

CITY OF PORTLAND Staff - need to testify  
this morning.

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

#22

Please complete this form and return to the Board Clerk

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

MEETING DATE: 9/10/09

SUBJECT: Reserves

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

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

NAME: Joe Zehnder Bob Clay

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: City of Portland

PHONE: \_\_\_\_\_ DAYS: \_\_\_\_\_ EVES: \_\_\_\_\_

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

SPECIFIC ISSUE: Reserves

WRITTEN TESTIMONY: Oral . City has concerns

re infrastructure & traffic impacts to East

Bethany & Bonny Slope - <sup>West</sup> Bob Clay put together City

Staff Task Force - undecided at this time but

"open" to Rural Designation

**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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#23

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MEETING DATE: 9-10-09

SUBJECT: URBAN & RURAL RESERVES

AGENDA NUMBER OR TOPIC: R5

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: 503.283.4096

EMAIL: specheelske@hotmail.com FAX:

SPECIFIC ISSUE:

WRITTEN TESTIMONY: (via e-mail thru Board Clerk)

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

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13900 NW Old Germantown Road  
Portland, Oregon 97231  
September 10, 2009

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

RE: Urban and Rural Reserves

Dear Chair and Commissioners,

In a world of PowerPoint and sound bites, the Reserves process is a unique chance to stretch our minds to encompass the Region in space and at least half a century in time. We are able to work together towards a truly sustainable future. Yet in many of the sessions we've attended there are many voices talking past each other. Agencies often focus on current regulations and responsibilities. Business advocates often focus on the hoped-for next iteration of the past 50 years of practice. Many landowners on the UGB fringe hope to cash in soon on speculative value increases of a rural-to-urban transition. Advocates for long-term agriculture, forest, and natural features values have not succeeded in changing the perceptions of those other groups.

You, our elected officials, must speak for our continued economic health; for the animals, plants, streams, and soils which enrich this region; and also for the many people struggling to cope due to poverty, chronic illness, age, or misfortune. In our common future there must be vision to not merely balance, but rather to synthesize these many factors. We literally cannot live long with a degraded or despoiled environment. We also do not want our grandchildren to be impoverished.

Many trends for the next 50 years are already becoming evident: a much higher proportion of older people, a greater need for smaller and cheaper dwellings, less driving and more transit requiring more compact development, higher food prices with greater demand for local food, much less energy use, an increased need for community-supporting neighborhood interactions, and a desire for natural experiences and education to be within 5 miles instead of 50 miles. In our judgment, to continue urban sprawl will deliver us poverty, inequality, and a ruined environment. To replace historically-successful agriculture with speculative and often short-term commercial and industrial uses and with unsustainable sprawl subdivisions is an error of Biblical proportions. It is trading our common birthright for a bowl of pottage.

The only way to meet all the Factors in the Reserves Administrative Rules is to maintain the Rural areas which still survive, while improving the utilization of our existing Urban areas within the UGB to create thriving and accessible urban uses. This is not an unrealistic dream. For two generations, Fred Meyer stores had parking lots on the roof. At SE 11<sup>th</sup> and Division is a Ford assembly plant which functioned for more than two decades on one acre along the rail lines and streetcar. What knowledge and sensibility did our forebears have, which our times have lost?

It is with these thoughts in mind that we implore you to follow through on the recommendation of the Multnomah County Reserves Citizens Advisory Committee, and make all of rural west Multnomah County a Rural Reserve. The shared vision of five contiguous neighborhood groups spanning the

Reserves

September 10, 2009

Page 2

Multnomah/Washington County border is for extensive Rural Reserves north of Highway 26 which will provide clean streams, accessible farms, healthy wildlife populations, continuing forestry, rural recreation, protection for Forest Park, and a strong sense of place for the Region. We also know that many infrastructure costs would be extreme if urbanized, and some, such as mitigation for heavier traffic on cross-mountain roads such as Cornell and Germantown, are virtually impossible.

The letters submitted by Forest Park Neighborhood Association, Hillside Neighborhood Association, Northwest District Association, and in Washington County, Citizens Participation Organization 7 and Save Helvetia, contain myriad examples and rationales explaining the regional value of Rural Reserves in this northwest quadrant of the region. To those let us just emphasize one more: our descendants will have more options available to meet their needs 50 years hence if we bequeath them a Rural Reserve today instead of initiating a one-way process of urbanization via Urban Reserves. Please make northwest Multnomah County a Rural Reserve.

