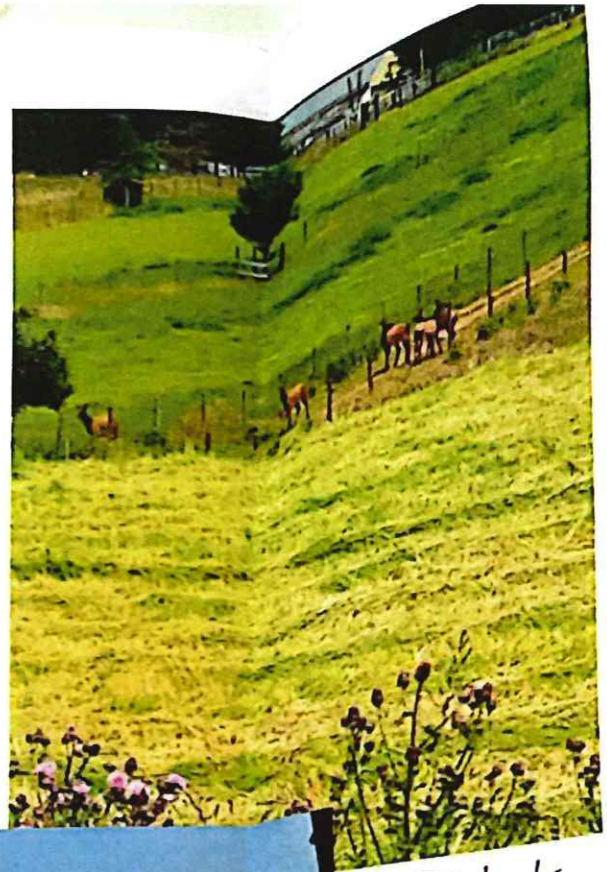


Owls

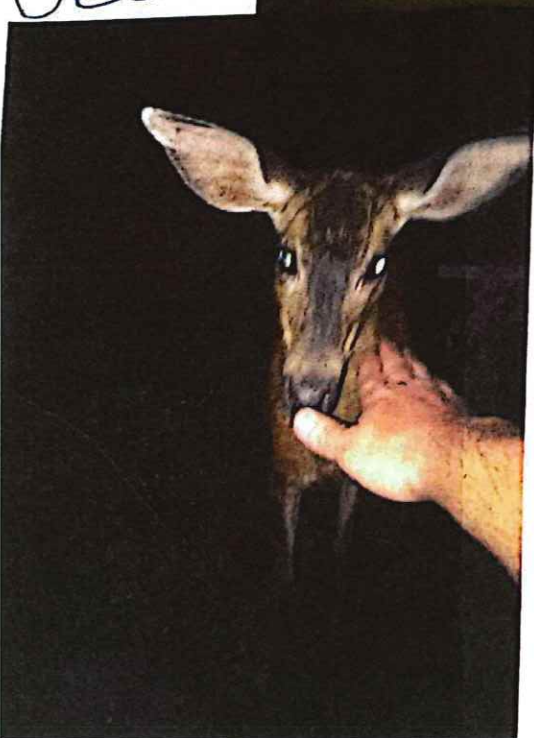


ELK



Deer

Coyote



(Case File: T3-2022-16220)

Debbie Layton

35534 SE Bluff Rd

dmlbl14@gmail.com

I moved here in 1985 from the Colorado mountains. It was a big adjustment moving into Portland and I vowed to find the beauty and quiet that I had back in Colorado. It took me until 2016 to find that piece of Heaven with the promise that we were in a "no build" zone and to never have that noise, pollution and population of the city.

Our 5 acres is on Bluff Road right across from the proposed Water Filtration Plant. I live here with my oldest daughter, her husband and 4 children and my youngest daughter that has Downs Syndrome. This is to be our Legacy Property to be passed down from generation to generation. The vision given to me in Colorado is the exact one here as I look across the fields and trees. We have made this into a working farm where we have cows, chickens and a big garden to support the family.

