

TESTIMONY

12-10-09 R-5 Testimony Regarding Urban and Rural Reserve Designations

Submitted beforehand:

Barnes, Pen
Goldfield, Susan
McGinnis, Jeanne
Hildula, Leslie – written beforehand, then oral @ mtg.
Miller, Steve
Rochlin, Arnold
Stock, Claire
Lazar, Burt
Luscombe, Wayne
Allen, Jennifer
VanDerWerf, Robert
Grossnickle, Jerry – written & also attended/oral
Wakefield, Bruce
Emerson, Jim – written & also attended/oral
Andrews, Kirk & Susan – written & oral
Malinowski, Greg – written & oral
Malinowski Farm/Richard Malinowski – written & oral
Sauvageau, Paula
Nelson, Mollie & Ted

Attended/submitted on 12-10 at hearing

Knight, Jim – Mayor/Troutdale - oral
Fritz, Amanda – Portland Commissioner – oral & written
Clay, Bob – City of Portland
Adams, Sam – Mayor, City of Portland - written
Papsdorf, Ron – City of Gresham - oral
Hustecka, Carl – Metro - oral
Strader, Desiri – Commissioner – Washington County - oral
Liberty, Robert – Metro Councilor – oral & written
Park, Rod – Metro Councilor – oral & written
Rosenlund, Scott - oral
VanderZanden, Thomas – oral & written
Klock, Beverly – oral
Blumenkron, Katherine - oral
30 home owners from Greater Bethany supporting urban reserves – written & oral
Amabisca, Cherry & Helvetia, Save – oral & written
Burger, Dale – oral & written
Rayhawk, Joe – oral & written
Wellner, Matt – oral
Baker, Sandy & Walker, Frank – oral

Clemens, Mark - oral
Andrews, Susan – oral (husband testified separately)
Anderson, Patricia – oral – claims she submitted written, but we didn't get
Nelson, Mollie & Ted – oral & written
Telford, Mary & John – oral & written
Burnham, John - oral
Orfanakis, Dolores , M.D. & Deumling, Katherine – oral & written
Chesarek, Carol – oral & submitted in writing beforehand – 2 letters, maps
Driscoll, John – oral
Shorr, David – oral
Dickerson, Bryan- oral
Foster, Chris – oral
Mattox, Tom – oral
Henkhaus, Ralph – oral & written
Irvin, Andre – oral
Lorenzen, Shelley – oral
Masterson, Laura – oral
O'Donnell, Kevin
Ritchey, Bill – oral
Sirkin, Shari – oral
Irvine, Jim – oral & written

12-10-09 R-5 TESTIMONY RE: URBAN & RURAL RESERVE DESIGNATIONS

RECEIVED: DEC. 8, 2009

From: Pen Barnes at: barnesp@ohsu.edu

Sent: Wednesday, November 25, 2009 8:02 AM

To: 'clehan@co.clackamas.or.us'; 'district2@co.multnomah.or.us'; 'district1@co.multnomah.or.us'; 'district3@co.multnomah.or.us'; 'district4@co.multnomah.or.us'

Cc: 'jeff.cogen@co.multnomah.or.us'; 'kathryn.harrington@oregonmetro.gov'; 'Tom_Brian@co.washington.or.us'; 'metro council@oregonmetro.gov'; 'metro council@oregonmetro.gov'; 'mult.chair@co.multnomah.or.us'

Subject: Reserves: You have ignored the recommendations

Dear Sir, Madam,

I read with disbelief your total disregard for recommendations from multiple advisory groups for the allocation of rural reserves in the west Hills, particularly area 7

The citizen advisory committee
Planning commission recommendations
4 neighborhood groups.
Many of the affected residents

All these groups support area 7 to be a rural reserve

Moreover 3 years ago in a poll in area 7a, 80% of people did not want urban growth boundary expansion, despite the fact an urban growth boundary expansion would make their land much more valuable.

Failing to put area 7 into a rural reserve will allow UGB creep and the outcome is tantamount to condemning the area to an urban reserve. It suggests you hold no value on what makes Portland unique, and instead support urban sprawl.

The Forrest park area provides recreation to the people of Greater Portland and defines much of the city's ethos, as a wonderful place to live. Zone 7 provides a buffer zone for the flora and fauna for forest park, and yes, people LIVE in zone 7 for a reason and cherish the environment.

ACT ON THE RECOMMENDATIONS OF THE ADVISORY GROUPS THAT HAVE BEEN APPOINTED. LET DEMOCRACY WORK

THE RECOMMENDATIONS ARE THAT ALL OF AREA 7 IS PLACED IN A RURAL RESERVE

Thank you

Pen Barnes
13626 NW Old Germantown Rd
Portland OR 97231

RECEIVED: DEC. 8, 2009

Please include as part of the public records submissions.

Dear Commissioners:

I am writing to you about the Multnomah County Commissioners proposal for rural and urban reserves, specifically for the West Hills. I am absolutely furious about the current status of the recommendations and here's why. The public process up to this point has, at each step of the decision, recommended that all areas considered in the West Hills be designated for rural reserves, yet the latest proposal from the Commissioners leaves large areas of the West Hills undesignated, including Area 7 an area of particular concern to me.

I have been directly involved in this process for the last 8 months, attending open houses, submitting input on multiple online surveys, observing, delivering information, and providing testimony at multiple Community Advisory Committee hearings, and testifying at both the Planning Commission and Board of Commissioners hearings on this topic. Up until now I believed that this was a transparent, well organized, fair and unbiased, analytical, and thorough process for reviewing the factors and making the best decisions for the future of our region. Careful consideration at each step of the process brought many different issues to the table, weighed the short and long term consequences, and arrived at what appeared to be solid recommendations well supported by data from county agencies, the Great Community criteria, neighbor associations, environmental and farm land reports and public input. The CAC submitted their report, the Planning Commission endorsed their recommendations and went a step further, specifically stating that areas should not be left undesignated.

What happened to all that work? What happened behind closed doors over the last month that led to a reversal of these recommendations in areas 5 and 7? When did the County Commissioners get information that was more significant than the vast amount of data, the many hours of review and analysis performed by the committee the county CHARTERED to determine the best direction? I heard Katherine Harrington recently share the guiding principles from Metro for the reserves process, which stressed utilizing our current urban areas more effectively and prioritized the factor of sustainability. This certainly supports rural reserves recommendations for the West Hills and indicates the CAC and Planning Commission were on the right track. I cannot help but conclude that some private interests have intervened in the last month and circumvented all the work that has gone on before this point. And that makes me terribly angry and mistrustful of our supposedly open and transparent public process for the reserves.

Reference is made to a development proposal for "West Forest Park" in Area 7. Are these developers once again trying to convince people that they can protect our precious wildlife and streams in the middle of a 15 house per acre subdivision? I live in the "prime" area they've been proposing for their development. In the last month we have had the herd of elk feed and bed down for several nights, seen a pair of bobcats walk down our driveway, seen Pileated and four other kinds of woodpeckers, and heard the great horned owls call nightly from the fir trees where they raised two broods of

owlets this summer. Our neighbors two doors down have a porcupine visit regularly! Our neighbors just up the hill have sighted several rare songbirds at their feeders. There is no way that urbanizing Area 7 will still allow for these wild animals to feed, migrate and breed here the way they do now, utilizing the open farm lands, ponds and streams, and tracks of trees and undeveloped land, and this was also the conclusion of the CAC. We have one of those Arbor Developments just on the other side of the Washington County line and there are no porcupines, bobcats, elk or nesting Pileated woodpeckers in that subdivision.

I invite you personally to visit us in Area 7, along Springville Road, then drive the mile west to see what development would do to the landscape here. Drive our narrow two-lane roads back into Portland during the morning commute, via Skyline and Cornell Roads, and tell us you think they can handle more commuter traffic safely and efficiently. Determine where the money will come from for the infrastructure to build the roads, services, and schools needed to support these subdivisions. If North Bethany is any example, it won't be from the developers. They can't afford the full cost, and are asking Washington County to pick up the tab. Read that development proposal more carefully, poke into the details, and you'll quickly see it is full of holes and based on assumptions which are false or not corroborated by anyone other than the paid consultants they got to write reports for them. This is the conclusion both the CAC and the neighborhood association arrived at when they looked closely at the proposal.

There are four neighborhood associations representing hundreds of residents, who have weighed in favoring the recommendations from the CAC and Planning Commission. The CAC and Planning Commission made data-based recommendations, for a rural reserves designation for the entire West Hills. Please restore my faith in our elected officials and public process and take those recommendations to Metro and the Core 4. Leaving areas undesignated, especially close the UGB, goes directly against the whole goal of the reserves process. My neighbors here in Area 7 have been fighting the UGB battle for years, in fact some for over 30 years, and we are dead tired of the same factors coming up for review every time, while the uncertainty puts our area through turmoil and adversely affects our land values. Each time, when the factors are examined carefully, the County remembers that there are significant environmental features worth protecting, while the advantages of a development far removed from Portland city limits and without good transportation access just aren't worth the loss of habitat and sense of place. From your own website, the purpose of the reserves process is: "Urban and rural reserves will provide greater predictability for landowners, farmers and communities about where the urban growth boundary may expand over the next 40 to 50 years, while protecting important farmland and natural areas from urbanization for that same period of time."

Let's not waste more time and resources to repeat this same process again and again. Rural reserves is the right answer for the West Hills, now and to preserve and protect our future.

Susan Goldfield
13410 NW Springville Rd.
Portland, OR 97229
SGOLDFIELD@AOL.COM

RECEIVED DEC. 8, 2009

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

From: Jeanne McGinnis at: jeannemcg@comcast.net

To: mult.chair@co.multnomah.or.us ; district1@co.multnomah.or.us ;
district4@co.multnomah.or.us ; district2@co.multnomah.or.us ;
district3@co.multnomah.or.us

Sent: Monday, December 07, 2009 12:42 PM

Subject: Undesignated West Hills

To the Multnomah County Board of Commissioners:

Please see the attached letter opposing the portion of the Cogen resolution recommending "no reserve designation" for Area 7. Please accept this as my testimony as I will not be able to attend the hearing on December 10.

Thank you,
Jeanne McGinnis
503-701-1616

Jeanne M. McGinnis
13118 NW Old Germantown Road
Portland, Oregon 97231
503-701-1616

December 7, 2009

To the Board of Multnomah County Commissioners:

Chair Ted Wheeler, Deborah Kafoury, Jeff Cogen, Judy Shiprack, Diane McKeel

Re: Reserves Resolution Hearing Dec. 10, 2009

Dear Commissioners:

As a long time resident of Old Germantown Road, I am writing to express my disappointment regarding Commissioner Cogen's recommendation that "no reserve designation" be applied to Areas 7a and 7b. I have followed the planning process and I agree with the recommendations made by the Planning Commission, Forest Park Conservancy, Citizens Advisory Committee and four neighborhood associations that these areas must be designated rural reserves.

Leaving these areas "undesignated" allows developers to continually argue for the expansion of the Urban Growth Boundary. This neighborhood has objected to such an expansion for many years. The nature of our neighborhood is rural – we are adjacent to acres of undeveloped land in Forest Park, numerous streams cross our properties and wildlife abounds.

Areas 7a and 7b are not suitable for urban development. Traffic is already clogged on Germantown Road during rush hour – adding additional traffic to this thoroughfare

would be dangerous. High density development means costly additional infrastructure. Where will drinking water come from? Who will pay to build and maintain new schools?

Area 7 must be designated a rural reserve.

I am not able to be present for the hearing on December 10 so please take this letter as my testimony.

Thank you,

Jeanne McGinnis
JeanneMcG@comcast.net

RECEIVED DEC. 8, 2009

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

From: Leslie Hildula at: hildulal@gmail.com

To: mult.chair@co.multnomah.or.us ; district1@co.multnomah.or.us ;
district2@co.multnomah.or.us ; district3@co.multnomah.or.us ;
district4@co.multnomah.or.us

Cc: jerrygbw@aol.com ; opecheelake@hotmail.com ; chesarek4nature@earthlink.net ;
rochlin2@comcast.net ; LBlaize@msn.com ; wluscombe@aol.com ;
paulasauvageu@yahoo.com ; karen9248@comcast.net ; claireleonore@gmail.com ;
kimberly@laness.us ; markjill@hevanet.com ; mwjaqua1@hotmail.com ;
mike@mmcarch.com ; a.chenoweth@comcast.net ; jeannemcg@comcast.net ;
bobvdw@teleport.com ; marylourdesyoung@comcast.net ; therandolphs@yahoo.com ;
jclemes@comcast.net ; barnesp@ohsu.edu ; horwedel.sinansky@comcast.net ;
trlqueen@aol.com ; Steve ; DebbieBrockwayBauer ; Wolfmccormick

Sent: Tuesday, December 01, 2009 10:09 AM

Subject: Please Support our Rural Area

Chair Wheeler and the County Board of Commissioners:

Please accept the letter below in opposition to the resolution recommending "no reserve designation" for Area 7. The resolution is to be discussed at the December 10 hearing, currently scheduled at 10:30 AM.

And, Mr. Wheeler, we wish you a smooth recovery. You're doing great work on our behalf and we look forward to seeing you up and about soon.

---Steve Miller & Leslie Hildula

December 1, 2009

To the Board of Multnomah County Commissioners

Chair Ted Wheeler, Deborah Kafoury, Jeff Cogen, Judy Shiprack, Diane McKeel

Re: Reserves the Dec. 10th Resolution Hearing

Dear Commissioners:

Please reject the proposal in Attachment A that "no reserve designation" be applied to Areas 7a and 7b. This is the rural land that surrounds Germantown, Old Germantown and Springville roads from Forest Park or Skyline Blvd. down the slopes of the Tualatin Mountains to the Washington County line.

Please endorse the **recommendations of the Planning Commission and the CAC** in designating this area **rural reserve**. Much good work was done by these two groups, please do not disregard it. This area is a **community asset** and it calls upon us to be good stewards of it for future generations. It's part of what makes the Portland area unique and wonderful.

We have had a great deal of development in the West Hills and the pressure to develop it all will not go away. But just as we have decided to preserve Forest Park, let us continue to preserve the rural lands around it that still exist. Much has already been lost. Please maintain what is left for the health of the ecosystem and the benefit of our community. This rural area is a recreational destination for the entire city. Whether exploring pumpkin patches, hunting for Christmas trees, biking the hills, visiting a CSA

farm or just enjoying the view, the citizens of Multnomah county and the wildlife mutually benefit from this remaining bit of forest and field.

Please reject the VanderZanden Plan. It was also presented to our neighborhood association. After a lengthy discussion the FPNA Board unanimously rejected the proposal as unworkable, harmful to the neighborhood and clearly inappropriate for the rural lands of the west hills.

Please designate Area 7 as a rural reserve.

Best Regards,
Steve Miller & Leslie Hildula
7915 NW Skyline Blvd
Portland, OR 97229

RECEIVED DEC. 8, 2009

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

From: Arnold Rochlin at: rochlin2@comcast.net

To: mult.chair@co.multnomah.or.us ; district1@co.multnomah.or.us ;
district2@co.multnomah.or.us ; district3@co.multnomah.or.us ;
district4@co.multnomah.or.us

Cc: jerrygbw@aol.com ; opecheelake@hotmail.com ; chesarek4nature@earthlink.net ;
LBlaise@msn.com ; hildulal@gmail.com ; wluscombe@aol.com ;
paulasauvageu@yahoo.com ; karen9248@comcast.net

Sent: Friday, December 04, 2009 9:45 AM

Subject: Re: Reserves the Dec. 10th Resolution Hearing

Arnold Rochlin
9715 NW Newton Rd.
PO Box 83645
Portland, OR 97283

To the Board of County Commissioners
Chair Ted Wheeler

Commissioners Deborah Kafoury, Jeff Cogen, Judy Shiprack and Diane McKeel

Re: Item R-6 of the 12/10/09 Agenda, Recommendation on Urban and Rural Reserves

I urge you to adopt the Planning Commission and Citizens Advisory Committee recommendation to designate areas 7a and 7b as **rural reserves**, and to reject the late advocacy of Commissioner Cogen to designate this rural area as an urban reserve.

My understanding is that Commissioner Cogen has been persuaded that the "VanderZanden plan, a fantasy of preserving the rural area by committing most of it do development, is realistic. I was at the Forest Park Neighborhood Association when the "plan" was presented. It was a transparent attempt to persuade us that system development charges for parks could be used to buy most of the land in the area for addition to Forest Park. Even if the property prices went down further, and if all the relevant property owners were fools, and if the system development charges were doubled, it would still be implausible that there would be enough to induce all, or nearly all of those property owners to be willing sellers at the prices that could be offered from the proceeds of the SDC's.

Others have submitted much more comprehensive discussions of this issue, and in lieu of repetition, I call the discussion and analysis of Jerry Grossnickle to your attention.

Development, good or bad, is virtually forever, while rural lands can be made available for development if necessary (even a rural reserve designation isn't written in stone). If you have any reasonable doubt, a rural reserve designation is the only prudent choice.

Yours,
Arnold Rochlin

RECEIVED DEC. 8, 2009

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

From: "Claire Stock" <claireleonore@gmail.com>

To: <mult.chair@co.multnomah.or.us>; <district1@co.multnomah.or.us>;
<district2@co.multnomah.or.us>; <district3@co.multnomah.or.us>;
<district4@co.multnomah.or.us>

Cc: <jerrygbw@aol.com>; <opecheelake@hotmail.com>;
<chesarek4nature@earthlink.net>; <rochlin2@comcast.net>; <LBlaize@msn.com>;
<hildulal@gmail.com>; <wluscombe@aol.com>; <paulasauvageu@yahoo.com>;
<karen9248@comcast.net>; <claireleonore@gmail.com>; <kimberly@laness.us>;
<markjill@hevanet.com>; <mwjaqua1@hotmail.com>; <mike@mmcarch.com>;
<a.chenoweth@comcast.net>; <jeannemcg@comcast.net>; <bobvdw@teleport.com>;
<marylourdesyoung@comcast.net>; <therandolphs@yahoo.com>;
<jclemes@comcast.net>; <barnesp@ohsu.edu>; <horwedel.sinansky@comcast.net>;
<trlqueen@aol.com>

Sent: Tuesday, December 01, 2009 1:45 PM

Subject: Reserves the Dec. 10th Resolution Hearing

December 1, 2009

To the Board of Multnomah County Commissioners Chair Ted Wheeler, Deborah Kafoury, Jeff Cogen, Judy Shiprack, Diane McKeel
Re: Reserves the Dec. 10th Resolution Hearing

Dear Commissioners:

We are asking you to reject the proposal by Jeff Cogen that "no reserve designation" be applied to Areas 7a and 7b. This is the rural land that surrounds Germantown, Old Germantown and Springville roads from Forest Park or Skyline Blvd. down the slopes of the Tualatin Mountains to the Washington County line. The resolution is to be discussed at the December 10 hearing, currently scheduled at 10:30 AM.

We were surprised and deeply disappointed to hear that the CAC's recommendations were being set aside and the VanderZanden Plan was being considered. There has been much energy and thought that went into the CAC's process. Our area is a rich asset for wildlife, natural resources, and the fruits of what a rural area can offer. Too much of Multnomah County has been lost to development. In this day and age of greenhouse gasses, loss of wildlife habitat and farmland, it is hard to understand why we might be on the brink of losing more of this precious commodity. It seems as if our rural lands are being pushed out further and further with little room to breath on either side.

I'd suggest keeping a vision that thinks in small circles; that holds the rural qualities of our lands and the resources that they provide close to our own homes. Small circles and close-in countryside allows for less driving and smaller economies. Small farms and vineyards, "pumpkin patches" plus short trips to an integrated wildlife area can be a rich

resource that ties in with the current shifts we are seeing on this planet around a world that no longer can maintain it's current level of consumption and the largeness of our distribution process.

Please designate Area 7 as a rural reserve.

Sincerely,
Claire Stock and Burt Lazar
14025 NW Germantown Road
Portland, OR 97231

RECEIVED DEC. 8, 2009

Original Message -----

From: wluscombe@aol.com

To: mult.chair@co.multnomah.or.us ; district1@co.multnomah.or.us ; district2@co.multnomah.or.us ; district3@co.multnomah.or.us ; district4@co.multnomah.or.us

Cc: jerrygbw@aol.com ; opecheelake@hotmail.com ; chesarek4nature@earthlink.net ; LBlaise@msn.com ; hildulal@gmail.com ; wluscombe@aol.com ; paulasauvageu@yahoo.com ; karen9248@comcast.net ; claireleonore@gmail.com ; mark@nwnw.org ; rochlin2@comcast.net

Sent: Friday, December 04, 2009 10:39 AM

Subject: Board Meeting to Discuss Reserves Resolution --December 10, 2009

Multnomah County Board of Commissioners

Chair Ted Wheeler, Commissioners Deborah Kafoury, Jeff Cogen, Judy Shiprack,
Diane McKeel

501 SE Hawthorne Blvd., Suite 600
Portland, Oregon 97214

Re: Board Meeting to Discuss Reserves Resolution --December 10, 2009

Commissioners:

The Board of Commissioners will deliberate and vote on Urban/Rural Reserve Designations for Multnomah County on December 10. We, and many of our neighbors in the Forest Park Neighborhood, are very disappointed to learn that the resolution for the Board's consideration proposes to ignore the recommendations of the Citizens Advisory Committee (CAC) and the Planning Commission, which have proposed that areas 7(a) and 7(b) be designated Rural Reserves and instead the resolution proposes a "no reserve designation" for that area. (Area 7 is located west of Forest Park roughly defined by the Germantown, Old Germantown, Springville Roads area between Forest Park and the Washington County line). The CAC worked extremely hard and diligently in coming up with its recommendations; it collected massive amounts of data, considered hours of public testimony, and deliberated thoughtfully and earnestly for many months. It is inexplicable how this process can now be ignored

The proposal to define Area 7 as "Undesignated" seems to be based on the "unique development opportunity" promoted by Mr. Tom VanderZanden and Mr. Jim Irvine. The promoters of this "unique development opportunity" presented the concept to an open meeting of the Forest Park Neighborhood Association earlier this year. The meeting was broadly attended by members of the neighborhood who spanned the spectrum of the development question, from those favoring unfettered development to those advocating preservation of existing natural resources and ecosystems. They listened to the presentation, debated its merits, and concluded (one of the few times that people on both sides of the development debate might agree on an issue) that the development proposal was unworkable and inappropriate for that area. The VanderZanden "unique development opportunity" has been vetted by the CAC, the Planning Commission, and the neighborhood and has been rejected.

Therefore, we request that Board of Commissioners accept the recommendations of the CAC and the Planning Commission and amend the resolution to designate Area 7 as a Rural Reserve.

Thank you,

B. Wayne Luscombe and Jennifer H. Allen
(Residents of Forest Park Neighborhood, Multnomah County)
464 NW Skyline Crest Road
Portland, Oregon 97229

Tues. Dec. 8, 2009

Hi Lynda

I understand we need to send you copies of testimony we have sent to the Commissioners in order to get them in the hearings packet for the Reserves Hearing to be held on December 10. Accordingly, I have attached two files for inclusion (both have been sent to the Commissioners). These are from

1) Jerry Grossnickle and Bruce Wakefield
13510 NW Old Germantown Rd.
Portland, OR 97231

2) Robert VanDerWerf
13248 NW Old Germantown Rd.
Portland, OR 97231

Please give me a call if you need additional information. Thanks.

Jerry Grossnickle
503-289-3046

Multnomah County Board of Commissioners
501 SE Hawthorn Blvd. Suite 600
Portland OR 97214
Via email: Re: Rural Reserve Designation for Study Areas 7a & 7b.

Dear Commissioners:

I was shocked to see the .No reservation designation. recommendation for Areas 7a and 7b in Attachment .A. of the December 10, 2009 Hearing Materials. This conclusion completely disregards the extensive work of the Citizens Advisory Committee and Planning Commission who both recommended .Rural Reserve. designation for Area 7. It is also inconsistent with the Core 4 Technical Team findings which ranked the area .difficult. and having .low suitability. for urban infrastructure such as sewer serviceability, transportation connectivity, etc. The recommendation also ignores many years of previous policies including Multnomah County West Hills Rural Area Plan, Metro.s Natural Landscape Features Inventory, Metro.s Natural Areas Bond Measure and Clean Water Services Map of Healthy Streams, as well as recommendations from The Forest Park Neighborhood Association, Forest Park Conservancy and a large majority of the landowners in Area 7.

The conclusion appears to have been influenced solely by lobbying efforts of two developer/consultants (Tom Vander Zanden and Jim Irvine) working on behalf of a small number of landowners who do not appreciate how important this close-in rural area is in contributing to the livability of the entire Portland Metro Region and providing a sense of place. Their only motivation is simply the assumption that their property values may increase if development becomes viable.

Attachment .A. cites a .unique development concept. proposed by the developer/consultants to .leverage revenue. from more intensive development to .protect landscape features. by acquiring land for public ownership. This concept fallaciously imagines that revenue from the Parks System Development Charges from

subdivisions in the North Bethany area will somehow be sufficient to purchase large tracts of land higher up on the hill. In reality, Parks SDCs are hardly adequate to develop small pocket parks within new residential developments; it is unimaginable that Parks would have excess funds with which to purchase any additional property. The suggestion that this area should remain un-designated so that their unique development concept could be pursued is not credible.

The relentlessness of these pro-development individuals is indisputable proof that Area 7 is under intense urbanization pressure. Being subject to urbanization is one of the primary factors for Rural Reserve designation according to OARS 600-027-0060(2)(a).

Another key factor for Rural Reserve designation according to OARS 600-027-0060(3) is being identified in Metro's Natural Landscape Features Inventory. Study Area 7 actually includes two such identified landscape features; they both apply to the entirety of Area 7 and are described (in part) as follows:

22 Rock Creek Headwaters Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed. These headwaters also provide wildlife habitat and trail connectivity from the Tualatin Valley to the Tualatin Mountains that includes Forest Park.

23 Forest Park Connections The Forest Park connection area provides protection to key watersheds and secures the integrity of the big game corridor that links the park with habitat in the northern Coast Range. Connecting Forest Park to Rock Creek and the proposed Westside Trail will keep important wildlife corridors intact and provide trail connections between the region's largest urban park and Washington County.

Area 7 is precisely the type of rural area envisioned by OAR 660, Division 27 for long term protection. Area 7 contains important landscape features and is subject to constant urbanization pressure. I own land and have been a resident of Study Area 7 for over 30 years, and I encourage the Board to support the recommendation of the CAC to designate Study Area 7 as a Rural Reserve and reject efforts by pro-development individuals to keep this area from being protected.

Sincerely,
Robert VanDerWerf
13248 NW Old Germantown Road
Portland Oregon 97231

REC. DEC. 8, 2009

13510 NW Old Germantown Rd.
Portland, OR 97231
November 29, 2009

To the Board of Multnomah County Commissioners
Chair Ted Wheeler, Deborah Kafoury, Jeff Cogen, Judy Shiprack, Diane McKeel

Re: Reserves Resolution Hearing Dec. 10, 2009

Dear Commissioners:

The resolution proposed by Commissioner Cogen recommends in Attachment A that "no reserve designation" be applied to Areas 7a and 7b. Loosely described, these are the rural lands that surround Germantown, Old Germantown and Springville roads from Forest Park or Skyline Blvd. down the slopes of the Tualatin Mountains to the Washington County line.

We urge the Commissioners to reject this proposal and endorse the recommendations of the Planning Commission and the CAC in designating this area rural reserve.

West Hills Rural Area Plan Discarded?

It is remarkable to us that the Board would consider a reversal of its longtime support of rural values in this area without significant public process. The land is entirely within the Multnomah County's West Hills Rural Area Plan, which specifically sets forth as policy that no expansion of the UGB will be allowed within its boundaries. It is also remarkable that the Board would fail to acknowledge the Planning Commission's endorsement of the CAC recommendation.

Citizens Advisory Committee Ignored

Considering the abundant public testimony taken by the CAC and its comprehensive discussion and analysis of the reserve factors as applied to the land, it is astonishing that the Board would reverse the Committee's recommendations, particularly based on the weak reasons provided in Attachment A. It is suggested there that the Board should avoid a reserve designation to give time for consideration of a novel development concept for the west hills.

A Novel Development Concept

The idea is that intensive development on some relatively flat farmland, together with lower density development on the ridge tops would provide adequate funds to purchase and protect some important resource lands. The plan requires taking park SDCs meant for local parks in the densely developed new community planned for the farmlands and using them instead to purchase land around the new executive homes on the ridge tops.

FPNA Rejects the Concept as Unworkable

This is what we in the neighborhood have referred to as the VanderZanden Plan. It was presented to the Board of the Forest Park Neighborhood Association (FPNA). After a lengthy discussion the FPNA Board unanimously rejected the proposal as unworkable. The Board found it to be harmful to the neighborhood and clearly inappropriate for the rural lands of the west hills.

Rural Development?

Our own reading of the plan is that, stripped of its accompanying adjectives ("unique, creative, out-of-the-box", etc.), it basically proposes urban development on lands that should not be developed at all. It attempts to make urbanization palatable by suggesting more intensive development on the least environmentally sensitive lands, less on the more sensitive, and not at all on the most sensitive. The plan thus suggests that it is indeed possible to develop the west hills without destroying the landscape qualities that are so important to the region, and it even purports to benefit Forest Park by adding public lands. This premise is not credible. An honest evaluation of the Urban Reserves factors shows that none of this area is suitable for sustainable urban development. Both the CAC and county staff rated almost all of Area 7 "low suitability" for Urban Reserves; only a small portion was rated "low-medium suitability."

Reality Bites Developer's Scenario

Adding insult to injury, the plan actually claims to provide better protection for wildlife, streams and forest lands by developing the land containing those resources. Reality is far removed from the developer's scenario. Urban development on these lands will inevitably destroy the rural qualities the plan claims to protect. Building hundreds of new houses in the hills, with all the roads and infrastructure needed to support the development, will inevitably degrade the streams, destroy wildlife habitat, drive off the elk, and sever important wildlife connections that Forest Park now has with the Tualatin Basin and the Coast Range. Additional development will disrupt the natural systems that now maintain a healthy ecosystem that still hosts elk, cougar, black bear, and many other sensitive species.

As for providing better protection for wildlife, streams and forest lands, we are at a loss to describe the brazen effrontery of this assertion.

Logging. Plan proponents explain that currently logging is allowed, but through public purchase of land, logging would be prohibited. But the plan can't guarantee that any trees would be left standing in the area they propose to protect when funds are finally available to purchase land. Mere designation of the land as an Urban Reserve will provide an incentive for property owners to clear-cut land to minimize habitat protections and maximize development potential, as has been happening in North Bethany. Yes, logging is currently allowed. Most of the land is forest land, and many of the residents care for their woodlots expecting to both harvest and replant in a responsible manner, continuing a tradition of stewardship that ensures healthy forests for the future. Cuts are generally small, since the forest lands interconnect across many property lines, and the temporary loss of mature trees does little damage to the

ecosystem, and even rejuvenates many species, both plant and animal. Forests that are cut and replanted are certainly better wildlife habitat than forests that are cut and replaced with urban development.

Elk. Plan proponents also point out that once the land is urbanized, game animals will be safer, because hunting will no longer be allowed. Why not tell the truth: there will be no elk to hunt. The plan proposes intensive development on farm fields that are important elk habitat. Elk need a mix of forest cover and open fields for food. Developing the farm fields as proposed by the plan would eliminate an important food source and greatly reduce the Area 7 habitat value for elk. Elk don't like houses, roads, cars - or humans, for that matter. Limiting their habitat to stream corridors and forested slopes, surrounded by urban development, will force them out of the area.

Streams. As for stream protection, the plan proposes to provide undisturbed corridors of sufficient width to protect water quality as well as the movement of wildlife. The missing critical element here is that the drainage (the streams, their tributaries and headwaters) occupies nearly the entirety of the rural landscape, for this is where much of the Rock Creek drainage originates. Any new road will require stream crossings that will damage the watershed, and any amount of development, including all impervious surfaces, tends to degrade stream quality, increase run-off and contribute to downstream flooding.

Stream Corridors. To assume that these stream corridors will adequately protect wildlife fails to consider that many species will not thrive within the confines of a stream corridor. Many need space to live, breed, find food and shelter and will not live where we tell them to on a map. Mink, porcupine, Northern Flying Squirrels, Red-legged Frogs, Pileated Woodpeckers and Black-headed Grosbeaks all make their homes here, in addition to big game like elk, cougar and black bear. Many species are sensitive to urban development, and new urban areas in the hills will fragment habitat and block wildlife corridors, degrading the habitat value of remaining undisturbed lands.

Ersatz Ecosystem

Why would we want to replace our functioning natural west hills ecosystem with an inferior ersatz copy, urban development dressed up to resemble a functioning natural ecosystem, but an ecologically sterile place where remnants of the forests remain as islands to remind us of our loss?

Disappointing Process

Commissioner Cogen had the opportunity to attend any or all of the CAC meetings where this concept was discussed, but chose not to. Now he is persuaded to reject the CAC's rural reserve recommendation because of private conversations with developers? It would be remarkable indeed if the Board agreed to the proposed Resolution without thorough inquiry into this matter. We are disappointed that the Resolution ignores the recommendations of the CAC, Planning Commission, four neighborhood associations, and Forest Park Conservancy that Area 7 be designated a

rural reserve. Multnomah County has the responsibility to designate rural reserves that reflect our county's values, and it should not abdicate its responsibility by recommending "undesigned."

SB 1011

SB 1011 has given us a golden opportunity to protect the western slopes of the Tualatin Mountains as an important regional landscape feature that can be enjoyed for many years into the future, a place where wildlife thrives, where forests are productive, where farms and their CSA's provide locally-grown produce, where hikers and cyclists enjoy rural country roads, where streams run free of pollutants, a place of beauty and calm rising above the hubbub of urban life, seen as a green and verdant hillside from miles around, a natural entry to and buffer for Forest Park. The biggest threat to this area isn't logging or elk hunting. It is habitat loss and fragmentation due to urban development. Let's not lose this valuable regional resource to urban development that can and should be located in more suitable places.

The purposes of SB 1011 (including long-term certainty of land use) would be subverted by adoption of the proposed Resolution, a cruel hoax for the many supporters of SB 1011 in our neighborhood who saw in this legislation a way to finally end the long cycle of fighting UGB expansions every five years, and who believed that the rural reserve language about protecting important natural landscape features was particularly applicable to this area.

A Duty of Stewardship

As property owners in Area 7 we would stand to gain financially if urban development were to occur here as proposed by the VanderZanden plan. If we thought there was a possibility that the plan could actually preserve the rural qualities and wildlife habitat that make this neighborhood the iconic regional resource that it is, we would be tempted to side with the developers. But for all the reasons stated above, we know that the VanderZanden proposal does not offer real protection. We understand that our duty as stewards of the land is to oppose the inevitable degradation that urbanization would bring.

Please designate Area 7 as a rural reserve. Thank you.

Jerry Grossnickle and Bruce Wakefield

13900 NW Old Germantown Road
Portland, Oregon 97231
November 29, 2009

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

RE: Urban and Rural Reserves Resolution for December 10, 2009

Dear Chair Wheeler, Commissioner Kafoury, Commissioner Cogen, Commissioner Shiprack,
and Commissioner McKeel,

After reviewing the "Recommendations and Rationale for Reserve Designation," Attachment A to the prospective Resolution you will be considering on December 10, and its accompanying map for west Multnomah County, I am profoundly disappointed that the strong recommendations of the Multnomah County Reserves Citizens Advisory Committee and the Multnomah County Planning Commission have been dismissed for that portion of the West Hills most under development pressure: Area 7. While the recommendation to designate most of Area 6, and all of Sauvie Island, as Rural Reserves is very welcome, the notion that Area 7 would remain Undesignated is baffling. Area 7 should be designated a Rural Reserve along with Area 6.

The extensive data-gathering, testimony, and discussion of the Citizens Advisory Committee and Planning Commission led to recommendations for Rural Reserve in Area 7. Further, this conclusion aligns with the existing Multnomah County West Hills Rural Area Plan, which itself was adopted after extensive study and public input, and is supported by numerous regional studies including Metro's Natural Areas maps (most of Area 7 is a Target Area for the Natural Areas Bond Measure) and Clean Water Services' maps of healthy streams. Area 7 as currently zoned, and as currently inhabited by both human and animal populations, provides a landscape-scale rural area, close to cities, with far greater habitat and resource values than scattered patches of preserved land can ever hope to approach.

