

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

In the Matter of Adopting the East)
Sandy River Rural Area Plan Scoping)
Report C 3-95)

RESOLUTION
95-177

WHEREAS, in 1993, the Multnomah County Board of Commissioners directed the Planning Division staff to begin the Rural Area Planning Program to address land use issues faced by the rural areas of Multnomah County; and

WHEREAS, the Board of County Commissioners requested five rural area plans, one being the East of Sand River Rural Area; and

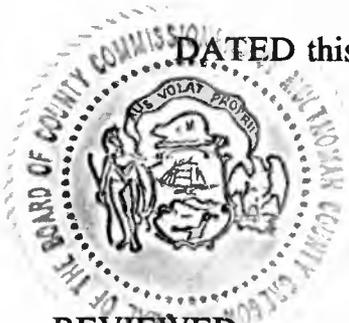
WHEREAS, the County staff has conducted meetings with key stakeholders, held interviews with other governmental agencies, solicited written comment and conducted a Community Open House in Corbett in order to gain input on major issues facing Multnomah County; and

WHEREAS, the attached Scoping Report represents all of the issues identified by key stakeholders, other governmental agencies, the residents and the Planning Commission for the East of Sandy River Rural Area Plan; and

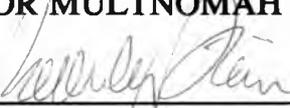
WHEREAS, the Planning Commission conducted a Public Hearing on July 10, 1995 and has forwarded a recommendation to adopt the Scoping Report; now therefore

IT IS HEREBY RESOLVED that the Multnomah County Board of Commissioners adopts the attached Scoping Report, containing issues to be addressed in the East of Sandy River Rural Area Plan, with amendments to add the following issues to the Report: (1) add agricultural runoff issues related to Statewide Goals 6 and 7; (2) add consideration of a design review plan for the Corbett Rural Center; and (3) add discussion of the necessity of requiring a bond in relationship to a health hardship temporary mobile home permit, with the discussion used to help resolve this issue for the entire unincorporated area of Multnomah County.

DATED this 10th day of August, 1995.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Beverly Stein, Chair

REVIEWED:

LAURENCE KRESSEL, COUNTY COUNSEL
MULTNOMAH COUNTY, OREGON


Laurence Kressel

EAST OF SANDY RIVER RURAL AREA PLAN

SCOPING REPORT

AUGUST, 1995

As adopted by the Multnomah County Board of Commissioners

Prepared for: Multnomah County
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A. INTRODUCTION

The East of Sandy River Rural Area Plan is the second in a series of land use plans for five rural areas in Multnomah County. Last year, the County completed and is currently in the adoption process for the West Hills Rural Area Plan. Development of rural area plans is part of the process of updating the Comprehensive Plan to address the state requirement that plans be updated and maintained to meet state mandates and reflect changing conditions. These planning efforts are intended to provide policy direction for rural, unincorporated areas, including how to accommodate predicted growth while preserving the qualities of livability that draw people to the area. The plans may result in development of new implementation methods or new ways of using existing methods to carry out rural area plans. Plans are expected to take about one year each to develop, with the entire process completed in four years.

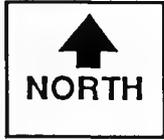
Planning Area

The East of Sandy River Rural Area includes that portion of Multnomah County extending east from the Sandy River to the Hood River County line, and south from the Columbia River to the Clackamas County line (Figure 1). The portion of the rural area within the Columbia River Gorge National Scenic Area (NSA) is addressed by the NSA Management Plan and the County will not be proposing changes to that Plan. However, the NSA portion is included in the East of Sandy River planning area, as it is integrally related to the planning area, particularly those lands directly south of the NSA boundary.

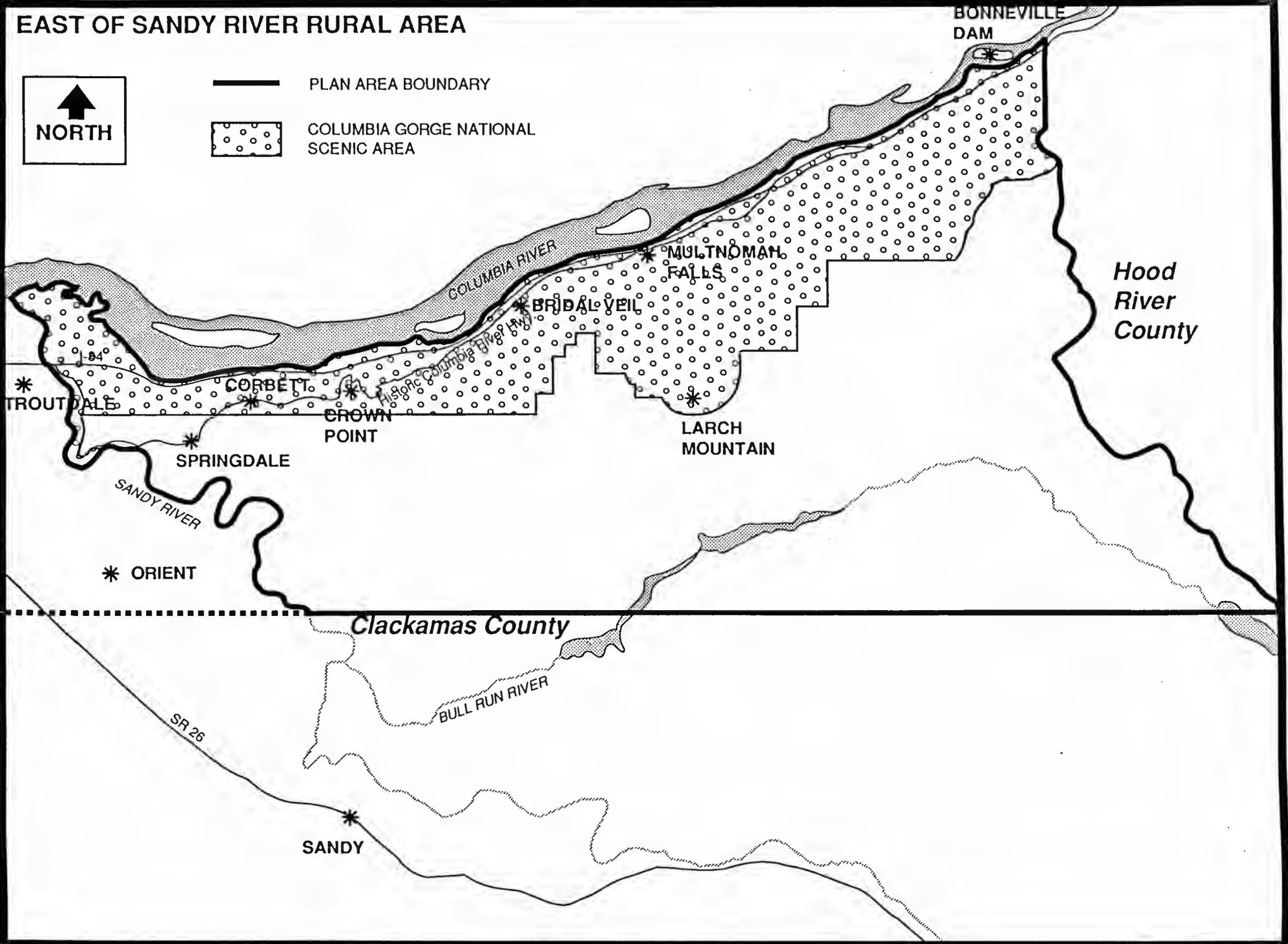
The planning outside of the NSA encompasses approximately 79,200 acres, two-thirds of which is within the Mt. Hood National Forest. The area has a population of about 2,000 persons, housed in 675 dwellings (667 single-family and eight multi-family.)

The western quarter of the planning area is a mix of rural residential, agricultural, and commercial timber lands. The remainder is a combination of private commercial forest lands and Mt. Hood National Forest lands. Springdale and Corbett are the sole community centers within the planning area; both communities are designated in the Comprehensive Plan as Rural Centers. A Rural Residential designation is applied to concentrations of rural residential development south of the Scenic Highway and west of Springdale; and along Hurlbert, Smith, Rickert, Loudon, Trout Creek and Gordon Creek Roads east of Springdale. About 625 acres of Multiple Use Agriculture lands are located directly east of Springdale; along Woodard, Pounder and Littlepage Roads; south of Corbett; and along Gordon Creek Road southeast of Springdale. These are agricultural lands which are not suited to full-time commercial farming because of existing development and parcelization. Over 2,000 acres of Exclusive Farm Use lands are located mostly east and south of Springdale. The remaining private lands in the planning area (22,000 acres) are designated as Commercial Forest Use.

EAST OF SANDY RIVER RURAL AREA



- PLAN AREA BOUNDARY
- ◻ COLUMBIA GORGE NATIONAL SCENIC AREA



Scoping Process

Scoping is the process of identifying issues to be addressed in a planning project. The scoping process for the East of Sandy River Rural Area Plan began in March, 1995 with an agency scoping meeting and will conclude in Fall 1995 with approval by the County Board of Commissioners of the issues to be analyzed in the Plan.

Scoping activities have included:

- ◆ Agency scoping through both a questionnaire mailed to 64 local, state, regional, federal and Tribal agencies and a scoping meeting conducted on March 13, 1995;
- ◆ Stakeholder scoping, through a questionnaire mailed to 40 key stakeholder groups;
- ◆ Planning Commission scoping at its April 3, 1995 meeting;
- ◆ Public scoping through both a questionnaire included as part of a newsletter mailed to all addresses in the planning area and an open house attended by over 130 persons conducted on May 2, 1995; and
- ◆ Planning Commission public hearing on a Draft Scoping Report on July 10, 1995.

Note: Scoping is an ongoing process and additional issues may be identified during Plan development.

Report Purpose and Organization

The purpose of this report is to (1) provide a compilation of all potential issues identified through scoping, (2) identify common themes among those issues, and (3) recommend issues for analysis in the East of Sandy River Rural Area Plan.

The report first presents a summary of issues identified by source, e.g. agency scoping and open house. These summaries are followed by an identification of common themes among all issues and then by recommendations on those issues to carry forward for analysis. Complete compilations of issues by source are included as appendices. Attached are copies of the newsletter, press release announcing the open house, open house program, and other scoping-related materials.

B. AGENCY SCOPING

The first step in the scoping process involved inviting 64 local, state, regional, federal and Tribal agencies to participate in an agency scoping meeting and/or complete a scoping issues questionnaire. The following eight agencies participated in the March 13, 1995 meeting, conducted at the Mt. Hood National Forest Supervisor's Office:

- ◆ Multnomah County Division of Planning and Development

- ◆ Multnomah County Division of Transportation
- ◆ U.S. Forest Service, Mt. Hood National Forest, Supervisor's Office
- ◆ U.S. Forest Service, Mt. Hood National Forest, Columbia Gorge Ranger District
- ◆ Oregon Department of Transportation
- ◆ East Multnomah County Soil & Water Conservation District
- ◆ Metro Regional Parks & Greenspaces
- ◆ Rural Fire Protection District #14

In addition, completed questionnaires were received from the following eight agencies. A compilation of questionnaire responses is included as Appendix A.

- ◆ Multnomah County Sheriff's Office
- ◆ Columbia River Intertribal Fish Council
- ◆ State Historic Preservation Office
- ◆ Mt. Hood National Forest
- ◆ Oregon Department of Transportation
- ◆ Oregon Division of State Lands
- ◆ Oregon Parks and Recreation Department
- ◆ Metro Regional Parks and Greenspaces Department

The scoping issues which follow represent a combination of issues identified at the agency scoping meeting and through agency scoping questionnaires. (There is no prioritization associated with the order in which these issues are listed.)

