

#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: 9/10/09

SUBJECT: Urban/Rural reserves

AGENDA NUMBER OR TOPIC: B5

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

NAME: JAMES D. THAYER

ADDRESS: 4252 SW McDannell Terr.

CITY/STATE/ZIP: Portland, OR

PHONE: DAYS: 503 467-7137 EVES: (503) 220-0755

EMAIL: jim@thayers.org FAX: \_\_\_\_\_

SPECIFIC ISSUE: CAC member - supports  
Recommendations

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:**

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

Self intro: Jim Thayer, 4252 SW McDonnell terrace, Portland, Oregon 97239

Citizen Advisory Committee member,

Senior energy efficiency consultant for the Cadmus Group,

Previously served as PDC economic development manager,

As President of FoFP during the 1980's – negotiated the purchase of the last stand of old growth in the West Hills from Hampton Hardwoods.

Currently: Board member, Three Rivers Land Conservancy.

Author of a hiking guide for the Tualatin Mountains – I've surveyed the Forest park wildlife corridor all the way to Vernonia.

Background: As a CAC member – we were asked to perform land-use surgery on the County's undeveloped lands with two very blunt instruments: the urban reserve "ax" and the rural reserve "sledge hammer"!

To adequately design land use protections for the West Hills we needed more precise tools, such as Title 11 and 13 environmental and developmental overlays. Without them, the CAC ended up in the ironic position of trying to protect the wildlife corridor with a rural reserve designation that explicitly encourages hunting and logging inside the wildlife corridor.

Focus: Soon we'll be entering the "horse-trading: phase of this process and I'm sure all my CAC colleagues agree that you need to insist on protections for the West Hills slopes if you're pressed to relinquish land for development east of North Bethany. Remember that Metro is finally scheduled to weigh into this debate with the release of their staff report next week. I do believe that the forthcoming report will suggest a more nuanced approach that could lead to Forest Park's first westward-facing portal connecting to the Tualatin Valley. But Metro can only help if Multnomah County insists that any regional compromise preserves a viable way to protect and manage the sensitive hillsides between SW Springville and SW Cornelius Pass Rd.

Close: And finally, please do not re-categorize these controversial areas as "undesignated" – the so-called "white" option that is being proposed by some. Doing so would deny property owners any certainty about their property values and it would stymie efforts at public acquisition by Metro. To choose the "white" option effectively bankrupts the entire urban/rural reserves process we've gone through. This is not the time to raise the white flag! Our CAC worked really hard to make some really tough decisions, don't disregard our hard wrung efforts!

#14

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: 9/10/09

SUBJECT: URBAN/RURAL RESERVES

AGENDA NUMBER OR TOPIC:

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

NAME: Kirk Andrews

ADDRESS: 13110 NW Springsville Rd

CITY/STATE/ZIP: PORTLAND OR 97229

PHONE: DAYS: 503-956-9170

EVES:

EMAIL:

FAX:

SPECIFIC ISSUE: Supports Rural Designation  
from CAC Recommendation

WRITTEN TESTIMONY: letter - signed by 31 NEIGHBORS

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

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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.



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



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

0  
Hudson T Nelson  
13512 NW Springville Lane

Portland OR 97229 162

William T. Nelson

13512 NW Springville Ln  
Portland, OR 97229

Thomas W. Hamann

13340 NW Springville Ln  
Portland OR 97229

Marcia E Hamann

13348 NW Springville Ln  
Portland, OR 97229

Deann M. Hamann

13450 NW Springville Ln  
Portland, OR 97229

Dianna Cave

13145 NW Springville Rd  
Portland, OR 97229

Michael Cain (503) 242-8655

13145 NW Springville Road  
Portland, OR 97229

David Blomquist

13147 NW Chester Lane  
Portland, OR 97229

Richard M Linowski  
13130 NW Springville Rd  
Portland OR 97229  
Number a number 5112109

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

Helen D. Phipps  
NW Springville Rd  
Portland OR 97229

Oliver A. Phipps  
13011 NW Springville  
Portland, OR 97229

W. Ann St. Luch  
13751 N.W. Springville  
Portland, Oregon

Suzanne Seinfeld  
370 N. Springville Rd  
Portland, OR 97229

Suzanne Seinfeld

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

Milly Stach  
3640 NW Springville Lane  
Portland OR 97229

Annmarie Rubin  
13411 N.W. Springville Ln  
Portland, OR 97229

Walter R. Stach  
13640 NW Springville Ln  
Portland, OR 97229

COURTNEY CLINGAN  
13147 NW CHEERIO LN.  
PORTLAND OR 97229

Kirk Andrews  
13410 NW Springville 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  
*Stanley E Bunch*

