Appeals decision affirming the North Bethany UGB expansion. We need to maintain and reinforce this clear edge to minimize conflicts between urban and rural uses. See the References section below for more information.

We also need to maintain an east/west wildlife corridor on the south side of the Tualatin Mountains – there is a relatively narrow “pinch point” in between North Bethany and the western part of Portland in Area 6 (now 9D). New urban development on the north side of Abbey or Rock Creek would endanger this important wildlife corridor.

Agriculture. Farms in the Lower Springville area (Area 7), and north of Abbey Creek (Area 6) are valuable in and of themselves, but they also provide an important buffer between urban development in Bethany and the high value riparian and upland resources further uphill (see rural reserve factor (3)(f)). Open farm fields provide valuable food sources for elk. Two large farms on Springville Road (Malinowski and Beovich) are growing market garden crops, and they are investing in infrastructure development and new crops. They have requested a Rural Reserve.

Agricultural ratings are discussed in the overview section for each area above. Foundation agricultural land is the best and Important is almost as good. For more information about Agriculture in the Lower Springville area, see my November 4, 2009 letter re: Urban and Rural Reserves, Lower Springville Road (area UR-1).

Provides separation between cities (3)(g). The West Hills separate Portland from urban Washington County, and together with Multnomah Channel they also separate Portland from Scappoose.

Recreation (3)(h). The mountains include many recreational opportunities, from Forest Park itself to recreational bicycle rides on rural roads, to mountain biking in the forestlands of Area 5.

Metro staff’s preferred alignment for the regional West Side Trail, originally expected to follow the north/south powerlines along the east side of North Bethany, now turns east south of Springville Road, and seems likely to either follow Springville Road or the powerline corridor south of Springville Road up to Forest Park. This trail could help reinforce and protect this urban/rural edge, and it will also provide a wonderful recreation link between the Bethany area and Forest Park.

The Administrative Rules provide these Rural Reserve factors for “(3) Natural Landscape Features:

To designate land as rural reserves to protect important natural landscape features, a county must consider those areas identified in Metro’s February 2007 “Natural Landscape Features Inventory” and other pertinent information, and shall decide on whether the lands proposed for designation are:

- a) In an area that is otherwise potentially subject to urbanization during the applicable period described in OAR 660-027-0040(2) or (3);
- b) Subject to natural disasters or hazards, e.g. floodplains, steep slopes, areas subject to landslides;
- c) Important fish, plant, or wildlife habitat;
- d) Necessary to protect water quality or quantity, such as streams, wetlands, riparian areas;
- e) Provide a sense of place for the region, such as buttes, bluffs, islands, extensive wetlands;
- f) Can serve as a boundary or buffer, such as rivers, cliffs and floodplains, to reduce conflicts between urban and rural uses, or between urban and natural resource uses;
- g) Provide for separation between cities; and
- h) Provide easy access to recreational opportunities in rural areas, such as trails and parks.”

I believe that Areas 5, 6, and 7 easily meet all of these factors, and this is reflected in the CAC recommendations that all of these areas be protected with Rural Reserves.

SB 1011 and the Administrative Rules are designed to protect “large blocks” of farm and forestry land, and to achieve “viability and vitality of the agricultural and forest industries.” The Tualatin Mountains are Multnomah County’s large block of forestry land, and should be protected to maintain that industry, but also to preserve the natural features that share the same land.

Organizations and individuals who have submitted letters opposing Urban Reserves in these areas and who have requested that the areas be designated a Rural Reserve:

City of Portland

Neighborhoods: Forest Park Neighborhood Association (within Areas 6 and 7)
CPO-7 (adjacent Washington County)
Hillside Neighborhood Association (Portland)
Northwest District Association (Portland)

Other organizations: Forest Park Conservancy
SaveHelvetia
Agriculture and Natural Resources Coalition

Individuals: State Representative Mitch Greenlick
29 Residents of Springville Road Area, including Malinowski Farms
Beovich Family, who farm 94 acres on Springville Road

Metro Policy Advisory Committee (MPAC) voted to recommend a Rural Reserve as well – that vote was 13 yes, none opposed, with 2 abstentions. Both City of Portland and City of Beaverton voted in favor of this recommendation.

The Agriculture and Natural Resources Coalition also recommended a Rural Reserve across all of the West Hills, a good indication that they think the areas deserve protection.

The Great Communities Study considered a large portion of Area 7. Their report says:

"The team concurs that preservation of this important ecological area is likely more important to the region than urbanizing it, especially given the other constraints (lack of connectivity and developable land area) and significant opportunities (water quality and view)."

There is ample data (see attached reference material for more details) to support designating these areas as Rural Reserves for wildlife habitat and water quality, especially given the overall context of the West Hills, Forest Park, the headwater streams, and the value of a defensible urban edge along part of the county line. There is not a lot of credible data supporting an Urban Reserve in this area.

Rural lands not designated as either Urban or Rural Reserves next to the UGB are likely to attract speculators and non-conforming farm uses. Such areas will face an uncertain future, including the possibility that Metro will add them to the UGB for what Richard Whitman (Director of DLCD) calls "special purposes."

The physical features that make these areas poor Urban Reserve candidates (steep slopes, transportation issues, riparian corridors, impact on natural resources and rural roads) are unlikely to change over time. Rural Reserves are not permanent. If conditions do change, the area could be designed as an Urban Reserve after a Rural Reserve designation has expired.

Multnomah County Attorney Sandra Duffy's memo concludes that the County and Metro have "a great deal of discretion" in interpreting the Rural Reserve designation factors.

I hope you will use that discretion to protect these mountains which define our region with Rural Reserves, in accordance with the CAC's recommendations and the wishes of a broad constituency.

Please let me know if you have any questions, or if I can provide additional information.

Thank you.



Carol Chesarek

cc: Chuck Beasley, Multnomah County

References (underlining added)

The Definitions section (660-027-0010) in the administrative rules provides this:

(6) “Important natural landscape features” means landscape features that limit urban development or help define appropriate natural boundaries of urbanization, **and that thereby provide for the long-term protection and enhancement of the region's natural resources, public health and safety, and unique sense of place.** These features include, but are not limited to, plant, fish and wildlife habitat; corridors important for ecological, scenic and recreational connectivity; steep slopes, floodplains and other natural hazard lands; areas critical to the region's air and water quality; historic and cultural areas; and other landscape features that define and distinguish the region.

Potentially subject to urbanization

Multnomah County Attorney Sandra Duffey wrote a July 23, 2009 memo Chuck Beasley that says:

“For farm and forest lands within five miles of the UGB, the County could rely on proximity alone as a basis for a Rural Reserves designation under factor (a) of OAR 660-027-0060(2)... For Natural Landscape Features, ..., the suitability for urbanization may be low, but the consideration of other Rural Reserve designation factors could result in protection for features that define or limit well planned urban growth.”

Note that she suggests a five mile standard. She concludes that the County and Metro have “a great deal of discretion” in interpreting the Rural Reserve designation factors.

Water Quality and Quantity

In discussion during the 6/18/09 CAC meeting, the committee decided on this standard: “**is it important to stop urbanization short of this feature to protect water quality and quantity?**”

Areas 5, 6, and 7 are chock full of healthy headwater streams on both sides of the ridge (refer to the County zoning map SEC-s overlays). The importance of these headwater streams is cited in target area information for Metro's 2006 Natural Areas Bond for Forest Park Connections (“protect important headwater areas on the eastside of the ridgeline”) and Rock Creek Headwaters (“Goals: Protect the upper watershed to meet water quality protection goals in the lower watershed”). The Rock Creek watershed is defined to include Abbey, Bronson, Holcomb and Beaverton Creeks.

Information for both target areas notes: “**Scientific data continues to show the critical importance of intact headwaters for water quality and quantity protection**, wildlife habitat and maintenance of overall watershed health.” This indicates that water quality and quantity as would be harmed by urban development in headwater areas, even with Title 13 protections.

Goal 5 protections for riparian corridors require an ESEE analysis. Balancing the Economic, Social, and Energy needs of an urban area against the Environmental needs often results in

smaller stream buffers that are not adequate to fully maintain stream functions. Multnomah County was able to establish 600' riparian corridors around significant streams only because the Economic, Social, and Energy impact wasn't significant. An urban area is not required to maintain the full rural stream protections if the other factors outweigh the value of the protection.

The county's West Hills Rural Area Plan (p.28) says "Balch Creek has significantly elevated levels of sedimentation during storm events, which indicates problems with soil erosion. Events of mass erosion have occurred periodically in the watershed... Also, ongoing surface erosion from roads and residential housing development have negative impacts on water quality in the basin." This canyon has a low density of homes and roads, but still experiences urban effects.

The Natural Landscape Features Inventory notes for Forest Park Connections "its massive tree canopy and substantial undergrowth serves as a natural air purifier, water collector, and erosion controller. The Forest Park connection area provides protection to key watersheds like Balch, Miller, Ennis and Agency Creeks"

The Rock Creek Headwaters description says "Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed. ... Because the creek and its tributaries pass through rapidly urbanizing neighborhoods within the cities of Hillsboro and Beaverton, protecting water quality is a priority." Metro appears to consider the lower watershed to be the area passing through Hillsboro and Beaverton, and their Tier 1 target area includes portions of the upper watershed.

Agriculture

From the ODA agricultural study (Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands, January 2007)

"Examples of current trends include:

- Increasing uncertainty about long-term energy supplies.
- Increasing demand for biofuels/energy development.
- The growing demand for organic, sustainable, high quality foods both in the home and at restaurants.
- Increasing demand for food products from a local food shed.
- New conservation incentives and other programs related to renewable energy and farmland protection including the ability of working farms to operate.

These trends suggest that lands not always considered to be important to the region's agricultural base may now merit greater or equal consideration. Areas considered impacted due to parcelization, parcel size and nonfarm development may be suited to more intensive operations on a smaller parcel. ... The region may value and wish to protect areas that are characterized by operations responding to these trends." (page 64)

From a West Multnomah Soil and Water Conservation District press release, December 1, 2008:

"**Greg Malinowski**, of Malinowski Farms, was honored as the ***Outstanding Partner of the Year***. Malinowski has a strong and longstanding commitment to dedicate a portion of his land to natural habitat preservation. Greg has worked with the WMSWCD for many years, as a matter of fact; his father was the agency's first contact decades ago. Greg took over the family farm in the early nineties and, with his brother Richard, started trying different ways to make farming a viable enterprise while always doing "the right thing –" not always an easy proposition. Greg collaborated with EMSWCD to develop his first NRCS-level conservation plan, as part of his certified planner training, which involved conducting inventories on his property and analyzing alternative actions."

Barriers and Buffers on the northern and eastern sides of North Bethany

Both Metro and the Oregon Court of Appeals have noted that Abbey Creek, the powerlines, and the county line form a buffer between urban and rural uses.

Exhibit C to Metro Ordinance No. 02-987A FOR THE PURPOSE OF AMENDING THE URBAN GROWTH BOUNDARY TO ADD LAND IN THE BETHANY AREA, adopted December 12, 2002 says:

“The inclusion of all of areas 84-87 allows Abby (sic) Creek and the adjoining riparian zone to form a natural buffer separating the Bethany area from the resource land and existing rural neighborhoods to the north, and it utilizes the powerlines and also the Multnomah County line as clear demarcations along the expansion area’s eastern border.” (page 2)

“The Bethany expansion area will have clear boundaries that serve to both visibly highlight the line separating urban and rural uses, and to also serve as a buffer between urban development and rural uses. NW 185th Avenue, Abby (sic) Creek and its adjoining riparian zone and slopes and the powerline easement coupled with the Multnomah County boundary line all serve to clearly demarcate and buffer the proposed expansion area. “ (page 9)

These elements were also cited as buffers in the Oregon Court of Appeals decision affirming the North Bethany UGB expansion area (text is paraphrased from an email from Jim Emerson to Chuck Beasley on April 16, 2009):

Case # A122169 (which decision was consolidated with case #'s A122246 and A122444,) “City of West Linn et al V. LCDR et al” was decided by the Oregon Court of Appeals on September 8, 2005. In affirming the inclusion of Areas 84-87 (North Bethany) into the UGB, the Court said: “The Bethany expansion area will have clear boundaries that serve to both visibly highlight the line separating urban and rural uses, and to also serve as a buffer between urban development and rural uses. NW 185th Ave., Abby (sic) Creek and its adjoining riparian zones and slopes and the powerline easement coupled with the Multnomah County boundary line all serve to clearly demarcate and buffer the proposed expansion area.”

Wildlife Habitat and Water Quality

From the Multnomah County West Hills Rural Area Plan:

“WILDLIFE HABITAT

Wildlife Habitat has been identified as a significant Goal 5 resource in the West Hills. All of the West Hills, excepting a small area consisting of the Bonny Slope subdivision along Laidlaw Road and adjacent areas, has been determined to be significant wildlife habitat, because it is all part of an ecosystem which supports a diverse wildlife population relatively undisturbed by the rural levels of development in the West Hills.”

From the Metro Natural Landscape Features Inventory, February 2007

Rock Creek Headwaters

Rock Creek flows from the Tualatin Mountains in Forest Park to the Tualatin River. Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed. Opportunities to improve and protect habitat also exist through the protection of key tributaries and their associated wetlands. Because the creek and its tributaries pass through rapidly urbanizing neighborhoods within the cities of Hillsboro and Beaverton, protecting water quality is a priority. These headwaters also provide wildlife habitat and trail connectivity from the Tualatin Valley to the Tualatin Mountains that includes Forest Park.

Forest Park Connections

Forest Park lies within the city of Portland and unincorporated Multnomah County. It is considered by many to be the “crown jewel” of the region’s open spaces network. At more than 5,000 acres of mostly second-growth forest, Forest Park contains an abundance of wildlife and its massive tree canopy and substantial undergrowth serves as a natural air purifier, water collector, and erosion controller. The Forest Park connection area provides protection to key watersheds like Balch, Miller, Ennis and Agency Creeks and secures the integrity of the “big game” corridor that links the park with habitat in the northern Coast Range. Connecting Forest Park to Rock Creek and the proposed Westside Trail will keep important wildlife corridors intact and provide trail connections between the region’s largest urban park and Washington County.

From the Multnomah County West Hills Reconciliation Report Revised – May 1996:

Page V-9,10,11 (Wildlife Habitat):

“Finally, the West Hills’ relationship to Forest Park is critical to the West Hill’s significance... Forest Park, in isolation, is not large enough to support self-sustaining populations of medium and large size mammals, such as elk, bobcats, mountain lions ... and black bears [footnote: the implication is not that Forest Park should be managed exclusively for bear and elk; rather, the point is that managing Forest Park and the adjacent wildlife are for bear and elk will ensure sufficient habitat for smaller mammal and bird species that reside in the Portland region.] for which hundreds of square miles of habitat would be required..

...

