

#1

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

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Please complete this form and return to the Board Clerk

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

MEETING DATE: 9/10/09

SUBJECT: Urban Reserve

AGENDA NUMBER OR TOPIC: R-5

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

NAME: Mayor Jim Ruger

ADDRESS: 104 SE Kibling

CITY/STATE/ZIP: Trout Lake 97060

PHONE: \_\_\_\_\_ DAYS: 674-7234 EVES: \_\_\_\_\_

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

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

WRITTEN TESTIMONY: Power Point

+ hand copy / Letters of Support

**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.

#2

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

Please complete this form and return to the Board Clerk

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MEETING DATE: 9/10/09

SUBJECT: Urban/rural reserves

AGENDA NUMBER OR TOPIC: - Food Policy Council

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

NAME: Weston Miller

ADDRESS: 1379 SW Taylors Ferry Ct.

CITY/STATE/ZIP: Portland Oregon 97219

PHONE: \_\_\_\_\_ DAYS: 503-706-9193 EVES: \_\_\_\_\_

EMAIL: Weston-miller@oregonstate.edu FAX: \_\_\_\_\_

SPECIFIC ISSUE: - Portland/Multnomah Food Policy Council

Recommendations

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

- will send to Karl Collymore

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#3

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
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MEETING DATE: Sept 16 09

SUBJECT: Mult. County Reserves

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

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

NAME: Thomas J. VanderZanden VANDER ZANDEN

ADDRESS: 15903 N.W. Logic Trail

CITY/STATE/ZIP: Hillsboro, OR 97124

PHONE: DAYS: 971-212-3162

EVES: \_\_\_\_\_

EMAIL: tvz@wildblue.net

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

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

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WRITTEN TESTIMONY: Attached

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Before the Multnomah County Board of Commissioners...September 10, 2009

. My name is Thomas VanderZanden and I reside at 15903 NW Logie Trail, Hillsboro, Oregon 97124.

. I have enjoyed a 30 year career in government working in the field of planning and development and I am a partner in the Ir-Van consulting group LLC. I am also the current president of Walter J. VanderZanden Farms, Inc. We own and operate a 510 acre farm in Washington County.

.Senate Bill 1011 is all about striking a **balance** between livable communities, viable agriculture, and protecting natural landscape features across this region.

.The Washington County Reserves Advisory Committee as of September 8<sup>th</sup> is recommending over 34,000 acres be considered for urban reserve designation. About 73% of these 34,000 acres are designated as "foundation" agricultural land by the Oregon Department of Agriculture.

.The Multnomah County Reserves process has recommended a parsimonious 80 acres be considered for urban reserve designation on its West edge.

**.These two separate decisions represent no "balance" whatsoever!**

.The Springville Road area was offered as a place to put urban reserves should it be determined that it is needed. This area offers much the same landscape as is present in North Bethany, can be easily provided with urban services, and offers Multnomah County a clear option for providing "balance" to a process that in the end must be regional.

.This area meets all of the urban reserve designation criteria and the City of Beaverton has agreed to accept governance responsibilities. We do need a place for one million more people as we strive to protect what we value in our unique landscapes and agricultural areas.

.I respectfully request that the Multnomah County Board of Commissioners offer this area to the Metro Regional Advisory Committee for urban reserve consideration in their ongoing study process. By doing so you will have given this novel process a better chance to achieve its region wide objectives and make this area a net tax contributor to the many civic interests that you all are responsible for.

Thank you for the opportunity to speak.

Thomas J VanderZanden  
15903 NW Logie Trail Road  
Hillsboro, Oregon 97124

#4

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

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Please complete this form and return to the Board Clerk

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MEETING DATE: 09/10/09

SUBJECT: Urban planning

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AGENDA NUMBER OR TOPIC: RS

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

NAME: Kathy Blumenkrantz

ADDRESS: 14421 NW Springville Rd

CITY/STATE/ZIP: Portland OR 97227

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

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

SPECIFIC ISSUE: East Beaverton

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WRITTEN TESTIMONY: none submitted

just verbal testimony

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MEETING DATE: 9/10/09

SUBJECT: Urban/Rural Reservoir

AGENDA NUMBER OR TOPIC: R-5

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

NAME: Chris Foster

ADDRESS: 15400 NW McNamara Rd.