Thank you for your consideration and vision.

Sincerely,

Jim Emerson  
Forest Park Neighborhood Association President

Judith Emerson

cc: Rex Burkholder, Metro Councilor

#24

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
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LAURA TRAFLETSON Please complete this form and return to the Board Clerk

READ KATIE'S testimony \*\*\*This form is a public record\*\*\*

(SHE HAD TO LEAVE)

MEETING DATE: 9/10/09

SUBJECT: RURAL/URBAN RESERVE S

AGENDA NUMBER OR TOPIC: RS

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

NAME: Katie Pearmine

ADDRESS: 2515 SE 51ST #15

CITY/STATE/ZIP: PORTLAND, OR 97206

PHONE: DAYS: 503 226 7798 EVES: 503 313 7693

EMAIL: kpearmine@hotmail.com FAX: \_\_\_\_\_

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

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

\_\_\_\_\_

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\_\_\_\_\_

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#25

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MEETING DATE: 9-10-09

SUBJECT: Reserves

AGENDA NUMBER OR TOPIC: 5 RS

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

NAME: George Sowden

ADDRESS: 17817 NW Skyline Blvd

CITY/STATE/ZIP: Port OR 97231

PHONE: \_\_\_\_\_ DAYS: 503-621-3552 EVES: \_\_\_\_\_

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

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

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

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MEETING DATE: 09.10.09

SUBJECT: Reserves

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

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

NAME: Shelley Lorenzen

ADDRESS: 11375 NW Skyline Blvd

CITY/STATE/ZIP: Portland

PHONE: \_\_\_\_\_ DAYS: 503-697-5545 EVES: \_\_\_\_\_

EMAIL: slorenzen@aol.com FAX: \_\_\_\_\_

SPECIFIC ISSUE: Reserve Designation

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

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#27

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MEETING DATE: 09.10.09

SUBJECT: \_\_\_\_\_

Urban Reserve

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

FOR: urban AGAINST: ~~ex~~ rural THE ABOVE AGENDA ITEM

NAME: Sandy Baker

ADDRESS: 13493 NW Countryview

CITY/STATE/ZIP: Port OR

PHONE: \_\_\_\_\_ DAYS: \_\_\_\_\_ EVES: \_\_\_\_\_

EMAIL: sjbaker12@verizon.net FAX: \_\_\_\_\_

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

WRITTEN TESTIMONY: READ testimony into Record

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September 10, 2009 Multnomah county reserves

Please submit for public testimony

Sandy Baker Address: 13493 NW Countryview Way Portland, Oregon 97229

Thank you for giving me time to address the committee.

We own 62 acres; the lower parcel abuts the UGB, follows the east side of Kaiser, north and south of Germantown. This is not farm land although it was miss-zoned in the mid 70's and because of this, the 5 Barker children were never allowed to build, even though we were born and raised on this property.

The first map represents the Washington co urban study area abutting west Multnomah. You can see that above our property is the Portland city limits with current subdivisions. South is the NB expansion, to the east is rural residential and, again, west is the WA. Co urban designation. This area will be surrounded by development.

This map identifies a ½ mile connecting WA co to the Portland city boundary, which I believe to be a responsible and logical line for Multnomah to adopt as urban study consideration: My rationale.

- Road improvements will be inevitable for Kaiser, Germantown and Springville. Being urban offers planning and available funding . Motorist and bicyclist need to be kept safe.
- The creeks will be better protected under Clean water services.
- Parks, wildlife and open spaces...such as nature in the neighborhood would be better served under Metro. Having this area locked out for 40 to 50 years is not a favorable option or an answer for protection of the wildlife corridor.
- Water and sewer. There is an aquifer problem in this area and still 80 buildable lots exist (see attached document), especially on Germantown road. This is a real concern according to the FPNA.

The second attached map shows property owners in west Multnomah wanting urban reserve. These owners gave me permission to represent their position because they have not been accurately represented by FPNA.

