

**Written Testimony Opposing Approval**  
of  
Portland Water Bureau's Conditional Use Permit  
for the Filtration Plant on Carpenter Lane  
[Case File: T3-2022-16220]

Charles Waugh  
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My wife and I have lived on Lusted Road for over 2 decades. We have raised one son, plus many goats, chickens, ducks, dogs, and cats here.

**IT'S THE COMMUNITY . . .**

We absolutely love it out here. The quiet, the natural surroundings, and the 'regular people' feel of everything out here. No fancy brick driveways with pillars and electric gates, no HOA's specifying the length of the grass in one's perfectly manicured lawn, or the color of paint or roofing material on one's house. Every house, building, barn, shed, fence and property is wholly unique. In a word, it is RURAL . . . right to the core and from the ground up.

I love that everyone in this community works hard to live together out here and many have done that for generation after generation on the same piece of property. It's those folks who worked diligently to build this community into which we were blessed to move 22 years ago. And for them I am truly thankful.

**NURSERIES ARE NOT 'JUST TREES' AND NOT 'JUST BUSINESSES'**

The main business activity out here is tree nurseries, and as in all rural communities, businesses are family-built, family-owned, and family-supporting - over generations. Many of those were started two, three, or even four generations ago. As I drive by them I marvel at the varieties of trees, but even more so the variety of how the nurseries and families themselves have grown up over the decades to become the very warp and woof of the area.

That growth over time is evidenced by how each building is thoroughly unique. Some are metal, some wood sided, some are classic gambrel roof barns, others simple gables, with most all of them having additions, extensions, etc. that evidence the "we built this by the sweat of our own brows over many decades" reality of a true rural environment. Many are unpainted, or faded beyond recognition of the original color. None are fancy. And almost all have the original farmhouses tucked in tight next to the fields of trees or close by the barn. Those are houses in which the children who were born and raised there went on to care for not just the land, but their aged parents as well . . . and raising their own children right there all the while.

**RURAL, NOT IMPORTED**

This is a true rural community. Not a destination resort to be 'explored' over a hurried weekend as an escape from a harried life in the city. It's obviously not a city of millions, It's not even a burg of one stoplight. It's a 'baked from scratch' rural community where neighbor helps

neighbor. Heck, my wife and I even installed gates through the fences on both sides of our own property to allow our neighbors on foot and loaned-to-a-neighbor small equipment to move around more easily in a true neighborly fashion.

This community is a deeply embedded, grown-from-the-soil web of shared ideals, common goals, and real relationships. We work the land together, worship together, care about other together, and many have even fought wars together.

Of course, there have been a very few overly 'citified folks' who've moved out here. They build houses that have carefully curated colors and overly tidy yards, and put up stupid-bright lights that irritate everyone. They let their dogs drive the old folks next door crazy, they drive big rigs with shiny wheels. But those folks are not the rule. They don't understand the 'real world' as it is actually lived out here. They don't understand *community*. It's kinda sad to see how they, for all their money and seeming sophistication, miss out on the best parts of the community. Wanting to get away from something, they just bring it with them. As the old saw says: "Wherever you go, there you are!"

### **RURAL IS NOT INDUSTRIAL, NOR IS PWB A GOOD NEIGHBOR**

The idea of building what is now (as of the latest budget requests) a ~\$2 billion water treatment plant and associated stuff out here is simply ludicrous. Quick reality check: that's \$1 million spent *every single day for 5 years* . . . with funds left over. Any one of the families out here would gladly take a single day of that pay, or even a few hours worth. You see, we are not rich in money, but we have heart and community, which the PWB has elegantly proven they lack. They have not been, nor will they be, good neighbors.

#### **Case in point:**

It's tone-deaf and offensive that at the first community meeting they had out here (roughly two years ago) they took no questions and focused solely on the beautiful design of the buildings and the colors that hired consultants said reflected the character of the area. How quaint.  
[sarcasm]

That's NOT the character of this area. That's a big city approach to quieting down the natives with trinkets mildly of interest only to the 'magnanimous' giver. Pshaw!

#### **A second case in point:**

PWB has land in the city on Powell Butte where they can build this plant. They even reviewed the idea. But, the PWB, in *their own Technical Memorandum* stated this in regards to the Powell Butte site<sup>1</sup>:

*The Zoning and Land Use Review Analysis for Bull Run Water Treatment Plant Siting TM concluded that larger Powell Butte land use reviews (such as Reservoir 2 and CUMP) in the past have been appealed to LUBA by the neighborhood association and other public members, creating **additional monetary costs, approval delays, and political scrutiny for the project and for PWB.***

[emphasis added]

So they opted instead to try and plop it into a rural community that they perceive doesn't have the resources to fight to the hilt and won't expose them to public review. Disgusting!

**IN CONCLUSION:**

5 years of construction ripping along at a million-dollar-a-day pace to build an 'oh-so-pretty' industrial plant to serve a city that's 25 miles distant in what is prime farmland, that is zoned EFU, and is in a rural reserve, that has been farmed for generations is offensive, dangerous, out of place, and will harm this area for generations to come. It certainly does NOT fulfill the

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Excerpt from:  
Technical Memorandum  
September 11, 2018  
Bull Run Filtration Project  
David Peters, PE, and Michelle Cheek, PE – Portland Water Bureau  
Christopher Bowker – Portland Water Bureau Pierre Kwan, PE,  
Aparna Garg – HDR  
Dan Speicher – Jacobs  
Phillippe Daniel, PE – HDR Andy McCaskill, PE – HDR  
**Filtration Plant Site Alternatives**



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## Written Testimony RE: [Case File: T3-2022-16220] - Portland Water Bureau Filtration Plant

1 message

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Thu, Jun 29, 2023 at 1:42 PM

To: "LUP-Comments@multco.us" <LUP-Comments@multco.us>



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Please find attached my written testimony regarding the proposed conditional use permit request by the Portland Water Bureau.

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