

#1

**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: 2/11/2010

SUBJECT: Rural Reserves

AGENDA NUMBER OR TOPIC: Non-Agenda Item Public Comment

FOR: _____ 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: Same

EMAIL: mary @ marytelford.com FAX: _____

SPECIFIC ISSUE: _____

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:

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2. Written testimony will be entered into the official record.

February 11, 2010

To: Multnomah County Board of Commissioners

From: Mary Telford
13508 NW Springville Rd.
Portland, OR 97229

Re: Rural Reserves qualifications for Lower Springville Road (now called Area 9B)

Good Morning Chair Wheeler and Commissioners.

It was a real pleasure to see the new rural reserves on the new Metro map on Monday. Thank you for that.

But I am distressed to see that the Springville L remains as undecided.

I would like to summarize for you some information that was submitted to you in November of last year. Please look it over.

The CAC and Multnomah staff recommended that the area be designated **Rural Reserve** to protect natural features in the area.

Extensive examination of Urban Reserve Suitability for Area 9B resulted in a low to medium rating and medium/high rating for Rural Reserve Suitability.

The CAC recommendations were endorsed by the Multnomah County Planning Commission.

Rural Reserve suitability

Please see attachment

Potentially Subject to Urbanization (3)(a). Bounded on two sides by the UGB, and still being considered as a possible Urban Reserve, there can be no question that this area is "potentially subject to urbanization."

Natural Hazards (3)(b). Portions of the significant stream corridor are mapped as slope hazards.

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 an SEC-S riparian overlay. These overlays were established based on extensive research. A majority of the area is included in the Natural Features Inventory. Over 50% of this area is in Metro's Rock Creek Headwaters Tier 1 target area for acquisition. Elk were seen in this area many times between August 8 and October 14 of last year.

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 some Bronson Creek headwaters.

Boundary or buffer (3)(f). The Metro ordinance adding North Bethany to the UGB cites the combination of power lines 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.

Farms in this area provide an important buffer between urban development in Bethany and the high value habitat around Abbey Creek and its tributaries. 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.

Recreation (3)(h). The preferred alignment for the regional West Side Trail, (originally expected to follow the north/south power lines along the east side of North Bethany, as shown on the attached map of Natural Areas Bond target areas), is likely to follow the power line corridor south of Springville Road east to Forest Park. This trail could help reinforce and protect this urban/rural edge.

Thus, Area 9B clearly meets 5 of the 8 factors, (3)(a), (c), (d), (f), and (h). Portions of the area meet factor (b).

There is ample data (see attached reference material for more details) 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. I hope you will support designating this area as a Rural Reserve, in accordance with the CAC's recommendations and the wishes of a broad constituency.

Thank you.

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."

References (underlining added)

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.

These elements were 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. LCDC 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.

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.

To: Multnomah County Commissioners
From: Springville Area Neighbors (list below)
Subject: Request for Rural Reserves Designation

Dear Commissioners,

The 31 undersigned neighbors from N.W. Springville Rd, N.W. Springville Lane, and N.W. Cherrio Lane request a rural reserve designation for the South West Hills area, and area 7 in particular. We are asking you to stick to the criteria established for developing great communities and designate this area as a rural, not urban reserve for the following reasons:

- Valuable wildlife and riparian resources that need protection. This area provides important buffer and habitat for wildlife such as elk and bobcat (not found in urban neighborhoods.)
- Family farms (trees, vegetables, fruit and livestock) and garden plots which promote local sustainability and buffer Forest Park from the high-density development in Bethany.
- Rural roads not served by any public transportation, which besides being expensive to upgrade offer no viable outlets to reach downtown jobs and retail opportunities (Cornell and Skyline are already over capacity.)
- Inadequate public school resources within close proximity to support urban density populations.
- Recreational opportunities such as bicycling, horseback riding, hiking, and bird watching.
- High costs related to development of small pockets of land disconnected from Portland UGBs. (For example, systems development fees in North Bethany have fallen far short of funding required to build needed schools, parks, roads, services west of Area 7 even though it is immediately adjacent to current development).