Thus it is the quantity of the West Hills Wildlife Habitat Area in relation to its quality and location that are critical to this inquiry. High quality habitat elsewhere in Multnomah County cannot substitute for even medium quality habitat in the West Hills. It is because medium quality habitat is limited, and threatened by conflicting uses at a particular location, that makes the West Hills a significant Goal 5 resource.

a. WILD ABOUT THE CITY (Marcy Houle, 1990)

This report discusses the concept of contiguous areas of natural habitat for wildlife and the results of the fragmentation of habitat into "islands." In the latter instance, numerous biological studies (see bibliography for Wild About the City) have documented the diminishment and loss of native plants and animals due to a lack of connection to a larger ecosystem. Continued development in the West Hills wildlife area could result in the fragmentation, and therefore the degradation of both the West Hills' and Forest Park's natural systems, the loss of species diversity, the permanent loss of natural populations to catastrophe such as fire, and the weakening of plant and animal populations due to the lack of genetic diversity available in larger areas.

b. A STUDY OF FOREST WILDLIFE HABITAT IN THE WEST HILLS (Esther Lev, Jerry Fugate, Lynn Sharp, 1992)

This report provides a more in depth study of existing wildlife within the West hills area. Research for the study included a series of six transects throughout the region, representing different types of land use... the transect with the most species diversity and numbers were found in the "control" transect within the boundaries of Forest Park. This indicates the high wildlife habitat values to be found within the park, and the importance of integrating Forest Park into a larger contiguous wildlife habitat area in order to protect this high value. The amount and diversity of wildlife within the rural West Hills area to the northwest of Forest Park is somewhat lower due to the impact of residential development, agriculture, quarry operations, and commercial forestry. However, each of the five transects outside of Forest Park showed significant numbers and diversity of wildlife, indicating that this area remains an important area for native plants and animals."

Page V-14. "In the case of the West Hills, maintaining black bear and elk habitat ensures that the habitat needs of a wide range of other species will be met"

From Exhibit A to Metro Resolution No. 07-3833, Approving the Natural Areas Acquisition Refinement Plan for the Forest Park Connections Target Area, September 6, 2007:

"Findings

- The Forest Park Connections target area is a regionally significant natural area due to its fish, wildlife, regional recreation and water quality values.
- The Forest Park Connections target area is the largest and most ecologically intact natural area in public ownership in the metropolitan region.
- Several large and ecologically important publicly owned parcels extend northwest of Forest Park out to Burlington Bottoms and the Multnomah Channel. These parcels are currently not contiguous with other publicly owned natural areas.
- Key tributary streams for water quality, wildlife habitat and fish habitat include Balch Creek, Doane Creek, Saltzman Creek and Miller Creek.
- Established science continues to show the key importance of intact headwaters for water quality and quantity protection, habitat and maintenance of overall watershed health.
- Recent studies on the Willamette have shown the importance of tributary creek confluence areas for listed fish species using the Willamette River. Many of the tributary creeks provide valuable sources of clean and cold water, nutrients and refuge areas off the main channel for refuge and rearing."

"Goals

- Acquire key properties to connect Forest Park to other public lands.
- Connect Forest Park to Rock Creek and the Westside Trail to keep important wildlife corridors intact and provide trail connections between the region's largest urban park and Washington County.
- Protect important headwater areas on the eastside of the ridgeline."

From Attachment 1 to Resolution No. 07-3833

Summary of Comments from Stakeholder Interviews For Forest Park Connections Target Area

"Key Themes Discussed

Water Quality/Wildlife Habitat

- The opportunities for connections to the northwest of existing Forest Park were mentioned in every stakeholder interview. Everyone interviewed indicated the importance of extending the park and providing maximum habitat and water quality protection for the scattered parcels previously purchased in this area.
- A major emphasis was placed on maintaining the key habitats and preserving water quality in the Balch Creek watershed and other key watersheds in the park. Particularly, the headwaters outside and uphill from the park. Ecological changes within the Balch Creek watershed are apparent in the last few years even at the low density development level. Forest fragmentation is affecting species diversity, becoming more suitable for open/fragmented canopy species and losing interior habitat characteristics. Negative impacts to headwaters affect the entire watershed.
- Multiple stakeholders have mentioned the important bottomland forest and wetland confluence habitat on the Willamette River where tributary streams enter the Willamette River. Habitat for pond turtles, bottomland forest, and Willamette wetlands are a diminishing resource. Restoration potential and mitigation bank potential. Very important habitat for Willamette River listed fish species
- The connections with the Rock Creek watershed and its tributaries are important linkages for wildlife and humans. Possible connections in this area for the Westside Trail and the Pacific Greenway trail were mentioned. Abbey Creek headwaters, Rock Creek headwaters
- Balch Creek and Forest Park in-holdings and edge properties are important targets for maintaining forest and habitat health and for protecting water quality in key watersheds. However, they are likely to be very expensive and difficult to acquire.
- Northwest corridor and Rock Creek connection properties are also important for maintaining habitat connections to adjacent natural areas and ecosystems, headwaters, and for buffering unique habitats. Important local elk habitat shared with Rock Creek. Elk use creek corridors for movement, feed in open fields, and use forested areas for cover/rest."

Excerpts from Exhibit A to Metro Resolution No. 07-3834, Approving the Natural Areas Acquisition Refinement Plan for the Rock Creek Headwaters and Greenway Target Area, September 6, 2007:

"Background

...

The 2006 Natural Areas bond measure stated:

A major tributary of the Tualatin River, upper Rock Creek and its tributaries are under intense development pressure as urban growth expands throughout the watershed. Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed. Opportunities to improve and protect habitat also exist through the protection of key tributaries and their associated wetlands. In addition, the protection of key undeveloped sites in the lower reaches of Rock Creek, particularly in Hillsboro, will buffer growth, protect water quality and provide nature in neighborhoods for local residents.

A biological assessment for this target area indicates that oak woodlands and oak savanna habitat support varied wildlife, and expanding the protected natural areas would increase habitat opportunities for vulnerable species such as red-legged frogs, Western bluebirds and northwestern pond turtles. In addition, threatened species such as steelhead, cutthroat trout and coho salmon are present in Rock, Abbey, Holcomb, Bannister and Bronson creeks, as well as in an Abbey Creek tributary."

...

"Target Area Description

Rock Creek flows from the Tualatin Mountains to the Tualatin River. The headwaters hold key areas of undeveloped land which provides linkages for wildlife. These areas also contribute to water quality. Because the creek and its tributaries pass through rapidly urbanizing neighborhoods within the city of Hillsboro, protecting water quality is a priority."...

"Findings

- Rock Creek is a major tributary of the Tualatin River. The headwaters of Rock Creek and its tributaries have been targeted for acquisition due to intense development pressure as urban growth expands throughout the watershed. Watershed managers have identified protection of the headwater areas as a high priority for meeting water quality protection goals in the lower watershed and also to improve and protect wildlife habitat.
- The headwaters of Rock Creek originate on the west side of the Tualatin Mountains southwest of NW Skyline Boulevard and Forest Park. Numerous tributary streams flow through woodlands and agricultural lands before crossing into the urbanized area near West Union and Springville Roads.
- The watershed for Rock Creek includes in excess of 18,000 acres and numerous tributary streams. Major tributary streams include Abbey, Bronson, Holcomb and Beaverton Creeks.
- Established science continues to show the key importance of intact headwaters for water quality and quantity protection, habitat and maintenance of overall watershed health.
- The science report notes that the area's oak woodlands and oak savanna habitat support varied wildlife, and expanding the protected natural areas would increase habitat opportunities for vulnerable species such as red-legged frogs, Western bluebirds and northwestern pond turtles. In addition, threatened species such as steelhead, cutthroat trout and coho salmon are present in Rock, Abbey, Holcomb and Bannister and Bronson creeks.

...

- Stakeholders identified protection of east/west wildlife corridors as just as important as north/south corridors.
- Some stakeholders would like to see Metro focus on purchase of open spaces closer to the Urban Growth Boundary to help provide a natural edge between urban and rural areas.

Goals

- Protect the upper watershed to meet water quality protection goals in the lower watershed.

- Protect key undeveloped sites in the lower reaches of Rock Creek to buffer growth, protect water quality and provide nature in neighborhoods.
- Protect habitat along key tributaries and associated wetlands.”

From Attachment 1 to Resolution No. 07-3834:

Summary of Comments from Stakeholder Interviews For Rock Creek Headwaters and Greenway Target Area

“Key Themes Discussed

Wildlife Habitat

- Importance of wildlife corridors – open areas down-slope of Forest Park into the Tualatin Valley are very important for wildlife (sunnier, open fields, more available food and water)
- East/west wildlife corridors (Forest Park to Tualatin Valley) are just as important as north/south corridors (Forest Park to Coast Range)
- Unique clusters of white oak should be mapped – disappearing habitat in the region

Land Use / Urban/Rural Form

- Important to connect Forest Park to urban areas with “ribbons of green” – important for wildlife corridors, water quality and livability
- Build on wetland/creek confluence near PCC/Rock Creek – opportunity for a “natural edge” between urban and rural areas; Hillsboro and Washington County planners support a larger “regional” scale park farther up in the watershed, but accessible to the urban population
- Focus on linkage of Rock Creek Headwaters, Forest Park and Westside Trail regional target areas
- Consider mutual benefits of protecting open space and providing buffers for small farm operations in proximity to urban areas
- Metro program is focused on natural area functions – could serve a complimentary role to low impact agricultural practices, particularly those that supply local food markets

*West Hills
Sense of Place***BEASLEY Charles**

From: Kimmelfield [Kimmelfield@msn.com]
Sent: Wednesday, July 29, 2009 6:24 PM
To: Multnomah County Chair; District2; District1
Cc: BEASLEY Charles
Subject: Urban Growth Boundary Land Development Comment

Dear Chair Wheeler, Commissioners Cogen and Kafoury,

I live in NE Portland, and I drive out to a property on Germantown Road at least four times a week, both for work and recreation. I grew up in Wales, and I have to tell you that this rural area currently under discussion in the Urban Growth Boundary decision process is a priceless treasure, not only in Oregon, but also in the US as a whole, where it is all too rare to find this kind of domesticated countryside within easy reach of urban centers and yet not contaminated by urban sprawl. To work and play in natural surroundings which still offer only trees and fields to the eye is nourishment to the soul, and without these places, and the people who wish to be stewards of them, we will all be the poorer.

I am a storyteller, and I cannot count the number of children I meet who cannot "see" in their mind's eye a deer, a coyote, a hawk, wildflowers, pine trees, even a field, let alone a farm, or an orchard. They have no frame of reference for the seasons outside of the urban setting they live in. The countryside is an alien place, and wild things are feared and disrespected. We need to preserve our pockets of rural Oregon, and they need to be large enough to maintain viable habitats for the native species that inhabit them. Only then can we be sure of a way back to our essential roots, which are and always will be rural. We still grow our food, and depend on clean sources of water, need fresh air and green space to be healthy and invigorated. It is the small, working places in the countryside that keep the ties between urban and rural – the fruit growers who welcome the public to pick their own, the barn owners who provide urbanites with the magical experience of working with an animal like a horse, the small dairies that produce award-winning artisan cheeses, the innkeepers who buy local produce and maintain gardens and grounds of their own for their patrons to enjoy. These places provide a comfortable familiarity with nature which is totally different from the experience of the great National Parks, but is perhaps even more important to our mental and physical health and wellbeing. Children, wherever they live ought to know what a coyote actually looks like, the difference between a pine tree and an oak, that insects have individual names, besides "bug". They ought to know because what you know becomes yours, and what is yours you care about. We need, more than ever, to be mindful of our place on this living planet and our obligation to preserve and respect the natural world that contributes so much of what makes us fully human.

Thank you for taking the time to consider all voices in this process. I wish you well in your decision-making!

Sincerely,

Helen Kimmelfield.



To: Metro Reserves Steering Committee and Metro, Multnomah, Clackamas and Washington County Planning Staff.

From: Portland Audubon and Urban Greenspaces Institute

Re: Suitability of Natural Features for Urban and Rural Reserves.

In designating urban and rural reserves, Metro and the Counties must apply several factors identified in State law (OAR 660-027) relating to ecological systems and natural landscape features. These include factors relating to the inclusion of important natural landscape features in rural reserves that "define and distinguish the region" and the "appropriate natural boundaries of urbanization." State law requires the use of Metro's February 2007 'Natural Landscape Features Inventory' (NLFI) and other pertinent information in making these decisions. The NLFI identifies the general location of natural features but not the relative suitability for urban or rural reserve designation based on the factors. We are submitting the following information to assist Metro and the Counties in designating urban and rural reserves that may contain important natural landscape features.

We believe strongly that all natural landscape features identified in the NLFI should be protected, restored, and managed regardless of their eventual designation as urban reserves, rural reserves, or as neither of the two. However, in order to apply the factors in OAR 660-027 and designate urban and rural reserves, Metro and the Counties must identify the relative suitability of important natural landscape features for designation as urban and rural reserves. While the NLFI does not assess relative quality, it does contain component layers identifying particularly unique wildlife habitats and corridors that are conservation priorities within the Metro region and within the Willamette Valley. Therefore the NLFI does contain the necessary technical information to identify the relative suitability of some lands for inclusion in urban and rural reserves.

Some of the NLFI's component features are more vulnerable to impacts from existing or future urbanization. Therefore the values they support (e.g. sensitive species and rare or unique habitats) are more at risk from future UGB expansions. For example, oak woodlands that rely on fire to maintain native biodiversity are more difficult to manage and conserve within an urban context. Similarly, particular reaches of stream or floodplain may be particularly sensitive to the impacts of urban stormwater run-off or especially prone to flooding or other natural hazard. These natural features are among the landscapes that define and distinguish the region and should form the ecological and geographic boundaries of urbanization.


After consulting with Oregon Department of Fish and Wildlife and other conservation and natural resource specialists in the region, we have attempted to identify the relative suitability of natural landscape features for inclusion or exclusion in reserves based the biodiversity values (e.g. habitat type, wildlife corridors) and other ecosystem services (e.g. flood storage, water quantity and quality). From these conservations, we believe the component features or layers of the NLFI listed below are *most suitable* for inclusion in a rural reserve and, correspondingly, *least suitable* for inclusion in an urban reserve.

1. Willamette Valley Synthesis Project Conservation Priorities, The Nature Conservancy Conservation Priority Areas, ODFW Conservation Opportunity Areas, and Willamette Valley Ecosystem Consortium Tier 1 and 2 lands.
2. Habitats of Concern identified in Metro's Inventory of Regionally Significant Fish and Wildlife Habitat.
3. Floodplains along rivers and all of their major tributary streams.
4. Title 13 lands, steep slopes, or farm or forest lands that provide buffers between the above natural landscape features and existing or future urbanization as based on factors OAR 660-027-0060(3)(f) and 0050 (8).

Again, we want to emphasize that all lands in the NLFI should be managed to conserve and restore a variety of natural resources values regardless of their final designation. Indeed, OAR 660-027-0050(7) specifically requires that Metro designate urban reserves that "can be developed in a way that preserves important natural landscape features included in urban reserves." This is consistent with the Regional Functional Plan requirements for protecting and restoring regionally significant habitat and other environmentally sensitive lands inside the urban growth boundary.

We look forward to working with the Reserve Steering Committee, Metro, and local governments in making the best possible urban and rural reserves decisions for the region.