That the numerous streams, steep valleys, and winding little roads also preclude any eventual development of the kinds of affordable, accessible, low-carbon, multi-modal communities required in our common future should also be obvious. Yet an "Undesignated" classification leaves the future of Area 7 up in the air and subject to disinvestment and speculation -- the exact opposite of the goal of the Reserves process. If this area is left "Undesignated," that small but vocal minority of property owners who desire to profit from rural-to-urban conversion will continue to lobby for inclusion in the UGB as an "exception" at each Periodic Review, and especially at the prospective 20-year "check-in." Twenty years may sound like a lot, but it's not much to a forester, or a farmer amortizing greenhouses and drainage systems, or especially to wildlife populations who rely on large habitat sectors.

The outcome for Area 7 proposed in the Resolution is so contrary to the last two years of information and testimony that I have to presume that the "Undesignated" proposal is triggered solely by the so-called "development opportunity" presented by Mr. Tom VanderZanden and Mr. Jim Irvine. This same proposal was presented by them to the Forest Park Neighborhood

Association Board. We concluded unanimously that the proposal is unworkable and inappropriate for this area.

We understand that Commissioner Cogen required the Reserves CAC to also hear this development proposal, and the CAC decided to follow the available technical information and apply the Factors in the Administrative Rules evenly across the County, leading to their Rural Reserve designation for Area 7. Please do the same.

I believe that these gentlemen are sincere in their advocacy, but they are not residents of this area, nor even this county. Whatever else they may have accomplished for the community, which I respect, one is a property developer and the other the CEO of a residential construction company. There is an obvious financial self-interest which accompanies their advocacy. I believe their proposal tries to keep their scenario alive by interjecting uncertainty into a Reserves process which until recently was headed towards Rural Reserve designation for Area 7. But nothing is more uncertain than that this “development opportunity” could ever be brought to fruition.

- Land acquisition from willing sellers in anything other than a thin patchwork is highly improbable
- SDC money won't be available to purchase land until it is in the UGB and much more expensive
- The amount of prospective moneys to be raised are wholly inadequate to the stated goal
- The dense community at lower Springville will need the parks SDC for their own urban parks
- Park maintenance budgets are inadequate for a new park at their proposed scale; Forest Park can barely be maintained today despite volunteers, and SDC's can't help
- The land is better-protected, in one large block, *at no public expense*, today - and would be more so as a Rural Reserve
- There is no mechanism to ensure that the proposed development limits and parkland would in fact be even attempted by developers and agencies in the future

The Forest Park Neighborhood Association has extensive experience dealing with development proposals from the scale of Forest Heights to those of a few houses. We understand the harm to the landscape that development brings, and also the difficulty in recognizing and enforcing agreements after a few years as players change. This “development opportunity” is the most uncertain we've seen.

The window of opportunity for creating Reserves is about to close. To leave land along the existing UGB, which qualifies so clearly as Rural Reserve, in “Undesignated” status in order to examine an unworkable proposal at some vague later time, is to abrogate the intent of the Reserves process. Please reconsider the proposed Resolution. Thank you.

Jim Emerson , 25-year resident in Area 7
Forest Park Neighborhood Association President

cc: FPNA Board, Metro Councilor Rex Burkholder

Received Dec. 8. 2009

Lynda:

Please include this letter into the packet for the county commissioners for the upcoming Thursday meeting. I'll be in the audience to represent it during public meeting time.

Regards,

Kirk Andrews @ kirk_meister@yahoo.com

To: Core 4
Metro Council
Multnomah County Board of Commissioners

From: Kirk Andrews
13410 NW Springville Road
Portland, Oregon 97229

Re: Rural/Urban Reserve Designation for Area 7 in Multnomah County

Date: 05-Dec-2009

Public Officials:

I am writing to express my deep dismay upon reading that the Multnomah County Board of Commissioners have proposed to leave Area 7 in Multnomah County as "undesigned" in the current effort to identify urban and rural reserves for future land use planning decisions.

Throughout the year, I attended many meetings of the Multnomah County urban/rural reserve Citizen Advisory Committee (CAC), and watched them debate the issues in a thoughtful and methodical manner. They too had the option of leaving areas undesigned, but came to the conclusion that leaving this area next to the UGB in that status was not an appropriate action. Undesigned status next to the UGB is bad. It leaves the residents of that area in limbo. Landowners don't know if they can safely make the necessary capital improvements to their land that they want to make (e.g., install irrigation for their farming efforts) and others to continue to make no improvements to their land in hopes that it will be purchased for sub-developments. As a member of the community, I signed a petition with 31 additional landowners along Springville Road which stated we wished the area to be designated rural reserve. I was pleased and relieved when the county's CAC recommended that the area be set aside as rural reserve.

The text of the Multnomah County Board of Commissioners proposal to leave area 7 undesigned alludes to a concept that a land developer was touting throughout the meetings that would use system development charges from a highly urbanized area to purchase land to expand Forest Park. The County Board of Commissioners only needs to look at the planned North Bethany expansion to see that current system development charges are not adequate to pay for basic infrastructure (therefore that expansion area languishes), let alone raise funds to purchase some additional amount of land elsewhere for a park. This developers' plan is clearly a red herring, meant only "green wash" his development efforts and take the focus off the harm this development would do to rural farms and fragile natural resources in the area. Low density ridge-top executive homes along Skyline Blvd are not a sustainable form of development – while highly profitable for developers, they would fragment already limited wildlife corridors across Skyline Blvd, harm headwater areas, and put more cars on our roads.

City of Portland does not want think the area is a good candidate for urbanization – they understand the limited road network and difficulty providing good transit to the area, so they wisely prefer to invest in improving communities inside their city today. I don't understand why the County Board of Commissioners would discount City of Portland statements that they have enough developable capacity within the existing urban growth boundary to fulfill its expansion needs for the next 20 years.

The text of the proposal to leave the area undesignated mentions that area 7 is conflicted farmland and it is not suitable for long-term commercial forestry. Yet, this area supports numerous tree farms, organic farms, and CSA gardens on land where owners put forth the necessary effort to make it profitable. These farms along the UGB help buffer the more sensitive wildlife habitats and streams from urban Bethany.

If area 7 is left undesignated, it will be the focus of the land developer lobby year-after-year. They will spend countless hours of public meetings and thousands of dollars of taxpayer money working to get a "UGB exception" that could bring undesignated rural lands into the UGB. This area has absorbed enough urban development over the last 20 years -- it is time to focus on maintaining the valuable farmland and natural resources that remain. These resources are important in their own right, but they are especially valuable because they effectively expand the habitat available for wildlife in Forest Park, more than doubling the park's effective habitat area.

I ask that the Multnomah County Board of Commissioners reconsider their proposal and instead support the CAC recommendation for making Area 7 a rural reserve.

Sincerely,

Kirk Andrews

*** this ends the Letters that were submitted as Testimony on Dec. 8, 2009 ***

Received 12/10

Commissioner Kafoury

Although the area around Springville and Germantown area in Multnomah County is noted as conflicted, that has nothing to do with the ability of the land itself to support small U-picks, CSAs, pocket vineyards, and market gardens to supply Farmers markets in Portland. This area not only protects natural features, and protects wildlife, It helps provide close in sustainability potential. and adds to the distinction of the Portland Community. I have attached a file showing the Prime farm land in the area. As you can see there is nothing wrong with the land in the area. As mentioned in Testimony, the Malinowski's and Beovich's Farms are actively seeking to improve our farms to support the community we live in. We rent space to market gardeners, and have a permit for water rights. Beovichs are planting potatoes and looking into Greenhouses. We retail our Ground Beef for \$4.75 per lb cut and wrapped, the folks who just want to sell to developers say they only get \$.50 live wt for their Meat. We do value added to get our price. As for water rights, you have to file a permit and pay a fee like building a barn. There are currently no shortages of water rights for Ground water in our area, as long as you do not pull from streams, steal from your neighbors wells. We need the Rural reserve designation to bring the potential of this area to bloom.

If we are not designated Rural Reserves our ability to invest in long term improvements, is diminished, for example we are preparing to plant 3400+ native wildlife friendly plants this Feb, Thousands of dollars and hundreds of man hours will be spent, is that a good investment on land that may be bulldozed in 10 years? Is adding underground irrigation pipe to feed 1000 families in the Portland area? or should we do like a few of our neighbors did and pull down our barns, tear down our water systems, log off our trees, and hire a consultant who charges up to \$100,000. per acre to make sure farm and forest land get added to the UGB, and just wait..... That's why undesignated won't work for us. Because as the Department of Ag pointed out, what makes us conflicted is that the current owners of the land in area 7, don't want it farmed they want it sold for development. Remember Metro Land Group bought over 40 acres of land zoned EFU, and hired the above consultant to get in made Urban, and If area 7 and other lands close to the UGB are marked undesignated.... why wouldn't that keep right on happening?

I have included a file of our farm's soil capabilities as well. As you can see now that we have a permit for water, the state and Feds say some of our class 3 soils have moved up to class 2. The non-prime white lands on our Farm are actually wetlands, which while not considered prime, provide vital area for ducks and other wildlife. and protect headwater streams. All things to protect. Thank you for your time.

Greg Malinowski Malinowski Farm.

To the Board of Multnomah County Commissioners
Chair Ted Wheeler, Deborah Kafoury, Jeff Cogen, Judy Shiprack, Diane McKeel
Cc: Metro Council

Re: Reserves Resolution Hearing Dec. 10, 2009

Dear Commissioners:

I have been privileged to live on the edge of Balch Canyon for nearly 20 years. I have enjoyed this benefit because I have lived in a county where government clearly valued its natural resources and worked to protect what is left of them for the future.

Imagine my shock to learn that you don't value Balch Canyon enough to put it into a rural reserve.

Now maybe I am a little confused. In reading the resolution it seems that you don't think this area is threatened, even though it is almost surrounded by the UGB. I am left to puzzle over your vision for this jewel of the county might be.

Have you forgotten that in 2002 Metro added other unsuitable land to the UGB in Areas 93 and 94? Portland calculated that Area 94's 600 acres could only support 60 to 70 homes, but still it was added to the UGB (fortunately Friends of Forest Park got that overturned). Developers drool at the thought of building expensive high-end homes in this canyon. But you don't value this area enough to protect it from development. What does that say about our county's values?

Why are you ignoring your CAC and county Planning Commission? They wanted to protect this area. Area 7 should be a rural reserve.

Don't speculate with a treasure that county government and individual land owners have protected for many years, up until now. Key words: UNTIL NOW! Are you really sure you're doing the right thing or is this just one more secret back room deal? Only developers can profit from leaving this area undesignated.

Please think hard about this. Thinking people, public and private, have been caring for this land for over a century. It would take only a year or two to destroy the whole place. Look around.

Thank you.

Paula Sauvageau
3355 NW Forest Ln.
Portland, Oregon 97229

Received Dec. 10, 2009

Dear Commissioners:

We are writing today with a sense of exasperation in reaction to your recently published recommendations and rationale for the reserve designations, specifically in Areas 5 and 7. We understand and appreciate the rural designation recommended for Area 6 (which geographically sits between Areas 5 and 7) but would like to see **ALL of Area 5 and 7 receive rural reserve designation** and feel confident that much of the same rationale used to designate all of Area 6 as rural reserve is suitable for the Areas 5 and 7 in the West Hills of Portland.

The exasperation comes from the fact that Area 7 is being left as undesignated and much of Area 5 as well. This process was designed to keep this very thing from happening. It was designed TO PROTECT foundation farm/forest land, natural features, wildlife habitat, headwater streams, recreational value, and sense of place — which describe the very nature of the landscape and make-up of Area 7. We have lived on a 5-acre parcel in Area 7 for 13 years and drive to town on the rural roads which are more suitable to bicycles than cars and our property has often been referred to as the “wildlife sanctuary” since we are ‘home’ to deer, owls, bobcats, and the migrating elk herds that pass through year after year. This, indeed, is a very special sense of place that can be shared by many people so close to major metropolitan Portland. Small farms growing produce, crops, nursery stock and the like are visited regularly by the city-dwellers who appreciate what our “West Hills” and “rural” Portland offers them. And recreation opportunities, as well, abound in this area. When looking specifically at Area 7 from the lower Springville area to the boundary of Forest Park, in addition to its natural features, it provides the perfect buffer between urbanization (currently existing right up to the county line in Washington County) and the beautiful natural resource we all treasure in Forest Park. This is the exact reason a RURAL RESERVE DESIGNATION is important – it protects these resources for current tax payers and residents, but more importantly for future generations to enjoy what we have come to appreciate about our area’s livability.

In addition, we have been writing letters, meeting with neighbors, following much of the work that has gone into the ‘reserves’ process, as well as providing personal testimony at countless meetings of the Citizen Advisory Committee, the counties, and Metro and cannot understand why the Board of Commissioners has disregarded the recommendations from the CAC and the planning commission to designate Area 7 as Rural Reserve.

Please honor the process and the well-researched recommendations of those who have been studying this issue. We urge you to PROTECT all of Area 7 and Area 5 with a Rural Reserve designation along with your current recommendation of RR for Area 6. We thank you and so do our children’s children.

Mollie and Ted Nelson
13512 NW Springville Lane
Portland, OR 97229

End of Testimonial Letters

#1

9:07a
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: 12/10/09

SUBJECT: Urban & Rural Reserves - East Co.

AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Jim Kight, Mayor

ADDRESS: 104 SE Kibling

CITY/STATE/ZIP: Troutdale OR 97060

PHONE: DAYS: 503-665-5175 EVES: 503-880-5760

EMAIL: jkight@ci.troutdale.or.us FAX: _____

SPECIFIC ISSUE: The inclusion of land adjacent to Troutdale to the Urban Reserve.

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:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

Comm. FRITZ will BE HERE @ 11am #2

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

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

MEETING DATE: 12/10/09

SUBJECT: R-5 Reserves

AGENDA NUMBER OR TOPIC: R-5 Reserves

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM ^{Recommended} Changes.

NAME: ~~Portland~~ Commissioner Amanda Fritz

ADDRESS: and Bob Clay, City of Portland
City of Portland

CITY/STATE/ZIP: Oregon 97201

PHONE: DAYS: 503.823.7713 EVES: 503.317.9382

EMAIL: bclay@cityportland.or.us FAX:

SPECIFIC ISSUE: Reserves in NW Hills

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.



December 10, 2009

Multnomah County Board of Commissioners
501 SW Hawthorne Blvd. Suite 600
Portland, Oregon 97214-3587

Dear Chair Wheeler and Commission Members,

RE: City of Portland Position: Reserve Designations for NW Hills – Multnomah County
Powerline/Germantown Rd. – South – Map Areas 7a and 7b
East Bethany and Bonny Slope East

On behalf of the Portland City Council, my fellow MPAC colleague, Commissioner Amanda Fritz and I want to commend your Board, your planning staff and the county reserves Citizens Advisory Committee. This is ground-breaking work that will serve the region for decades to come. In particular we want to also commend Commissioner Jeff Cogen for his dedicated work as the county's representative to the region's CORE-4.

Thank you again for allowing us the opportunity to share the City of Portland's position and recommendation on urban and rural reserve designations in the unincorporated NW Hills.

The City of Portland staff in the Bureau of Planning and Sustainability (BPS) has participated in the Urban and Rural Reserves process since the legislation passed in 2007. Portland also served on the regional Reserves Steering Committee. As Mayor, I designated BPS Director Susan Anderson and Supervising Planner Bob Clay to represent Portland. My planning staff worked closely with your planning staff and your reserves Citizens Advisory Committee (CAC) to provide information on land use, transportation, and urban service suitability. At my direction and with the help of the City's Planning and Development Directors Team, city planning staff also convened the city's urban service provider bureaus to analyze the feasibility, costs, and benefits of providing urban services to several locations in the NW Hills—and to weigh these against the city's many priorities.

In part, because of this internal and external collaboration and outreach, the City of Portland is largely in agreement with the recommendations before you. There is only one area where we differ from the county staff recommendation—Map 7a and 7b. Let me highlight those reasons for you below.

The areas in question are in Suitability Area 7b, and also contain areas known as East Bethany and Bonny Slope East/East Laidlaw Road.

1. Multnomah County NW Hills, including Lower Springville Rd/East Bethany – Map 7a and 7b

At this time and based on city staff evaluation of the reserves suitability criteria we recommend this area be designated "rural." We conclude that the suitability criteria support a rural designation over "urban," and a "no designation" is too uncertain and too ambiguous. Further, it may not meet the statutory purpose statement envisioned on SB 1011 and contained in OAR 660-027-0005 of either protecting lands—for their farm, forest, natural systems or natural landscape features value—or

designating them to meet future urban land needs. We believe this means that where lands meet the rural reserve criteria, and that these outweigh the urban criteria, then there is an affirmative obligation to designate those lands as rural. Urban and rural designations were meant to work together to help ensure livable communities, including the protection of the natural landscape features that define the region for its residents. A "no designation" does not work to achieve this end. Relevant language in the purpose statement states in part,

"...Rural reserves under this division are intended to provide long-term protection for large blocks of agricultural or forest land and for natural landscape features that limit urban development or define natural boundaries of urbanization." (Emphasis added)

The natural landscape features that extend westward from Forest Park include riparian streams, wildlife habitat, and corridors for ecological and scenic connectivity. These are significant features in themselves. When taken together with the County line, which is the same as a large power line easement, it divides the North Bethany concept plan area and Lower Springville Road/East Bethany properties area in ways that both "limit urban development" and "define natural boundaries of urbanization."

During the course of the reserves process, city staff in our urban services bureaus met to evaluate the NW Hills area. The group concluded that there were insufficient reasons to designate the area "urban." Let me summarize seven of those concerns:

a. Governance: Any further urbanization in the NW Hills faces a very difficult and long-standing challenge of governance - which remains unresolved. Multnomah County has not provided or coordinated urban services for development for more than 25 years, and no municipal government has made an affirmative commitment. The governance problems are all the same issues as have been found extremely difficult in Bonny Slope West (Area 93).

b. Suitability: Setting aside governance, and even if Portland or other provider(s) could serve the area cost-effectively, there is a question as to whether this is a priority location to meet long-term future housing and community development needs given the areas natural landscape features. We think given this location's context with Forest Park and its important natural landscape features, a "rural" designation is warranted. We think that when combined with the city and region's many other priorities, that on balance, it is not the right location at this time. We think the county line together with the power line easement location makes development west-to-east into Multnomah County impractical, and the potential development impacts to adjoining natural features of Forest Park significant. Portland is committed to build upon the natural landscape beauty and legacy of Forest Park. Over time, the city can acquire key parcels working with the Metro Greenspaces program and other resources. The city has not seen convincing evidence that residential development of the type contemplated will generate enough revenue to contribute to additional land purchases for open space adjacent to Forest Park.

c. Unknown urban service liability and maintenance obligations: The city is also concerned about the viability of development in this location, particularly off-site transportation costs and impacts through portals into Portland. Our Portland Bureau of Transportation staff (PBOT) has expressed major reservations about future service liability costs for maintenance. City transportation staff is likewise concerned about off-site SDC contributions required for additional Washington County north-south collectors such as the extension of NW Saltzman Road. Portland has a growing backlog of infrastructure and maintenance needs—and an obligation to residents in existing centers, corridors and employment areas. Residential development that straddles Lower

Springville Road would almost certainly require major off-site road improvements. Development in this area will likely contribute to additional traffic on rural routes to Portland; roads that pass through environmentally sensitive areas that already have traffic congestion, safety problems, and are virtually impossible to improve in a way that would adequately handle additional volumes of urban commute traffic.

d. Impacts from traffic and development on Forest Park: Portland Parks and Recreation staff has raised concerns over environmental impacts to Forest Park. There is concern over impacts from traffic and development on nearby Forest Park, environmentally sensitive areas, stream corridors, wildlife habitat and natural landscape features. The concept of generating excess revenues from residential development to acquire off-site park and open space land near Forest Park, while interesting, met with great skepticism in light of expected on-site development costs and off-site transportation costs in particular.

e. Meeting Regional Housing Needs: Portland and Multnomah County cities have historically accommodated a large share of population growth in the region. This residential development has included some of the highest overall densities and a range of needed housing types, including providing housing for some of the region's most cost-burdened households. Portland is an unfinished city. Through infill and re-development Portland has accommodated 36% of all housing starts in the region over the past 15 years. Portland expects to continue to accommodate a large share of the region's growth in existing centers and corridors, in a sustainable development pattern, largely served by transit and more neighborhood amenities.

Staff analysis finds that the city has significant zoned and planned development capacity in its many centers and corridors to accommodate growth that is accompanied by a focused investment strategy. The Portland Plan, the city's Comprehensive Plan update, will test and further refine the city's overall growth aspirations. The Portland Plan update has not focused on the having to meet the regions, or its own, urban land needs in any unincorporated areas of the NW Hills. Portland's compact form, transit investments, and extensive redevelopment over the past 30 years give it an advantage over other cities across the globe. These advantages will help us meet the city-county adopted Climate Action Plan goals to reduce green house gas emissions and vehicle miles traveled. The enormous existing capacity for additional infill and re-development in the county's largest city also means the county is doing more than its part to meet regional growth obligations over the 40-50 year planning horizon.

Washington County has proposed very large amounts of land for "urban" designation, including additional areas to the west of the North Bethany Concept Plan which we believe would, if needed, be more suitable. Given the aforementioned challenges, and unknown costs and benefits, from Portland's perspective, the properties east of North Bethany appears to offer lower urban productivity value to meet urban land needs compared to existing centers and corridors – and compared to urban designations proposed in locations adjoining North Bethany to the west.

f. Food Security: While East Bethany does not contain foundation agricultural land, urbanization could adversely affect farm operations on surrounding important and conflicted agricultural lands. Given their proximity, these lands are likely to be increasingly important to the city and region for food security.

g. Portland has committed investment priorities elsewhere: As mentioned, Portland has extensive growth aspirations and infrastructure investment needs in its centers, corridors and

employment areas—where it will accommodate a large number of households and jobs, and produce more benefits to more people in the future.

Should any properties east of North Bethany area become either “urban” or undesignated, we urge you to recommend that Metro mediate a resolution to governance, preferably between cities. Such an agreement would specify who provides municipal urban services in a way that is both cost-effective and within an existing city. A similar sub-regional agreement already exists for areas south of HWY 26 between Portland, Beaverton and Washington Counties; Metro Urban Services Boundary Ordinance # 96-665C adopted March 6, 1997.

2. Bonny Slope East/East Laidlaw Road

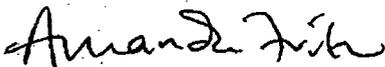
Multnomah County retained Portland and several subcontractor consultants to prepare a Concept Plan for Bonny Slope West to fulfill a UGB expansion decision made by Metro in 2002. After a very collaborative process with your staff, Portland has concluded it is not cost-effective for the city to provide or coordinate urban services to this location, and accordingly recommends “Bonny Slope East” also known as East Laidlaw Road area be designated as “rural.”

Again, on behalf of the Portland City Council, we want to thank you for the opportunity to comment.

Best regards,



Mayor Sam Adams



Commissioner Amanda Fritz
City of Portland

Cc Susan Anderson, BPS, City of Portland
Joe Zehnder, Chief Planner, City of Portland
Portland Planning and Development Directors
Chuck Beasley, Multnomah County Senior Planner



OFFICE OF MAYOR SAM ADAMS
CITY OF PORTLAND

Oct. 16, 2009

CORE – 4 Members
Attention: John Williams, Metro Staff
METRO
Planning and Development
600 NE Grand Avenue
Portland, OR 97232

RE: Urban and Rural Reserves Comments

Dear CORE – 4 Members:
Kathryn Harrington, Metro Councilor
Jeff Cogen, Multnomah County Commissioner
Tom Brian, Chair, Washington County Commission
Charlotte Lehan, Clackamas County Commissioner

Thank you for your leadership and public service to the Reserves Steering Committee over the past year. I have been impressed by your hard work and commitment to lead an unprecedented process to guide the region's future over the next 40-50 years. I have been equally impressed by your willingness to listen and respect diverse opinions as you deliberate.

Portland is poised to be the center of America's sustainable economy in the twenty-first century. The City's future leadership is built on a long tradition of excellence in planning and a heritage of conservation and stewardship of our natural environment. The bold decisions made decades ago – to create an urban growth boundary, to invest in light rail rather than additional highways, to acquire our green spaces as a region rather than piecemeal – have given this region a head start over other cities and regions across the country. It is in this context, looking to the next century, that we must approach the designation, location and size of urban and rural reserves. In so doing we must also take into account the importance of the urban growth boundary, the regional transportation plan, and the upcoming work on new ideas for a regional investment strategy.

The decisions we make in the coming months will, in very real ways, shape the community we all share for generations to come. The future of Portland's economy, environment and community all depend upon and leverage our authentic and unique sense of place.

I respect the wisdom and foresight of this process. Even the fact that we are having these long-term planning discussions now puts us in the forefront of American land-use and community planning. It is with this respect for the process that I advocate my city's position on reserves, built on the Metro Chief Operating Officer's three pillars:

1. MAKE THE MOST OF WHAT WE HAVE – We must first invest to maintain and improve our existing communities. This means adopting an integrated regional investment strategy focused on centers, corridors and employment areas. It also means getting the most out of the transportation system we already have by repairing and maintaining our existing systems, employing market incentives and pricing strategies, and investing in smart technology solutions.

We have not found a way to effectively fund infrastructure on new land as we struggle with widening gaps inside the existing Urban Growth Boundary. Portland has embraced the Region 2040 Plan and we work hard to direct our scarce infrastructure funds to our centers and corridors that are part of the 2040 Plan.

- Portland will need to invest \$136 million per year over the next 10 years to keep its infrastructure in good repair (that's 25 to 40% more than is currently spent)
- If current rates of investment continue, the City will likely invest another \$17 billion on infrastructure between 2010 and 2030, only slightly less than the current value of our entire infrastructure system (\$22 billion).

2. PROTECT OUR URBAN GROWTH BOUNDARY – To the *maximum extent possible*, ensure that growth is accommodated within the existing boundary. As The COO aptly points out, the region has only used 5 percent of the 28,000 acres added to the UGB in the past decade or more. And experience has shown us that, once land has been designated as “urban,” it is highly unlikely that designation will be undone.

Portland's recently adopted Five-Year Economic Development Strategy sets a new direction with initiatives relevant to the issue of land-use planning. Those initiatives include protecting Regionally Significant Industrial (RSIA) land, assembling large employment sites, and redeveloping brownfield sites. All these initiatives contribute to containing growth within the existing boundary while creating a healthy economic environment.

Though Portland is the largest city in the state, Portlanders have a deep appreciation not only for the city they live in but also for surrounding forest and farm land that encircle the region. Designating future urban reserves forty to fifty years in advance carries risks to these precious resources and to the city's redevelopment efforts.

3. WALK OUR TALK – Be accountable for our actions and responsible with the public's money. We must ensure that public investments are consistent with the public's values and priorities. And, to hold ourselves accountable to the public on those investments, we must develop and adopt performance targets based on the region's six desired outcomes.

As Portland and Multnomah County move forward with our ambitious but essential Climate Action Plan, we will be asking residents in our communities to take even greater steps to reduce their emissions and live a more sustainable lifestyle. As we ask our citizens to take personal responsibility for their footprints, we as regional leaders must make sure our policies align accordingly.

We share the values and objectives embodied in the COO's three pillars, and with these in mind, I ask the members of the CORE 4 to accept Portland's recommendations to the Reserves Steering Committee.

First, as we move forward to finalize our work, we should not lose sight that the region's investment strategy will have a huge effect on both the Reserves decision and the decision on the Urban Growth Boundary. We haven't factored in new investments and changes to financing mechanisms, such as additional Urban Renewal Areas along High Capacity Transit corridors or future streetcar alignments – and the impact that can have on leveraging additional public and private investment that create vibrant and sustainable neighborhoods and business districts. Future public and private investments in freight movement and access to industrial areas will also need to be considered. Portland welcomes the opportunity in the coming months to explore new ideas for infrastructure funding.

Second, in terms of “urban” reserves, we should stay on the conservative side of the 40-50 year planning horizon. This means:

1. We should focus on 40 years;
2. We should focus on the bottom of the middle one-third of the forecast, and,
3. We should commit to revisit the urban and rural reserves every 20 years to recalibrate.

The city has participated in the Multnomah County Reserves process throughout. My staff in the planning, development and service bureaus has studied carefully the county and COO recommendations for the unincorporated areas of Multnomah County in the Northwest Hills near Forest Park. As I have outlined, the city has many other priorities to plan and invest in our existing centers, corridors and employment areas. Making public investments in these existing areas will be far more cost-effective than trying to pay for services and govern relatively small residential enclaves in a difficult geography amid other resource values and natural features. Portland can deliver far more benefit for its citizens and the region if we focus on producing more housing and employment opportunities that create sustainable neighborhoods and business districts within our borders.

Our region is, for all intents and purposes, a living experiment in smart land-use planning. Following a very cautious approach is what any smart business would do in the face of so many uncertainties. Being cautious will minimize risks to our agricultural industry, our downtown cores, and our neighborhood communities. Being cautious will also avoid diluting Portland's redevelopment efforts and those of our neighboring cities.

Sometimes it is hard to imagine that the lifestyle of future generations will undoubtedly be very different from the lives we lead today, but how we plan today for tomorrow's long term future has consequences. Over the next 20 to 40 years, the following trends are likely:

- Higher energy costs
- Carbon taxes or cap and trade regulations
- Only 20% to 25% of households will have 2 parents and kids at home
- An aging population
 - with advanced health care extending life expectancies to beyond 90 or 100.
 - with demands for services that are easily accessible by public transit, or within walking distance.

Portland is well-positioned to meet the demands that the future is sure to bring. Recent statistics show us that we have proven a strong track record of responding well to the marketplace and its demands over the past several years.

Last year, about 50 percent of all housing starts were in the City of Portland. This is a much higher trend than expected and a trend that goes back 15 years. Trends have changed since the 1970's, 80's and 90's, a period that saw huge growth in Washington and Clackamas counties. Since the mid-1990's, Portland has

captured more than 35 percent of all regional housing starts. About two-thirds of this housing is built in the city's designated centers, mainstreets, light rail station communities and corridors. In the past 20 years we have grown by almost 50 percent from about 400,000 to nearly 600,000. Our investments in centers, mainstreets and station communities have paid off. And we have significant additional capacity, able to accommodate 140,000 households without up-zoning a single parcel.

The city and the region's corridors as designated on the 2040 Growth Concept map hold great potential for redevelopment as investments in transit, bike, trails, sidewalks and pedestrian access improvements are made over time. Portland has over 50 miles of mainstreets and over 75 miles of corridors.

The region has selected two new priorities for future HCT extensions along the Powell Corridor and the Barbur/99W Corridor. Both of these present significant redevelopment potential by supporting the market to redevelop key opportunity sites to transit and pedestrian-friendly uses.

The Portland Streetcar Framework has identified over 70 miles or near term and potential future streetcar corridors. The city's track record of strategic transportation investments and incentives has the potential to leverage public and private redevelopment along these corridors. Our nation's leaders have taken notice and shown a willingness to have Portland continue to serve as a national model by making a commitment to significant funding contributions. When coupled with local and regional investments, the corridors are likely to contribute significantly to the vitality of neighborhoods, business districts, and sustainable communities that Portlanders desire.

Finally, it is essential to the health of the region and Portland's industries and industrial sites to maintain and grow a healthy working harbor. We are committed to cleaning up, over time, our brownfield sites – and consolidating and assembling adjoining parcels to provide larger sites. Opening up huge tracts of otherwise excellent agricultural land for industry, when we have land with services already in the UGB – doesn't make sense from a regional investment point of view. The vast majority of our jobs are created through the growth of small businesses. We need to nurture and retain those companies while attracting others.

I appreciate the opportunity for public comment and applaud your leadership and the wisdom and foresight of this process. The legacy we have inherited from those who preceded us is our region's greatest asset. Building on that asset to plan for our region's green future is the legacy we leave for the generations to follow.

Sincerely,



Sam Adams
Mayor, City of Portland

DEB
ASKED IF
GO HE COULD
TO REP CITY OF
GRESHAM
#3

9:56a

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

* NEEDS TO
LEAVE @ 11am

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

MEETING DATE: 12/10/09

SUBJECT: Urban / Rural Reserves recommendation

AGENDA NUMBER OR TOPIC: R-5

FOR: AGAINST: _____ THE ABOVE AGENDA ITEM

→ NAME: Ron Papsdorf, City of Gresham

ADDRESS: 1333 NW Eastman Pkwy

CITY/STATE/ZIP: Gresham, OR 97030

PHONE: _____ DAYS: 503-618-2806 EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

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:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

4

10:32a

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: 12/10/09

SUBJECT: URBAN Rural Resumes

AGENDA NUMBER OR TOPIC: _____

FOR: x AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Carl Hostetker

ADDRESS: Metro - \$600 NE Grand

CITY/STATE/ZIP: Portland OR 97212

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: Maps

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.

#5

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: 12/10/09

SUBJECT: Urban and Rural Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Desai Strader, Washington County Board of Commissioners

ADDRESS: One Main Street

CITY/STATE/ZIP: Hillsboro, OR 97124

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: Straderd@gmail.com FAX: _____

SPECIFIC ISSUE: _____

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:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#6 è #7

9:22a
3

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

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

MEETING DATE: 12/10/09

SUBJECT: Urban, Rural Reserves

AGENDA NUMBER OR TOPIC: R-5 Urban Reserves

Urban FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Robert Liberty & ROD PARK

ADDRESS: 600 NE Grand Ave Metro Councilors

CITY/STATE/ZIP: Portland OR 97232

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

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:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#8

9:29am

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: 12-10-07

SUBJECT: Rural Reserves

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Scott Rosenlund

ADDRESS: 5900 NW Cornell Rd

CITY/STATE/ZIP: Portland Or 97210

PHONE: _____ DAYS: _____ EVES: 503-292-2022

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

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:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#9

9:33am

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: 12-10-09

SUBJECT: Urban / Rural Reserves

AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Thomas J. VanderZanden

ADDRESS: 15903 N.W. Logie Trail

CITY/STATE/ZIP: Hillsboro, OR 97124

PHONE: _____ DAYS: 971-212-3162 EVES: _____

EMAIL: tvz@conitergroup.com FAX: _____

SPECIFIC ISSUE: UR-1

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:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

**BEFORE THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS
DECEMBER 10, 2009 URBAN AND RURAL RESERVES**

My name is Thomas J. VanderZanden residing at 15903 NW Logie trail, Hillsboro, Oregon, 97124. I represent the East Bethany Property Owners Collaborative comprising seven owners and about 400 acres of property just east of the current UGB and contiguous to current residential development in Washington County. I have 40 years of experience in government and land-use planning and my family operates large farming enterprises in Washington and Multnomah Counties.

Let me start my testimony by being very clear...I am dumfounded. This process has been going on for nearly two years and it was legislated to be a novel effort to meet our long term (40 to 50 years) urban land needs in a more comprehensive way than allowed under the older more stifling UGB process. In meeting the objectives of SB 1011 we were going to protect important habitats and "foundation" agricultural land, and create "great urban communities". On the west edge of Multnomah County the balancing of these objectives have simply not yet been achieved. Very little consideration has been given to protecting the hillside area with anything other than leaving it all the way it is. Creative public/private partnerships were never given fair an open consideration in your process to this point. Even the Metro COO Report opens the door for a new approach to such areas yet your process closed out novel ideas and "on the books" approaches aimed at protecting the hillsides.

But, more egregious is the notion the UR-1 may not be designated urban reserve. This relatively small piece of land has been deemed suitable for urban reserve designation by your advisory committees. It has been identified as "conflicted" by the Oregon Department of Agriculture, it is laced with exception land, it is not steep hillside property, nor does it contain high value habitats. It is easy to serve with urban infrastructure and is within walking distance to the Bethany Town Center and the Portland Community College Rock Creek Campus. If this property is omitted from urban reserve consideration then it will be evident that the standards applied in Multnomah County were dramatically variant with those applied in Washington County. SB 1011 establishes a consistent standard for all to apply. In short, a legal remedy will become necessary to correct the obvious imbalance should UR-1 not be given an urban designation.

