

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS' MEETING
PUBLIC COMMENT SIGN-UP SHEET**

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

MEETING DATE: 5/11/17

AGENDA ITEM # _R.1_ OR NON-AGENDA SUBJECT: _____

FOR: X AGAINST: _____

NAME: Carol Chesarek

CONTACT INFORMATION (*optional*):

ADDRESS: 13300 NW Germantown Rd

CITY/STATE/ZIP: Portland, OR 97231

PHONE: _____ E-MAIL: _____

IF YOU WISH TO ADDRESS THE BOARD IN PERSON:

1. Fill out this form and submit to the Board Clerk 15 minutes before meeting begins.
2. Comment for Non-Agenda items will be called immediately after the vote on the Consent Agenda.
3. Comment for Agenda items will be called during that item's presentation, before the vote is taken.
4. Commenters are called to testify in the order forms are received. The Presiding Officer may re-arrange the order of the agenda and the order in which testimony is given or ask Invited Guests or Elected Officials to speak first.
5. When your name is called, come forward and be seated at the presenter's table; state your name for the record and speak into the microphone.
6. Public comment is limited to **3 minutes or less** per person unless otherwise directed by the Chair, who is the Presiding Officer.
7. A buzzer will signify the end of your allotted time.
8. If submitting handouts to be given to the Board, seven (7) copies are required. If only one (1) copy is provided, it will be received for the file and electronically shared with the Board and County Attorney after the meeting.
9. All meetings are audio and video recorded and captioned and can be viewed at http://multnomah.granicus.com/ViewPublisher.php?view_id=3
10. The Chair has authority to keep order and may impose reasonable restrictions necessary for the efficient and orderly conduct of a meeting. Any person who fails to comply with the Rules of Conduct, or who creates a disturbance, may be asked or required to leave and upon failure to do so, becomes a trespasser and will be treated accordingly. The Rules of Conduct are posted and available in back of the room.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD IN LIEU OF GIVING ORAL COMMENTS:

1. Complete this form and submit it along with your written testimony to the Board Clerk at the meeting, or by e-mail at: boardclerk@multco.us
2. Written testimony will be entered into and remain a part of the official permanent record.

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MEETING DATE: _____

AGENDA ITEM # R1 OR NON-AGENDA SUBJECT: _____

FOR: _____ AGAINST: ✓

NAME: She Sandy Baker

CONTACT INFORMATION (optional):

ADDRESS: 13493 NW Countyview Wy

CITY/STATE/ZIP: Portland, Or 97229

PHONE: 503 690 2031 E-MAIL: sjhb1503@gmail

IF YOU WISH TO ADDRESS THE BOARD IN PERSON:

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Good morning commissioners

My name is sandy baker 13493 NW Countryview Way, Portland, Oregon

During the reserves process I witnessed, heard and read many things that I felt was not fair, open or transparent. Most of the members (west-side) had a pre-determined goal...all Urban Reserve. This process was contrived with testimony, maps and studies supporting a rural reserve designation.

I have attached letters of testimony addressing my concerns and situations that surfaced during these meetings. *Revising of minutes, revised documentation, and a private email sent to ONRA (Outer Northwest Rural Advocates).*

The 2006 “vision study” by FPNA has continually been touted as evidence for rural designation. I believe this survey does not provide support for a rural reserves decision. My explanation below:

In this survey they ask: “how do you feel about further expansion of UGB into the Forest Park Neighborhood?” There are several areas in the Forest Park Neighborhood with a concentration of homes on small lots and in rural residential areas such as Andrews Acres, and Germantown and skyline road close to Portland. Who wouldn't want things to stay the same? 1,255 surveys sent out, 261 came back. This survey did not mention the upcoming SB 1011 or the potential restrictions on property owners. I believe they (FPNA) would have had received a much greater number in opposition. Note: I heard from numerous land owners who didn't have a clue that they were part of Forest Park.

I also want to make this point, I understand that the commission has a very tough job, cannot be knowledgeable or privy to all testimony, the struggles, opposition and nuances. It's impossible.

In 2014 I applied for a CAC position on the Multnomah Co Rural Comprehension Plan. I was not selected. This letter stated: "We received a large number of applications from individuals across the County representing the diversity and range of interests associated with the rural areas".

I ask... how or why did we end up with the "same cast of characters" as the reserve?

I reviewed the Comp Plan minutes/summary. I have attached one example to illustrate my concern. *The meeting #...shows a bit of confusion as to whether this person was a CAC member or a public citizen.*

The Comp Plan is now completed. Policies, regulations and overlays are more restrictive for the entire area 9 on the rural reserves mapping.

Our property sits well below the elevation line, we are not a visual obstruction, and you can't see our property from hwy 26. We abut the north Bethany development sewer water, **infrastructure**, schools. We are walkable. We don't have the steep slopes that they claim. We are situated on the lower section along Abbey Creek.

Creeks could be better regulated inside the UGB. I believe it was

Jim Thayer CAC who tried to present this very thing during final part of the reserves process.

Oregon court of appeals opinion concluded the county failed to meaningfully explain as to why our property yields a rural reserve designation left in all of 9D. It's because they can't.

I have heard and read remarks to the board "this remand will be an easy fix." Please reconsider this.

Thank you for your time.

Please submit into record

in the floodway. Development is allowed in the floodplain but is subject to a variety of standards to minimize risk of flood damage.

- Allison Boyd pointed out that the channel migration study that the state has done is very course. Clackamas County conducted its own study and found big differences with the state's map. The only channel migration study in Multnomah County is for the Sandy River. She also suggested adding areas subject to liquefaction as a hazard since those areas have been mapped.
- There was general agreement that forest setback requirements to protect against wildfires should be expanded to rural residential zones as well. One member would like to see what those requirements are before agreeing with this.
- Concern expressed about needing to cut more trees down in order to establish a clear area buffer between the trees and the homesite.
- Concern that in the West Hills when power goes out, the public water system also goes down and there is no fire fighting capability.
- In addition to clear area buffers, another consideration is use of fire resistant building materials. Standards of the National Fire Prevention Association should be looked at.

V. **Public Comment**

No comments

carol was not selected for this CAC group.

VI. **Meeting Wrap up**

- A* Carol Chesarek agreed with using the 20% steep slope figure. She was also concerned about tree cutting on steep slopes and the increased risk to landsliding. She would like to see policy that there be no alteration of slopes of 25% or greater. There needs to be a stricter policy about developing on slopes; only allow it when necessary to avoid a takings. Also, there should be a requirement for a deed restriction when building in a landslide prone area to serve as notice to subsequent property owners.

VII. **Adjourn**

The meeting adjourned at approximately 5:07 pm.

FARMER Stuart L

below:

From: Carol L. Chesarek [chesarek4nature@earthlink.net]
Sent: Friday, December 05, 2008 5:35 PM
To: Aurora Martin
Cc: BEASLEY Charles
Subject: Reserves Steering Committee testimony

Hi Aurora,

I apologize for not supplying a printed version of my testimony at the November RSC -- it was a last minute decision to testify and I don't have a printer at home. Whoever wrote the meeting summary did a good job of capturing my comments, though I wanted to suggest a couple minor adjustments. And I completely forgot to mention that I was not speaking on behalf of the Multnomah County Reserves CAC.

So here's a suggested revision to the summary of the November 12 RSC meeting (top of page 3).

The original:

Carol Chesarek, ..., does not feel there is a clear standard for how to define which areas are subject to urbanization and which are not. She referred to the memo from staff in the meeting packet and noted that on page 2, under the first bullet, it focuses on areas potentially subject to urbanization. She said this passage seems to imply that some areas do not need to be considered for rural reserves. She believes it is necessary in this initial phase to pay attention to rural reserves near the UGB and urged caution about eliminating rural reserves this early in the process.