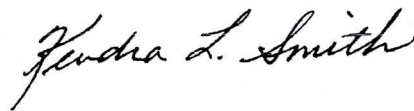
Sincerely,



Mike Houck
Executive Director
Urban Greenspaces Institute



Jim Labbe
Urban Conservationist
Audubon Society of Portland



Kendra Smith
Natural Resources Alternate for Reserves
Steering Committee





Carol Chesarek
13300 NW Germantown Road
Portland, OR 97231

May 16, 2010

To: Multnomah County Board of Commissioners

Re: Urban and Rural Reserves, Lower Springville Road (area 9B, formerly UR-1)

Dear Chair Cogen and Commissioners,

I served on the Multnomah County Reserves Citizen Advisory Committee (CAC) and have been following the Reserves process on behalf of Forest Park Neighborhood Association. I wanted to provide an up-to-date summary of the information about the Lower Springville Road Area, now called 9B.

Summary of Recommendations

Urban Reserve Suitability Rating: low/medium (CAC and county staff)

Rural Reserve Suitability Rating: medium/high (CAC)

Multnomah County Reserves Citizen Advisory Committee (CAC) recommended **Rural Reserve** to protect natural features for this area. The county Planning Commission endorsed that recommendation, and generally recommended against leaving land undesignated. **Metro's COO** recommended "Rural Reserve consideration should be given to the identified significant natural landscape feature within the area [West Multnomah County], as well as Sauvie Island."

Metro Policy Advisory Committee (MPAC) voted to recommend a Rural Reserve as well – that vote was 13 yes, none opposed, with 2 abstentions. Both City of Portland and City of Beaverton voted in favor of this recommendation.

Others who **oppose an Urban Reserve** and who **support a Rural Reserve** in this area:

City of Portland

Forest Park Neighborhood Association (includes this area)

CPO-7 (adjacent Washington County)

Hillside Neighborhood Association (Portland)

Northwest District Association (Portland)

Agriculture and Natural Resources Coalition

Forest Park Conservancy

SaveHelvetia

Tualatin Riverkeeper

State Rep. Mitch Greenlick

29 Residents of Springville Road Area, including Malinowski Farms

Beovich Family, who farm 94 acres on Springville Road

The Great Communities Study considered this area. Their report says:

"The team concurs that preservation of this important ecological area is likely more important to the region than urbanizing it, especially given the other constraints (lack of connectivity and developable land area) and significant opportunities (water quality and view)."

Summary of Public Input

The "Phase 4 – January 2010 Public Comment Report (Core 4 Review Draft 2)" says that the public input survey offered at open houses and online yielded these results:

Number of people who answered at least one Area 9 (Western Multnomah County) question: 433 (more than any other Area)

207 responses were from Urban/inside a city, 81 Urban not in a city, 46 Rural in a city, and 76 Rural outside a city.

Option 9B (Lower Springville "L"): **74% of respondents favored Rural Reserve**, 13% no designation, 13% Urban.

Clearly there is strong community support for a Rural Reserve designation here. These results are similar to other surveys of Multnomah County Residents, as well as the results of a Forest Park Neighborhood survey.

A February 2006 survey conducted by Davis, Hibbitts & Midghall Inc. for Metro (Regional Attitudes Toward Population Growth and Land Use Issues, February 2006) showed that Multnomah County residents favor protecting natural resources and preserving farm and forestlands.

One of the conclusions of the 2006 report reads:

"Environmental values are particularly important to residents throughout the region. Once people are here, their enjoyment of the region is due primarily to environmental considerations. Two-thirds want environmental protection to be more important than economic growth in the coming decade and they want planning designed to protect the region's environmental assets".

Here are some of the survey results:

- The top three planning priorities for Multnomah County residents were
 - Protecting area rivers and streams 84%
 - Preserving farm and forestland 74%
 - Protecting air quality 80%
- 78% of Multnomah County residents preferred adding houses in existing neighborhoods vs. 12% who preferred converting farm and forestland.
- Over three quarters (77%) of Multnomah County residents said farm and forestland should be preserved because of their contribution to the economy, rather than making the land available for businesses. Only 16% preferred allowing business development on farm and forestland.

The report also concludes that "Opinions have remained remarkably consistent over the last 10 years."

Urban Reserve suitability

Urban Reserve Transportation Study: area was NOT RATED (not suited for urban road network).

More than 40% of this area is constrained for development due to steep slopes and riparian areas.

No city has requested an Urban Reserve here. The area is not adjacent to either City of Portland or City of Beaverton, so governance is a significant problem. Beaverton's city limit is more than 2 miles away, and their City Council has a policy of not annexing any territory without 100% property owner approval. Contrary to representations by lobbyists and developers, Beaverton does not aspire to an Urban Reserve in this area, and there are significant barriers to their ability to provide urban services here in the future. Washington County strongly discourages "cherry stem" annexations.

City of Portland is concerned that urban development of the area would harm Forest Park and natural resources in and near Area 9B. The City of Portland prefers to invest in sustainable neighborhoods within their city, focusing investments in existing centers and corridors, and has requested that Area 9B be designated a Rural Reserve.

UGB expansion in Area 9B seems likely to result in another Bonny Slope West (Area 93)-type governance problem. Bonny Slope West was added to the UGB in 2002, but the County has been unable to find a way to provide all of the required urban services to the area, blocking both completion of the concept plan and urban development.

Urban Reserve factor (3) asks whether an area "can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers."

Because there is no adjacent city to provide governance and urban services, this raises the question of whether Multnomah County is an "appropriate and financially capable" urban service provider.

Multnomah County does not currently provide urban services. Many urban services (sanitary sewer, stormwater, water, etc) can be contracted to service providers, but the county currently has no way to provide services related to urban planning and regulation in areas that are not adjacent to a city. The County does not have an urban planning department or staff. According to the Multnomah County Staff Report to the Planning Commission "Preferred Urban Growth Diagram and Service Delivery Options for Bonny Slope West (Area 93) Planning Commission Work Session Sept 14, 2009, Case File# PC-08-006," urban areas need a planning regulatory program, including necessary urban services such as permit processing, construction inspections, road maintenance and code enforcement. The county may not have the resources required to prepare and negotiate urban service IGAs. The Staff Report also says "the county does not currently process urban permits and does not have common urban planning financial programs in place such as system development charges..." City of Portland cannot provide these services in areas not adjacent to City.

This same Staff Report also says that County governance would require "amendments to county policies and practices. The Board of County Commissioners adopted Resolution 'A' in 1983 directing the County to reduce its role in providing "municipal" services to a rural level. Resolution 'A' lists land use planning as a municipal service and therefore restricts the County's ability to provide urban planning."

Given these limitations on Multnomah County's ability to provide urban services, it is difficult to see how the County could be considered an "appropriate and capable service provider" for an urban area. Urban-level public services cannot be provided without a planning regulatory program as described above.

The regional Great Communities study included a large section of the West Hills as the "Northwest Hills test area," including the Lower Springville Road area. The summary report says:

"An example of the issue involved in the application of the governance criterion is the Northwest Hills area. Of the three test areas, the Northwest Hills faces the greatest challenge for governance. Although the area is located in Multnomah County, its strongest connection to an existing community (and the accompanying services) is in Washington County and, more specifically, the City of Beaverton. While governing and providing services to this area in the future is possible through intergovernmental agreements, annexations, and creatively-financed infrastructure, it is significantly complicated by the fact that there is not one governing body that can easily provide the core urban services needed to create a Great Community in that area."

Urban Reserve Factor (4). Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers.

Area 9B (and the rest of the West Hills) was "not rated" for transportation because it is not suitable for an urban road grid that supports walking, bicycling, and transit. Connections to the north and east of 9B are especially problematic. City of Portland describes NW Cornell Road at NW 25th and NW Lovejoy as one of the worst bottlenecks in the City. Urbanization of Area 9B would increase traffic on Cornell Road, which passes through valuable wildlife habitat and recreation areas, including Forest Park.

The "Multnomah County Functional Classification of Trafficways" map clearly shows the very limited road network available in the West Hills, and the long distances between roads that cross the hills. Road development in the area is limited by relatively steep slopes, numerous ravines and riparian corridors, and by Forest Park.

A new road connection to the north of 9B would require building a new road down the slope to Abbey Creek, a new bridge across the creek, a new road up the slope north of Abbey Creek to Old Germantown Road. Old Germantown Road is built to a minimal rural road standard, and would require significant and expensive upgrades to serve this new traffic.

The summary report for the Great Communities study says:

"The Northwest Hills test area is a good example of an area in which it would be difficult to create the level of connectivity required for communities with great design. The topography makes it necessary to build many costly bridges between isolated centers to create any level of connectivity. In addition, the presence of Forest Park and the West Hills may give the area stronger value for the region to remain if it remains as is."

Road connectivity to existing Bethany is also limited. The western edge of 9B is a powerline corridor easement. The southern third of this edge (the portion south of Springville Road) is bordered by existing Bethany, but there are no openings available for neighborhood road connections to cross the powerlines this area.

There is another powerline corridor running east/west just south of the southern edge of 9B. Along the western half of this edge there is a riparian corridor between the powerlines and the county line. This combination of riparian corridor and powerlines has limited development on the Washington County side of this edge.

These edges of 9B appear better suited to be long term urban/rural boundary than a well connected system of neighborhood streets. The Oregon Court of Appeals has already cited the combination of the county line and powerline easement along the western edge of Area 9B as a clear boundary that will “serve to both visibly highlight the line separating urban and rural uses, and to also serve as a buffer between urban development and rural uses. “

Some argue that extending Saltzman Road across the southern edge of 9B, through this area, and into to North Bethany will facilitate transportation connections. But residents of the area believe that this connection would mostly facilitate access for urban Bethany residents onto Multnomah County's rural roads over the hills to Portland. This would benefit Bethany residents but would put more pressure on rural roads in Multnomah County and Portland, such as Cornell and NW Cornelius Pass Roads, that are already over capacity. Bethany residents attending North Bethany planning meetings said that they already go out of their way to use rural roads instead of Hwy 26.

The retail and commercial areas within the Bethany Town Center are two-thirds of a mile (as the crow flies) from the nearest corner of Area 9B, and most of 9B is more than a mile away and beyond what most people consider walking distance.

Transit. Washington County and TriMet expect North Bethany transit usage to account for only 1% of trips. It seems unlikely that this area would do better – there is a lack of transit supportive density and design in the area south of North Bethany. The service on the nearest bus line (#67, on NW Kaiser Road to PCC Rock Creek) was recently reduced due to low ridership, and the area is not close to current or proposed High Capacity Transit.

North Bethany. Washington County has not committed the funding for needed off-site road improvements (approx. \$185M) to accommodate North Bethany traffic. Even if these improvements eventually occur (which doesn't appear to be assured), these off-site road improvements were not sized to accommodate additional traffic from new urban areas in Multnomah County.

The 3 schools planned for North Bethany are sized to accommodate North Bethany residents, and only one of those schools is funded. According to the Great Communities Study, the Lower Springville area would require 3 additional schools.

Urban Reserve Factors (5) Can be designed to preserve and enhance natural ecological systems; **and (7)** Can be developed in a way that preserves important natural landscape features included in urban reserves.”

The summary report for the Great Communities study says:

“In the Northwest Hills area for example, the buildable lands map revealed a major riparian system that feeds the Tualatin River as well as numerous riparian corridors within the rolling rural landscape. This ecological web modulates the landscape and defines potential development spaces. The team concurs that preservation of this important ecological area is likely more important to the region than urbanizing it, especially given the other constraints (lack of connectivity and developable land area) and significant opportunities (water quality and view).”

Area 9B includes more than 1,000 mature Oregon white oaks, in oak savanna and oak woodland habitats. While some or all of the oak trees might be preserved, development of an urban community would replace open fields around these trees with homes. Roosevelt elk have been reported on multiple occasions in at least two areas of 9B, using open fields. According to the Oregon Department of Fish and Wildlife's “Elk Management Plan, February 2003,” elk need both cover and forage, and they avoid humans and traffic on roads. If the open fields in 9B are developed with homes and roads, it is highly likely that elk will stop using the area. Western Bluebirds are a grassland bird, and if the open fields in 9B are developed into homes their available habitat would be reduced as well.

Most of the developable land in 9B is open fields. If the fields were protected from development to preserve and enhance the oak savanna and areas used by elk, in addition to the mapped natural features in the area, there would not be enough developable land left to make development efficient and cost effective.

Tualatin Riverkeepers letter to the Multnomah County Board of Commissioners, dated December 9, 2009, recommends that area 9B (then called UR-1) be designated as a Rural Reserve. The letter goes on to say "Research by University of Washington, EPA, Center for Watershed Protection, USGS and other [sic] has established conclusively the detrimental impacts of urbanization on streams. It is most important to protect headwaters areas as all impacts flow downstream." Area 9B includes an important portion of the Abbey Creek headwaters, demonstrated by the County's significant stream zoning overlay, which protects a 600' wide riparian corridor (300' on each side of the stream).

Urban Reserve Suitability Conclusion

The Metro COO Recommendations for Urban and Rural Reserves say (page 13): "Therefore, suitability findings should be directly related to an area's ability to accommodate compact, efficient development patterns. These areas should demonstrate the potential to develop effective and efficient internal transportation grids, connections to regional roads and highways, and other public works systems. In addition, these areas should include or be closely connected to downtowns, main streets and employment areas that residents can access conveniently and safely by walking, bicycling and transit."

It is hard to see how this area could meet these urban reserve goals. While most of us would prefer to urbanize conflicted farmland, we cannot ignore the important habitat and headwater streams in Area 9B, and in the areas to the north and east of 9B, that would be harmed by developing this area. The area's poor suitability under the Urban Reserves factors related to governance and transportation are also critical considerations.

Rural Reserve suitability

Natural Resources in this area need to be considered in the broader context of the West Hills, Forest Park, and the upper Rock Creek watershed. Due to its relatively small size and inclusion of a section of the headwaters of an important Abbey Creek tributary, 9B's merits as a Rural Reserve probably must be considered in the context of the larger landscape, of which it is an important component part.

Potentially Subject to Urbanization (3)(a). Bounded on two sides by the UGB, there can be no question that this area is "potentially subject to urbanization."

Natural Hazards (3)(b). Areas along the large tributary to Abbey Creek (in the County's significant stream corridor) are shown as slope hazards on maps provided to the CAC by Multnomah County.

Wildlife Habitat (3)(c). Valuable habitat in this area is well documented by the county, Metro, and the Natural Landscape Features Inventory. All of this area has a county SEC overlay for wildlife habitat, and it also contains a significant stream with a riparian overlay. These overlays were established based on extensive research. Approximately three-quarters of 9B is included in the final 2009 version of the Natural Landscape Features Inventory. Over 50% of this area is in Metro's Rock Creek Headwaters Tier 1 target area for acquisition.

Some County and Metro documentation of wildlife habitat value is attached for reference. Other information is provided under Urban Reserve Factors (5) and (7) above.

The "Multnomah County West Hills Reconciliation Report (Revised – May 1996)" says:

"Thus it is the quantity of the West Hills Wildlife Habitat Area in relation to its quality and location that are critical to this inquiry. High quality habitat elsewhere in Multnomah County cannot substitute for even medium quality habitat in the West Hills. It is because medium quality habitat is limited, and threatened by conflicting uses at a particular location, that makes the West Hills a significant Goal 5 resource."

The first version of the Natural Landscape Features Inventory (NLFI) was notable for a map that showed natural features with very fuzzy, imprecise edges, and that included few landmarks. This was, perhaps, the most accurate of the Natural Features Inventories, because it recognized that wildlife habitat and riparian areas seldom have crisp edges. The second version of the NLFI was black (orange) and white, with crisp edges showing what areas as definitely "in" or "out." The final version of the NLFI, provided in mid-2009, uses overlapping shades of blue to indicate Natural Features.