1. Urban/rural interface conflicts
 - ◆ Conflicts between timber production and rural residential uses, particularly in the Walker Prairie and Aims areas
2. Impacts of growth on community character
 - ◆ Proximity to other growth centers, e.g. Troutdale and Gresham
 - ◆ Need for vision for Springdale's future role/scale
 - ◆ Encourage or discourage tourism-related development
3. Conflicting values - resource production vs. resource protection
 - ◆ Protection of viable forest and agricultural lands
 - ◆ Minimum lot sizes for forest lands
4. Law enforcement
 - ◆ Inappropriate activities, e.g. uncontrolled shooting, refuse dumping
 - ◆ Lack of adequate authorities
5. Fire prevention/emergency services
 - ◆ Mixed land uses and narrow/private roads make access difficult

6. Access to Bull Run and Gordon Creek watersheds
 - ◆ Illegal entry
 - ◆ Bicycle and pedestrian access into Gordon Creek watershed
7. Howard Quarry expansion
 - ◆ Traffic impacts and conflicts
 - ◆ Impacts to water resources
8. Protection of cultural resources
 - ◆ Conflicts among users of the Historic Columbia River Highway, a narrow roadway without many turnouts
 - ◆ Identification and protection of archaeological and historic resources
9. Transportation system
 - ◆ Conflicts between recreational and commercial traffic
 - ◆ Speeding in residential areas
 - ◆ Design of potential future roadways to reduce impacts to the natural environment
 - ◆ Roads in geologic hazard areas
10. Protection of watershed values
 - ◆ Cumulative impacts of roads, construction, logging, agricultural practices
 - Modification of natural habitats
 - ◆ Preservation of salmon habitat
 - ◆ Protection of water quality
 - Effects of increased runoff, e.g. agricultural contaminants
 - Need for surface water management measures
 - ◆ Involvement of SWCD & watershed groups in stream monitoring/protection
 - ◆ Interface with State Scenic Waterway
 - Protection of the portion of the Sandy River designated a Wild and Scenic River
 - Coordination between County zoning/development regulations and State permitting process
 - ◆ Watershed-scale protection of significant streams and their tributaries for water quality and flood control purposes
11. Recreation uses
 - ◆ Conflicts between bicyclists and cars/trucks
 - ◆ Access to Sandy River
 - Use of gravel pit at base of Gordon Creek Road for parking
 - Problems with parking on road shoulders
12. Permitting shooting ranges as conditional uses
 - ◆ Reduces illegal activities

- ◆ Allowed on NFSL

13. Protection of wildlife corridors

- ◆ Maintaining the big game wildlife corridors along the tributaries that connect Larch Mountain and the Bull Run Reserve with the Sandy River Gorge (i.e. Buck, Gordon, and Trout Creeks).

C. STAKEHOLDER SCOPING

Input from 40 key stakeholder groups was solicited through a questionnaire mailing and through the offer of a presentation by the project team to any interested organization. Completed questionnaires were received from the following eight groups; there were no requests for presentations. A compilation of questionnaire responses is included as Appendix B.

- ◆ Bicycle Transportation Alliance
- ◆ Friends of the Columbia Gorge
- ◆ Oregon Trout
- ◆ Troutdale Historical Society
- ◆ Longview Fiber Company
- ◆ Corbett Community Association
- ◆ Guardians of Larch Mountain
- ◆ John Christensen (past president of NE Multnomah County Community Association)

Issues identified include the following. (There is no prioritization associated with the order in which these issues are listed.)

1. Maintaining the area's rural character
 - ◆ Conversion of forest and farm land to rural residential
 - ◆ Discouraging land division
 - ◆ Ensuring compact development
 - ◆ Maintaining a low population density
 - ◆ Restricting incompatible uses
 - ◆ Sustainable agricultural and forestry practices
 - ◆ Maintaining open space
 - ◆ Cumulative impacts of development
2. Preserving natural areas
 - ◆ Protection of Howard Canyon as an elk migration corridor
3. Protection of watersheds
 - ◆ Restoration and improvements to riparian areas

4. Scenic quality
 - ◆ Road screening
 - ◆ Protection of vistas
 - ◆ Signage
5. Maintenance of existing infrastructure
6. Transportation systems
 - ◆ Providing bicycle lanes on all newly constructed, reconstructed or relocated roads
 - ◆ Safety for pedestrians, bicyclists and equestrians
 - ◆ No new roads or road widenings
7. Land use regulations
 - ◆ Code/zoning enforcement
 - ◆ Retaining current zoning
8. Access to rock for roads
9. Refuse dumping

D. NEWSLETTER QUESTIONNAIRE

A newsletter, with a scoping questionnaire, was mailed to all addresses in the planning area. The newsletter explained the rural area planning process, described the East of Sandy River planning area and current land uses, and announced the Community Open House.

Forty questionnaires were returned. A compilation of questionnaire responses is provided as Appendix C. Issues identified include the following. (There is no prioritization associated with the order in which these issues are listed.)

1. Maintaining the area's livability/rural character
 - ◆ Maintaining a rural area economy
 - ◆ Negative effects of tourism
 - ◆ Restricting development that is not compatible with the rural character
2. Maintaining current land use designations and zoning
 - ◆ Limiting small lots
 - ◆ Code/zoning enforcement
 - ◆ Education on zoning regulations
 - ◆ Maintaining the UGB west of the Sandy River and away from the Ames area
 - ◆ Flexibility in zoning and permit requirements
 - ◆ Property rights

3. Additional commercial development
 - ◆ Potential for commercial development to serve increasing tourist traffic
 - ◆ Limiting additional commercial development
 - ◆ Designing commercial development to front the highway, with parking in rear
4. Protection of resource lands
 - ◆ Protection of agricultural and forest lands
 - ◆ Limiting the division of agricultural parcels
 - ◆ Promotion of sustainable farming and forestry practices
 - ◆ Maintaining the potential for small farms
 - ◆ Restriction of additional logging
5. Forest lands
 - ◆ Timber production and harvest
 - ◆ Protection of old growth, e.g. along Gordon Creek
 - ◆ Requirements for replanting
6. Protection of the area's environmental values
 - ◆ Protection of watersheds
 - ◆ Protection of open space
 - ◆ Protection of wildlife habitat
 - ◆ Protection of Wild & Scenic River values
 - ◆ Protection of Gordon Creek wildlife corridor
 - ◆ Development of enforceable environmental regulations
7. Expansion of the Howard Canyon quarry
 - ◆ Truck traffic on narrow roads, e.g. Kniereim and Howard Canyon Roads
 - ◆ Noise impacts
 - ◆ Effects on area's livability
8. Protection of National Scenic Area values
 - ◆ Effects of development within the planning area on the Gorge
 - ◆ Protection of Corbett's scenic values
9. Limiting access to Bull Run watershed
10. Maintenance of existing infrastructure, e.g. roads
11. Transportation
 - ◆ Potential for Tri-Met service
 - ◆ Slowing traffic speed
12. Recreation opportunities/uses
 - ◆ Development of hiking trails

- ◆ Accommodation of increasing bicycle traffic
 - ◆ Bicyclists' behavior
 - ◆ Inappropriate recreation uses, e.g. shooting and ORVs, in the Larch Mountain area
13. Public safety
 - ◆ Adequate Sheriff's patrols
 14. Government distrust
 - ◆ Planning based on the desires of the area's residents versus the desires of the larger metropolitan area
 15. Ability of NEMCCA to represent the area's residents

E. PLANNING COMMISSION SCOPING

Planning and Development Division staff and the consultant briefed the Planning Commission on the planning process at its April 3, 1995 meeting. The Commission reviewed the preliminary list of scoping issues developed at the agency scoping meeting and identified the following additional issues:

1. Coordination with the National Scenic Area Plan
 - ◆ Expansion of the planning area to include the National Scenic Area
2. Effects of tourism on the area's livability
 - ◆ Inundation of summer visitors
3. Enforcement of reforestation regulations
4. Effects of gravel operations in addition to the Howard Canyon quarry
5. Protection of archaeological sites in the Ames area
6. Accommodation of equestrian uses
7. Home occupations
 - ◆ Legalizing roadside stands
 - ◆ Growth in cottage industries in the Corbett area
8. Identification/protection of bald eagle habitat
9. Resource inventories
 - ◆ Use of existing information

- ◆ Inventories of significant flora and fauna within the planning area

The Planning Commission conducted a public hearing on a Draft Scoping Report on July 10, 1995. This document represents the Commission's Recommended Scoping Report.

F. OPEN HOUSE

A community open house, hosted by Commissioner Sharron Kelley, was held on May 2, from 4 to 8 pm, at Corbett High School. Approximately 130 persons attended. The purpose of the open house was to provide information on the planning process and to solicit public comments on the key issues to be addressed in the plan. Notification of the open house was provided through a newsletter mailed to all addresses within the planning area, press releases, and the Multnomah Community Television Community Bulletin Board.

The open house program included a variety of activities:

- ◆ Live/work map -- using dots, attendees indicated where they lived and worked;
- ◆ Maps of existing uses, zoning and Comprehensive Plan designations for the planning area;
- ◆ Site-specific issues -- using stickees, participants identified site-specific issues on a map of the planning area;
- ◆ Issue priorities -- using dots, participants prioritized the preliminary issues identified through agency and planning commission scoping; additional issues to be considered were also identified;
- ◆ Miscellaneous questions -- attendees responded to flipchart questions regarding the effects of growth on the area's economy, transportation system, and land uses;
- ◆ Two town hall sessions hosted by Commissioner Kelley, in which the purpose of the planning process was explained, opportunities for future input identified, and questions from the audience fielded; and
- ◆ Questionnaires -- participants completed a questionnaire similar to that in the scoping newsletter.

Input received on scoping issues is organized below by type of activity. Numbers in parentheses indicate the number of times the issue was raised.

Site-Specific Issues

Larch Mountain

- ◆ Stop illegal shooting on Larch Mountain. (2)
- ◆ Close/block Larch Mountain area road into old gravel pit (Spring Camp); return to natural state. Same for Palmer Mill Road, access roads into forest.

National Scenic Area

- ◆ Impact of more residential development adjacent to NSA will create traffic and put pressure to develop in NSA. Adjacent area must be preserved.
- ◆ There must be no bridge considered in west end of NSA over Columbia River. This would be extremely damaging to the NSA.

Trout Creek Road/Gordon Creek Road area

- ◆ Area at end of Trout Creek Road should be rural, not commercial forest, because of number of small acreages (4 acres or less) and existing homes.
- ◆ This land was changed to commercial forest. We live there. What do we have to do to maintain status? What if we do not want to log?

Howard Canyon

- ◆ Closely monitor the gravel operation. (2)
- ◆ Who will enforce water quality of Big Creek and Howard Canyon Creek if the Howard Canyon open pit gravel mine is approved? Who will pay for road maintenance and safety issues? (2)
- ◆ Quarries are necessary for the county, cities, and the Corbett community for roads and driveways.

Sandy River

- ◆ Coordination with State Scenic Waterways to help protect scenic waterways values. Work with State Scenic Waterways on rule-making including setbacks (from the rim); measurable standards for filtering, vegetation cutting, low limbing, and re-planting; alternative site development. Make scenic waterway rules and county zoning and ordinances more compatible.
- ◆ Location of I-84 to U.S. 26 cutoff must not be close to Sandy River or more pressure on east county area will occur.
- ◆ National Wild & Scenic River Area superimposes restrictions on East of Sandy planning.

General

- ◆ Maintain UGB west of Sandy River. (5)
- ◆ Maintain a UGB "reserve" west of Sandy River.
- ◆ Protect wildlife corridors along the area's waterways (Buck, Trout, Big, Gordon, etc.) These corridors should be maintained at an adequate size to accommodate wildlife movement through more developed areas.

- ◆ Maintain existing zoning. (4) Don't make it more restrictive than it is, but do not allow the developers "nose into the tent." Make a few exceptions when warranted.
- ◆ Existing buildings and uses do not conform with zoning in many cases. Zoning variances change character of area by evolution.
- ◆ Avoid nickel and dime-ing the area with smaller lot exceptions. Maintain larger parcel sizes.
- ◆ Preservation of open and green space. (2) In the big picture, this is the most important issue. Growth should not be inevitable.
- ◆ Keep high-density out.
- ◆ Protect wildlife.
- ◆ How about bus transit to Gresham/Portland? Bike/walk trails not realistic for commuters.
- ◆ With the projected 700,000 growth in population in the tri-county area, protection and appropriate development, operation and maintenance of natural resource areas for recreation purposes should be given high priority.
- ◆ We are restoring wetlands habitat at our own expense on our property -- is there any help out there for us like there is for mohair goat growers?
- ◆ What is the future of commercial forestland? What will happen in 10 years -- will we have to log?

Issue Priorities

1. Prioritization

Participants were asked to prioritize preliminary scoping issues identified through agency scoping and by the planning commission. Each participant was provided with five dots for "voting" on priorities.