We appreciate the time and effort being spent gathering public inputs into the urban and rural reserves areas and hope that you will not be swayed by the lobbying efforts of a few landowners and their representatives who believe they will reap large financial gains as a result of potential development. The Citizen's Advisory Committee reviewed the relevant data and concluded that these areas can best serve the metro area's long-term interests preserved in a rural reserve. We endorse their recommendation that you designate the area of the South West Hills all the way south to the Washington County line as a rural reserve.

①
Heather L Nelson
13512 NW Springville Lane

Portland OR 97229 162

Melvin M Nelson
13512 NW Springville Ln
Portland, OR 97229

Thomas W. Hamann
13340 NW Springville Ln
Portland Or 97229

Marcia L Hamann
13340 NW Springville Ln
Portland, OR 97229

Darom Malinowski
13450 NW Springville Ln
Portland, OR 97229

Dianna Cave
13145 NW Springville Rd
Portland, OR 97229

Michael Ceen (503) 242-8655
13145 NW Springville Road
Portland, OR 97229

Brad Blomquist
13147 NW Cheerio Lane
Portland, OR 97229

Richard M Linowski
13130 NW Springville Rd
Portland OR 97229
number a number 5/12/09

Raeann M. Fuhr
11848 SW Windmill Dr
Beaverton OR 97008

Rose Marie Fuhr
13341 NW Springville Ln
Portland, OR 97229

Mary Ellen Jelford
13508 NW Springville Rd.
Portland, OR 97229

John M. Telford
13508 NW SPRINGVILLE ROAD
PORTLAND OR 97229

John D. Telford
NW Springville Rd
P. 112.2 OR 97229

Oliver A. Telford
13011 NW Springville
Port. Or. 97229

W. Ann H. Fuchs
13751 91 W. Springville
Portland, Oregon

Susan Godfield
3700 NW Springville Rd
Portland OR 97229

~~Susan Godfield~~

Gregory A. Malinowski
13450 N.W. Springville Ln
Portland OR 97229

Milly Stach
3640 NW Springville Lane
Portland OR 97229

Gemma Rubin
13411 NW Springville Ln
Portland, OR 97229

Walter F. Stod
13640 NW Springville Ln
Portland, OR 97229

COURTNEY CLINGAN
13147 NW CHEERIO LN.
PORTLAND OR 97229

YERK ANDREWS
13410 NW Springsville Rd.
Portland, OR 97229

SHAURI BUNCH
12931 NW SPRINGVILLE RD.
PORTLAND, OR 97229
Shauri Bunch

STANLEY E BUNCH
12931 NW SPRINGVILLE RD
PORTLAND OR 97229

[Handwritten signature]

Edmond Passadore
13560 NW SPRINGVILLE RD.
PORTLAND, OR 97229

[Handwritten signature]

Wendell L. Miller
13525 N.W. Springsville Lane
Portland, Oregon 97229

William C Miller
12535 NW Springville Rd.
Portland Oregon 97229

Joann L Miller
12535 NW Springville Rd.
Portland OR 97229
joannjordanmiller@comcast.net

#2

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: FEB. 11 2010

SUBJECT: URBAN/RURAL RESERVES

AGENDA NUMBER OR TOPIC: N/A — ^{Public Comment} OPEN COMMENT PERIOD

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: JIM EMERSON

ADDRESS: 13900 NW OLD GERMANTOWN RD

CITY/STATE/ZIP: PORTLAND OREGON 97231

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

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: OPTION AREA 9B SHOULD BE
DESIGNATED A RURAL RESERVE.

WRITTEN TESTIMONY: NO

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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4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

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3

**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: 02-11-2010

SUBJECT: Urban - Rural Reserve

AGENDA NUMBER OR TOPIC: Non agenda public comment

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Kevin O'Donnell

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

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Multnomah County Commissioners:

Please support Metro's area 9B as rural reserves. Metro's area 9B, the lower Springville Road 'L', makes a poor Urban Reserve for the following reasons:

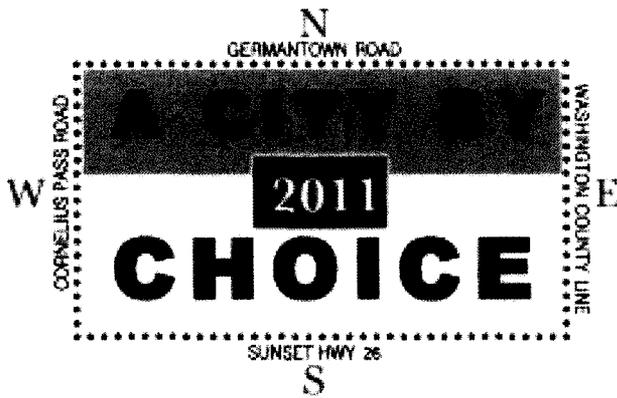
- There is no existing city to support this. It will be attached to existing unincorporated areas, with no connection to existing, nearby cities of Portland or Beaverton. Beaverton has legally failed cherry-stem annexation into Bethany, and voters said 'no', too.
- There is no new city to support this. The new city initiative in the unincorporated areas of Washington County called Rock Creek, Bethany, Cedar Mills has their east border ending at Washington County line. See page #2 (this effort has also been called 'Cedar Creek').
- There is no plan for high capacity transit for this area, and any other transportation improvements will carry high costs. Cornelius Pass? Germantown Road? High \$\$\$.

As a result, area 9B does poorly on urban factors of **infrastructure, public facilities, and transportation**.

As seen by the high grades on rural factors, area 9B also does poorly on urban factors of **natural landscape and minimized adverse effects**. Urban growth on the West Hills would have adverse effects on an important landscape feature.

Please don't let area 9B become another part of an unincorporated problem that Washington County already has, and make 9B a rural reserve.

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



<http://citybychoice.weebly.com>

A City by Choice Community is a representative group of citizens within the area **North** of the City of Beaverton, **West** of the Multnomah-Washington County Line, **East** of Cornelius Pass Road and **South** of Germantown Road