There is a total of 1,047 acres in this west Multnomah proximity, including 400 in the East Bethany plan

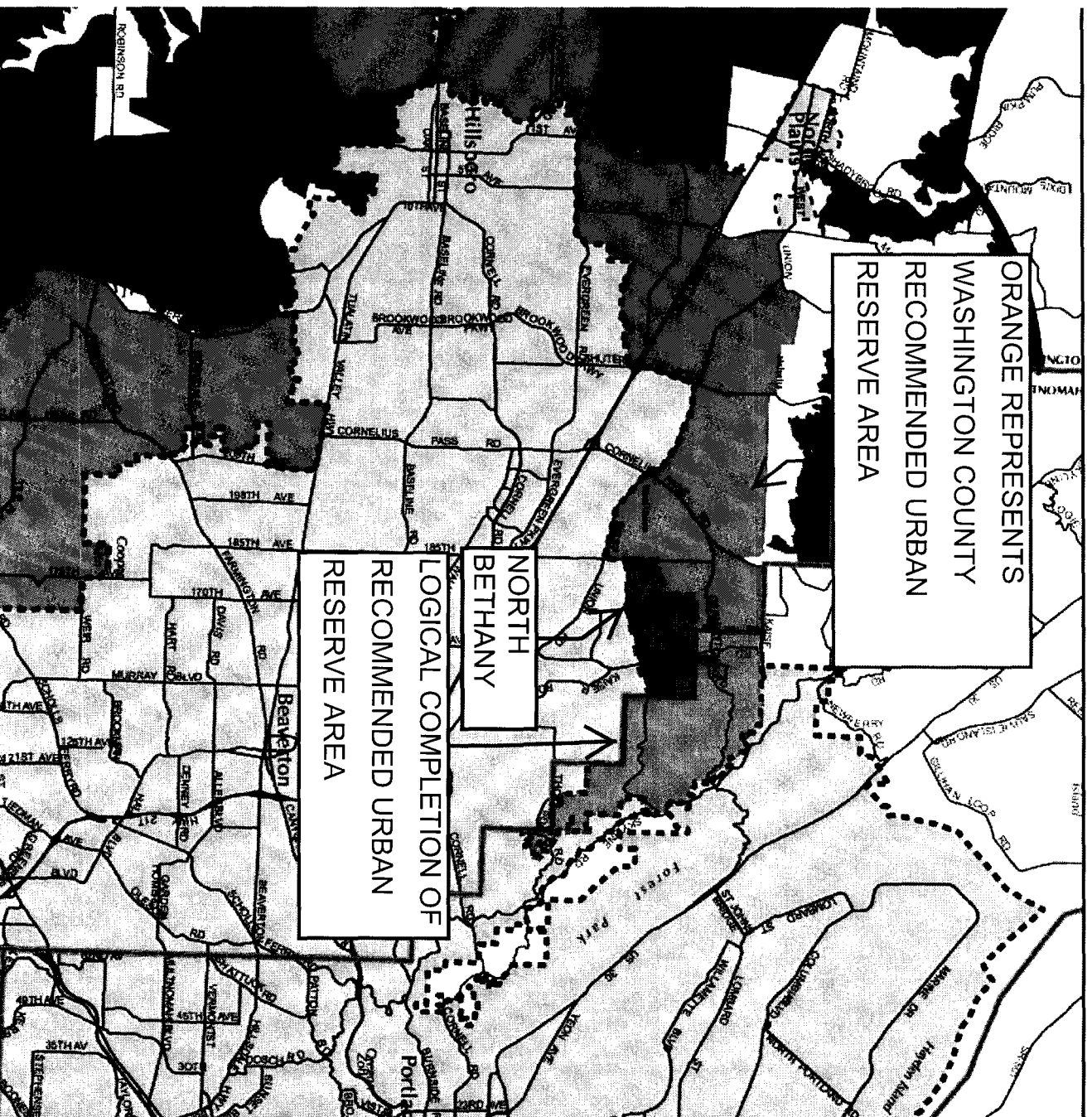
In conclusion. This is my opinion. I felt the Mult Reserve process was not open or fair. Material wasn't fairly balanced and was biased. One CAC member in particular was controlling, submitting material favoring rural, dominating the meetings, and believe orchestrated what material was presented or not presented. How this CAC member (in alliance with FPNA) influenced the process is evident in the low urban factor rankings. I disagree with the current low rankings and this needs to be addressed.