The suggested revision:

Carol Chesarek, Forest Park Neighborhood and Multnomah County Reserves CAC (but not speaking on behalf of the CAC), does not feel there is a clear standard for how to define which areas are subject to urbanization and which are not. She referred to the memo from staff in the meeting packet and noted that on page 2, under the second bullet, it focuses on areas potentially subject to urbanization. She said this passage seems to imply that areas not potentially subject to urbanization do not need to be considered for rural reserves. She believes it is appropriate for the initial screening to give a preference to possible rural reserves closer to a UGB, but that areas further from the UGB shouldn't be eliminated based on this one factor in this phase of the process.

Let me know if you have any questions.

Thanks!

Carol

8/11/2009

sandy baker

From: "FISHER Kathy" <kathy.fisher@co.multnomah.or.us>
To: "sandy baker" <sbaker12@verizon.net>
Cc: "BEASLEY Charles" <charles.beasley@co.multnomah.or.us>
Sent: Tuesday, July 28, 2009 1:46 PM
Attach: Testimony Packet 7.23.09.pdf
Subject: Your testimony

Sandy, I apologize profusely for the mix-up in your testimony not getting to the Commission members as a complete packet. I feel especially bad because I assured you it would be included! But we had some mixed communication among the staff, and unfortunately things didn't go as planned. But everything should be in order now, and a revised testimony packet was sent to the Commission members not long ago.

I did want to send you the completed packet that was sent to CAC. It is the total packet, not just your testimony, so you can see exactly what they received, okay? I am also following up on tracking down the letter and map that Steve Baker said had been submitted at the CAC meeting on July 16 (CAC #14).

It sounds as if that was submitted as an Exhibit at the hearing itself, and not via e-mail, is that correct? It would also be helpful if I had the date of the letter he was referring to, as there are several that have been submitted.

And if you happen to have an electronic version of both the letter & map he references at that meeting, and want to send it to me via e-mail, that would be great.

Thanks so much, Sandy, and once again, please accept my apologies for the error with the July 22nd documents you submitted.

Take care.

<<Testimony Packet 7.23.09.pdf>>

Kathy Fisher

Multnomah County Land Use Planning

1600 SE 190th Avenue

Portland, OR 97233

ph: 503.988.5050 x 26771

fax: 503.988.3389

kathy.fisher@co.multnomah.or.us

7/10/2010

BEASLEY Charles

From: sandy baker [sjbaker12@verizon.net]

Sent: Wednesday, June 24, 2009 10:00 AM

To: BEASLEY Charles

Hi Chuck,

After our phone conversation, I believe Tuesday afternoon, regarding the division of the most recent urban study area 6 and 7, I asked how and why the line was determined. You explained that it was the west side CAC members recommendation. After thinking about this, I recall a different power line. It is the larger BPA power line, not the powerline your staff has mapped.

I recall this because when the groups were marking up their recommendations they chose the powerline west of Kaiser. The CAC did not want to use the Metro map, rather they wanted to use their own mapping. This is what I recall from a November meeting.

I reference Question 1 from that November meeting:

What areas, based on proximity, do you believe have a relatively higher potential for urbanization during the next 50 years?

Answer: Because this area is so close to, and in some cases almost enveloped by, the UGB the group rated it a 5, very high potential for urbanization.

Also, there was Question 3, buffers, that amplified this also.

Should this be forwarded to the CAC members?

Finally, I disagree with the your staff recommendation, for the new Area 6, regarding my property. We have no irrigation for farm, we are divided by a busy Germantown Road, we abut the current UGB/County line, and we have buildable property.

Sincerely

Sandy Baker

6/25/2009

- Because the area has only a couple of small clusters of parcelized residential development and overall large parcels of land in the area, the group rated it a 1. The areas they pointed out as small clusters were houseboats and the Reeder Rd area. (circled in green on the map)

West Hills: Southeast of Cornelius Pass Rd.

Question 1: What areas, based on proximity, do you believe have a relatively higher potential for urbanization during the next 50 years?

- Because this area is so close to, and in some cases almost enveloped by, the UGB the group rated it a 5, very high potential for urbanization. (in black)

Question 2: What areas are being farmed or appear to be in forest use? Indicate what areas form large, medium or small blocks relative to each other.

- Rated a 3 for relatively moderate sized blocks of farm and forest use – some smaller, some larger – and a mixture of uses. (in blue)

Question 3: Where are non-farm or non-forest (resource) uses located, and do the edges between resource and non-resource uses contain adequate buffers?

- The group identified the same buffers for all of the west hills, without distinguishing between east and west of Cornelius Pass Rd.
- The buffers included: Forest Park, Abby Creek, Rock Creek, transmission lines, floodplains, Highway 30, rail line and wetlands near Highway 30. (some of these are marked in red on the map, but not all were marked). The group noted that sometimes natural buffers don't work; development occurs regardless of the buffer in some of these areas.
- We did not mark all the power transmission lines due to lack of time. The set of powerlines parallel (roughly) to and just south of Springville Road were mentioned but not marked, as were 2 or 3 sets that cross the mountains.
- We also noted that Hwy 30 and the rail line serve as both a possible buffer/barrier (because they require effort to cross), and as transportation corridors that can facilitate urbanization.

Formatted: Bullets and Numbering

Question 4: Are there any areas that contain clusters of small parcels that appear to be in farm or forest use and clusters that are not.

- Rated a 3, the group noted that there is a mix of small and large parcels, and that in relation to the other areas this section is more parcelized. (parcelized areas are circled in green on the map)

