

Case File No. T3-2022-16220 (Portland Water Bureau)

1 message

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To: LUP-Hearings@multco.us, LUP-Comments@multco.us

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Dear Hearings Officer Rapplelea,

I own and have for 5-6 years operated the farm and farm business known as Free Rein Stables at [35649 se Lusted Rd Boring OR 97009](#). My farm is located just below the current facility on cottrell Rd as well as my property is next door to Diack's property where PWB currently accesses. The construction thus far has already disturbed my home, vibrating the ENTIRE house when they are moving equipment, blocking off the entrance to driveway and business while loading and unloading heavy machinery. During the construction that has taken place thus far, it has already caused me to interrupt my paying clients and stop working due to the safety of the situation. Horses are very sensitive to noise and vibration and the result can be throwing the rider causing injury, or even death. Even handlers on the ground are at extreme risk of being run over, trampled or kicked when a horse is spooked by loud noises and heavy machinery. It would be detrimental to my business, and to the rescue horses we rehab and train. I grew up at the neighboring property so I am very familiar with the nature of this quiet country setting, and this proposed plan would change the nature of that, my business and in turn could force my family to move because we could no longer afford this property without the income of the business. This would result in losing another equine facility in our area that provides a therapeutic outlet for many kids and adults.

As part of my equestrian operation under the above name, I board and train horses and give riding lessons, as well as lots of rehab for rescue horses, all for a fee. This is how I make my living. My clients are horse owners who generally do not have farm facilities of their own. I house and feed their horses and provide the horses with room to graze and exercise. I offer an arena for schooling and riding. I generally board 20-25 horses at a time. The owners come from as far away as Portland, and surrounding areas.

I do not have riding trails on my property and there are no accessible public trails in this area. Therefore, the quiet country roads around my farm, most especially including Lusted Rd, Cottrell rd as well as adjoining and nearby rural roads such as Cottrell Road, are an important feature for existing and prospective clients who wish to ride outside of the arena. Such riding on country roads is an accepted farm practice of farm operations such as mine.

Horses are naturally nervous, skittish animals. They are easily disturbed by loud and especially uncommon sounds such as noise from the diesel engines and air brakes of trucks, or horn honking by drivers unfamiliar with driving in the vicinity of livestock. Vehicles, especially large loud vehicles, driving past horses are a major problem, and are likely to spook a horse who at best will fidget, or at worst will throw their rider onto the pavement and run away.

Neighbors in the area generally understand the need to drive slowly past horses and other livestock, whereas visitors to our area often behave as if they are passing a bicyclist and speed up, passing within a few feet of the animal. This is dangerous and unsafe for the horse and the rider. Widening Carpenter would only cause traffic, including truck traffic, to speed up, creating additional dangers for riders, as well as for pedestrians and bicyclists on Carpenter (many of whom are of school age).

Truck noise will also make my horse training extremely difficult, and cause horse owners and novice riders to go elsewhere. Such distracting stimuli will make this aspect of my business untenable.

This is an agricultural area with quiet country roads and lanes with minimal traffic, which my clients find suitable for horseback riding. My clients will not want to ride on these roads with the increased traffic and loud noise and vibration proposed by the Water Bureau, including but not limited to the truck and employee/contractor traffic proposed during five years of construction of the filtration plant and pipelines.

Losing the use of community roads for my clients will force a major change in my equestrian operation, and increase its costs by depriving me of substantial revenue, and spreading my fixed costs among far fewer patrons. A number of my clients will simply move their horses elsewhere in search of the peace and quiet and safety they require, and which they expect in an agricultural setting such as ours. Both existing and potential clients will choose to board at a different facility in a country setting. Based upon my experience, once they have made that decision, they will not come back; there are alternatives out there, including some closer to where some of my clients reside. Regardless of routing, the enormous increase in traffic on the surrounding road system will impede my clients' access to my farm, delaying travel and encouraging them to move their horses elsewhere. Mine is a word-of-mouth business, so when I lose one client, I am likely to lose the business of future clients as well.

In summary, the proposal before you will force a significant change in my accepted farm practices and will significantly increase the cost of those practices, eliminating much of the farm income on which I depend or possibly forcing me to close my business. I respectfully request that this application be denied.

Sincerely,

Brittany Cory

and

Aaron Cory

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Brittany Cory