Thank you

Sandra J Baker  
503-690-2031

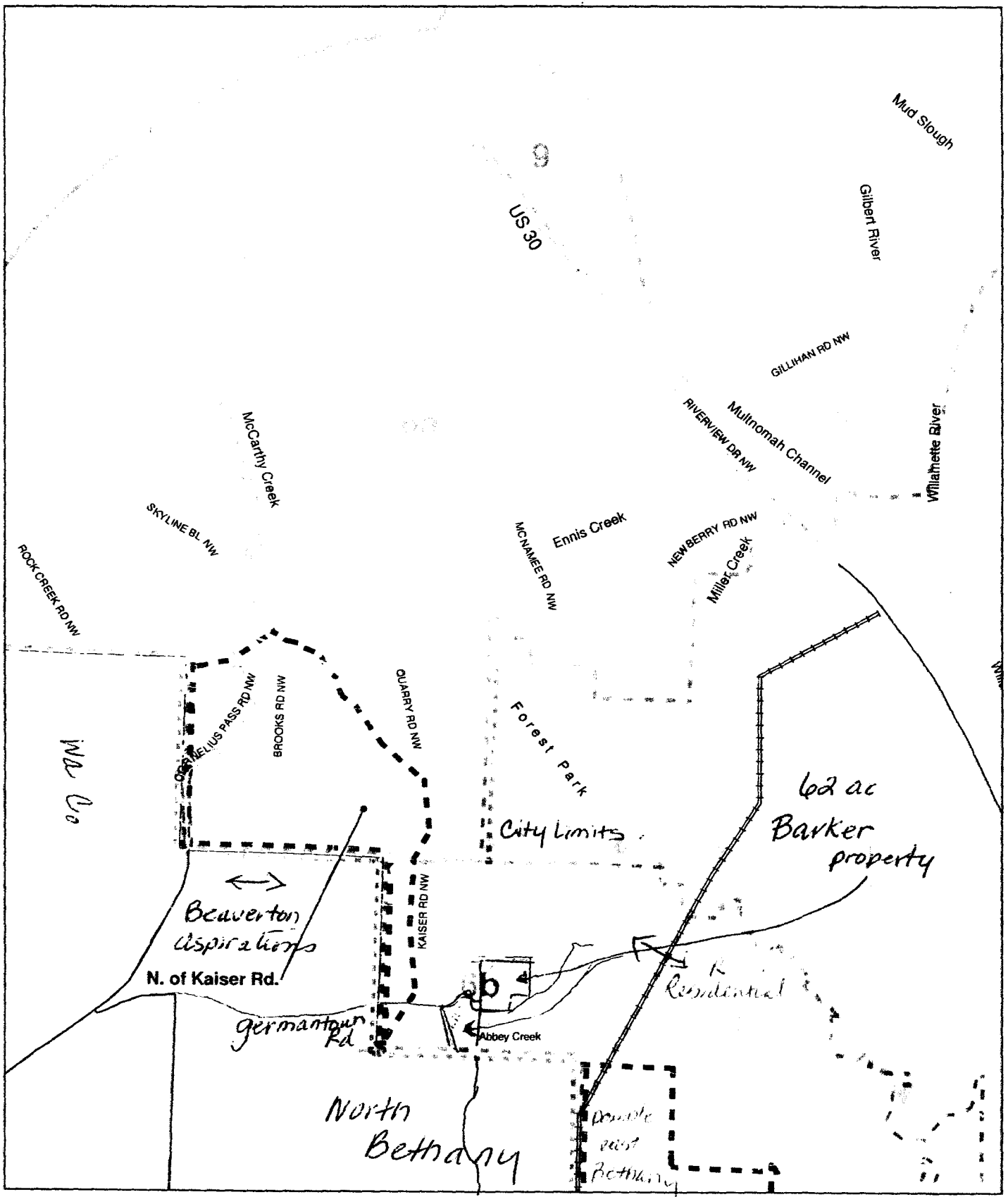
# Revised Recommended Rural and Urban Reserves

*DRAFT*



-  Recommended Rural Reserve
-  Recommended Urban Reserve
-  Recommended Urban Reserve  
in Clackamas County
-  Existing Urban Area
-  Extent of Reserves Study Area
-  Urban Growth Boundary
-  County Boundary





Barker prop in yellow







Multnomah County Candidate Area Maps:  
Potential Urban and Rural Reserves Areas  
Area 6 - NW Hills South