Issues	Responses	
	Number	Percent
Conflicting values - resource productions vs. resource protection ♦ Urban/rural interface conflicts - Conflicts between timber production and rural residential uses - Conflicts between agricultural production and rural residential uses ♦ Minimum lot sizes for forest lands Total for Issue and Sub-Issues	11 16 5 12 35 79	 18.0%
Protection of watershed values ♦ Cumulative impacts of roads, construction, logging, agricultural practices - Modification of natural habitats ♦ Preservation of salmon habitat ♦ Effects of increased runoff - Agrichemical contaminants - Need for surface water management measures ♦ Interface with Sandy Wild & Scenic River Total for Issue and Sub-Issues	11 31 14 2 6 1 7 72	 16.4%
Recreation uses ♦ Increasing summer visitation ♦ Conflicts between bicyclists and cars/trucks ♦ Access to Sandy River - Use of gravel pit at base of Gordon Creek Road for parking - Problems with parking on road shoulders ♦ Accommodation of equestrian uses Total for Issue and Sub-Issues	9 9 19 3 1 2 43	 9.8%
Protection of natural resources ♦ Enforcement of reforestation requirements ♦ Protection of bald eagle habitat ♦ Identification and protection of significant natural areas Total for Issue and Sub-Issues	26 12 1 2 41	 9.3%
Quarry expansions ♦ Traffic impacts and conflicts ♦ Impacts to water resources Total for Issue and Sub-Issues	10 24 1 35	 8.0%

Impacts of growth on community character		
◆ Proximity to other growth center, e.g. Troutdale and Gresham	31	
◆ Need for vision for Springdale's future role/scale	2	
◆ Tourism-related development	1	
Total for Issue and Sub-Issues	34	7.7%
Law enforcement		
◆ Inappropriate activities, e.g. uncontrolled shooting, refuse dumping	26	
◆ Coordination between Sheriff's Office and Forest Service	5	
Total for Issue and Sub-Issues	31	7.0%
Home occupations	3	
◆ Legalizing roadside stands	6	
◆ Regulating illegal activities	4	
◆ Economic development		
◆ Encouragement of cottage industries	16	
Total for Issue and Sub-Issues	29	6.6%
Transportation system	5	
◆ Conflicts between recreational and commercial traffic	4	
◆ Speeding in residential areas	13	
◆ Design of potential future roadways to reduce impacts to the natural environment	5	
◆ Roads in geologic hazard areas	2	
Total for Issue and Sub-Issues	26	5.9%
Permitting shooting ranges as conditional uses	7	
◆ Reduces illegal activities	7	
◆ Allowed on National Forest lands		
Total for Issue and Sub-Issues	14	3.2%
Access to Bull Run and Gordon Creek watersheds	7	
◆ Illegal entry	3	
◆ Bicycle and pedestrian access into Gordon Creek watershed	2	
Total for Issue and Sub-Issues	12	3.2%
Protection of cultural resources	7	
◆ Conflicts among users of the Historic Columbia River Highway, a narrow roadway without many turnouts	3	
◆ Identification and protection of archaeological and historic sites	2	
Total for Issue and Sub-Issues	12	2.7%
Other		
◆ Able to put second home on property	6	
◆ Shooting in forested areas	2	
Total for Issue and Sub-Issues	8	1.8%
Fire prevention/emergency services		
◆ Difficulty in access with mixed land uses and narrow/private roads	4	
Total for Issue and Sub-Issues	4	0.9%
Total Responses	440	100.0%

2. Other Issues

In addition to the issues prioritized above, participants requested that the planning process address the following:

- ◆ Common land use issues between the West Hills and East of Sandy River plans, e.g. mining. What is decided on one side may impact the other. If you have recommended gravel not be mined on one side, it will be mined on the other for lack of alternatives.
- ◆ Zoning enforcement -- use of G.I.S. systems for access to information and identification of past activities.
- ◆ Urban growth boundary expansions on north/east side of Sandy River.
- ◆ No change of urban growth boundary please!

Miscellaneous Questions

1. **What are the most important issues related to the effects of growth on the area's economy?**

- ◆ More tourism-related development to meet needs of increasing growth in tourism.
- ◆ County script, e.g. stimulate the money multiplier. Payment for services would be optional FRN's or script. Keep money in county and deter big corporations from making money one day and shipping it to a different state another. It's possible and legal!
- ◆ No approval of smaller lot sizes. (2)
- ◆ Smaller lot sizes.
- ◆ Keep it country -- don't over-develop like Troutdale or Gresham. (2)
- ◆ Will zoning be followed, or will the exceptions gradually change usage?
- ◆ Better zoning code enforcement!
- ◆ There is no "area economy." (2)
- ◆ Increased traffic, road costs \$. Diminished scenic values. Increased demands on services, schools, fire, law enforcement, etc. and infrastructure (water, sewer systems, etc.) Urban use/rural use conflicts.
- ◆ Make provision for small businesses.
- ◆ Maintenance of rural housing stock -- loan programs, possibly limit size of any new dwellings.

2. **What are the most important issues related to the effects of growth on the area's land uses?**

- ◆ Need for minimum lot sizes for farm and forest operations
- ◆ No more than one acre minimum -- not 80 acre
- ◆ What is a landowner's role as a commercial forest owner? Will we have to log in five years or be penalized?

- ◆ 4 acre lot sizes on Trout Creek Road/not feasible for CFU as there is already many homes there.
 - ◆ Leave it the way it is!
 - ◆ Enforcement of existing land-use laws and zoning regulations.
 - ◆ Zones should not split property.
 - ◆ Do not allow expansion of Howard Canyon Gravel pit!
 - ◆ The gravel pit takes much traffic off the old highway -- by serving the community needs on many roads thereby sharing the loads.
 - ◆ Growth should not be inevitable. Preservation of open and green space is critical, and irreversible once compromised.
 - ◆ Bring sewer to Springdale and Corbett area to clean up environment and save our groundwater.
 - ◆ Maintain existing zoning but allow more flexibility in hardship cases or where land is obviously unsuitable for farm or forest. Maybe encourage alternative farming practices, new crops, traditional crops (flowers) etc.
3. **What are the most important issues related to the effects of growth on the area's transportation system?**
- ◆ Speeding through Springdale.
 - ◆ More bike use reduces automobile use -- need bike lanes. (2)
 - ◆ Bike riders must be identifiable so they can be held accountable.
 - ◆ Bike lanes don't work -- what can we do to get them off our roads!
 - ◆ Make bike owners pay for their own bike lanes -- not us! License them to pay for bike lanes.
 - ◆ Expansion of Howard Canyon gravel pit will create too much traffic and road damage. (2) Who will pay maintenance and enforce safety?
 - ◆ Every new home puts at least 2 more cars on the highway. Can the road handle the traffic? Do we want traffic jams in the country?
 - ◆ We need horse trails.
 - ◆ Work with the state to make them accountable for increased tourist traffic due to Gorge Act.
 - ◆ This area is increasingly becoming the playground for people living in the overbuilt Gresham area. Yet they do not take the responsibility!
 - ◆ Some attention to speeders and drunk drivers.
 - ◆ Tri-Met at least once per day.
 - ◆ We need a variety of Tri-Met services. Most of us (or many) work outside the area and may use transit if it was speedy and available. Trying to meet transportation needs through bike paths, walkways is unrealistic when the main traffic flow is out of the immediate area. Plus we pay taxes to Tri-Met -- for what?

Town Hall Issues

- ◆ Commercial property is being used for residential development. Can we limit commercial zones to commercial development and not allow residential uses because we need more commercial?
- ◆ Lands that are adjacent to scenic areas are going to have "de facto" pressures for uses that are restricted within the NSA.
- ◆ Will community see pressures for expansion of the UGB?
- ◆ Some properties which are zoned CFU/EFU already have low density residential or rural residential types of development on them. Can anything be done to change the zoning?
- ◆ The connection between I-84 and US 26 (Mt. Hood Parkway.) Also, is an alternative Columbia River Bridge being discussed for the west end of the gorge.
- ◆ Who determines EFU lands classifications? What makes a "viable" farm? Ability to divide land into parcels less than 80 acres.
- ◆ What is Rural Residential?
- ◆ Lack of Code Enforcement. Why go through all the changes if the County cannot enforce new or old rules?
- ◆ How flexible are state regulations? What are "givens" under state law?
- ◆ Tri-Met service -- bridge widenings to accommodate buses.
- ◆ Watershed protection measures.
- ◆ Need for more community input into the details of the final product.
- ◆ Coordination with the Gorge Commission?
- ◆ What is the potential for expansion of the Troutdale Urban Growth Boundary?
- ◆ How do UGB and LCDC regulations on CFU and EFU work together?
- ◆ What's wrong with today's zoning? Didn't we just change the zoning 3-4 years ago? Are we changing the only 1 dwelling unit per lot requirement?
- ◆ Land zoned EFU is "locked", cannot give land to kids. 80 acre minimum is excessive.

Questionnaire Responses

A total of 29 questionnaires were completed at the open house or returned by mail. Issues identified include the following. (There is no prioritization associated with the order in which these issues are listed.) A compilation of responses is provided as Appendix D.

1. Retaining the area's existing rural character
 - ◆ Limiting additional development; avoiding being a Gresham suburb
 - ◆ Maintenance of existing zoning
2. Preservation of existing resource uses
 - ◆ Monitoring reforestation
 - ◆ Minimum lot sizes for agricultural lands

3. Opportunities for rural residential development
4. Watershed management
 - ◆ Protection of water quality
 - ◆ Effects of logging on water quality
 - ◆ Water supply
 - ◆ Closure of watershed areas to logging and recreational uses
5. Environmental protection
 - ◆ Protection of Sandy River's Wild and Scenic River values
 - ◆ Regulations on refuse burning
6. Howard Canyon quarry expansion
 - ◆ Conflicts with truck traffic
 - ◆ Noise impacts
 - ◆ Wildlife corridor impacts
 - ◆ Precedent for large industrial uses in a rural area
7. Transportation
 - ◆ Increasing demands on road system
 - ◆ Limit road expansions, e.g. Gordon Creek Road
 - ◆ Road improvements to accommodate additional traffic
 - ◆ Repairs to the Historic Highway
 - ◆ Speeding in Springdale
 - ◆ Adjusting traffic patterns at dangerous intersections
 - ◆ Bus service
8. Land use/zoning
 - ◆ Enforcement of zoning regulations
 - ◆ Zoning exceptions
9. Effects of East of Sandy development on the National Scenic Area
10. Impacts of increased tourism
11. Escalating land values
12. Planning for community sustainability and self-sufficiency
 - ◆ Ensuring adequate infrastructure
13. Law enforcement
 - ◆ Increase in inappropriate/illegal uses
 - ◆ Policing of recreation areas

14. County government flexibility
15. Feasibility of monitored shooting range

G. COMMON THEMES

This section identifies the common themes among the issues identified through the various scoping forums.

Maintaining Rural Character and Related Growth Issues

A significant number of scoping comments advocate preserving the area's rural character. Many respondents fear that continued growth and development could transform the area into a more suburban environment (Troutdale, Gresham and Tigard are cited as examples.) These respondents request that the area be "left the way it is." A number of comments specifically cite the need to control or limit growth in the area, or mention a concern about uncontrolled or excessive growth.

A number of comments recommend maintaining existing zoning and minimum lot sizes, reducing the ability to subdivide, and avoiding exceptions and variances to zoning the incrementally increase densities. Conversely, others note the need for flexibility or exceptions to some zoning regulations so that people may build additional homes on their land for retirement, additional family members or other purposes.

Environmental Protection and Stewardship

Protection and effective management of environmental resources is mentioned by a significant number of respondents. Protecting watersheds, streams, rivers, wildlife and wildlife corridors are most frequently mentioned; also mentioned are forests -- protecting old growth and reducing clear-cutting, open space and vistas.

Transportation

A variety of transportation-related issues are cited. Many respondents do not believe that the area's roads have adequate capacity to handle significant increases in traffic. Several are opposed to adding additional lanes or widening roads. A number of comments address the need for new bike lanes or, conversely, for the need for bicyclists to pay a greater share of the costs of bicycle facilities. Others say that the area should be better served by public transit (buses). Some comment on the need for better enforcement of speed limits.

Howard Canyon Quarry Expansion

Most comments on quarry expansion are opposed to expanding the Howard Canyon Quarry, citing detrimental effects from traffic, noise, air pollution and aesthetic impacts. A few state that the quarry benefits the community.

Enforcement

The need to adequately enforce a variety of local and state regulations governing land use, forest operations (clear-cutting), and other civil or criminal laws is frequently cited in comments from every scoping forum.

Maintaining Farming and Forestry Operations

Comments address the need to maintain viable farming and forestry operations and preserve productive farmland for current and future use. Some cite the benefits of sustainable farming and forestry operations and the value of farm and forest land as open space.

Infrastructure Capacity

A number of respondents are concerned about the ability of the area's infrastructure (including water, sewer, law enforcement and other services) to accommodate future growth.

H. ISSUES RECOMMENDED FOR ANALYSIS

In this section, the issues raised in the various scoping forums are compiled and segregated into three classes:

- a. Recommended for analysis in the Plan;
- b. Recommended for referral to other agencies; and
- c. Beyond the scope of this planning process.

NOTE: There is no specific prioritization to the order in which these issues are listed; rather, they have been organized by common types of issues.

a. Issues To Be Addressed In The Plan

The following is a compilation of issues identified through the various scoping forums that are recommended for analysis in the Plan.