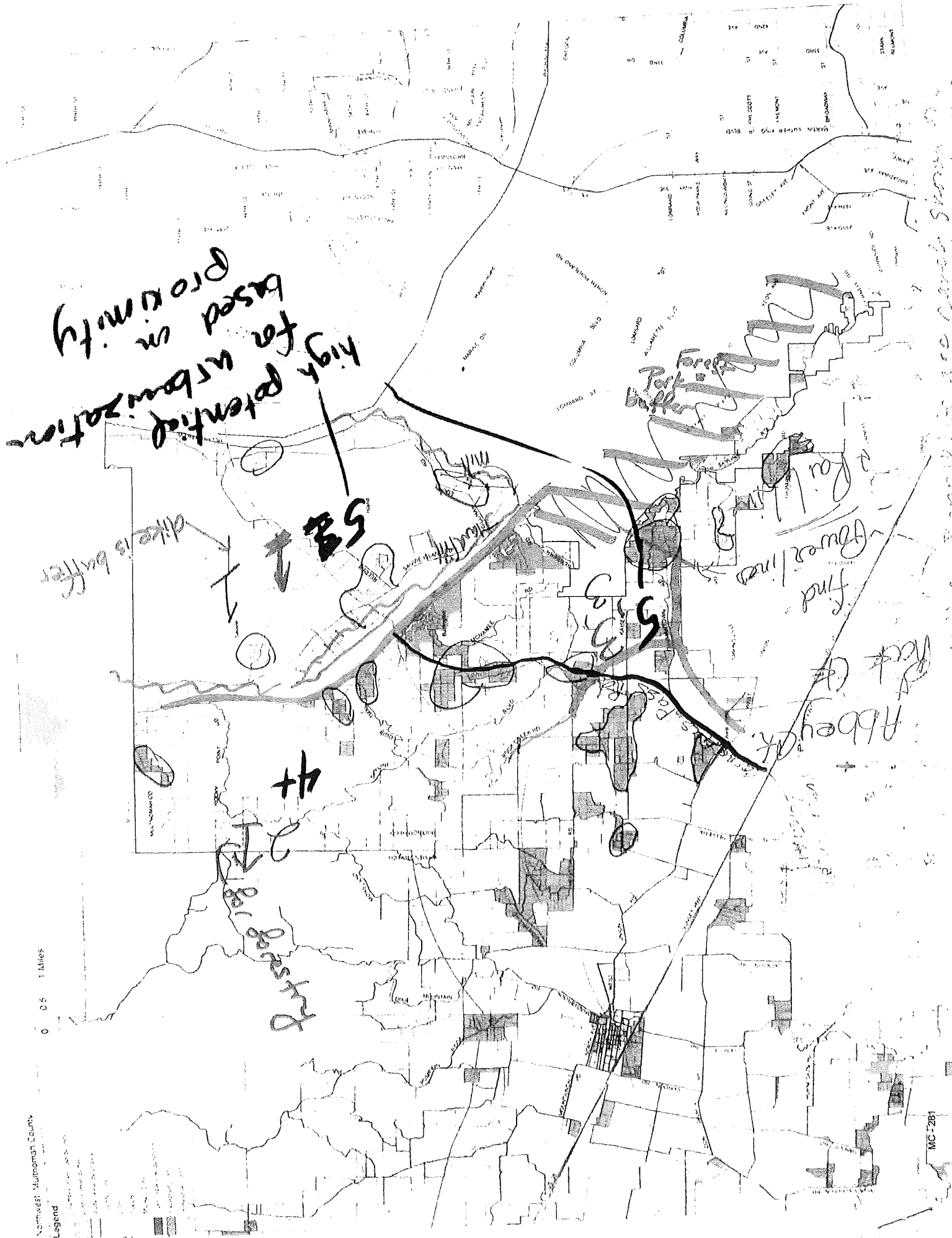
Deleted: of

West Hills: Northwest of Cornelius Pass Rd.

Question 1: What areas, based on proximity, do you believe have a relatively higher potential for urbanization during the next 50 years?

- Rated a 4+; while there is less direct access to Portland, it is close to urban areas in Washington County like Hillsboro, as well as Scappoose in Columbia County. In terms of proximity, it is close to other areas that are expected to grow in the next 50 years. (in black)

meeting
20 2008



FARMER Stuart L

From: Carol L. Chesarek [chesarek4nature@earthlink.net]
Sent: Friday, January 16, 2009 5:14 PM
To: COLLYMORE Karol; BEASLEY Charles; Jeanne Lawson
Subject: RESERVES: requested logistical changes for the next county CAC mtg

Hi Karol and Chuck and Jeanne,

I was very uncomfortable during the work time at the last CAC meeting to find an audience member (Sandy Baker) leaning over my shoulder, pointing at the map, and telling me about the poor quality of trees growing on her land. This felt like an inappropriate attempt to influence CAC work during our working time, but she wasn't the only audience member hovering around and leaning over the table even after they were asked to stay back. I want to be able to work with other CAC members without being interrupted and intimidated by audience members.

If the CAC wants to ask a question of an audience member during the meeting (for example the east side group might have a question for the planner from Troutdale), but it should be the CAC who initiates any interaction during the meeting.

I was hoping we could establish some clear ground rules for the upcoming meetings so this wouldn't happen again. These are my suggestions, you might have other ideas that would help.

1. I would prefer to hear public comment at the beginning of the meeting so audience members can be heard and then leave, and so the CAC can hear their comments before we do our work. This would also eliminate the problem at the last meeting, where public comment time was completely lost, which isn't fair to people who came and sat through a two hour meeting to say a few words. It might also help them feel less like they need to try to influence our work while we are doing it.
2. Jeanne should ask the audience should stay in their chairs or in the area at the back of the room during the meeting, so the expectations are clear. The "3 feet away from the work table" standard is hard to enforce when staff and CAC members are moving around the tables too.
3. One copy of all maps and materials provided for the CAC should be posted on the wall or copies made available for everyone in the room so the audience can look at them without approaching the work tables. Chuck has been great about posting most of the maps, but at the last meeting some were added to the work tables during the meeting and it wasn't clear if there were copies available for the audience to look at (I didn't check to see if they were all on the wall). People in the audience wanted to see what we were getting and if it was different from the materials available to them, and that drew them to approach the tables.

Please also consider putting all handouts out on the table at the beginning of the meeting instead of handing them around during the meeting. Handing things out during the meeting takes precious time, and if we get material when we come in the CAC can read ahead and be a little more ready for the agenda items.

There was also some discussion at the last meeting about press contacts. It might help to differentiate between CAC members commenting to the press (1) about our existence and interest in hearing from the public and (2) about the Reserves process, as opposed to (3) the CAC's official position on something. It seems to me that everyone on the CAC should be authorized to comment on the first two, and they should also be encouraged to think about ways they can collect community input (neighborhood or grange meetings, city council meetings, other groups they may be involved in). That would seem to cover most of what people were concerned about at the last meeting.

It might also help to review (very briefly) for the CAC what has already been done (the press release about the CAC formation, Shawn's availability to handle press inquiries) and remind them that the press often doesn't print relatively boring process information -- what they want it is something eye-catching and preferably controversial. It's a mistake to think they print everything people tell them. They probably won't want to print "boring" information about CAC existence and the Reserves process. So I think we need to tread carefully about

annointing anyone to comment on "the CAC's official position" on anything except our existence and the process until we've agreed on a result and preferably put it in writing so it's harder for the press to misrepresent it. Anyway, it seemed like distinguishing between different types of comments to the press might help the CAC resolve the question.

Hopefully these suggestions are useful. Having been a program manager for so many years it's hard for me to stop looking for ways to fine tune things and make them work a little better.

Thanks!

Carol

July 16 CAC meeting

My name is Sandy Baker...I have been attending these meetings a very long time. My current address is 13493 NW Countryview Way in the Cedar Mill area.

Regarding our property on Germantown and Kaiser Rds., Multnomah County.

We do not live on the property. This property is 62 acres and abuts the UGB. It has been owned by the family for 105 years but due to land use regulations (EFU) in the mid 70's the 5 Barker children were never allowed to build or raise their families, even though this was where we were born and raised.

The past week and a half I have been contacting neighbors primarily in the 6 and 7 urban study areas. The response has been enormous. I have sent out a few letters, maybe 10, and some phone calls to these property owners, and the response has been overwhelming in support for urban reserve. Almost all were not notified or understood the current Urban and Rural reserve issue. This is up-setting to me.

Attached are 2 maps, identifying property owners and their desire to be urban reserve not rural. I have received their verbal and written permission. This is an incomplete work and I strongly feel the numbers of property owners wanting urban vs. rural will increase.

The Forest Park Neighborhood Association, especially the board, has utilized a 2006 survey to state that the "Neighborhood" does NOT want Urban Reserves.

Forest park association does not represent me or property owners of size. In fact, after I contacted these property owners, it was obvious that these folks were totally in the dark about the facts or the significance of the reserves issue. They did not receive information from the FPNA and some wondered why Multnomah Co had not given them notice. They also didn't think they were part of the Forest Park area.

Many still do not know about the Urban or Rural reserve issue. Multnomah County put the onus on the neighborhood associations to get the information out...this is a very unfair situation. I feel we have been misrepresented by the association President and Board members.

The FPNA board members are advocates for rural reserve. They have been campaigning to keep this area locked out from urbanization.

Ironically, 4 to 5 board member's own property sit inside city limits and the UGB, the others are residential or on small parcels. Not one board member faces the kind of land lock challenges the rest of us do.

I have reviewed the material packet for this meeting and was very concerned regarding the email written by Carol Chesarek...how can she be impartial?

On several occasions the CAC members have heard testimony from Greg Malinowski. Some of his property is inside the UGB (Washington co) and on the property in Multnomah he has water rights; He can irrigate.

He is the exception, the rest of us are dry. Mr. Malinowski makes it sound as if we can do the same...FARM...this is incorrect... he has options. He can continue to farm successfully inside the urban reserve. Other Farmers can also.