Phase One - September 2009 to July 2010

Goal – 1000 Neighbors to sign the City by Choice Community Register

Phase Two - July 2010 to September 2010

Goal - Obtain funding and scope Feasibility Study

Phase Three - September 2010 to January 2011

Goal – Determine if we can sustain ourselves as a city

Phase Four - January 2011 to April 2011

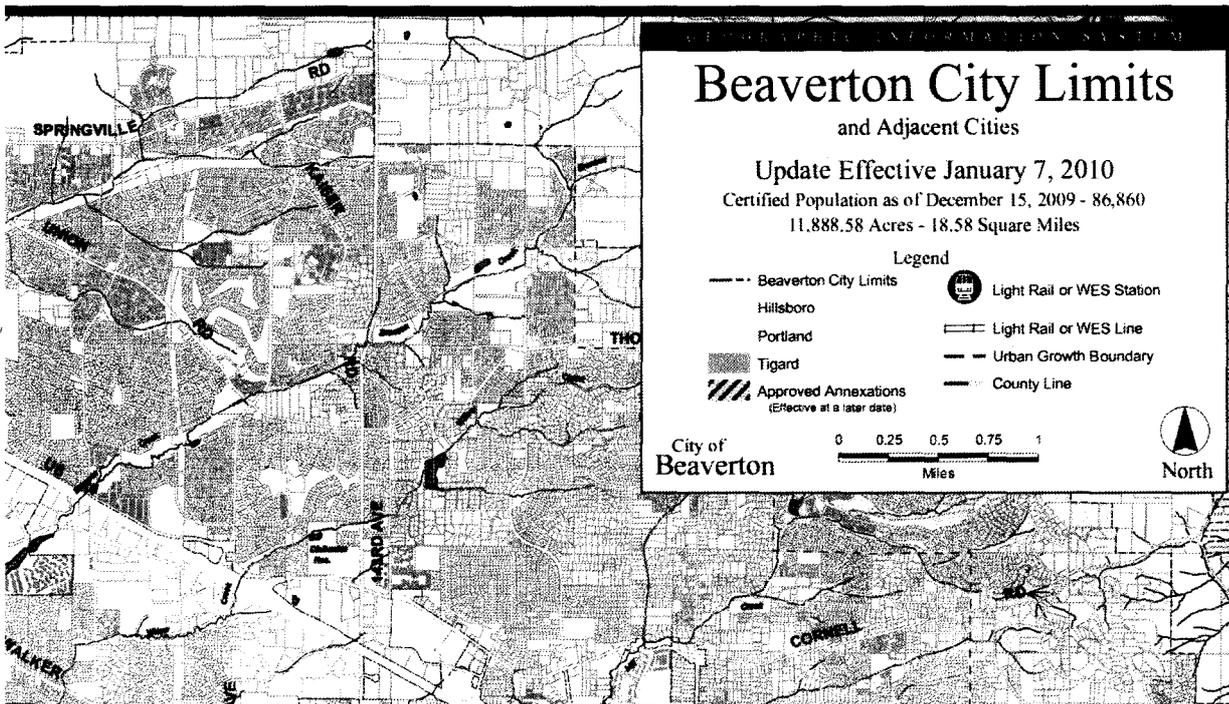
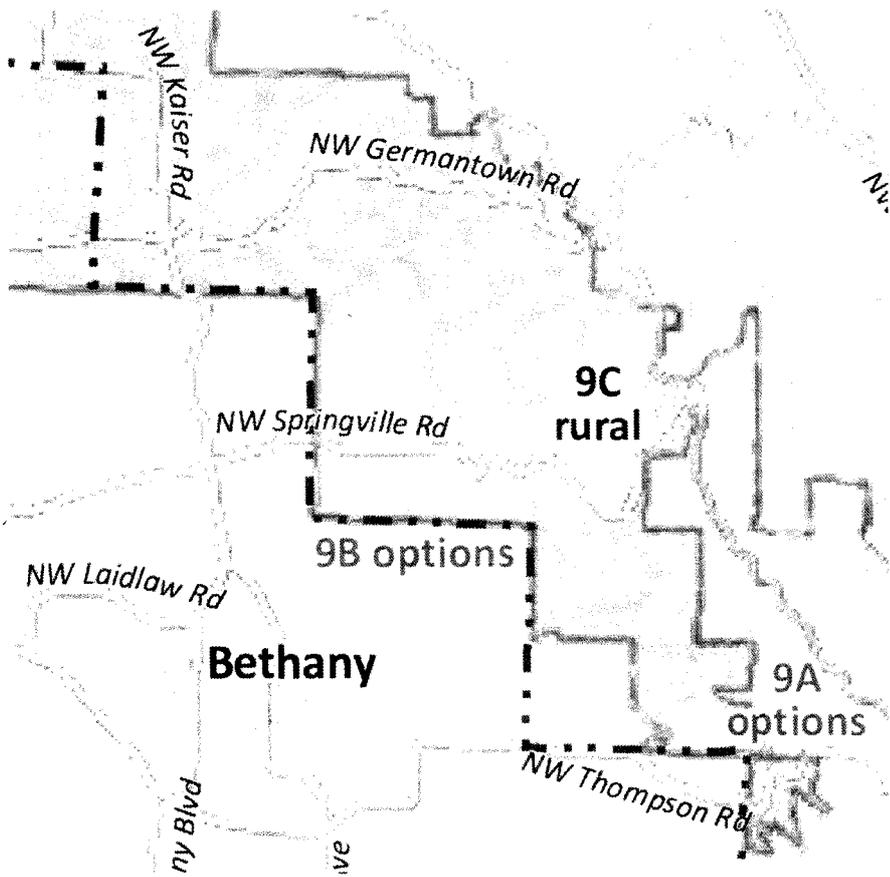
Goal - 6,500 to 8,500 signatures to put city on ballot

Factors for Designation of Lands as Urban Reserves*

Considerations for land proposed for designation as urban reserve, alone or in conjunction with land inside the UGB:

1. **Infrastructure:** Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments;
2. **Development:** Includes sufficient development capacity to support a healthy economy;
3. **Public facilities:** 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;
4. **Transportation:** 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;
5. **Natural systems:** Can be designed to preserve and enhance natural ecological systems;
6. **Range of housing:** Includes sufficient land suitable for a range of needed housing types;
7. **Natural landscape:** Can be developed in a way that preserves important natural landscape features included in urban reserves;
8. **Adverse effects:** Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.