1. Maintaining the area's rural character
 - ◆ Preservation of existing resource uses/conversion of forest and farm lands to rural residential uses

- ◆ Ensuring compact development
 - ◆ Maintaining a low population density
 - ◆ Restricting incompatible uses
 - ◆ Maintaining open space
 - ◆ Maintaining a rural area economy
 - ◆ Cumulative impacts of development
2. Protection of resource lands
- ◆ Protection of agricultural and forest lands
 - ◆ Minimum lot sizes for farm and forest operations
 - ◆ Conflicts between resource production and resource protection
 - ◆ Providing the potential for small farms
3. Impacts of growth on community character
- ◆ Effects of being proximate to other growth centers, e.g. Troutdale and Gresham
 - ◆ Need for vision for Springdale's future role/scale
 - ◆ Effects of tourism on the areas livability
 - ◆ Inundation of summer visitors
 - ◆ Limiting the negative effects of tourism
 - ◆ More tourism-related development to meet increasing growth in tourism
4. Urban/rural interface conflicts
- ◆ Conflicts between timber production and rural residential uses, particularly in the Walker Prairie and Aims areas
5. Protection of watershed values
- ◆ Protection of significant streams and their tributaries for water quality and flood control purposes
 - ◆ Cumulative impacts of roads, construction, logging, and agricultural practices
 - ◆ Need for surface water management measures to control runoff
 - ◆ Preservation of salmon habitat
 - ◆ Restoration and improvements to riparian areas
 - ◆ Adequacy/protection of water supply
 - ◆ Protection of streams from agricultural runoff pursuant to Statewide Planning Program Goal 6 (Water Quality) and Goal 7 (Natural Hazards)
6. Protection of State Scenic Waterway/Wild and Scenic River Values
- ◆ Coordination of planning efforts to protect scenic waterway values
 - ◆ Compatibility in regulations
 - Coordination between County zoning/development regulations and State permitting process
 - Need for regulations to protect scenic waterway values, e.g. setbacks (from the rim), measurable standards for filtering, vegetation cutting, low limbing and re-planting

7. Preservation of natural areas/wildlife habitat
 - ◆ Maintenance of wildlife corridors along the area's waterways (Buck, Trout, Big, Gordon, Howard Canyon, etc.) at an adequate size to accommodate wildlife movement through more developed areas
 - ◆ Protection of old growth, e.g. along Gordon Creek
 - ◆ Identification/protection of bald eagle habitat
 - ◆ Need for inventories of significant flora and fauna
 - ◆ Cumulative modification of natural habitats

8. Protection of scenic values/open space
 - ◆ Visual resource management in the Sandy River Gorge
 - ◆ Vegetative screening of roads
 - ◆ Protection of scenic vistas
 - ◆ Signage

9. Protection of cultural resources
 - ◆ Identification and protection of archaeological and historic resources, e.g. in the Ames area
 - ◆ Conflicts among users of the Historic Columbia River Highway

10. Increasing demands on and costs of services (schools, fire, law enforcement, etc.) and infrastructure (water, sewer systems, etc.)
 - ◆ Sewers to Springdale and Corbett areas to protect groundwater
 - ◆ Maintenance of existing infrastructure

11. Transportation system
 - ◆ Conflicts between recreational and commercial traffic, especially on narrow roads such as Knieriem and Howard Canyon
 - ◆ Design of potential future roadways to reduce impacts to the natural environment
 - ◆ Construction/maintenance of roads in geologic hazard areas
 - ◆ Accommodation of increasing bicycle traffic
 - Provision of bicycle safety lanes on all newly constructed, reconstructed or relocated roads
 - ◆ Safety for pedestrians, bicyclists and equestrians
 - Speeding through Springdale and in other residential areas
 - ◆ Need for Tri-Met or other transit services
 - Need for bridge widenings to accommodate buses
 - ◆ Increasing demands on road system/capacity to accommodate additional growth
 - ◆ Need for repairs to the Historic Columbia River Highway
 - ◆ Adjusting traffic patterns at dangerous intersections
 - ◆ Location of Mt. Hood Parkway to avoid development pressures on east county

12. Recreation Uses/opportunities
 - ◆ Conflicts between bicyclists and cars/trucks
 - ◆ Access to Dabney State Park and other points on Sandy River
 - ◆ Use of gravel pit at base of Gordon Creek Road for parking
 - ◆ Problems with parking on road shoulders
 - ◆ Development of hiking trails
 - ◆ Accommodation of equestrian uses
 - ◆ Use of natural resource areas for recreation purposes
 - ◆ Inappropriate recreation uses, e.g. shooting and ORVs
 - ◆ Feasibility of monitored shooting range

13. Howard Canyon quarry expansion
 - ◆ Traffic impacts and conflicts between quarry truck traffic and other road users
 - ◆ Effects on area's livability, e.g. noise impacts
 - ◆ Effects on water quality of Big Creek and Howard Canyon Creek
 - ◆ Effects on Howard Canyon wildlife corridor
 - ◆ Role of quarries in providing lower-cost materials for local road maintenance and construction
 - ◆ Setting of a precedent for large industrial uses in a rural area

14. Effects on gravel operations other than the Howard Canyon quarry

15. Zoning
 - ◆ Retaining current zoning
 - ◆ Limiting small lots
 - ◆ Avoiding incremental rezoning through exceptions
 - ◆ Need to re-examine zoning when it was recently adjusted
 - ◆ Flexibility in zoning and permit requirements
 - ◆ Flexibility in hardship cases or where land is obviously unsuitable for farm or forest
 - ◆ Loophole in definition of "parcel"
 - ◆ Zones which split properties
 - ◆ Rezoning properties currently zoned CFU/EFU but which are in rural residential use, e.g. Trout Creek Road/Gordon Creek area
 - ◆ Education on planning regulations
 - ◆ Home occupations
 - ◆ Legalizing roadside stands
 - ◆ Growth in cottage industries in the Corbett area
 - ◆ Shooting ranges as conditional uses
 - ◆ Removal of requirement for bond ensuring removal of health hardship trailer after the need for the trailer ends

16. Code/zoning enforcement
 - ◆ Existing buildings and uses which do not conform with zoning
 - ◆ Use of GIS to document past violations

17. Common land use issues between the West Hills and East of Sandy River Plans
 - ◆ Forcing uses out of one planning area into another, e.g. mining
18. Urban Growth Boundary (UGB)
 - ◆ Effects of UGB expansions on west side of Sandy River
19. Commercial Development
 - ◆ Providing for additional commercial development to serve increasing tourist traffic
 - ◆ Limiting additional commercial development
 - ◆ Designing commercial development to front on highways, with parking in rear (per Transportation Planning Rule)
 - ◆ Commercial property being uses for residential development
 - ◆ Limit commercial zones to commercial uses
 - ◆ Consideration of design plan for Corbett Rural Center
20. Rural residential development
 - ◆ Maintenance of rural housing stock
 - ◆ Limiting the size of new dwellings
21. Effects of land uses on fire prevention/emergency services
 - ◆ Access restrictions resulting from mixed land uses and narrow private roads
22. Coordination with National Scenic Area (NSA)
 - ◆ Expansion of the planning area to include the NSA\
 - ◆ Protection of NSA values
 - ◆ Protection of Corbett scenic values
 - ◆ Effects of development within the planning area on the NSA
 - ◆ Accountability of State for increased tourist traffic due to NSA
 - ◆ De facto pressures on lands adjacent to NSA for uses that are restricted within the NSA
 - ◆ Consideration of design plan for Corbett Rural Center
23. Public Safety
 - ◆ Adequate Sheriff's patrols
 - ◆ Increase in inappropriate/illegal uses
 - ◆ Uncontrolled shooting, refuse dumping
 - ◆ Policing of recreational areas
24. Community involvement
 - ◆ Need for ongoing community input into the plan

b. Issues To Be Referred To Other Agencies

The following are issues over which the County has no regulatory authority. It is recommended that these issues be forwarded to the appropriate federal or state agencies, with a request for formal response.

1. Forest lands
 - ◆ Regulation of timber production and harvest activities
 - ◆ Enforcement of requirements for replanting
2. Access to Bull Run and upper Gordon Creek watersheds
 - ◆ Illegal entry
 - ◆ Bicycle and pedestrian access into Gordon Creek watershed
 - ◆ Development of enforceable environmental regulations for these watersheds
3. Larch Mountain
 - ◆ Illegal shooting
 - ◆ Closure of Larch Mountain Road into old gravel pit (Spring Camp); return to natural state
 - ◆ Closure of Palmer Mill Road and other access roads
 - ◆ Garbage dumping
4. Incentives for small businesses and cottage industries
5. Instream water rights

c. Issues Beyond the Scope of the Plan

The following issues are beyond the scope of this planning effort. It is recommended that these issues be dropped from any further consideration.

1. Escalating land values
2. Property rights
3. Ability of NEMCCA to represent the area's residents
4. Involvement of SWCD and watershed groups in stream monitoring/protection
5. Bicyclists' behavior
6. Potential for an alternative Columbia River Bridge at the west end of the NSA
7. Government distrust

8. Promotion of sustainable farming and forestry practices

JO:rm eastsum

APPENDIX A: COMPILATION OF AGENCY SCOPING QUESTIONNAIRE RESPONSES

Number of responses: 7

Respondents:

- ◆ Multnomah County Sheriff's Office
- ◆ Columbia River Intertribal Fish Council
- ◆ State Historic Preservation Office
- ◆ Mt. Hood National Forest
- ◆ Oregon Department of Transportation
- ◆ Oregon Division of State Lands
- ◆ Metro Regional Parks and Greenspaces Department

1. What are the three most significant issues that should be addressed in planning for the East of Sandy rural area?

- ◆ 1) Police protection; 2) fire/medical; and 3) search and rescue.
- ◆ 1) Preservation of salmon habitat; 2) preservation of cultural resources; and 3) growth that minimizes the depletion of natural resources.
- ◆ 1) Survey and inventory of properties over 50 years of age; and 2) designation of historic resources.
- ◆ 1) Law enforcement, i.e. shooting, illegal refuse dumping, vandalism, burglary; 2) land use planning and zoning; and 3) protection of green spaces.
- ◆ 1) Bull Run Watershed; 2) drinking water supply for Portland; and 3) failure of dams - potential?
- ◆ 1) Activities on state lands.
- ◆ 1) Watershed-scale protection of significant streams and their tributaries for water quality and flood control purposes; 2) maintaining the big game wildlife corridors along the tributaries that connect Larch Mountain and the Bull Run Reserve with the Sandy River Gorge (i.e., Buck, Gordon, and Trout Creeks); and 3) protection of the portion of the Sandy River designated Wild and Scenic.

What other issues should be addressed?

- ◆ Planning long range (7 generations).
- ◆ Archaeological sites and historic archaeological sites.
- ◆ Water quality problems - field runoff - sediment and related agricultural contaminants.
- ◆ Historic Columbia River Highway is on the National Register of Historic Places and serves both local access and tourist traffic. Conflicts with multiple users (motor vehicles, bikes, pedestrians) on narrow roadway without many alternative routes.
- ◆ Protect viable forest and agricultural lands so that these uses can continue at healthy and sustainable levels. Protection of water quality from non-point pollution.

2. What are the regulatory or other opportunities that will help us address these issues?

- ◆ Few.
- ◆ 1) Working with DEQ, local Conservation District; and 2) present policies are failing especially as no. of shrub nurseries have expanded. Tremendous amounts of soil are being lost; 3) Coordinating and improving law enforcement capability.
- ◆ National Historic Preservation Act - Section 106 - process helps identify adverse impacts to cultural resources. ORS 366.550 created Historic Columbia River Highway Advisory Committee to make recommendation on HCRH to ODOT and OPRD.
- ◆ If a review of the National Wetlands Inventory finds the plan includes wetland areas, under the Oregon Removal-Fill Law (ORS 196.800 - 196.990), removal, filling, or alteration of 50 cubic yards or more of material within the bed or banks of the waters of this state requires a permit from the Division of State Lands. Waters of the state include the Pacific Ocean, rivers, lakes, most ponds and wetlands, and other natural water bodies. Pursuant to ORS 273.225 - 273.241, 274.525 - 274.590, and OAR 141-14-070, 141-14-020, applicants will need to obtain a royalty lease or license from the Division prior to removing any material from Division-owned lands within the plan area. If the proposed plan affects land owned or regulated by the Division, according to ORS 274, applicants must have an easement or license for the use of these lands.
- ◆ Omnibus Oregon Wild and Scenic Rivers Act of 1988; Sandy Wild & Scenic River and State Scenic Waterway Management Plan; Oregon Forest Practices Act; Oregon Forest Practice Water Protection Rules; Oregon Department of Fish and Wildlife Sandy Basin Fish Management Plan (in progress); Senate Bill 1010 from 1993 OR legislative session: agricultural nonpoint source pollution program; Multnomah County Natural Area Protection and Management Plan; USFWS Record of Decision for amendments to Forest Service and Bureau of Land Management Planning Documents -- Standards and Guidelines, April 1994; Handbook for Prioritizing Native Salmon and Watershed Protection and Restoration, Review Draft 4/5/95; Washington State Buffer Requirements for Protection of Water Quality in Wetlands and Other Waters of the State; and Coordinate Comprehensive Plan components and ordinances with the Sandy Wild & Scenic Management Plan.