To have no urban reserve designation on the western edge of Multnomah County is unsustainable. This area provides unequalled opportunity to create a "great community"...one that is easy to serve with infrastructure and is close to existing and new jobs. Should Multnomah County simply designate no urban reserves on its western edge you will have ignored SB 1011 and invited a legal challenge.

In summation I strongly urge you to become more regional in your approach and designate UR-1 as urban reserve and provide for open consideration of a different approach to the hillside areas.

Respectfully, Thomas J. VanderZanden

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: 12-10-09

SUBJECT: Urban/Rural Reserve Designations

AGENDA NUMBER OR TOPIC: R-5

FOR: AGAINST: THE ABOVE AGENDA ITEM

NAME: Beverly Klock, Klock Farm

ADDRESS: 931 NE. Salzman Rd.

CITY/STATE/ZIP: Corbett, Or. 97019

PHONE: DAYS 503-695-5882 EVES: (same)

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: PROTECTION of Agricultural / Sm. Farms Land.

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:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#11

9:52a

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: 12-10-03

SUBJECT: RS

AGENDA NUMBER OR TOPIC: _____

FOR: RS AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Katherine M Blumenkron

ADDRESS: 14421 NW Springville Rd

CITY/STATE/ZIP: Portland, OR 97229

PHONE: DAYS: 503 646-6054 EVES: 503 297-1424

EMAIL: kblumenkron@hotmail.com FAX: 503 646-6052

SPECIFIC ISSUE: Urban reserve

WRITTEN TESTIMONY: letter & map & signatures

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.

December 7, 2009

Multnomah County Board of Commissioners
c/o Chair Wheeler
501 SE Hawthorne Blvd., Suite 600
Portland, OR 97214

Re: Urban Reserves and Greater Bethany

Commissioner Wheeler and Members of the Board,

The attached map identifies owner support for Urban Reserves in Greater Bethany, for lands found within both Multnomah County and Washington County. Individual parcels have been identified where property owners have shown their support verbally or in writing, for an Urban Reserve designation on their specific parcel. Owners of property shown in light and dark orange adamantly support a significant Urban Reserve area within Greater Bethany. Discussion and agreement areas UR-1 and UR-B have been outlined consistent with current Core 4 mapping as provided by Metro.

We, the property owners in support of an Urban Reserve designation, understand that Urban Growth Boundary expansion into these areas will require future annexation into a city. Furthermore, it is understood that an Urban Reserve designation does not signify that inclusion into the Urban Growth Boundary is imminent. As significant investments in Greater Bethany are on the horizon, we think that it would be poor planning to not recommend this area for an Urban Reserve.

Some specifics regarding the attached map:

- Property owners representing 262 acres within the 464 acre UR-1 hereby request an Urban Reserve designation. An additional 88 acres found within UR-1 are identified as exception lands, which are lands first targeted in a typical UGB expansion.
- Property owners representing 317 acres within the 417 acre UR-B hereby request an Urban Reserve designation.
- Property owners representing 756 acres within Greater Bethany outside of areas UR-1 and UR-B hereby request an Urban Reserve designation.

In total, more than 30 property owners representing in excess of 1,300 acres are hereby requesting that the Multnomah County Board of Commissioners recommend a large Urban Reserve in Greater Bethany. As you can see, we represent a substantial ownership block within Greater Bethany, a large piece of which is in Multnomah County.

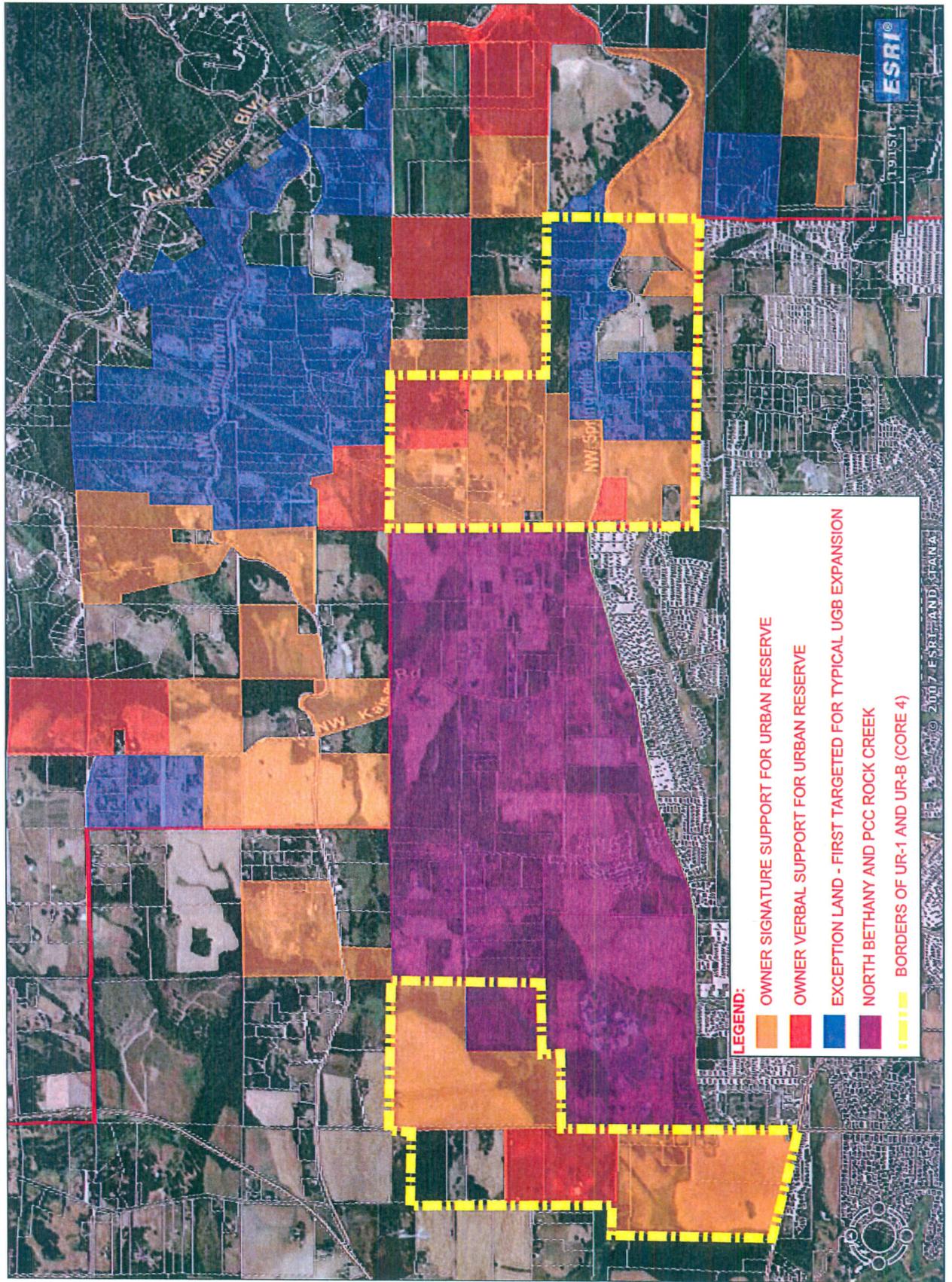
Sincerely,

SEE ATTACHED SIGNATURE LIST

ATTACHMENTS:

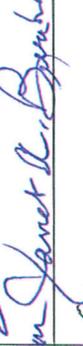
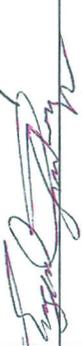
1. *Visual demonstration (map) of where ownerships are located*
2. *Signature list of Greater Bethany owners in support of an Urban Reserve designation*

Support for Greater Bethany Urban Reserves – 12/7/09



Owner Support for Urban Reserves in Greater Bethany

Summary	Signatures found herein are provided as an attachment to the December 7, 2009 letter pertaining to support for Urban Reserves in Greater Bethany
Action petitioned for	We, the undersigned, are the owners of land within Greater Bethany that support an Urban Reserve designation

Printed Name	Signature	Address	Acreage	Date
Robert Zahlen		13957 NW Springville Rd Portland, OR 97229	36 A	12-4-09
JOHN Burnham		14419 N.W. Springville Rd, Portland, OR	115A	12-6-09
Janet A. Burnham		14419 N.W. Springville Rd, Portland, OR	115A	12-6-09
Loren Burnham		Springville Road 97229 14417 NW Springville Rd, Portland, OR	115A Acres	6 Dec. 09
DOROTHY FRETLOW		14425 NW Springville Rd, Portland, OR	37.6	12-6-09
DAVE Blumenkron		14421 NW Springville Rd, Portland, OR	39.5	12/6/09
Kathy Blumenkron		14421 NW Springville Rd, Portland, OR	39.5	12/6/09
Robbi Fretlow		850 SE Paul Corvallis, OR 97333	130 Ac	12/8/09
Dale Burges		7548 N. Charleston Blvd, Portland, OR 97217	84 Ac	12/8/09
Eugene A. Zinsberg		16875 NW Commercial Rd. Astoria, OR 97103	65 Ac	12/9/09
JIN PARK		13555 NW Laidlaw Rd. P.O. Box 97229, Portland, OR	130 Ac	12/9/09

Owner Support for Urban Reserves in Greater Bethany

Summary	Signatures found herein are provided as an attachment to the December 7, 2009 letter pertaining to support for Urban Reserves in Greater Bethany
Action petitioned for	We, the undersigned, are the owners of land within Greater Bethany that support an Urban Reserve designation

Printed Name	Signature	Address	Acreage	Date
Vern Dysle		6015 N.W. 185 th Pk. OR. 97229	86	12/4/09
MYRNA DYSLE		6015 N.W. 185 th Parkway Dr. 97229	86	12-4-09
ANDY HUSERIK		14715 N.W. OLD GERMANTOWN RD	22.5	12-4-09
FLOREN HAMMACK		14345 N.W. GERMANTOWN RD	26	12-4-09
Robert Simmons		14575 N.W. GERMANTOWN Rd	50	12/7/09
A.H. Arenz		8707 NW Kaiser Rd 97231	19.8	12/7/09
Jimmy MORRE		8708 N.W. Kaiser Rd 97231	37.79	12-7-09
VIRGINIA E. RYSTADT		12449 NW SPRINGVILL RD 97229	40	12-8-09
SARAH J BAKER		Barker Property/Muir 13493 NW Countryview 97229	62	12-9-09
JOSEPH KASDEBO		725 S.W. VIEWMONT DR. 97225	55	12-10-09
Ari-Candy Jurechule		17933 NW Evergreen Parkway Beaverton, OR 97006	38	12-9-09

#12

9:54a

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: 12/10/09

SUBJECT: Rural Reserves

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Cherry Amabisca Cherry Amabisca

ADDRESS: 13200 NW Bishop Rd

CITY/STATE/ZIP: Hillsboro OR 97124

PHONE: _____ DAYS: 503647-5334 EVES: _____

EMAIL: amabisca@helvetia.us FAX: _____

SPECIFIC ISSUE: Areas 5, 6, 7

WRITTEN TESTIMONY: see attached

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

FROM: Cherry Amabisca
Save Helvetia

DATE: December 10, 2009

TO: Chair Wheeler and Multnomah County Commissioners

RE: Rural Reserves for Areas 5,6,7

My name is Cherry Amabisca. I live at 13260 NW Bishop Road, Hillsboro, OR 97124. Today I am representing Save Helvetia, a citizens' group whose goal is to protect all land north of Highway 26 as RURAL RESERVES. This land spans both Multnomah AND Washington Counties. As part of our outreach efforts, you have received 427 letters from people eloquently requesting rural reserves for the area north of Highway 26. We have also forwarded 1,028 petitions to Metro signed by citizens who endorse rural reserves for north of Highway 26. *Over half of all letters and signed petitions are from Multnomah County residents.* We believe that this response from Multnomah County residents makes a strong statement about protecting Foundation farmland and forest lands in the West Hills, Forest Park and the greater Helvetia area.

One reason many of us are advocating for Rural Reserves for these areas is because the Undesignated category does not provide the certainty to protect these natural resources. In Helvetia, we have had to fight a number of battles against projects that would destroy the natural resources found north of Highway 26: In the 80's we fought against a men's prison and four landfills. In the 90's we fought against a women's prison and a "lamb fill" (the plan was to ship dead sheep carcasses from New Zealand and bury them in Helvetia).

In light of the widespread support for Rural Reserves north of Highway 26, we encourage you to designate Areas 5, 6 and 7 as Rural Reserves as recommended by the CAC and as endorsed by the Planning Commission. Since Sauvie Island is recommended as Rural Reserves, it certainly follows that the West Hills have the equivalent value to the thousands of people who enjoy them on a daily basis as they view them from Highway 26 and drive through them on Highway 30. As Representative Mitch Greenlick writes in his letter of November 16, 2009, endorsing Rural Reserves for the area north of Highway 26, "The Tualatin Mountains are part of the region's identity, a landmark visible for miles and from many directions...The West Hills are not suited for urban development." To best protect the interconnected wildlife corridor that spans Multnomah and Washington counties, please designate Areas 5, 6 and 7 as Rural Reserves.



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: 12.10.09

SUBJECT: Urban - Rural Reserves

AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: X THE ABOVE AGENDA ITEM

NAME: Dale Burger

ADDRESS: 7548 N. Chauncey Blvd Portland OR 97217

CITY/STATE/ZIP: Portland OR 97217

PHONE: _____ DAYS: 503 978 0103 EVES: _____

EMAIL: burger_dr@msn.com FAX: _____

SPECIFIC ISSUE: Designation of Map 7a-7b as undesignated

WRITTEN TESTIMONY: Attached

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

December 10,2009C
7548 N Chautauqua Blvd.
Portland, Or 97217
Dale Burger

Multnomah County Commissioners
Commissioner Cogan

Re: Recommendation to designate the west hills area between Skyline Blvd. on the East and the Washington Co. line on the west and Cornelius Pass road on the North and the east-west Washington Co. line forming a southern boundary as Urban Reserve. This includes map 7a and 7b or UR-1 on new Washington Co. reserve maps.

I represent Burger Farms LLC. We have 84 acres bordering the Urban boundary of Washington Co. A housing development has homes constructed within a few feet of our fence line and CWS has a sewer line that terminates at that same fence at about the 650 foot elevation. I was a member of the CAC for Multnomah County. I disagreed with the recommendations of the committee with regards to the area West of Skyline Blvd and East of the Washington County now designated as UR-1. I feel that it should have been designated as urban reserve. The designation of undesignated is the worst possible outcome for all concerned. This will devalue the land due to the uncertainty of eventual usage. It will be even more difficult to get funding for farming or to sell the land at a reasonable price. I would encourage you to change the classification to urban reserve for the following reasons.

Development of communities in this area will free up prime farm land in Washington Co. Since Washington Co. has reconsidered the urban designation of much of the land north of highway 26 there will be an increased interest in the above mentioned land for urbanization. Development of communities in this area will help support the investment Washington Co. will make in developing the transportation grid and infrastructure planned for the North Bethany project.

A designation of urban reserve would encourage Metro to plan improved transportation corridors through this area to accommodate the projected growth of Washington Co in the next 50 years. The roads are presently inadequate for the amount of traffic to Rock Creek PCC and the employment opportunities in the Hillsboro and Beaverton areas. Without improvements in transportation, I believe that many from the present city of Portland will want to relocate in Washington Co to take advantage of the projected higher salaries and more numerous job opportunities.

Most of the land under consideration has been classified as conflicted land by the Oregon Farm Bureau, and the Oregon Department of Agriculture.¹ It is rated as such due to a number of factors. It is surrounded by housing developments newly built, and in different stages of planning. It is conflicted due to the erosion of the farming infrastructure. The feed mills are gone, along with the stock yards. The dairy herds are all gone; they supplied most of the feeder stock for the beef industry. Many of the small farms that had shared equipment and labor have been subdivided into small acreages, and are no longer in operation. Small tractors and horse drawn equipment have been replaced with large expensive equipment that can only operate efficiently on larger parcels of land. Grass is the major crop. You use grass for pasture or hay. Producing hay does not pay for the cost of harvesting. Raising beef is not profitable at this time, and may cause liability risks due to the close proximity of homes. The timber lands are compromised by Metro's title 13 restrictions which forbids the cutting of timber within 300 feet on either side of creek beds and by parceling of larger tracks into small 2 to 10 acre tracks. This area has demonstrated a high degree of desirability for family homes. Each time the urban boundary has moved west in this area people have quickly built predominately upscale homes.

¹ Metro," The Shape of the Region-Supporting Agriculture Protection, Natural Areas, Creating Great Communities", map and comments , Oregon Agriculture Department of Agriculture, p-16

#14

1005a

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: 12/10/2009

SUBJECT: RESERVES

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: JOE RAYHAWK

ADDRESS: 15248 NW GERMANTOWN ROAD

CITY/STATE/ZIP: PORTLAND OR 97231

PHONE: _____ DAYS: 503 289 0744 EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: SUPPORT RURAL RESERVES DESIGNATION FOR AREAS 5, 6 & 7

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.
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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.

Title: Testimony for Multnomah County December 10, 2009

Author: Joe Rayhawk file: ...MC_20091210_JoeRayhawk.rtf

My name is Joe Rayhawk. My wife and I operate a horse stable on 30 acres at 15248 NW Germantown Road in Area 6.

I am here to support the recommendations that Area 6 be Rural Reserves and strongly oppose leaving Area 7 as undesignated. I also recommend that all of Area 5 be designated as Rural Reserves.

All of these are part of a wildlife and stream system that provide important benefits to the community as a whole. These benefits are very important, but I expect other folks to be emphasizing those aspects.

I will focus on issues as to why leaving Area 7 undesignated is a bad idea.

My wife and I are concerned about the Abbey Creek habitat and watershed. Those concerns led to me getting involved in crafting the new Goal 5 rules you are expected to approve next week. Significant parts of those rules were written based on my input to the planners and to the Planning Commission. Since the rules are being enacted in order to come into compliance with Metro, they cannot easily be changed.

Under those rules, Area 7 is going to have more protection as SEC-Stream and SEC-Habitat as long as it remains unincorporated than it would under the most optimistic projection of the West Forest Park Concept Plan.

That plan is dependent on there being willing sellers in upper Area 7 and because of the SEC rules, on the area being annexed by a city.

The concept is presented as being a way to protect Area 7.

I and many others do not think it would do so.

But, the first step would be reduce the protection because it will require incorporation.

Not a single landowner in upper area 7 has given testimony that they think the concept is a good idea or that they would be willing sellers.

Many have expressed in other forums that they are not interested in being annexed.

The West Forest Park Concept Plan is a bad idea and is a non-starter.

Although Areas 6 and 7 include Tier 1 acquisition areas for the Natural Areas program, there were no acquisitions until September when it became clear that Area 6 would be Rural Reserves.

Natural Areas can only pay for the land as though it is in Rural Reserves.

Owners of land in our area up until recently have had to assume

they might get the kind of Big Bucks that the folks in North Bethany may get or the implied

Big Bucks for transferring development rights to East Bethany.

Leaving Area 7 as undesignated will reduce if not eliminate acquisitions.

On a related note, large parcels in Areas 6 and 7 do not normally change hands except for death or foreclosure. Old farmers who want to retire cannot sell their land at the actual going rate without risking missing out on the Big Bucks. Most buyers cannot buy at anywhere near the UGB-land prices because banks will not provide mortgages. The current prices are huge increases over the prices at which the farmers' ancestors acquired the property and would provide a very comfortable retirement. In many cases, the old farmers are no longer actually farming.

There are bad aspects to that for the neighbors and for the community.

Leaving the area undesignated leaves the farmers in this bad state and will lead to the land being wasted.

My written testimony includes discussion of why actually urbanizing Area 7 is a bad idea.

Leaving the area undesignated increases the odds that this bad idea will come to pass.

Finally, as a citizen who has participated honestly and ethically in the public processes,

I am horrified that the proposed recommendations include leaving Area 7 undesignated.

This is contrary to recommendations of all formal citizen groups and the majority of direct testimony of citizens of the area. The only public advocates for this stand to make a lot of money.

I believe that the advocates have not acted honorably in the process.

The recommendation of leaving Area 7 undesignated does not appear to meet the standard of

government by the people or for the people.

Many people believe in these phrases from Mr Lincoln.

They are in fact not part of law, but of something larger and more important.

I believe that recommending Area 7 as undesignated is not good governance and will discourage citizen participation.

Please do what the factors and the majority of citizens suggest.

Recommend Areas 5, 6 and 7 as Rural Reserves.

Additional Input

I attended the last 10 or so CAC meetings and am familiar with the factors.

All of Area 5 and 6 and upper Area 7 meet the factors to be designated as Rural Reserves.

Lower Area 7, while not a slam dunk, actually does as well.

Clearly, it does not meet the factors needed for Urban Reserve.

And, I am convinced it never will.

And, because the factors embody considerable wisdom that it should never be bought into the UGB

I originally got involved in public processes when I determined that bringing my property and my area into the UGB was detrimental to the community. At the time I believed I was going to forego a possible \$10,000,000 gain if my land was bought at \$500,000 or more per acre seen in North Bethany.

I believed that development this far from where the jobs are with the inadequate funding of roads and schools would lead to many bad effects among which are unnecessary deaths and maimings from accidents and schools being overcrowded leading to children be damaged for their lifetime.

Let me focus on the road issues with respect to Area 7.

- 1) North Bethany will add 5000 homes. This will lead to 5000 more cars on the crowded roads between North Bethany and where the jobs are during rush hour. 5000 cars will take up 20 miles of road when they are stuck in traffic which they will be on the over-capacity roads. There literally is not enough room for them. Washington County does not have enough money now or in the foreseeable future to fix this issue. Indeed, they are \$200 Million short of funding the \$289 Million needed just to fix the roads immediately around North Bethany.
- 2) Area 7 if developed would add about 2000 homes. This computes out to 8 miles more cars. These would have to drive on many of the same overcrowded roads as the North Bethany folks.
- 3) Developing North Bethany is going to negatively impact the 15000 families that live south of North Bethany. Developing Area 7 would further negatively impact those families plus the 5000 of North Bethany plus more in the Cedar Mill area.

There has been input from developers about partial widening of some of these roads.

The actual plans fall far short of what is needed. The roads are bad now.

The net result of all planned fixes and the 5000 homes of North Bethany will be much worse conditions. At least 5 roads need to be widened to 5 lanes from the freeway to Springville Road. None are currently planned to be. Some of them should have been widened from the freeway to West Union/Thompson in 2000 when Bethany was developed.

We are still waiting (sometimes in traffic lines that take up back up the entire distance.

BTW: Clearly, Multnomah County has no ways (nor means) of contributing to the improvement of roads in Washington County.

Washington County on Tuesday reduced their recommendations for Urban Reserves down to 13000 acres. Area 7 if developed would be the equivalent of 500 acres.

The Washington County set includes more than 10,000 acres that are closer to jobs, will impact far less of the wildlife and streams and indeed farms and forestry than Area 7.

Detail: I am one of the newest owners of a large parcel in this area.

We lucked into the property when it went on sale out of foreclosure just before Christmas. We got our offer in the day after Christmas.

The speculators were snoozing.

As far as I know only one parcel over 20 acres in our immediate area has changed hands in the last 10 years other than through inheritance or foreclosure. The people who want to sell have been holding on hoping for the Big Bucks. I have spoken to 3 of the other 4 folks who acquired large parcels in my area. All of us want Rural Reserves. The fifth is a little unfriendly, but, since they spend way too much time on summer weekends practicing with their firearms, I am pretty sure they are not interested in annexed into a city.

Schools: North Bethany is adding 2 elementary schools and eventually a middle school. Currently, the children from the first 800 homes are attending overcrowded middle and high schools. Eventually, the 5000 homes will be sending kids to severely overcrowded high schools.

There are numerous reasons why leaving Area 7 undesignated is undesirable. Some are so obvious that it was a no-brainer for the Planning Commission to make the unqualified recommendation that no land near the UGB be left undesignated.

First, and less important, I have been participating in the process of creating the new Goal 5 rules that you are expected to approve next week. Some of the language in those rules is a direct result of my input to the planners and the planning commission.

=====

1) Natural Areas - Tier 1. First Acquisition in Area 6 and 7 in September AFTER Area 6 recommended for RR.
Acquisition under Natural Areas program is the only way to protect areas fully.

2) Goal 5 SEC-S/SEC-H
- Results of rules to be passed next week are that there are few if any development rights for any part of Area 7 as long as it is part of unincorporated Multnomah County.
- Annexation into Portland or Beaverton is extremely unlikely.
- New rules are being done to conform to Metro regulations.
They cannot be changed only by county action.

3) Roads
Wa County 2020 Capacity Map -
- Roads grossly overcrowded
- Wa county MSTIP projects of partial widenings are bandaids that 'fail' to fix problem that 90% of traffic is 'through' and effectively makes widening useless or function as congested feeders into the single lanes that actually go through.
NB: 5000 --> 20 miles of cars
As first 800 homes have come on-line, all of the roads between NB and jobs have experienced grid-lock at rush hour with backups from Thompson/West Union to the freeway. And not all 800 homes are occupied yet.
EB: 2000 - 8 Milles of Cars

4) Process
- All Citizens organizations have recommended Area 7 for RR
- All Citizen Organizations
- Advocates of UR are few and far between and appear to stand to make a lot of money.
- Upper area 7 clearly meets all the requirements to be designated as RR
- Lower
- The recommendation of Undesignated for Area 7 would not appear to be government by the people or for the people.

Despite our area and Area 7.1 being Tier I acquisition areas, the Natural Areas people have only now acquired their first parcel (on Kaiser North of Germantown)

Flag lot at: 10440 NW 160th.

The purchase was at done at \$11,000 per acre.

Very few parcels up here (Area 6 and Area 7) have changed hands since 2000 expect for deaths and foreclosures (including ours). We know of only one large parcel that may have changed hands voluntarily before the single Natural Areas acquisition.

Even that may have been a case of an old farmer who just wanted to retire and could not wait any longer for Area 6 to be bought into the UGB.

In essence, the banks will only finance to the \$10,000/acre number, but the landowners have dreams of \$500,000.

Many of the large landowners in Area 6 and 7 that have advocated against RR inherited their property from actual farmers. Perhaps they are wiser than those of us who have used our own money to buy farms and to invest in keeping them as productive agriculture entities. I would classify those folks as speculators, especially the ones who are letting their facilities run down and who no longer act as a good stewards of the land. In our case, we committed all of our retirement funds and equity from 24 years of home ownership to acquire our farm. We have spent more than \$100,000 in equipment and improvements to our property although some of that was profit from operations.

In case you feel sorry for long-term landowners:

Land in our area was priced at \$150/acre in the mid-1920s. Outside of the UGB, it is worth between \$10,000 and \$20,000 an acre as farmland. Going from \$150 in 1924 to \$10,000 in 2009 represents a compound growth rate over 5%. Not bad in an of itself. But up until recently, certainly for most farms into the 1980s and for those who actually farm or forest, owners were able to derive income as well. This makes land-ownership in Area 6 and 7 up until now a better deal than stocks or most other forms of investment. BTW: It is a near universal truth that ownership of productive land is almost always the best investment.

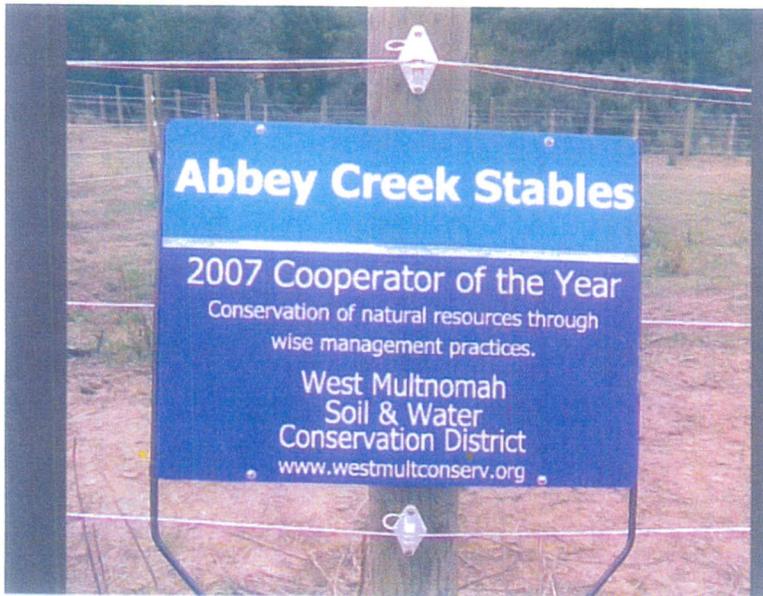
OTOH, land inside the UGB has recently gone at \$500,000 / acre. Indeed a portion of North Bethany was optioned at \$600,000/acre. \$500,000 after 24% taxes would be \$380,000. Invested at 5% in 'safe', this would yield \$19,000 a year in income.

I know of no crop, legal or otherwise, that is guaranteed to produce \$19,000 per year of profit. Especially with no risk and with no work. So, it is understandable why large landowners, especially older ones who

If left undesignated, the status will remain quo and many of the folks who inherited large farms will just end up hanging on to them essentially as speculators.



RAYHAWK FARM DECEMBER 2008



Abbey Creek runs into Rock Creek which runs into Tualatin River.

The whole system is ecologically challenged due to irrational exuberance of development in Washington County.

Yes, the phrase is meant to invoke a visceral response about the oncoming disaster of that effectively unregulated development.

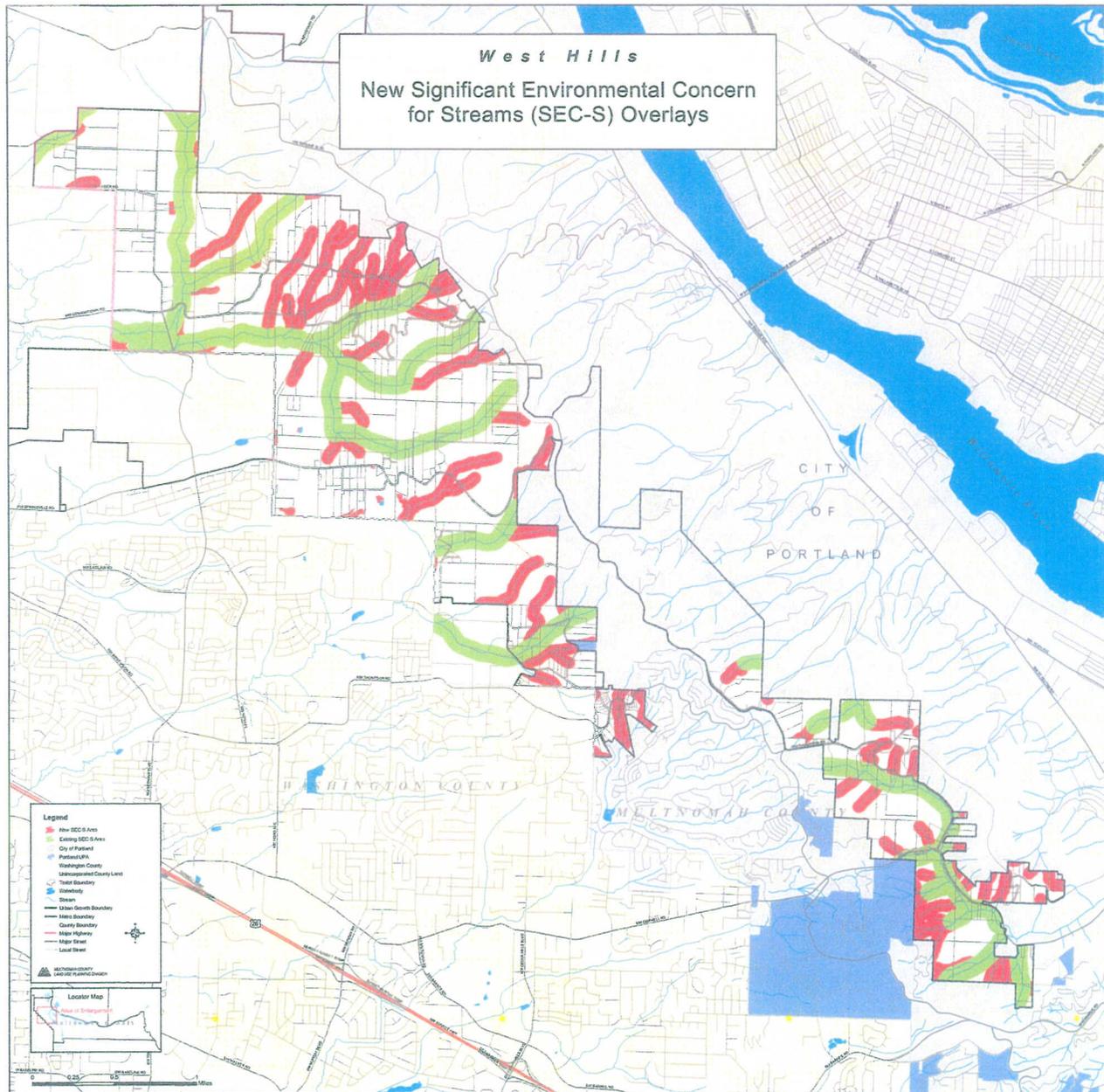
West Multnomah Soil and Water District the 2007 Cooperator of the Year is for federally and state funded ECREP project which required fencing off 50 feet on both sides of the creek, clearing invasive species and planting 7000 native plants.

My wife and I felt that sacrifice of the use of the land was morally necessary as responsible stewards

Reminders

- 1) Green is existing SEC-Stream
- 2) Red is new SEC-Stream
- 3) All of Area 6 and 7 covered by SEC-Habitat - This includes 480 acres of East Bethany

New rules will limit most undesirable activities unless covered by State Forestry Rules.
Neither rules nor West Forest Park Concept can effect Forestry practices.



AREA 6
\$11,000/ACRE

SEARCH THE SITE

brennan-hunter

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- HOME
- CALENDAR
- PLACES AND ACTIVITIES
- WASTE AND RECYCLING
- SUSTAINABLE LIVING
- PLANNING AND CONSERVATION
- PLANNING AND POLICY NEWS
- MAKING THE GREATEST PLACE
- LAND AND DEVELOPMENT
- TRANSPORTATION
- NATURAL AREAS, PARKS AND TRAILS
- MANAGING GARBAGE AND RECYCLING
- PLAN LIBRARY
- MAPS AND DATA
- GRANTS
- JOBS AT METRO
- VOLUNTEER
- GOING BUSINESS
- NEWS
- ABOUT METRO

Natural area acquisition updates

PLANNING AND CONSERVATION > NATURAL AREAS, PARKS AND TRAILS > ACQUIRING NATURAL AREAS > ACQUISITION UPDATES

Find out about new lands protected with funds from the voter-approved 2006 natural areas bond measure.

Upper Rock Creek tributaries protected including habitat along Abbey Creek

Metro secured its first acquisition in the Rock Creek Watershed and Greenway target area in September 2009 with the purchase of 20 acres on the edge of Portland. The land acquisition supports program goals by safeguarding water quality in the Rock Creek watershed and protecting upland wildlife habitat in the headwaters of Abbey Creek.

Located north of Germantown and Kaiser roads along the western flank of Forest Park, the new acquisition also protects a portion of the wildlife corridor connecting Rock Creek to the region's largest protected nature park. There is abundant evidence of elk on the property and in the nearby area.

Originally zoned as land for commercial forestry, the site was logged in 1995 and replanted with Douglas fir. Today the fir, combined with Western red cedar, big leaf maple and cottonwood, provide an intact forest canopy. Two small, year-round creeks collect water from larger, mostly undeveloped properties on the western slopes of the Tualatin Mountains and northern edge of Forest Park. Protection of the forest, creeks and riparian corridors on the property will help maintain water quality and wildlife habitat connectivity.

Metro, Portland and North Clackamas Parks and Recreation District team up to protect 10 acres of park land and improve water quality in Johnson Creek

Three local agencies, watershed advocates and area residents are celebrating the acquisition of 10 acres of park land along Johnson Creek in the Southgate neighborhood, one of the most park-deficient areas in the North Clackamas Parks and Recreation District. The property, purchased in August 2009 by Metro in partnership with the City of Portland and the park district, is located at Southeast 76th Drive, just outside of Portland's city limits in unincorporated Clackamas County and adjacent to the multi-use Springwater Corridor.

