

P.O. Box 10221  
Portland, Oregon 97296

March 14, 2005

Multnomah County  
Land Use and Transportation Program  
1600 SE 190<sup>th</sup> Avenue  
Portland, Oregon 97233

RE: Case File: T1-04-044  
Hearing Date: March 17, 2005

PLANNING SECTION

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92-10-1-1-1-1

To Whom It May Concern:

I live next door to Dorothy English. My property will be affected by the decision in this case. Ms. English is a good neighbor and a close friend. She and I agree about many things, but this land use issue is not one of them.

I have no objection to Ms. English's desire to have her grandson build a house close to her on the subject property. I sympathized with Ms. English some years ago when, after her husband's death, Multnomah County required her to remove the mobile home on her property where her daughter and son-in-law had lived. However, I strongly oppose the creation of 8 parcels from the existing parcel. My concerns relate to fire danger, drinking water, septic systems and loss of enjoyment of my property.

The area of the subject parcel has no public water supply or sewers. Ten acres of my thirteen acre parcel is forested; it borders the subject property. Ms. English's house, and mine, sit on a ridge top above steep, wooded slopes. Every summer we are at risk of a forest fire. More houses entail more vehicles, more matches, more sparks, more fires waiting to happen. In the event of a fire, the nearest hydrant is approximately one mile away. The local fire department has no resources to protect houses in this setting.

My well is 695 feet deep. Neighbors' wells are of similar depth. Ms. English, herself, has no well, but collects water in a cistern. I fear that if more wells are drilled in this vicinity, existing wells would go dry. If that were to happen, we would have no alternative but to drill a new well, at enormous cost. I would likely be unable to prove that new wells on the subject property had, in fact, caused my well to go dry, and would be without recourse. Yet this outcome is foreseeable now, and is avoidable.

The soil in this area is heavy, deep clay; it does not perk well. Behind Ms. English's house, the land slopes steeply to the east and south, into a small canyon which is partly on my land. There is simply no way that the soil could absorb the human waste of 7 new septic systems. Rather, the effluent would run with the slope of the land, out the sides of the hills, and run off into the bottom of the canyon, creating a stinking, septic bog.

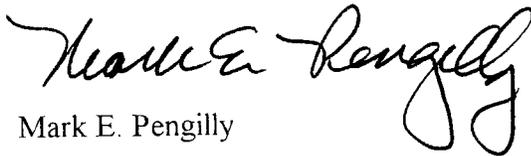
I have built trails through the woods on my property, on which I walk every day. My wife and I rejected other potential sites, and chose this property 17 years ago precisely because it was *not* zoned for intensive development next door. We wanted the forest, the quiet, of this very place. We relied on the R19 zoning in effect at the time we purchased our property.

If eight parcels are created on the subject property, we will have lost what we thought we had purchased. Our daily walks through the woods will be subjected to the stench of sewage and the noise and visual intrusion of development. Our water supply will be threatened, and would likely become vastly more expensive. Everything we own would be at increased risk for disastrous wild fire.

Forcing Ms. English to move her daughter and son-in-law's mobile home when her husband died was excessive. The creation of eight lots in this quiet, forested area without water, sewers and adequate fire protection is excessive as well.

Please reject the application for eight lots and instead grant approval for two or three lots, which the resources and neighbors in this area can bear. If you find that compensation is warranted over and above the creation of one or two additional parcels, that would avoid irreversible damage to this rather fragile area.

Very truly yours,



Mark E. Pengilly

MEP:s

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