Every morning we wake up to the birds singing. At night we look into the sky's expanse and hear the owls hooting. There is almost daily sightings of hawks and an eagle or two. The coyotes run through our property and numerous other wild animals leaving footprints or other visible reminders that this is a safe place for them.

My grandchildren not only share in the taking care of the land and what we have strived to build into it but to have been able to see the beauty of Gods natural creation. There are no sounds of the city and smells from trucks driving by but the beauty of the trees that paint the landscape in all its glory - in all the seasons. The peace wraps around us like a big hug.

We have nurseries in the front and in the back of us and love the sounds of tractors and the songs of the workers and the awe of watching the care and progress of growing trees. Only on our country roads can you see and hear the tractors going from one field to another. This is seen because we are outside and not hiding inside like in the city.

With Portland Water Bureau proposing to build and operate an INDUSTRIAL facility across the street from us we will lose all of this. We will lose all the beauty of this area. We will lose what took years for me to find. Even if they add the proposed trees surrounding their plant there will still be the sounds (the running of the plant plus the trucks traveling to and from) and the smells (the diesel from the trucks and the chemicals) and the dark expanse of the sky will be dulled from their lights from the INDUSTRIAL plant. Even with the raping of the land to put in the pipes needed to transport the water takes away from the whole continuity of this beautiful land.

Even if we were to plant trees around OUR property it would never be the same as it is now and throw us right back into the city. The city where we moved from because we wanted the peace, security and little bit of Heaven.

Character of the Area

- 1. Full Name:** Jamie Martin
- 2. Full Address:** 3633 SE Oxbow Pkwy, Gresham, OR 97080
- 3. Email:** jamiemartin98@yahoo.com

4. Please describe the “character of the area” of where you live, and what do you like about it?

I live with my life partner on 23 acres of mostly forest, next to Oxbow Regional Park, adjacent to and overlooking the Sandy River. We moved to the area 4 years ago, looking to escape our former suburban working life. We looked all over the Pacific Northwest, at cities, suburbs, farming communities and forest land and picked this area because it was special. The day we first looked at what would become our new home, deer came into the yard and bald eagles soared by us over the Sandy River. It was magical.

Since moving here, I’ve walked the streets with our small Jack Russell terrier, let him run off leash in our yard, hiked down to the river and let him explore and play on the beaches. I’ve enjoyed walking in the woods, and we’ve created some biking/hiking trails back there with our neighbors. I look for wildlife, especially enjoying the fawns when they frolic in our yard. At night, I look up at the stars, above our 100’ cedar and old growth Douglas fir trees. I’ve picked blackberries along the roadside, biked over to Burns Farm, ridden motorcycles on the back roads, past Dodge Park and Bull Run, to Marmot and Brightwood. We enjoy being able to get to the Gorge without hitting any main roads. All of this and more is the life we chose.

We felt how special the area was even before we bought the house, having camped at Oxbow 3 years before we decided to move here. We weren’t wrong. Driving home from Portland or even just Troutdale, when we turn onto Division Drive from Troutdale Road, the land goes from forest to nurseries and I breathe deeply, inhaling the smells, loving the light over the farmlands at what we call the magical hour. Often, I run into tractors on the road pulling loads of potted plants, but I never worry because I know their trips are short, just from one driveway to another, never holding me up for long. I breathe deeper, pausing, thinking about my mom who used to buy plants from nurseries like these for her garden in the woods outside of Boston where I grew up. I smile.

5. How would the proposed water filtration facility be inconsistent with what you described in #4?

Even the possibility of disturbing the area with the noise and pollution of trucks, toxic chemicals, digging up the roads we ride on to put in huge pipes, not to mention ongoing maintenance of the facility and traffic, is stressful to me. I worry mostly about the traffic, irregular slowdowns from lane closures, following diesel trucks for miles, but also about the wildlife, road accidents, neighbors and friends being upset, feeling unrooted by the changes. I understood that the area we chose was outside of the urban growth boundary and that made it feel “safe” from the possibility of new houses or businesses being built. I did not expect that there would be a change in land use that would put our peaceful lifestyle in jeopardy.