0 0.5 1 Miles

Draft (Rev. 08/03/09)

-  Streams/Water Bodies
-  UGB 3-mi Buffer
-  Urban Candidate Area
-  Rural Candidate Area

-  Study Area Boundary
-  Tax Lots
-  50 ft Contours
-  Public Lands



Beverly  
aspiration

TOELE

ANTOWN

North

Bethany

Washington Co

128TH

124TH

SPRINGWILL

TUALATIN

SKYLINE

FIELANE 7

SALTZMAN

FIRELA

MCDANIEL

401ST

SKYLINE

2111  
2114  
2115



Balch Creek 65 125 55 245  
 \*Zoning inconsistent with urban land use designation

## WEST HILLS RURAL AREA LAND USE DESIGNATIONS, EXISTING DWELLINGS AND BUILDOUT UNDER CURRENT RULES\*

### RURAL DESIGNATIONS

| Subarea               | Commercial<br>Forest Use |                        | Exclusive Farm<br>Use |                        | Multiple Use<br>Agriculture |                        | Rural Residential<br>& Rural Center |                        | Total by Subarea      |                        |
|-----------------------|--------------------------|------------------------|-----------------------|------------------------|-----------------------------|------------------------|-------------------------------------|------------------------|-----------------------|------------------------|
|                       | Existing<br>Dwellings    | Potential<br>Dwellings | Existing<br>Dwellings | Potential<br>Dwellings | Existing<br>Dwellings       | Potential<br>Dwellings | Existing<br>Dwellings               | Potential<br>Dwellings | Existing<br>Dwellings | Potential<br>Dwellings |
| Balch Creek           | 39                       | +18                    |                       |                        | 6                           | +10                    | 45                                  | +28                    |                       |                        |
| Bonny Slope           | 3                        | +4                     | 11                    | +2                     | 13                          | +5                     | 136                                 | +38                    | 163                   | +49                    |
| Germantown<br>Road    | 16                       | +10                    | 21                    | +8                     | 29                          | +5                     | 46                                  | +57                    | 112                   | +80                    |
| Cornelius<br>Pass     | 27                       | +7                     | 33                    | +9                     | 17                          | +6                     | 22                                  | +10                    | 99                    | +32                    |
| McNamee-<br>Harborton | 38                       | +13                    |                       |                        |                             |                        | 33                                  | +32                    | 71                    | +45                    |
| Burlington            | 11                       | +1                     |                       |                        |                             |                        | 30                                  | +7                     | 41                    | +8                     |
| Folkenberg            | 28                       | +25                    |                       |                        |                             |                        | 48                                  | +73                    | 76                    | +98                    |
| Upper Rock<br>Creek   | 69                       | +26                    | 2                     | +2                     |                             |                        | 17                                  | +10                    | 88                    | +38                    |
| Holbrook-<br>Logie    | 57                       | +11                    |                       |                        |                             |                        | 70                                  | +25                    | 127                   | +36                    |
| Wildwood-<br>McKay    | 33                       | +12                    |                       |                        |                             |                        | 9                                   | +6                     | 42                    | +18                    |
| Gilkison<br>Road      | 30                       | +14                    |                       |                        |                             |                        | 26                                  | +4                     | 56                    | +18                    |

#28 3#32

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MEETING DATE: 09-10-09

SUBJECT: Rural Reserve

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

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

NAME: Gordon Sester

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

DAYS: \_\_\_\_\_

EVENING: \_\_\_\_\_

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

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

SPECIFIC ISSUE: AGAINST RURAL RESERVING FARM LAND

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

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#29

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
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Please complete this form and return to the Board Clerk

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SUBJECT: Urban & Rural Reserves MEETING DATE: 9.10.09

AGENDA NUMBER OR TOPIC: R-5

FOR: ☒ AGAINST: ☐ THE ABOVE AGENDA ITEM

NAME: Zeljka Carol Kekez

ADDRESS: 1700 S.W. 90th Ave.

CITY/STATE/ZIP: Portland, OR 97225

PHONE: DAYS: 503.228.3122 EVES: \_\_\_\_\_

EMAIL: zkekez@walkermacy.com FAX: \_\_\_\_\_

SPECIFIC ISSUE: Supports CAC  
Recommendations

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

\_\_\_\_\_  
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