Streams migrate over time. Trees sprout, grow, and eventually die. Wildlife seldom stays within tightly drawn habitat outlines on maps, and many kinds of wildlife need to be buffered from urban areas.

We are fortunate to have a detailed Goal 5 study, documented in the "Multnomah County West Hills Reconciliation Report (Revised – May 1996)". Research for this report included two studies of wildlife in the West Hills. One of these included a series of six transects and an extensive field study that included trapping. This field work provided far more detailed information about the wildlife and habitat in the West Hills study area than was available for many other parts of the region, and was an important supplement to the Natural Features Inventory. As a result of this study, Multnomah County established SEC habitat overlays across all of Area 9B.

Subsequent studies of Area 9B by neighborhood representatives reinforced the validity of the county's findings. We have demonstrated that 9B includes important habitat and forage for elk (through the Forest Park Neighborhood "elk map" and additional elk sightings within the last year), significant numbers of Oregon white oak, and Northern red-legged frogs. A survey found at least 1010 mature Oregon white oak trees in the area (and another 200 on adjacent rural lands), forming healthy oak savanna and oak woodland habitats. Adult and tadpole stage Northern red-legged frogs were found in 3 ponds – these frogs require significant terrestrial habitat during non-breeding periods. A Great Blue Heron regularly uses the large pond on Malinowski Farms, and one resident reported seeing a cougar outside his home last week.

An aerial photo with markings to show where elk and northern red-legged frogs have been reported in the last year, as well as the locations of the 3 largest groups of Oregon white oak in 9B, is attached.

I have attached a photo of elk on Malinowski Farms (in 9B) in 2002. Elk were seen in Area 9B many times during the last year, using the open farm fields that were not included in the Natural Features Inventory. Jim and Judy Emerson reported seeing elk (once a group of more than 30) several times in open fields the northern part of 9B, near the powerline easement. Several residents of 9B, including Susan and Kirk Andrews, reported seeing a group of elk on the northwestern portion of Malinowski farms during summer of 2009, near the Andrews' home at 13410 NW Springville Road.

We are very fortunate to have Roosevelt elk still using areas in the West Hills that are within 15 to 20 minutes of downtown Portland. The Forest Park Neighborhood created an "elk map" during the summer of 2006, asking area residents where they had seen elk in the previous 3 years, and recording information about each sighting. The "elk map" (see page 57 of CAC meeting packet #6, January 8, 2009) has one green dot for each elk sighting, a yellow dot for each cougar sighting, and a black dot for each Black Bear sighting. This map documented elk use of the all rural areas in

the West Hills, but most of the sightings were reported in open fields. No doubt this is partly because the elk are more visible when they are in the open, but it clearly demonstrates that elk use both open fields and vegetated cover. Unfortunately, open fields were generally not included in the Natural Landscape Features Inventory, even though they provide critical elk forage. A biologist who spent extended periods of time in Forest Park studying Northern Pygmy Owls reported that elk only seemed to use the far northern section of the park near Newberry Road. This area near Newberry Road has more open areas than the rest of the park, and correspondingly more forage. The elk were not reported to be using developed urban areas.

Long term residents report that there were no elk in the West Hills 50 years ago. The elk herd that now uses the West Hills has grown over time, and a few people have reported counting as many as 90 individuals using a single location. While hunting is allowed, it does not appear to be reducing the overall number of elk in the area. Everyone who reported seeing elk had a story to tell – it is clear that the elk are highly valued as a local “natural feature.”

I recently received a high-resolution version of the Willamette Valley Synthesis Map, compiled by The Nature Conservancy. This map is one layer used in the Natural Features Inventory. According to a memo from Mike Houck and Jim Labbe, Re: Suitability of Natural Feature for Urban and Rural Reserves (provided to the CAC at their June 18, 2009 meeting), the Willamette Valley Synthesis Conservation Priorities are one of the component features that are most suitable for inclusion in a rural reserve. About half of Area 9B is in a Conservation Priority area, shown on an attached map.

Water Quality (3)(d). The significant stream running through this area (an Abbey Creek tributary) is part of the upper Rock Creek watershed. The Natural Features Inventory for Rock Creek Headwaters notes that “Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed.” The area also includes portions of the headwaters for Bronson Creek and the headwaters of another Rock Creek tributary.

Sense of Place (3)(e). Overwhelming public input favors protection of 9B as a Rural Reserve because they value the local elk and other wildlife so close to downtown Portland and urban Bethany, the incredible views of the hills, and the local farms. I have attached a copy of an email from Helen Kimmelfield, describing the value of having these rural settings available near urban areas.

Boundary or Buffer (3)(f). Farms in this area provide an important buffer between urban development in Bethany and the high value riparian and upland resources around Abbey Creek and its tributaries. Open fields provide valuable food sources for elk. Two large farms on Springville Road (Malinowski and Beovich) are growing market garden crops, and they are investing in infrastructure development and new crops. They have requested a Rural Reserve.

The ODA agricultural study (Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands, January 2007) rated this area “Conflicted,” but the study also notes (pages 54, 55) that Prime farmland is found in this “notch” and that there are no restrictions on development of groundwater in the area. Farmers can apply for a permit and develop a well if they want to irrigate crops.

The ODA study also notes that “The location within the Portland metro area provides excellent opportunities for the direct marketing and promotion of agricultural products. Farm stands, U-picks, wineries and small farms producing high-value products for sale to the urban market are not uncommon in the area. This provides greater opportunities for both larger farm operations and the smaller parcels to produce crops that cater to the ever-growing demand for locally produced food

and other agricultural products.” This is the type of farming that Malinowski and Beovich farms are successfully practicing.

The Metro ordinance adding North Bethany to the UGB cites the combination of powerlines and county line on the eastern edge of North Bethany as a good long term urban edge. The value of this urban edge is cited in the Court of Appeals decision affirming the North Bethany UGB expansion. We need to maintain and reinforce this clear edge to minimize conflicts between urban and rural uses.

We also need buffers between our highest quality habitats and urban areas. “Metro’s Technical Report for Fish and Wildlife Habitat, April 2005, Exhibit F – Ordinance No. 05-1077 Attachment 2” page 82 documents the recommended buffers on each side of a stream for various forms of wildlife. The County currently protects a 300’ wide buffer on each side of significant streams, but some wildlife and habitat values require more. Some birds may need up to 656’. Other recommended riparian widths (each side of a stream) include: Pileated woodpeckers (which several residents report seeing frequently in Area 9B) = 450’; Mule deer fawning = 600’; Rufous-sided towhee breeding populations = 656’. Edge effect of increased predation extends 2,000’. Maintaining humidity and soil temperature (such as Northern red-legged frogs might require) = 98’ to 787’. The farm fields along the Bethany edges of 9B will provide a valuable buffer for the important habitats further inside 9B.

Separation between cities (3)(g). Area 9B helps separate City of Portland from urban Washington County.

Recreation (3)(h). Metro staff’s preferred alignment for the regional West Side Trail, originally expected to follow the north/south powerlines along the east side of North Bethany (as shown on the attached map of Natural Areas Bond target areas), now turns east near the county line south of Springville Road. Two draft routes are being considered, as shown in the draft map “Master Planning the Westside Trail Segment 10” (these draft routes are not exact or final, and depend on negotiations with property owners, but they indicate an intention to create a recreational trail here). One of these routes follows Springville Road, the other is located near the county line that forms the southern edge of the “L.”

Concept plans for North Bethany still include a trail along the north/south powerlines on the western edge of 9B (the original Westside Powerline Trail alignment) to serve North Bethany residents, so it is likely that this small area will have both an east/west and a north/south trail.

NW Springville Road is also used by many recreational bicyclists, every day. Residents have reported seeing well over a hundred bicyclists using the road in a single day (weekend days with nice weather). Springville Road is a convenient bicycling connection between urban Washington County and Skyline Boulevard or Forest Park. From the lower part of Springville Road in Area 9B, you can see both Cooper Mountain to the south and the Tualatin Mountains to the north.

Conclusion

This area meets Rural Reserve for Natural Features factors (3)(a), (c), (d), (e), (f), (g), and (h). Portions of the area meet factor (b).

Rural lands not designated as either Urban or Rural Reserves next to the UGB are likely to attract speculators and non-conforming farm uses. Such areas will face an uncertain future, including the possibility that Metro will add them to the UGB for what Richard Whitman (Director of DLCD) calls “special purposes.”

The physical features that make this area a poor Urban Reserve candidate (transportation issues, riparian corridors, impact on natural resources and rural roads) are unlikely to change over time.

Rural Reserves are not permanent. If conditions do change, the area could be designed as an Urban Reserve after a Rural Reserve designation has expired.

Organizations and individuals who have submitted letters opposing an Urban Reserve in this area and who have requested that the area be designated a Rural Reserve:

Neighborhoods: Forest Park Neighborhood Association (includes this area)
CPO-7 (adjacent Washington County)
Hillside (Portland)
Northwest District Association (Portland)

Other organizations: Forest Park Conservancy
SaveHelvetia

Individuals: 29 Residents of Springville Road Area, including Malinowski Farms
Beovich Family, who farm 94 acres on Springville Road

The Great Communities Study considered this area. Their report says:

"The team concurs that preservation of this important ecological area is likely more important to the region than urbanizing it, especially given the other constraints (lack of connectivity and developable land area) and significant opportunities (water quality and view)."

There is ample data to support designating this area as a Rural Reserve for wildlife habitat and water quality, especially given the overall context of the West Hills, Forest Park, the Abbey Creek watershed, and the value of a buffer with a well defined urban edge along the county line. There is not a lot of credible data supporting an Urban Reserve in this area.

Thank you for designating this area as a Rural Reserve, in accordance with the CAC's recommendations and the wishes of a broad constituency.

Please let me know if you have any questions, or if I can provide additional information.

Thank you.



Carol Chesarek

Attachments:

NLFI (segment including 9B)
Willamette Valley Synthesis map (segment including 9B)
Multnomah County Functional Classification of Trafficways
Master Planning the Westside Trail Segment 10
Photo of Elk on Malinowski Farms
Oregon White Oak Survey, Reserves Area 9B, the Lower Springville "L", May 4, 2010
Northern Red-legged Frog Survey, Reserves Area 9B, the Lower Springville "L", May 4, 2010
Aerial photos
Helen Kimmelfield email

References (underlining added)

Elk

Elk need both forage and cover. Their preferred habitat includes a mix cover (trees and shrubs) and open fields. The grasses and forbs they prefer in summer do not grow well in dense shade. As a general rule, they do not like humans or cars.

Quotes from "Oregon's Elk Management Plan, February 2003" by ODFW:

"Numerous studies have shown ... Roosevelt elk are sensitive to human disturbances such as motorized travel on and off roads" p. 16

"Summer elk forage consists of a combination of lush forbs, grasses, and shrubs high in nutrients and easily digestible. Generally, higher elevation wet meadows, springs, and riparian areas in close proximity to forested stands offer these conditions for the longest period. Such areas provide nutritious forage and moist, cool places for bedding and escaping summer heat and insects." p. 19

"Cover is an important component of elk habitat and provides both thermal and hiding properties. During summer it provides cooler, shaded areas for elk to bed during the heat of the day. During winter it provides a warmer, protected environment out of the cold, wind, rain, or snow. Lichens and other plants associated with cover can be an important source of forage for wintering animals... Hiding cover is also referred to as security cover and allows elk to escape and hide from intrusions or disturbances. These intrusions can be human (hunters, vehicles, hikers, etc.) or natural (predators)." p. 20

"Adequate quality forage greatly influences the size and productivity of elk herds occupying an area." p. 20

"densely stocked to overstocked tree stands in some areas. The result is federal forestlands in Western Oregon are increasingly lacking in adequate forage conditions." p. 21

"It is documented in numerous studies that human access to elk habitat due to increased road density can negatively affect elk habitat utilization and increase elk vulnerability... Habitat Effectiveness models developed from these studies all concluded that the effectiveness of habitat for elk declines as road density increases." p. 30

Agriculture

From the ODA agricultural study (Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands, January 2007)

"Examples of current trends include:

- Increasing uncertainty about long-term energy supplies.
- Increasing demand for biofuels/energy development.
- The growing demand for organic, sustainable, high quality foods both in the home and at restaurants.
- Increasing demand for food products from a local food shed.
- New conservation incentives and other programs related to renewable energy and farmland protection including the ability of working farms to operate.

These trends suggest that lands not always considered to be important to the region's agricultural base may now merit greater or equal consideration. Areas considered impacted due to parcelization, parcel size and nonfarm development may be suited to more intensive operations on a smaller parcel. ... The region may value and wish to protect areas that are characterized by operations responding to these trends." (page 64)

From a West Multnomah Soil and Water Conservation District press release, December 1, 2008:

"Greg Malinowski, of Malinowski Farms, was honored as the ***Outstanding Partner of the Year***. Malinowski has a strong and longstanding commitment to dedicate a portion of his land to natural habitat preservation. Greg has worked with the WMSWCD for many years, as a matter of fact; his father was the agency's first contact decades ago. Greg took over the family farm in the early nineties and, with his brother Richard, started trying different ways to make farming a viable enterprise while always doing "the right thing –" not always an easy proposition. Greg collaborated with EMSWCD to develop his first NRCS-level conservation plan, as part of his certified planner training, which involved conducting inventories on his property and analyzing alternative actions."

Urban/Rural Edge on the eastern side of North Bethany

Both Metro and the Oregon Court of Appeals have noted that Abbey Creek, the powerlines, and the county line form a buffer between urban and rural uses.

Exhibit C to Metro Ordinance No. 02-987A FOR THE PURPOSE OF AMENDING THE URBAN GROWTH BOUNDARY TO ADD LAND IN THE BETHANY AREA, adopted December 12, 2002 says:

"The inclusion of all of areas 84-87 allows Abby (sic) Creek and the adjoining riparian zone to form a natural buffer separating the Bethany area from the resource land and existing rural neighborhoods to the north, and it utilizes the powerlines and also the Multnomah County line as clear demarcations along the expansion area's eastern border." (page 2)

"The Bethany expansion area will have clear boundaries that serve to both visibly highlight the line separating urban and rural uses, and to also serve as a buffer between urban development and rural uses. NW 185th Avenue, Abby (sic) Creek and its adjoining riparian zone and slopes and the powerline easement coupled with the Multnomah County boundary line all serve to clearly demarcate and buffer the proposed expansion area. " (page 9)

These elements were also cited as buffers in the Oregon Court of Appeals decision affirming the North Bethany UGB expansion area (text is paraphrased from an email from Jim Emerson to Chuck Beasley on April 16, 2009):

Case # A122169 (which decision was consolidated with case #'s A122246 and A122444,) "City of West Linn et al V. LCDRC et al" was decided by the Oregon Court of Appeals on September 8, 2005. In affirming the inclusion of Areas 84-87 (North Bethany) into the UGB, the Court said: "The Bethany expansion area will have clear boundaries that serve to both visibly highlight the line separating urban and rural uses, and to also serve as a buffer between urban development and rural uses. NW 185th Ave., Abby (sic) Creek and its adjoining riparian zones and slopes and the powerline easement coupled with the Multnomah County boundary line all serve to clearly demarcate and buffer the proposed expansion area."