Fawn, 3 days old, between two cedar trees – taken 6/10/23

Character of the Area

[Case File: T3-2022-16220]

Doug and Pat Meyer

34835 SE Carpenter Lane Gresham, OR 97080

neonladynw@gmail.com

Have you ever sat on your porch in the early evening hours after a long day of work? When the hustle and bustle of the day has finally slowed down and you've a chance to debrief, reflect and relax from the day's events? A place of solitude when the evening breeze can only be enhanced by the sounds of nature it carries with it? A mile away, the neighbors dog barks. A horse clops along the rural roadway. The evening solitude is broken with a backyard party and friendly laughter. Walking to pick up the mail, a pair of young bicyclers are chatting away on a casual summer ride politely acknowledge your presence with a friendly smile. Local runners pass them up as they feel the freeness of space and peace. And all of these are still enveloped with the sounds of silence.

This is not a movie or a book description. This is the tranquility of the community and specifically the street on which we live and work. A safe harbor from the pace of the cities and towns in the distance. A place that has been protected, until now, by the zoning codes put in place by Multnomah County and Metro. Limited growth and type of activity has been at the core of this protection. For decades, Multnomah County has insured this community, supported by resident-voted zoning, that it would protect the nature of this peaceful, rural lifestyle.

The Meyer family purchased land along Dodge Park and Carpenter Lane in the 1920's and began its union with the land. Strawberries and cattle were raised here. Those crops have long been replaced with one of Oregon largest commodities, nursery stock. The community was farmland then, and for the most part, remains as such.

Though the products have changed, the relationship with the land has not changed. There is a respect for it that cannot be understood by urban dwellers. The purity and simplicity of nature, the soil, the habitat, and of course, the lifestyle. Mornings start with a herd of deer eating apples fallen from our trees. Bear, elk and coyote prints spatter the fresh garden soil. At days end, the expansive night sky sparkles like jewels. Once prostituted to industrial use, these will be gone forever, never to return. A 45-acre industrial plant cannot blend into this type of community in anyone's imagination or movie script, let alone in reality.

The character of this rural community can best be described only through images and sounds. It is more than a few lines on a map, so impartial and one dimensional. It has color and texture, hills and valleys. It has streams and dirt, wildlife and human life, all existing in reasonable harmony. I implore you to watch a short video, linked below and created to give a sense of what the community encompasses. To get a true understanding of how it looks and sounds, and then imagine for one moment, interjecting a 45+ acre industrial plant right in the middle, complete with lights and the buzz of industry, 24/7.

So, to ask the question, would an industrial plant built in a rural community affect the character and lifestyle of the community, almost seem rhetorical, unless one is devoid of the experience of living in such a community. For those, there is no value in this most precious part of the Oregon experience, living in community with the land. But, for those of us that choose to embrace the lifestyle, allowing an industrial plant to pillage a rural community is counter to what Oregonians have held so precious and fought so hard to protect.

We urge you to deny the land use application for the Portland Water Bureau Treatment Plant on Carpenter Lane, and we respectfully submit images showing the nature of the community in its communal habitat

Video submission: https://youtu.be/RbKeMa_t8nc

Sincerely,
Doug and Pat Meyer

Character of the Area

[Case File: T3-2022-16220]

Kaitlin Mulkey
33144 SE Carpenter Lane, Gresham, OR 97080
kaitlin.woodward@gmail.com

As a Carpenter Lane resident off and on for 29 years there are many things that keep bringing me back. My parents bought their home at 33144 in 1994 when I was 9 years old. We loved the open spaces, the sense of privacy, the calm, quiet environment and friendly neighbors. The beauty of the rolling hills, nursery trees and of course, the majestic Mt. Hood view from the back of our property made us feel so incredibly lucky to live in such a place.