Arnold Passadore  
13560 NW SPRINGVILLE RD.  
PORTLAND, OR 97229  
*Arnold Passadore*

*Arnold Passadore*  
13560 NW Springville Rd  
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

# 15

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: 9/10/09

SUBJECT: Reserves - Area 7

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

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

NAME: Michael Carbone

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

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

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

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

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

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

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# 16

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MEETING DATE: 09/10/09

SUBJECT: Reserves - Area 7

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

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

NAME: Todd Mobley

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

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

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

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

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

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

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September 10, 2009

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



**LANCASTER**  
ENGINEERING

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

*RE: East Bethany Urban Reserve Candidate Area – Transportation*

Dear Mr. Wellner:

This memorandum is written to discuss the transportation considerations associated with the future urban development of the East Bethany Urban Reserve Candidate Area. This area is bordered by Washington County to the west and south.

#### *Connectivity*

Designation of the East Bethany planning area as an Urban Reserve will allow for eventual urban development in the future. This urbanization will facilitate the connection of higher-classification roadways that are currently in Washington County. A significant investment of infrastructure planning and construction has been made for the northern extension of Saltzman Road in Washington County to the south. This facility will stub to the County line and the eventual connection to Springville Road can only be made in Multnomah County.

Similarly, there will be a large amount of new construction and higher-classification streets in North Bethany. These streets connect to Springville Road, which will continue to be an important east/west connection that also passes through the East Bethany plan area.

Without an Urban Reserve status and eventual urban development in East Bethany, these adjacent facilities will not be connected, and the benefits of this connectivity cannot be realized. This connectivity would allow trips from the Saltzman Road area to North Bethany to be made more directly, as well as the reverse, with trips from North Bethany to the Saltzman Road area.

Further, trips from new development in East Bethany will be focused to the south and west, making use of the significant retail, employment, and school trip destinations in the surrounding area and greater Washington County. East Bethany development will allow more efficient use of the planned transportation system, focusing trips away from rural Multnomah County facilities.

#### *Transit*

The East Bethany planning area would be a logical extension of TriMet transit service, which currently serves the PCC Rock Creek campus with bus headways as frequent as every 20 minutes during peak periods. Transit service is also available on Springville Road west of Bethany. These services will extend into North Bethany as this area develops and the East Bethany area is a logical extension of that service. In fact, the connectivity provided by East Bethany would provide more options for efficient transit routes.



Matt Wellner  
September 10, 2009  
Page 2 of 2

*Conclusion*

Designation of the East Bethany planning area as an Urban Reserve will allow the eventual connection of higher classification roadways that are already in place or planned for in Washington County. Traffic from development in the East Bethany area will be focused to the west and south, making more efficient use of the transportation system that provides connections to the many trip destinations in Washington County.

As a logical extension of North Bethany, the East Bethany area will benefit not only from the significant transportation infrastructure that will be provided, but from other transportation services such as transit accessibility that is not currently provided to the area.

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

#17

MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP

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MEETING DATE: 9/10/09

SUBJECT: Reserves - Area 7

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

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

NAME: Richard Boyle

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

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

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

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

SPECIFIC ISSUE: WANTS EAST BETHANY DESIGNATED  
AS AN URBAN RESERVE

WRITTEN TESTIMONY: ATTACHED

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

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## **MEMORANDUM**



**Shaping the Future**

To: Board of Commissioners, Multnomah County, Oregon

From: Richard D. Boyle, PE  
Civil Project Manager

Date: September 9, 2009

Project: East Bethany Concept Plan  
Cardno WRG#: TCY 9149 SD 3  
Re: Urban Reserves – Provision of Public Infrastructure Services

5415 SW Westgate Drive  
Suite 100  
Portland, Oregon 97221  
USA

Phone (503) 419-2500  
Fax (503) 419-2600

[www.cardnowrg.com](http://www.cardnowrg.com)

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Public infrastructure services can be efficiently and cost effectively extended to serve the East Bethany Concept Plan Area. This is clearly evident in the proximity of existing and planning investments in sanitary sewer and potable water facilities immediately adjacent to and within the Concept Plan Area.

