

MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP

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

MEETING DATE: 4/28/11

SUBJECT: Reserves

AGENDA NUMBER OR TOPIC: A. 1

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

NAME: Thomas J. VanderZanden

ADDRESS: 15903 N.W. Logie Trail

CITY/STATE/ZIP: Hillsboro, OR 97124

PHONE: \_\_\_\_\_ DAYS: 971-212-3162 EVES: \_\_\_\_\_

EMAIL: tvz@conitergroup.com FAX: \_\_\_\_\_

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



## CITY of BEAVERTON

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

September 4, 2009

Charles Beasley  
Multnomah County  
1600 SE 190<sup>th</sup> Avenue  
Portland OR 97233

**RE: East Bethany Area**

Dear Mr. Beasley:

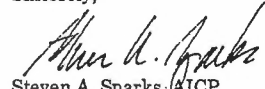
During the course of the Urban and Rural Reserves review with the Multnomah County Reserves Citizens Advisory Committee, the area east of Washington County's North Bethany area was identified by local land owners and their representatives as a potential urban reserve. For the purposes of this letter, the area is referred to as East Bethany. The area has been graphically identified by maps submitted to the record by Tom Vanderzanden and/or Matt Wellner. Representatives of some land owners approached the City of Beaverton to inquire to the City's willingness to provide governance and urban services to the East Bethany area. The purpose of this letter is to inform Multnomah County that the City of Beaverton is willing to provide governance and urban services to the subject area.

The position of the Beaverton City Council is that the East Bethany area should be studied for suitability as an urban reserve. The primary reason for this recommendation is the fact that the lands in the area are not classified as "foundation" agricultural land but rather "important" or "conflicted" agricultural lands. If Multnomah County were to decide to recommend the East Bethany area as an urban reserve, the Beaverton City Council is willing to provide governance and urban services to the East Bethany area. The City would provide these services only when the City of Beaverton corporate limits are contiguous to the East Bethany area. Given the current distance of the City of Beaverton city limits from the subject area, it may be some time before the City would be in a position to provide that service. However, if a new city were established contiguous to the East Bethany area or if the City of Portland were able to demonstrate the ability to provide service to the East

Bethany area, the City of Beaverton would not object to those cities providing governance and urban services to the East Bethany area.

If you have any questions about this letter or the City's position on Urban or Rural Reserves, please feel free to contact me at 503-526-2429.

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven A. Sparks". The signature is fluid and cursive, with the first name being the most prominent.

Steven A. Sparks, AICP  
Interim Community Development Director



## 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*

Tom Brian, Chair  
Washington County Board of Commissioners

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

# Tualatin Valley Water District



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

Gregory E. DiLoreto  
General Manager

April 13, 2010

Bernice Bagnall  
Chief Financial  
Officer

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

Debra Erickson  
Manager, Human  
Resources

Dear Tom:

Dale Fishback  
Manager, Operations  
& Field Services

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.

Todd Heidgerken  
Manager, Community  
& Intergovernmental  
Relations

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.

Mark Knudson, P.E.  
Chief Engineer

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.

Brenda Lennox  
Manager, Customer  
& Support Services

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](mailto: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

TESTIMONY BEFORE THE MULTNOMAH COUNTY COMMISSION  
REGARDING URBAN/RURAL RESERVES: APRIL, 28, 2011

My name is Thomas J. VanderZanden. I have been a close observer and participant in the region's Reserves process over the last three or more years. I have over 40 years of land use planning experience in this region...30 on the government side and 10 on the private side. I'm here to try and persuade you to reconsider the "rural" designation of a portion of Area 9B. I have no quarrel with the "rural" designation on the majority of Area 9B; but, to make all of Area 9B "rural" based on landscape features is a mistake. There are countless reasons why this is happening but the reasons that continue to haunt me are the following five:

1. Midway through the advisory process the Mayor of Portland opined that there ought to be no expansion of the current urban area for the next 50 years...that all of the new growth of the region ought to take place inside the current UGB. That is not happening...we are about to establish an "urban" reserve over 28,000 acres in size.
2. As a result of the City's position the advisory process was given bad information regarding the serviceability of Area 9B. The City provided information stating the relative difficulty of servicing Area 9B with sewer, water, and transportation. It was not until very late in the process that Washington County urban service providers were asked about their ability and willingness to provide services. These letters make it unequivocal that the west portion of Area 9B is relatively easy to serve. None of these letters are mentioned in the Multnomah County findings.
3. Area 9B was substantially treated as a homogenous area with few geographic differences. Landscape features...steep slope, heavy vegetation, sensitive riparian areas are present in the north and east portion of Area 9B...such features are notably absent in the southwestern portion of Area 9B.
4. The Forest Park Neighborhood Association did a thorough and effective lobbying effort to protect their rural lifestyle from any "urban" consideration.
5. During the process little consideration was given to the proximity of East Bethany to North Bethany and the significant opportunity to make a "great community" that bridged the political boundary of the two counties of Washington and Multnomah. The findings make no mention of the opportunities presented by adjacent urban features to the south and west in Washington County.

The regional issues raised by designating all of Area 9B "rural" are significant:

1. There are no significant landscape features present to justify a blanket "rural" decision for all of Area 9B.
2. Clackamas County, over many neighborhood objections, included over 3000 acres in the Stafford Basin as "urban" though it is more difficult to serve, has many significant landscape features, and has no jurisdiction clamoring to provide services.
3. All of Area 9B is designated as "conflicted" farmland on the ODA map. Yet, adjacent Washington County has designated over 13,000 acres of "foundation" farmland as "urban". This stark contrast in treatment between the two counties is not defensible.

**Summation:**

How can it be a regionally balanced decision to designate East Bethany as "rural" when all of it is "conflicted" farmland, much of it is classified as "exception" land, the west portion has few landscape features, it is relatively easy to serve with urban services, and it borders on the Bethany Town Center and is proximate to the PCC Rock Creek Campus? Proceeding with a "rural" designation on all of Area 9B by using a political boundary, which is specifically not a factor in Senate Bill 1011, will establish an unavoidable regional balance problem. I sincerely ask for reconsideration of the west portion of Area 9B.

And finally, it puzzles me greatly that in these time of fiscal crisis that there is no consideration of the fiscal benefits Multnomah County would likely garner from adding this area as "urban". Using accepted methods of calculating taxes paid compared to cost of services would rank this area as a significant net gain to the County. Using accepted methods the County could realize a net gain of over \$15 million dollars in annual property taxes to help with the underserved population. Please note that development of this area would require no urban renewal district and would be substantially paid for with nonsubsidized development fees.

Sincerely,  
Thomas J. VanderZanden

15903 NW Logie Trail  
Hillsboro, Oregon 97124

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MEETING DATE: 4/28/2011

SUBJECT: Ordinance 1161

AGENDA NUMBER OR TOPIC: R-1

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

NAME: CHRISTOPHER JAMES FOR BURNHAM PARTIOW DERGEN

ADDRESS: ~~7610~~ 1501 S.W. TAYLOR ST

CITY/STATE/ZIP: PORT OR 97205

PHONE: \_\_\_\_\_ DAYS: 503-228-5380 EVES: \_\_\_\_\_

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

WRITTEN TESTIMONY: Submitted materials to  
BOARD BY EMAIL AND AT  
HEARING DATE

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MEETING DATE: 4/29

SUBJECT: R-1 - Reservoir

AGENDA NUMBER OR TOPIC: R1

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

NAME: Steve Pfeiffer

ADDRESS: 1120 NW Couch

CITY/STATE/ZIP: PDX OR 9720

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

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

WRITTEN TESTIMONY: No

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

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MEETING DATE: 4/28/11

SUBJECT: RESERVES 9B

AGENDA NUMBER OR TOPIC: R-1

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

NAME: BOB BURNHAM

ADDRESS: 14417 NW SPRINGVILLE RD.

CITY/STATE/ZIP: PORTLAND 97229

PHONE: DAYS: (503) 816-6219 EVES: \_\_\_\_\_

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

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