CITY/STATE/ZIP: Portland OR

PHONE: \_\_\_\_\_ DAYS: 503-621-3562 EVES: Same

EMAIL: foster@europa.com FAX: \_\_\_\_\_

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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#6

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

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**Please complete this form and return to the Board Clerk  
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MEETING DATE: 2/10/09

SUBJECT: AREA 7

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

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

NAME: BOB BURNHAM

ADDRESS: 11419 NW SPRINGVILLE RD

CITY/STATE/ZIP: PORTLAND OR

PHONE: \_\_\_\_\_ DAYS: 503 636 0838 EVES: 503 916-6219

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

SPECIFIC ISSUE: AREA 7 URBAN RESERVE

WRITTEN TESTIMONY: YES ON AREA 7 URBAN RESERVE  
AS AN OPTION

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

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Testimony by Bob Burnham Before the  
Multnomah County Board of Commissioners  
Public Hearing Regarding Urban and Rural Reserves  
September 10, 2009

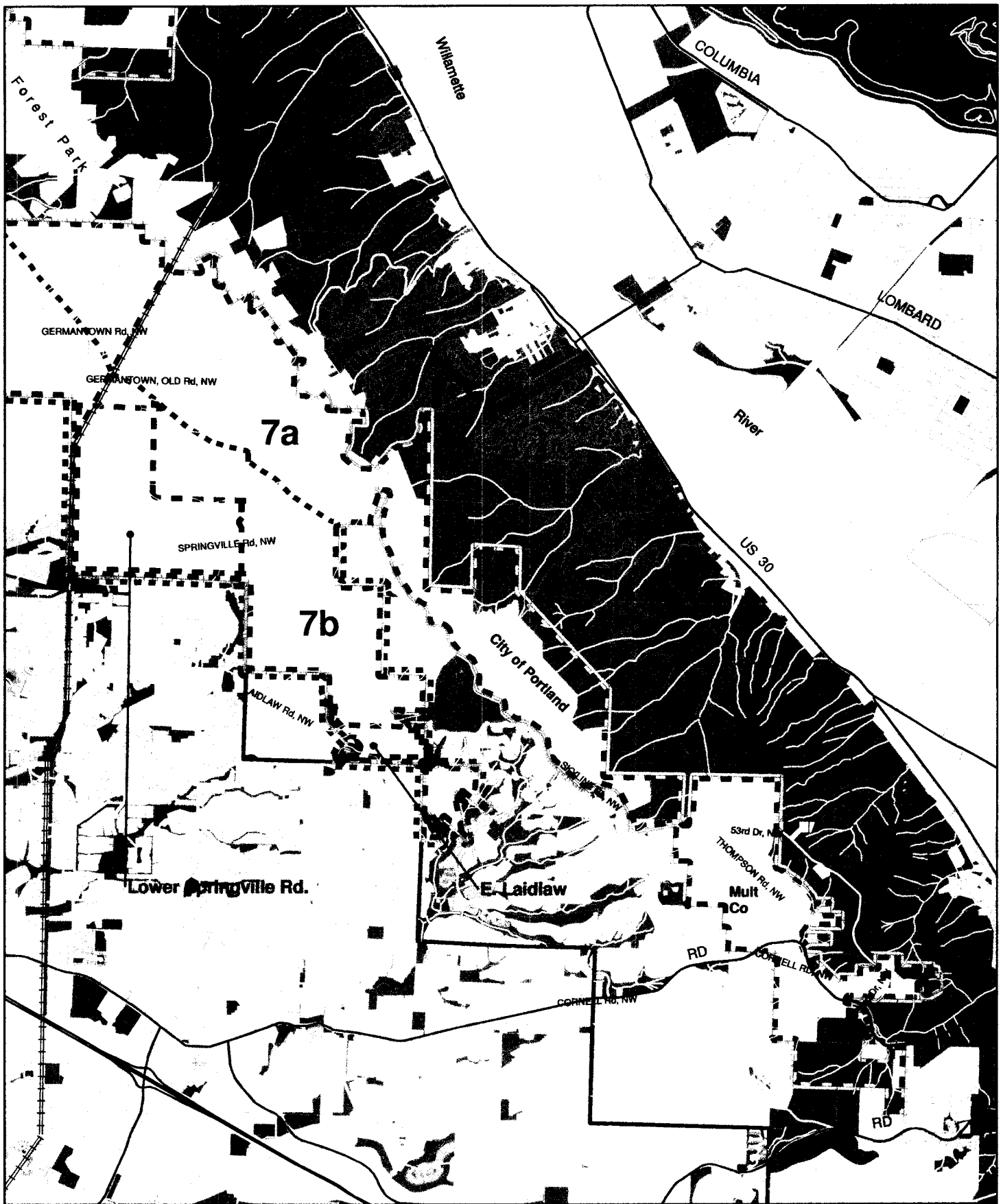
SUBJECT: Testimony in **FAVOR** of portions of **AREA 7** being adopted as Urban Reserve lands for inclusion and endorsement by the Reserves Steering Committee and to advise and forward this recommendation to the Metro Council