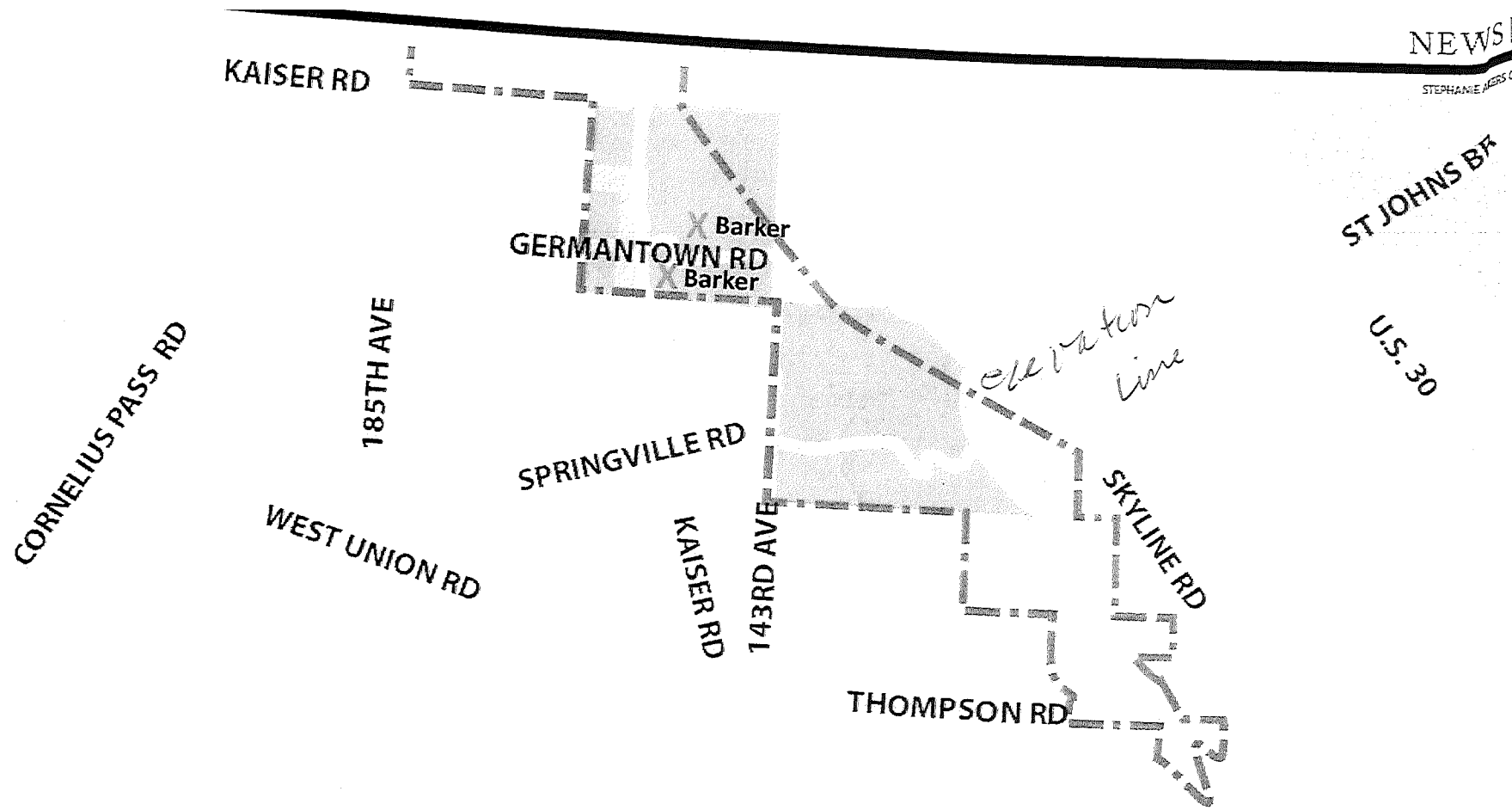
I would also like to add that the arbitrary metro line (telephone line) which divides the 6 and 7 study area is not a fair division. It runs through Andrew and Germantown subdivision. How can one side be *conflicted* the other *important* farm land? Please reconsider this during review.

Thank you, once again, for reading my written testimony.
Sandy Baker (maiden name is Barker) 503-690-2031

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LEGEND

- Current City of Beaverton Urban Reserve aspiration
- Proposed extension of Beaverton Urban Reserve aspiration
- Opportunity for a significant addition to the public domain
- Current Multnomah County Urban Reserve candidate area

U.S. 26

MULTNOMAH COUNTY
WASHINGTON COUNTY

----- Original Message -----

From: Jim Thayer

To: 'BEASLEY Charles'; zkekez@walkermacy.com; 'Carol L. Chesarek'; burger_dr@msn.com; paramagic89@verizon.net; treadwelld@columbiarivercrossing.com; gsowder@teleport.com; 'Jeanne Lawson'; JTpc@verizon.net; kpearmine@hotmail.com; kriagreenrealtor@gmail.com; Laura@47thAveFarm.com; 'Lora Creswick'; ledet.mads@gmail.com; hideaway43@verizon.net; PFINLEYFRY@aol.com; wileyrob@pacifier.com; 'Sylvia Ciberowski'; 'Jim Thayer'

Cc: 'BORN Ken C'

Sent: Thursday, June 11, 2009 11:41 PM

Subject: Please ask Metro to provide guidance.

3

Chuck:

At the risk of sounding like a cuckoo clock making the same request on an hourly basis but getting little acknowledgement:

I will ask once again that you request METRO to provide testimony about:

1. How this process "rolls up" after we're done - with emphasis on how disparities in planning goals and differing urban versus rural aspirations get sorted out. What other competing considerations, like Department of Agriculture concerns, or urban growth plans by Beaverton could play into this mix. How do we avoid an "area 93" situation?
2. What are Metro's interests in wildlife habitat preservation, ecosystem services protection, and lands acquisition in the areas under consideration by the CAC.
3. Are there other land use tools at their disposal that can provide the same if not better protections than Rural reserve status to the sensitive areas under consideration by the CAC.
4. How might our choice of designation theoretically affect Metro's land acquisition efforts - currently using land values that assume only agricultural use?
5. Can they share with us what the regional perspective is on creating a park and trail system that ties the region together, and how would our designation on the east side and west side affect the

8/11/2009

continued on next page →

email to Chuck Beasley requesting
more information -

6/11/09 close to the
end of Reserves process

regional trail aspirations of Metro and the Connecting green alliance?

I believe that these considerations are extremely important for understanding the broader context of what we're engaged in defining. To limit our perspective within artificial jurisdictional lines is counterproductive. Please ask Metro for guidance on the issues I've outlined. You're right that we probably don't need more personal testimony on this or that development proposal. We need advice on what areas Metro thinks the final deliberations will focus on - and what options we have to ensure their best use and/or preservation.

When I made this request verbally at the last CAC, you exhibited reticence about even asking Metro for input. I do not understand this hesitation. This information is germane, it's critical to understand the bigger picture. Multnomah County is a dues paying member of Metro and as such, is entitled to such professional input. As citizen advisors the CAC is entitled to the same.

On a lighter note, I attach a photo of a unique shrine to the American Indian spirit located near the northwest corner of Multnomah County overlooking the first known human settlement on Sauvie's island.