Wildlife Habitat and Water Quality

From the "Forest Park Natural Resources Management Plan; Portland Parks and Recreation, Bureau of Planning, Adopted by City Council February 8, 1995. Development impacts on wildlife and habitats in Forest Park.

"Increased activity along boundaries, roads, and trails fragments populations of amphibians and reptiles using the park.

1. Boundaries increasingly act as barriers to movement of some species. An adult female northern red-legged frog was found road-killed at the junction of Skyline Boulevard and NW Springville Road. Traffic levels have especially increased along Skyline Boulevard and Germantown Road. Increased use of Germantown Road during evening hours increases the risk to nocturnal organisms crossing this road from adjacent portions of Forest Park. Mortality also occurs on trails in the Balch Creek system with heavy human use. Slow-moving diurnal salamanders such as rough-skinned newts are especially vulnerable to heavy foot-traffic. Regardless of type of boundary or thoroughfare, increased use increases the risk of crossing such boundaries to relatively slow-moving amphibians and reptiles.
2. Activity along the boundaries of, or thoroughfares through, Forest Park have a region of influence that extends some distance into the park from those boundaries and thoroughfares. Greater disturbance along such edges places amphibians and reptiles in those areas at greater risk." p. 60

"Upstream modifications impact the water quality of various drainages in the Forest Park system. Development in a significant portion of the upstream portion of the Balch Creek system resulted in high levels of siltation through that system, including the Audubon Preserve, during the 1993/04 wet season. Similarly, portions of the Lakota and smaller developments caused relatively high levels of siltation in the Doane and immediate adjacent creek systems." pp. 60 and 61.

"Roads

Roadways present problems to many wildlife species for a variety of reasons. The movements of large mobile mammals may be inhibited or disrupted by roads. Noss (1987) reports that carnivores, particularly large ones, will avoid roads whenever possible. ... Predators following roadsides would be exposed to a higher risk of mortality from automobile collisions, and this effect extends for a distance of 1 km. into adjacent natural areas.

Smaller vertebrates like forest rodents and amphibians may find roads a nearly impassable barrier, while reptiles seeking to absorb heat from warm roads are killed in large numbers in some areas of the United States. Increased numbers of roads accompanying development and the subsequent increase in automobile traffic tend to further fragment habitat and disturb use by wildlife by interfering with foraging and dispersal of many species. This would be in addition to losses due to harmful edge effects created by road construction and clearing.

Residential Development

Residential development poses some particular conflicts with forest wildlife. Domestic dogs and cats, prey on small vertebrates including shrews and woodpeckers. Additionally, dogs form packs which chase black-tailed deer (*Odocoileus hemionus*), elk (*Cervus elaphis*) and other large and medium-sized mammals." p. 64

"Roads

Roads present a particular impediment to small terrestrial animals and some carnivores. Perhaps the prime example of this in Forest Park is NW Germantown Rd. The traffic volume, embankments and road cuts pose a barrier to small rodents, insectivores, amphibians and reptiles... There is little that can be done about this (short of closing the road) with the exception of providing culverts under the road at several places along its route." p. 69

From the ODFW Prioritization of Metro Natural Landscape Features:

Forest Park Connections (21) Natural Landscape Feature's Key Features, Values, and Attributes:

- Streams/habitats with ESA-listed salmonids
- OCS Conservation Opportunity Area (CR-09)
- Sensitive bird roosting/nesting sites
- Multiple big game species
- Big game winter range
- Floodplain habitats
- OSC Priority Habitats
- OCS Species of Concern
- Unique/rare habitats
- Significant wetland habitats
- Focus of conservation activities
- Wildlife corridors/connectivity – Coast Range to Forest Park, Multnomah Channel, and Sauvie Island

Rock Creek Headwaters (20) Natural Landscape Feature's Key Features, Values, and Attributes:

- Streams/habitats with ESA-listed salmonids; historic winter steelhead range
- Portion of OCS Conservation Opportunity Area (CR-09) – Forest Park
- OCS Species of Concern
- Multiple big game species
- Big game winter range
- Wildlife corridors/connectivity

From the Metro Natural Landscape Features Inventory, February 2007

Rock Creek Headwaters

Rock Creek flows from the Tualatin Mountains in Forest Park to the Tualatin River. Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed. Opportunities to improve and protect habitat also exist through the protection of key tributaries and their associated wetlands. Because the creek and its tributaries pass through rapidly urbanizing neighborhoods within the cities of Hillsboro and Beaverton, protecting water quality is a priority. These headwaters also provide wildlife habitat and trail connectivity from the Tualatin Valley to the Tualatin Mountains that includes Forest Park.

Forest Park Connections

Forest Park lies within the city of Portland and unincorporated Multnomah County. It is considered by many to be the “crown jewel” of the region’s open spaces network. At more than 5,000 acres of mostly second-growth forest, Forest Park contains an abundance of wildlife and its massive tree canopy and substantial undergrowth serves as a natural air purifier, water collector, and erosion controller. The Forest Park connection area provides protection to key watersheds like Balch, Miller, Ennis and Agency Creeks and secures the integrity of the “big game” corridor that links the park with habitat in the northern Coast Range. Connecting Forest Park to Rock Creek and the proposed Westside Trail will keep important wildlife corridors intact and provide trail connections between the region’s largest urban park and Washington County.

From the Multnomah County West Hills Rural Area Plan:

"Wildlife Habitat has been identified as a significant Goal 5 resource in the West Hills. All of the West Hills, excepting a small area consisting of the Bonny Slope subdivision along Laidlaw Road and adjacent areas, has been determined to be significant wildlife habitat, because it is all part of an ecosystem which supports a diverse wildlife population relatively undisturbed by the rural levels of development in the West Hills."

From the Multnomah County West Hills Reconciliation Report Revised – May 1996:

Page V-9,10,11 (Wildlife Habitat):

"Finally, the West Hills' relationship to Forest Park is critical to the West Hill's significance... Forest Park, in isolation, is not large enough to support self-sustaining populations of medium and large size mammals, such as elk, bobcats, mountain lions ... and black bears [footnote: the implication is not that Forest Park should be managed exclusively for bear and elk; rather, the point is that managing Forest Park and the adjacent wildlife are for bear and elk will ensure sufficient habitat for smaller mammal and bird species that reside in the Portland region.] for which hundreds of square miles of habitat would be required..

...

Thus it is the quantity of the West Hills Wildlife Habitat Area in relation to its quality and location that are critical to this inquiry. High quality habitat elsewhere in Multnomah County cannot substitute for even medium quality habitat in the West Hills. It is because medium quality habitat is limited, and threatened by conflicting uses at a particular location, that makes the West Hills a significant Goal 5 resource.

4. Quality ...

a. WILD ABOUT THE CITY (Marcy Houle, 1990)

This report discusses the concept of contiguous areas of natural habitat for wildlife and the results of the fragmentation of habitat into "islands." In the latter instance, numerous biological studies (see bibliography for Wild About the City) have documented the diminishment and loss of native plants and animals due to a lack of connection to a larger ecosystem. Continued development in the West Hills wildlife area could result in the fragmentation, and therefore the degradation of both the West Hills' and Forest Park's natural systems, the loss of species diversity, the permanent loss of natural populations to catastrophe such as fire, and the weakening of plant and animal populations due to the lack of genetic diversity available in larger areas.

b. A STUDY OF FOREST WILDLIFE HABITAT IN THE WEST HILLS (Esther Lev, Jerry Fugate, Lynn Sharp, 1992)

This report provides a more in depth study of existing wildlife within the West hills area. Research for the study included a series of six transects throughout the region, representing different types of land use... the transect with the most species diversity and numbers were found in the "control" transect within the boundaries of Forest Park. This indicates the high wildlife habitat values to be found within the park, and the importance of integrating Forest Park into a larger contiguous wildlife habitat area in order to protect this high value. The amount and diversity of wildlife within the rural West Hills area to the northwest of Forest Park is somewhat lower due to the impact of residential development, agriculture, quarry operations, and commercial forestry. However, each of the five transects outside of Forest Park showed significant numbers and diversity of wildlife, indicating that this area remains an important area for native plants and animals."

Page V-14. "In the case of the West Hills, maintaining black bear and elk habitat ensures that the habitat needs of a wide range of other species will be met"

From Attachment 1 to Metro Resolution No. 07-3833, Approving the Natural Areas Acquisition Refinement Plan for the Forest Park Connections Target Area, September 6, 2007:

“Northwest corridor and Rock Creek connection properties are also important for maintaining habitat connections to adjacent natural areas and ecosystems, headwaters, and for buffering unique habitats. Important local elk habitat shared with Rock Creek. Elk use creek corridors for movement, feed in open fields, and use forested areas for cover/rest.”

Excerpts from Exhibit A to Metro Resolution No. 07-3834, Approving the Natural Areas Acquisition Refinement Plan for the Rock Creek Headwaters and Greenway Target Area, September 6, 2007:

“Background

...

The 2006 Natural Areas bond measure stated:

A major tributary of the Tualatin River, upper Rock Creek and its tributaries are under intense development pressure as urban growth expands throughout the watershed. Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed. Opportunities to improve and protect habitat also exist through the protection of key tributaries and their associated wetlands. In addition, the protection of key undeveloped sites in the lower reaches of Rock Creek, particularly in Hillsboro, will buffer growth, protect water quality and provide nature in neighborhoods for local residents.

A biological assessment for this target area indicates that oak woodlands and oak savanna habitat support varied wildlife, and expanding the protected natural areas would increase habitat opportunities for vulnerable species such as red-legged frogs, Western bluebirds and northwestern pond turtles. In addition, threatened species such as steelhead, cutthroat trout and coho salmon are present in Rock, Abbey, Holcomb, Bannister and Bronson creeks, as well as in an Abbey Creek tributary.”

...

“Target Area Description

Rock Creek flows from the Tualatin Mountains to the Tualatin River. The headwaters hold key areas of undeveloped land which provides linkages for wildlife. These areas also contribute to water quality. Because the creek and its tributaries pass through rapidly urbanizing neighborhoods within the city of Hillsboro, protecting water quality is a priority.”...

“Findings

- Rock Creek is a major tributary of the Tualatin River. The headwaters of Rock Creek and its tributaries have been targeted for acquisition due to intense development pressure as urban growth expands throughout the watershed. Watershed managers have identified protection of the headwater areas as a high priority for meeting water quality protection goals in the lower watershed and also to improve and protect wildlife habitat.
- The headwaters of Rock Creek originate on the west side of the Tualatin Mountains southwest of NW Skyline Boulevard and Forest Park. Numerous tributary streams flow through woodlands and agricultural lands before crossing into the urbanized area near West Union and Springville Roads.
- The watershed for Rock Creek includes in excess of 18,000 acres and numerous tributary streams. Major tributary streams include Abbey, Bronson, Holcomb and Beaverton Creeks.

- Established science continues to show the key importance of intact headwaters for water quality and quantity protection, habitat and maintenance of overall watershed health.
- The science report notes that the area's oak woodlands and oak savanna habitat support varied wildlife, and expanding the protected natural areas would increase habitat opportunities for vulnerable species such as red-legged frogs, Western bluebirds and northwestern pond turtles. In addition, threatened species such as steelhead, cutthroat trout and coho salmon are present in Rock, Abbey, Holcomb and Bannister and Bronson creeks.

...

- Stakeholders identified protection of east/west wildlife corridors as just as important as north/south corridors.
- Some stakeholders would like to see Metro focus on purchase of open spaces closer to the Urban Growth Boundary to help provide a natural edge between urban and rural areas.

Goals

- Protect the upper watershed to meet water quality protection goals in the lower watershed.
- Protect key undeveloped sites in the lower reaches of Rock Creek to buffer growth, protect water quality and provide nature in neighborhoods.
- Protect habitat along key tributaries and associated wetlands."

From Attachment 1 to Resolution No. 07-3834:

Summary of Comments from Stakeholder Interviews For Rock Creek Headwaters and Greenway Target Area

"Key Themes Discussed

Wildlife Habitat

- Importance of wildlife corridors – open areas down-slope of Forest Park into the Tualatin Valley are very important for wildlife (sunnier, open fields, more available food and water)
- East/west wildlife corridors (Forest Park to Tualatin Valley) are just as important as north/south corridors (Forest Park to Coast Range)
- Unique clusters of white oak should be mapped – disappearing habitat in the region

Land Use / Urban/Rural Form

- Important to connect Forest Park to urban areas with "ribbons of green" – important for wildlife corridors, water quality and livability
- Build on wetland/creek confluence near PCC/Rock Creek – opportunity for a "natural edge" between urban and rural areas; Hillsboro and Washington County planners support a larger "regional" scale park farther up in the watershed, but accessible to the urban population
- Focus on linkage of Rock Creek Headwaters, Forest Park and Westside Trail regional target areas
- Consider mutual benefits of protecting open space and providing buffers for small farm operations in proximity to urban areas
- Metro program is focused on natural area functions – could serve a complimentary role to low impact agricultural practices, particularly those that supply local food markets