Provisions to serve this area with sanitary sewer have already been made which is evident in the existing sanitary sewer service points of connection along the southern boundary of the plan area. These connection points consist of existing 8" sanitary sewers in NW Redfox Drive and MW 142 Ave. Additional sanitary sewer points of connection are available along the western boundary of the plan area. An existing 10" sanitary sewer in MW McGregor Terrace and an 8" from NW 145<sup>th</sup> Place can be extended to serve the area.

Currently Clean Water Services is designing a sanitary sewer trunk line to serve the North Bethany Area to the west. This trunk line is to be completed in 2012 and included in this effort for North Bethany is the systematic extension of sanitary sewer services for the area. The extension of sanitary sewer service from North Bethany to the East Bethany Concept Plan Area maximizes the return on the investment in public infrastructure and services.

Tualatin Valley Water District (TVWD) has current investments in infrastructure to serve this area with potable water. This is evident in the current Capital Improvement Program.

Currently, TVWD is adding a 10MG reservoir to its site along Springville Road and Skycrest Drive this located on the southwest corner of the East Bethany Concept Plan. This reservoir addition is to add capacity for existing and new development demand in the 485'-385' service area.

In addition, TVWD is actively pursuing the purchase of property for the Sunset Bethany reservoir per the 2007 Master Plan. TVWD is seeking a 5.0 acre parcel which is capable of containing 2 reservoirs for service to the 575' pressure zone.

Significant investments for public infrastructure have been made in and around the East Bethany Plan Concept Plan Area. In order to take full advantage of the existing, planning and future investments and maximization of the return on these investments can be accomplished by designating East Bethany an Urban Reserve.

Thank you.



Factor 1: Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments.

**Yes!**

Factor 3: 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.

**Yes!**

#18

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MEETING DATE: 9/10/09

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

AGENDA NUMBER OR TOPIC: Reserves

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

NAME: Susan Goldfield

ADDRESS: 13410 NW Springville Rd.

CITY/STATE/ZIP: Portland OR 97229

PHONE: \_\_\_\_\_ DAYS: 503 292 6034 EVES: Same

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

SPECIFIC ISSUE: Rural Reserves request

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**.
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Dear Multnomah County Commissioners,

I am writing to urge you to be decisive in how you finish the great work started by the Citizen's Advisory Committee (CAC) in your deliberations over the potential urban and rural reserves for Multnomah County. The amount of data which the CAC reviewed, and the full range of issues and concerns they have addressed over many weeks of meetings puts them in a unique position to make choices that will have the best chance of being borne out over the long term. I urge you to follow their recommendations and especially to not leave areas undesignated.

In my area, reserve area 7, neighbors have told me of being pulled into discussions for the last 25 years to justify or explain the reasons why this area best serves the county in its current rural zoning. Over and over county officials have reviewed information about steep slopes, farming viability, significant wildlife populations and corridors, riparian corridors, transportation and services access, as well as access to schools and jobs. Each time, the area is left rural, but susceptible to future development consideration. This is a problem for two reasons. First, county officials are forced to gather, review and analyze all these data points every time the urban growth boundary discussion is raised. This is precisely why the state recommended a longer-term designation option of rural reserve. Most if not all of these factors are unchanging in the near term. Second, although the data is not changing, each time the question is asked, those areas under consideration experience land value fluctuations based on speculation about the possible outcomes, causing some landowners to make decisions about management of their property based on that speculation. We have heard owners in our area state that they wish to get out of farming and sell their land, but as long as the possibility of subdivision and development raises hopes of financial windfalls in the future, they hang onto the property leaving it in limbo, and leaving the landowners feeling jerked around each time the county arrives at the same conclusion as prior, that this is not an area that can support high density urban development.

Your committee has done an extensive review of these factors, and although you may not have been able to look at each point for each reserve exhaustively, you have as much information available to you about the attributes of each reserve at this point as any group considering urban growth boundary expansion will have over the next 15-20 years. There is a good reason for designating the areas reviewed rural. If you choose to leave a reserve area undesignated, you should recognize that this puts that area first in line for review of the same data points you've just had thoroughly analyzed by a county committee, and puts that area back through the speculation, landowner input process, and services access assessments. This is both inefficient for the county and costly for the impacted landowners and organizations.