Jim Thayer
(503) 860-3297
jim@thayers.org

-----Original Message-----

From: BEASLEY Charles [mailto:charles.beasley@co.multnomah.or.us]

Sent: Monday, June 08, 2009 3:48 PM

To: zkekez@walkermacy.com; Carol L. Chesarek; burger_dr@msn.com; paramagic89@verizon.net; treadwellld@columbiarivercrossing.com; gsowder@teleport.com; jim@thayers.org; Jeanne Lawson; JTpc@verizon.net; kpearmine@hotmail.com; kriagreenrealtor@gmail.com; Laura@47thAveFarm.com; Lora Creswick; ledet.mads@gmail.com; hideaway43@verizon.net; PFINLEYFRY@aol.com; wileyrob@pacifier.com; Sylvia Ciborowski; Jim Thayer

Cc: BORN Ken C

Subject: Reserves - CAC May 28 Meeting Summary

All,

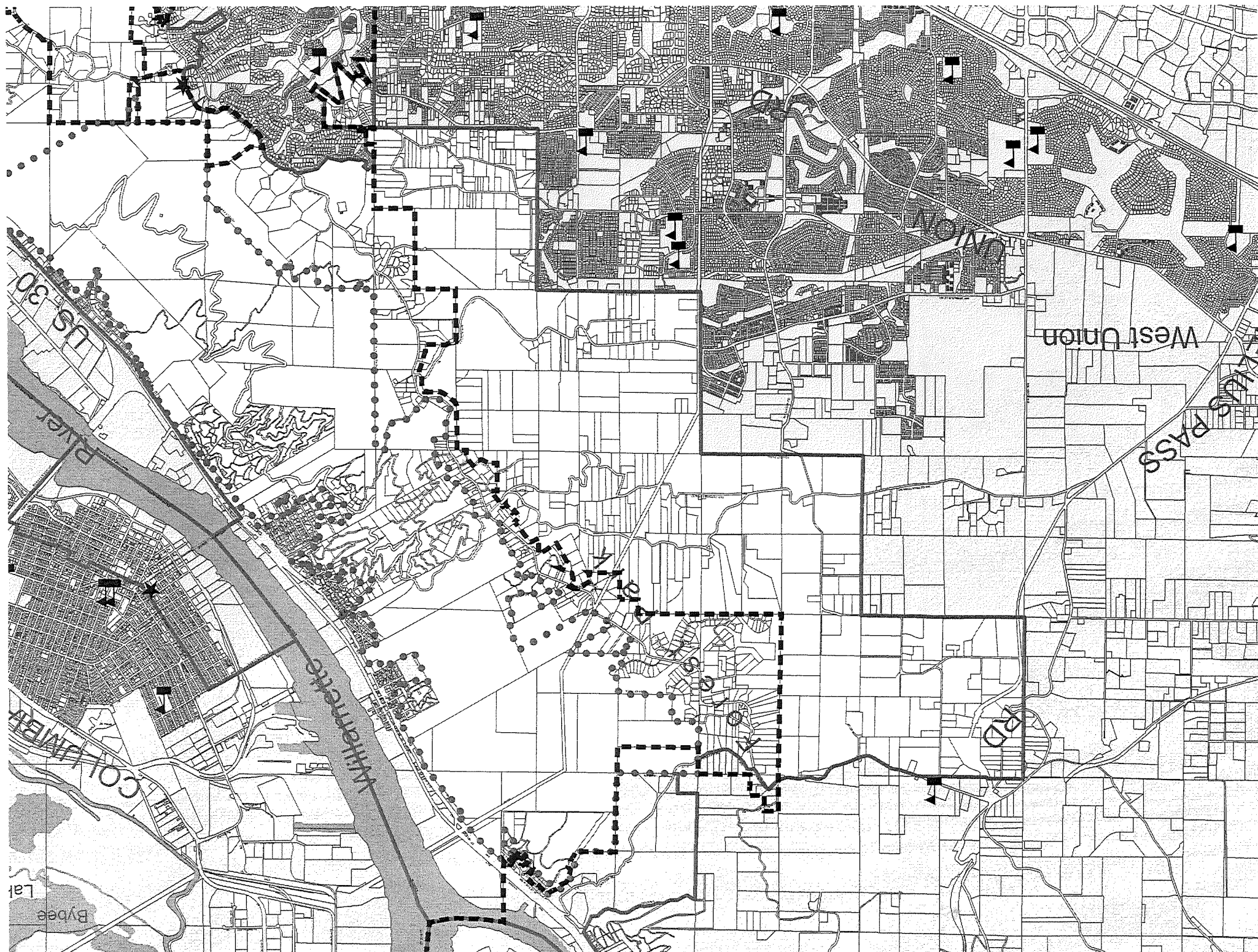
Attached is the draft meeting summary. Please reply with any changes by no later than end of day next Monday, June 15.

Also attached is the factors analysis for Government Islands, East of Sandy River, and Sandy Canyon that the group began considering at the meeting. I'm attaching it here so that those of you who weren't able to meet can have easy access to it. We'll continue with the rural factors at the June 18 meeting, and hopefully begin working on the urban factors at our June 25 meeting. Please put these meetings on your calendars.

Finally, the web page has been updated with the information from the May 28 meeting in case you want to access any of that information.

regards,

Chuck Beasley, Senior Planner
Multnomah County Land Use Planning
1600 SE 190th Avenue. Suite 116



March 5, 2015
R.I.
Sandy Baker

Chair Kafoury: THANK YOU.

Chair Kafoury: BEFORE THE NEXT PERSON SPEAK, COMMISSIONER SHIPRACK, ARE YOU IN THE LINE? NO? OK. WE'RE TRYING TO CONNECT COMMISSIONER SHIPRACK SOME HOW MAGICALLY. RIGHT, WHO IS NEXT?

ME, I GUESS. MY NAME IS GEORGE SOWDER. I AM GOING TO -- WHAT I AM GOING TO SAY IS QUITE SIMPLE, NOT NEAR AS COMPLEX AS WHAT CAROL SAID. I WISH TO REITERATE THE IMPORTANCE OF 9D IN THE WEST HILLS OF MULTNOMAH COUNTY AS RURAL RESERVE. I WAS A MEMBER OF THE CITIZEN'S ADVISORY COMMITTEE, AND I AND OTHER MEMBERS WERE TASKED WITH STUDYING THE DATA TO THE RELATIVE FACTORS. AND DESPITE WHAT THE APPEALS COURT MAY HAVE FOUND DEFICIENT AND THE DOUBTS THEY MAY HAVE HAD CONSIDERING THE APPROPRIATENESS OF THE DESIGNATION FOR 9D, I WISH TO ASSURE YOU THAT THIS AREA WAS VERY THOROUGHLY STUDIED BY THE CAC. WE CONSIDERED A LARGE AMOUNT OF INFORMATION CONCERNING THE CHARACTERISTICS OF THIS AREA AND FOUND THAT IT OVERWHELMINGLY SUPPORTED THE RURAL RESERVE. IN BRIEF, THE AREA IS IDENTIFIED AS ENCOMPASSES IMPORTANT WILDLIFE HABITAT, HEAD WATER TERRAIN, IT IS QUITE STEEP, AS IT IS THE SOUTHWEST FACE OF THE TUALATIN MOUNTAINS. IT IS AN IMPORTANT VIEWSCAPE FROM HIGHWAY 26, LOOKING NORTHEAST. AND THE INFRASTRUCTURE IS CURRENTLY SEVERELY LACKING. THE URBAN RESERVE'S COMMITTEE BELIEVES STRONGLY THAT THIS AREA QUALIFIED AS A RURAL RESERVE. I BELIEVE THAT THE DEFICIENCIES PERCEIVED BY THE COURT OF APPEALS CAN BE REMEDIED WITHOUT TOO MUCH TROUBLE, BY EXAMINING THE CITIZEN'S ADVISORY COMMITTEE'S RECORD. I WOULD ASK YOU TO PLEASE CONTINUE TO DEFEND THE RURAL RESERVE'S DESIGNATION FOR AREA 9D, AND THANK YOU FOR YOUR TIME.

Chair Kafoury: THANK YOU.

COMMISSIONER SHIPRACK, ARE YOU THERE?

Comm. Shiprack: I AM.

Chair Kafoury: TECH WORKS. GOOD MORNING. WELCOME TO MULTNOMAH COUNTY.