3. What are the regulatory and other constraints that will make it difficult to address these issues?

- ◆ Many.
- ◆ 1) Entrenched policies of agriculture runoff controls allow excessive sediment and contaminant loading in streams. This affects downstream areas of Gordon Creek and the Sandy River. Present farm conservation plans (SCS) don't appear to be effective -- will be opposed by local farmer organizations.
- ◆ Cannot widen HCRH without creating adverse impact on cultural resource. Need management and education for users to co-exist (share the road).
- ◆ Lack of an agricultural Practices Act at the State Level, and lack of established instream water rights.

4. **How can we best inform and involve in the planning process those persons and organizations that may have an interest in the East of Sandy River Rural Area Plan?**
 - ◆ Reimburse them for their expenses incurred, if you want to hear what "they" have to say. ("They" = the tribes or their designees).
 - ◆ Hold meetings like this one - consider local grange halls.
 - ◆ The County should establish a program to protect streams in agricultural areas (see previous public testimony for Howard Canyon Reconciliation Report). Encourage state to grant instream water rights. Increase enforcement of existing rules, regulations, laws pertaining to hunting, target practice, dumping, camping. Organize County's Comprehensive Plan on a watershed basis.

5. **Other comments or suggestions?**
 - ◆ Your letter is addressed "to Local, State and Federal Agencies." We are a technical group serving Four Sovereign Nations. These nations are not "agencies." You could more accurately call us a "Tribal agency."
 - ◆ Consider grant application to SHPO to carry out survey, inventory and designation.

APPENDIX B: COMPILATION OF STAKEHOLDER SCOPING QUESTIONNAIRES

Number of Responses: 8

Respondents:

- ◆ Bicycle Transportation Alliance
- ◆ Friends of the Columbia Gorge
- ◆ Oregon Trout
- ◆ Troutdale Historical Society
- ◆ Longview Fiber Company
- ◆ Corbett Community Association
- ◆ Guardians of Larch Mountain
- ◆ John Christensen

1. What are the most significant issues that should be addressed in planning for the East of Sandy rural area?

- ◆ Connectivity to City of Portland's bicycle master plan - bike lanes; bike lanes on all newly constructed, re-constructed or relocated roads; and compact development.
- ◆ How to halt conversion of forest and farm land to residential subdivisions/inappropriate urban and suburban development; how to maintain the area's rural character; and how to halt inappropriate land division.
- ◆ Water quality. Maintaining watersheds such as Trout and Gordon Creek in decent shape before they are destroyed like Beaver, Johnson, and Fairview Creeks west of the Sandy River.
- ◆ Good road screening; protect vistas; and consistent signage.
- ◆ Minimize the housing/timberland conflicts; trash dumping problems; and access to rock for roads.
- ◆ Maintaining and enhancing the livability of our rural, farm/forestry, family oriented community, e.g. safe, usable roads for pedestrians, equestrians and bikes; enforcement of existing land use and environmental laws - we see a lack of compliance among some property owners; and maintaining the UGB boundaries - keep current zoning rules - maintain farm/forest character of our community.
- ◆ Preservation (plus expansion) of open space. Associated with it: better zoning code enforcement; protection of streams, restoration and improvements of riparian areas, enforcement of codes; and protection and discouragement of suburbanization east of Sandy River through disallowing any form of subdivision of lots, maintaining current zoning, and abstaining from building new roads.
- ◆ Preservation of the existing rural character of the area, i.e., maintaining a low population density, restricting uses incompatible with a rural area (housing developments, commercial and industrial uses, intrusive and polluting recreational uses such as off-road vehicles, shooting ranges, etc.); promoting sustainable agriculture and forestry practices on private land (e.g., promoting selective thinning of tree stands as

opposed to clearcutting, using existing agricultural sites as opposed to clearing forests for agriculture); and preserving and enhancing natural areas, including plant and wildlife habitats. It is important that future generations of both local residents and citizens of the Portland Metro Area have ready and close access to contact with nature, which is related to the health and well-being of the community. Recent health studies are establishing a link between contact with nature and benefits to the immune system.

- ◆ Roads should not be widened to accommodate more cars.
- ◆ Cumulative effects of development on the area and how to address these effects.
- ◆ Always a scenic highway. Minimal signage.
- ◆ Recognition and protection of Howard Canyon as wildlife corridor for elk migration.
- ◆ Other issues include maintenance of the existing infrastructure of roads, utilities, and public services such as Sheriff's patrols.

2. What are the opportunities that will help us address these issues?

- ◆ Coordinate with Mia Birk at Bike Program (823-9082) for Master Plan. Refer to the Oregon Bicycle and Pedestrian Plan. Call Michael Ronkin for copy (503/986-3555).
- ◆ Support for keeping Oregon livable. Support for forests and farms. "Now or never" - if we don't do it right it will be too late in the future.
- ◆ Land swaps, especially timberlands for ecologically valuable riparian areas.
- ◆ If houses are built in the timber zones, keep the building site away from the property lines. Allow Raymond Smith to open the only private commercial rock pit in the area. Keep dumping fees reasonable. Aggressively fine people caught dumping trash.
- ◆ Develop a pamphlet, to be mailed to all residents, that will state land use and environmental rules and responsibilities - too often land owners don't know or claim they don't know the law and neighbors feud over their interpretations of rules - we need a basic, plainly stated reference to address this problem.
- ◆ The Sandy River as natural UGB border. Current 80-acre zoning. Historic forest/farm usage of the area (including highly productive small-scale farming/forestry). Existing housing and income patterns in the area do not depend on fundamental changes to sustain themselves in the future: the only pressure for change currently comes from out-of-area real estate interests.
- ◆ The opportunities that will help us address these issues are the provisions of the current comprehensive land use plan. Specifically, we should maintain the existing minimum of 80 acres for lot size on new home construction. We should tighten the definition of "secondary uses" of land that has been used to allow exceptions in approving smaller lot sizes. These exceptions pave the way for eventual expansion of the urban growth boundary. The current eastern extent of the Portland Metro Area urban growth boundary should be maintained at the Sandy River. We have an opportunity to think very long range in our planning, e.g., the next 50 to 100 years.

3. What are the constraints that will make it difficult to address these issues?

- ◆ Developers and old-world engineers will want cookie-cutter solutions for roads.
- ◆ Severe development pressure for the area. Land speculation/speculators. Political climate.
- ◆ Private ownership of riparian areas. Lack of incentives for landowners to forgo short term gain for long term public benefits.
- ◆ People want to move to the country in increasing numbers. Time and money to run program. People don't want commercial operations next to their houses, even if it was there before they were.
- ◆ Intense real estate pressures by developers and individuals who feel the government is denying them their "property rights", which often times is interpreted as the right to destroy or damage their land with no concern for the impact on their neighbors.
- ◆ Greedy land owners and real estate interests who already have established a clear pattern of: CLEAR CUT, SELL, DIVIDE and BUILD, then split and leave the damage to the community left behind ("Troutdalization"). Lack of zoning enforcement: an inventory/survey by the county is needed to address the widespread code violations of not removing temporary (trailer) housing, after new buildings are finished. This practice erodes density controls.
- ◆ Constraints in addressing these issues include the pressure from the Homebuilder's Association, developers, realtors and others who stand to gain financially from suburbanization of this area. Other constraints are those landowners who want to reap a profit from subdividing their land without regard to the negative impact on the community of greater population density.

4. How can we best inform and involve in the planning process those persons and organizations that may have an interest in the East of Sandy River Rural Area Plan?

- ◆ Mailing to owners in the area - the planning process will affect their quality of life. What do they want for the future - urban sprawl or another way?
- ◆ Put an article in the local papers (Oregonian - Metro East, Sandy Post, etc.).
- ◆ Develop the pamphlet as explained in question 2 and listen to residents and groups whose interests are in preservation, not destruction, of our rural way of life.
- ◆ Prioritize involvement of stakeholders, and other from within the rural area to be planned for, i.e. emphasize the weight of opinion from within, rather from outside the area. Simplify the language and process for the widest possible participation.
- ◆ Those persons and organizations with an interest in this area can be kept informed with newsletters updating us about the planning process and alerting us to key meetings. Representatives of local organizations such as NEMCCA, the Friends of Larch Mountain, and other local groups interested in land use should be involved in the ongoing discussions that will shape this plan.

5. Other comments or suggestions?

- ◆ What happens in this area will affect the Columbia Gorge NSA, and those effects should be considered.
- ◆ Maintain the distinct rural character for the East of Sandy Rural Area!
- ◆ I suggest you make available to local residents the tools we need to give informed input into the planning process, including state legislation (and proposed changes in legislation) affecting local land use plans, maps, plans submitted by other interest groups, etc. If there is any computer software available for us to use, that would help us. Also, for those of us with Internet connection, having e-mail addresses and forums for ongoing electronic communication would be helpful.

APPENDIX C: COMPILATION OF NEWSLETTER QUESTIONNAIRE RESPONSES

Number of Responses: 40

1. What are the most significant issues that should be addressed in planning for the East of Sandy rural area?

- ◆ The significant issue is leave the area as is.
- ◆ Maintain present land use and zoning laws. Rural center area of Springdale and possible commercial development (because of the tourist traffic on Scenic Highway visiting the Columbia River Gorge NSA) is an issue. Store fronts should abut the Highway with parking lots in rear.
- ◆ I think we need to look at the county having its eye on this area for future expansion of housing developments and business. Our family opposes such measures.
- ◆ The most significant issue is who owns the property, the people or the government? We are regulated to death. Nothing can be done or built or revised without County permission, many times taking a year's time, creating unnecessary hardship on the owners.
- ◆ I want: no development; no zoning changes to smaller lots; Bull Run area off limits to the public.
- ◆ The guardianship of the land for all should be considered. Good farmland should remain so. Areas adjacent to the scenic Gorge area should remain inviolate to development or zone changes in that direction.
- ◆ Maintaining a rural based economy, zoning and environment. More education for Corbett residents about rules, regulations and laws pertaining to the area. Preservation of existing services such as roads and expansion of protection for water.
- ◆ Save use of the roads for all users; pedestrians, bicyclists, equestrians. Enforcement of existing county, state and federal laws. Pressure including real estate, tourism and Portland area residents who come out to area.
- ◆ I am very concerned about the expansion of Howard Canyon Road Quarry. If allowed to expand, it will adversely affect my property value and life style. I have a horse boarding facility and the traffic created by the trucks are a real hazard. There are no horse trails or shoulder on the roads and to get to horse trails we must use the roads. The trucks are a major danger.
- ◆ To protect and preserve for private forest land owners their ability to fully manage their timber lands for timber resource production.
- ◆ No pit! Stop the gravel pit. The big trucks are using up the narrow roads. The trucks are using Knieriem and Howard roads.
- ◆ Save - do not touch - old growth. Well managed hiking trails. Retain all green space.
- ◆ Do not allow the gravel pit in Howard Canyon to increase in size.
- ◆ To protect the beauty of the area. Some people buy land out there that is surrounded by lush green forests only to have a "neighbor" (individual or company) clear cut.