You have been chartered with making the best choices for the long term in Multnomah County. Don't waffle and leave things undesignated, for the county to start over from scratch on in just a few years. Recognize the work of your Citizen Committee and forward on the rural reserves recommendations through the next level of review, letting both the government and the landowners impacted move forward from this moment with clear direction.

Best Regards,

Susan Goldfield  
13410 NW Springville Road,  
Portland, OR 97229

August 10, 2008

To whom it may concern,

I have been following the development of ideas that could lead to the future development of the neighborhood where I live. What concerns me the most, isn't that the area may one day be developed, but that our area may get slated for development at a time that is premature and unnecessary.

I read in the paper of how the City of Portland is working to expand up, as opposed to expanding out. I travel extensively, and often hear while in other states about Portland's model for development being well ahead of other major metropolitan cities, which gives me great pride.

I have had roots in this neighborhood since before I was born, when my grandparents first settled here in the mid 1900's, and now have the great fortune of living in the old family estate. This is important because it speaks to the fact that this area remains a small town pocket community and that many of the same families who settled here, remain here. This lends an historical value as well, although it seems our neighborhood is way ahead of it's time, we the community, have shaped and forged this area with sustainable practices.

For example, most of us have green houses, and gardens. In our neighborhood is a small family owned organic cattle farm, and vegetable gardens that supply Portland's farmer's market. This sort of local food production has recently been said to be necessary to the good nutrition and development of a healthy community. There are organizations like *The Barker Foundation* in partnership with *OHSU*, who are doing research on this very idea that communities like ours, on the outskirts of town that supply the town's farmers markets, are critical to our large cities and their food supply.

Our community has until recently had limited garbage service, encouraging us to recycle, compost, and waste very little. Many of us collect rain water for our plants, and keep our wooded areas, and fields in their natural state for the preservation of many native and endangered plants and wildlife.

Many of us live on gravel roads, lanes and easements and we have wells and septic fields. I have heard that *Tri-Met* has researched adding public transportation systems to our area, and have decided it would not be plausible.

In closing, I would feel differently if there were no where else to house our citizen's, but with all the emphasis on small, local and sustainable these days, it seems odd to change our rural community into anything larger, just for larger's sake.

I request that if you must label our neighborhood community, you mark it by what it is, and not what it could be: Unincorporated Multnomah County Rural Reserve Area.

Sincerely,

Eddie Passadore  
13560 NW Springville Road  
Portland, OR 97229  
503.703.6096  
[eddiepassadore@gmail.com](mailto:eddiepassadore@gmail.com)

**August 10, 2009**

**To Whom it May Concern,**

**We bought our Property over 50 years ago because it was out in the country and away from development. We enjoy all the wild life on our property and think it would be disrupted if there were more development around. We have a family of deer on the property every day and there are many other species we enjoy seeing.**

**We haven't developed our property as much as we'd have liked, because we don't want to disturb the wildlife and native vegetation in the area, some that are endangered.**

**There are a lot of native trees and plants in the area and I request that you keep our neighborhood in the rural reserve area when making your future plans to preserve them.**

**Respectfully yours,**

**Winifred L. Miller  
13525 NW Springville Road  
Portland, OR 97229**

**503.706.1291 phone  
[winniemiller@gmail.com](mailto:winniemiller@gmail.com)**

#19

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: 7/10/09

SUBJECT: urban Rural Reserves

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

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

NAME: NEIL ROBINSON

ADDRESS: 4025 SE Kelly Street

CITY/STATE/ZIP: Portland, OR 97202

PHONE: DAYS: (503) 232-9051 EVES: \_\_\_\_\_

EMAIL: NEIL@PEOPLES.COOP FAX: \_\_\_\_\_

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

WRITTEN TESTIMONY: I am a 4 year urban farmer, farming 1 acre at 13450 N.W Springville Ln, on a larger 65 acre cattle & market garden farms - The Malinowski farm. we started 4 years ago on a 1/2 acre growing for ourselves, our families