My name is Bob Burnham and together with my family we have owned 112 acres of land situated at 11419 Springville Road since 1955. Myself and others in attendance are staunch supporters of the planning concept which has been referenced as "East Bethany" because of our property's strategic location with our Washington County neighbor's on our western property boundaries.

The attached packet includes my previous on the record testimony submitted to CAC & Multnomah County Land Use and Transportation Planning Commission in their June & August meetings. It provides a more extensive rationale for the following conclusions:

- Metro's Planning goals are driving you and the other Tri County Commissions to determine "which land is better suited to different purposes". By definition, the term "reserve" and more specifically the "urban reserve" lands should be identified and assessed by a uniform criteria that will provide logical candidate acres that can be held in reserve for future consideration when we exhaust our current inventory of UGB properties. On Tuesday, Washington County recommended that 34,250 acres of EFU farmland be designated as Urban Reserve. I'm told that 73% of those acres are "foundation" and not "conflicted" lands. Clackamas is anticipated to offer up another 11,000 acres. As our Multnomah Commission you are being asked by CAC to place 0 acres in the Urban Reserve. In fairness, your staff and Planning Commission is recommending that you include 80 to 150 acres. Metro must ask the question: Is that reasonable, honest and wise regional planning even though Multnomah County has nearly twice the population as the other two counties?
- Our lands and that of our surrounding neighbors are described as "conflicted lands" by both the Oregon Dept of Agriculture and the Oregon Farm Bureau. The top soils are thin, gray clay configured on small acreages adjacent to an urban setting rapidly encroaching from the west. Traditional farming opportunities are not economically viable. A school is designed to be located on our NW boundary.
- Ignoring **Area 7** as a vital Urban Reserve candidate over the next 40-50 year planning horizon is ludicrous. The area's "ag lands" are not sustainable by professional standards and the definition of EFU. Under a Rural Reserve designation, this area would not have an opportunity to expand public trails that are envisioned with the East Bethany concept plan. That plan would safeguard and ensure that the riparian and wildlife corridors that are envisioned by our planners would be placed in dedicated stewardship trusts. I believe giving East Bethany a chance could and would benefit both sides on this important debate.





Multnomah County Candidate Area Maps:  
Potential Urban and Rural Reserves Areas  
Area 7 - Powerline/Germantown Rd., South

0 0.5 1 Miles

Draft (Rev. 08/03/09)

- |  |                      |  |                     |
|--|----------------------|--|---------------------|
|  | Streams/Water Bodies |  | Study Area Boundary |
|  | UGB 3-mi Buffer      |  | Tax Lots            |
|  | Urban Candidate Area |  | 50 ft Contours      |
|  | Rural Candidate Area |  | Public Lands        |



Testimony

Before

Multnomah County Land Use & Transportation  
Planning Commission

August 10<sup>th</sup> 2009

Testimony by **Bob Burnham** Before the  
Multnomah County Land Use & Transportation Planning Commission  
August 10<sup>th</sup> 2009

SUBJECT: Testimony in **FAVOR** of portions of **Area 7** being adopted as Urban Reserve lands for future inclusion and annexation of the area under title of West Forest Park Concept Plan.

My name is Bob Burnham and together with my family we own 112 acres of farm land situated at 11419 NW Springville Road. I appreciate your time to hear our testimony on why many of us believe your planning body could play a pivotal role in creating an opportunity to get in front of innovative planning that will be needed for our area's future sustainable growth.

I come to speak this evening on a topic near to me, both personally as well as professionally. I'm a Project Management Consultant with thirty-five years of experience in planning, operations, and management oversight in the timber resource business. That experience has taught me a real appreciation for our natural resources and ecosystems that are in play with timber and farm lands in NW Oregon. Our real challenge is how we plan for the inevitable interaction of our farms and timbered lands with our future neighbors when we project growth of nearly a million new residents over this next planning cycle. Just saying "no change" does not solve our dilemma.