The property is degraded but still home to a few native plants including Western red cedar, black cottonwood and Oregon ash and provides some songbird and wildlife habitat. The City of Portland's Bureau of Environmental Services will carry out a significant habitat restoration project along the creek in 2010 as part of a sewer repair project. Restoration will include replanting the creek banks with trees and shrubs to improve water quality and provide habitat for wildlife including some of the native fish still found in Johnson Creek.

The North Clackamas Parks and Recreation District has been working for more than a decade to acquire additional park land in the Southgate neighborhood and plans to develop the site as funding allows. Funding for the acquisition was divided evenly among the three agencies. Metro's portion of funding comes from the voter-approved 2006 natural areas bond measure. North Clackamas Parks and Recreation District system development charges were used to fund the district's portion of the purchase.

Two new acquisitions push the current land acquisition program over the 1,000 acre mark

Two acquisitions in June 2009 – 63 acres in the Stafford Basin on Wilson Creek and 28 acres on Baker Creek – bring the total number of acres protected by Metro to more than 1,000 acres and include more than nine miles of stream and creek frontage. This adds to the 8,200 acres of natural areas protected with Metro's first voter-approved measure. In some places, Metro has added land adjacent to properties protected previously. In other places, like the Stafford Basin, Metro is working in new "target areas" to protect habitat that has previously had no public protection.

One-of-a-kind fen protected near West Linn

Metro secured the remainder of a rare fen located in the Willamette Narrows area near West Linn in 2009. Providing habitat to uncommon, varied and high-quality plant communities, the fen is a unique type of wetland that includes a shallow lake with a floating peat mat. According to the Oregon Natural Heritage Program, it is the only remaining fen of its kind in the Willamette Valley.

Along with the striking fen, the Metro acquisition includes large boulders and rocky piles overgrown with



- ACQUIRING NATURAL AREAS
- SELL OR DONATE YOUR LAND
- ACQUISITION UPDATES
- 2006 BOND MEASURE
- 1995 BOND MEASURE
- STORIES OF THE LAND
- RESTORATION
- PROTECTING HABITAT AND WATER
- PROJECTS IN YOUR COMMUNITY
- PLANNING FUTURE PARKS
- REGIONAL TRAILS AND REENWAYS
- CONNECTING GREEN

RESTORATION



Video: Restoration in action at Graham Oaks

What does it take to recreate rare habitat on a large scale? Watch a 2-minute video about Metro's effort to restore oak woodland habitat at the Graham Oaks natural area near Wilsonville...to the tune of more than 150,000 native trees and shrubs have been planted. [Go](#)

Metro
503-797-1700
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Technical Appendix B-1
Washington County 2020 Transportation Plan
Page 5 of 10

The major intersections and interchanges were reviewed based on forecasted volumes to identify locations that are expected to exceed planned capacity.

Forecasted (2020) PM Peak Hour Intersection Performance (Urban Area)

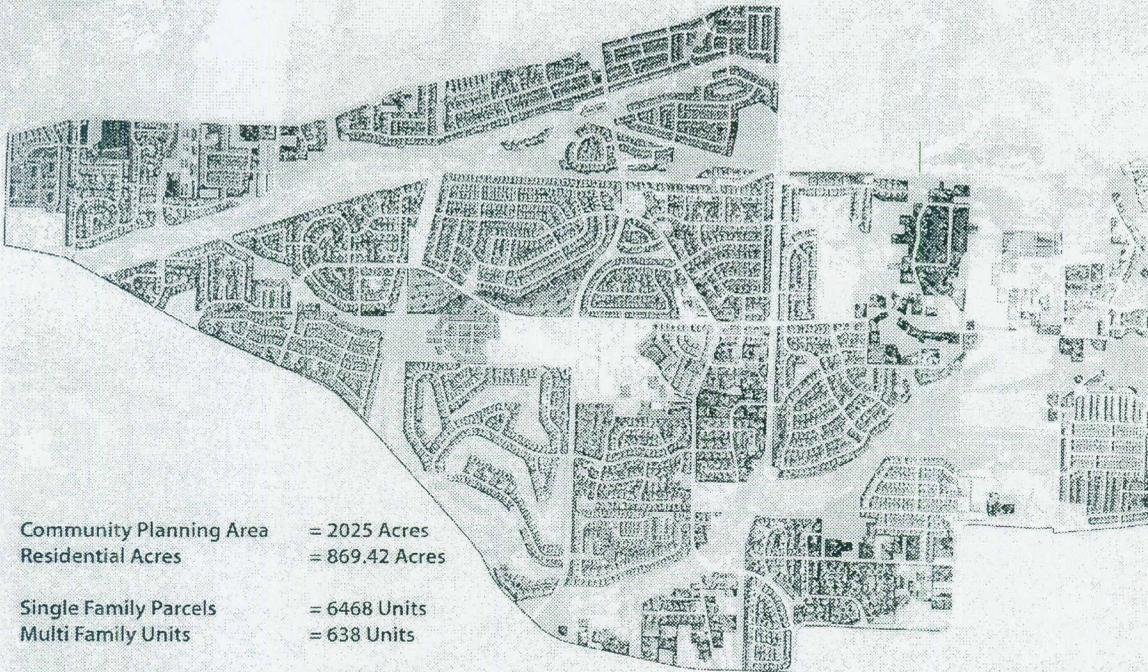
Intersection	No Build 2020		No Build 2020 w/ Intersection Improvements	
	Level of Service	Demand/ Capacity	Level of Service	Demand/ Capacity
Quince/Hwy 47/TV Hwy	F	1.30	E	1.40
10 th /Baseline	E	0.99	C	0.67
Cornelius Pass/Baseline	F	1.26	D	0.91
Cornelius Pass/West Union	F	1.19	D	0.98
185 th /TV Highway	F	1.31	N/A	N/A
158 th /Walker	F	1.30	D	0.96
Murray/TV Highway	F	1.20	N/A	N/A
Murray/Cornell	F	1.26	D	0.83
Scholls Ferry/Hall	F	1.18	D	0.76
Scholls Ferry/Murray	F	1.58	D	0.81
Hall/ORE 99W	F	1.34	F	1.20
ORE 99W/McDonald/Gaarde	F	1.20	E	1.01
72 nd /Carman	E	1.04	F	1.17
Boones Ferry/Tualatin-Sherwood	F	1.14	F	1.24
ORE 99W/Tualatin-Sherwood	E	1.07	E	0.99
185 th /West Union	F	1.35	F	1.47
185 th /Springville	F	3.20	C	0.98
Kaiser/Bethany	F	2.39	F	1.43
Bethany/Laidlaw	F	2.28	E	0.97
209 th /Kinnaman	F	N/A	B	0.89
198 th (South)/Kinnaman	D	N/A	A	0.65
198 th (North)/Kinnaman	F	N/A	C	0.81

Note: The 2020 Priority Scenario assumes an interchange at Murray/TV Highway and TV Highway/185th

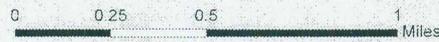
Visualizing Density

Bethany Community Planning Area
 Averaged Residential Density 8.2 units per acre

Areas Between North Bethany and Where the Jobs Are
 15,000 Housing Units



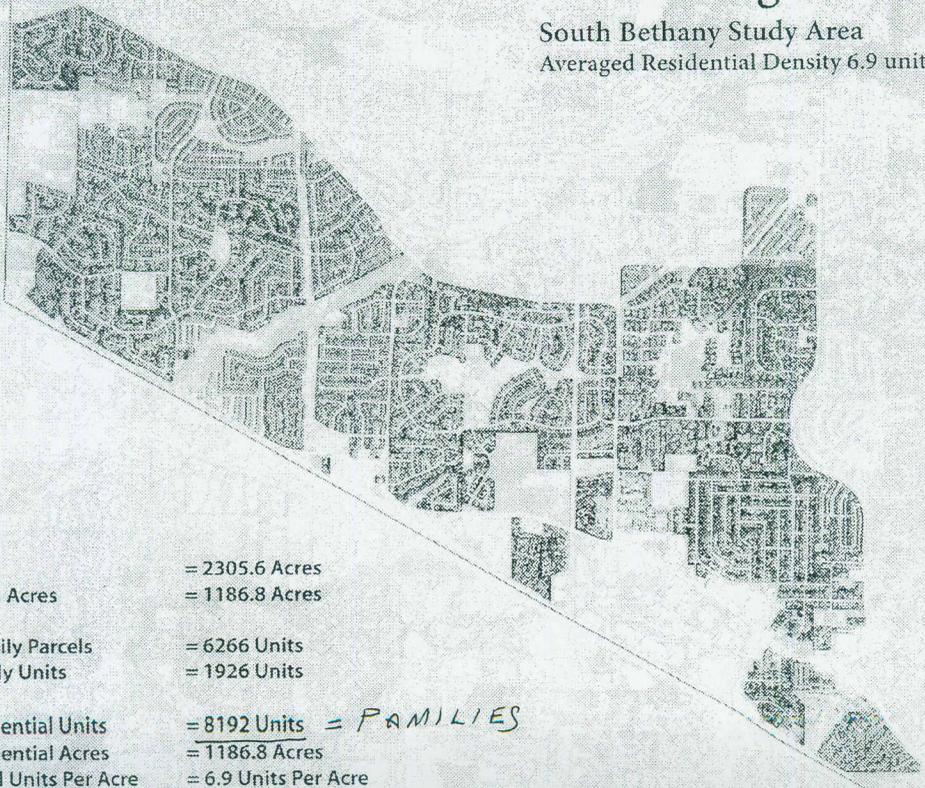
Community Planning Area	= 2025 Acres
Residential Acres	= 869.42 Acres
Single Family Parcels	= 6468 Units
Multi Family Units	= 638 Units
Total Residential Units	= <u>7106 Units</u> = FAMILIES
Total Residential Acres	= 869.42 Acres
Residential Units Per Acre	= 8.2 Units Per Acre



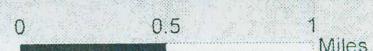
TOTAL 15000 FAMILIES BETWEEN NORTH BETHANY & WHERE THE JOBS ARE

Visualizing Density ARE

South Bethany Study Area
 Averaged Residential Density 6.9 units per acre



Study Area	= 2305.6 Acres
Residential Acres	= 1186.8 Acres
Single Family Parcels	= 6266 Units
Multi Family Units	= 1926 Units
Total Residential Units	= <u>8192 Units</u> = FAMILIES
Total Residential Acres	= 1186.8 Acres
Residential Units Per Acre	= 6.9 Units Per Acre



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: 12.10.09

SUBJECT: Urban and Rural Reserves

AGENDA NUMBER OR TOPIC:

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Matt Wellner

ADDRESS:

CITY/STATE/ZIP:

PHONE: DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: R-5

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:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#14

10:11

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: 12/10/09

SUBJECT: Barker property

AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Sandy Baku / Frank Walker

ADDRESS: 13493 NW Countryview way

CITY/STATE/ZIP: _____

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

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**.
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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.

#17

10114a

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: DEC 10, 2009

SUBJECT: URBAN/RURAL Revenue Proposal

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: YERK ANDREWS

ADDRESS: 13410 NW SPRINGVILLE RD.

CITY/STATE/ZIP: _____

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: - SENT IN VIA E-mail
ON TUESDAY DEC 8th

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.

#18

8:55a ①

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

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

MEETING DATE: 12.10.09

SUBJECT: Urban/Rural Reserves

AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Mark Clemons

ADDRESS: 1515 SE Water Ave

CITY/STATE/ZIP: Portland, OR 97214

PHONE: DAYS: 503-224-9560

EVES: 503-244-0837

EMAIL: MClemons@grpmack.com

FAX: _____

SPECIFIC ISSUE: _____

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:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

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: 12/11/09

SUBJECT: Reserves

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Susan Andrews

ADDRESS: 13410 NW Springville Rd.

CITY/STATE/ZIP: Portland, OR 97229

PHONE: DAYS: 5032926034 EVES: 5033307463

EMAIL: sgoldfield@aol.com FAX: _____

SPECIFIC ISSUE: Rural Reserves for the entire
West Hills Areas 5, 6 + 7

WRITTEN TESTIMONY: Submitted by email

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.

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: 12/10/09

SUBJECT: Urban Rural Reserves

AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Patricia Anderson

ADDRESS: 23208 NE Sandy Blvd

CITY/STATE/ZIP: Wood Village 97060

PHONE: _____ DAYS: 503 491-4784 EVES: _____

EMAIL: hideaway43@verizon.net FAX: _____

SPECIFIC ISSUE: CAC Recommendations

WRITTEN TESTIMONY: _____

Previously submitted

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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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.

#21

10/15a
①

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

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

MEETING DATE: 12/10/09

SUBJECT: Recommendations on rural/urban reserves

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: THE ABOVE AGENDA ITEM

NAME: Jerry Grossnickle

ADDRESS: 13510 NW Old Germantown Rd

CITY/STATE/ZIP: Portland OR 97231

PHONE: DAYS: 503-289-3046 EVES: 503-289-3046

EMAIL: jerrygbw@aol.com FAX: 503-283-1479

SPECIFIC ISSUE: Against proposed Resolution

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:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

Jerry Grossnickle
13510 NW Old Germantown Rd
Portland, OR 97231
Phone 503-289-3046
E-mail jerrygbw@aol.com

December 10, 2009

Multnomah County Board of Commissioners
Ted Wheeler, Chair
Deborah Kafoury
Jeff Cogen
Judy Shiprack
Diane McKeel

I would like to make a public process point concerning the proposed "undesigned" status for Area 7.

Metro's Old Process Flawed

SB 1011 was drafted partly out of frustration with the way UGB decisions were being made. The power to decide where urban expansion would occur was vested in Metro Council. With little or no formal role in the process, there was much grumbling by the counties, cities and neighborhoods affected by the decisions, which sometimes appeared arbitrary. As much as Metro tried to make the process seem transparent, with accessible staff analysis and public outreach, still the public perception was that the actual decisions were made by a handful of Metro Councilors behind closed doors, often at the last minute. The results were thus often surprising and sometimes inexplicably bad. It was easy to suspect that behind-the-scenes lobbying and deal-making had carried the day.

SB 1011 Process

So SB 1011 provided an alternative approach, where counties, at least, had a formal role in the process. They could select rural reserves and recommend urban reserves. To further protect against arbitrary decisions, a multi-tiered system was invented, with Citizen Advisory Committees at the base, providing in-depth analysis of the suitability of land to be designated either rural or urban.

Before the Board today is a proposal that is completely at odds with the suitability recommendations of the county's CAC. Why?

Rural Reserve Fits Area 7

It seems to me that the SB 1011 rural reserve language was drafted especially for the western slopes of the Tualatin Mountains, a rural area that still maintains a functioning natural ecosystem, with native elk, bear, cougars and all manner of wildlife. With the headwaters of the Rock Creek drainage, the steep forested slopes that merge into the valuable farmland at the base, this is an iconic landscape that contributes greatly to the sense of place of our region.

Compelling Need for Urban Development?

So again, why not follow the recommendations of the CAC and the Planning Commission? Is there a need for urban development in the County that is so compelling that it must occur even here, where it should not?

Reversal of County Policy Without Process

Or is there something going on behind the scenes, where the real decisions are being made by a handful of people outside the scrutiny of the public process? I urge you not to ratify this proposal, which would be seen not only as an inexplicable rejection of the CAC suitability recommendations, but also as a last-minute reversal of long-standing County policy supporting rural land-use in this part of the West Hills (the West Hills Rural Area Plan).

Abdicating Power

By designating this resource land as “undesigned” you would essentially lose control of what happens next. By refusing to declare a rural reserve, you are saying that the land is not worth saving as rural, and your role is finished. Inevitably the power you have abdicated moves to Metro, where the actual decision to urbanize will eventually be made. Now you have the power. Seize it and do the right thing.

Thank you.

Jerry Grossnickle

22

10/15
3

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10

SUBJECT: Reserves process

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Mollie Nelson

ADDRESS: 13512 NW Springville Ln.

CITY/STATE/ZIP: Portland OR 97229

PHONE: DAYS: 503 297-1534 EVES: _____

EMAIL: mollie.m.nelson@comcast.net FAX: _____

SPECIFIC ISSUE: Area 7 being included in RR
Area 5 too

WRITTEN TESTIMONY: Yes - attached

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

12-10-09

TO: Multnomah County Board of Commissioners

FROM: Ted and Mollie Nelson
13512 NW Springville Lane
Portland, OR 97229-1625
(503) 297-1534

A handwritten signature in cursive script that reads "Mollie Nelson". The signature is written in dark ink and is positioned to the right of the typed name and address.

SUBJECT: Written statement regarding Rural Reserves Recommendations

We are writing today with a sense of exasperation in reaction to your recently published recommendations and rationale for the reserve designations, specifically in Areas 5 and 7. We understand and appreciate the rural designation recommended for Area 6 (which geographically sits between Areas 5 and 7) but would like to see **ALL of Area 5 and 7 receive rural reserve designation** and feel confident that much of the same rationale used to designate all of Area 6 as rural reserve is suitable for the Areas 5 and 7 in the West Hills of Portland.

The exasperation comes from the fact that Area 7 is being left as undesignated and much of Area 5 as well. This process was designed to keep this very thing from happening. It was designed TO PROTECT foundation farm/forest land, natural features, wildlife habitat, headwater streams, recreational value, and sense of place — which describe the very nature of the landscape and make-up of Area 7. We have lived on a 5-acre parcel in Area 7 for 13 years and drive to town on the rural roads which are more suitable to bicycles than cars and our property has often been referred to as the “wildlife sanctuary” since we are ‘home’ to deer, owls, bobcats, and the migrating elk herds that pass through year after year. This, indeed, is a very special sense of place that can be shared by many people so close to major metropolitan Portland. Small farms growing produce, crops, nursery stock and the like are visited regularly by the city-dwellers who appreciate what our “West Hills” and “rural” Portland offers them. And recreation opportunities, as well, abound in this area. When looking specifically at Area 7 from the lower Springville area to the boundary of Forest Park, in addition to its natural features, it provides the perfect buffer between urbanization (currently existing right up to the county line in Washington County) and the beautiful natural resource we all treasure in Forest Park. This is the exact reason a RURAL RESERVE DESIGNATION is important – it protects these resources for current tax payers and residents, but more importantly for future generations to enjoy what we have come to appreciate about our area’s livability.

In addition, we have been writing letters, meeting with neighbors, following much of the work that has gone into the ‘reserves’ process, as well as providing personal testimony at countless meetings of the Citizen Advisory Committee, the counties, and Metro and cannot understand why the Board of Commissioners has disregarded the recommendations from the CAC and the planning commission to designate Area 7 as Rural Reserve.

Please honor the process and the well-researched recommendations of those who have been studying this issue. We urge you to PROTECT all of Area 7 and Area 5 with a Rural Reserve designation along with your current recommendation of RR for Area 6. We thank you and so do our children’s children.

#23

10:15
②

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

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

MEETING DATE: 12/10/09

SUBJECT: Reserves Rural ~~Urban~~

AGENDA NUMBER OR TOPIC: R5

FOR: AGAINST: THE ABOVE AGENDA ITEM

NAME: Mary Telford

ADDRESS: 13508 NW Springville Rd.

CITY/STATE/ZIP: Portland OR 97229

PHONE: DAYS: 503-432-8151 EVES: Same

EMAIL: mary@marytelford.com FAX: _____

SPECIFIC ISSUE: Areas 5 & 7

WRITTEN TESTIMONY: Attached

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

Dear Board Members:

On reviewing the Board's Reserve recommendations for Areas 5 and 7, we would urge you to reconsider. We are very sad to see that the recommendations ignore those of both the Citizen Advisory Committee and those of the Planning Commission. Also ignored were the input from many residents who live and farm in the affected areas and neighborhoods. Having lived in the area now called Area 7 since 1978 we have lived through countless re-visitations of this issue attending many meetings to make our views known. We are very tired of fighting Urban Growth Boundary expansion into an area which doesn't need or want any more urbanization.

We would like to re-emphasize our thoughts expressed at the October 15 Metro hearing. We feel that creating rural reserves close to the city will preserve vital habitat for the wide variety of animal and plant species already struggling to survive urban expansion as more obstacles are placed in their natural migration pathways. As the National Parks are now considered as America's Best Idea, so will be the Rural Reserves under consideration now. As developers with profit in mind fought nearly every proposed National Park, as acreage was considered, so do they now oppose the designation of rural reserves of the precious few acres of vital habitat remaining close to our cities.

We feel that the farmland now called Area 5 is more valuable to the public as animal habitat and farming and dairy land than as prospective development and sprawl. More and more Oregon citizens want to see where their food comes from and to buy at the source. This area is as important to wildlife migration patterns as is Area 7.

Not only will the reserves protect and nurture the plant and animal species, they will also provide much needed recreational, educational, and agricultural opportunities for our generation and those to come.

Please make the decision to create the Metro area's next "best idea", by designating Areas 7 and 5 as Rural Reserves.

Sincerely,

Mary and John Telford
13508 NW Springville Rd.
Portland, OR 97229

#24

10125a

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: Dec 10, 2009

SUBJECT: URBAN OR RURAL LAND STATUSES
Northwest Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: John BARNHAM

ADDRESS: 14419 N.W. Springville RD

CITY/STATE/ZIP: Portland, OR 97229

PHONE: DAYS: 503-292-5729 EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: For URBAN Reserve STATUSES

WRITTEN TESTIMONY: No

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
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.

#25

10:17a

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: Dec-10, 2009

SUBJECT: URBAN / RURAL RESERVES RECOMMENDATIONS

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: THE ABOVE AGENDA ITEM

NAME: JIM EMERSON ^{IN PART}

ADDRESS: 13900 NW OLD GERMANTOWN ROAD

CITY/STATE/ZIP: PORTLAND OREGON 97231

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

EMAIL: specheelake@hotmail.com FAX: _____

SPECIFIC ISSUE: AREA 7 IN THE WEST HILLS SHOULD
ALSO BE RURAL RESERVE

WRITTEN TESTIMONY: SUBMITTED ELECTRONICALLY LAST WK,
WITH CC. BOARD CLERK.

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.

#26

10/10/09

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: 12/10/09

SUBJECT: _____

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: DOHOPE S ORFANAKIS

ADDRESS: 18650 SW STAFFORD RD

CITY/STATE/ZIP: WAKE OSWEGO, OR.

PHONE: DAYS: 503-638-2889 EVES: _____

EMAIL: dee.orfanakis@comcast.net FAX: _____

SPECIFIC ISSUE: Rural Reserves

WRITTEN TESTIMONY: letter

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.

Dec. 9th 2009

Multnomah Board of Commissioners
501 SE Hawthorne Boulevard
Portland, OR 97213

Dear Commissioners & Reserve Steering Committee Members:

Slow Food Portland is a non-profit organization with over 500 members in the Portland metro area. Slow Food Portland is part of the global and national Slow Food movement that work toward a food system that is based on the principles of high quality and taste, environmental sustainability, and social justice – in essence, a food system that is good, clean and fair. Such a food system depends first and foremost on the availability of local farmland.

Slow Food Portland was the first chapter of its kind in the United States, founded in 1991 by local small business owners. Slow Food Portland, like its umbrella organization Slow Food USA, is a non-profit educational organization dedicated to supporting and celebrating our regional food traditions through programs and activities dedicated to defending biodiversity and building food communities. From the salmon in our local rivers to the produce at our farmers' markets and restaurants; from animal breeds and heirloom varieties of fruits and vegetables to handcrafted wine and beer, and farmhouse cheeses; these foods are a part of our cultural and geographical identity. They reflect generations of commitment to the land and devotion to the processes that yield the greatest achievements in taste.

These foods, and the communities that produce and depend on them, are constantly at risk from competing interests in and degradation of our farmland. Slow Food Portland therefore advocates for the central role and importance of agriculture in future land use decisions involving urban growth in the metro region. It is for this reason that we have been following the Urban & Rural Reserves Process closely.

Many of our members participated in the Reserves Open Houses and completed the online survey. We were pleased to see that the results of this public outreach broadly supported protecting working farms. With this in mind, we have written several times during the process to encourage the protection of the regions most valuable and threatened farmland with Rural Reserves. As the process draws to a close we are extremely concerned that over 25,000 acres of land – much of it Foundation Farmland – is still being considered for Urban Reserve in the Metro region.

In Multnomah County, the Reserve Citizen Advisory Committee (CAC) recommended Rural Reserve for all of the Foundation Farmland south of Troutdale and urged restraint east of Gresham. We have serious questions about why you have chosen to disregard these recommendations and instead add over 1000 acres of Urban Reserve in that part of the county?

Multnomah County has historically contributed a tremendous amount of prime farmland to development. Compared to other parts of the Metro region, there is just not that much great farmland left on the east side. The world class soils here and plentiful water make this a prime location for growing anything the region might need in the future, including local food for residents on the east side of the county.

Multnomah County has been a leader in the Metro region with their innovative programs to protect food, farms and the environment. The Food Policy Council, the Multnomah Food Initiative, the CROPS farm, your work with local Food Banks, and the list goes on. We know that this Multnomah County Board of Commissioners is committed to making our local food system successful and sustainable. With that in mind, we urge you to restore the Rural Reserves recommended by the CAC in east Multnomah County and to fully engage with your partners in the other counties. The region needs to be more judicious with its use of Urban Reserves. Commissioner Cogen is in the lead on this initiative, but we encourage you all to more actively participate in the process. Without the protections to regional farmland provided by strong Rural Reserves other food and farm initiatives cannot be successful in the long term.

The Urban & Rural Reserves process is our generations chance to leave the kind of legacy for the region that Senate Bill 100 was for the previous generation! We encourage you to support an end product that creates vibrant urban centers and preserves the working farms that we as Oregonians cherish.

Thank you for your consideration.

Sincerely,

Katherine Deumling
Slow Food Regional Governor, Oregon
Slow Food USA, Board of Directors
Katherine@slowfoodportland.com; 503.239.1664

Dolores Orfanakis M.D.
Pediatrician
Slow Food Member

27

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: 12-10-09

SUBJECT: _____

AGENDA NUMBER OR TOPIC: R-5 Urban/Rural Reserves

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Carol Chesarek

ADDRESS: 13300 NW Germantown Road

CITY/STATE/ZIP: Portland, OR 97231

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: yes

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
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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.

Carol Chesarek
13300 NW Germantown Road
Portland, Oregon 97231

December 10, 2009

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

RE: Rural and Urban Reserves

Dear Chair Wheeler and Commissioners,

Thank you for this opportunity to provide comments about Urban and Rural Reserves.

I also want to thank the City of Portland for writing a thoughtful and clear letter about Area 7.

Last year, I was fortunate to be selected to serve on the Multnomah County Reserves Citizen Advisory Committee (CAC). I have also served for the last few years as my neighborhood's "point person" for both Reserves and for North Bethany.

Forest Park Neighborhood is located in the West Hills, wrapping around two sides of Forest Park, and bounded on the south and west by the Washington County line. The neighborhood includes areas inside the UGB and within the city of Portland, as well as large unincorporated rural areas outside the UGB. The neighborhood has active farm and forestry lands, extensive high quality wildlife habitat, and many healthy headwater streams on both sides of the West Hills.

In 2002, two areas of our neighborhood were added to the UGB: Area 93 (Bonny Slope West) and Area 94 along Skyline Blvd. (the decision to add Area 94 to the UGB was overturned on appeal). An additional 800 acres was added in adjacent Washington County to create North Bethany. The neighborhood understands urbanization issues and infrastructure costs.

I started following the "Reserves" process very early, when the idea of Urban and Rural Reserves was being first considered at Metro. I was able to closely follow the development of SB 1011, its passage through the legislature, and development of the administrative rules. The neighborhood is tired of fighting UGB battles and wacky development proposals – we want the certainty of a Rural Reserve for the regionally significant natural features in the West Hills.

The CAC's final Reserves recommendations are based on extensive data and thoughtful deliberations. The committee worked hard to understand the law and administrative rules, and to weigh technical reports, city input, and public comments. I believe these recommendations reflect the county's land use values, as well as the values of the citizens of the county, and I urge you to endorse them (with one small exception for the Laidlaw Road, adjacent to Area 93, where there are considerations outside the scope of the CAC's work).

The main reasons behind the committee recommendations are not hard to understand – City of Portland doesn't want any Urban Reserves. The only good Urban Reserve candidate land in our county is Foundation quality farmland on the east side. The West Hills are so unsuitable for

transportation infrastructure that they were not even “rated” for transportation. And we have outstanding Natural Features that define the region in the Sandy River Gorge, West Hills, and Sauvie Island.

Important natural landscape features for Rural Reserves are defined in OAR 660-027-0010:

(6) “Important natural landscape features” means landscape features that limit urban development or help define appropriate natural boundaries of urbanization, and that thereby provide for the long-term protection and enhancement of the region's natural resources, public health and safety, and unique sense of place. These features include, but are not limited to, plant, fish and wildlife habitat; corridors important for ecological, scenic and recreational connectivity; steep slopes, floodplains and other natural hazard lands; areas critical to the region's air and water quality; historic and cultural areas; and other landscape features that define and distinguish the region.

The CAC recommended that all of Areas 5, 6, and 7 in the West Hills should be Rural Reserves, and County Planning Commission endorsed that recommendation at a well-attended evening hearing. **The Planning Commission also urged you to not to leave areas undesignated.** This is especially important for land near the UGB. Undesignated land along the UGB will allow Metro to create a new Area 93 type UGB expansion without county approval. It would also invite speculation and discourage farm and forestry investment.

Designating Urban and Rural Reserves will change the way that undesignated lands are perceived. They will be seen as less protected and less valued. People get very creative when there are large profits at stake – undesignated areas next to the UGB will inspire ongoing development proposals. Rural Reserves will be a magnet for farm and forestry investments, and habitat acquisition and restoration. Our neighborhood prefers the latter.

Multnomah County Attorney Sandra Duffey wrote a July 23, 2009 memo to Chuck Beasley that concludes that the County and Metro have “**a great deal of discretion**” in interpreting the Rural Reserve designation factors.

Reserves decisions will be a powerful statement about what the county does and does not value. If we don't value these resources enough to protect them, others are unlikely to respect them.

Rural Reserves for regionally significant natural features like Sandy River Gorge, Tualatin Mountains, and Sauvie Island should not stop at an imaginary 3 mile line. These areas are:

- Foundation (Sauvie Island and Tualatin Mountains) or Important (Sandy River Gorge) farm or forestry land,
- Regionally significant natural landscape features
- Landmarks that define the region, key to our sense of place, **and**
- Very poor candidates for urbanization.

Natural Features with these outstanding characteristics should be designated Rural Reserves to the edge of our study area. Washington County's proposed Rural Reserves stretch to the edge of the study area.

Why would we want to preserve the option to urbanize even a portion of these areas in the next 40 years? I can understand leaving some parts of the region undesignated to maintain

future development options in areas that are good candidates for future urbanization, but these areas are not suitable.

Organizations and individuals who have submitted letters opposing an Urban Reserve in the West Hills and who have requested that the area be designated a Rural Reserve:

Neighborhoods: Forest Park Neighborhood Association (includes this area)
CPO-7 (adjacent Washington County)
Hillside (Portland)
Northwest District Association (Portland)

Other organizations: Forest Park Conservancy
SaveHelvetia

Individuals: State Representative Mitch Greenlick
29 Residents of Springville Road Area, including Malinowski Farms
Beovich Family, who farm 94 acres on Springville Road

The Great Communities Study considered Area 7. Their report says:

"The team concurs that preservation of this important ecological area is likely more important to the region than urbanizing it, especially given the other constraints (lack of connectivity and developable land area) and significant opportunities (water quality and view)."

Conclusion

Please designate Reserves Study Areas 5, 6, and 7 as Rural Reserves to protect farm and forestry land, and important habitat for native wildlife. Only the small area east of Area 93 should be designated as an Urban Reserve or left undesignated on the west side (see below). I also support the CAC's east county Reserves recommendations, especially for including all of Sandy River Gorge in a Rural Reserve. I would also be happy to see additional Rural Reserves in the Multnomah Channel area, the only area that the CAC had little time to consider.

Rural Reserves don't offer perfect protection for wildlife habitat and riparian corridors, farm and forestry lands, but they will provide these important resources with long-term protection from their biggest threat -- urban development.

Thank you.

Sincerely,

Carol Chesarek

P.S. Please hold your next Reserves hearing in the evening so working people can participate.

Area 93

As an individual (representing only myself), I believe that the area east of Bonny Slope West (Area 93) should be either left undesignated or put into Urban Reserve. We can't take this area back out of the UGB, and it is likely that it will eventually develop. We should think about future residents of this area and what's best for them – limited county road maintenance and sheriff availability are acceptable for rural areas, but folks in urban areas expect urban levels of service.

There are studies showing that home values in urban unincorporated areas don't keep pace with similar areas in cities. Washington County's urban unincorporated areas (adjacent to Area 93) are so large that their residents have things like enhanced sheriff patrol districts that we won't be able to offer. Consider a storm sewer system in unincorporated Multnomah County, managed by Portland, and maintained by Clean Water Services. Who does a homeowner call when the storm drain overflows? Just managing the services contracts will cost the county money we don't have to spare. Portland will be able to provide better services more efficiently than the county can.

While this area scores very poorly for virtually all of the Urban Reserve factors, the value of connecting Area 93 to City of Portland so that Portland can annex the area and provide urban services outweighs the other considerations. But I believe that the area recommended for Urban Reserve should be made as small as possible because there is so little buildable land in this area (see attached maps). Making the urban area larger than necessary won't add enough homes to offset the additional infrastructure costs to serve them, and is likely to harm valuable headwater streams.

Carol Chesarek
13300 NW Germantown Road
Portland, OR 97231

December 9, 2009

To: Metro Council
Multnomah County Board of Commissioners

Re: Urban and Rural Reserves, West Hills Areas 5, 6, and 7

Dear Councilors and Commissioners,

I served on the Multnomah County Reserves Citizen Advisory Committee (CAC). Because the West Hills Areas 5, 6, and 7 are still being considered for Rural Reserve or undesignated, I wanted to summarize information about the area for you.

The CAC recommendations were endorsed by the Multnomah County Planning Commission. The planning commission also recommended against leaving land undesignated. Comments from other groups have been summarized in an attachment.

No urban reserves were requested in Multnomah County by City of Portland or City of Beaverton. Portland believes they have adequate capacity for growth within the city, and prefers to invest in existing urban areas.

The reserves process was established to help the region make smarter decisions about future urban growth so that we can create great communities and avoid repeating past mistakes. SB 1011 and the associated Administrative Rules appear to have provided a good basis for making those decisions.

Area 7

All parts except Lower Springville and East Laidlaw:

Rural Reserve Suitability Rating: medium/high (CAC), high (county staff)
Urban Reserve Suitability Rating: low (CAC and county staff)

Lower Springville:

Rural Reserve Suitability Rating: medium/high (CAC)
Urban Reserve Suitability Rating: low/medium (CAC and county staff)

East Laidlaw:

Rural Reserve Suitability Rating: medium/high (CAC), high (county staff)
Urban Reserve Suitability Rating: low/medium (CAC), medium (county staff)

CAC: Recommended all of Area 7 for Rural Reserve to protect natural features

Metro COO: Suggests Rural Reserve consideration for Natural Features and local food producers (such as Malinowski and Beovich farms on Springville Road).

Agriculture Rating: Most of the area is rated Conflicted, but one portion was not rated.

Comments on the Resolution:

The idea of a development concept that would protect a large amount of natural resource land in exchange for developing a small new urban area is attractive, but it does not appear credible. The parks SDC fees from the new urban area, which are proposed to be used to purchase the natural resource areas uphill, would be needed to provide neighborhood parks. Even if these SDC funds weren't needed within that neighborhood, they appear insufficient to purchase a significant amount of land at urban land prices (SDCs are not available until land is inside the UGB, and park land must be within the park district), and the area proposed for this new park includes many existing homes (which would again raise the cost). Damascus appears to be unable to protect a much smaller natural resource area on a butte with a much larger urban area (including commercial development) available to generate fees and transfers of development rights. North Bethany parks SDCs are insufficient to fully fund neighborhood parks for that new urban area, and will be supplemented by funds from a bond measure.