PTO

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and with great production, a farmer's market  
every Wednesday at People's on SE 21st &  
Tibbets. We are a certified organic farm,  
when we started on the 1/2 acre we were  
averaging around \$10,000 gross profit.  
This is our 1st season on the larger 1 acre  
piece and it looks like it will be another  
successful year, both financially & bringing  
healthy, locally grown food (20 miles away)  
to the urban community, we would like  
to have Multnomah County support the  
designation of a Rural Reserve Corridor  
along the Route 26 passage, which is under  
threat of development from Washington  
County. Our farm is Farmageddon Grower's  
collective, which has been visited by Commissioner  
Jeff Cogan. In co-operation / NEIL ROBINSON

#20

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: 9/10/08

SUBJECT: Letters received in support of rural reserves - north of Highway 26

AGENDA NUMBER OR TOPIC: R5

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

NAME: Cherry Amabisca

ADDRESS: 13200 NW Bishop Rd

CITY/STATE/ZIP: Hillsboro OR 97124

PHONE: \_\_\_\_\_ DAYS: 503 647-5334 EVES: \_\_\_\_\_

EMAIL: amabisca@nelveta.us FAX: \_\_\_\_\_

SPECIFIC ISSUE: Rural Reserves

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

*All attached*

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Cherry Amabisca  
13260 NW Bishop Road  
Hillsboro, OR 97124  
(503) 647-5334

September 10, 2009

Multnomah County Planning Committee  
c/o Chuck Beasley, Senior Planner  
Multnomah County Land Use Planning  
1600 SE 190th Avenue  
Portland, OR 97233

RE: Rural and Urban Reserves

SaveHelvetia.org is a citizens' group dedicated to preserving all land north of Highway 26 as RURAL RESERVES. This land spans both Multnomah and Washington Counties. The area north of Highway 26 has a thriving economy of more than 50 agriculture-based businesses. Our customers and visitors come from all over the region and the state to enjoy a variety of recreational experiences in a rural setting. Throughout this summer, as customers and visitors to the area north of Highway 26 became aware that this area is proposed as urban reserves, they have expressed their concern via the SaveHelvetia website and by signing petitions requesting that the area north of Highway 26 be designated as Rural Reserves.

When I last spoke to you a month ago, SaveHelvetia had received a total of 245 letters of testimony and signed petitions requesting Rural Reserve designation for land north of Highway 26. As of September 8, we had received 1071 letters of testimony and signed petitions that have been forwarded to the appropriate officials in the reserves process.

These letters and signed petitions come from 58 cities in Oregon and 11 states. Of the 374 letters of testimony, 83% (312) contain personal, individually-written testimony of anywhere from several sentences to several paragraphs.

We believe that the area north of Highway 26 represents a regional resource whose attraction reaches beyond the region to the entire state. Both Multnomah and Washington Counties share an interconnected corridor that is rich in wildlife, self-supporting, interactive and rich in recreational opportunities.



**Letters of Testimony and Signed Petitions Requesting Rural Reserves  
for all land north of Highway 26  
Submitted to SaveHelvetia  
as of September 8, 2009**

	<u>Testimony Letters</u>	<u>Signed Petitions</u>	<u>Total</u>	<u>% Total</u>
Portland	152	231	383	36%
Washington County	172	365	537	50%
47 Cities in Oregon	32	66	98	9%
11 States	<u>18</u>	<u>35</u>	<u>53</u>	<u>5%</u>
TOTAL	374 (1)	697	1071	100%

(1) 83% unique = 312

#21

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: 9-10-09

SUBJECT: Rural Reserve

AGENDA NUMBER OR TOPIC: Reserve

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

NAME: Greg Malinowski

ADDRESS: 13450 N.W. Springville Lane

CITY/STATE/ZIP: Portland OR 97229

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

EMAIL: gregory.malinowski@ymail.com FAX: \_\_\_\_\_

SPECIFIC ISSUE: Rural Reserve for Springville  
German town Road 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 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 Ln  
PORTLAND, OREGON, 97229  
USA