The Area 7 lands that we and our neighbors own, fall into two categories: farm lands zoned as EFU and forest land. Many of our area's neighbors, own small lots and acreages previously platted to avoid today's overlays. Both the farm & forest categories have deferred tax status & zoning implications subject to requirements that run with managing the land. Farm lands in Area 7 are described by the Oregon Department of Agriculture and the Oregon Farm Bureau as "conflicted lands". Timber zoned lands have the added obligation of growing and harvesting timber stands well into the future. If these timber and farm lands remain under current configurations and zoning, public access restrictions will remain in place and on going hunting pressures will continue. I believe CAC's recommended "rural reserve" overlays for our area will frustrate planners and the public alike.

Over the past few years, logging activities on the upper western flanks of Skyline Blvd were met with significant resistance and outcry from many area residents. A properly managed tree farm can become a neighbor's best friend until you wake up to the sound of a timber faller's chain saw at five in the morning. I believe that many of the same people that want the rural reserve designation for our area will most likely complain the loudest when our area's timber is finally ready for harvest. Harvests usually equate to clear cuts. With a rural overlay designation on our area's property [into the foreseeable future], what options do we have when the taxes and the real financial burden of owning these lands come due? As in our "conflicted farm land", the dilemma for our forest resource will only worsen over time.

Specifically, not much of our acreage is suitable for serious farm production. Most of the ground is dominated by thin top soils of clay on top of fractured basalt. A portion of our property has scattered conifer and deciduous trees. Our Washington county neighbors west of the power lines were the larger farms with annual & perennial crops, prior to their inclusion into the new Bethany North development. Our immediate neighbors to our north, south and east have historically been and remain today to be what I would define

as "hobby farming". In order to maintain these acreage under "EFU" deferral, owners must maintain a profitable balance sheet for three of the previous five years. Lands in forest deferral are expected to repay the deferred tax through a harvest tax at the end of the normal timber rotation cycle.

I know of no one that has made a full-time living at farming within our area. Over the years, our family and our neighbors have always worked outside our respective properties to support the land and lifestyle it has represented. This is just another reality of our area's "conflicted land" ownership already acknowledged by the full-time farming community within the Washington County Farm Bureau and our State's Department of Agriculture

I do believe that an "urban reserve" designation would provide the protection of the resource for the broader public good. To repeat ... wildlife in our area are not and would not be adequately protected under the "rural reserve" designation. The long-term continuation of our rural status for farming and timber production will do nothing to discourage the hunting of large and small game alike. If it weren't for the line between Washington and Multnomah counties at the Bonneville Power R/W, our properties would most likely have already been included in the North Bethany plans. As you may already be aware, the future development plans of the east end of Bethany call for a new school sharing our family's common property boundary with Washington County.

Unless our Area 7's lands are given an opportunity for closer scrutiny and informed planning to protect the resources, we will have failed an opportunity that may not come again. I believe a serious look at the West Forest Park Concept Plan reveals that it is designed to sustain and build upon the unique character of our area. It would provide the connectivity between Forest Park [to the east] and Bethany, Beaverton and Washington County [to the west]. If the element concepts of this well conceived concept plan were to gain traction, it would provide the planning vehicle to protect, as well as develop, these lands appropriately. This area could become the transitional corridor that could and would protect egress and ingress of wildlife, preserve and promote riparian protection, together with expanded public access and trails that we all claim to want to promote.

I would only reference yesterday's *Sunday Oregonian* with its' front page banner ... **IS THE URBAN-RURAL DIVIDE OUTDATED?** Similarly, **The West Forest Park Concept Plan** vision is bold and what we would deem more appropriate for your consideration for study of **AREA 7**. I commend the efforts of CAC & your staff for their work and long hours in the formulation of their recommendations. However, I believe **Area 7** is not only **unique because of its' resources but also because of it's strategic location and access to infrastructure**. We would welcome the Multnomah County Planning Commission members coming along side to consider and choose to endorse our area's planning and its' area wide benefits within the boundary of an "urban reserve". We, together with our local and regional neighbors could then take the time to thoroughly discuss and negotiate what our respective visions and realities for this area could be.

Thank you for your time and consideration of what we believe could be an exciting west Multnomah County plan & partnership opportunity.