- ◆ Expansion of the existing quarry in Howard Canyon and the impact it will have on the area. The truck traffic and the effect on safety, adequacy of roads to carry loads, noise factors, and the effects on livability of the area.
- ◆ Expansion of the Howard Canyon Gravel pit and the danger to the public due to the thousand more gravel trucks racing around on the narrow, winding, and often steep roads in the Corbett area, that obviously were never designed to carry that kind of weight, including bridges and culverts.
- ◆ Absolutely no more building! To preserve the integrity of the Sandy River area, the building/setting up of "modular homes" etc. has got to cease. I would hate to see Springdale become another Troutdale.
- ◆ Keeping the Columbia River Gorge in its present state. Development east of the Sandy River would add too much pressure and traffic in the Gorge, and destroy one of the most beautiful areas in the Northwest. Also there is no infrastructure to handle development.
- ◆ How best to maintain a rural, as opposed to a recreational, flavor. These are our homes and most people here do not wish a lot of development, including "bike paths."
- ◆ Expansions of Howard Canyon gravel pit and impact on road safety. Subdivision of property (into tract housing.) Protection of scenic quality of Corbett (no commercial development or housing projects.)
- ◆ I feel that the expansion of the quarry in Howard's Canyon needs a thorough addressing and in-depth study.
- ◆ Keeping this area rural. Currently homes are being built on small parcels. Retaining wildlife areas such as the river reserves (scenic waterway) and finding new areas to reserve.
- ◆ Maintaining the rural integrity of the area. Not allowing exceptions to zoning laws (cutting up parcels). Do not allow investors in or out of the area to carve up land for development purposes (I know this sounds redundant but please get the point).
- ◆ The Howard Road gravel operation that puts local residents at risk due to heavy traffic on a narrow country road. Is there really a permit on file to allow this large of an operation to go unchecked year after year? The county says no but the many daily trips continue.
- ◆ Inconsistent property rights - one of the issues that so divide the community - one trip, one location, one charge, in the permit process. Honorable, polite, considerate inspection.
- ◆ Adherence to state and federal laws which govern land use planning and educating the unknowledgeable east county residents what those laws are for, how to work within their constraints. Perhaps a mailer summarizing the provisions of the state land-use laws and explaining the role of the counties within those laws could be mailed to this population. Without understanding, the residents will only hunker down and resist every attempt to bring the county plan up to date.
- ◆ Stop expansion of Howard Canyon gravel pit, expansion will create too much traffic and is a very big safety concern. Keep the zoning laws - do not allow more small lots. Enforce the laws we now have - when there's no enforcement, there's no laws. No expansion of Springdale and Corbett business areas - we have the whole metro area

- to shop. We must leave places available for wildlife and streams - one area is being logged heavily with no thought to the animals, birds and fish who can't move.
- ◆ Keeping agriculture alive, not turning our farm lands into housing projects or building sites. Using already divided parcels for residents not allowing the dividing of larger parcels.
 - ◆ The rights of the people who live in the East of Sandy area versus the desires of the much greater population of the Portland area. The role of NEMCCA in the process.
 - ◆ Preservation of wild and scenic area in entire region east of Sandy River! What a shame it would be to see more homes built on Chamberlain Hill, and homes crowding the shores of the Jewel of Multnomah County...the Sandy River Gorge. Do you really want East Multnomah County to look like North Clackamas County?
 - ◆ Support of current and creation of other factors which make ownership of small acreage viable and provide the opportunity for that ownership to be profitable. Property in rural areas where the owner both lives and works is likely to be better cared for.
 - ◆ Keeping the UGB west of the Sandy and away from Ames area. Quarry operation - monitoring level of use, environmental degradation. Resisting efforts to re-zone into much smaller acreages. Protecting streams and wetlands. Enforcing replanting of clearcuts. County enforcement of zoning ordinances, clarification of what's allowed. Tri-Met - some kind of operations out here.
 - ◆ Maintaining rural character and commercial forest woodlots. Protection of streams and riparian areas and wildlife corridors such as Gordon Creek which is the only really undeveloped corridor leading from Bull Run and Larch Mountain to Sandy River at Oxbow Park. Protection of BLM old growth along Gordon Creek. Either provide bicycle lanes or prohibit bicycles on these narrow, curvy roads.
 - ◆ Be more realistic about what is zoned Exclusive Farm and Commercial Forest. Allow for some flexibility.
 - ◆ The bicyclists who come to our community anonymously and ride down the middle of the roads 2 and 3 abreast holding traffic to 20 mph -- therefore impinging upon the rights of the local people -- with no recourse to those people.
 - ◆ Preservation of the existing rural character. Restrict further subdivision of current lots to prevent housing developments and the subsequent increase in population density that leads to suburbanization. Restrict commercial and industrial uses that are not compatible with the rural character of the area because they are intrusive (e.g. noisy, polluting), a threat to the natural and scenic resources that should be preserved for future generations, or a burden on the existing infrastructure. The proposed expansion of Howard Canyon quarry operation is a case in point. Preservation and enhancement of streams, forests, wildlife habitats, watersheds and undeveloped open spaces. These resources are what currently distinguish the east of Sandy River area from the surrounding urban area, and contribute to its rural character. Presently, many Portland metropolitan residents retreat to the nature of this area and consider it a vital component to the "livability" of the metro area. In twenty years, appreciation will be of a much greater magnitude, as open space becomes a premium inside the urban growth boundary. Promote sustainable agriculture and forestry practices on private

land already designated for such uses. Sustainable must be emphasized, with a goal towards providing the local community and metro area with selective food and agricultural products. Keep small working farms a land use option. The desire for fresh food products that do not have to be transported great distances is likely to increase in the future when there are a greater number of people, and transportation time and costs increase due to population density and dwindling fossil fuel resources.

- ◆ Limit growth of population and the parcelization of existing land. Streets are not developed enough to handle traffic. Stop logging!
- ◆ The Forest Service intends to initiate an area plan for the Larch Mountain area later this summer or early fall. The planning area would likely be the Bridal Veil and Multnomah Creeks watersheds. The primary issue driving the Forest Service to plan for this area is inappropriate recreation use, e.g. shooting and OHV use.
- ◆ Stop the development of the Howard Canyon Open Pit Gravel Mine. Eliminate clearcutting practices. Maintain current land zoning laws and tighten the laws concerning the use of manufactured homes. Develop specific greenspace rules that are clear and enforceable. Enforce current land use laws especially concerning riparian habitats. Develop comprehensive noise pollution standards that are enforceable.
- ◆ Getting government out of the area and out of our lives.

2. **What are the opportunities that will help us address these issues?**

- ◆ There are no opportunities - leave the area alone.
- ◆ No major commercialization east of the Sandy along the Scenic Highway has occurred. We could affect the look along the Scenic Highway, especially in Springdale. The state has a plan, let's discuss it.
- ◆ We have to have meetings and air all views.
- ◆ The opportunity always exists for County regulators to bow out and let the people run their own affairs.
- ◆ Meetings.
- ◆ Speak English! Public meetings are the "opportunities" to address these issues.
- ◆ Educational gatherings offered at schools, grange, and other public areas. Informational mailing to all residents addressing rules, regulations, zoning and other pertinent laws related to the area. Education supporting sustainable rural based economics.
- ◆ This planning process. Improved coordination between county and state.
- ◆ Keep the Quarry zoned and restricted the way it is. Already we have more than enough truck traffic from the quarry.
- ◆ Recognition that true, sustainable wealth that supports our economy comes from products grown from soil and water with the sun's energy.
- ◆ Close the pit because most pits become garbage dumps when they are finished.
- ◆ Develop a traffic study of the area to determine what the roads can handle.

- ◆ There must be tax laws or something that makes it monetarily advisable for these people to denude their land even if it's a few acres. How about giving a tax break to people who leave it natural.
- ◆ Many residents already appeared at County hearings to voice concerns and objections over these matters. Further unbiased studies on noise and traffic should be conducted.
- ◆ Corbett area is one of the most scenic and visited areas in Oregon. Visitors would be sharing the Scenic Highway and other area roads with thousands of loud, dusty, and possibly dangerous dump trucks. The natural and scenic preservation of this area should be an example of care and concern.
- ◆ Stop the growth/sprawl of the subdivisions that are eating up each strawberry field up to the Sandy Gorge! Notice that waterfalls in the area are mudslides due to poor handling of runoff. Landslides along Stark and Historic Highway increase, etc.
- ◆ The biggest opportunities in this area are recreation. From fishing in the Sandy River to hiking in the Gorge. It's close to Portland for anyone to enjoy. But development would destroy most recreation opportunities.
- ◆ Public forums.
- ◆ Community involvement in planning for future population expansion that threatens east of the Sandy (keep our area rural) - please involve residents, Sierra Club, environmentalists in preserving this valuable area, over commercial interests.
- ◆ I feel that a study of the increased traffic and road wear and tear has to be addressed in relationship to the expansion of Howard Canyon.
- ◆ Now for wildlife reserves, plus trails for hikers and horse riders, before such areas are gone (i.e. homes on.) Programs to help people save/create wildlife habitat.
- ◆ The present codes are largely adequate. Since you are reconsidering the plan, perhaps making it more difficult to divide land for investment profit. If a person petitions to divide his or her parcel for legitimate family use, they rather than some investor/developer should be considered. However, there should be a good reason (hardship, work proximity, business) to approve even this.
- ◆ Monitor traffic (including Sundays) to assess use. Require records from operator documenting amount of rock going out. Request IRS records to verify that amount being sold is accurate.
- ◆ Hopefully, open minds.... Address eroding property rights for all and not just a knee-jerk reaction to the NIMBY group - don't contribute to hate by cramming the ideas of a few down the throats of the many.
- ◆ See above. An understanding of why the farm owners cannot divide their lands into little pieces for their children is important. An understanding of why the agricultural and forest lands must be retained regardless of whether they are currently being farmed or harvested must be conveyed. Perhaps a short slide show of examples of unregulated development would be useful in obtaining this understanding. An explanation of how big outside money can undo their good intentions.
- ◆ Keep zoning laws - enforce all environmental and land use laws. Educate property owners to their responsibilities of ownership. Develop a pamphlet to state rules and regulations with phone numbers and agencies to contact for questions and complaints.

Require an extensive traffic management study to determine the impact of the gravel pit traffic. Develop horse trails for safe riding.

- ◆ Having a planning commission that will listen to the people.
- ◆ It seems to me that every government body has the opportunity to address these issues every time it sits down to deliberate an issue. Many times, it seems that the decisions are made by officials, both elected and non-elected, who are more concerned about the effect of their vote on their political future than on the people they are supposed to represent. It would take a very strong person to stand up for the rights of the minority who live east of the Sandy at the expense of irritating the majority who live in the greater Portland area. Unfortunately, this kind of integrity is rare.
- ◆ Confine urban development to west side of Sandy River. Concentrate development close to Gresham and Troutdale where urban services are less costly to provide and currently exist with capacity to expand!
- ◆ Seriously evaluate the practicability of making even 40 acre units viable for making any kind of living or significant income on either farming or timber. Recognize the need and option for rural residential.
- ◆ People sitting in downtown offices making decisions (like CFU 80 recently) that affect the lives of the people out here negatively and without compensation. (I had a 40 acre piece zoned MUF19 that just went to CFU 80 so lost a building site.) It appears that these things are done so that city folks can enjoy their Sunday (drives and rides) outings at the local people's expense and inconvenience. That is how it feels anyway. We have been taking good care of the area for a long time.
- ◆ The opportunities that will help us address these issues exist for the most part in current land use planning provisions. The firm establishment of the Sandy River as the eastern urban growth boundary, the existing minimum of 80 acres lot size for new home construction on CFU zoned land, a reduction in conditional use/variances granted, an increase in enforcement of existing zoning code provisions, and a comprehensive long range rural plan that is well executed are necessary.
- ◆ Support Gorge Commission decision on limited use and abuse of scenic area.
- ◆ The Forest Service would like to communicate/cooperate with Multnomah County as much as is appropriate with these planning efforts. The FS will develop rather specific strategies for recreation management and resource protection and enhancement for National Forest lands. County and FS cooperation could lead to more comprehensive strategies for management of the area.
- ◆ Develop a pamphlet with a clear presentation of current enforceable laws concerning land use and property use in this area with full distribution. Such a document should be sent to each new arrival to the area. Do a complete inventory of streams and wildlife in this area so that we have a base to know what exists to preserve. Prioritize an enforcement budget for staff and the means to enforce existing laws. The county needs to form liaisons with pro-active community organizations that know the existing laws and are interested in preserving a high quality of life.
- ◆ Republicans in office.

3. What are the constraints that will make it difficult to address these issues?

- ◆ Septic tank use will constrain business development unless their use is done wisely. Municipal sewage treatment should not be a part of a rural area. Perhaps in some cases a joint gray water disposal system could be worked out.
- ◆ No constraints unless people can't get to the meetings.
- ◆ Politics.
- ◆ People who don't want their ox gored, i.e. clear cutters, rubber tire burners, weekend shooters from out of the area who shoot up private property.
- ◆ It will be difficult to address these issues if we are all tied and gagged and unable to attend the meetings to discuss the issues.
- ◆ Real estate values skyrocketing. Lack of knowledge of "alternative" agricultural practices and markets that are expanding and could enhance the rural economy. Greed, ignorance, divisiveness of issues. Lack of enforcement of existing zoning and other regulations.
- ◆ Jurisdictional turf. Magnitude of "outsiders" political force in relationship to Corbett area and its fragile environment.
- ◆ Probably people who want to make a large profit without regard of their neighbors.
- ◆ Overcoming the simplistic view that the forest should be carved up and allocated to single purpose usage rather than treating the forest with a balanced approach, where opportunities for wildlife, water, recreation, and timber production can coexist.
- ◆ Money speaks in America.
- ◆ It feels like the plan is to expand the quarry no matter what citizen input there has been. The constraints are undoubtedly money and having to seek rock from other sources. However, local residents I believe should be considered.
- ◆ State planning goals protect gravel mining as much as significant scenic areas. That is totally absurd in this area. This gravel pit is within a couple thousand feet of the National Scenic Area and the dump trucks used to take the gravel out of there would run right through the middle of the scenic areas. Are the planners and politicians addressing this situation out of their mind?
- ◆ What can we do to constrain greed? Ignorance?
- ◆ There is no infrastructure east of the Sandy River. There is only one main road, the Scenic Highway which is icy most of the winter and closed quite often. The terrain is up and down and couldn't handle development. The schools are too small for development also. There's no employment opportunities either.
- ◆ In recent attempts by numerous residents to address our concerns re: Howard Canyon, it was clear that the planning commission sided with the Smith family. We have fought this for 15 years. It seems that concerns about county grange was more important than resident concerns. I am very concerned about new regulations that supersede LCDC laws.
- ◆ Real estate brokers. Money.
- ◆ Big money interests (small fry lobbyists) make it difficult to maintain the area. There is great pressure to spoil the beauty and country atmosphere.