Phone 503-297-9398

September 10, 2009

To: Multnomah County Commission

From: Malinowski Farms

Request for Rural Reserve Designation

Dear Members of the Multnomah County Commission

Malinowski Farm is a Certified Organic Farm located in the EFU zoning in West Multnomah County. This Farm has been active and productive Farm in our family since the 1940s. We continue to develop our farming operation with new water rights, new Greenhouses, and new and expanded market gardeners serving the urban areas of the Portland area. Our neighbors, the Beovichs up Springville Rd toward Skyline are planting vegetable crops and planning greenhouses have also submitted a petition to the CAC be added into a Rural Reserve as well. Our Farm is made up of mostly class 2 and 3 soils, which place them near the top of 8 classes of soils. We believe that this area contains all the correct ingredients necessary to be of tremendous value to the Urban area as we go into this century. It contains Prime soils, as noted on your soil reference map, attached also to this letter. The 'L' along the county line and Springville Rd requested as undesignated by the County Staff, and recommended as Rural Reserve by the CAC is mostly in large ownerships, and is centrally located, within both 5 miles of Hillsboro and downtown Portland. Our farm provides wildlife habitat and food sources for Forest Park wildlife in the area including hawks, woodpeckers, grass nesting song birds, turkey vultures, owls, bobcat, members of the weasel family, deer, and elk. The County's Wildlife Overlay in the area is bearing fruit, We have more elk in our area than anytime in the last 150 years. This area has slopes that would be good for grapes and orchards and flatter terrain for gardens, row crops, and plant nurseries. The farming of land along Springville in the 'L' provides excellent buffering from Urban uses to the South and West from the more wildlife intense uses to the North and East. It provides view sheds for the urban area. It is within walking and biking distance from both Hillsboro and Portland. and will allow a rural feeling that is fast disappearing in that area. The state is allowing the continuing development of water resources in the area. Folks who don't have them need to get them the same as they would need to buy tractors or build barns to develop the potential of the area. Washington County appears to be working to designate almost all rural lands near the West Hills as Urban Reserves, so this area could be the only buffer available.

Just to show you what can be done. One of the market gardeners on our farm grossed between \$10,000-\$12,000 per acre, per year, and provided fresh organic produce for over 120 families on just under 6 acres. That's 20 families per acre. If you look at the land in this area, not just the EFU land, the even smaller MUA parcels, there are lots of opportunities to provide food for 1000s of families. Why the land that MLG sent you the letter on, which is EFU, and is almost 95% currently farmed, if only 32 of its 38 acres were farmed, could provide at least 640 families, weekly fresh produce, and all within 5 miles of downtown Portland.

I know there are a few folks who say that it is terrible to have Farming going on so close to downtown, and that we would be better off if all farming was at least 1 hour drive from downtown, but as we continue to be concerned with the cost of transport and our shrinking quality of life, this area maintained as a rural food producing area will be a great asset to the folks who will be here in 40 years. Our area has other issues as well. We have the Oat Field fault running through the Springville area, always better to have a fruit orchard on top of a fault than apartments or schools.

Another reason we are quite concerned about being undesignated as opposed to Rural Reserve, is that speculation of future Urban uses is a threat to developing the Rural Resources of the 'L' area. The land on the northwest corner of Springville and Skyline was logged about 20 years ago, and instead of being replanted as required by law, has been allowed to be covered in Scotch Broom, and 6 to 10 ft tall blackberries, instead of being 20 years from a thinning harvest, it is a tinderbox across the road from the edges of Forest Park. A waste of resources, and a danger to people and wildlife and the park, It doesn't make economic sense to waste the resource, and County residents subsidize the taxes because it is still on forest deferral, except it is owned by speculators who are waiting for development to be allowed. This is repeated over and over. In other Resource areas of the County, new barns, water rights, reforestation, occur. All these things cost money. Just like the reforestation needed at Springville and Skyline. As undesignated, this area can be added to the UGB as soon as 10 years, How can a person get a loan to improve the resources on the property, when it could be bulldozed in 10 years, would a bank loan on a business for infrastructure in that situation? We fear that anything less than a Rural reserve will lead to clear cuts without reforestation, high wild fire risk as farm and forest land goes to brush, invasive weeds, illegal dumping, creeks not properly maintained, etc. and crime, just like in any urban neighborhood that is scheduled for demolition in the future.

A Rural Reserve would change the equation, proper stewardship of the land becomes more profitable, maybe that plot up at the corner of Springville and Skyline would get replanted, and the invasive plants removed. Suddenly that would make economic sense .... Maybe the bank would even loan you the money to do it.