* SOURCE: OAR 660, Division 27, Urban and Rural Reserves in the Portland Metropolitan Area. Adopted by LCDC January 24, 2008; Effective February 8, 2008



#5

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: 2-11-10

SUBJECT: IT services

AGENDA NUMBER OR TOPIC: non agenda

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Mollie Nelson

ADDRESS: 13512 NW Springville Ln

CITY/STATE/ZIP: Red OR 97229

PHONE: DAYS: 503 297 1534

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

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February 11, 2010

Chair Ted Wheeler and Commissioners
501 SE Hawthorne Boulevard
Portland, Oregon 97214

Topic: Urban and Reserves – recommendations by local and state agencies

Dear Chair Wheeler and Commissioners,

Thank you for responding to public input and recommending Rural Reserves for Areas 9C and 9F. And thank you for this opportunity to offer a few more comments specifically **in support of designating Area 9B as Rural Reserve.**

Multnomah County Planning Commission endorsed the CAC recommendations. A strong majority of citizen testimony at their hearing supported the CAC recommendations.

The Planning Commission also said, "undesigned land should be avoided, especially near the UGB."

The **Metro COO's report**, "Urban Rural Reserves" says this about West Multnomah County:

"Rural Reserve consideration should be given to the identified significant natural landscape features within the area, as well as Sauvie Island."

Most of Area 9B is all mapped as Important Natural Landscape Features.

Another **Metro COO report**, "Strategies for a sustainable and prosperous region" says:

- "Because of growing concern for a local supply of safe and healthy food, the reserves partner governments should keep in mind for designation of rural reserves those areas near the UGB with farms that market fresh local food to urban dwellers through the growing network of farmer's markets, co-ops, restaurants and grocery stores.
- The reserves partner governments should designate as rural reserves those important natural landscape features that help define our place, are worthy of protection in their own right, and provide "hard edges" to limit long-term urban expansion."

Malinowski Farms, located in Area 9B, is a source of local, organic produce, beef, and eggs for local farmer's markets, co-ops, and restaurants.

The **joint letter from the State Agencies** about Reserves says this about West Multnomah County:

"The agencies agree with COO recommendations for this area. Agricultural and forest lands that are under threat of urbanization and that have high wildlife habitat value ... should be designated as rural reserves."

The **Great Communities Study**, which was done by independent planning experts with help from county staff, says this about West Multnomah County:

"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)."

Additionally, the Agriculture and Natural Resources Coalition, including 1000 Friends of Oregon, Coalition for a Livable Future, Portland Audubon, Tualatin Riverkeepers, and Mike Houck of Urban Greenspaces Institute, also recommended that 9B should be a Rural Reserve.

Thank you.



Mollie Nelson
13512 NW Springville Lane
Portland, OR 97229

#6

**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: 2-11-10

SUBJECT: Reserves

AGENDA NUMBER OR TOPIC: non-agenda public comment

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Carol Chesarek

ADDRESS: 13300 NW Germantown Rd

CITY/STATE/ZIP: Portland, OR 97231

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: attached.

IF YOU WISH TO ADDRESS THE BOARD:

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2. Written testimony will be entered into the official record.

Carol Chesarek
13300 NW Germantown Road
Portland, Oregon 97231

February 11, 2010

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

RE: Rural and Urban Reserves

Chair Wheeler and Commissioners,

First, I want to thank you for recommending Rural Reserves for 9C and 9F.

In December, Commissioner Cogen said that you needed more public input on Area 9. But apparently extensive public input wasn't sufficient to help you decide what to do with Area 9B, so we're back.

I am puzzled about why 9B is still an "option" area. The recommendations and public ^{input} all point overwhelmingly to a Rural Reserve designation.

Unlike other remaining "option" areas, there is no other government pushing for UR or undesignated status here.

Roads are about 80% of the cost of infrastructure for new urban areas. Transportation options are key to quality of life, climate change, and housing/transportation affordability. All of the West Hills is so unsuitable for an urban road network that it was "not rated." "Walkability" and transit service is likely to be limited. Projections for North Bethany expect only 1% of trips to use transit. The BTA reported that North Bethany is too far from Intel and Nike for most employees to consider bicycling to work. Transportation planners underestimated that 9B can be connected to the Bethany road grid, the problem is the poor connectivity to the north and the east, and poor access to mass transit.

The limited rural roads across the West Hills are unique. They pass through or around Forest Park, and affect wildlife, stream quality, and recreation in the area. It is not possible to add capacity or to make significant safety improvements without huge investments and environmental harm. Cornelius Pass Road's safety issues are well understood, but last year there were 3 traffic fatalities on Germantown Road. Germantown and Cornell Roads also have significant bottlenecks on their eastern ends that appear to be virtually impossible to fix.