Testimony

Before

Multnomah County Reserve Advisory Committee

[CAC]

June 25<sup>th</sup> 2009

Statement into the record and before the  
Multnomah County Reserve Advisory Committee (CAC)  
Specifically on AREA 7 review  
June 25, 2009

My name is Bob Burnham. I 'm speaking on behalf of my family who own 115 acres situated on the border of the Washington & Multnomah County line. Specifically just north of Springville Road, beginning at the BPA power-lines running east up the hill for a half mile. Our property encompasses a lengthy segment of Abbey Creek.

I, together with others in attendance at this meeting are staunch supporters of the planned concept coined as "East Bethany" within the Area 7 study area that was presented to this working committee by Tom VanderZanden last Thursday evening. Contrary to the seemingly apparent different points of view and the positions taken by those of us in attendance, I would prefer to speak to the long range goals and results that we all could envision for this unique landscape of west Multnomah county. I want to focus on the elements that we can agree upon versus the rancor and personal name calling that was apparent in the heat of debate last Thursday in the closing minutes of public comment.

**Can we agree:**

- We all want prudent planning that will stand the test of serious scrutiny and will preserve the connectivity of this study area to Forest Park for both wildlife egress and enhancement as well a future public access and trails.
- The urban density and sprawl that we have seen in recent years in some portions of Washington as well as Multnomah county are not our vision for this area's future.
- Good science and environmental study should be utilized instead of knee jerk political reaction when assessing our options and opportunities. We are vetting options and then making planned & measured recommendations that have far reaching implications for the next generation of family and friends who could choose to live here.
- We would like to have this committee include recommendations that are sound and grounded in-fact to support the goals we can agree upon. We should include as much local & regional support from our community as can be mustered.

**Having said that:**

- We want the CAC members to know that we respect the position that our neighborhood CPO has taken in apposing our vision for modified development in the area. It was reported last week by Carol Chesarek our CPO Board member & sitting member of this committee that she and other CPO Board members voted not to support future consideration of an East Bethany vision ..... immediately following the presentation made by Tom VanderZanden and others. Many of us in attendance were disappointed but not surprised.
- We also heard last week at the public comment period, that some other folks in attendance were in support of no further consideration of our vision for our collective private properties as envisioned by Tom's abbreviated overview last week. Without the benefit of further dialogue on this vision plan, I'm afraid many people on this committee and many in this meeting room believe that imposing a freeze on the status quo on Area 7, by whatever means, will result in the preservation of the current landscape and protection to the area from future activities ... not foreseen.
- I would like to remind you that last week we heard from local residents, with moderate sized acreage, who believed the current farm and forest tax overlay classification will assure them the independence needed to conduct their stewardship on their lands in the method they believe best. In honesty that approach could eventually lead to clear cuts and something more than organic farming. I have a professional background in both timber and agriculture and fully understand that a sufficient rate of return is required on any land based investment. The challenge to breaking even in farming or growing timber is difficult at best on fertile and unfettered acreage. All farmland in Area 7 is conflicted as acknowledged by the farming community & the Oregon State Department of Agriculture. Within Area 7 I know of no farmers who are making a living from their property, without a sustained outside source of income.

In conclusion, I sincerely believe that in time, our reliance on zoning and restrictive no growth overlays imposed in our unique area could unwittingly work against all of us ... regardless of where any of us cast our votes on alternatives & visions for this unique Area. We and our neighbors support Tom's details for a doable vision. Further, we are willing to make a commitment to work in a **public / private collaboration** to protect our **Area 7 resources** for future public & private benefit. I believe we all share that vision for our part of Multnomah County.

Thank you for your attention and the opportunity share my observations and opinion on this critical deliberation.

Bob Burnham  
14419 NW Springville Road  
Portland, Or 97029

#7

MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk

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MEETING DATE: 9/10/09

SUBJECT: URBAN RESERVE

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

FOR: ☒ AGAINST: \_\_\_\_\_ THE ABOVE <sup>subject</sup> AGENDA ITEM

NAME: Dale Burger

ADDRESS: 7548 N. Chautauqua Blvd

CITY/STATE/ZIP: Portland OR 97217

PHONE: \_\_\_\_\_ DAYS: 503-978-0103 EVES: Same

EMAIL: barger-dr@msn.com FAX: \_\_\_\_\_

SPECIFIC ISSUE: Reserve designation

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

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To Multnomah County Board of Commissioners