Arguing that this area, which is almost surrounded by the UGB, does not need Rural Reserve protection seems to deny the purpose of Rural Reserves. Rural Reserves are defined in SB 1011:

- (1) "Rural reserve" means land reserved to provide long-term protection for agriculture, forestry or important natural landscape features that limit urban development or help define appropriate natural boundaries of urbanization, including plant, fish and wildlife habitat, steep slopes and floodplains."

If "undesignated" status was as protective as a Rural Reserve designation, we would not need Rural Reserves. RRs for natural features were established because the region wanted a new tool to protect valuable resources from urbanization, including areas that are not suitable for urban development due to natural hazards. It also ignores past development in the West Hills, and Metro's decisions to add Areas 93 and 94 to the UGB (Area 94 is 600 acres along Skyline, later removed from UGB on appeal. Portland reported that sewer service could not be provided to the area those 600 acres, so when developed the area could have held only 60 to 70 homes).

Area 7 is a poor candidate for future urbanization due to the hills, numerous riparian corridors, and presence of Forest Park (all of which permanently limit the transportation network in the area), even if governance is resolved (see my November 4 letter re: Urban and Rural Reserves, Lower Springville Road (area UR-1)). Infrastructure would be very expensive and inefficient due to the numerous natural resources and slopes, and housing yield would be relatively low. I have been told that my 2.5 acre parcel could not be subdivided even if it was inside the UGB due to the 2 riparian corridors.

It seems unlikely that 5000 or so homes will be critical to the region's housing supply in 20 years. Many other more suitable Urban Reserve candidates have already been eliminated from UR consideration – why preserve the option to urbanize this area in 20 years when other areas are far more suitable?

Area 7 easily meets the Rural Reserve factors for Natural Features, and is clearly threatened. It should all be designated a Rural Reserve for Natural Features, except for the "Area 93 Bridge."

Area 6

The CAC's Rural Reserves suitability ratings for this area are misleading -- unlike other areas those ratings were not re-examined after important new information was received at the end of the Reserves process. The overall recommendation of a Rural Reserve is a better indicator of the CAC's final view of this area's Rural Reserve suitability.

All parts except a small area south of Skyline and east of Cornelius Pass Road:

Urban Reserve Suitability Rating: low (CAC and county staff)

Small area south of Skyline east of Cornelius Pass Road:

Urban Reserve Suitability Rating: low/medium (CAC), low/medium (county staff)

CAC: Recommended all of Area 6 for Rural Reserve to protect natural features and farm/forest resources. 8 of 11 members present voted to support the recommendation.

Metro COO: Suggests Rural Reserve consideration for Natural Features

Agriculture Rating: Important

Comments on the Resolution: This area should be designated Rural Reserve to protect Natural Features and Important farm/forest land, as the resolution suggests.

Area 5 (NW West Hills)

Rural Reserve Suitability Rating: high (CAC) for farm/forest and natural features

Urban Reserve Suitability Rating: low (CAC and county staff)

CAC: Recommended (unanimous vote) all of Area 5 for Rural Reserve to protect natural features and farm/forest.

Metro COO: Suggests Rural Reserve consideration for Natural Features.

Agriculture Rating: Foundation quality farm/forestry land

All of this area was included in the first two versions of the natural features map. The most recent version deleted the area just south of Scappoose, except riparian corridors. I believe this change was due to relatively young new trees (replanted after commercial harvest) that don't form a contiguous forest canopy at this time.

Tualatin Mountains are a regional landmark, highly visible from most of the region, and key to sense of place for the Tualatin Valley and Portland. The mountains north of Forest Park are visible from new condo towers in NW Portland.

Here is a table comparing this area to Sauvie Island:

	NW West Hills (Area 5)	Sauvie Island (Area 8)
RR suitability (CAC rating)	High	High/Medium
Agriculture Value	Foundation Forestry	Foundation Farm
Natural Features	High Value	High Value
Sense of Place	Highly visible	Deeply loved
Natural Hazards	Steep slopes and landslide hazard	Flood potential (not mapped floodplain due to levee)
Urbanization Challenges	Steep slopes, many riparian corridors	New bridges, raised roads
Urbanization Threats	Adjacent to Hwy 30 and railroad line, north end is 1 mile from Scappoose, mountain views	Flat. Separated from UGB and Hwy 30 by Multnomah Channel and Willamette River

Comments on the Resolution:

There is no factor-based reason to stop this Rural Reserve at 3 miles from the UGB (or 2 miles from the Scappoose UGB). The same qualities exist inside the 3 mile line as exist beyond it – Foundation quality forestry land, regionally significant natural features, including an ODFW Conservation Opportunity Area (see the Coast Range Ecosystem attachment). The mountains are a regional landmark, key to our sense of place. The wildlife corridor between Forest Park and the Coast Range runs the length of the mountains (see the ODFW Coast Range COA documentation attached).

If you evaluate the area against the factors, the qualities that qualify it for a Rural Reserve are fairly uniform across the area. It doesn't make sense to end the Rural Reserve close to Cornelius Pass Road, especially at its intersection with Hwy 30. The CAC considered various possible ways to divide the area, but found that they were all too arbitrary and left important resources unprotected.

If the county designates all of Sauvie Island as a Rural Reserve, for consistency it should also designate all of Area 5 as a Rural Reserve, since Area 5 is as threatened and at least as valuable to the region as Sauvie Island (see comparison table above).

The memo from Multnomah County Attorney Sandra Duffey (see References) says that

“For farm and forest lands within five miles of the UGB, the County could rely on proximity alone as a basis for a Rural Reserves designation under factor (a) of OAR 660-027-0060(2)... For Natural Landscape Features, ..., the suitability for urbanization may be low, but the consideration of other Rural Reserve designation factors could result in protection for features that define or limit well planned urban growth.”

Because there are two UGBs on either end of this area (Portland Metro and Scappoose), the entire area is within 5 miles of a UGB.

Urban Reserve suitability

See my December 4, 2009 letter re: Urban and Rural Reserves, Lower Springville Road (area UR-1). No other area in the West Hills is being considered for Urban Reserves.

Rural Reserve suitability

Potentially Subject to Urbanization (3)(a). Area 7 is bounded on two sides by the UGB, there can be no question that this area is “potentially subject to urbanization.” Area 6 is partly bounded by the UGB, and all lies within 3 mile of the Portland Metro UGB. Area 5: the southern and northern edges are within 3 miles of the Portland Metro and Scappoose UGB (respectively). Areas 5 and 6 are adjacent to Hwy 30 and railroad line, and divided by busy Cornelius Pass Road. Some mention the railroad as a possible future commuter rail line. More information about this factor is supplied in the Reference section.

Natural Hazards (3)(b). Most of Area 5, and large portions of Areas 6 and 7 are mapped as slope hazards.

Fish and Wildlife Habitat (3)(c). Valuable habitat in this area is well documented by the county, Metro, and the Natural Landscape Features Inventory. All of this area (except a small section near Area 93) has a county SEC overlay for wildlife habitat, and it also contains many significant

streams with riparian overlays. These overlays were established based on extensive research. Almost all of the area is included in the Natural Features Inventory (the missing areas are open fields often used by elk). Large portions of Areas 6 and 7 are in Metro's Forest Park Connections and Rock Creek Headwaters target areas for acquisition. I have attached several photos of elk in Areas 7 and 6. Elk have been seen in this Area 7 many times between August 8 and October 14 of this year, using the open farm fields that were not included in the Natural Features Inventory. Red-legged frogs and threatened fish are present in the creeks. County and Metro documentation of wildlife habitat value are included in the References section below. A portion of the ODFW Coast Range Conservation Opportunity Area document is attached.

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

“Thus it is the quantity of the West Hills Wildlife Habitat Area in relation to its quality and location that are critical to this inquiry. High quality habitat elsewhere in Multnomah County cannot substitute for even medium quality habitat in the West Hills. It is because medium quality habitat is limited, and threatened by conflicting uses at a particular location, that makes the West Hills a significant Goal 5 resource.”

The report also says:

“Continued development in the West Hills wildlife area could result in the fragmentation, and therefore the degradation of both the West Hills' and Forest Park's natural systems, the loss of species diversity, the permanent loss of natural populations to catastrophe such as fire, and the weakening of plant and animal populations due to the lack of genetic diversity available in larger areas.”

Water Quality (3)(d). Areas 5, 6, and 7 are chock full of healthy headwater streams on both sides of the ridge (refer to the County zoning map SEC-s overlays). The importance of these headwater streams is cited in target area information for Metro's 2006 Natural Areas Bond for Forest Park Connections (“protect important headwater areas on the eastside of the ridgeline”) and Rock Creek Headwaters (“Goals: Protect the upper watershed to meet water quality protection goals in the lower watershed”). The Rock Creek watershed is defined to include Abbey, Bronson, Holcomb and Beaverton Creeks.

Information for both target areas notes: “**Scientific data continues to show the critical importance of intact headwaters for water quality and quantity protection**, wildlife habitat and maintenance of overall watershed health.” This indicates that water quality and quantity as would be harmed by urban development in headwater areas, even with Title 13 protections.

Sense of Place (3)(e). Tualatin Mountains are a regional landmark, highly visible from most of the region, and key to sense of place for the Tualatin Valley and Portland. The mountains north of Forest Park are visible from new condo towers in NW Portland. Views of the mountains are part of people's daily lives.

Boundary or buffer (3)(f). The Metro ordinance adding North Bethany to the UGB cites the combination of powerlines and county line on the eastern edge of North Bethany as a good long term urban edge. The value of this urban edge is cited in the Court of Appeals decision affirming the North Bethany UGB expansion. We need to maintain and reinforce this clear edge to minimize conflicts between urban and rural uses. See the References section below for more information.

Agriculture. Farms in the Lower Springville area (Area 7), and north of Abbey Creek (Area 6) are valuable in and of themselves, but they also provide an important buffer between urban development in Bethany and the high value riparian and upland resources further uphill (see rural

reserve factor (3)(f). Open farm fields provide valuable food sources for elk. Two large farms on Springville Road (Malinowski and Beovich) are growing market garden crops, and they are investing in infrastructure development and new crops. They have requested a Rural Reserve.

Agricultural ratings are discussed in the overview section for each area above. Foundation agricultural land is the best and Important is almost as good. For more information about Agriculture in the Lower Springville area, see my November 4, 2009 letter re: Urban and Rural Reserves, Lower Springville Road (area UR-1).

Provides separation between cities (3)(g). The West Hills separate Portland from urban Washington County, and together with Multnomah Channel they also separate Portland from Scappose.

Recreation (3)(h). The mountains include many recreational opportunities, from Forest Park itself to recreational bicycle rides on rural roads, to mountain biking in the forestlands of Area 5.

Metro staff's preferred alignment for the regional West Side Trail, originally expected to follow the north/south powerlines along the east side of North Bethany (as shown on the attached map of Natural Areas Bond target areas), now turns east near the county line south of Springville Road, and seems likely to follow the powerline corridor there up to Forest Park. This trail could help reinforce and protect this urban/rural edge, and it will also provide a wonderful recreation link between the Bethany area and Forest Park.

The Administrative Rules provide these Rural Reserve factors for "(3) Natural Landscape Features:

To designate land as rural reserves to protect important natural landscape features, a county must consider those areas identified in Metro's February 2007 "Natural Landscape Features Inventory" and other pertinent information, and shall decide on whether the lands proposed for designation are:

- a) In an area that is otherwise potentially subject to urbanization during the applicable period described in OAR 660-027-0040(2) or (3);
- b) Subject to natural disasters or hazards, e.g. floodplains, steep slopes, areas subject to landslides;
- c) Important fish, plant, or wildlife habitat;
- d) Necessary to protect water quality or quantity, such as streams, wetlands, riparian areas;
- e) Provide a sense of place for the region, such as buttes, bluffs, islands, extensive wetlands;
- f) Can serve as a boundary or buffer, such as rivers, cliffs and floodplains, to reduce conflicts between urban and rural uses, or between urban and natural resource uses;
- g) Provide for separation between cities; and
- h) Provide easy access to recreational opportunities in rural areas, such as trails and parks."

I believe that Areas 5, 6, and 7 meet these factors, and this is reflected in the CAC recommendations that all of these areas be protected with Rural Reserves.

SB 1011 and the Administrative Rules are designed to protect "large blocks" of farm and forestry land, and to achieve "viability and vitality of the agricultural and forest industries." The Tualatin Mountains are Multnomah County's large block of forestry land, and should be protected to maintain that industry, but also to preserve the natural features that share the same land.

Organizations and individuals who have submitted letters opposing Urban Reserves in these areas and who have requested that the areas be designated a Rural Reserve:

Neighborhoods: Forest Park Neighborhood Association (within Areas 6 and 7)
CPO-7 (adjacent Washington County)
Hillside (Portland)
Northwest District Association (Portland)

Other organizations: Forest Park Conservancy
SaveHelvetia

Individuals: State Representative Mitch Greenlick
29 Residents of Springville Road Area, including Malinowski Farms
Beovich Family, who farm 94 acres on Springville Road

The Great Communities Study considered a large portion of Area 7. Their report says:

“The team concurs that preservation of this important ecological area is likely more important to the region than urbanizing it, especially given the other constraints (lack of connectivity and developable land area) and significant opportunities (water quality and view).”

There is ample data (see attached reference material for more details) to support designating these areas as Rural Reserves for wildlife habitat and water quality, especially given the overall context of the West Hills, Forest Park, the headwater streams, and the value of a defensible urban edge along part of the county line. There is not a lot of credible data supporting an Urban Reserve in this area.

Rural lands not designated as either Urban or Rural Reserves next to the UGB are likely to attract speculators and non-conforming farm uses. Such areas will face an uncertain future, including the possibility that Metro will add them to the UGB for what Richard Whitman (Director of DLCD) calls “special purposes.”

The physical features that make these areas poor Urban Reserve candidates (steep slopes, transportation issues, riparian corridors, impact on natural resources and rural roads) are unlikely to change over time. Rural Reserves are not permanent. If conditions do change, the area could be designed as an Urban Reserve after a Rural Reserve designation has expired.

Multnomah County Attorney Sandra Duffy’s memo concludes that the County and Metro have “a great deal of discretion” in interpreting the Rural Reserve designation factors.

I hope you will use that discretion to protect these mountains which define our region with Rural Reserves, in accordance with the CAC’s recommendations and the wishes of a broad constituency. In the West Hills, only the “Area 93 Bridge” should be considered for Urban Reserve or undesignated, to allow future residents of Area 93 to benefit from city governance and services.

Please let me know if you have any questions, or if I can provide additional information.

Thank you.



Carol Chesarek

cc: Chuck Beasley, Multnomah County

References (underlining added)

Purpose of Rural Reserves

SB 1011 says (underlining is mine):

“SECTION 1. As used in sections 1 to 4 of this 2007 Act:

- (1) “Rural reserve” means land reserved to provide long-term protection for agriculture, forestry or important natural landscape features that limit urban development or help define appropriate natural boundaries of urbanization, including plant, fish and wildlife habitat, steep slopes and floodplains.”

So Rural Reserves for important natural landscape features can provide long term protection for lands that are not suitable for urbanization, but that instead “limit urban development or help define appropriate natural boundaries of urbanization.” This idea is reinforced by the Rural Reserve factors, which suggest that areas with floodplains or steep slopes, that are prone to landslides, or that include bluffs, islands, extensive wetlands, or cliffs be considered for possible Rural Reserve. Areas with these characteristics are clearly less suitable for urbanization.

The Purpose and Objective section (660-027-0005) in the administrative rules repeats this intention, and provides additional information (bolding and underlining is mine):

“Rural reserves under this division are intended to provide long-term protection for large blocks of agricultural land and forest land, and for important natural landscape features that limit urban development or define natural boundaries of urbanization. The objective of this division is a balance in the designation of urban and rural reserves that, in its entirety, best achieves livable communities, the viability and vitality of the agricultural and forest industries and protection of the important natural landscape features that define the region for its residents.”

The Definitions section (660-027-0010) provides further guidance:

(6) “Important natural landscape features” means landscape features that limit urban development or help define appropriate natural boundaries of urbanization, **and that thereby provide for the long-term protection and enhancement of the region's natural resources, public health and safety, and unique sense of place.** These features include, but are not limited to, plant, fish and wildlife habitat; corridors important for ecological, scenic and recreational connectivity; steep slopes, floodplains and other natural hazard lands; areas critical to the region's air and water quality; historic and cultural areas; and other landscape features that define and distinguish the region.

Potentially subject to urbanization

Multnomah County Attorney Sandra Duffey wrote a July 23, 2009 memo Chuck Beasley that says:

“For farm and forest lands within five miles of the UGB, the County could rely on proximity alone as a basis for a Rural Reserves designation under factor (a) of OAR 660-027-0060(2)... For Natural Landscape Features, ..., the suitability for urbanization may be low, but the consideration of other Rural Reserve designation factors could result in protection for features that define or limit well planned urban growth.”

Note that she suggests a five mile standard. She concludes that the County and Metro have “a great deal of discretion” in interpreting the Rural Reserve designation factors.

From 660-027-0060 Factors for Designation of Lands as Rural Reserves:

(2) Rural Reserve Factors: When identifying and selecting lands for designation as rural reserves intended to provide long-term protection to the agricultural industry or forest industry, or both, a county shall base its decision on consideration of whether the lands proposed for designation:

(a) Are situated in an area that is otherwise potentially subject to urbanization during the applicable period described in OAR 660-027-0040(2) or (3) as indicated by proximity to a UGB or proximity to properties with fair market values that significantly exceed agricultural values for farmland, or forestry values for forest land;

Dick Benner, Metro Attorney, was asked at a Reserves Steering Committee meeting whether the potentially subject to urbanization factor was a minimum requirement, and he said “no,” that is only one factor of several that must be considered. This was affirmed in an email that he sent to me on June 19 (underline added):

6/19/09

Carol,

I don't have time and I don't care to write a lengthy interpretation of the “subject to urbanization” factor. It is by nature vague and subject to many interpretations. My task is to work to ensure interpretations by Metro don't go beyond the boundaries of reasonable interpretation.

First, an interpretation that says land not threatened by urbanization is therefore not eligible for designation as rural reserve is not a reasonable interpretation of the statute or the rules. A factor is a matter to be weighed and considered with other factors. A factor is not a criterion that must be satisfied. The four local governments have understood this clearly from the beginning.

Recognizing that all land being studied, whether currently identified as a candidate area or not, might yet be designated a reserve, it is probably premature to conclude that only land currently identified as candidate urban reserve is subject to urbanization. It would be reasonable, however, to assign a higher rating on this factor to UR candidates than to non-UR candidates within the overall Study Area.

The history of the factor in the rulemaking process indicates that it was intended to focus attention on land close to the UGB. A number of participants noted that designation as RR of land distant from the UGB would accomplish little good because it needs no protection from UGB expansion. Of course, “close” and “distant” are themselves vague terms. But the rule provisions to refer to three miles and the decision by the four local governments to study land generally within five miles of the UGB suggests that “close” has already been interpreted to mean three to five miles from the UGB.

Water Quality and Quantity

Factor 3d. Is necessary to protect water quality such as streams, wetlands and riparian areas

This factor caused some confusion, so before the 6/18 CAC meeting, I sent an email to Dick Benner asking for his thoughts about this factor. This was his response (underline added):

Carol, a starting point for interpreting the natural landscape features factors is the definition in SB 1011 of "rural reserve." RRs include "important natural landscape features that limit urban development or help define appropriate natural boundaries of urbanization...." The drafters were careful to explain that the reserves process is not intended to be a Goal 5 process to protect natural resources. They were mindful that cities and counties have acknowledged Goal 5 programs and the reserves process is not a make-over.

From this I take a "scale" message: the reserves process is aimed at identifying long-term limits and boundaries of urbanization on a regional scale. At a smaller scale (e.g., small wetlands, small stretches of creeks), we should rely upon Goal 5 programs (an many others) to protect features, but they are not necessarily appropriate boundaries of the region's urban form.

As you note, we can't interpret 3d to be the same as 3a ("subject to urbanization"). I read 3d to require us to consider whether stopping urbanization short of the feature, rather than "leaping" it, is necessary to protect WQ or AQ. In short, I interpret "necessary" 3d in the context of the definition of "rural reserve" and the overall objective of the legislation.

In discussion during the 6/18 CAC meeting, the committee decided on this standard: **"is it important to stop urbanization short of this feature to protect water quality and quantity?"**

Areas 5, 6, and 7 are chock full of healthy headwater streams on both sides of the ridge (refer to the County zoning map SEC-s overlays). The importance of these headwater streams is cited in target area information for Metro's 2006 Natural Areas Bond for Forest Park Connections ("protect important headwater areas on the eastside of the ridgeline") and Rock Creek Headwaters ("Goals: Protect the upper watershed to meet water quality protection goals in the lower watershed"). The Rock Creek watershed is defined to include Abbey, Bronson, Holcomb and Beaverton Creeks.

Information for both target areas notes: **"Scientific data continues to show the critical importance of intact headwaters for water quality and quantity protection,** wildlife habitat and maintenance of overall watershed health." This indicates that water quality and quantity as would be harmed by urban development in headwater areas, even with Title 13 protections.

Goal 5 protections for riparian corridors require an ESEE analysis. Balancing the Economic, Social, and Energy needs of an urban area against the Environmental needs often results in smaller stream buffers that are not adequate to fully maintain stream functions. Multnomah County was able to establish 600' riparian corridors around significant streams only because the Economic, Social, and Energy impact wasn't significant. The urban area is not required to maintain the full rural stream protections if the other factors outweigh the value of the protection.

The county's West Hills Rural Area Plan (p.28) says "Balch Creek has significantly elevated levels of sedimentation during storm events, which indicates problems with soil erosion. Events of mass erosion have occurred periodically in the watershed... Also, ongoing surface erosion from roads and residential housing development have negative impacts on water quality in the basin." This canyon has a low density of homes and roads, but still experiences urban effects.

The Natural Landscape Features Inventory notes for Forest Park Connections "its massive tree canopy and substantial undergrowth serves as a natural air purifier, water collector, and erosion controller. The Forest Park connection area provides protection to key watersheds like Balch, Miller, Ennis and Agency Creeks"

The Rock Creek Headwaters description says "Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed. ... Because the creek and its tributaries pass through rapidly urbanizing neighborhoods within the cities of Hillsboro and Beaverton, protecting water quality is a priority." Metro appears to consider the lower watershed to be the area passing through Hillsboro and Beaverton, and their Tier 1 target area includes portions of the upper watershed.

Agriculture

From the ODA agricultural study (Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands, January 2007)

"Examples of current trends include:

- Increasing uncertainty about long-term energy supplies.
- Increasing demand for biofuels/energy development.
- The growing demand for organic, sustainable, high quality foods both in the home and at restaurants.
- Increasing demand for food products from a local food shed.
- New conservation incentives and other programs related to renewable energy and farmland protection including the ability of working farms to operate.

These trends suggest that lands not always considered to be important to the region's agricultural base may now merit greater or equal consideration. Areas considered impacted due to parcelization, parcel size and nonfarm development may be suited to more intensive operations on a smaller parcel. ... The region may value and wish to protect areas that are characterized by operations responding to these trends." (page 64)

From a West Multnomah Soil and Water Conservation District press release, December 1, 2008:

"**Greg Malinowski**, of Malinowski Farms, was honored as the ***Outstanding Partner of the Year.*** Malinowski has a strong and longstanding commitment to dedicate a portion of his land to natural habitat preservation. Greg has worked with the WMSWCD for many years, as a matter of fact; his father was the agency's first contact decades ago. Greg took over the family farm in the early nineties and, with his brother Richard, started trying different ways to make farming a viable enterprise while always doing "the right thing –" not always an easy proposition. Greg collaborated with EMSWCD to develop his first NRCS-level conservation plan, as part of his certified planner training, which involved conducting inventories on his property and analyzing alternative actions."

Barriers and Buffers on the northern and eastern sides of North Bethany

Both Metro and the Oregon Court of Appeals have noted that Abbey Creek, the powerlines, and the county line form a buffer between urban and rural uses.

Exhibit C to Metro Ordinance No. 02-987A FOR THE PURPOSE OF AMENDING THE URBAN GROWTH BOUNDARY TO ADD LAND IN THE BETHANY AREA, adopted December 12, 2002 says:

“The inclusion of all of areas 84-87 allows Abby (sic) Creek and the adjoining riparian zone to form a natural buffer separating the Bethany area from the resource land and existing rural neighborhoods to the north, and it utilizes the powerlines and also the Multnomah County line as clear demarcations along the expansion area’s eastern border.” (page 2)

“The Bethany expansion area will have clear boundaries that serve to both visibly highlight the line separating urban and rural uses, and to also serve as a buffer between urban development and rural uses. NW 185th Avenue, Abby (sic) Creek and its adjoining riparian zone and slopes and the powerline easement coupled with the Multnomah County boundary line all serve to clearly demarcate and buffer the proposed expansion area. “ (page 9)

These elements were also cited as buffers in the Oregon Court of Appeals decision affirming the North Bethany UGB expansion area (text is paraphrased from an email from Jim Emerson to Chuck Beasley on April 16, 2009):

Case # A122169 (which decision was consolidated with case #'s A122246 and A122444,) “City of West Linn et al V. LCDC et al” was decided by the Oregon Court of Appeals on September 8, 2005. In affirming the inclusion of Areas 84-87 (North Bethany) into the UGB, the Court said: “The Bethany expansion area will have clear boundaries that serve to both visibly highlight the line separating urban and rural uses, and to also serve as a buffer between urban development and rural uses. NW 185th Ave., Abby (sic) Creek and its adjoining riparian zones and slopes and the powerline easement coupled with the Multnomah County boundary line all serve to clearly demarcate and buffer the proposed expansion area.”

Wildlife Habitat and Water Quality

From the Multnomah County West Hills Rural Area Plan:

“WILDLIFE HABITAT

Wildlife Habitat has been identified as a significant Goal 5 resource in the West Hills. All of the West Hills, excepting a small area consisting of the Bonny Slope subdivision along Laidlaw Road and adjacent areas, has been determined to be significant wildlife habitat, because it is all part of an ecosystem which supports a diverse wildlife population relatively undisturbed by the rural levels of development in the West Hills.”

From the Metro Natural Landscape Features Inventory, February 2007

Rock Creek Headwaters

Rock Creek flows from the Tualatin Mountains in Forest Park to the Tualatin River. Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed. Opportunities to improve and protect habitat also exist through the protection of key tributaries and their associated wetlands. Because the creek and its tributaries pass through rapidly urbanizing neighborhoods within the cities of Hillsboro and Beaverton, protecting water quality is a priority. These headwaters also provide wildlife habitat and trail connectivity from the Tualatin Valley to the Tualatin Mountains that includes Forest Park.

Forest Park Connections

Forest Park lies within the city of Portland and unincorporated Multnomah County. It is considered by many to be the “crown jewel” of the region’s open spaces network. At more than 5,000 acres of mostly second-growth forest, Forest Park contains an abundance of wildlife and its massive tree canopy and substantial undergrowth serves as a natural air purifier, water collector, and erosion controller. The Forest Park connection area provides protection to key watersheds like Balch, Miller, Ennis and Agency Creeks and secures the integrity of the “big game” corridor that links the park with habitat in the northern Coast Range. Connecting Forest Park to Rock Creek and the proposed Westside Trail will keep important wildlife corridors intact and provide trail connections between the region’s largest urban park and Washington County.

From the Multnomah County West Hills Reconciliation Report Revised – May 1996:

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

“Finally, the West Hills’ relationship to Forest Park is critical to the West Hill’s significance... Forest Park, in isolation, is not large enough to support self-sustaining populations of medium and large size mammals, such as elk, bobcats, mountain lions ... and black bears [footnote: the implication is not that Forest Park should be managed exclusively for bear and elk; rather, the point is that managing Forest Park and the adjacent wildlife are for bear and elk will ensure sufficient habitat for smaller mammal and bird species that reside in the Portland region.] for which hundreds of square miles of habitat would be required..

...

Thus it is the quantity of the West Hills Wildlife Habitat Area in relation to its quality and location that are critical to this inquiry. High quality habitat elsewhere in Multnomah County cannot substitute for even medium quality habitat in the West Hills. It is because medium quality habitat is limited, and threatened by conflicting uses at a particular location, that makes the West Hills a significant Goal 5 resource.

a. WILD ABOUT THE CITY (Marcy Houle, 1990)

This report discusses the concept of contiguous areas of natural habitat for wildlife and the results of the fragmentation of habitat into "islands." In the latter instance, numerous biological studies (see bibliography for Wild About the City) have documented the diminishment and loss of native plants and animals due to a lack of connection to a larger ecosystem. Continued development in the West Hills wildlife area could result in the fragmentation, and therefore the degradation of both the West Hills' and Forest Park's natural systems, the loss of species diversity, the permanent loss of natural populations to catastrophe such as fire, and the weakening of plant and animal populations due to the lack of genetic diversity available in larger areas.

b. A STUDY OF FOREST WILDLIFE HABITAT IN THE WEST HILLS (Esther Lev, Jerry Fugate, Lynn Sharp, 1992)

This report provides a more in depth study of existing wildlife within the West hills area. Research for the study included a series of six transects throughout the region, representing different types of land use... the transect with the most species diversity and numbers were found in the "control" transect within the boundaries of Forest Park. This indicates the high wildlife habitat values to be found within the park, and the importance of integrating Forest Park into a larger contiguous wildlife habitat area in order to protect this high value. The amount and diversity of wildlife within the rural West Hills area to the northwest of Forest Park is somewhat lower due to the impact of residential development, agriculture, quarry operations, and commercial forestry. However, each of the five transects outside of Forest Park showed significant numbers and diversity of wildlife, indicating that this area remains an important area for native plants and animals."

Page V-14. "In the case of the West Hills, maintaining black bear and elk habitat ensures that the habitat needs of a wide range of other species will be met"

From Exhibit A to Metro Resolution No. 07-3833, Approving the Natural Areas Acquisition Refinement Plan for the Forest Park Connections Target Area, September 6, 2007:

"Findings

- The Forest Park Connections target area is a regionally significant natural area due to its fish, wildlife, regional recreation and water quality values.
- The Forest Park Connections target area is the largest and most ecologically intact natural area in public ownership in the metropolitan region.
- Several large and ecologically important publicly owned parcels extend northwest of Forest Park out to Burlington Bottoms and the Multnomah Channel. These parcels are currently not contiguous with other publicly owned natural areas.
- Key tributary streams for water quality, wildlife habitat and fish habitat include Balch Creek, Doane Creek, Saltzman Creek and Miller Creek.
- Established science continues to show the key importance of intact headwaters for water quality and quantity protection, habitat and maintenance of overall watershed health.
- Recent studies on the Willamette have shown the importance of tributary creek confluence areas for listed fish species using the Willamette River. Many of the tributary creeks provide valuable sources of clean and cold water, nutrients and refuge areas off the main channel for refuge and rearing."

“Goals

- Acquire key properties to connect Forest Park to other public lands.
- Connect Forest Park to Rock Creek and the Westside Trail to keep important wildlife corridors intact and provide trail connections between the region’s largest urban park and Washington County.
- Protect important headwater areas on the eastside of the ridgeline.”

From Attachment 1 to Resolution No. 07-3833

Summary of Comments from Stakeholder Interviews For Forest Park Connections Target Area

“Key Themes Discussed

Water Quality/Wildlife Habitat

- The opportunities for connections to the northwest of existing Forest Park were mentioned in every stakeholder interview. Everyone interviewed indicated the importance of extending the park and providing maximum habitat and water quality protection for the scattered parcels previously purchased in this area.
- A major emphasis was placed on maintaining the key habitats and preserving water quality in the Balch Creek watershed and other key watersheds in the park. Particularly, the headwaters outside and uphill from the park. Ecological changes within the Balch Creek watershed are apparent in the last few years even at the low density development level. Forest fragmentation is affecting species diversity, becoming more suitable for open/fragmented canopy species and losing interior habitat characteristics. Negative impacts to headwaters affect the entire watershed.
- Multiple stakeholders have mentioned the important bottomland forest and wetland confluence habitat on the Willamette River where tributary streams enter the Willamette River. Habitat for pond turtles, bottomland forest, and Willamette wetlands are a diminishing resource. Restoration potential and mitigation bank potential. Very important habitat for Willamette River listed fish species
- The connections with the Rock Creek watershed and its tributaries are important linkages for wildlife and humans. Possible connections in this area for the Westside Trail and the Pacific Greenway trail were mentioned. Abbey Creek headwaters, Rock Creek headwaters
- Balch Creek and Forest Park in-holdings and edge properties are important targets for maintaining forest and habitat health and for protecting water quality in key watersheds. However, they are likely to be very expensive and difficult to acquire.
- Northwest corridor and Rock Creek connection properties are also important for maintaining habitat connections to adjacent natural areas and ecosystems, headwaters, and for buffering unique habitats. Important local elk habitat shared with Rock Creek. Elk use creek corridors for movement, feed in open fields, and use forested areas for cover/rest.”

Excerpts from Exhibit A to Metro Resolution No. 07-3834, Approving the Natural Areas Acquisition Refinement Plan for the Rock Creek Headwaters and Greenway Target Area, September 6, 2007:

“Background

...

The 2006 Natural Areas bond measure stated:

A major tributary of the Tualatin River, upper Rock Creek and its tributaries are under intense development pressure as urban growth expands throughout the watershed. Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed. Opportunities to improve and protect habitat also exist through the protection of key tributaries and their associated wetlands. In addition, the protection of key undeveloped sites in the lower reaches of Rock Creek, particularly in Hillsboro, will buffer growth, protect water quality and provide nature in neighborhoods for local residents.

A biological assessment for this target area indicates that oak woodlands and oak savanna habitat support varied wildlife, and expanding the protected natural areas would increase habitat opportunities for vulnerable species such as red-legged frogs, Western bluebirds and northwestern pond turtles. In addition, threatened species such as steelhead, cutthroat trout and coho salmon are present in Rock, Abbey, Holcomb, Bannister and Bronson creeks, as well as in an Abbey Creek tributary.”

...

“Target Area Description

Rock Creek flows from the Tualatin Mountains to the Tualatin River. The headwaters hold key areas of undeveloped land which provides linkages for wildlife. These areas also contribute to water quality. Because the creek and its tributaries pass through rapidly urbanizing neighborhoods within the city of Hillsboro, protecting water quality is a priority.”...

“Findings

- Rock Creek is a major tributary of the Tualatin River. The headwaters of Rock Creek and its tributaries have been targeted for acquisition due to intense development pressure as urban growth expands throughout the watershed. Watershed managers have identified protection of the headwater areas as a high priority for meeting water quality protection goals in the lower watershed and also to improve and protect wildlife habitat.
- The headwaters of Rock Creek originate on the west side of the Tualatin Mountains southwest of NW Skyline Boulevard and Forest Park. Numerous tributary streams flow through woodlands and agricultural lands before crossing into the urbanized area near West Union and Springville Roads.
- The watershed for Rock Creek includes in excess of 18,000 acres and numerous tributary streams. Major tributary streams include Abbey, Bronson, Holcomb and Beaverton Creeks.
- Established science continues to show the key importance of intact headwaters for water quality and quantity protection, habitat and maintenance of overall watershed health.
- The science report notes that the area’s oak woodlands and oak savanna habitat support varied wildlife, and expanding the protected natural areas would increase habitat opportunities for vulnerable species such as red-legged frogs, Western bluebirds and northwestern pond turtles. In addition, threatened species such as steelhead, cutthroat trout and coho salmon are present in Rock, Abbey, Holcomb and Bannister and Bronson creeks.

...

- Stakeholders identified protection of east/west wildlife corridors as just as important as north/south corridors.
- Some stakeholders would like to see Metro focus on purchase of open spaces closer to the Urban Growth Boundary to help provide a natural edge between urban and rural areas.

Goals

- Protect the upper watershed to meet water quality protection goals in the lower watershed.

- Protect key undeveloped sites in the lower reaches of Rock Creek to buffer growth, protect water quality and provide nature in neighborhoods.
- Protect habitat along key tributaries and associated wetlands.”