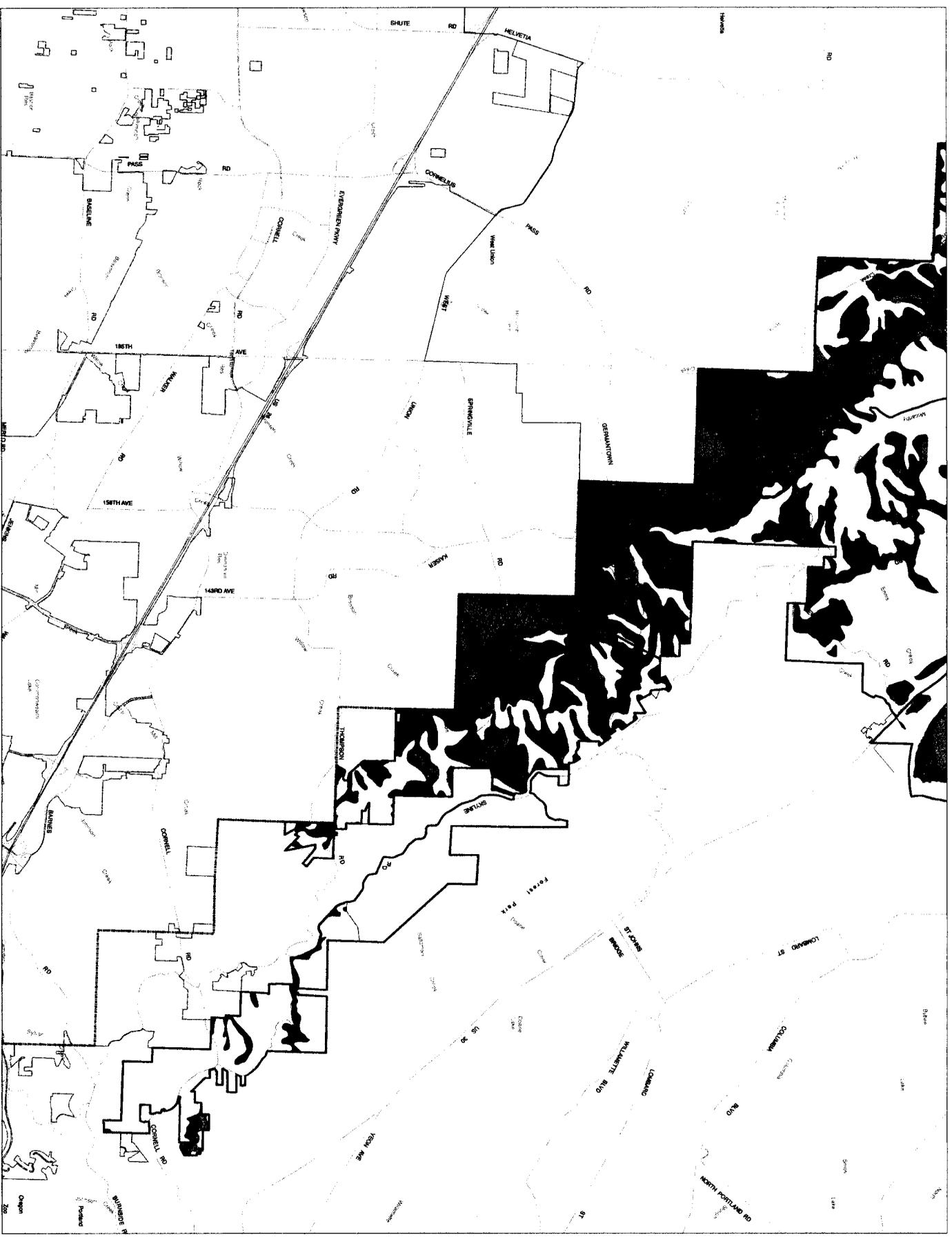
In closing, Malinowski Farm requests the total Springville and Germantown areas in West Multnomah County be listed as a Rural Reserve so that those who have no interest in living here, and farming will consider leasing or selling those who will.