My brother and I spent much of our time outdoors, catching grasshoppers, running in our field, riding bikes and walking my beloved basset hounds down the street. Even though we were young my parents felt safe letting us walk and ride on our own. Our street was calm, quiet and rarely had traffic. Some of my happiest childhood memories are in and around the Carpenter Lane area.

As I grew up and moved off to college I loved bringing my friends home to visit as we felt it was a retreat from our busy, noisy, chaotic college lives. We enjoyed the peace and calmness of the area and always felt refreshed after a trip home.

I moved back to my parents house after completing college and lived at the Carpenter Lane oasis for another five years while completing my master's degree. Although my life was busy with school and working multiple jobs my home base on Carpenter Lane offered me beautiful scenery, and a quiet lifestyle to complete my education.

I now live in Eastern Oregon and have three children who I love sharing Carpenter Lane with. My daughters love walking down the street waving at neighbors, mooing at cows, watching for hawks, counting chickens and feeding alpacas. They have learned how to ride bikes, scooters and roller skates on this street. Just like my parents felt, I love knowing they are safe, happy and healthy while they experience what I did as a child. They love coming to their Nana's house to run through her property, camp in her field, stargaze without light interference and listen for coyote howls.

My family's ultimate plan is to return to Gresham and the special place on Carpenter Lane to continue raising our children. We love the idea of the space, privacy, quiet and sense of community felt in this area. Most of my parents neighbors are the same families I grew up next to as no one wants to leave this special place.

We love the idea of being nestled between two cities (Sandy and Gresham) but without the hustle and bustle, congestion and uncertainty in safety larger cities bring. The serenity of Carpenter Lane and it's surrounding areas is unique and special and is certainly a huge part of the wonderful upbringing I had.

When I heard about the possibility of a water filtration facility being built on my street it made me instantly feel sick. It would ultimately change my views and cloud my dreams to continue raising my family in the area. The thought of chemicals and waste being transported down peaceful Carpenter Lane by large vehicles makes me angry.

I would not feel comfortable walking with my children and pets down the street for fear of being exposed to hazardous materials, and the obvious risks of having small children near heavy machinery. It would bring unwanted traffic, unfamiliar people and possible pollution to our area.

I imagine that wildlife would not want to be near these things either thus taking away the feeling of exploring nature while walking down the road. The peace, calm and quiet would be no longer as the facility is a 24 hour operation creating noise and light pollution every day of the year.

I fear some of our community members would feel the need to move away from such unsavory conditions and our community would begin to break and crumble. All the reasons why I love Carpenter Lane and why I want to raise my children here seem to be impossible if this facility is built. It breaks my heart and I pray that they will choose a more suitable location. Our community is not the right place for such a facility.

Character of the Area

[Case File: T3-2022-16220]

Jesse Nelson

38616 Se Lusted Rd

Boring, OR 97009

jnelson@hansnelson.com

I love living in this agricultural area because of the peace. It is a wonderful area to raise a family. The roads are safe and pretty quiet. In the evening when it is dead quiet we can hear the sandy river and occasionally the train going through the gorge.

My family owns a farm and we have two locations. We use the roads to transport equipment, people and plants between the two. Almost always there is no traffic. I don't have to worry about my employees getting in an accident because there is very little traffic. We only move tractors when necessary, but sometimes I need 16' wide and I don't have to worry much because if I have to pass a car or two it isn't a big deal.

The roads are safe to walk or bike on in the evenings because most of the traffic is local and know how to respect others that use the road.

There are many animals that you see it is not uncommon to stop to let a deer cross the road or even a herd of elk.

The night sky is beautiful because it is so dark and you can see many many stars.