From Attachment 1 to Resolution No. 07-3834:

Summary of Comments from Stakeholder Interviews For Rock Creek Headwaters and Greenway Target Area

“Key Themes Discussed

Wildlife Habitat

- Importance of wildlife corridors – open areas down-slope of Forest Park into the Tualatin Valley are very important for wildlife (sunnier, open fields, more available food and water)
- East/west wildlife corridors (Forest Park to Tualatin Valley) are just as important as north/south corridors (Forest Park to Coast Range)
- Unique clusters of white oak should be mapped – disappearing habitat in the region

Land Use / Urban/Rural Form

- Important to connect Forest Park to urban areas with “ribbons of green” – important for wildlife corridors, water quality and livability
- Build on wetland/creek confluence near PCC/Rock Creek – opportunity for a “natural edge” between urban and rural areas; Hillsboro and Washington County planners support a larger “regional” scale park farther up in the watershed, but accessible to the urban population
- Focus on linkage of Rock Creek Headwaters, Forest Park and Westside Trail regional target areas
- Consider mutual benefits of protecting open space and providing buffers for small farm operations in proximity to urban areas
- Metro program is focused on natural area functions – could serve a complimentary role to low impact agricultural practices, particularly those that supply local food markets

December 9, 2009

Summary of Reserves Input about West Hills (Areas 5, 6, and 7)

Multnomah County Planning Commission generally endorsed the CAC recommendations at their evening hearing. There was an exception about Troutdale, and comments about looking at individual properties in unique situations. A strong majority of citizen testimony at the hearing supported the CAC recommendations. The Planning Commission also said undesignated land should be avoided, especially near the UGB.

Multnomah County Attorney Sandra Duffey wrote a July 23, 2009 memo Chuck Beasley that says:

“For farm and forest lands within five miles of the UGB, the County could rely on proximity alone as a basis for a Rural Reserves designation under factor (a) of OAR 660-027-0060(2)... For Natural Landscape Features, ..., the suitability for urbanization may be low, but the consideration of other Rural Reserve designation factors could result in protection for features that define or limit well planned urban growth.”

Note that she suggests a five mile standard. She concludes that the County and Metro have “a great deal of discretion” in interpreting the Rural Reserve designation factors.

1000 Friends of Oregon memo to the Reserves Steering Committee on October 14 does not comment directly on West Multnomah County, but says:

“In addition to the rural reserve factors and purpose of the reserves statute and rule, our recommendations are guided by some additional principles:

- Where land meets the rural reserve factors on both agricultural land and natural resource grounds, it should be protected as a rural reserve.
- In most cases, rural reserves should abut urban reserves; there should not be undesignated lands between them. These will simply become urban lands-in-waiting. Only lands that do not meet either rural or urban reserve factors should be left as “undesignated”...”

This memo does comment on the Helvetia area in Washington County, recommending that it all be designated as a rural reserve, saying in part: “Testimony has also shown that it has significant natural resource features, including elk herds, and is part of the habitat connectivity from Forest Park through to the Coast Range.” The same could be said for Area 5, 6, and 7.

The October 16 letter from **Urban Greenspaces Institute** (Mike Houck) to the Reserves Steering Committee and Core 4 says in part:

“Extent of Rural Reserves: Responding to comments from state agencies and Clackamas County’s preference for fewer, smaller Rural Reserves, our position is that the purpose of Rural Reserve designation is not solely to respond to threat of urbanization, while that is clearly of paramount importance.

We have understood the function of Rural Reserves to assure urban expansion does not occur in those landscapes that contribute to the region’s sense of place, that are ecologically important, and that are important working landscapes. While we concur that designating an area that possesses these qualities does not “protect” that area, per se, we do feel it is important for the region to

acknowledge, through Rural Reserve designation those landscapes that perform one or more of the functions listed.

We also concur with 1000 Friends of Oregon's recommendation that areas that have any one of high value farm, forest, or ecological values be considered for Rural Reserves status. Of course those areas that possess a mosaic of these features are even more appropriate for Rural Reserve consideration."

Mike's maps indicate that only the "Area 93 bridge" and a tiny area within Lower Springville (adjacent to North Bethany) might be "OK" for Urban Reserves, the rest should be Rural Reserve, including Area 7. Notes with the maps point out that Mike did not evaluate Urban Reserve suitability such as governance, that might disqualify an area for Urban Reserves. He used only documented natural resource values.

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

"Metro Chief Operating Officer Recommendation

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

This area also represents an opportunity for the region to consider how to deal with "problematic landscapes" with mixed topography, relatively low agricultural value and interspersed habitat of high value. Similar areas exist in other parts of the region, including areas already inside the UGB, such as Damascus. The opportunity is to provide for other housing choices and to get private development to help finance public acquisition of natural resources. However, the region should consider this opportunity only if Multnomah and Washington Counties and the City of Portland agree to work out the delivery of urban services and of governance and only if the Metro Council places conditions on the urban reserve to ensure achievement of the opportunities presented."

A few comments. These are the COO's recommendations, and do not necessarily represent the views of Metro Council. Michael Jordan has told me that he did not intend to endorse a particular development proposal, such as the West Forest Park Concept, but wanted to draw attention to a regional problem, and he doubts that his conditions can be met. This text does not suggest leaving the area undesignated. This area is virtually all mapped Natural Landscape Features.

Dick Benner has told me that he would recommend that Metro Council not create urban reserves subject to conditions that could create a range of development capacity, because they would make it difficult to make defensible capacity estimates. City of Portland is not interested in urban development in the area. City of Beaverton is not asking for any urban reserves here, and their ability to ever serve the area is not clear.

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

"Rural reserves will provide the same certainty and security to farmers and foresters that urban reserves provide for investors in urban development: working farms and forests can invest in their operations with confidence that the metropolitan region will not add their farms or woodlots to the UGB for decades. This security for the farm and forest industries – the oldest industries in the region and major employers in our urban communities (in processing, for example) – will help the region achieve the economic competitiveness and prosperity that constitutes one of our key desired outcomes" ...

- "Because of growing concern for a local supply of safe and healthy food, the reserves partner governments should keep in mind for designation of rural reserves those areas

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

According to a February 2006 report prepared by Davis, Hibbitts & Midghall Inc. for Metro, tri-county residents prioritize protections for natural resources slightly higher even than preserving farm and forestlands¹. One of the conclusions of the report reads:

"Environmental values are particularly important to residents throughout the region. Once people are here, their enjoyment of the region is due primarily to environmental considerations. Two-thirds want environmental protection to be more important than economic growth in the coming decade and they want planning designed to protect the region's environmental assets".²

Another report conclusion says "Preserving and not converting farm and forestland are especially important." The three top regional planning priorities named by survey respondents were:

78% named Protecting area rivers and streams,
74% named Protecting Air quality, and
71% named preserving farm and forestland."

Joint State Agency Comments on Metro Urban and Rural Reserves, dated October 14, 2009, say this about West Multnomah County:

"The agencies agree with COO recommendations for this area. Agricultural and forest lands that are under threat of urbanization and that have high wildlife habitat value (including Sauvie Island and non-industrial forest lands linking Forest Park to the larger blocks of wildland forest to the northwest as a wildlife migration corridor) should be designated as rural reserves. It is in the best interests of the state, Metro, the affected counties and urban residents to provide these landowners with economic incentives to continue investing in forest management rather than converting these lands to non-forest uses.

The corridor between the Multnomah Channel and Highway 30 is currently recommended as "undesignated." The rationale against rural reserve designation is, in part, the extent of wetlands and potential flooding that likely limits the footprint of development. The agencies are concerned that even with these development limitations, because of the proximity to Highway 30, there is a high long-term threat of urbanization. At the same time, the substantial aquatic habitat values and transportation access concerns suggest that this area be designated as a rural reserve."

The letter also argues for smaller rural reserves focused on areas most threatened with urbanization. The state agency interpretation, however, appears to contradict the definition of Rural Reserves, which says they are intended to provide long-term protection to large blocks of agricultural and forest land, and for important natural landscape features that limit urban development or define natural boundaries of urbanization. By their nature, natural features that define natural boundaries of urbanization are likely to be large in scale.

The letter also talks about "The Economic Importance of Rural Reserves for Forestlands

One purpose of the reserves process is to retain large blocks of forestlands in forest use so that future Oregonians, including urban residents, will continue to benefit from the wide range of environmental, economic, and social values forests provide. The demand for forest ecosystem

¹ Davis, Hibbitts & Midghall Inc. Regional Attitudes Toward Population Growth and Land Use Issues. Prepared for: METRO. February 2006. Page 13.

² Ibid. Page 24.

services (specifically: recreation, carbon sequestration, passive-use values such as biodiversity, and water quality) is often constrained by the availability of healthy forest environments that support or provide these services. Maintaining and enhancing Oregon's forests' non-commodity contributions to state and local economies, communities, and Oregon's quality-of-life are very important to all Oregonians and recognized as important nationally. However, these values are often taken for granted because they are not generally traded in markets. As such, they have no "price" and are therefore seemingly provided for free. Caution is needed in the Metro reserves process not to overlook or underestimate forest ecosystem service values.

As urban growth boundaries move closer to wildland forests and mixed forest and agricultural lands, there may be accelerated pressure outside the UGB for the in-filling of structures. Such outcomes can result in disincentives for continued investments in forest management and should be minimized whenever possible. Dividing the forest into smaller parcels and adding dwellings (with or without urbanization) can displace wildlife through habitat fragmentation, increase conflicts between residential and commercial forestry uses, decrease incentives to encourage forest land retention (such as forest land tax status), increase the cost of fire protection, incentivize further development pressure by an increasing disparity between forest land development property values versus timber values, and reduce the economic benefits of commercial timber production. Rural reserves should be considered as a tool to avoid this type of "halo" effect."

The value of Rural Reserves designation vs. undesignated

There has been considerable discussion lately about the value of Rural Reserves designation vs. leaving lands undesignated. While undesignated lands will still enjoy state and county protections that are in place today, I believe there are several important benefits that Rural Reserves will bring.

Rural Reserves do not alter any existing land use.

Designation of Urban and Rural Reserves will change the way the region perceives and values land. Land that is left undesignated will be perceived as less valued and less protected. Anyone interested in practicing farming or forestry near the UGB will almost certainly prefer to buy Rural Reserve land for the certainty it will offer.

Mike Houck sent an email to Jeff Cogen in early December, 2009 that makes these points about the value of Rural Reserves designation vs. undesignated lands, especially for significant natural features:

As you know, even though RR designation does not necessarily confer absolute protection status, RR designation WILL:

- a) bring the importance of those landscapes to the region's attention;
- b) be useful in future prioritization processes re acquisition or other protection tools;
- c) put landowners on notice that stewardship of the special features is an important goal; and
- d) address future urban growth boundary discussions that you, I and others who care about those landscapes will likely not be present for.

Please consider these points when making final RR designations. We are counting on Multnomah County to not simply hold the line on Urban Reserves but to apply Rural Reserve status to our region's most important landscapes.

I recently compiled a more extensive list of points on this topic:

Why Rural Reserves are better than undesignated rural land, especially next to the UGB:

- **Certainty.** A goal of SB 1011 was to provide certainty for property owners, farmers and foresters, cities and planners. Undesignated preserves uncertainty.
- **Symbolic meaning.** Reserves decisions are not only about the law, they will also be a potent symbol. Leaving an area suitable for RR undesignated sends two messages: (1) the county does not value those rural resources; and (2) this area should be a high priority for UR next time (and might be a good candidate before then under an exception).
- **Perception and Production.** Once we designate reserves, perception of undesignated lands will change even though the law stays the same. RR are likely to attract farm and forestry investments (esp. for long term crops), undesignated areas are likely to attract speculators and people who want zoning changes or non-farm uses. If someone wants to farm or practice forestry near the UGB, they are likely to favor RR land over undesignated to protect their investment. Undesignated will allow your neighbors to petition for zoning changes and UGB expansion.
- **Reduce speculation.** Speculators will be attracted to undesignated areas, and are less likely to keep farms and forestry lands in production. RR encourages keeping land in production. In Area 7, there are large parcels owned by speculators covered in scotch broom and other weeds. Some people won't consider long term leases to farmers

because they are convinced they'll be able to bring the land into the UGB. Undesignated land and the possibility of a "UGB exception" will preserve that illusion. There is a program to match people who want to farm with property owners who don't want to.

- **Intent of SB 1011 and rules.** RR definitions (in SB 1011 and the rules) make it clear that RR are intended to protect areas not suitable to develop (floodplains, landslide hazards), presumably to help save us from bad UGB and UR decisions in the future.
- **Development pressure.** Land in Multnomah County Area 7 is all high value land for developers because it is close to downtown and major west side employers, and much of it offers views, proximity to Forest Park, and nice natural surroundings, so there will always be pressure to develop it.
- **Prevents new "Area 93" governance and services problems.** Undesignated land next to the UGB leaves Metro the option to bring some or all of that land into the UGB, giving them the option to create more Area 93 type governance issues.
- **Insurance.** The region has made unwise UGB decisions in the past. Areas 93 and 94 (the area along Skyline that was removed from the UGB on appeal) were unwise expansions into areas that weren't suitable. RR protect us from those mistakes.
- **RR may attract acquisition and restoration projects.**
- **RR will provide an educational tool.**
- **RR for natural features were a breakthrough.** State land use law protects farm land from urbanization, but there is no equivalent protection for natural features. RR give us a new tool for protecting these areas. Portland Audubon participated in development of the Administrative Rules for reserves because they recognized the value of RR for natural features.
- **Save \$\$ and effort.** Most land next to the UGB has been studied for UGB expansion many times. These studies require money and time. RRs save us from studying them again for 40 years. Proposals for UGB exceptions will need to be evaluated even if the odds of success are low, and the neighborhood has to put effort into fighting those proposals. FPNA actively supported SB 1011 because we wanted certainty.

West Hills
Sense of Place

BEASLEY Charles

From: Kimmelfield [Kimmelfield@msn.com]
Sent: Wednesday, July 29, 2009 6:24 PM
To: Multnomah County Chair; District2; District1
Cc: BEASLEY Charles
Subject: Urban Growth Boundary Land Development Comment

Dear Chair Wheeler, Commissioners Cogen and Kafoury,

I live in NE Portland, and I drive out to a property on Germantown Road at least four times a week, both for work and recreation. I grew up in Wales, and I have to tell you that this rural area currently under discussion in the Urban Growth Boundary decision process is a priceless treasure, not only in Oregon, but also in the US as a whole, where it is all too rare to find this kind of domesticated countryside within easy reach of urban centers and yet not contaminated by urban sprawl. To work and play in natural surroundings which still offer only trees and fields to the eye is nourishment to the soul, and without these places, and the people who wish to be stewards of them, we will all be the poorer.

I am a storyteller, and I cannot count the number of children I meet who cannot "see" in their mind's eye a deer, a coyote, a hawk, wildflowers, pine trees, even a field, let alone a farm, or an orchard. They have no frame of reference for the seasons outside of the urban setting they live in. The countryside is an alien place, and wild things are feared and disrespected. We need to preserve our pockets of rural Oregon, and they need to be large enough to maintain viable habitats for the native species that inhabit them. Only then can we be sure of a way back to our essential roots, which are and always will be rural. We still grow our food, and depend on clean sources of water, need fresh air and green space to be healthy and invigorated. It is the small, working places in the countryside that keep the ties between urban and rural – the fruit growers who welcome the public to pick their own, the barn owners who provide urbanites with the magical experience of working with an animal like a horse, the small dairies that produce award-winning artisan cheeses, the innkeepers who buy local produce and maintain gardens and grounds of their own for their patrons to enjoy. These places provide a comfortable familiarity with nature which is totally different from the experience of the great National Parks, but is perhaps even more important to our mental and physical health and wellbeing. Children, wherever they live ought to know what a coyote actually looks like, the difference between a pine tree and an oak, that insects have individual names, besides "bug". They ought to know because what you know becomes yours, and what is yours you care about. We need, more than ever, to be mindful of our place on this living planet and our obligation to preserve and respect the natural world that contributes so much of what makes us fully huma

Thank you for taking the time to consider all voices in this process. I wish you well in your decision-making!

Sincerely,

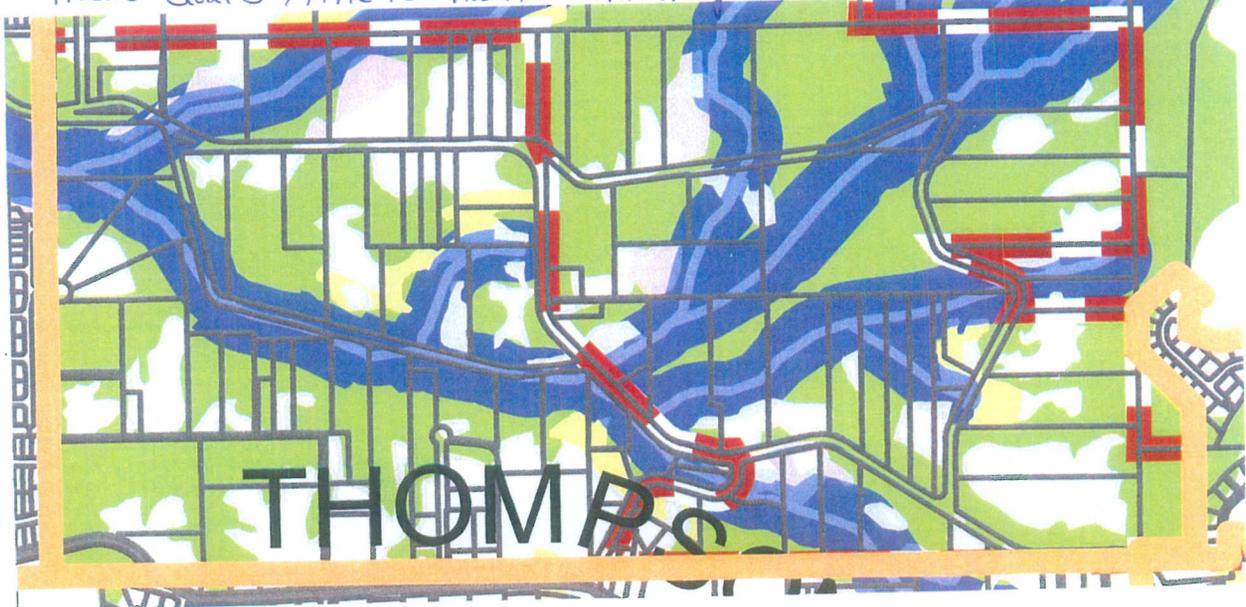
Helen Kimmelfield.



Multnomah County Draft Habitat Protection Areas



Metro Goal 5 / Title 13 Habitat Inventory Blue = Riparian Green = Upland



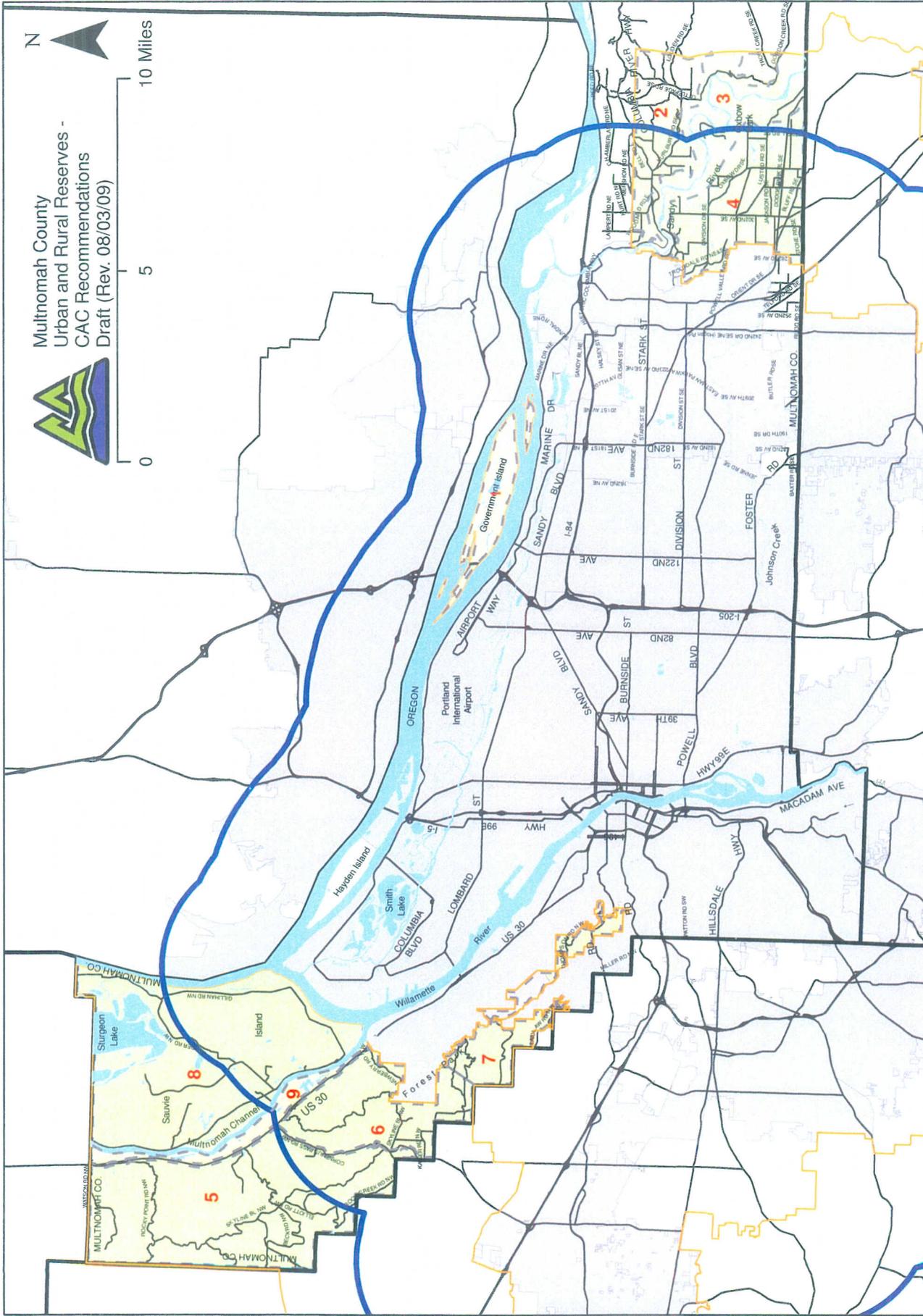
Multnomah County
Urban and Rural Reserves -
CAC Recommendations
Draft (Rev. 08/03/09)



10 Miles

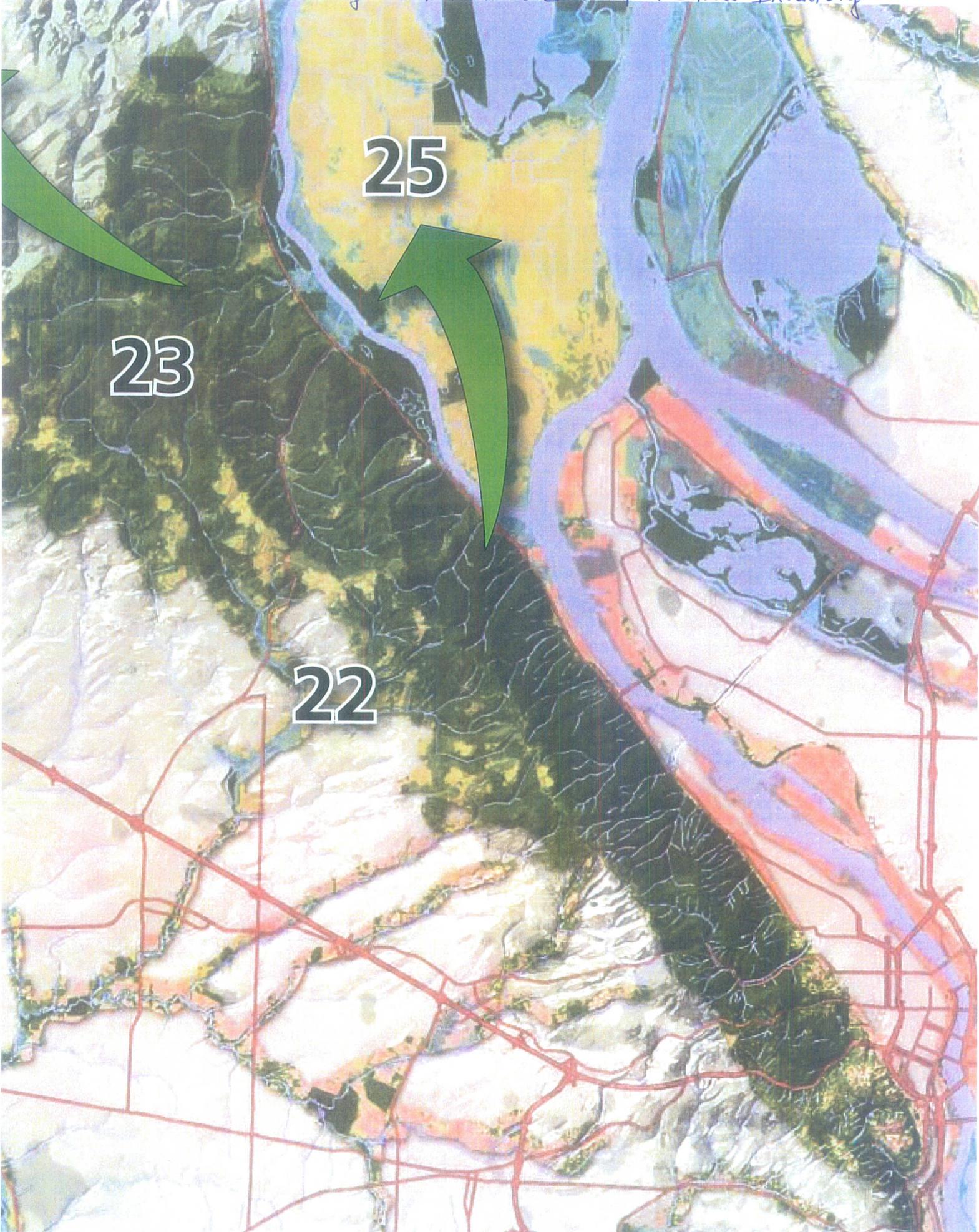
5

0



-  UGB 3-mi Buffer
-  Study Area Boundary
-  County Line
-  Rural Reserve
-  No Designation

- Area 1: Government Islands
- Area 2: East of Sandy River
- Area 3: Sandy River Canyon
- Area 4: West of Sandy River
- Area 5: NW Hills North
- Area 6: NW Hills South
- Area 7: Powerline/Germantown Rd South
- Area 8: Sauvie Island
- Area 9: Multnomah Channel

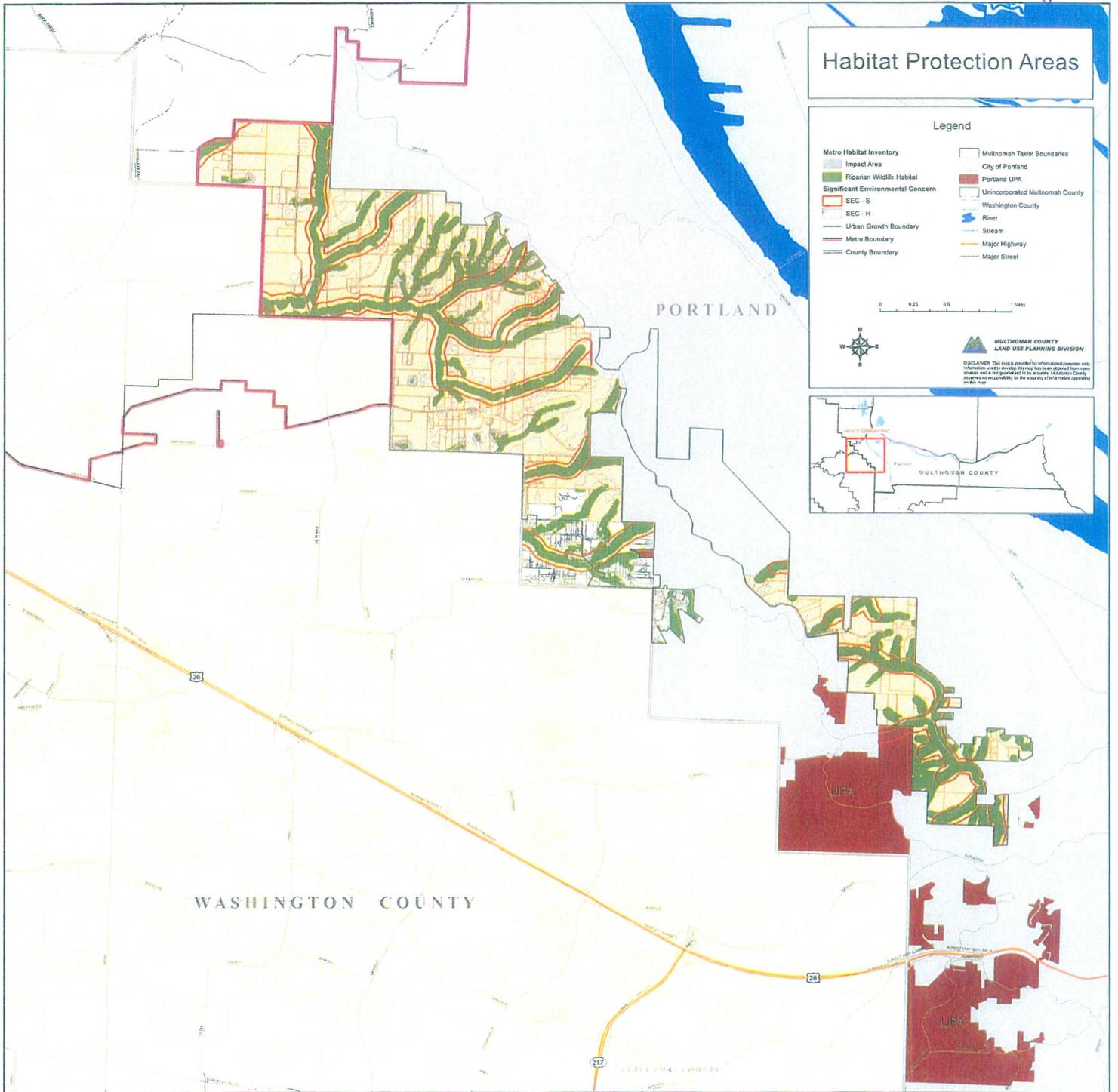


25

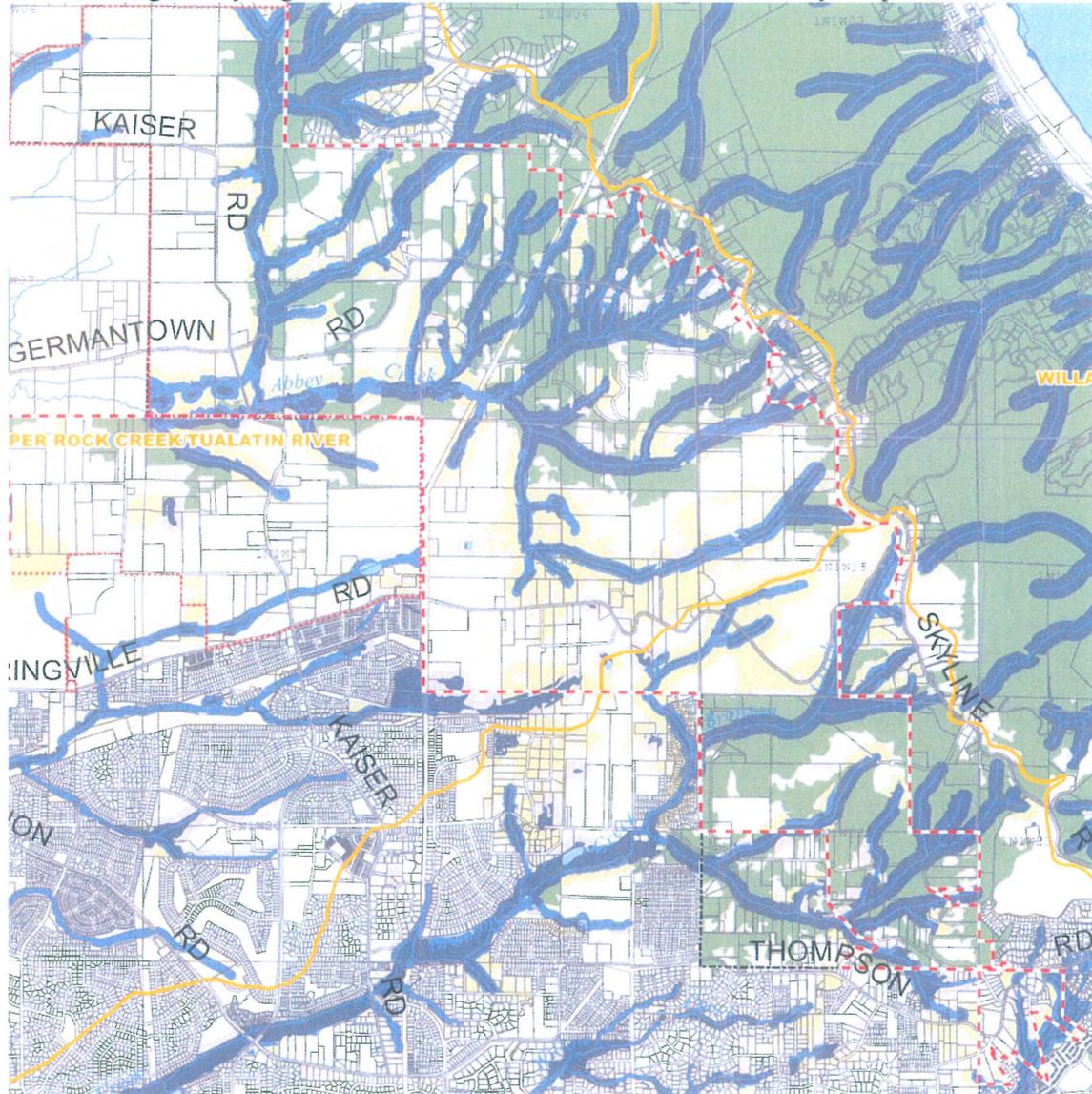
23

22

Multnomah County Draft Nature in Neighborhoods SEC-S overlays



Metro's Regionally Significant Fish and Wildlife Habitat Inventory Map



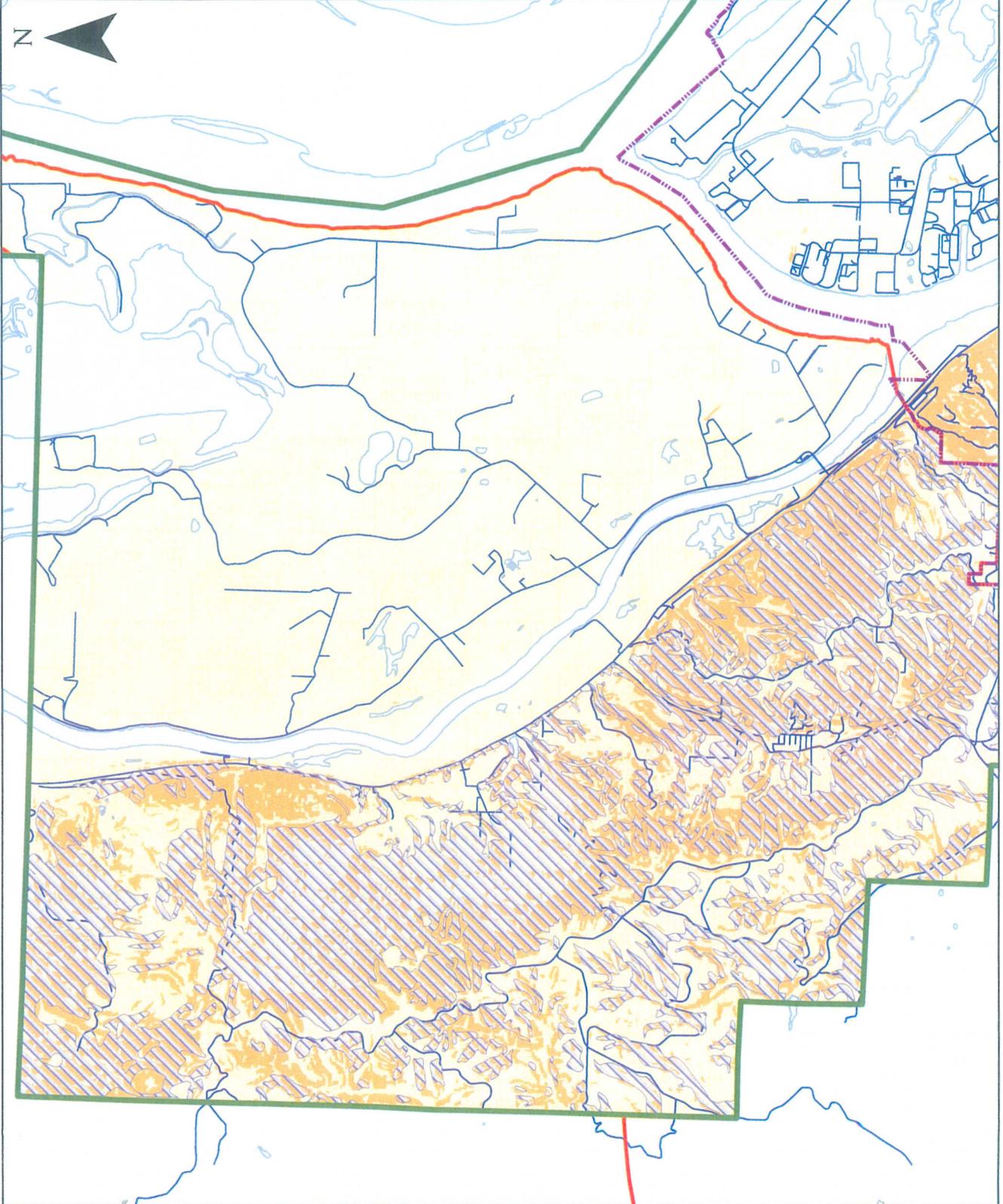
Wildlife Habitat

-  Riparian Corridors / Wildlife Habitat Class I
-  Riparian Corridors / Wildlife Habitat Class II
-  Riparian Corridors Class III
-  Upland Wildlife Habitat Class A
-  Upland Wildlife Habitat Class B
-  Upland Wildlife Habitat Class C
-  Riparian Impact Areas
-  Upland Impact Areas