>>GOOD MORNING, CHAIR AND COMMISSIONERS. I AM GREG MALINOWSKI, AND I APPRECIATE THE CHANCE TO TALK TO YOU A BIT THIS MORNING JUST WANT TO THANK YOU FOR WHAT YOU HAVE DONE OUT THERE IN WESTERN MULTNOMAH COUNTY. THAT'S WHERE OUR FARM IS BASED. THAT'S WHERE WE HAVE A BUSINESS, THAT'S WHERE ENCOURAGING NEW GROUPS TO TRY AND FORM BUSINESSES AND PROVIDE FRUITS AND VEGETABLES TO THE

(BOARD CLERK CALLS OUT NAMES)

Chair Kafoury: GOOD MORNING.

>>HI, I'M CAROL CHESEREK, AND I HAVE SPOKEN BEFORE YOU IN THE PAST ON RURAL RESERVES. CHAIRMAN, CHAIR KAFOURY AND COMMISSIONERS. FIVE YEARS AGO IN FEBRUARY OF 2010, THEN COMMISSIONER KAFOURY, AND COMMISSIONER SHIPRACK AND McKEEL VOTED TO PROTECT ALL THE WEST HILLS AND A RURAL RESERVE PUTTING CRITICAL WILDLIFE HABITAT AROUND FOREST PARK OFF LIMITS TO URBAN DEVELOPMENT FOR 50 YEARS. IT WAS A LONG PROCESS, AND THE MANY CITIZENS WHO WORKED TO GAIN THAT PROTECTION WERE RELIEVED AND DELIGHTED. WE ARE STILL GRATEFUL. THERE WERE THREE APPEALS OF THOSE DESIGNATIONS. THE OREGON COURT OF APPEALS REJECTED TWO OF THE APPEALS ABOUT THE CONTROVERSIAL SPRINGVILLE L. THAT FOUND THE COUNTY'S EXPLANATION OF THE DECISION FOR ANOTHER AREA, 9B -- 9D TO BE DEFICIENT, SO THEY REMANDED THE AREA. THEY DID NOT FIND THE DECISION TO BE WRONG, JUST POORLY DOCUMENTED. THE IRONY IS THAT 9D WAS NOT CONTROVERSIAL. IT WRAPS AROUND THE NORTH END OF FOREST PARK, HELPING TO CONNECT THE BACK TO THE COAST RANGE AND TUALATIN VALLEY, WITH ADJACENT RURAL RESERVES AND MULTNOMAH AND WASHINGTON COUNTIES. AND THERE IS A COUPLE OF MAPS TO TELL YOU WHERE 9D FALLS IN THE METRO 2040 MAP, SHOWS YOU THE RELATIONSHIP TO FOREST PARK, WHICH IS THE DARKER GREEN. THE COUNTY'S RESERVE CITIZEN ADVISORY COMMITTEE, WHICH I WAS PRIVILEGED TO SERVE ON AND WHERE I GREW THE STOCK OF PAPER, AND COUNTY STAFF, BOTH RECOMMENDED A RURAL RESERVE IN 9D. THE PLANNING COMMISSION, CITY OF PORTLAND AND MPAC RECOMMENDED A RURAL RESERVE, AND METRO COUNCIL ENDORSED YOUR DECISION. 9D IS FOR NATURAL FEATURES AND AGRICULTURE AND FOREST LAND. I BELIEVE THAT THERE WAS ONLY ONE PROPERTY OWNER WHO, WHOSE OWNERS OPPOSE THAT. 9D WAS NON CONTROVERSIAL THAT IT WASN'T INCLUDED IN AN ONLINE SURVEY ABOUT THE RESERVE AREAS. THOSE SURVEY RESULTS SHOWED THAT 73 TO 86% OF RESPONDENTS SUPPORTED RURAL RESERVE DESIGNATIONS FOR THE AREAS TO THE EAST OF 9D, INCLUDING THE SPRINGVILLE L. AND 74% A RESERVE TO THE NORTH IN 9F. IT SEEMS HIGHLY LIKELY THAT 9D WOULD HAVE RECEIVED OVERWHELMING SUPPORT AND A MAP WITH THE SURVEY YEARS ATTACHED, THE ONE WITH THE YELLOW BITS. WE WANTED TO VISIT YOU BEFORE THE LCDC REMAND TO THE COUNTY BECOMES OFFICIAL NEXT WEEK, AND BEFORE THE COUNTY ATTORNEY ASKS YOU IF YOU WANT TO CONTINUE TO DEFEND THE RURAL RESERVE DESIGNATION OF 9D. THE COUNTY HAS BEEN DEFENDING IT, AND THE ATTORNEY SEEMS CONFIDENT OF WINNING, WE AGREE, BUT WE THOUGHT YOU MIGHT LIKE TO KNOW THAT WE ARE FOLLOWING THE PROCESS, THAT WE STILL CARE ABOUT THESE RURAL RESERVES, SO WE ARE HERE TO THANK YOU FOR DESIGNATING THEM AND ASK YOU TO CONTINUE TO DEFEND THEM. THANK YOU VERY MUCH.

sandy baker

From: [REDACTED]
To: [REDACTED]
Sent: Wednesday, July 01, 2009 6:27 PM
Subject: Fw: URGENT: need your help to get our Rural Reserve FYI

✓ From: Carol L. Chesarek <chesarek4nature@earthlink.net>
Date: Wed, Jul 1, 2009 at 11:51 AM
Subject: URGENT: need your help to get our Rural Reserve
To: "Carol (ONRA)" <chesarek4nature@earthlink.net>

Hello Outer Northwest Rural Advocates,

We've reached a critical point, and it's time to make our voices heard in support of a Rural Reserve. Key decisions will be made in the next 2 weeks. A Rural Reserve would protect the area from urban development for 40 to 50 years.

The county has heard a lot recently from the few development minded folks in the area, and it's starting to sway how Rural Reserve candidate areas are evaluated.

County staff recommended Rural Reserves only for about half of the area on the south side of the west hills and none on the north side. We need that to change.

The county needs to hear loud and clear that we want a Rural Reserve. A nice big Rural Reserve that will protect all the valuable habitat around Forest Park so the area will continue to be used by large animals like elk and cougar and black bear. This area is unique and valued by the region, not just local residents.

Please call or email the county Chair, our own Commissioner, and the Reserves advisory committee and tell them that Rural Reserves are a once-in-a-lifetime opportunity to protect the unique natural resources, farm, and forestry lands in the West Hills from urban development. Contacts made this week will be especially helpful, but next week is not too late.

The areas around Forest Park include valuable wildlife habitat, many healthy headwater streams, recreational resources, and contribute to sense of place for the region. This is also an inappropriate area for urban development, where infrastructure would be very expensive and new roads would harm our natural resources.

A Rural Reserve doesn't restrict or eliminate any current land uses, it only forbids urbanization for 40 to 50 years. There are NO new burdens or new regulations for property owners.

Phone numbers and email addresses are below. Phone calls and email are both valuable. And you can do both -- call to express concern and follow up with an email.

Jim Emerson and I are meeting with Commissioner Kafoury on Monday morning, so we can provide her with more details. But it will be helpful if she knows ahead of time that other folks cared enough to make a phone call or send email.

>> PLEASE do not forward this email -- edit it down to key messages, and add a personal story. Duplicate emails are often discounted. I've included more information below in case you want ideas.

Ted Wheeler Chair, Multnomah County Phone: 503.988.3308

7/1/2009

Deborah Kafoury District One Commissioner (our commissioner) Phone: 503.988.5220 (this is RJ Cervantes' number, her constituent liason)

If you can make one more phone call, Jeff Cogen is the commissioner in charge of the Reserves process: 503.988.6786 (Karol Collymore is the contact)

Send email to: mult.chair@co.multnomah.or.us; district1@co.multnomah.or.us; district2@co.multnomah.or.us; reserves@co.multnomah.or.us

Tell them that you support a large Rural Reserve to protect ALL the valuable habitat around Forest Park, down to the Washington County line and beyond Cornelius Pass Road. Ask them to help us get this Rural Reserve.