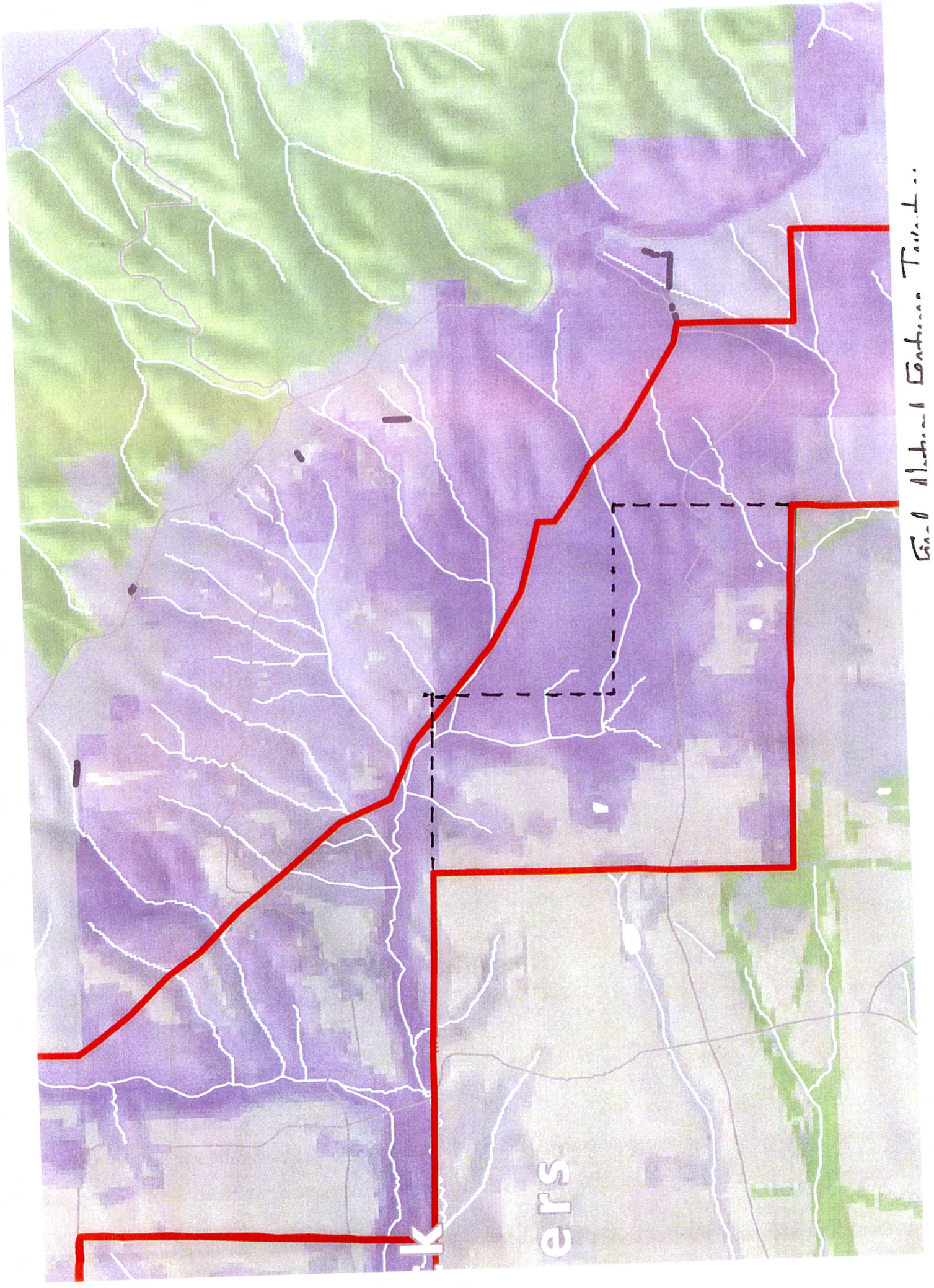


Fig. 1 Watershed Boundary

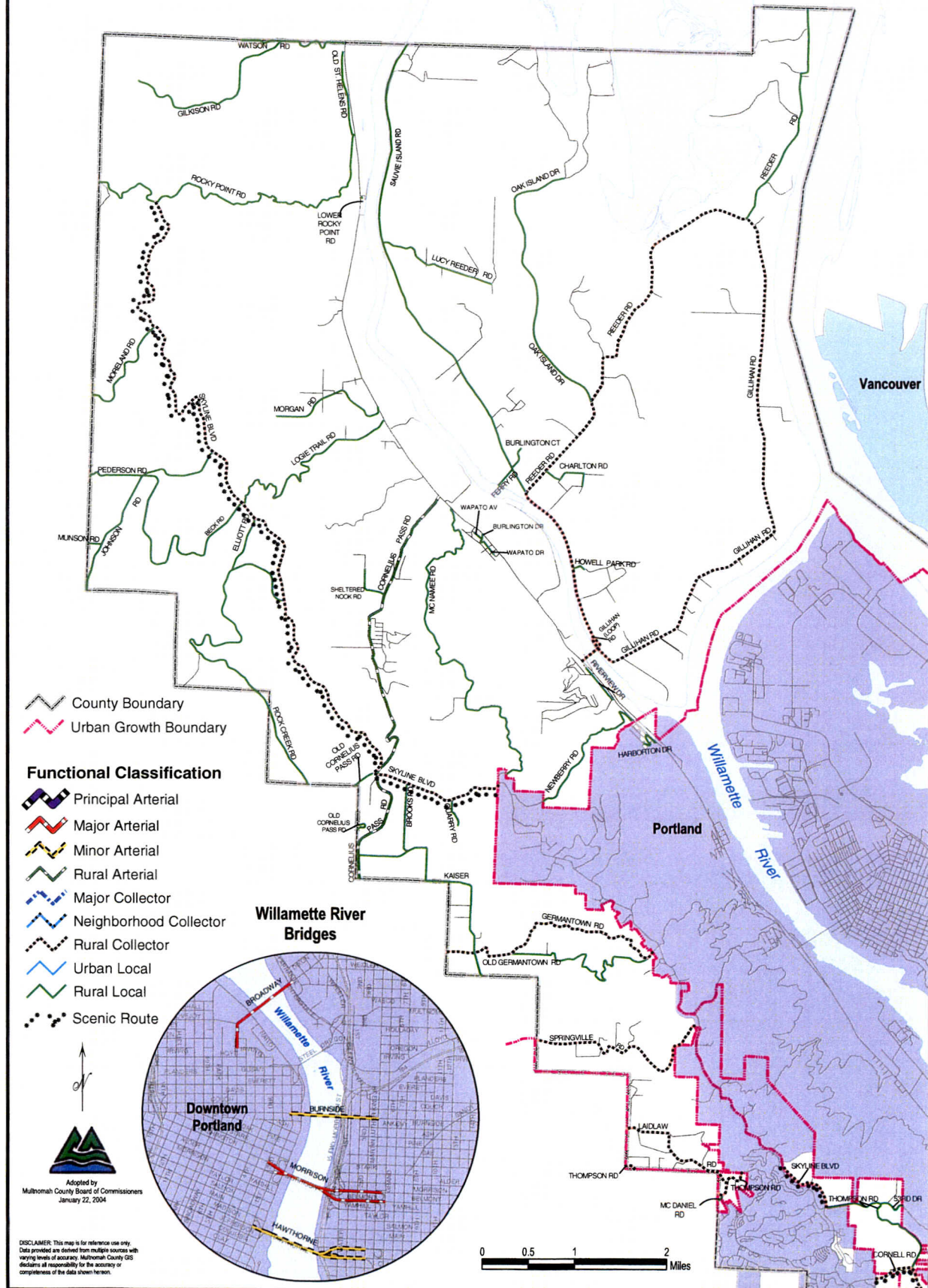
TNC Willamette Valley Synthesis Map

Carroll Chesarek
13300 NW Germantown Rd
Portland, OR 97231-2765

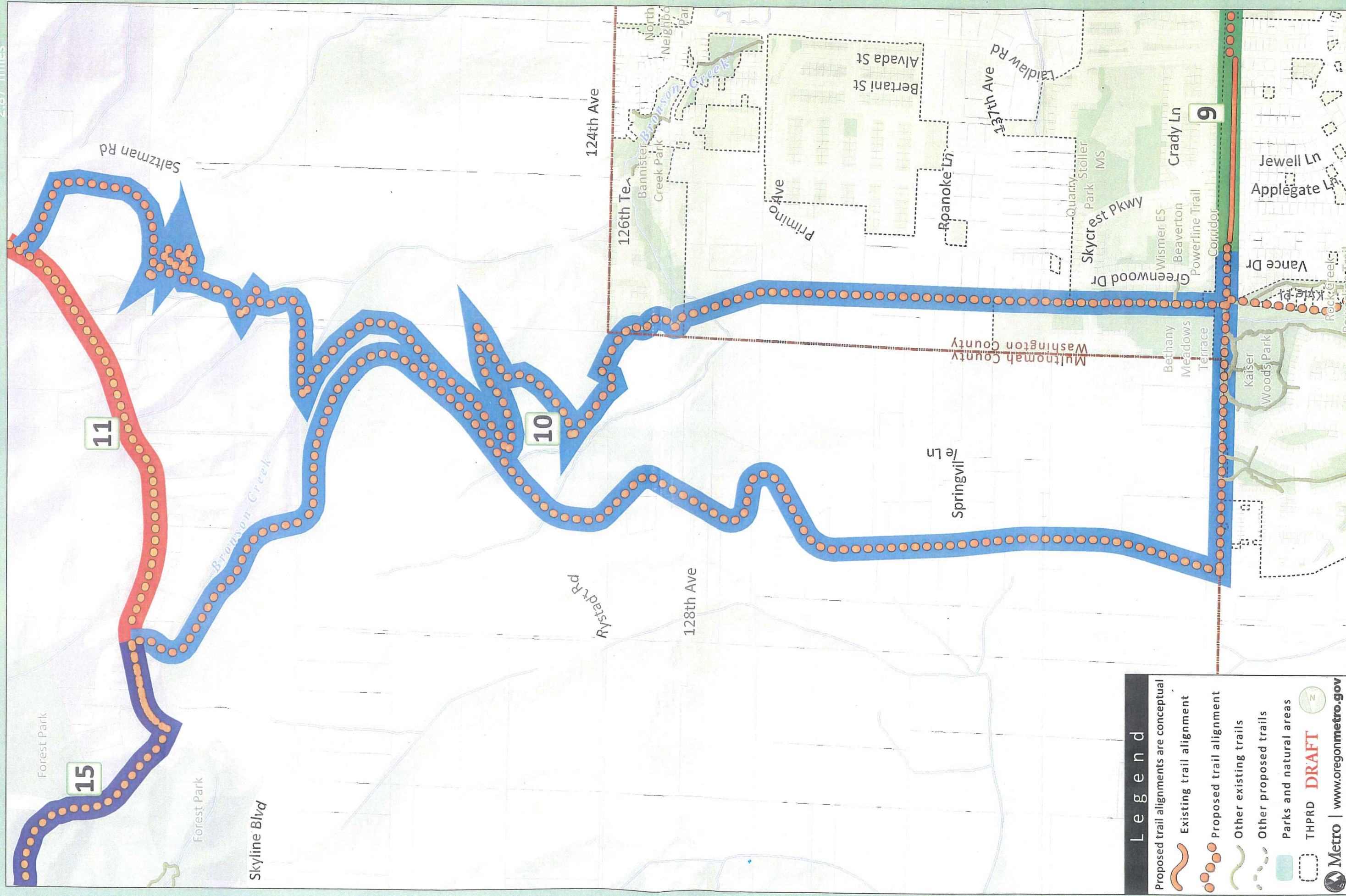


Skyline Blvd distances: 4.5 miles LTK to Germantown
 3.8 miles Germantown to Thompson
 1.0 mile Thompson to Cornell
 1.1 miles Cornell to Rainier

Multnomah County Functional Classification of Trafficways



Segment 10





Fifty Elk on Malinowski Farm, Springville Lane; Nov. 2002

Oregon White Oak Survey

Reserves Area 9B, the Lower Springville "L"

May 4, 2010

Scope and Intent

We surveyed the Oregon white oak trees (*Quercus garryana*) in Urban and Rural Reserves study Area 9B (also known as the Lower Springville "L") on April 26, 2010. This area is located in western Multnomah County, bordered on two sides by the Washington County line. NW Springville Road runs through the lower part of the area.

Oregon white oaks are present throughout this area, in both oak savanna and in oak woodland habitats.

Because oak woodlands and oak savannas are Strategy Habitats in the Oregon Conservation Strategy, we wanted to try to determine how many mature oak trees were present in Area 9B. Our survey was limited to trees that could be seen from public roads, and trees that were present or could be seen from about 10 properties that we had permission to enter. We also looked for species associated with Oregon white oaks.

Oregon Conservation Strategy

In 2006, Oregon Department of Fish and Wildlife published the *Oregon Conservation Strategy*. This document provides a comprehensive state strategy for conserving fish and wildlife. Previously, many plans had been used that focused on a particular species, area or natural resource. The objective of the *Oregon Conservation Strategy* is to ensure that Oregon's natural treasures are passed on to future generations. "The *Oregon Conservation Strategy* emphasizes proactively conserving declining species and habitats to reduce the possibility of future federal or state listings." (3)

According to the *Oregon Conservation Strategy*, "The goals of the *Oregon Conservation Strategy* are to maintain healthy fish and wildlife populations by maintaining and restoring functioning habitats, preventing declines of at-risk species and reversing declines in these resources where possible." (3)

Why is the Oregon white oak tree important?

The Oregon white oak (*Quercus garryana*) is important for two reasons:

1. Less than 1% of historic Willamette Valley native oak habitats still exists. (1)
 - a) Oregon Department of Fish and Wildlife (ODFW) has identified oak woodlands and oak savannas as “**Strategy Habitats**” for the Willamette Valley (3)
 - b) Metro has identified Oregon white oak savannas and white oak woodlands as “**Habitats of Concern**” (1)
2. Three birds and one squirrel are dependent on the Oregon white oak for habitat. These species are listed as **Vulnerable Sensitive Species** by the Oregon Department of Fish and Wildlife. Species on this list face one or more threats to their populations and/or habitats. (2)
 - a) These Vulnerable Sensitive Species are:

Acorn Woodpecker (*Melanerpes formicivorus*)

White-breasted (Slender-billed) Nuthatch (*Sitta carolinensis aculeata*)

Western Bluebird (*Sialia mexicana*)

Western Gray Squirrel (*Sciurus griseus*)

- b) ODFW has identified **White-breasted Nuthatch** and **Western Bluebirds** as “Strategy Species” in the Willamette Valley. Conservation actions for both species include maintaining large oaks > 22” dbh (diameter breast height). For Western Bluebirds, conservation actions also include “maintain or restore grassland and oak savanna habitat.” (3)

According to the Oregon Conservation Strategy, the special needs of Western Bluebirds are: “grasslands and oak savannas for foraging, cavities, especially in savanna oaks for nesting, scattered trees or shrubs as hunting perches.” (3)

Western Gray Squirrels are also a “Strategy Species” in the Willamette Valley, and the *Oregon Conservation Strategy* says their special needs are “oak woodland and savanna; mixed oak-pine-fir woodlands; older trees with larger limbs; continuous canopy for movements.” (3)

Effects of Urbanization

Urbanization poses particular problems to oak woodlands and oak savannas, according to the *Oregon Conservation Strategy*. "Conversion to more urban uses increases the amount of impervious surfaces, which alter surface and water flow, degrade water quality, and reduce vegetation cover and diversity. The changes made to the landscapes tend to be permanent and restoration to a natural state is difficult if not impossible." (3)

According to the *Oregon Conservation Strategy*, habitat conversion (urban and agricultural) is the primary reason that oak woodlands and oak savannas have declined since the 1850s. "Habitat conversion results in a matrix of unsuitable areas.

For example, most of the grassland and oak woodland habitat in the Willamette Valley has been converted to agricultural, urban and rural residential uses. The remaining grassland and oak woodland patches are small, isolated and surrounded by unsuitable habitat for many species." (3) This fragmentation cannot support the species in a way conducive to survival.

According to the *Oregon Conservation Strategy*, Western Bluebirds are a grassland bird that eats insects, and they "need open, grassy areas to feed and raise their young." Urbanization is implicated in the decline of Western Bluebirds. (3) Grasslands and oak savannas needed for foraging are typically eliminated by development as land is developed.

Habitat loss and fragmentation, and residential and urban development are listed as limiting factors for Western Gray Squirrels. (3)

Field Survey

DATA COLLECTION

Gary Price, retired investigator for the Washington County Sheriff's Office, performed the field survey. Mr Price previously surveyed oak trees across all of the Helvetia area, so he had extensive experience. The timing of the survey proved fortunate – oak trees are very late to leaf out in the Spring, and their bare branches made identification easier.

In addition to counting mature trees, the following information was also noted:

1. Type of Patch
 - a) Closed canopy. Tree tops mostly touch, little light reaches the ground. Considered oak woodland.
 - b) Scattered oaks. Moderate amounts of light reaching the ground, maybe 50% tree canopy coverage.
 - c) Oak savanna. Open, widely spaced, about 25% or less of tree canopy coverage.
2. Type of Trees in each Patch (all oak or mixed)
3. Diameter (measured 2' off the ground – oak trees often have multiple trunks that divide above this height, making it difficult to measure diameter accurately at a higher point).