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

Thanks for your time. Greg Malinowski Malinowski Farm

# NW South, Multnomah County

## Prime farmland soil classifications



- Legend**
- Calculated Area
  - Study Area Boundary
  - Columbia River Corps Boundary
  - UGB
  - On-Line
  - County Line
- Soil Farm Classification**
- All areas are prime farmland
  - Farmland of statewide importance
  - Not prime farmland
  - Prime farmland F-dated
  - Prime II defined growing season

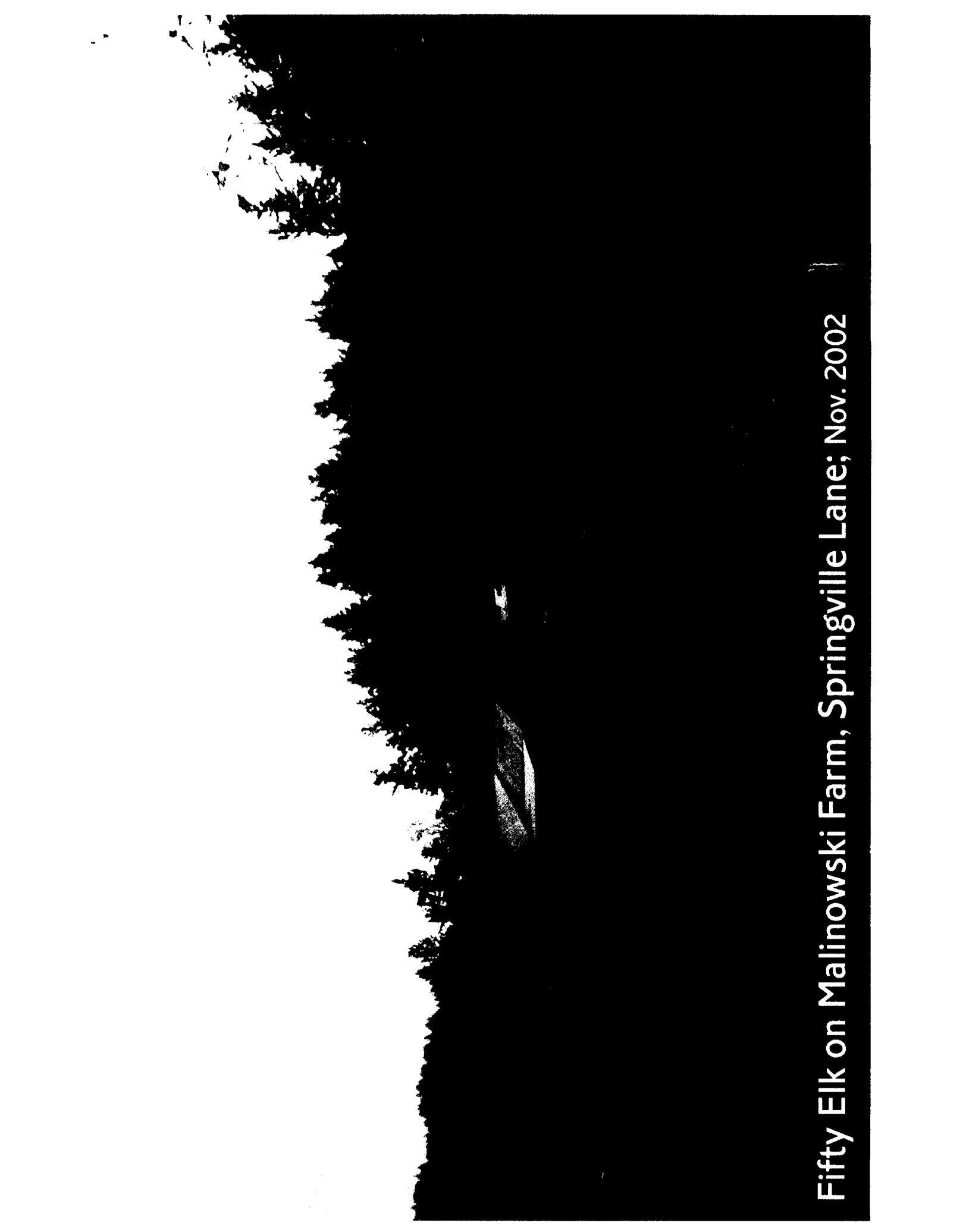
**Scale**

0 0.2 0.4 Miles

**North Arrow**

**Map Information**

This map was prepared by the Oregon Department of Agriculture, in cooperation with the Oregon Department of Transportation, the Oregon Department of Land Conservation and Development, and the Oregon Department of Fish and Wildlife. The map is based on data provided by the Oregon Department of Land Conservation and Development. The map is not a warranty, guarantee, or endorsement of any product or service mentioned on this map. The map is for informational purposes only.



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



Thank you I liked

Seeing the ducks

at the farm.

Aidyrose