From Dale Burger  
Manager Burger Farms LLC

Re Request for Urban Reserve Candidate Designation

Dear Chairman Wheeler and Commissioners,

Placing the area between Skyline Blvd and the Washington County line in rural reserve will limit the ability of Metro and the county to readily meet the expected and unexpected needs of an increased population. This land is largely conflicted due to eroded infrastructure, proximity to major developments, and proposed developments. Placing this land in urban reserve will encourage METRO to plan for the improvement and enlargement of transportation corridors to Washington County centers of employment and vocational education. The existing roads need wide shoulders for bicycles or separate lanes since this mode of transportation is encouraged by the city of Portland. Placing the land in urban reserve will not increase the threat to wild life, the quality of water, or the riparian corridors. There are laws in place that protect these elements. Forest Park is an example of the protection afforded the wild life in this area with over 5,000 acres set aside for their habitat. Metro also has purchased many hundreds of acres in the Newberry Rd and Burlingame area.

Each housing unit located in this area will reduce the need for placing the unit west, in Washington County, on land much more suitable for agriculture; or reduce the need for an employee traveling through the west hills to a job in Washington County from the inner city. Since jobs in Washington County are projected to grow in number at a rate many times faster than in Multnomah Co. and the average non-agricultural salary is presently more than \$5,000 higher in Washington Co., there is a strong impetus for employees to work in Washington Co.

The lower portion of the West Hills can accommodate high density development while the higher slopes could be designed to construct estates of lesser density. Constructing communities in this area would allow the design of vibrant communities with adequate land to build schools, have walking paths and connect with existing infrastructure in Washington Co. Because the average Multnomah co. employee traveled 11.4 miles to work in 2005, locating in this area would place prospective employees in close proximity to many major employers and schools. This would have positive impact on global warming and air quality. Many educational programs at PCC are designed to train for the technical vocations in this high tech environment. Two PCC campuses are located near this area.

Developments in this area although expensive, would be much more cost effective than developments within the city limits. The residential units would contribute tax revenue while much of the construction within the city is subsidized with tax monies. System Development Fund monies could be used for transportation development expenses. One hundred twenty five million of taxpayer monies were invested in the Riverfront Urban Renewal Project alone. Early this year the city auditor reported that \$8.7 million was lost to the city in tax revenue by tax abatements designed to attract people to the inner city in 2007. Since about 31% of our tax money goes to education, this would amount to \$2.7 million or about 30 more teachers. Since 2007, much more construction is in areas offering tax abatements. \$8.7 million is only the tip of the iceberg when we consider that these abatements exist for up to ten years. Most of these inner city projects fall short of the Great Community design. There is no adequate plan for primary schools in the Pearl. Community gathering places are often not planned in inner city developments because along with schools they require land that is very expensive. The inner city environment is clearly not as aesthetically stimulating nor as environmentally healthy as the better designed communities outside of the large inner cities would be.

On behalf of many farm owners in this area who would suffer the burden of feeding increasing numbers of wild animals, decreased property values, and on behalf of future generations who will value the need for buildable lands above expanded wildlife lands, I encourage the planning commission to recommend this land as urban reserve.

#8

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
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MEETING DATE: 09-10-09

SUBJECT: RURAL & URBAN RESERVES

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AGENDA NUMBER OR TOPIC: Rural / URBAN RESERVES

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

NAME: Ronald D Murray Rowals

ADDRESS: 999 SW WILSHIRE SUITE 202  
PORTLAND OR 97225

CITY/STATE/ZIP: US

PHONE: \_\_\_\_\_ DAYS: 503-292-5353 EVES: \_\_\_\_\_

EMAIL: rdm@ronaldmurraypc.com FAX: \_\_\_\_\_

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

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

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#9

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

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MEETING DATE: Sept 10<sup>th</sup>

SUBJECT: URBAN / RURAL RESERVES

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

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

NAME: JIM IRVINE

ADDRESS: 3140 SE Hawthorne

CITY/STATE/ZIP: Portland, Oregon 97214

PHONE: DAYS: 503-239-0015 EVES: 503-481-4925

EMAIL: jim@conifergroup.com FAX: 503-239-0065

SPECIFIC ISSUE: Opportunity to use URBAN/RURAL PROCESS  
to achieve win/win

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

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## WEST FOREST PARK CONCEPT PLANNING AREA

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### 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” –                    | <b><u>990 acres</u></b> |
| ➤ 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.
- 2 The flat lands can easily meet Title 11 density standards.
- 3 Enough sewer, water, power and transportation infrastructure is available “across the street” for more than 5,000 housing units.
- 4 Commercial needs can be met by the new Bethany town center.
- 5 Educational needs can be met by facilities located in Washington County.
- 6 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.