The goal is within reach, but we need your help to get there!

Many thanks. Let me know if you have questions.

Carol

Here is some text adapted from the most recent Forest Park Neighborhood and Forest Park Conservancy letter about Reserves:

Forest Park is a regional icon prized for its natural state and proximity to downtown Portland. Its health is threatened by encroaching development and growing commuter traffic. Protecting the resources around the Park will help preserve an important natural system with essential habitat connections to nearby natural areas that are also a prime recreation resource for our growing region.

The rural area around Forest Park is a strong candidate for a Rural Reserve to protect important natural features, farm, and forest lands. Urbanization would harm these valuable resources.

Metro and other parties including the Forest Park Conservancy and the Three Rivers Land Conservancy have already made large investments in protecting the natural resources around Forest Park. Metro's 2006 Natural Areas bond measure identified multiple target areas for additional investment in the area. A Rural Reserve would reinforce these efforts.

To protect these valuable natural landscape features, we request:

A Rural Reserve to protect the significant regional resources around Forest Park, including:

- All areas east of Cornelius Pass Road that are outside the UGB today.
- The northeast and southwest sides of the Tualatin Mountains west of Cornelius Pass Road, including portions of northeast Washington County, to protect a corridor for wildlife movement between Forest Park and the Coast Range.
- The southwest flank of the Tualatin Mountains and foothills to protect the unbroken vista of green hills that connects the Coast Range to the urban area, which is highly visible from Highway 26 and the Tualatin Valley and provides a strong sense of place. - our prop does not show - if yes not vis

No Urban Reserves north of Highway 26 that would directly increase traffic on rural roads through and around Forest Park. These roads include Cornelius Pass Road, Germantown Road, and Cornell Road, all of which are already beyond capacity and cannot be expanded or improved without significant harm to wildlife and healthy streams.

Establishing this Rural Reserve would safeguard:

- Wildlife habitat used by a large herd of elk, bear, cougar, and a number of habitat-sensitive species
- Healthy headwater streams
- Valued recreational bicycling routes
- A strong visual sense of place for the Tualatin Valley
- Farmlands that buffer sensitive habitats from urban areas and that could provide community gardens and CSAs (Community Supported Agriculture) within walking distance of Washington County suburbs

These resources, all within a few miles of both downtown Portland and Washington County employment centers, make our region unique and they deserve the protection of a Rural Reserve.

our property does not have
irrigation — cannot participate in
CSA

HAND DELIVERED

July 12, 2010

Urban and Rural Reserves Specialist
Department of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, Oregon 97301

DEPT OF

JUL 13 2010

LAND CONSERVATION
AND DEVELOPMENT

Regarding Barker Properties in West Multnomah County;
Written Objection; Urban Rural Reserves.

1. Participation

I have participated in the Multnomah County CAC meetings on, or before Oct 2008. Since my first attendance I did not miss one CAC meeting. I also attended Metro meetings, open houses, and Washington county meetings. I have submitted numerous written testimony as well as oral testimony throughout this process. I have attached a small sample of written testimony to corroborate this. All attachments following #5.

2. Objections:

A: Factors rankings:

Our property should be in the Urban Reserve, not Rural Reserve. Please accept the attached letter from our attorney dated December 16, 2009 (attachment #1). This document identifies statutes and states our objections.

B: Multnomah County CAC Reserves Process was Unfair:

Multnomah County had a pre-determined outcome set as to what they didn't want brought inside the Urban Reserve before the CAC Reserves process started. This process was convoluted, biased and anything but transparent. I believe Multnomah County controlled the process and it appeared stacked on one side by selecting some committee members who would follow a certain mindset of the County leadership. I find it hard to believe that as usually one of the few opposing property owners, the MCAC could misplace my testimony or erroneously report that I was in favor of a Rural Reserve. Multnomah County knew in the end that they could take our property without a public hearing using the Safe Harbor Statue. So what was the purpose of a public process?

Some supporting examples of this behavior are:

- Throughout the process continuous bombardment of material which favored rural reserves in West Multnomah.
- Feb. 26, and April 16, 2009. Minutes corrected or not corrected by committee member Carol C. Reserves process attachment # 2.
- June 11, 2009. Not providing a request by a CAC member to submit additional Metro information to the committee. Attachment #3

- July 1, 2009 Carol Chesarek sends out a non-committee CAC email to her NW Rural Advocates: Attachment #4.
- July 16: My missing testimony during key decision period: Attachment #5
Important written testimony of mine was not submitted into record, although I had handed it the facilitators' court reporter... it was misplaced, how? Most importantly this was not submitted for review by CAC members. This happened twice, two different testimonies in the final crucial meetings. I had to make phone calls and several emails to establish the lost written testimonies. Multnomah Co acknowledged this error, a week or more after that crucial meeting they later resubmitted it. Too late for the committee to review, decisions had already been made.

I have countless other examples to support my concerns that Multnomah CAC process was flawed and unfair. I am willing to share my requested public records file with you.

3. Recommendation: Urban reserve for our property.

This is defined in the letter dated on Dec. 16, 2009 (attachment #1).

To reiterate a few points:

- Our property is in a non-irrigation area and cannot participate in the CSA program and is not suitable to sustain Agricultural or forestry operations.
- Lack suitable soils
- Foundation farm land is not close to us.
- Devaluation of property.
- Proximity to a planned development with sewers, schools, transportation, is walkable and could provide parkways...
- The unquestionable traffic from the North Bethany Expansion will further hinder farming practices. Germantown road bisects out property. Restricts property use

Respectfully submitted,



Sandra J. Baker
 Managing Partner
 Barker's Five LLC
 13493 NW Countryview Way
 Portland, Oregon 97229
 503-690-2031

Cc:
 Metro
 Multnomah co
 Washington Co
 Clackamas co

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS' MEETING
PUBLIC COMMENT SIGN-UP SHEET**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 5/11/2017

AGENDA ITEM # R1 OR NON-AGENDA SUBJECT: _____

FOR: X AGAINST: _____

NAME: JOSEPH C RAYHAWK

CONTACT INFORMATION (optional):

ADDRESS: 15248 NW GERMANTOWN ROAD

CITY/STATE/ZIP: PORTLAND, OR 97231

PHONE: 503-544-5642 E-MAIL: RTSTHELLEY@QUEST.NET

IF YOU WISH TO ADDRESS THE BOARD IN PERSON:

1. Fill out this form and submit to the Board Clerk 15 minutes before meeting begins.
2. Comment for Non-Agenda items will be called immediately after the vote on the Consent Agenda.
3. Comment for Agenda items will be called during that item's presentation, before the vote is taken.
4. Commenters are called to testify in the order forms are received. The Presiding Officer may re-arrange the order of the agenda and the order in which testimony is given or ask Invited Guests or Elected Officials to speak first.
5. When your name is called, come forward and be seated at the presenter's table; state your name for the record and speak into the microphone.
6. Public comment is limited to **3 minutes or less** per person unless otherwise directed by the Chair, who is the Presiding Officer.
7. A buzzer will signify the end of your allotted time.
8. If submitting handouts to be given to the Board, seven (7) copies are required. If only one (1) copy is provided, it will be received for the file and electronically shared with the Board and County Attorney after the meeting.
9. All meetings are audio and video recorded and captioned and can be viewed at http://multnomah.granicus.com/ViewPublisher.php?view_id=3
10. The Chair has authority to keep order and may impose reasonable restrictions necessary for the efficient and orderly conduct of a meeting. Any person who fails to comply with the Rules of Conduct, or who creates a disturbance, may be asked or required to leave and upon failure to do so, becomes a trespasser and will be treated accordingly. The Rules of Conduct are posted and available in back of the room.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD IN LIEU OF GIVING ORAL COMMENTS:

1. Complete this form and submit it along with your written testimony to the Board Clerk at the meeting, or by e-mail at: board.clerk@multco.us
2. Written testimony will be entered into and remain a part of the official permanent record.

testimony R.1
rayhawk

Title: Input For Multnomah County Hearing - Southern Part of Area 9D As Rural Reserve (R.1)

Author: Joe Rayhawk, 15248 NW Germantown Road, Portland, OR 97231

Date: May 11, 2017

File: ...\\MC\\2017\\Area9DasRuralReserves.rtf

Please approve that the Southern part of Area 9D be designated Rural Reserves.