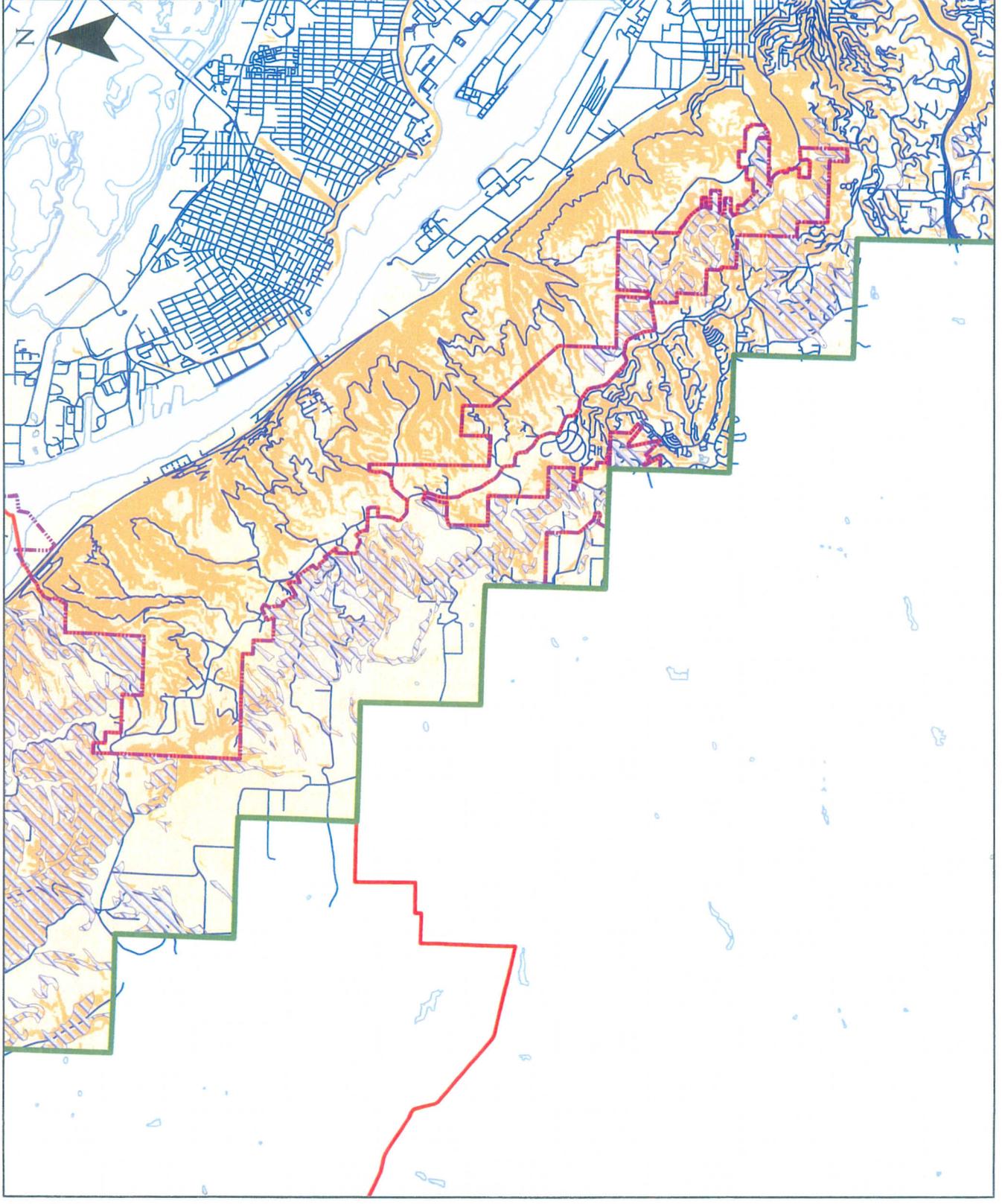
Multnomah County
Urban/Rural
Reserves -
Slope Hazards,
West Hills North
& Sauvie
Island

- Slope Hazards
 - Existing Streets
 - Stream
 - UGB
 - Study Area Boundary
 - County Line
- SLOPE CLASS**
- 0 - 10 percent
 - 10 - 25 percent
 - 25 or greater percent





Multnomah County
Urban/Rural
Reserves -
Slope Hazards,
West Hills South



-  Slope Hazards
 -  Existing Streets
 -  Stream
 -  UGB
 -  Study Area Boundary
 -  County Line
- SLOPE CLASS**
-  0 - 10 percent
 -  10 - 25 percent
 -  25 or greater percent



Mult Co SEC NW Hills north

- County
- UGB
- Metro Boundary
- Streams
- Tax Lots
- Floodplain Development
- NWI Wetlands
- City Limits
- Portland
- SEC
- General
- Highway
- Streams
- Rural Zoning
- CUJ1
- EUJ
- EUJ2
- MUJ20
- RR

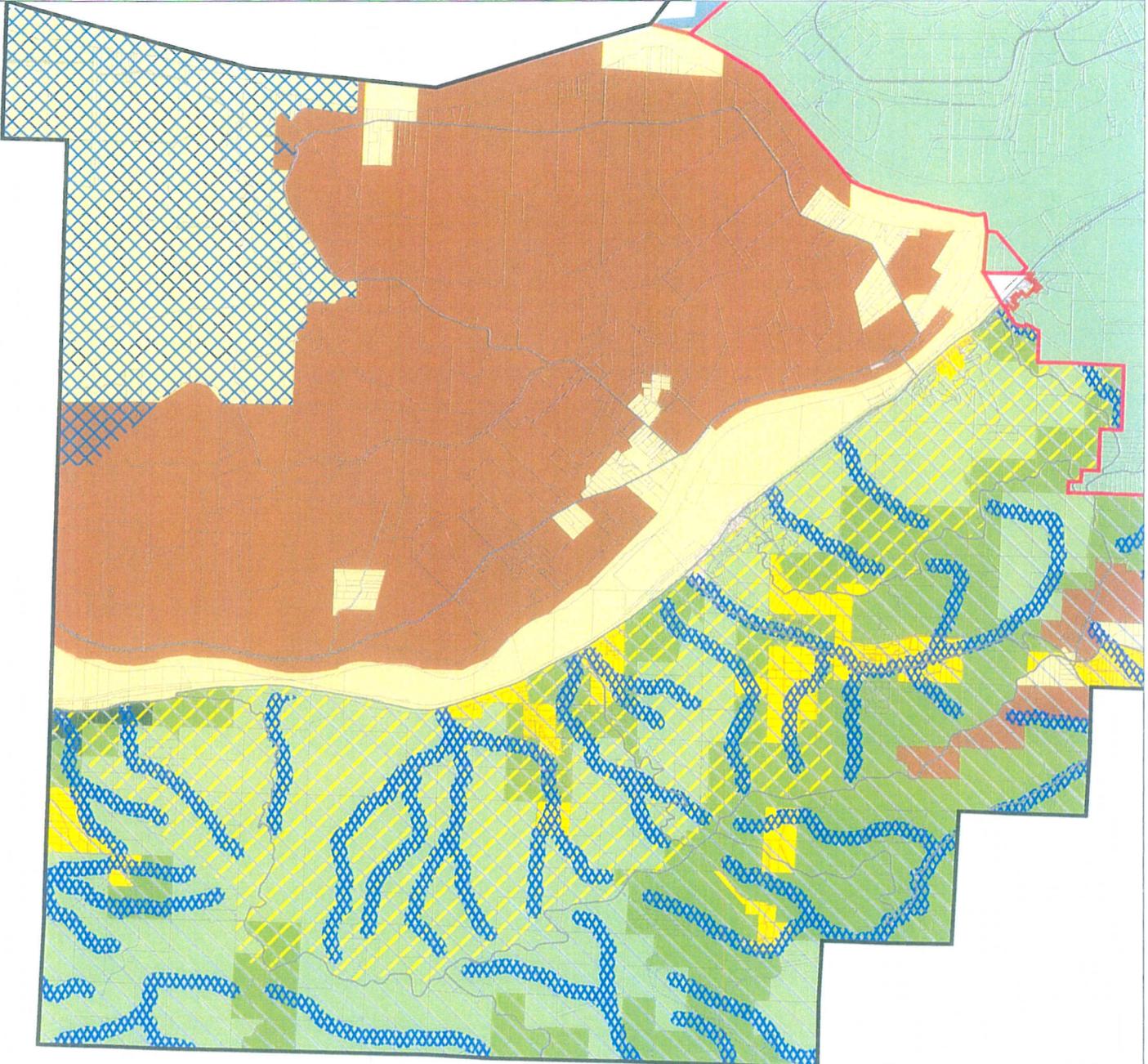


1" = 0 miles



1600 SE 190th Ave.
Portland, OR 97233
503.248.3043 Fax 503.248.3389
Email: land.use.planning@co.multnomah.or.us

This map is based on data from Metro
Multnomah County cannot accept responsibility
for errors, omissions or positional accuracy.
There are no warranties expressed or implied.





Mult Co SEC
NW Hills south

- County
- UGB
- Metro Boundary
- Streams
- Tax Lots
- Floodplain Development
- NWI Wetlands
- City Limits
- Portland
- SEC
- General
- Major
- Streams
- Rural Zoning
- CFU1
- CFU2
- EFU
- MUA20
- RR

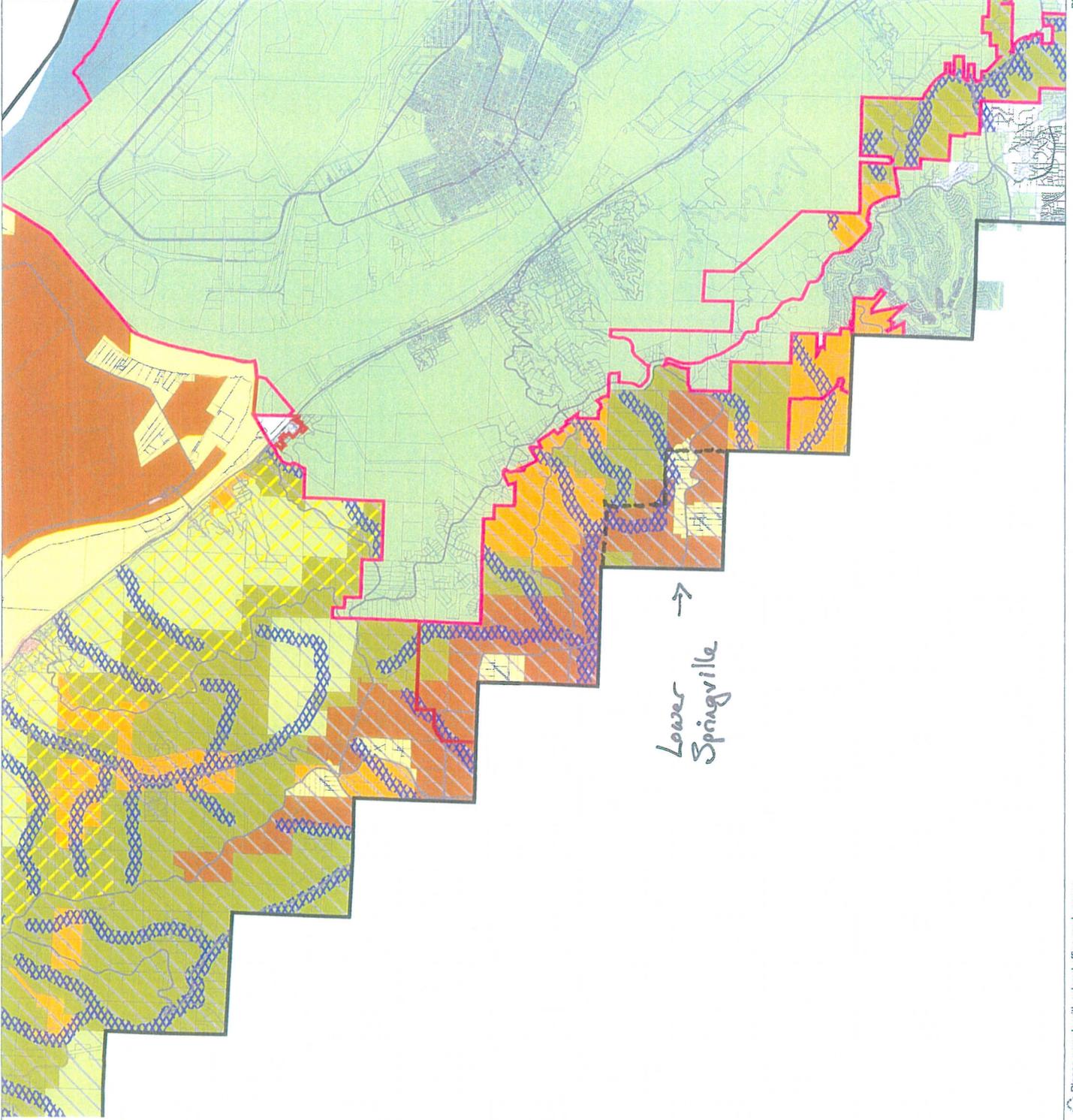
0 1 Miles

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1600 SE 190th Ave.
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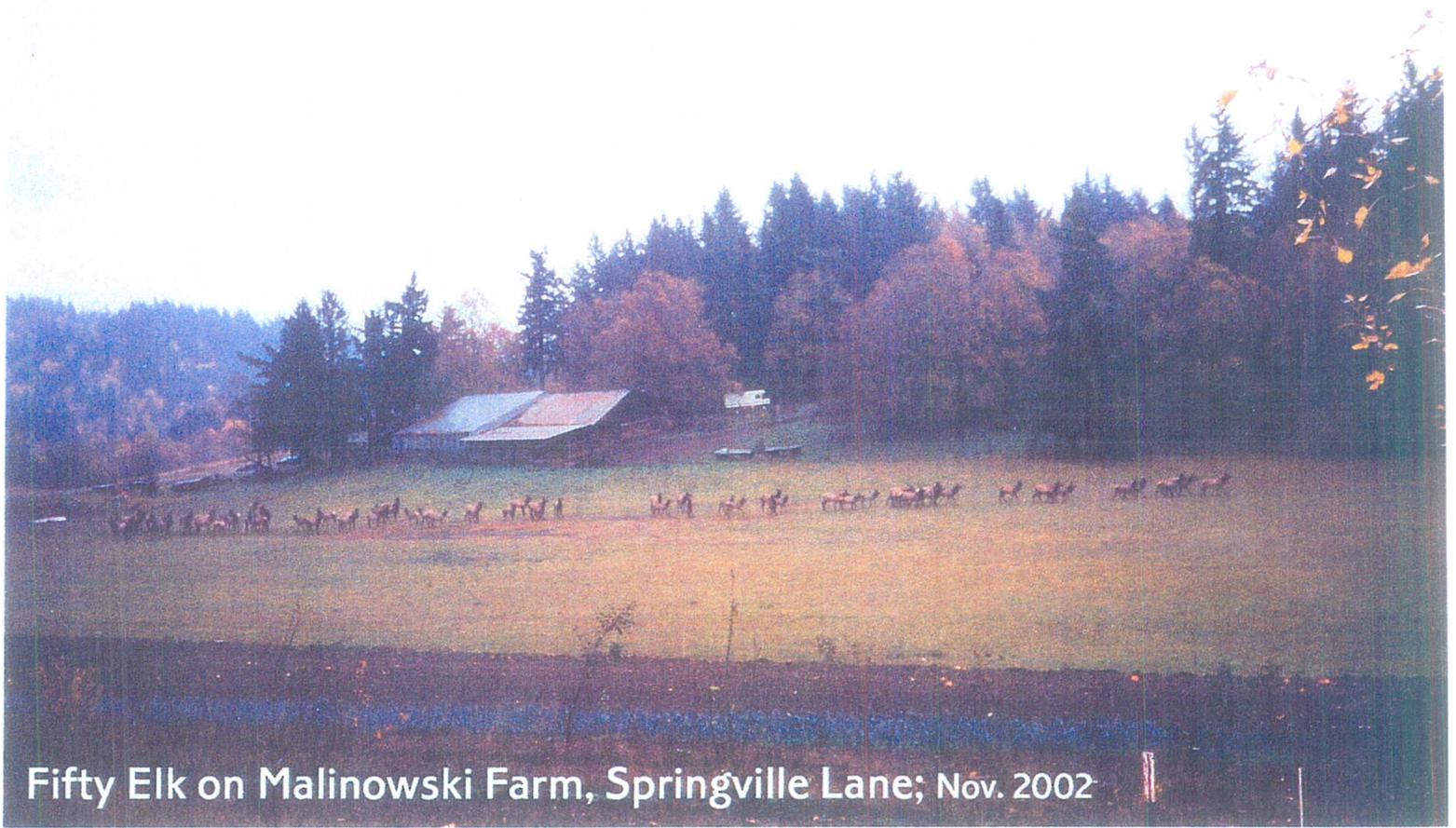
Lower Springville →

Area Co
Elk near Abbey Creek Stables Dec. 2008



Elk next to
Cornelius Pass Road
in Area 6





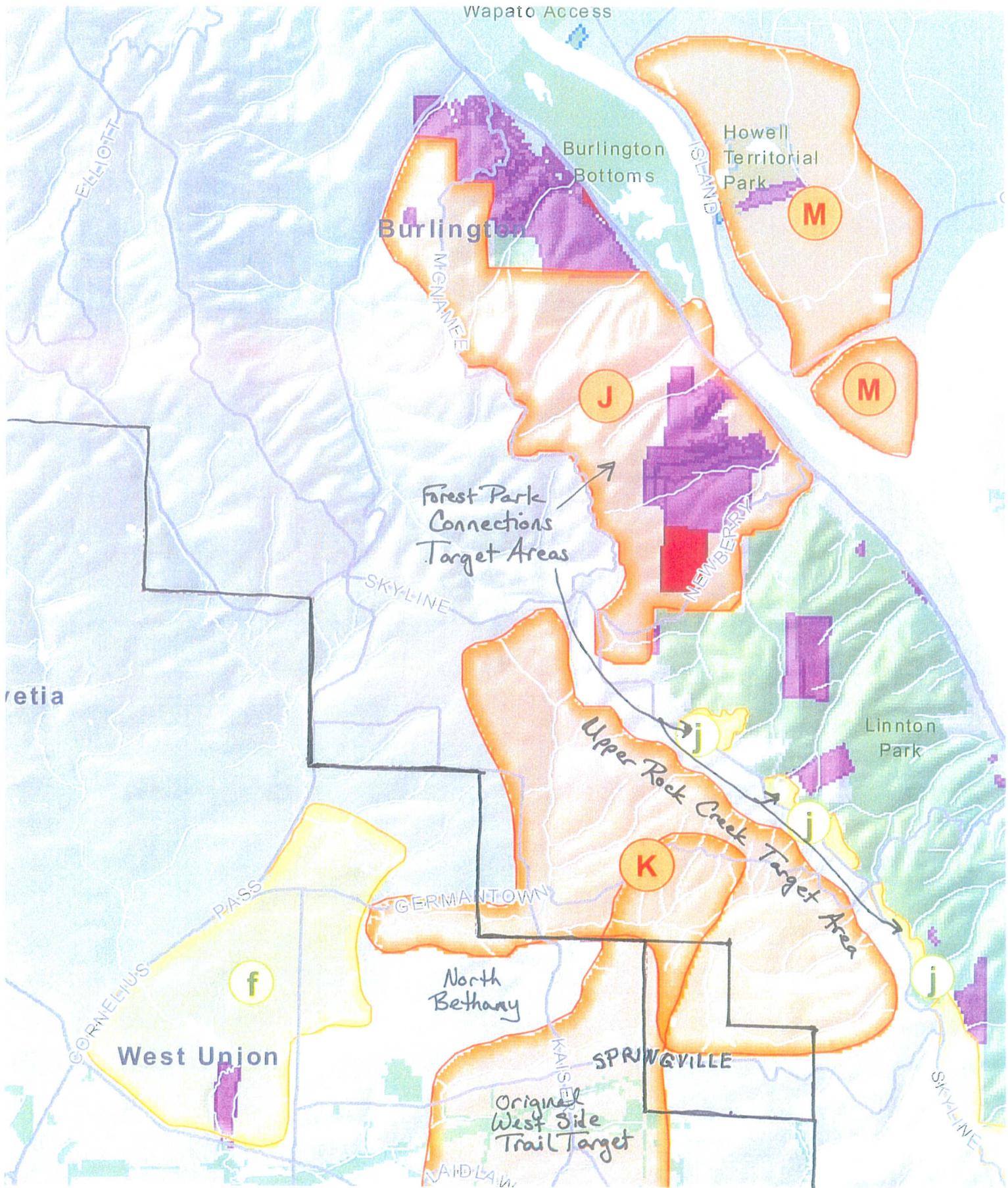
Fifty Elk on Malinowski Farm, Springville Lane; Nov. 2002

Area 7



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

Metro Natural Areas Bond Acquisition Program

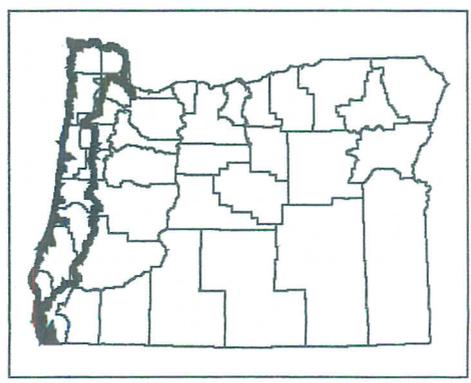


Red = 2006 NAB acquisition
 Purple = 1995 bond acquisition

Orange = 2006 Tier 1 Target Area
 Yellow = 2006 Tier II Target Area

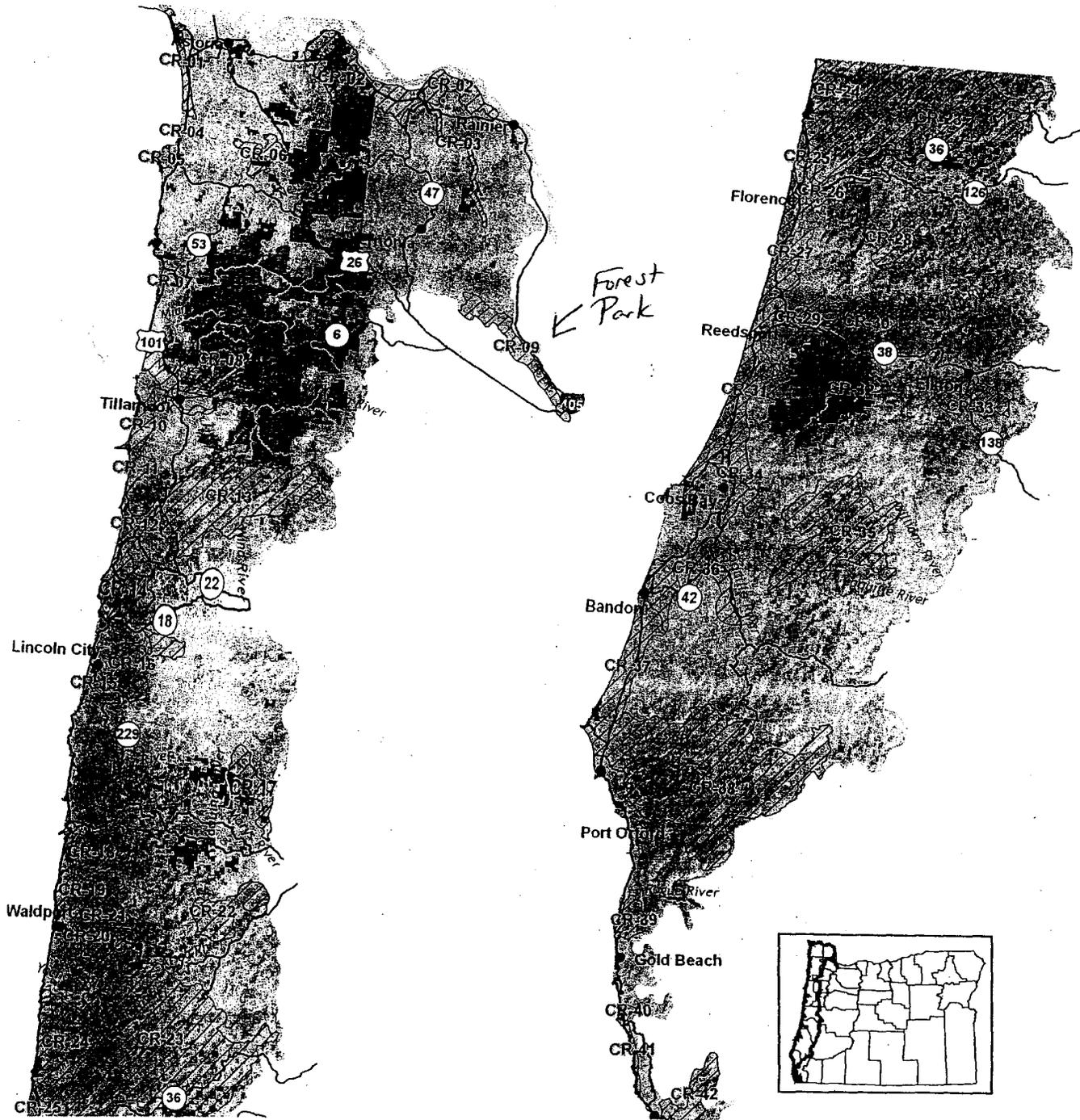


ODFW
 Coast Range Ecosystem
 From the Oregon Conservation
 Strategy, January 2006



Coast Range Ecoregion
Conservation Opportunity Areas

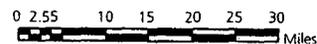
ODFW Coast Range Ecosystem
Conservation Opportunity Areas



Forest Park
←

- | | | |
|---|---|-------------------------------|
| Land Ownership |  | Conservation Opportunity Area |
|  |  | Highway |
|  |  | River |
|  |  | Water Body |
|  | | |

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data information sources to ascertain the usability of the information.



- Important migration stopover for shorebirds and waterfowl
- Heavy use by wintering waterfowl, including brant.
- Undeveloped Bayocean Spit could provide habitat for western snowy plover.
- Large remnant spruce swamp habitats on Hoquarton and Squeedunk sloughs
- Tillamook Bay supports an important mineral site for band-tailed pigeons.

Key Habitats:

- Estuary
- Freshwater Wetlands
- Riparian

Key Species:

- Peregrine Falcon
- Shorebirds
- Waterfowl
- Chum Salmon
- Coastal Cutthroat Trout
- Coho Salmon
- Winter Steelhead

Identified in other planning efforts:

- American Fisheries Society Aquatic Diversity Areas (N. Fork Wilson River)
- Joint Venture Plan
- Oregon Biodiversity Project Conservation Opportunity Areas
- Oregon's Important Bird Areas (Tillamook Bay)
- Salmon Anchor Habitat Strategy
- The Nature Conservancy Ecoregional Assessment
- The Oregon Plan Core Salmon Areas

Recommended Conservation Actions:

- Improve water quality
- Maintain or enhance in-channel watershed function, connection to riparian habitat, flow and hydrology
- Maintain or restore riparian habitat and ecological function; ensure sufficient habitat complexity for wildlife
- Maintain undeveloped character of Bayocean Spit
- Reconnect cutoff sloughs in lowlands around bay
- Restore tidal wetlands in river delta at south end of Tillamook Bay

CR-09. Portland's Forest Park

Special Features:

- Area includes Forest Park, the largest forested urban park in the United States.
- There have been ongoing habitat protection and restoration, acquisition, and education projects by Friends of Forest Park. [\[www.friendsofforestpark.org\]](http://www.friendsofforestpark.org)
- Area provides an important wildlife corridor between the Coast Range and Willamette Valley ecoregions.

Key Habitats:

- Aquatic
- Late Successional Conifer Forests
- Riparian

Key Species:

- Olive-sided Flycatcher
- Cutthroat Trout

Identified in other planning efforts:

- The Nature Conservancy Ecoregional Assessment

CR-10. Netarts Bay

Special Features:

- Wintering site for significant populations of brant
- Designated Conservation estuary
- Cape Lookout State Park protects the undeveloped south spit

Key Habitats:

- Estuary

Key Species:

- Shorebirds
- Waterfowl
- Chum Salmon
- Coho Salmon
- Winter Steelhead

Identified in other planning efforts:

- Joint Venture Plan
- Oregon's Important Bird Areas
- The Nature Conservancy Ecoregional Assessment

Recommended Conservation Actions:

- Manage public use to minimize disturbance of wintering brant



MITCH GREENLICK
STATE REPRESENTATIVE
DISTRICT 33

HOUSE OF REPRESENTATIVES

Date: November 16, 2009

To: Council President Bragdon and Metro Councilors
Multnomah County Chair Wheeler and Commissioners
Washington County Chair Brian and Commissioners

Dear Friends,

I have worked for many years to protect the natural resources on the rural lands around Forest Park, which are critical to the health and vitality of the park. I supported SB 1011 in part because it provided a new tool to protect this precious natural area for future generations.

I support the Multnomah County Reserves Citizen Advisory Committee recommendations that all of the rural land in the West Hills be designated Rural Reserves. All of the rural land north of Highway 26 in Multnomah and Washington counties should be designated as Rural Reserves to protect farmland, forests, and natural features. Highway 26 and the combination of Rock and Abbey Creek floodplains provide excellent long term urban edges.

The Tualatin Mountains are part of the region's identity, a landmark visible for miles and from many directions. Forest Park is a vital link in the region's park system and green infrastructure, as well as a key contributor to the region's quality of life, and its health must be guarded. The Helvetia area holds valuable farmland that also provides cultural, historical, and recreational resources, a key contribution to the region's sense of place.

Greater Helvetia is home to orchards, Christmas tree farms, Community Supported Agriculture farms providing local food, and large farms producing traded sector crops. Its rural roads provide safe bicycling routes within easy reach of high tech employees. Views of Helvetia farmland, with the Tualatin Mountains behind, remind everyone driving on Highway 26 that Oregon values farms, forests, and natural resources. Our high tech firms use these resources to attract and retain the best and brightest employees -- people who could choose to live anywhere.

Forest Park is one of the country's premier urban forests, in walking distance of downtown Portland and easily accessible from the Tualatin Valley.

"Forest Park covers the entire hillside overlooking the confluence of Oregon's two major rivers: the Columbia and the Willamette. With the Cascades in the distance, two major rivers below, and broad valleys and the Coast Range behind, a more spectacular setting for a park is hard to imagine. The park is a major green spine linking the Portland metropolitan region with natural areas to the north and west and providing a stepping stone for species dispersal within the region. The park is one of the region's most prominent landmarks and has made a major contribution to the region's identity."¹

The rural areas around Forest Park provide a critical ecological link between the park and the Coast Range. Habitat in the Tualatin Mountains (including Forest Park) also provides an ecological connection between the Columbia River and the Tualatin Valley. As the region grows, healthy parks will become even more important to the region's quality of life.

The forest canopy on the Tualatin Mountains filters pollutants, controls erosion, and helps buffer stormwater. The southwest slopes of the mountains provide clean, cool water into the Tualatin Basin, helping the basin meet water quality standards.



The recreational, sense of place, and ecosystem service benefits of these resources accrue to residents and businesses throughout the region.

Traffic on the roads over the West Hills is a real problem. Cornelius Pass Road has serious safety issues. Germantown and Cornell Roads have physical limits at their eastern ends that restrict traffic flow. These roads are unsuited for commuter use, and we should avoid new urban development that will add to their burden. These are not just any roads – they are twisting rural roads that cut through Forest Park and cross an important wildlife corridor. Increasing traffic volumes make these roads increasingly unsafe for both drivers and for wildlife. High traffic volumes make Forest Park a less desirable place to walk, bike, run, and take the kids.

The West Hills are not suited for urban development. Their steep slopes and plentiful streams, combined with relatively impervious soils, make it difficult to adequately protect watersheds from polluted urban runoff and stormwater related erosion. These physical constraints also make efficient roads and good transit impossible. To build a more sustainable region, we need to locate homes and jobs within easy reach of good transit.

Small urban reserves in West Union (as long as they stop south of the Rock Creek floodplain) and to connect Area 93 to the City of Portland are acceptable, although I truly believe that Area 93 should also be converted to Rural Reserve. Urban Reserves in the Lower Springville area and on the northwest corner of the Hwy 26 / Helvetia Road interchange are not appropriate. Any undesignated lands around North Plains should be kept small, remembering that city's need for voter-approved annexation, which has limited their ability to expand.

The Hwy 26 / Helvetia Road interchange can serve north Hillsboro without development on the adjacent farmland. The presence of highways and interchanges cannot become a justification for more urban development.

Rural Reserves are not a perfect form of protection. But they can prevent urbanization of valuable resources for at least 40 years, providing space and time to use other tools such as public acquisition, conservation easements, and education programs to be implemented.

Please designate all of the Reserves study area north of Hwy 26 in Washington and Multnomah counties, including Helvetia and the Tualatin Mountains, as Rural Reserves. Farm and forest owners need the certainty of Rural Reserves, and we should not be shy about protecting Foundation quality farm and forest lands all the way to the outer edge of the Reserve study area. As most of you know I have been trying to move legislation that would make greater Forest Park and the Balch Creek watershed an area of special state concern. But if you make decisions consistent with my request in the letter, it will obviate the need to move that legislation.

The decisions you are making will make a strong statement about what this region values. Please protect these resources that make our region unique and sustainable.



Rep. Mitch Greenlick, District 33

¹ Forest Park Natural Resources Management Plan; Portland Parks and Recreation, Bureau of Planning, Adopted by City Council February 8, 1995. Page 9.

Carol Chesarek
13300 NW Germantown Road
Portland, OR 97231

November 4, 2009

To: Metro Council
Multnomah County Board of Commissioners

Re: Urban and Rural Reserves, Lower Springville Road (area UR-1)

Dear Councilors and Commissioners,

I served on the Multnomah County Reserves Citizen Advisory Committee (CAC). Because the **Lower Springville Road** area (UR-1) is still being considered for Urban Reserve, Rural Reserve, or undesignated, I wanted to summarize information about the area for you. Included with the attachments are new letters from City of Beaverton and City of Portland.