In 1996, NW Cornell and Germantown Roads were blocked by landslides for an extended period. This resulted in problems with traffic flows and limited access also created public safety issues.

I keep hearing that Washington County can provide services to 9B, but I doubt that they will pay for improvements to nearby Multnomah County and City of Portland roads. And what about governance ?

Is Multnomah County prepared to provide full urban services to Area 9B? Are we prepared to establish a new Urban Planning capability, and to respond favorably when Metro asks us, as an urban jurisdiction, to provide smaller services like business recycling programs? Will our county sheriff be able to provide urban levels of service to this area? Will the county be able to provide disaster response?

Some people have compared 9B to Stafford, but Stafford did not qualify for a Rural Reserve and 9B clearly does. Stafford is not next to Forest Park, and it does not have our dangerous rural roads with severe bottlenecks.

Forest Park is a unique 5000 acre treasure within walking distance of NW Portland. Demands on the park grow with our population, and it is threatened by climate change and invasive species. Forest Park is a tremendous economic and social asset, why would we put it at risk?

We have wild elk, cougar, and black bear using lands within 15 to 20 minutes of downtown Portland, and virtually next door to Bethany. There is a wildlife corridor running through 9B. These are things that make our region special, we should be fighting to protect them, not offering them up as a sacrifice.

The county's own Goal 5 report reinforces the importance of this area: "High quality habitat elsewhere in Multnomah County cannot substitute for even medium quality habitat in the West Hills."

With 27,000 acres of proposed Urban Reserves, the region will have a 50 year supply and there is no need to sacrifice this 464 acres. Please designate 9B as a Rural Reserve.

Thank you.

Sincerely,



Carol Chesarek

The Metro COO's "middle third" forecast shows a need for 15,700 to 18,800 acres of Urban Reserves to provide a 40 year land supply.

Cedar Creek has about 200 signatures on their petition supporting formation of a new city. If they can get to 1000 signatures, they plan to ask Washington County for a \$30,000 grant to study the economic feasibility of forming a new city. It is not clear that the county will offer any funds. Because virtually all of their proposed territory is residential, with little retail or employment, many people doubt that they would have an adequate tax base to support even minimal city services. A consultant hired by the Washington County (for their Urbanization Forums) reported that citizens in these neighborhoods were not interested in becoming part of a city.