I have read the staff report. I commend them for an excellent job.

I am attaching an annotated version of the map of Area 9D from your packet.

There is a substantial amount of agricultural activity in the area. There are working equestrian centers, christmas tree farms, hay operations, a calf raising operation and a vineyard.

This includes my 33-acre horse property indicated in light blue.

It also shows the nearness of the North Bethany development in Washington County.

In 2006, North Bethany land was being optioned at \$600,000 per acre. My 33 acres times that would be \$19.8 Million. Folks such as Barkers Five with 66 acres were hoping for \$40 Million and various landowners in the Springville L with larger parcels were looking at really big bucks.

Such huge potential windfalls can be very tempting and can distort your perception of reality. If I were only motivated by money, this might have been attractive. Unfortunately for me, I am very concerned about many bad effects that unwise development decisions, mostly in Washington County, have had on the livability and even the economic future of our community.

I was and am concerned principally that traffic from my area added to the traffic from North Bethany was going to increase the risks of serious accidents on roads to the Sunset Highway. It is not worth a child getting injured, maimed or killed so that I can get rich. I keep thinking about the Bible verse: **What profit it a man to gain the world if it costs him his immortal soul?** There are many reasons why developing land 4+ miles from where jobs are is not a good idea.

I participated in the Reserves process, spending hundreds of hours preparing for, attending and participating in many hearings. My inputs included recommending both Area 9D, including my property, and the Springville L to be designated as Rural Reserves. This was after doing my own evaluations of the Reserves Factors and studying the CAC's very competent evaluations.

Given that the county does not have unlimited funds to do infrastructure, it is worth noting that the folks who live in Area 9D pay relatively high property and income taxes. As shown in a 2009 Department of Agriculture Report, included in the Reserves Record, rural areas pay more in taxes than they use in services. High density housing areas cost more in services than they pay in taxes. Urbanization of Area 9D would be very expensive. Because of urban-uses-lots-of-services issue, urbanization would never pay for itself. The county has far more critical needs.

The rest of my packet is corrections to some of the false and misleading assertions made by others. In summary of those: We cannot use of the gravity-fed sewer in North Bethany that is 70 feet or more higher than Abbey Creek. The sewer is too small to handle extra volume from the Springville L. The schools in North Bethany are horribly over-crowded. They cannot handle any students from Multnomah County. It is impractical to build public water lines in Area 9D. It is impractical to widen the local roads to handle urban traffic. Finally, there is an active earthquake fault within a 2 miles that can destroy any infrastructure even if built at huge expense.

----- **End of Verbal Testimony** -----

My evaluations wrt Urban Factors examined and rejected issues that others claimed would make it practical to urbanize. For example, there will be a sewer line in North Bethany approximately 100 yards from properties south of Germantown Road. This sewer line is now under construction. It will be a gravity fed sewer and be 70 - 100 feet higher than Abbey Creek. Any sewer lines in Area 9D will have to cross under Abbey Creek and cannot use the 'nearby' sewer. *After all, poop does not flow uphill.*

During a Design Exercise for Area 93, we learned that if Portland were to provide sewer service it would require 3 pumping stations (each limited to 270 feet lift) to get over the crest of the West Hills. These would cost \$10 Million each. Area 9D would require at least 2 stations.

Sewer lines cannot be run from Area 9D west to the Rock Creek trunk line because sewers cannot be run through the mile of Rural Reserves in Washington County.

Advocates of Urbanizing the Springville L said they could use the sewer in North Bethany. This sewer is being built to handle only the volume from North Bethany. At a recent Washington County Board hearing, a developer offer was to be considered to pay to enlarge the sewer to handle volume from the L. Because of expense, the offer was withdrawn before the hearing.

I testified about the hilly nature of many of the properties in the area making building and maintaining an urban water system both expensive and challenging. It also makes building sewer lines a problem.

There is a new elementary school being built about 100 yards from my property in North Bethany. BSD hopes to open it for Fall 2017. Currently, the only elementary school in the North Bethany area is at 1300 kids. Both schools are designed for about 600 kids. If BSD gets the new one opened this year, the two schools will be overcapacity on Day 1. BSD owns the land for a third school, but will need another bond issue to build. The current bond issue runs until 2020. BTW, the local middle schools and Westview High School are way over capacity.

Developers and other have argued that the BSD schools could handle kids from Area 9D and the Springville L. Not happening. Also, there are no sites within UGB or Urban Reserves in Northern Washington County big enough for a new middle school or a new high school. BTW: Because of very unwise system development charges, BSD Schools are significantly more overcrowded than PPS schools.

Improving several important roads is going to be impractical. Per many Washington County documents, an Arterial Road Right of Way needs to be 94 feet wide to have 4 normal traffic lanes, a turn lane and bike paths and sidewalks. The current Right of Way for Germantown Road is about 30 feet. Most other 'main' roads are similarly small. Widening some of them is just not possible. We also know that Roads such as Germantown, Newberry, Skyline and others are subject to landslides and other destructions just due to rain.

The Oatfield Earthquake Fault runs along the west side of the West Hills. Per DOGAMI documents, introduced in the Reserves record, this fault has a 10% chance of 6.8 quake in the next fifty years. Most of the land in Area 9D is within 2 miles of the fault line. At a recent seminar at Skyline Grange, the Multnomah County Preparedness Officer showed a picture of a road similar to Skyline that was totally broken by a 6.8 quake. She mentioned specifically that fire trucks could not use such a road. Also, that they cannot drive on wet ground.

She also discussed that if the next slip the Big One Earthquake is a 9.0, it might 'feel' like a 6.0 or a 7.0. One might think from that the two faults represent similar risks. There are two huge differences. First, a 6.8 earthquake will last something like 15 seconds. This would cause damage. It would be followed by a series of much smaller aftershocks that might still cause some damage. A 9.0 earthquake is expected to shake for 4 minutes. So, while it will feel like a 6 or 7 in Area 9D, it will last 16 times as long. It will cause far more damage than a single 6.8 followed by scary little aftershocks. Second, if the Oatfield Fault slips, the damage will be localized. Other parts of Multnomah County, Portland and Oregon will be here to help. When the Big One goes, much of Oregon and Washington will be seriously damaged. Again per statements from the County Preparedness Officer, **it might be years** before any repairs would be made to Area 9D. That would include roads, sewers, water lines, power lines and schools.

An interesting point she made is that an earthquake can break gas lines and may set a house on fire. If the water line has broken or the pumps are off, the homeowner cannot put the fire out. If the roads are trashed, the fire department cannot get to the fire. Currently, the houses in Area 9D are far apart so we might lose one. If the houses are built at suburban density, one house fire may destroy a neighborhood.

Many properties in Area 9D are in active agricultural use.

Note: Green in corner of Barker 5 North is 2-acre 'carveout'. It was created using a law that allows the main home property to be split out. The idea is that an old farmer could retire to this property and sell or lease the rest to provide income. Here the Barker's sold the home piece around 2000. They kept the big piece essentially as land speculators.

Orange area is part of Barker 5 South. It has a house built by their Great Aunt and Uncle from whom their Parents inherited the properties.

Barkers have said they wanted to divide their property into 5 parts and build homes for each of them. It is doubtful that they could get approval for 5 wells and 5 septic systems. Both properties are too close to Abbey Creek and other streams.