RESULTS

The total number of Oregon white oak trees identified during the field survey was 1210. About 200 of these trees were located just outside of Area 9B. Because we only counted trees that were visible from the road or from properties that we had access to, it is probable that our count does not include all of the oaks in Area 9B.

We counted 1010 mature Oregon white oak trees in Area 9B, with diameters of up to 60" (as explained above, diameters in this report were measured 2' above ground level). 940 of these were located south of Springville Road, mostly in two very large closed canopy groups near the county line, but there are also many very large, widely scattered oaks.

The largest group includes 730 oak trees with diameters up to 60", about 80 of which are on undeveloped land in Washington County, just south of Area 9B. This group is mostly oak, with few other species mixed in.

310 of the oak trees in Area 9B are located on Malinowski Farms. Another 70 oaks are on Malinowski Farms land in adjacent Washington County. Most of these 380 oak trees (total) on the 60 acres owned by Malinowski Farms are in 3 main groups, but there are also many large, widely scattered trees. Two of these groups are mixed with conifers and other hardwoods, but one group is mostly oak. Some of the oaks on Malinowski farms have diameters of up to 54," but most ranged from 18" to 24"

One large cluster of oaks was located on the northern edge of Area 9B, with 65 oak trees up to 28" in diameter. About half of these trees were within Area 9B, with 30 located just north of Area 9B.

Total Oregon White Oak trees	1210
Total oak trees in Area 9B	1010
Total oak trees just outside Area 9B	200

Total oak trees in Area 9B south of Springville Road	940
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Oak trees on Malinowski Farms	380
Oak trees on Malinowski Farms in Area 9B	310

Oak trees in adjacent Wash. Co. just south of 9B (including Mal. Farms)	170
Oak trees in adjacent Mult. Co. just north of 9B	30

Other Species

We confirmed that White Breasted Nuthatches are present in the area. One resident reported seeing of Western Gray Squirrels, but we were unable to confirm that they were present. Nearby residents have reported seeing Western Bluebirds, but we did not see any during the survey.

Malinowski Farms and an adjacent property at 13512 NW Springville Lane also include wet meadows full of wild, native camas, probably *Camassia quamash*. Staff of West Multnomah Soil and Water Conservation District have told the Malinowskis that these are the only wild native camas they know of in Western Multnomah County. While this species is not closely associated with oak trees, in this instance they occur in wet areas near the oak trees, not far from the county line on the southern edge of Area 9B.

CONCLUSION

Area 9B, the Lower Springville "L," contains many large old Oregon white oak trees in healthy oak woodland and oak savanna habitats. As a Habitat of Concern identified by Metro and as a Strategy Habitat identified by the Oregon Department of Fish and Wildlife, the Oregon white oak savanna and woodlands in this area are important habitats that should be preserved in their rural state. Urbanization would damage these habitats, and limit their utility to associated species like Western Bluebirds.

The Natural Landscape Features Inventory does not appear to include open fields near some of these oaks, and probably does not reflect all of the oak savanna habitat in the area.

A Rural Reserve designation is appropriate and justified for Area 9B based on the presence of these important habitats and associated species (Rural Reserve Factor 3(c)).

SURVEY METHODOLOGY

Mr. Price surveyed properties with street addresses between 12931 and 13539 NW Springville Road on the north side of NW Springville Road, and between Malinowski Farms and 13640 NW Springville Lane in the area south of NW Springville Road. All of the properties that we visited are within Area 9B, but we counted oak trees that were visible to us on other properties, including those in areas adjacent to Area 9B. Mr. Price was escorted by Carol Chesarek, and Roxanne Jehan recorded the data.

The survey was performed on Monday, April 26, 2010.

Mr. Price had previously surveyed a very large area north of Highway 26 in Washington County, so he was experienced in identifying *Quercus garryana* and determining tree size.

In order to perform an accurate count, Mr. Price utilized a mechanical "clicker." His total count is conservative in nature because he was not able to enter many properties. He recorded the address for each location of oaks; where he could not determine the actual street address, the closest address was noted.

Works Cited

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ACKNOWLEDGEMENTS

Edited and compiled by Carol Chesarek.

*Adapted from the Save Helvetia report: **Oregon White Oak Survey (Quercus garryana) Survey Area North of Highway 26, August 21, 2009**, edited by Cherry Amabisca*

Contributors

Gary Price, Field Survey

Roxanne Jehan, recording Field Survey

Northern Red-legged Frog Survey

Reserves Area 9B, the Lower Springville "L"

May 4, 2010

Scope and Intent

We surveyed Northern red-legged frogs (*Rana aurora aurora*) in the proposed Rural Reserve known as the Lower Springville "L" (Urban and Rural Reserve study area 9B) on April 26, 2010. This area is located in western Multnomah County, bordered on the west and south sides by the Washington County line.

NW Springville Road runs through the lower part of the area. Most of the area located north of NW Springville Road is in the Abbey Creek watershed, and drains to the north and east. Most of the area south of NW Springville Road is in a different sub-watershed of Rock Creek, and drains to the west and south towards a riparian corridor along the county line and then through Bethany.

Because Northern red-legged frogs are a Strategy Species in the *Oregon Conservation Strategy*, we wanted to determine whether they were present in the "L." Our survey was limited to 5 properties in the "L" that we had permission to enter. These properties each included at least one pond or stream.

Oregon Conservation Strategy

In 2006, Oregon Department of Fish and Wildlife (ODFW) published the *Oregon Conservation Strategy*. This document provides a comprehensive state strategy for conserving fish and wildlife. Previously, many plans had been used that focused on a particular species, area or natural resource. The objective of the *Oregon Conservation Strategy* is to ensure that Oregon's natural treasures are passed on to future generations. "The *Oregon Conservation Strategy* emphasizes proactively conserving declining species and habitats to reduce the possibility of future federal or state listings." (3)

According to the *Oregon Conservation Strategy*, "The goals of the *Oregon Conservation Strategy* are to maintain healthy fish and wildlife populations by maintaining and restoring functioning habitats, preventing declines of at-risk species and reversing declines in these resources where possible." (3)

Conservation Status: Why Northern red-legged frogs are important

1. Northern red-legged frogs are a **federally listed Species of Concern** in Multnomah County. (4)

2. Northern red-legged frogs (*Rana aurora aurora*) in the Willamette Valley are listed as a **Vulnerable Sensitive Species** by the Oregon Department of Fish and Wildlife. Species on this list face one or more threats to their populations and/or habitats. (2)

3) ODFW's *Oregon Conservation Strategy* identifies Northern red-legged frogs as a "**Strategy Species**" in the Willamette Valley. Conservation actions listed for these frogs include "Maintain wetland habitat with emergent plants. Maintain adjacent forested habitats." (3)

According to the Oregon Conservation Strategy, "Red-legged frogs lay their eggs in wetlands with clean water beginning in late winter. They spend a lot of time on land in cool damp forests." These frogs are highly terrestrial, and they need adjacent moist forest areas for foraging and over-wintering habitat. (3)

The July 13, 2002 Working Draft of Metro's "Riparian Corridor and Wildlife Habitat Inventories," page 31, says:

"Northern Red-legged Frogs inhabit marshes, ponds, and streams with little or no flow, and use seasonal waters if wet until late May or early June. Stems below the water line are needed for egg attachment. These frogs often use dense hardwood stands with heavy ground cover. Possible causes cited for decline include displacement by introduced bullfrogs and pesticide and herbicide runoff (ODFW 1996). Habitat specialist: water, herbaceous and riparian wetlands, westside lowlands coniferous-hardwood forests."

Atlas of Oregon Wildlife says that Red legged frogs occur up to 300 yards from standing water during non-breeding season. It also says: "This species is declining seriously in the Willamette Valley. Several recent surveys have failed to detect this species at sites in the valley where it was once common to abundant." (1)

Urbanization

According to a new Metro document "Wildlife corridors and permeability, A literature review, April 2010: "Reptiles and amphibians are particularly vulnerable to road effects, and some species may experience high mortality when migrating to or from breeding areas." Two of the ponds where Northern red-legged frogs were located are within a few yards of NW Springville Road.

Field Survey

DATA COLLECTION

Char Corkran, a local wildlife biologist and co-author of Amphibians of Oregon, Washington and British Columbia: A Field Identification Guide, 2006, performed the survey. Carol Chesarek escorted Ms. Corkran to five properties with ponds, streams, and wetlands in the Lower Springville Road "L" on April 28, 2010.

Ms Corkran walked each property and carefully searched for frogs and salamanders. Tadpoles were captured with a small net for identification and then released. Ms. Corkran found that all of the properties had red-legged frog habitat, suitable for different times of year and different life stages. It was a cold day (the high temperature reported in Portland for the day was 54 degrees F), and given the difficulty of locating amphibians it is likely that there are more frogs than we were able to locate.

RESULTS

Four adult Northern red-legged frogs were identified in a pond on property located at 13303 NW Springville Road.

Northern red-legged frog tadpoles were netted and identified in each of 2 ponds on Malinowski Farms, located at 13450 NW Springville Lane. Malinowski Farms is roughly 60 acres, and includes land in two different watersheds. Northern red-legged frog tadpoles were found in ponds in both the Abbey Creek watershed in the northern portion of the "L", and in the other sub-watershed in the southern portion of the "L." Both of these sub-watersheds flow into Rock Creek. Malinowski Farms is a certified organic farm, so pesticide and herbicide runoff are not a concern on this farm.

Tadpole stage Northern Pacific Treefrogs (*Pseudacris regilla*) and Long-toed Salamanders (*Ambystoma macrodactylum*) were also found in the larger Malinowski Farms pond. Long-toed Salamander tadpoles were also found in a pond at 13512 NW Springville Lane. Adult Roughskin Newts were found on several properties in the "L."

Ms. Corkran will report her findings to the appropriate state authorities.

A property owner at 13560 NW Springville Road reported that Audubon Society of Portland employees had previously identified Northern red-legged frogs using a small pond on their property.

Ms Corkran noted that the area contains extensive healthy Oregon white oak savanna and oak woodland habitats. We also confirmed that White Breasted Nuthatches (a species associated with Oregon white oaks) are using the area.

CONCLUSION

The Lower Springville Road area contains at least 3 ponds used by breeding Northern red-legged frogs. The area also includes extensive terrestrial habitat that these frogs need. Urbanization of the area, and additional traffic on NW Springville Road would threaten these frogs.

As a Strategy Species identified by the Oregon Department of Fish and Wildlife and federally listed Species of Concern in the Willamette Valley, Northern red-legged frogs are important, they are present in the Lower Springville Road area, and the habitat in this area should be preserved in its rural state. The presence of these frogs supports a Rural Reserve designation for the Lower Springville Road "L."

Works Cited

1. Blair Csuti, et al., Atlas of Oregon Wildlife: Distribution, Habitat, and Natural History, Oregon State University Press, 1997, p. 25.
2. Oregon Department of Fish and Wildlife, "Sensitive Species List". 2008. [HYPERLINK http://www.dfw.state.or.us/wildlife/diversity/species/docs/SSL_by_taxon.pdf] p.1, 13
3. Oregon Department of Fish and Wildlife. 2006. *Oregon Conservation Strategy*. Oregon Department of Fish and Wildlife, Salem, Oregon. [HYPERLINK <http://www.dfw.state.or.us/conservationstrategy/>]
4. U.S. Fish and Wildlife Service, "Federally Listed, Proposed, Candidate Species and Species of Concern", July 20, 2009. [HYPERLINK <http://www.fws.gov/oregonfwo/Species/Lists/Documents/County/MULTNOMAH%20COUNTY.pdf>]


Acknowledgements

This report was edited and compiled by Carol Chesarek.

*Portions were adapted from the Save Helvetia report: **Oregon White Oak Survey (Quercus garryana) Survey Area North of Highway 26, August 21, 2009**, edited by Cherry Amabisca*

Many thanks to Char Corkran for generously offering her time and expertise.