- ◆ Cooperation of operator. Residents (most who aren't related) have fought mega-development of this site for at least 25 years. Now county planning is waffling Removal and hauling go unmonitored. Residents pay with dangerous traffic and no tax help from "under the table" operation.
- ◆ No community representation - we must have one voice that truly speaks for the majority of the folks, one person whom the majority trusts.
- ◆ Suspicion of government and regulations; a resistance to recognition that change will occur whether planned or unplanned; a suspicion of all planning activities and planner; a "we-they" underlying attitude. A background experience of the residents that government regulations are against their interests, unfriendly and costly. Do you have any showcase examples of good results?
- ◆ Greedy property owners who feel they can do anything on their land without regard to the impact on their neighbors or the future.
- ◆ Developers and real estate agents using their money, power and influence to pull strings to develop our farm lands into housing projects or divide land that can't be divided by the average resident or farmers.
- ◆ There are more voters in the metro area than in the east of Sandy area. When the whole county votes on an issue, the will of the Portland area prevails, even though the vote in the east of Sandy area may be heavily against the way Portland votes. On land use issues in the county, the area in question should be allowed to vote independently of the rest of the county, and the change should have to be approved by both sets of voters before it can take place. This would help keep areas of large population from steamrolling areas of less population. This kind of double vote is now used in the annexation processes, to ensure that the proposed area of annexation wants to be annexed. It seems to me that this is a similar kind of situation. After all, we think of the east of Sandy area as home; in the metro area, it's thought of as a playground, or an empty space that they can use to expand rather than solve the problems (primarily crime) that are driving people to move out here. NEMCCA's charter states that everyone east of the Sandy River belongs to the association. According to the Attorney General's office, they can write their charter this way and there is no way that any of us who disagree with their goals can not belong to the organization. Therefore, NEMCCA can represent itself to the county and state as speaking for all the people east of the Sandy, or roughly 2,000 people. Unfortunately, the county and state agencies and officials believe this and take NEMCCA's word for it. What the county and state apparently don't realize is that, in order for any of us to vote on an issue at a NEMCCA meeting, we have to pay a membership fee to become a "voting member." The number of "voting members" is actually the number of people that NEMCCA represents, and it is a very small fraction of the 2,000 that it says it represents! In addition to smacking very much of a poll tax, this practice is repugnant to most of us out here because we don't agree with the goals of NEMCCA and don't want to pay money to finance its goals. Consequently, many of the decisions that the county and state think that we made through our "community organization" were actually made by the few "voting members" or, more often, by the even fewer members of NEMCCA's executive board.

- ◆ European countries and especially Japan have addressed this issue. They have preserved their rural zones by concentrating development within strict confines. Look beyond 2040! Where will the agricultural lands be after suburbia has gobbled the rest of Multnomah County?
- ◆ Perception (which in some cases is accurate) that this area is always serving the agendas of people who do not live here and don't know much about it. Reinforced, by the way, by the information in this bulletin which misspells three local street names and incorrectly describes the locations of some of those streets. Be clear with locals about 1) the mandate requiring this plan; and 2) what the outcomes will be. I would like to see exploration in the areas of opportunities in small-scale farming. Also low-interest loan programs for upgrade of septic systems and existing housing stock.
- ◆ Polarization of opinions, i.e. old-timers who hate LCDC and think they should be able to do whatever they like with their land versus environmentalist who want to preserve the status quo. Also, unless the legislature changes rules, the county has limited flexibility.
- ◆ Schools - roads (both of which I believe are adequate for some substantial growth.) Water - waste disposal, etc. equals opposition from "newcomers" who when they have their 5 acres.
- ◆ Different factions and anger.
- ◆ Constraints that will make it difficult to address these issues come primarily from developers and real estate interests with deep pockets, that historically find attractive profit margins in subdividing and developing rural areas, with little regard for the character of the existing community. Many illegal uses of private lands occur in the area today, and the difficulty of increased enforcement of existing zoning laws in the current political climate is also a constraint.
- ◆ Scenic Highway dangerous especially on weekends. Tour busses and bicyclists on a narrow road. We enjoy the beauty of the area and don't want it destroyed.
- ◆ We think one of our bigger challenges will be reaching the people who recreate in this area.
- ◆ Lack of political will at the county and state level to even provide a proper budget and staff to enforce existing laws (or new ones to emerge from this process.) A cumbersome, tedious, and relentlessly slow process at best in enforcing existing laws. (This should go under No.2 as an opportunity for change.) The West Side recommendations were drawn up before the East Side process was begun even though certain land use decisions (such as gravel pits) may a priori dictate what course of action will have to be taken on the East Side.
- ◆ Mr. and Mrs. President and Democrats.

4. Other comments?

- ◆ There are no specific ideas of what you want to do on this pamphlet - just that you're up to something.

- ◆ The highway shoulders along the Scenic Highway need to be a consistent width. The county roads are better than the state highway (Historic Columbia River Highway). What a shame when so many visitors drive (pedal) through!
- ◆ We are concerned about a number of issues -- Bull Run, housing expansion, and primarily, re-zoning to accommodate developers and other business types.
- ◆ We do not need county officials to direct our lives and future. We can make our own decisions.
- ◆ Public input is of paramount importance in deciding issues like rezoning to accommodate developers. We are glad to see public meetings scheduled and will be present at them to voice our opinions.
- ◆ Corbett is an absolute gem that is capable of sustaining more than a suburban drive away consumer economy and has no place with nor desire to become usurped by unnecessary urban sprawl and waste. Metro - you may tax us but you can't have us. How about paying us back by better policing the Sandy River and Oxbow Park east side. We are already an abused playground for urban escapees.
- ◆ How far out does one have to move to get peace and tranquility and still be close to a metropolitan area?
- ◆ Let's build bike ways out here. Let's close the Crown Point Highway in the summer. Let's let only busses and bikes use it.
- ◆ Install slow signs between Knieriem Street and north on Littlepage road. The traffic is getting too fast.
- ◆ It seems to me that most of Outer Gresham/Troutdale resembles Southern California. We don't need more strip malls, apartments and places to mill around consuming resources. Let's preserve some of Oregon's heritage. The reasons we call it home!
- ◆ Leave it as it is today.
- ◆ Equally important to #1 above is the preservation of the sheriff's presence, both police patrols and the schools' public resource deputy.
- ◆ There is a lack of trust in the process. Please listen to community concerns as opposed to a public relations campaign. We have lived here 16 years and can make a contribution to the planning process. Please call us and involve us as much as possible.
- ◆ A rural area such as Corbett needs to be maintained near dense housing like Portland and Gresham both for us and for them. Both can enjoy the scenery, trails and wildlife areas. Priority order: 1) Retaining rural/farm forest areas; 2) wildlife/wetlands areas reserved, protecting watersheds/streams; 3) hike/horse trails; and 4) bike trails.
- ◆ We moved out here after 15 years of city life to get out of the city. Please do not let the city or suburbs move into Springdale or Corbett.
- ◆ Governmental distrust - after spending year on the land use process the various layers of government did what they damn well pleased.
- ◆ Although I do not live in the planning area, my daughter does and I will be involved in planning for that reason and also because I have strong interest in this and the adjoining Columbia Gorge. I am a planner with a master's degree in land use planning, retired.

- ◆ The Corbett area is the last rural forest land left in Multnomah County - please save something for my grandchildren - we don't need to develop everything now.
- ◆ There are a lot of us who have farmed our land for many years in hopes of building a new home on it. The law now says the resident must earn \$80,000 dollars a year for two years. This is very unfair and is virtually impossible. I grow raspberries, a very profitable crop, and still couldn't meet this criteria.
- ◆ A final constraint that will make it difficult to address these issues is that many of us no longer trust our elected and non-elected officials -- and with good reason: consider the following: Our representative comes to Corbett and says she is working in our interests to lessen the influence of the metro area over us, and then goes to a meeting in Portland and says that the crime problems in Portland won't be solved until we have city-county consolidation. Speaking of consolidation, how many times did we reject it at the polls? Nevertheless, we now have it in nearly everything except name. At the state level, we passed Measure 5 several years ago, which was supposed to force the legislature, and all the governing bodies below it, to cut out waste and use their money more efficiently. Instead, the legislature is still trying to find other means of raising as much money as ever, and the county, for its part, has simply raised our land evaluations so that our taxes will go up in spite of Measure 5. How many people would actually be able to sell their land for the assessed value that they have been paying taxes on? Every tax assessment should be an offer by the county to buy that piece of land for the assessed value. This has been tried in other states, and the assessed values fell into place very rapidly! Also at the state level, we passed Measure 8. I'm not going to argue the merits or demerits of Measure 8 here, because that is over with; the measure is passed. Yet many school districts have side-stepped 8 by granting raises to compensate and the public workers are going to strike because they don't like the will of the majority of the voters. Back on the county level, the county does studies and issues zoning rules and regulations. Then it turns around and grants variances to nearly everyone who asks. I realize that we could go to the hearings and speak against the variances, but who wants to do that when he knows that the variances will probably be granted, and then he'll have to be neighbors with the person he spoke against? This kind of policy pits neighbor against neighbor and makes for a lessened feeling of community in the area. We need to know what the rules are and that the officials that are in charge of making the rules are going to abide by them. As it is, we cannot trust their rules because they change and bend them so often, so we really don't know what set of rules we're living under. We are afraid to invest in our homes and farms when we know that these variances are being granted nearly every time they're requested, and that, even if we live in an area that is zoned for a particular sized lot, we may soon be surrounded by smaller lots, granted by variance, and our taxes will go up until we can't afford our place that is built according to the zoning. Zoning and building regulations are supposed to afford some protection for both the landowners and the county, yet the county seems to see them as a set of rules that it can use when it is convenient and that it can ignore the rest of the time.
- ◆ It would be foolish to think about expanding residential zoning to the east side of the Sandy River. Can you imagine paying for sewers, a sewer plant and policing this area?

- ◆ I'm still a little vague about what the county can actually do in the area of land use changes since land use regulations are dictated by the state.
- ◆ I feel the current regulations under Farm and Forest are far too restrictive -- literally taking away our rights to utilize our property to its best advantage.
- ◆ I reside in the town of Corbett in Multnomah County, east of the Sandy River. I believe the population growth of the next 20 years and the demands this growth will put on land use and the transportation infrastructure is the issue of greatest magnitude facing residents east of the Sandy River, as well as residents throughout Oregon and other western states. I am glad to have an opportunity to participate in the current planning process for the East of Sandy River Plan and I appreciate the forward thinking that propels this planning. Please keep me informed of future public involvement opportunities.
- ◆ Ever heard of a "free" country?