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

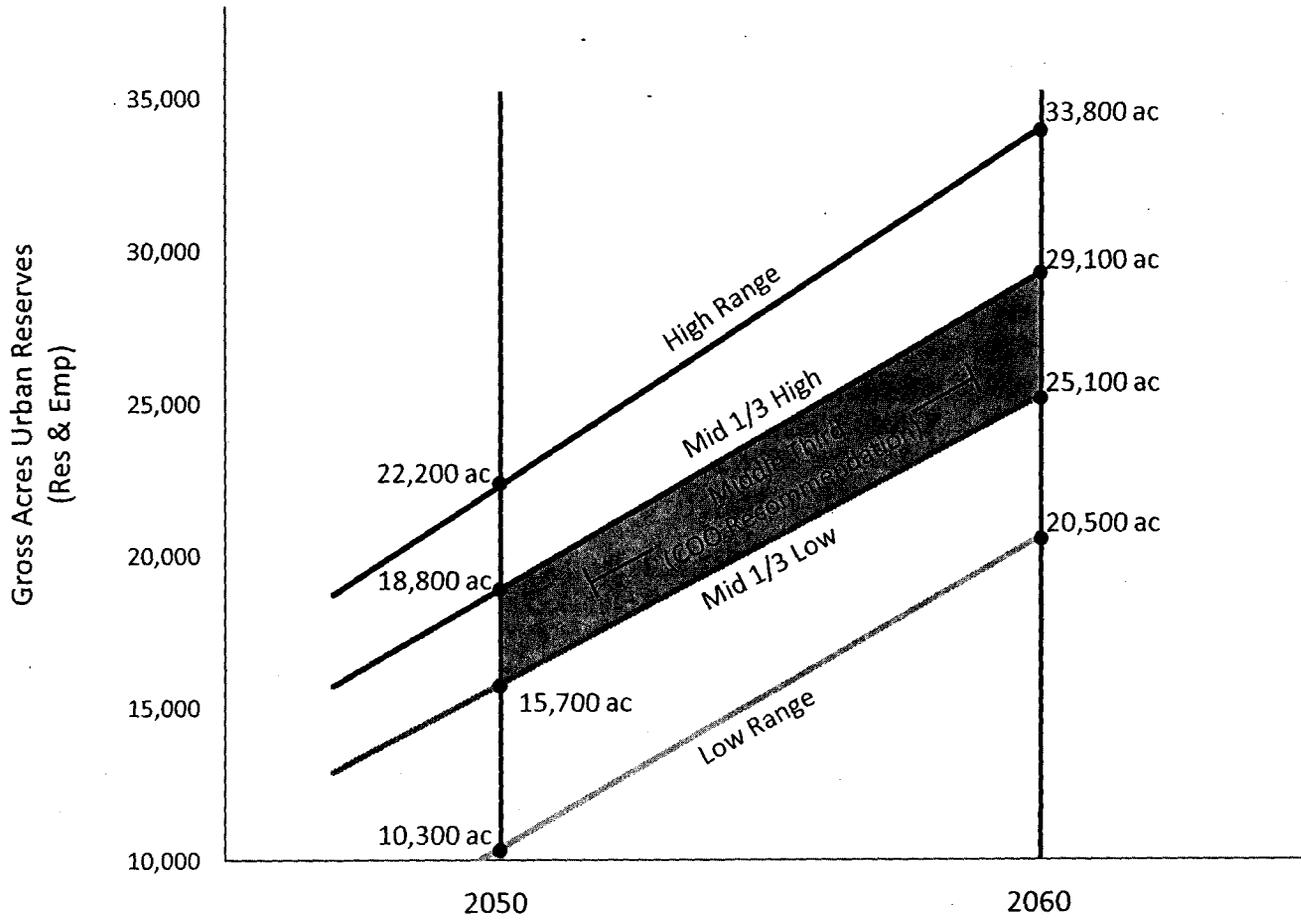
Page V-9,10,11 (Wildlife Habitat):

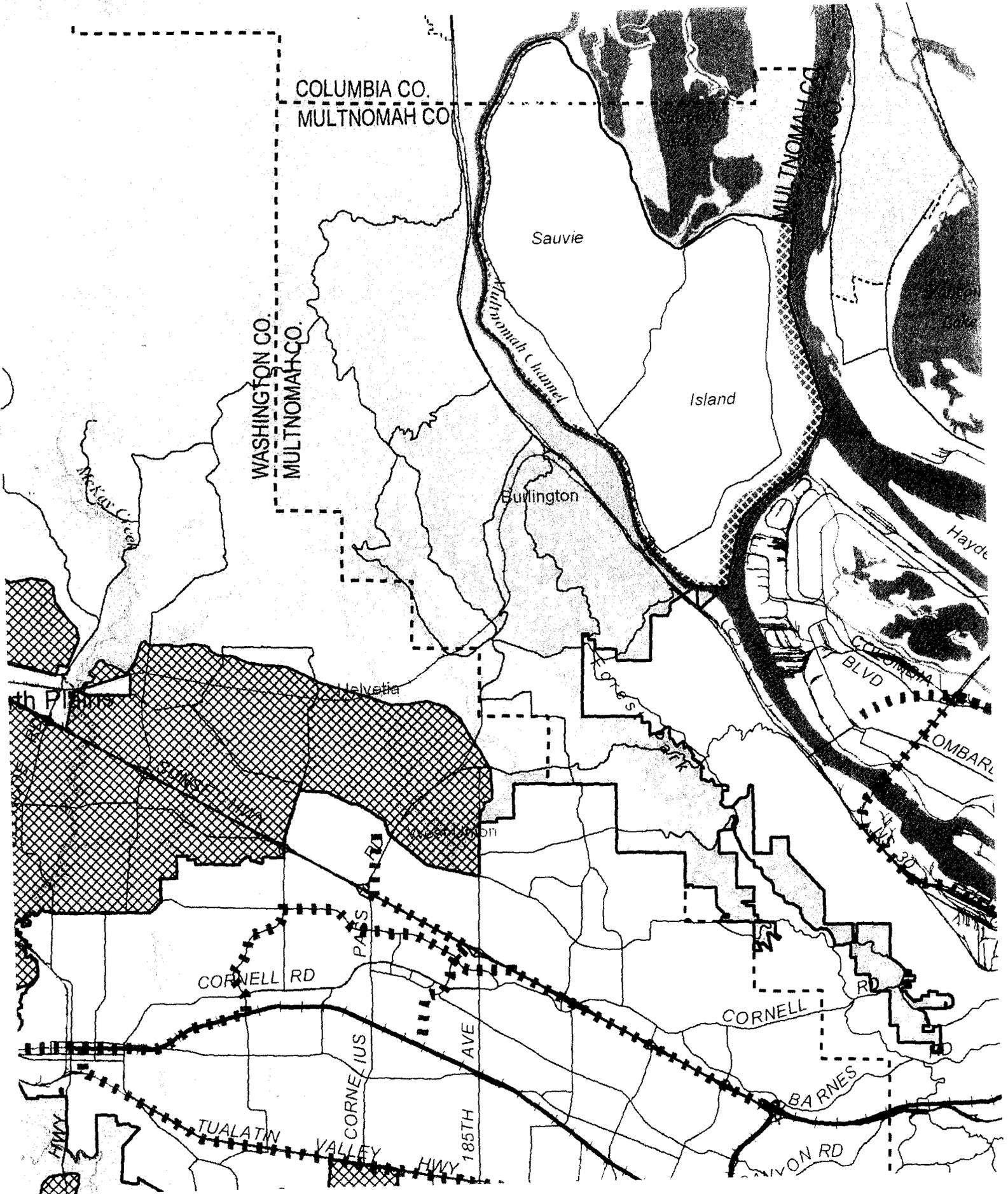
...