Address

xxx = power-line corridors
 = county line and UGB

~~~~~ = riparian corridor





May, 2010


**WEST MULTNOMAH**  
 SOIL & WATER CONSERVATION DISTRICT
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## OWEB Grants

Spring is finally here and soon the flowering and fruiting plants we've installed at Malinowski Farm will be in bloom.

With the help of grant funding from the state (OWEB) and conservation planning by WMSWCD staff, crews installed

2,000 trees and shrubs around 2 ponds and in 2 hedgerows. The species in the hedgerows include red flowering currant, Oregon grape, thimbleberry, mock orange, black twinberry, Pacific dogwood, Indian plum, cascara (believed to be relatively uncommon because of historically heavy harvesting of the plant for its laxative value) and Western



*Invasive Nutria*

Serviceberry, which got its name due to the fact that it blooms early when the ground was thawed enough to have burial services.

After the landowners cleared thickets of blackberry around the ponds, we discovered red-legged frogs and their eggs. Native plant species that like moist soils were planted, such as willows, cottonwood, Oregon ash, western wahoo, ninebark, salmonberry and lots more. Since the farm is organic and herbicides will not be used to control weeds, farmers applied multiple layers of mulch around every newly planted tree and shrub. A female nutria (an invasive rodent species) and its kits, who were happily devouring the new plants, were removed from one of the ponds and a plan is in place to control invasive bull frogs, to make room for native frogs and mammals. Perhaps, we will even see a western pond turtle or a muskrat take up residence now in the newly improved habitat. Life is ever changing on the farm and it's exciting!

If you would like help with a planting project along a rural pond or stream, in a hedgerow, or in a unique upland habitat setting, contact Kammy Kern-Korot at [kammy@wmswcd.org](mailto:kammy@wmswcd.org) or 503-238-4775 x108.

## Calendar

- 5/12 How to Manage a Timber Sale Wkshp
- 5/14 Pollinator Workshop
- 5/14 Multnomah Weed Watcher Training
- 5/15 Weed Watchers Workshop
- 5/18 WMSWCD Board Meeting
- 6/15 WMSWCD Board Meeting

[View all calendar events >>](#)

## Newsletter

Stay on top of all the events, opportunities and valuable conservation information by signing up to receive our eNewsletter. [Subscribe Now](#)

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West Multnomah Soil & Water Conservation District

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2701 NW Vaughn St., Suite 450, Portland, Oregon 97210

info (at) wmswcd (dot) org  
 Tel: 503-238-4775 | Fax: 503-326-3942

site design by  Total Design Shop





## TUALATIN RIVERKEEPERS®

12360 SW Main Street • Tigard, Oregon 97223

503-620-7507 • fax: 503-620-7645 • email: [info@tualatinriverkeepers.org](mailto:info@tualatinriverkeepers.org)

[www.tualatinriverkeepers.org](http://www.tualatinriverkeepers.org)

---

December 9, 2009

Multnomah County Board of Commissioners  
501 SE Hawthorne Blvd  
Portland, OR 97214

RE: Rural & Urban Reserves

Dear Chair Wheeler & Commissioners,

Tualatin Riverkeepers offers the following insights on proposed Urban Reserve area referred to as UR-1 on the Core 4 discussion maps provided by Metro.

Using Metro mapping data, we examined overlays of natural resources (wetlands, floodplains, stream buffers, etc) in the area and produced the attached map. The shaded blue areas indicate a resource overlay. Darker layers indicate multiple overlays.

You can see from the map that approximately 2/3 of area labeled UR-1 is in natural resources. We suggest that the high level of natural resources, plus its location in critical headwaters makes a Rural Reserves designation most appropriate for this area.

Research by University of Washington, EPA, Center for Watershed Protection, USGS and other has established conclusively the detrimental impacts of urbanization on streams. It is most important to protect headwaters areas as all impacts flow downstream.

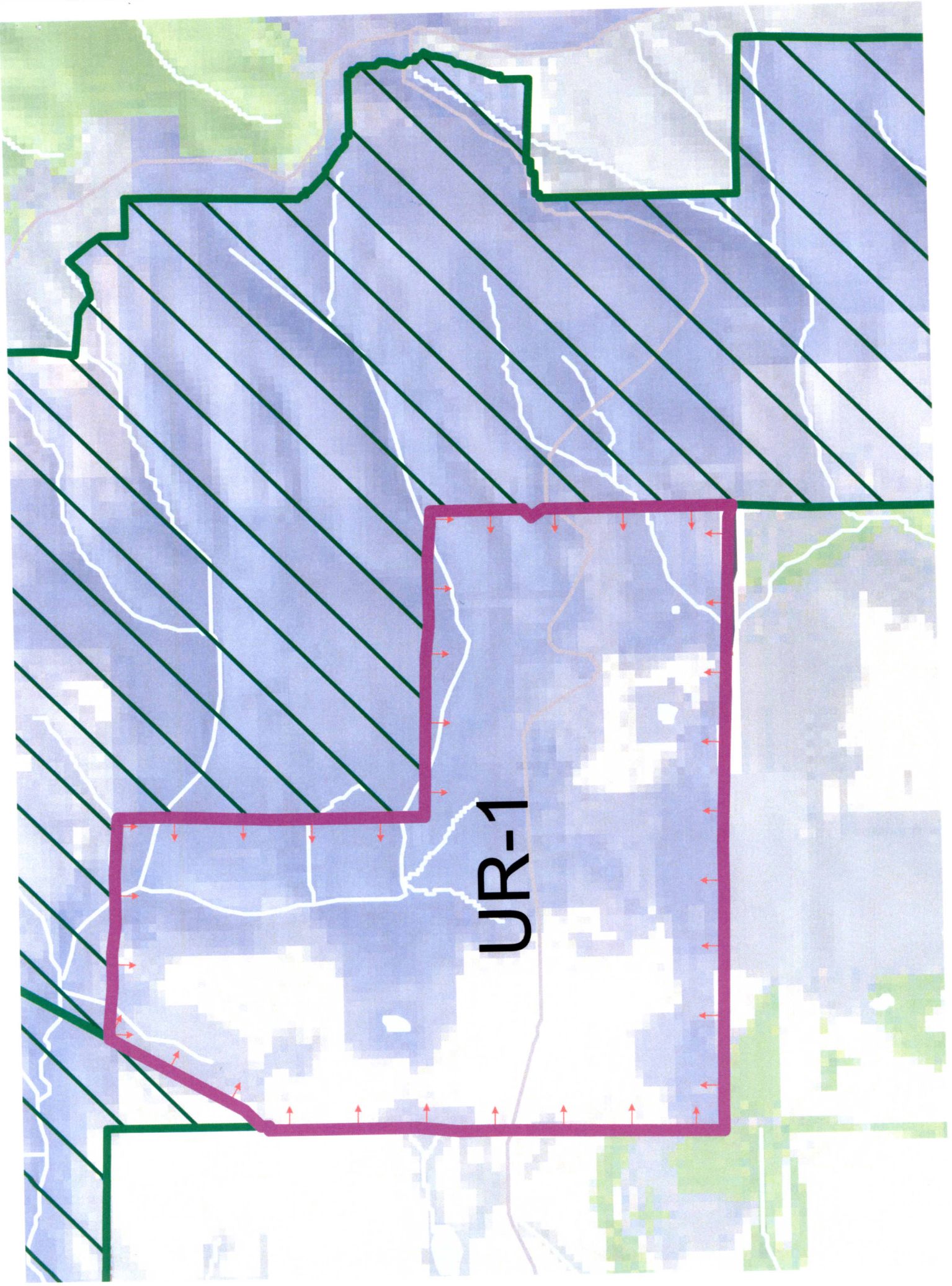
Tualatin Riverkeepers urges a Rural Reserves designation for the area labeled UR-1.

Sincerely,

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

Brian Wegener  
Watershed Watch Coordinator





UR-1



(19)

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP**

---

Please complete this form and return to the Board Clerk

\*\*\*This form is a public record\*\*\*

MEETING DATE: 5/6/10

SUBJECT: Urban/Rural Reserves

AGENDA NUMBER OR TOPIC: R-12

FOR: \_\_\_\_\_ AGAINST: \_\_\_\_\_ THE ABOVE AGENDA ITEM

NAME: George Sowder SOWDER

ADDRESS: 17017 NW Skyline Blvd

CITY/STATE/ZIP: Port OR 97231

PHONE: \_\_\_\_\_ DAYS: 903-621-3552 EVES: \_\_\_\_\_

EMAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

SPECIFIC ISSUE: \_\_\_\_\_

WRITTEN TESTIMONY: have copies for commissioners

**IF YOU WISH TO ADDRESS THE BOARD:**

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

**IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:**

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

14

Thursday, May 06, 2010

Dear Multnomah County Board of Commissioners,

I would like express my appreciation for the support, trust, and faith the Multnomah Board of Commission shown for the Multnomah County Urban/Rural Reserves Citizen Advisory Committee's work. Your decision concerning the Urban Reserves/Rural Reserves map supports the validity of that work.

I believe that the current Urban Reserves Rural reserves map which includes area 9B as a Rural Reserve demonstrates wisdom and foresight. I believe that we will all benefit from this decision and will look back with gratitude that we were able to make it wisely.

One additional issue I would like to mention concerns the preservation of the current administrative rules in areas designated rural reserves.

The issue of "loosening" or expanding the uses allowed in Rural Reserves is a serious one and the impacts of changing the existing administrative rules (which currently forbid "new uses" in Rural Reserves) need to be carefully analyzed and evaluated. It is possible that *some* adjustment may be necessary; but not yet and not now. Let's get the rural reserves/urban reserves designations affirmed and behind us before we possibly begin to consider whether any of the rural reserve rules require adjustment.

Thank you for your time,

Sincerely,

George Sowder  
17817 NW Skyline Blvd.  
Portland, Oregon 97231



**MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk  
\*\*\*This form is a public record\*\*\*

MEETING DATE: 5-6-10

SUBJECT: 1 Rural Reserves

AGENDA NUMBER OR TOPIC: \_\_\_\_\_

FOR: ☒ AGAINST: \_\_\_\_\_ THE ABOVE AGENDA ITEM

NAME: Greg Malinowski *Malinowski*

ADDRESS: 13450 NW Springville Lane

CITY/STATE/ZIP: Portland OR 97229

PHONE: \_\_\_\_\_ DAYS: 503-297-9398 EVES: \_\_\_\_\_

EMAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

SPECIFIC ISSUE: Springville

WRITTEN TESTIMONY: \_\_\_\_\_

**IF YOU WISH TO ADDRESS THE BOARD:**

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

**IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:**

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

# MALINOWSKI FARM

13450 NW Springville Lane  
PORTLAND, OREGON, 97229  
USA

Phone 503-297-9398

May 6, 2010

Chair Cogen and Commissioners,

We would like to thank you for your previous decision on making the Springville 'L' a Rural Reserve. We ask that today, you confirm the decision to on the County level to protect our area as a Rural Reserve. We have already signed contracts that will to spend over \$80,000 on improvements to our barns, and runoff facilities to maintain the water quality on the farm and as it runs off into the streams, We have 2000 new native plants planted since your and Metro's Feb. decision on Rural reserves to enhance our wild life efforts, and are committed to enhancing our Oak forests to preserve this valuable eco system. Our garden farmers are putting up new greenhouses, and other improvements. All this is made practical by your and Metro's previous decision, on making the Springville 'L' a Rural Reserve. We thank you for your efforts on this. It would not make sense without the 50 year protection of the Rural Reserves.

We also seek your support as Washington County seeks to weaken protection for the lands earmarked as rural reserves that they had previously attempted to have made into urban reserves. Just because they did not get the 34,000 acre urban reserves they wanted, is no reason to weaken the deal. Changes should be limited to those that enhance the resources, or protect natural landscapes.

We look forward to being a good neighbor and local food source for this area well into the middle of this Century, if not permanently.

Thank you for your time.



Greg Malinowski



Richard Malinowski

Malinowski Farm.



16

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP**

---

Please complete this form and return to the Board Clerk  
\*\*\*This form is a public record\*\*\*

MEETING DATE: 5/6/10

SUBJECT: Barker property -  
against rural reserve

AGENDA NUMBER OR TOPIC: \_\_\_\_\_

FOR: \_\_\_\_\_ AGAINST: \_\_\_\_\_ THE ABOVE AGENDA ITEM

NAME: Sandy Baker

ADDRESS: 13493 NW Countryview way

CITY/STATE/ZIP: Portland OR

PHONE: \_\_\_\_\_ DAYS: 503 690 2031 EVES: \_\_\_\_\_

EMAIL: Sjbaker12@<sup>comcast net</sup>~~ver~~ FAX: 503 629 2091

SPECIFIC ISSUE: \_\_\_\_\_

WRITTEN TESTIMONY: -

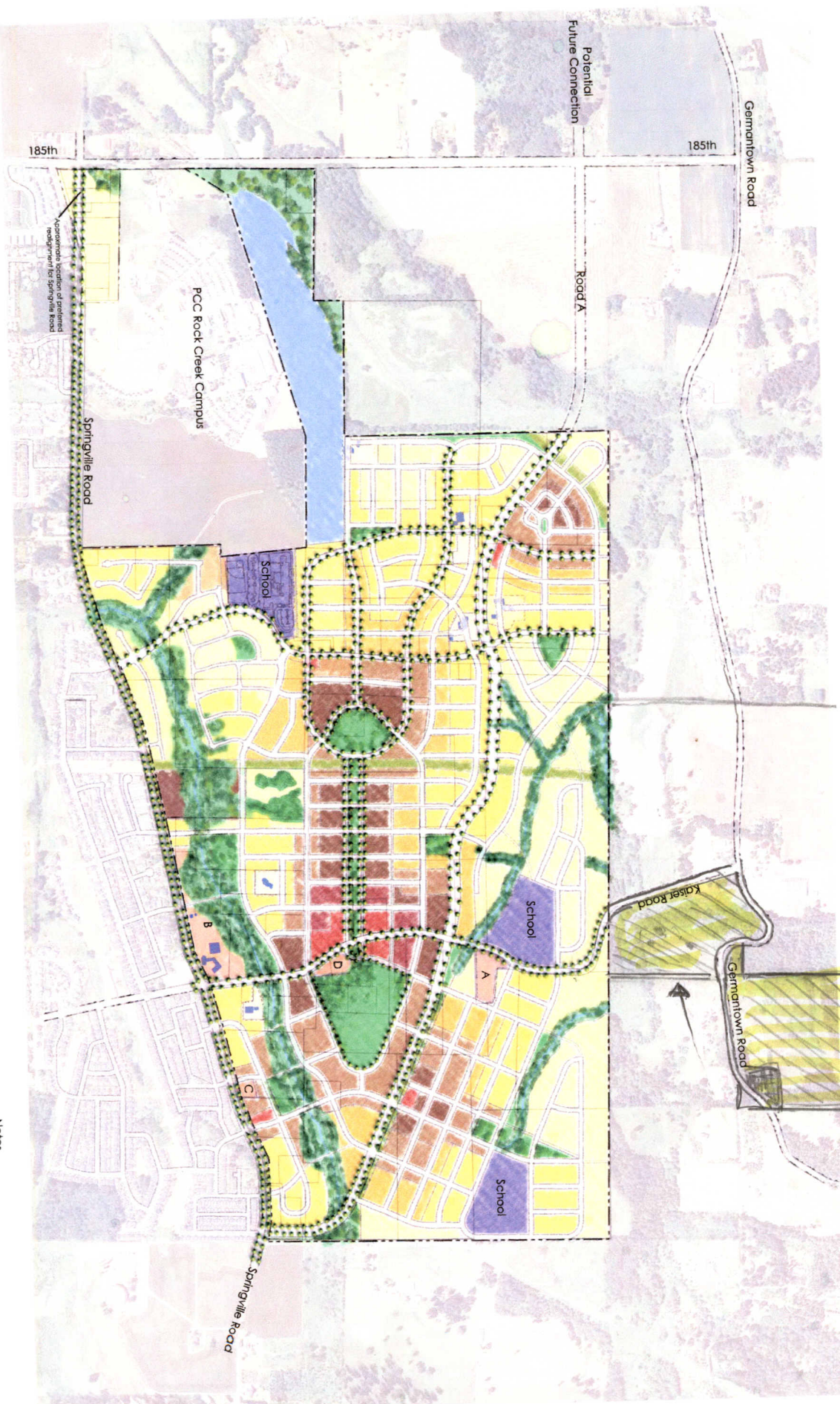
**IF YOU WISH TO ADDRESS THE BOARD:**

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

**IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:**

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

Barker property 62 acres



# Bethany

a community of distinction

25 March 2009

## Illustrative Concept Plan

- Residential**
- High Density Residential (R-30+)
  - Medium Density Residential (R-18)
  - Low Density Residential (L-1)
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## Land Use Designations

- Community Services**
- Mixed Use Center
  - Open Space
  - Power Line Corridor
  - Church
- Public Services**
- Public Schools
  - Fire Station
  - Civic Site
- Institutional**
- Institutional

## Notes

1. This map is preliminary. All designations are subject to change.







May 6, 2010

**Please submit this as public record.**

My name is Sandy Baker (maiden name is Barker) I live on 13493 NW Countryview Way, Washington co in the Cedar Mill area. Zip is 97229.

Barker property is located on Germantown road inside Multnomah Co and abutting Washington Co.

We grew up on this property of 62 acres.

We were denied the right to build and raise our families due to land use regulations and were miss-zoned as EFU since the mid 70's.

We abut the UGB and the North Bethany expansion, Germantown rd bisects us and Kaiser runs along the west side of us. Kaiser road is intended to be 3 lanes...as well as Germantown.

We lack water rights and our property is in a non-irrigation area. We cannot participate in the CSA program.

This property is not farm land and has not been farmed because of its farming limitations. It was rented out as pasture use.

This is unfair and certain properties need to be looked at individually.

Our measure 49 is only allowing one home site on the 62 acres (the only existing house is our Grandparents, which is over a 100 years old) due to changes in ownership such as an LLC. We lived there till adulthood. Only family has owned this property for the past 105 years (just 9 family member since 1904).

I have attended the Mult. CAC meetings. They were convoluted and anything but transparent. I disagree with the suitability factors.

We are being taken as open space for an elk trail, and especially for the "*Not in my backyard*" attitude and future lifestyle of the Forest Park Neighborhood Association.

Our property rights have been taken from us since the mid 70's, now we face another 50 years being locked out, but surrounded by growth.

This is land taking.

This is devaluation of our property.

This, in my opinion, is unconstitutional. How can this be legal?

Thank you.

Sandy Baker (maiden name is Barker)  
503-690-2031