If the plant is allowed to be built here it would greatly impact the area in a negative way.

Road closures and hugely increased traffic would change the way we operate the farm. If Dodge Park Road is closed I have no way to move large implements to our other location. The increased traffic also is a huge impact on moving employees between farms. There is times in the season where we make lots of trips on the roads. Most of the traffic during the day is farm traffic and having dump truck drivers and Portland drivers don't mix. The people that live out here respect the roads and give slow vehicles space. Drivers from out of the area you can tell and drive way too fast and if this plant is allowed it will be way less safe.

There is alternative to this plant that would serve the people who use the water.

Also as a person who uses the beautiful soil we have it is insane that Portland Water Bureau wants to destroy 100 acres of prime farm land to put an industrial plant in a rural farming community. They should be ashamed of themselves. Farmland is being lost at an alarming rate and a local government that prides itself on sustainability and reducing impacts is making one of the biggest impacts it could by placing this type of facility and on wonderful farming soil that could produce for centuries.

Leslie Newberry
34546 SE Carpenter Lane
Gresham OR 97080
Cell: 503.349.2727
E-Mail: leslienewberry@comcast.net

June 12, 2023

To Whom It May Concern,

My name is Leslie Newberry and I have owned a 1896 Farmhouse on almost 2 acres on the corner of Carpenter Lane and Cottrell Road for 30 years later this year. We bought the property not long after my husband was hired as a police officer for the City of Portland. He (and I) wanted to be away from neighborhoods, traffic and enjoy the wide rural views between us and our closest neighbors. Prior to him being hired by PPB, we lived on 23 acres in the coast mountains, so we like quiet and nature. This smaller piece of acreage, surrounded by nurseries and not densely packed neighbors, was a good fit for us if we had to live closer to the metro. I also grew up in Boring, so I have lived in a rural communities most of my life.

Over the years, we have enjoyed living in the old farmhouse, the Mt. Hood and territorial views of rolling farmland in all directions, the quiet that comes with low traffic "lane," and the dark skies (brighter stars) being away from the city and industry. During the lockdown of COVID, we enjoyed campfires in the backyard, and we witnessed the launching of a whole string of Starlink satellites as they whisked across the black sky. Watching for satellites in the night sky has always been one of our rituals when we have clear spring and summer skies. In the evening there is little traffic noise as well and we listen to coyotes howling in the draws.

About five years after we bought the property in 1993, I became a real estate broker. In my almost twenty-five-year career as a REALTOR®, I have learned a lot about property value – both city and rural property values. It would seem that the vast majority of people I know and talk to on a regular basis would love an acre or two in the country, away from the hubbub of city living. They would love to have walks down quiet country lanes, bicycle without fear of being run over by speeding cars, views of farms and rolling hills and mountains, and a little plot to garden or raise a cow and/or have chickens. Many know that lifestyle costs more – both in dollars as well as commitment to the land. So those that do manage to find rural property have usually done so with great effort and sacrifice.

In addition to being a real estate broker, I am a descendant of pioneers who came across the Oregon Trail in the 1800s. I grew up in Boring and have lived in Oregon my whole life. I remember when Governor Tom McCall, way back in the 1970s, didn't want Oregon turning into a sprawling California, so he called upon the legislature to create a system that would protect our beautiful state and pristine natural spaces. Senate Bill 100 was signed into law in 1973 and created an institutional structure for statewide planning. In 2003, ten years after we purchased our 1.67 acres on Carpenter Lane, we discovered our property had not been legally split from the original farm it was part of three owners prior to us buying it. The zoning laws changed in October 1977, and the property was divided in early 1978, after zoning went from SR-40 (suburban residential 40,000sft minimums) to MUA-20 (multiuse-agricultural 20 acre minimums). The county didn't have a proper protocol in place at the time; folks still went down to assessment and broke off tax lots. This was no issue for decades, and both the 1896 dwelling on the smaller lot (that later became ours) and the vacant 17 acres surrounding it used for nursery stock, transferred ownership three times with no issue.