APPENDIX D: COMPILATION OF OPEN HOUSE QUESTIONNAIRE RESPONSES

Number of Responses: 29

1. What are the three most important issues to address in planning for the East of Sandy River rural area?

- ◆ a) Limit growth: maintain existing character; some roads (Gordon Creek Road) should not be expanded to accommodate growth. b) Preserve existing forestry/agricultural usage: if building is permitted the land will not go back to its historical use. c) Monitor the replanting after clearcutting. There are many on Trout Creek Road and other places not following the three year plan for reforestation, on Forest deferral.
- ◆ a) Watershed: this issue affects us all now and will even more so in the future - a clean and well-managed watershed is the most important issue in the long run. b) Keeping this area a community with all its variations and not as a bedroom annex to Gresham: because most people here would like to keep the integrity of the area as it is and not accept re-zoning for more housing and smaller lots and more business, waste, etc. c) Environmental concerns - keep it nice for us all: clean air, water, etc. must be top priority - I'd like to see more work done on promoting this area as a wildlife sanctuary etc. rather.
- ◆ a) Roads are not consistent with more people living in area. Roads will not carry more people into Gresham and Portland: Historic Highway from Corbett to Troutdale is always in ill repair, is a dangerous highway at night. Our bridges are narrow. b) Water: Corbett Water district had to ask its largest users to curtail usage in summer. c) Taxes: many people are being taxed out of their homes.
- ◆ a) Quarry: road access, roads are narrow, local haulers know how to drive on these roads, if expanded out of area drivers take center of road at excessive speed. b) Bike path: I sat on community committee, talked with county personnel on how they would widen road. Not realistic at all, the roads don't work like in town, no curbs, no storm drains. c) Small lots already establish (not meaning improved but already on tax rolls but vacant, for years: need to look at, count, lay on map, see if they are or are not a problem, allowing new tax lots beyond that is a totally different issue.
- ◆ a) Maintaining the rural residential character that currently exists in the area, with open space and forested land considered of equal value to developed residential plots. The open space and forests provide the rural of rural residential: the world does not need another suburb, that basically benefits a few developers who generally live outside the area and don't have the community interests at heart. b) Protection of natural resources, in particular the forests that comprise the watershed for the area: clean, available water is a precious resource, and must not be viewed as renewable, unless carefully protected. Closure of watershed areas to logging and public recreation is necessary to ensure water for the future. c) Prevent the expansion of the Howard Canyon rock quarry. This issue related to issue a. A large industrial quarry is not a rural residential use of the land, and sets a precedent for other industrial uses to enter

the community: the impact of such industrial uses/developments is obvious - our roads are not designed for the traffic of heavy trucks, the residents would be subjected to noises not in character with the rural area designation, the wildlife would be disturbed more than by residential development, as the Canyon is a direct path for elk, bear and birds that live on Larch Mountain and forage the surrounding area for food.

- ◆ a) Preserving our farmland from being developed like Marine Drive, Gresham and Troutdale: there is getting to be very little prime farmland left. Corbett still contains some of this prime farmland. No farms, no food. b) Unreasonable amount of income needed to be able to build farmhouse on E.F.U. land: it takes a dream of the family farm house. Corbett is basically a farming community and should remain this way as it has for years. c) Keep our land divided as it is now, don't let our land be divided into smaller partials: we need to retain a rural life style, we do not need our rural area turned into a city.
- ◆ a) Zoning that maintains this rural area: people live here because it is rural, we do not want to be swallowed up by Metro! b) This area should be planned as a community. Our plans should foster the growth of an infrastructure to meet our needs so that we can provide ourselves with needed products like hardware/feed, etc.: people in an area like this that is so close to a city tend to be more of a bedroom "community" and not a real community. Reliance on one another within the community could ease the burden of the county in a substantial way. c) Tourism: if facilities are to be planned for the desires of tourists they should have as little impact on the daily lives of residents as possible. Also, funds for tourist facilities should be paid for by county general funds rather than by locals East of the Sandy River.
- ◆ a) size of acreage required for building: there are places being built on a fraction of an acre - which has been taken off other property - i.e. divided - yet I have two separate tax lots - one approximately six acres and the other three - the three acres having no improvements and I would like to build a small home for me - as I am all alone now and sell my five bedroom house - but I cannot - this makes a burden on me taxwise and workwise and otherwise. Also there are a lot of 20+ acreage being split and built several homes on, some of this good farmland and my 10 acres is on a hillside - not good for much except pasture. Why not split and build on that kind and leave large portions of good farmland for use of farming and producing food?
- ◆ a) Preserving water quality: effects of logging on private lands on watershed - significant economic and environmental issue. b) Gravel pit at Howard Canyon - traffic, noise, pollution. c) Maintain present restrictive zoning: preserve rural environment.
- ◆ a) Leave everything as is. All you do is mess it up.
- ◆ a) Natural resource protection. Fish, wildlife, water quality, all values for which Sandy River was designated scenic: the area's (tri-county) livability and quality of life is dependent on a healthy natural resource base. b) Law enforcement: there is currently extensive use of many area that encourages non law-abiding persons into the area. Crime, vandalism and other inappropriate and/or illegal uses will continue to grow if enforcement of laws is ignored. c) Lot size (minimum) all uses: if lot size is decreased, in most cases it will result in impacts to natural resources, too much

demand on current services and an undesirable adverse effect on quality of life, liveability and community character.

- ◆ a) Creation and enforcement of watershed protection areas: maintain quality resources for future use. b) Maintaining and enforcing agricultural and E.F.U. zoning: maintain rural economy. c) Police and provide facilities at recreational areas: prevent abuse of private and public lands.
- ◆ a) Aggregate pit: traffic, noise, the residents will have to foot the bill for road and bridge upgrades, safety. b) Changing of zoning laws, growth of urban boundary: traffic, loss of wildlife habitat, do not want to be like Troutdale (pernicious development). c) Development could risk watershed: do not like drinking turbid water.
- ◆ a) Protect wildlife and plants. Keep the ecosystem intact: we need to plan for the seventh generation and live in harmony with our environment ("sustainable") (i.e. "the coyotes lived here first.") b) Do not let this area become commercial and back to back homes, businesses - I love the space. c) Be reasonable for people that have owned this land for a while and want to keep environment protected. Is there a way for a community hearing so that these issues can be dealt with reasonably (i.e. "circle of elders.")
- ◆ a) Area at the end of Trout Creek Road should be rural not CFU as there are many small acreages and many homes - at least go back to lots of record as of 1985 for people who have owned for many years - we have owned for 25 years. For us - we bought 2 small acreages side by side for our later retirement income - there is no reason to keep it CFU because of all the homes already there.
- ◆ a) Zoning: will it be followed, evolved or changed? b) Wild and Scenic river: has impact on usage and areas near sand and river. c) Zoning exceptions: changes zoning intent.
- ◆ a) Gorge Scenic Area, keeping it in it's present state: if you develop east of the Sandy, it will destroy the west end of the Gorge. b) Existing state of area, rural farm use: the whole area is shaped around sparse housing and low traffic. The roads couldn't handle any more traffic. c) Infrastructure: there's no sewers, small water system, small schools, no significant town center. Springdale is a tavern, not a town center.
- ◆ a) Are we a rural community or are we a playground for Portland with bikes/car rallies? Because we have to drive on these roads and work at these places. Try to live with our neighbors as well as visitors. b) How much is too much land use rules? I have land in commercial forest use zone - what does that mean? I have to log or not: will it be a have to instead of a choice. If I decide not to log and the trees became what you consider old growth do I lose my right? c) Why not just let Metro take over just like everything else - our roads, cemetery, parks! They "Metro" will run whatever you decided!
- ◆ a) Don't overdevelop like Gresham and Troutdale or Godforbid Tigard: we need the land to remain intact. b) Increased numbers of people, cars and problems - pollution, overuse are ruining the scenic beauty: to appreciate the beauty of the earth we must keep it intact to see it. c) The attitude of development. "Here's some beautiful open land, let's build on it." Always this is done with the rationale that its better for everyone. Enough is enough!

- ◆ a) Impact of development on existing roadways: every new house puts at least two more cars on the highway. I don't want traffic jams in the country! b) The rezoning of Exclusive Farm Use land into anything else: open space provided by EFU adds to the beauty of our area and provides an excellent buffer to the area south of the Columbia River Gorge line. c) Speeding in Springdale: lots of pedestrian traffic. I want the roads to be safe for my kids and me.
- ◆ a) Containing population growth: need to maintain our rural character, preservation of wildlife and plant habitats. b) Promoting sustainable forestry and agriculture: avoid converting forest and agricultural lands to residential use. Human contact with nature is good for the immune system. Will promote physical and spiritual health of larger Metro community.
- ◆ a) What does it mean now that our property has been re-zoned to commercial forest use: we live on the property, farm some of it, understand we now cannot add a second home unless we have over 80 acres. b) Does this mean we have to plant trees on our property and harvest? c) The adjacent properties to ours, at 38 acres, installed mobile homes after the zoning change. They evidently were given permits to do so. We cannot add a "grandmother's" home. We live in accordance - why do they get free reign? It has trashed the property and area for landlord monetary gain. They don't even live on the property.
- ◆ a) Economic: to help the people develop to get their needs. b) Traffic: with growth how to handle the increase. c) Impact of growth on the west: more people on the edge will move east for recreation, play, etc.
- ◆ a) Population density must be controlled: the area east of the Sandy River is adjacent to the NSA; is Portland's playground; and includes much fragile area such as the Sandy River, hiking trails, parks, etc. b) Restrict subdivision, partitioning, etc.: extremely important to preserve nature of area. We cannot allow this area to be "Californicated." c) Enforcement of zoning: all planning is moot if Multnomah County Planning Commission continues to ignore enforcement requirements. Track record on enforcement in recent years is dismal.
- ◆ a) Howard Canyon aggregate site: the quarry would destroy the beauty of the ridge as well as the quietness of the area. The roads cannot support the traffic it would create, so who would pay to upgrade them? b) The clearcut of trees around Corbett's watershed: it's frustrating that this issue has to be brought up again. Everyone should have the right to clean water. c) Growth in the area: growth in the area would destroy the beauty and tranquility that most of us live here for. The wildlife population would suffer an even greater loss of habitat. They are already being pushed into smaller areas. I do not want to see Corbett turn into another Gresham or Troutdale.

2. What additional issues should be addressed?

- ◆ County government flexibility! Multnomah County is "very heavy" handed when dealing with the people.

- ◆ A study of advisability and feasibility of a monitored shooting range (with a \$ charge) in area so young men from urban areas won't come out and shoot up any area they see out here with no house right by it.
- ◆ Traffic patterns: addressing particularly dangerous situations. Regulations for what can be burned for refuse disposal.
- ◆ Taxes are not going down as promised - can't something be done - like encouraging some industry and developing a tax base to help us out here to maintain our school and give the kids an equal opportunity with others in the state without driving us into bankruptcy. Also I know its been tried before - but I think we should try again to have some means of transportation into Gresham and Max lines - at least one or two days a week on a schedule for those out here who cannot drive, like for M.D. apartments, etc.
- ◆ Informational process to inform people of rules and regulations of area. Support of agricultural economy.
- ◆ If we widen roads and bridges we bring in more traffic. I like the idea of bus service.
- ◆ If plan for development is not clear, growth and change will not follow a controlled direction.
- ◆ Increased traffic. Increased crime. Overloading the infrastructure (never in history has a planning commission planned adequately for the changes brought about by developing, especially overdeveloping.) Local citizens on the planning commission.
- ◆ Enforcement of existing land use policies. Avoid exemptions and variances. Preserve larger tracts.
- ◆ A fair just way to handle the development so that a person can find happiness without the person next door doing some development that fix your land into a zone that you are unable to do the same.
- ◆ I was very distressed to hear a member of the planning commission consider population increase in our area as insignificant compared to increases in the urban growth area. These "insignificant" increases in our area can overload services and roads, significantly alter the makeup of the area and eventually cause loss of the entire resource.

3. What types of future public involvement opportunities would be best?

<u># of Responses</u>	<u>Type</u>
20	Citizen Advisory Committee
18	Newsletters
15	Open houses
15	Public hearings
5	Other (please specify):
	Easy access to the Commissioner, easier and more understanding government.
	Public meetings (3)
	Planning staff assistance with time & resources to community

4. On a scale of 1 to 5, with 1 being very good and 5 being very poor, please rate the effectiveness of this open house in the following.

	Very Good 1	2	3	4	Very Poor 5
a. Providing information on planning issues		9	8	1	1
b. Providing opportunities to give personal input	4	11	1	1	

5. Other comments?

- ◆ Good start! Why has it taken so long....
- ◆ Prevent expansion of Howard Canyon rock quarry. Keep us informed!
- ◆ We have multi-level government - LCDC, Gorge, Forest Service - etc., etc., each with a different approach.
- ◆ The planners available at the meeting didn't seem to know the building laws very well.
- ◆ I would like to attend the meetings that determine who is on the citizen advisory committee. Like many others I am suspect about the intentions of the county in making a comprehensive plan. It was stated at the meeting that the county has no specific agenda for formulating a plan. I hope this is true.
- ◆ Loud speaker should be used. Any committee should have long term residents.
- ◆ Good first start. Need to deal with trust. Be clear about options which can be dealt with (and can't) so expectations are clear. Verify that this process is open and not pre-determined. Get concerned folks on advisory committee.
- ◆ Show map with wild and scenic river zone and with zoning all superimposed on actual use.
- ◆ Don't let developers grease the palms of the decision makers. We all know that will happen. Have a citizen watchdog group in direct contact with local media to report any "indiscretions."
- ◆ Too much nonchalance evident when we discussed enforcement. Current study of Multnomah County organization and pending changes are no excuse for lack of zoning enforcement.
- ◆ This open house was very well done. Thanks.