Urban Reserve Suitability Rating: low to medium (CAC and county staff)
Rural Reserve Suitability Rating: medium/high (CAC)

The CAC recommended that the area be designated **Rural Reserve** to protect natural features in the area. The CAC recommendations were endorsed by the Multnomah County Planning Commission. The planning commission also recommended against leaving land undesignated.

Urban Reserve suitability

Urban Reserve Transportation Study: area was NOT RATED (not suited for urban road network).

More than 40% of this area is constrained for development due to steep slopes and riparian areas.

No city has requested an Urban Reserve here. The area is not adjacent to either City of Portland or City of Beaverton, so governance is a significant problem. Beaverton's city limit is more than 2 miles away, and their City Council has a policy of not annexing any territory without 100% property owner approval. Contrary to representations by lobbyists and developers, Beaverton does not aspire to an Urban Reserve in this area, and there are significant barriers to their ability to provide urban services here in the future. City of Portland prefers to invest in sustainable neighborhoods within their city, focusing investments in existing centers and corridors (see attached letters).

UGB expansion in this area seems likely to result in another Area 93-type governance problem.

Transportation. This area was not rated for transportation because it is not suitable for an urban road grid that supports walking, bicycling, and transit. Connections to the north and east are especially problematic. City of Portland describes Cornell Road at NW 25th and NW Lovejoy as one of the worst bottlenecks in the City. Urbanization in this area would increase traffic on Cornell Road, which passes through valuable wildlife habitat and recreation areas, including Forest Park. The attached letter from the Cornell Road Sustainability Coalition expresses concern about traffic that will be generated by development of nearby Are 93, which is much smaller than the Lower Springville area.

Some argue that extending Saltzman Road through this area to North Bethany will facilitate transportation connections. Residents of the area believe that this connection would mostly facilitate access for urban Bethany residents onto Multnomah County's rural roads over the hills to

Portland. This would benefit Bethany residents but would put more pressure on rural roads in Multnomah County and Portland, such as Cornell and Cornelius Pass Roads, that are already over capacity. Bethany residents attending North Bethany planning meetings said that they already go out of their way to use rural roads instead of Hwy 26.

North Bethany. Washington County and TriMet expect North Bethany transit usage to account for only 1% of trips. It seems unlikely that this area would do better – there is a lack of transit supportive density and design in the area south of North Bethany. The service on the nearest bus line (#67, on NW Kaiser Road to PCC Rock Creek) was recently reduced due to low ridership, and the area is not close to current or proposed High Capacity Transit.

Washington County has not committed any funding for off-site road improvements (approx. \$185M) to accommodate North Bethany traffic, and the funding gap has grown larger as the expected number of homes in North Bethany has been reduced. These off-site road improvements were not sized to accommodate additional traffic from new urban areas in Multnomah County. The 3 schools planned for North Bethany are sized to accommodate North Bethany residents, and only one of those schools is funded. According to the Great Communities Study, the Lower Springville area would require 3 additional schools. It's difficult to see what important North Bethany infrastructure can be relied upon for this area to "leverage."

The Metro COO Recommendations for Urban and Rural Reserves say (page 13): "Therefore, suitability findings should be directly related to an area's ability to accommodate compact, efficient development patterns. These areas should demonstrate the potential to develop effective and efficient internal transportation grids, connections to regional roads and highways, and other public works systems. In addition, these areas should include or be closely connected to downtowns, main streets and employment areas that residents can access conveniently and safely by walking, bicycling and transit."

It is hard to see how this area could meet these urban reserve goals.

Rural Reserve suitability

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

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

Wildlife Habitat (3)(c). Valuable habitat in this area is well documented by the county, Metro, and the Natural Landscape Features Inventory. All of this area has a county SEC overlay for wildlife habitat, and it also contains a significant stream with a riparian overlay. These overlays were established based on extensive research. A majority of the area is included in the Natural Features Inventory. Over 50% of this area is in Metro's Rock Creek Headwaters Tier 1 target area for acquisition. I have attached a photo of elk using this area in 2002. Elk have been seen in this area many times between August 8 and October 14 of this year, using the open farm fields that were not included in the Natural Features Inventory. County and Metro documentation of wildlife habitat value is attached for reference.

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

"Thus it is the quantity of the West Hills Wildlife Habitat Area in relation to its quality and location that are critical to this inquiry. High quality habitat elsewhere in Multnomah County cannot substitute for even medium quality habitat in the West Hills. It is because medium quality habitat is limited, and threatened by conflicting uses at a particular location, that makes the West Hills a significant Goal 5 resource."

Water Quality (3)(d). The significant stream running through this area (an Abbey Creek tributary) is part of the upper Rock Creek watershed. The Natural Features Inventory for Rock Creek Headwaters notes that "Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed." The area also includes portions of the headwaters for Bronson Creek.

Agriculture (3)(f). Farms in this area provide an important buffer between urban development in Bethany and the high value riparian and upland resources around Abbey Creek and its tributaries. Open fields provide valuable food sources for elk. Two large farms on Springville Road (Malinowski and Beovich) are growing market garden crops, and they are investing in infrastructure development and new crops. They have requested a Rural Reserve.

The ODA agricultural study (Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands, January 2007) rated this area "Conflicted," but the study also notes (pages 54, 55) that Prime farmland is found in this "notch" and that there are no restrictions on development of groundwater in the area. Farmers can apply for a permit and develop a well if they want to irrigate crops.

The ODA study also notes that "The location within the Portland metro area provides excellent opportunities for the direct marketing and promotion of agricultural products. Farm stands, U-picks, wineries and small farms producing high-value products for sale to the urban market are not uncommon in the area. This provides greater opportunities for both larger farm operations and the smaller parcels to produce crops that cater to the ever-growing demand for locally produced food and other agricultural products." This is the type of farming that Malinowski and Beovich farms are successfully practicing.

Boundary or buffer (3)(f). The Metro ordinance adding North Bethany to the UGB cites the combination of powerlines and county line on the eastern edge of North Bethany as a good long term urban edge. The value of this urban edge is cited in the Court of Appeals decision affirming the North Bethany UGB expansion. We need to maintain and reinforce this clear edge to minimize conflicts between urban and rural uses.

Recreation (3)(h). Metro staff's preferred alignment for the regional West Side Trail, originally expected to follow the north/south powerlines along the east side of North Bethany (as shown on the attached map of Natural Areas Bond target areas), now turns east near the county line south of Springville Road, and may follow the powerline corridor there up to Forest Park. This trail could help reinforce and protect this urban/rural edge.

The Administrative Rules provide these Rural Reserve factors for "(3) Natural Landscape Features:

To designate land as rural reserves to protect important natural landscape features, a county must consider those areas identified in Metro's February 2007 "Natural Landscape Features Inventory" and other pertinent information, and shall decide on whether the lands proposed for designation are:

- a) In an area that is otherwise potentially subject to urbanization during the applicable period described in OAR 660-027-0040(2) or (3);
- b) Subject to natural disasters or hazards, e.g. floodplains, steep slopes, areas subject to landslides;
- c) Important fish, plant, or wildlife habitat;
- d) Necessary to protect water quality or quantity, such as streams, wetlands, riparian areas;
- e) Provide a sense of place for the region, such as buttes, bluffs, islands, extensive wetlands;
- f) Can serve as a boundary or buffer, such as rivers, cliffs and floodplains, to reduce conflicts between urban and rural uses, or between urban and natural resource uses;
- g) Provide for separation between cities; and

h) Provide easy access to recreational opportunities in rural areas, such as trails and parks.”

This area meets factors (3)(a), (c), (d), (f), and (h). Portions of the area meet factor (b).

Rural lands not designated as either Urban or Rural Reserves next to the UGB are likely to attract speculators and non-conforming farm uses. Such areas will face an uncertain future, including the possibility that Metro will add them to the UGB for what Richard Whitman (Director of DLCD) calls “special purposes.”

The physical features that make this area a poor Urban Reserve candidate (transportation issues, riparian corridors, impact on natural resources and rural roads) are unlikely to change over time. Rural Reserves are not permanent. If conditions do change, the area could be designed as an Urban Reserve after a Rural Reserve designation has expired.

Organizations and individuals who have submitted letters opposing an Urban Reserve in this area and who have requested that the area be designated a Rural Reserve:

Neighborhoods: Forest Park Neighborhood Association (includes this area)
 CPO-7 (adjacent Washington County)
 Hillside (Portland)
 Northwest District Association (Portland)

Other organizations: Forest Park Conservancy
 SaveHelvetia

Individuals: 29 Residents of Springville Road Area, including Malinowski Farms
 Beovich Family, who farm 94 acres on Springville Road

The Great Communities Study considered this area. Their report says:

“The team concurs that preservation of this important ecological area is likely more important to the region than urbanizing it, especially given the other constraints (lack of connectivity and developable land area) and significant opportunities (water quality and view).”

There is ample data (see attached reference material for more details) to support designating this area as a Rural Reserve for wildlife habitat and water quality, especially given the overall context of the West Hills, Forest Park, the Abbey Creek watershed, and the value of a buffer with a well defined urban edge along the county line. There is not a lot of credible data supporting an Urban Reserve in this area. I hope you will support designating this area as a Rural Reserve, in accordance with the CAC’s recommendations and the wishes of a broad constituency.

Please let me know if you have any questions, or if I can provide additional information.

Thank you.



Carol Chesarek

cc: Chuck Beasley, Multnomah County

#28

10821a

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: 12 10 2009

SUBJECT: RS

AGENDA NUMBER OR TOPIC: RURAL RESERVE

FOR: AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: JOHN M DRISCOLL

ADDRESS: 12303 NW SKYLARK RD

CITY/STATE/ZIP: PORT ORLAND 97231

PHONE: DAYS: 503 329 2316 EVES: 503 690 3490

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: SKYLARK FUR HEAD

RURAL RESERVE

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:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#29

11:08a

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: 12/10/09

SUBJECT: furial reserves

AGENDA NUMBER OR TOPIC: reserves core adding 187 acres

FOR: _____ AGAINST: X THE ABOVE AGENDA ITEM

NAME: DAVID STARR

ADDRESS: 3006 SE DIVISION DR

CITY/STATE/ZIP: TRONTDALE OR 97060

PHONE: _____ DAYS: 503-704-0775 EVES: _____

EMAIL: twelvemilemarket@gmail.com FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: protecting, providing & preserving
open spaces in trontdale

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.

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: 12/10/09

SUBJECT: R5

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Bryan DeLeon

ADDRESS: 29820 E. Woodard Rd

CITY/STATE/ZIP: Troutdale

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

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:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#31

10:33a

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: 12/10/09

SUBJECT: Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Chris Foster

ADDRESS: 15400 NW McNamee Rd

CITY/STATE/ZIP: Portland OR 97231

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

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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.

#32

10/31a

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: 12/10/09

SUBJECT: ETS

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: TOM MATTOX

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

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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.

#33

10:32a

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: Dec 10 2009

SUBJECT: Urban Reserves
include Area 93 East

AGENDA NUMBER OR TOPIC: Area 93 in Urban Reserves

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: RALPH HENKHAUS

ADDRESS: 10511 NW LAIDLAW RD

CITY/STATE/ZIP: Portland, OR 97229

PHONE: _____ DAYS: 503 297 5934 EVES: _____

EMAIL: ralph.e.henkhaus@ml.com FAX: _____

SPECIFIC ISSUE: include Area 93 E
in the Urban Reserves

WRITTEN TESTIMONY: submitted

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.

December 10, 2009

Dear Multnomah County Commissioners,

I am requesting that you add the Eastern part of Area 93 to the land that you recommend for the proposed Urban Reserves.

In retrospect it is well understood that adding only half of Area 93 into the UGB in 2002 was a planning mistake.

Multnomah County has had 7 years to figure out what to do with the Eastern Portion of Area 93 and it seems that we still can't decide what to do with it—leaving this area as undesignated is really making no decision at all.

There has been plenty of support to include it in the Urban Reserve designation from Michael Jordan and Multnomah County Staff (Charles Beasley) among others, indicating that the idea of including it is not all that farfetched.

Including this small acreage will help resolve City Services Governance issues for the Western Portion of Area 93. And it would have a minor impact on any future planning as the area adjacent to tri met services, gas, power, phone, cable and schools that are already built. It is close to downtown Portland, so it will reduce sprawl and give workers short commute times, and the topography is no more problematic than Forest Heights or the Western part of Area 93 which now has a solid urban development plan in place.

Not including this area in the Urban Reserve will delay any planning decisions and add multiple levels of bureaucracy to the effort to resolve Area 93 issues in the future. In effect it will add cost to the taxpayers of Multnomah County.

Including the area now is a extremely low risk; it does not mean the area has to be developed, but it will give us the freedom to make the right decisions later without adding the overhead of starting from an undesignated status.

At one of the CAC meetings I attended in the Fall, one of the members referred to this area as Lichtenstein. And that got a laugh... it's true that this is a small area and is easy to forget about when dealing with the monumental problems you guys are faced with now, but PLEASE, PLEASE, PLEASE, don't forget about it. Give it the attention it deserves and help the planning process for this area move forward.

Sincerely,

Ralph Henkhaus
10511 NW Laidlaw Rd
Portland, OR 97229
503.297.5934

#34

10:36a

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: 12/10/09

SUBJECT: R-5

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: ANDRÉ FURLIN

ADDRESS: PO BOX 10191

CITY/STATE/ZIP: PORTLAND, OR 97296

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: would like to keep rural areas and
class II soils in tact for farming

WRITTEN TESTIMONY: _____

Keep farming areas for farming

IF YOU WISH TO ADDRESS THE BOARD:

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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: 12/10/09

SUBJECT: Urban/Rural Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Shelley Lorenzen

ADDRESS: 11375 NW Skyline Blvd

CITY/STATE/ZIP: Portland

PHONE: DAYS: 503-807-4834 EVES: _____

EMAIL: salorenzen@aol.com FAX: _____

SPECIFIC ISSUE: _____

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**.
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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.

36

10:37a

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: Dec 10 2009

SUBJECT: Urban & Rural Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Laura Masterson

ADDRESS: 6032 SE 47th Avenue

CITY/STATE/ZIP: Portland Oregon

PHONE: _____ DAYS: 971.645-3293 EVES: _____

EMAIL: Laura@47thAveFarm.com FAX: _____

SPECIFIC ISSUE: _____

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**.
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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: 12/10/09

SUBJECT: RURAL RESERVE

AGENDA NUMBER OR TOPIC: R 5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Leslie Hildula

ADDRESS: [ADDRESS ON HER LETTER]

CITY/STATE/ZIP: _____

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

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

#38

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: 12/10/09

SUBJECT: Urban + Rural Reserve Designations

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Kevin O'Donnell

ADDRESS: 5981 NW 142nd TER

CITY/STATE/ZIP: PORTLAND 97229

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: Kevinopublic@gmail.com FAX: _____

SPECIFIC ISSUE: make undesignated land as rural reserves

WRITTEN TESTIMONY: _____

- support farms, wildlife, and prevent sprawl
- undesignated ~~prevents~~ ^{deters} long-term investments to those farms
- rural can always be switched to urban, but not the reverse
- keep Portland as THE model city with no sprawl and well connected

IF YOU WISH TO ADDRESS THE BOARD:

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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

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10:50a

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: 12/10/09
SUBJECT: Urban / Rural Reserves

AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Greg Malinowski

ADDRESS: 13450 N.W. Springville Ln

CITY/STATE/ZIP: Port OR 97229

PHONE: _____ DAYS: 503-297-9398 EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: CR

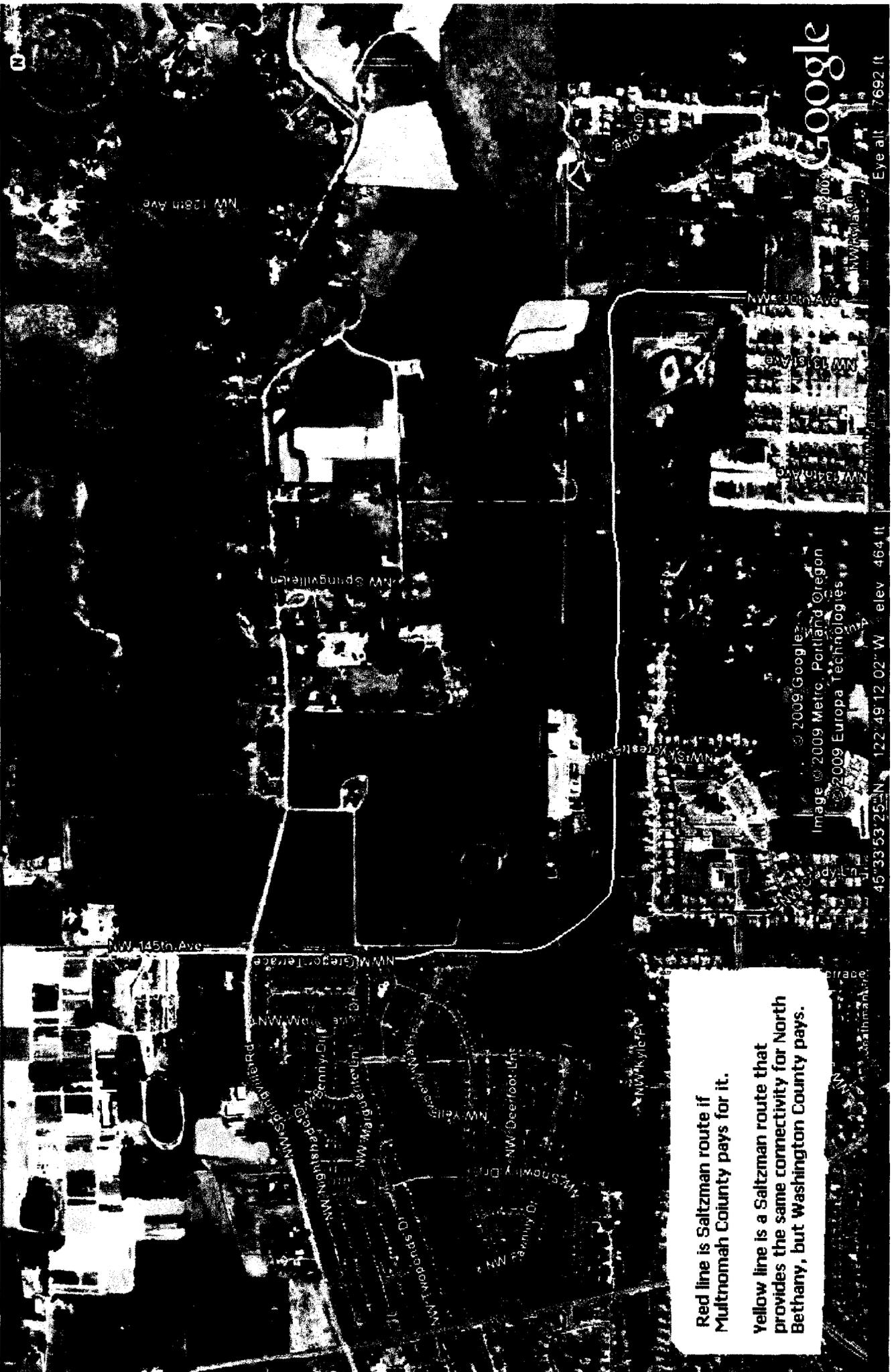
WRITTEN TESTIMONY: guest

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
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Red line is Saltzman route if Multnomah County pays for it.
Yellow line is a Saltzman route that provides the same connectivity for North Bethany, but Washington County pays.

Google

Eye alt 7692 ft

© 2009 Google
Image © 2009 Metro, Portland Oregon
© 2009 Europa Technologies

45°33'53.25"N 122°49'12.02"W elev 464 ft

#40

~~1#002~~
1102a

**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: 11/10/09

SUBJECT: UR1

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Richard Malinowski

ADDRESS: 13130 NW Springville Rd

CITY/STATE/ZIP: Portland OR 97229

PHONE: DAYS: 503-252-6820 EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

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

#41

DEB-
CAN HE
STILL BE
ADDED?
1:08pm

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: _____

SUBJECT: Urban & Rural

AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: LOSS OF TRINIDAD RURAL
THE ABOVE AGENDA ITEM

NAME: Bill Ritchey

ADDRESS: 1920 NW 26th Ave #204

CITY/STATE/ZIP: 97210

PHONE: _____ DAYS: 347-328-4628 EVES: _____

EMAIL: britchey FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: At a time when the world is
meeting via the UN climate control —
why would we follow a model of endless
sprawl, destruction of food supply near populations
that has proven to be the cause of so many
problems today.

IF YOU WISH TO ADDRESS THE BOARD:

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#42

REC'D @ 1:17pm

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: 12/10/09

SUBJECT: Designation of Urban Reserve

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: X THE ABOVE AGENDA ITEM

NAME: Shari Sirkin

ADDRESS: 29820 E Woodard Rd

CITY/STATE/ZIP: Trousdale OR 97060

PHONE: _____ DAYS: 503. 695.3445 EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

Please use CAC recommendations
& not put 187 acres S of Trousdale into
UR, but rather Rural reserve.

IF YOU WISH TO ADDRESS THE BOARD:

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

*WANTS TO BE LAST - WORKING WITH
Comm COBEN*

10:58

#43

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: _____

SUBJECT: URBAN / RURAL RESERVE

AGENDA NUMBER OR TOPIC: R-5

FOR: x AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: JIM IRVINE

ADDRESS: 3140 SE HAWTHORNE BLVD

CITY/STATE/ZIP: PORTLAND, OREGON

PHONE: DAYS: 503-481-4925 EVES: 503-481-4925

EMAIL: jim@conifergroup.com FAX: _____

SPECIFIC ISSUE: SUPPORT URBAN FOR THE WEST HILLS

WRITTEN TESTIMONY: ATTACHED

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

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Testimony before the Multnomah County Commissioners December 10th 2009

Good Morning, I am Jim Irvine, the CEO of the Conifer Group 65 year old local Home-building Development Company. Our firm has developed and built a full range of housing from the most affordable for those with most severe housing needs to housing for the more affluent. Each project has always been approached with innovation, collaboration and sustainability - before sustainability was even a term of art.

I'm here today in a different role, albeit just as innovative, collaborative and sustainable. I'm asking you to support an Urban Designation with conditions for what is known as UR 1 or the L and the adjacent lands east to the City of Portland. It is a unique opportunity to demonstrate our community's ability to accommodate both population growth and protect natural landscapes.

Urban designation will provide:

- **Habitat protection equal to that afforded to the Balch Creek Canyon (urban designation) where native cut-throat trout have been restored.**
- **The chance to purchase almost 1000 acres of the Tualatin range for parks that will ensure more effective buffer between residential lands and wildlife migration paths.**
- **A western portal to Forest Park that can serve as the foundation for a truly regional park system that connects to all the Washington county trails.**
- **A unique opportunity to use a private funding mechanism in partnership with Metro's Natural Areas Program to design a community that leverages residential infrastructure while investing in effective wildlife protection.**
- **A concept plan for Multnomah & Washington County funded by METRO that will impose development restrictions, habitat protection and SDC's to pay for park land acquisition.**
- **The urbanizable space within the "L" is approximately a 7 minute walk to an existing town center -- a core value for sustainable design. An Urban Designation would also assure the most efficient use of existing infrastructure and complements the public investments being made in North Bethany.**
- **Such Designation would add to Multnomah County's desperately needed additional tax base to provide the human services for those still underserved and most in need in the balance of the County.**
- **Albeit argued by many that that such designation will lead to degradation of the landscape, wildlife and water quality - I ask you, when has private land management ever been superior to the protections offered by the public - that is the entire notion of our National, State, and Local Park system and its protocols.**

Today's opportunity was best expressed by Metro's CEO, Michel Jordan in his recommendations for Making the Greatest Place:

"The West Multnomah County Area represents an opportunity for the region to consider how to deal with "problematic landscapes" mixed topography, relatively low value agricultural land and interspersed habitat of high value...The opportunity is to provide for other housing choices and to get private investment to help fund public acquisition of natural resources."

Michel Jordan carefully crafted language to explicitly challenge us all to think more creatively about this area.

Both my academic and professional experience have taught me that in planning there are two things that people find most troubling and truly turns them out in droves – sprawl unless it's their sprawl, and density only if its applied in someone else's neighborhood.

Please, don't get sandbagged by the divisive rhetoric that portrays this as a development versus green argument. Saying no or deferring a decision is always easier, that's why it takes real leadership to rise above the fray and seize a creative opportunity.

This opportunity is an opportunity to bring people together and truly create a better and more distinctive place.

There are in place with in this region governmentally adopted models, intergovernmental agreements, and protocols that can be synthesized to allow all of the values and all of the concerns articulated this day in this hearing room to actually become a reality. Neither an undesignated nor rural application allows this to happen.

The only way to give that opportunity a chance is to designate the land in the nearby West Hills as Urban with a modification and overlay to protect the ecological sensitive areas. Applying an Urban designation with conditions gives the best chance of enhancing a existing Town Center by capturing the easily serviceable land in UR1 and then overlaying the balance of the land east to Skyline Blvd to assure the greatest opportunity for the ecospace. If the conditions can be achieved then everyone wins - if it can't it simply remains in the status that it is today -- whatever you choose to call it.

A resolution with those conditions is easy to draft. Give yourselves and this community a chance to show we can get out of the proverbial box - set aside our own icons and make a truly better place for all.

Thank you

Jim Irvine
3140 SE Hawthorne Blvd.
503 481 4925
jim@conifergroup.com

Please find attached:

1. A one page document that outlines all the objectives that could be achieved using such a model.
2. A set of Questions and answers addressing the best designation of either Urban or Rural.
3. A map identifying the space and sowing some possibilities.

WEST FOREST PARK CONCEPT PLANNING AREA

STATISTICS (APPROXIMATE)

- Total acreage of West Forest Park concept planning area – 1,634 acres
- Area 93 acreage within West Forest Park concept planning area – 158 acres
- Title 11 qualifying development acreage “Flatlands” – 486 acres
- Today’s estimated park SDC fees generated by West Forest Park – \$43,000,000.00
- Title 11 exception acreage “Natural Areas” – **990 acres**
 - Natural Area public domain acreage – 800 acres
 - Protected development rights within Natural Area – 190 acres

OBJECTIVES (NATURAL AREAS)

- Garner a significant addition to the public domain; West Forest Park could protect up to 990 acres as public open space through an urban concept planning process.
- Enhance and protect critical riparian areas and upland habitat.
- Provide a safe environment for deer, elk and other animals.
- Create passive recreation and nature education opportunities.
- Eliminate clear cutting, which is allowed under existing limited rural tree protection.
- Cluster housing in Title 11 exception areas to protect property rights while adding large preservation tracts to the public domain.
- Apply urban design standards (such as tree preservation / lighting regulations) aimed towards maximizing natural aesthetics and protection of Natural Area views for Greater Bethany and beyond.

OBJECTIVES (FLATLANDS)

- Add significant urban development capacity.
- Efficiently utilize readily available infrastructure, limiting the need for public investment.
- Expand on local trail system portals in order to enhance west side access points to Forest Park.*
- Focus on the provision of pedestrian and bicycle connectivity to existing centers.*
- Expand existing/planned transportation facilities and focus on enhanced north/south connectivity through the logical extension of Saltzman Road.
- Increase the population pool and tax base for Portland Public Schools.
- Place urban development on land identified by Oregon Dept. of Agriculture as conflicted for farming.

URBANIZATION POLICIES AND TOOLS FOR PUBLIC DOMAIN ACQUISITIONS

- Added riparian setbacks ensured through concept planning and entitlement processes.
- No development on slopes greater than 25%.
- Upland habitat protections via clustering and open space acquisitions/dedications.
- Title 11 exception areas subject to density and design modifications.
- Cluster development will result in large residual areas dedicated to the public.
- Acquisitions largely driven by West Forest Park SDC fees (for parks) in excess of \$43,000,000.00, additional resources include Metro open space bond funds, tax credits for easements/dedications, and CWS stream cooling resources.

**Applicable to Natural Areas and Flatlands*

Is the West Forest Park area suitable for designation as an “urban reserve” or a “rural reserve”?

The criteria for inclusion in the “urban reserve” include the following questions:

Can it be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments?

- 1 The land in the West Forest Park area is comprised of two types of land: about 500 acres of relatively flat land and 1000 acres of steeper forested slopes.
- 1 The flat lands can easily meet Title 11 density standards.
- 2 Enough sewer, water, power and transportation infrastructure is available “across the street” for more than 5,000 housing units.
- 3 Commercial needs can be met by the new Bethany town center.
- 4 Educational needs can be met by facilities located in Washington County.
- 5 Transportation needs can be met by new roads connecting to US 26, the transportation expansion with the development of North Bethany, and should not affect traffic flows cross or straddling the West Hills.

Does it include sufficient development capacity to support a healthy economy?

- 1 The addition of 5000 homes in the immediate vicinity of North Bethany should enhance the viability of this new town center.
- 2 The increased commuter needs should help to make the public transit investment for this area more affordable.
- 3 The additional students that would be attracted to the Rock Creek Campus of the Portland Community College will help to improve the financial viability of that educational facility.
- 4 Additional housing in the immediate vicinity of major employment centers such as Intel, Nike, and other technology -based firms in Washington County will help to attract and retain businesses in the area.

Can it be efficiently and cost-effectively served with public schools and other urban level public facilities and services by appropriate and financially capable service providers?

- 1 This area is currently served by Portland Public Schools. This district of the PPS has been losing students for many years. The addition of new students would help to stabilize the student populations.
- 2 Alternatively, these students could attend new schools that are built and planned in the immediate vicinity. The Beaverton School district has recently purchased more school sites in North Bethany, immediately across the county line from this area.

- 3 This area drains to the Tualatin River. It is likely that surface water and sewer infrastructure would be provided by Clean Water Services. Tualatin Valley Water District has a storage tank located in the Forest park area and is in the process of purchasing a new water storage site.

Can it be designed to be walkable and served with well connected systems of streets, bikeways, recreation trails and public transit by appropriate service providers?

- 1 The West Forest Park area sits athwart two major power line corridors that have been developed by Washington County into major regional trail systems. These converse through this area and connect directly into Forest park.
- 2 This area would be ideal for establishing a western portal to Forest park that would include feeder routes emanating from south of US 26.
- 3 This area's trails would provide a strategic linkage to connect the Forest park system of trails with regional trails connecting with Pumpkin Ridge, Dairy Creek and the Banks to Vernonia linear trail in the west.
- 4 It would serve as the only viable southern transit corridor for the planned Forest Park to Coast range trail.
- 5 Planned hiking and biking trails crisscrossing the hills immediately above the developed lands would provide this area with a unique and valuable natural resource to increase the livability in the area.
- 6 Purchases of existing lands with trails, an/or easement for public access would increase the miles of available trails and decrease the intensity of usage benefiting both hikers, bikers and the wildlife.

Can it be designed to preserve and enhance natural ecological systems?

- 1 Extending Forest Park down the western slope of the Tualatin Range would provide an environment where housing can be interwoven into the natural landscape features to provide effective habitat and recreational opportunities.
- 2 Using easements, park designation, wildlife protections, density reductions (by Title 11 modulation), riparian protections and sensitive urban design these important uplands could be protected in perpetuity.
- 3 Unlike rural reserves, urban reserves would allow greater protection against damaging natural resource exploitation including clear cutting and intensive agricultural development on sensitive slopes. Rural reserves with their timber deferment requirements mandate resource harvesting at the expense of habitat values, recreational values, and water quality issues.
- 4 Active management of these lands would protect against vandalism, littering, illegal dumping and potential fire damage from unauthorized access to unattended access points. This currently afflicts the area.
- 5 Active management of these hills would prevent streambed and soil erosion resulting from unauthorized vehicular traffic. Significant erosion currently occurs from such unauthorized access.

- 6 Active park management can design walking and biking paths that allow for sufficient separation to encourage wildlife movement in and out of Forest park, thereby enhancing a regionally important natural ecosystem.
- 7 Active management of the area will help to preserve the water quality of the tributaries flowing out of these hills.
- 8 Park designation and urban protections will eliminate clear cutting of trees that affect the scenic values, the habitat protections, the recreational value and the temperature of natural streams - an increasingly critical ecological requirement for healthy water management.
- 9 Park designation (unlike rural reserves) will directly protect wildlife and eliminate the annual harvesting of deer, elk and bear in these critical habitats.

Does it include sufficient land suitable for a range of needed housing types?

- 1 The developable area in the West Forest Park area contains about 500 acres of land suitable for housing at Title 11 densities.
- 2 Density restrictions may be suitable for some portions of this land, especially in the immediate vicinity of sensitive ecological features such as wildlife corridors, streams and steep slopes. These areas would be suitable for lower density development thus begetting a variety of housing types.
- 3 Transferable development rights and requirements to cluster housing in the select ridge top sites suitable for development would produce further estate type lots - if county and citizen involvement do not mandate the outright purchase of as much hill top land as possible.

Can it be developed in a way that preserves important natural landscape features?

- 1 This West Forest Park area offers an almost unique opportunity to design a community that lives up to its sylvan heritage.
- 2 Using the full panoply of land-use tools from density restrictions, easements, set-backs, and an interspersing of public and private lands, this area is ideal as an area that could be developed to provide quality housing, in an amply served community and yet remain integrally connected with the natural environment that surrounds it.

Can it be designed to avoid or minimize adverse effects on farm and forest practices and adverse effects on important natural landscape features on nearby land including land designated as rural reserves?

- 1 The West Forest Park area is surrounded by urban and park uses. Placing the community into the urban reserves context would shield it from the natural resource exploitation bias of the rurally designated lands.
- 2 By placing these lands under the urban designation it will take pressure off other nearby farm and forestry operations.
- 3 Much of this land south of Cornelius pass Road has already been designated as "conflicted" with respect to its longer term potential as viable farmland by the Oregon department of Agriculture.



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November 24, 2009

VIA EMAIL

Metro Council
Members of the Core 4
Multnomah County Board of Commissioners
Washington County Board of Commissioners

Re: Urban Reserve: East Bethany

Dear All:

I've reviewed the submittal from Metropolitan Land Group (MLG) which includes:

- An October 21, 2009 letter from Matt Wellner with MLG
- A transportation letter from Lancaster Transportation Engineering dated October 15, 2009
- A concept plan prepared by Cardno/WRG prepared recently

I'm very familiar with the area and in particular the North Bethany area, having represented developers and land owners during the master planning process by Washington County. I've also designed several developments that actually abut the East Bethany site. I've also tracked the overall urban reserves process as part of my role as Chair of the Portland Planning Commission.

I'm in favor of an urban reserve designation for East Bethany for the following very simplistic reasons:

- Location
The site is adjacent to the current UGB and existing development on both its south and west sides. It's close to existing infrastructure, the Bethany Village Town Center, and it won't disrupt agricultural practices in the region.
- Transportation

Development of East Bethany will implement critical road linkages needed for the broader region (Saltzman and Springville Roads). It will improve connectivity and establish a framework for future transit service.

- Infrastructure

The area can be served efficiently with extension of existing/proposed systems. Providing a larger critical mass of land will help support the implementation of infrastructure for the approved North Bethany Master Plan.

- Plan Configuration

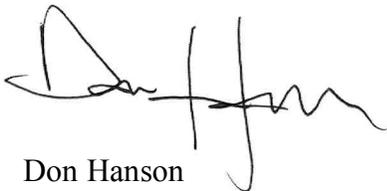
The Concept Plan illustrates a land use framework for 418 acres that preserves sensitive lands, makes important road connections, and continues the quality, character, and objectives of its neighboring North Bethany Master Plan. It will create a walkable community that fits well with the surrounding context and responds to unique features of the land.

For the reasons summarized above, I'm convinced that East Bethany is exactly the type of area that merits an urban reserve designation. It's good for both Multnomah and Washington Counties and it's good for the region.

Thank you for considering my perspective during this important decision making process for our community.

Sincerely,

Otak, Incorporated

A handwritten signature in black ink, appearing to read "Don Hanson". The signature is fluid and cursive, with a large initial "D" and "H".

Don Hanson
Principal

DH:cla