We discovered this issue when we went to the county to pull permits to have the 100+ year-old dwelling lifted to install a proper foundation with footings. The county planners informed us that we did not likely have a "legal lot of record." I had been a real estate broker for nearly five years at that point and had never heard of such an issue, nor had any of my fellow brokers in my real estate office. I spent countless hours researching and looking at microfiche at the county, trying to backtrack the issue. We were told there was little the county or us could do about it, shy of reuniting our 1.67 acres with the surrounding 17.4 acres it had been separated from, which was now owned by a local nurseryman who was farming the land. We had no money to purchase the adjoining land (nor did we want to) and he had no desire to sell. So that was not a true option...financially or practically speaking.

We were stuck. We were stuck for over two years. We couldn't pull permits on the dwelling for any improvements, nor could we sell the property, as it was not a "legal lot." I spent countless hours researching this issue, talking to and e-mailing Multnomah county planners, searching online history of the county codes, exceptions, etc. I reached out to our county commissioner who didn't know what to do. I attended county planning commission meetings and spoke during the public time. The head of LCDC listened to my plight and agreed our scenario was one that "fell through the cracks." My husband and I attended a joint land use committee meeting where we were taking testimony on the land use regulations and how they were working. I would talk to anyone who would listen, yet no one could provide a solution to our issue. Until I spoke to our state representative at the time, who said it sounded like we needed a law to fix our problem. The issue was finally rectified when HB 3081 was introduced in the 73rd legislative session and passed as an emergency. It was a battle, it cost us hundreds of hours and thousands of dollars. I don't know how much business I lost as a broker focusing so much of my attention on my own land use issue that otherwise would have been used to build my business.

Now the City of Portland is waltzing right in to build a huge industrial facility in the middle of this pristine farmland that is zoned for multi-use agricultural. And that is not right on any level. No one in our area contested our land use issue; most thought it was horrible that we had to jump through the hoops we did to fix it because it wasn't going to change the nature of the area.

But that isn't what is happening with the Portland Water Bureau's proposed changes. They will hands-down be spoiling the peace and quiet of this rural community – on so many levels! Not only spoiling the peace and quiet but adding multiple layers of risk and potential danger to the mix. The views of acres and acres of rolling farm and nursery land will be scarred by a sprawling industrial facility. Noise and light pollution will obviously be an issue for the surrounding communities. Dangerous chemicals will be transported to and used at the plant regularly. Traffic has already increased considerably. The City's trucks have already created potholes all along Dodge Park Boulevard.

More traffic to support a huge industrial facility (during construction as well as once it is completed) will also bring more crime to this area. As a member of a law enforcement family, there is no denying this historical truth. We have had our pole barn broken into twice in the last two years; a flatbed trailer was also stolen from our property. As a REALTOR®, I know having an industrial plant at the end of our street will also detrimentally affect property values. Just the proposal of it already has. One neighbor lost her husband recently and I had to help her with a valuation for her accountant. I spoke to other brokers who had listings in the immediate area and they all voiced their concern with marketing the properties because of the proposed plant. No one moved to this area for this and no one wants the negative fallout that will land in their laps and bank accounts.

This PWB Filtration plant isn't a cannery or a bulb farm facility that is agricultural in nature and would comply with zoning regulations. This is a large-scale complex that does not blend with the area in any way and that is unwelcome to every nearby resident I have spoken to.

It would seem to me that the City of Portland should develop this facility either at the source of the water (Bull Run Reservoir) far away from residential neighborhoods or within the City of Portland itself. They have come to our community claiming an exemption from the rules that citizens and residents of the area have to follow. We don't want them here. Their facility is a potential danger to the community in more ways than one.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leslie Newberry', with a long horizontal flourish extending to the right.

Leslie Newberry
Cell: 503.349.2727