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.

.... 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.

COO Recommendation
On Regional Urban Reserves
9/2009





Forest Park Neighborhood "Vision Survey" Results Summary

July 26, 2006

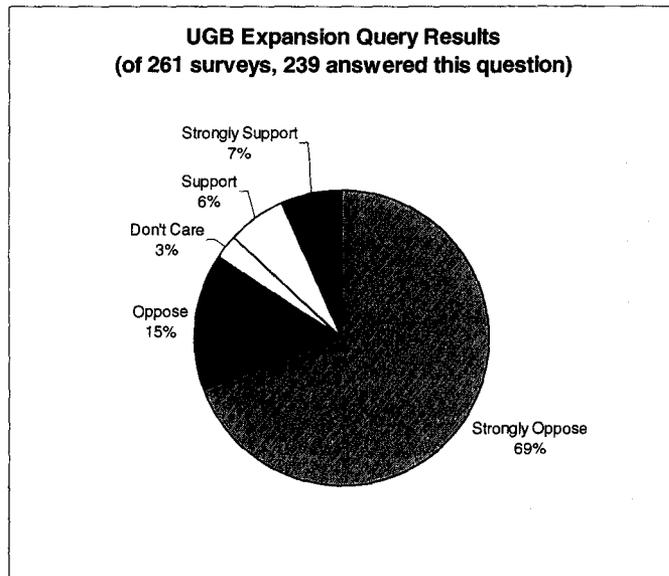
Summary

In February, 2006, the Forest Park Neighborhood Association (FPNA) board authorized a neighborhood survey of residents, property owners, and businesses within the neighborhood. The survey included questions about UGB expansion into the neighborhood and what people value about the neighborhood.

The surveys were mailed on March 8, 2006. The mailing included a cover letter, the survey, a legal sized full color neighborhood map, and a return envelope (without postage). The map was created for FPNA by Metro's Data Resource Center based on their Nature in Neighborhoods habitat inventory and also includes neighborhood boundaries, major streets, and the UGB.

The survey was mailed to 1255 valid addresses, and response was requested by March 18, 2006. A total of 261 surveys were returned by April 14, 2006, for a return rate of $261 / 1255 = 20.8\%$

The first question in the survey was: "How do you feel about further expansion of the Urban Growth Boundary into the Forest Park Neighborhood?" There were 239 conclusive responses to this question, with 84% of respondents opposing UGB expansion and only 13% of respondents supporting UGB expansion.



The next section asked "What do you value about the neighborhood?"

