

Testimony by **Bob Burnham** Before the
Multnomah County Land Use & Transportation Planning Commission
August 10th 2009

SUBJECT: Testimony in **FAVOR** of portions of **Area 7** being adopted as Urban Reserve lands for future inclusion and annexation of the area under title of West Forest Park Concept Plan.

My name is Bob Burnham and together with my family we own 112 acres of farm land situated at 11419 NW Springville Road. I appreciate your time to hear our testimony on why many of us believe your planning body could play a pivotal role in creating an opportunity to get in front of innovative planning that will be needed for our area's future sustainable growth.

I come to speak this evening on a topic near to me, both personally as well as professionally. I'm a Project Management Consultant with thirty-five years of experience in planning, operations, and management oversight in the timber resource business. That experience has taught me a real appreciation for our natural resources and ecosystems that are in play with timber and farm lands in NW Oregon. Our real challenge is how we plan for the inevitable interaction of our farms and timbered lands with our future neighbors when we project growth of nearly a million new residents over this next planning cycle. Just saying "no change" does not solve our dilemma.

The Area 7 lands that we and our neighbors own, fall into two categories: farm lands zoned as EFU and forest land. Many of our area's neighbors, own small lots and acreages previously platted to avoid today's overlays. Both the farm & forest categories have deferred tax status & zoning implications subject to requirements that run with managing the land. Farm lands in Area 7 are described by the Oregon Department of Agriculture and the Oregon Farm Bureau as "conflicted lands". Timber zoned lands have the added obligation of growing and harvesting timber stands well into the future. If these timber and farm lands remain under current configurations and zoning, public access restrictions will remain in place and on going hunting pressures will continue. I believe CAC's recommended "rural reserve" overlays for our area will frustrate planners and the public alike.

Over the past few years, logging activities on the upper western flanks of Skyline Blvd were met with significant resistance and outcry from many area residents. A properly managed tree farm can become a neighbor's best friend until you wake up to the sound of a timber faller's chain saw at five in the morning. I believe that many of the same people that want the rural reserve designation for our area will most likely complain the loudest when our area's timber is finally ready for harvest. Harvests usually equate to clear cuts. With a rural overlay designation on our area's property [into the foreseeable future], what options do we have when the taxes and the real financial burden of owning these lands come due? As in our "conflicted farm land", the dilemma for our forest resource will only worsen over time.

Specifically, not much of our acreage is suitable for serious farm production. Most of the ground is dominated by thin top soils of clay on top of fractured basalt. A portion of our property has scattered conifer and deciduous trees. Our Washington county neighbors west of the power lines were the larger farms with annual & perennial crops, prior to their inclusion into the new Bethany North development. Our immediate neighbors to our north, south and east have historically been and remain today to be what I would define

as "hobby farming". In order to maintain these acreage under "EFU" deferral, owners must maintain a profitable balance sheet for three of the previous five years. Lands in forest deferral are expected to repay the deferred tax through a harvest tax at the end of the normal timber rotation cycle.

I know of no one that has made a full-time living at farming within our area. Over the years, our family and our neighbors have always worked outside our respective properties to support the land and lifestyle it has represented. This is just another reality of our area's "conflicted land" ownership already acknowledged by the full-time farming community within the Washington County Farm Bureau and our State's Department of Agriculture

I do believe that an "urban reserve" designation would provide the protection of the resource for the broader public good. To repeat ... wildlife in our area are not and would not be adequately protected under the "rural reserve" designation. The long-term continuation of our rural status for farming and timber production will do nothing to discourage the hunting of large and small game alike. If it weren't for the line between Washington and Multnomah counties at the Bonneville Power R/W, our properties would most likely have already been included in the North Bethany plans. As you may already be aware, the future development plans of the east end of Bethany call for a new school sharing our family's common property boundary with Washington County.

Unless our Area 7's lands are given an opportunity for closer scrutiny and informed planning to protect the resources, we will have failed an opportunity that may not come again. I believe a serious look at the West Forest Park Concept Plan reveals that it is designed to sustain and build upon the unique character of our area. It would provide the connectivity between Forest Park [to the east] and Bethany, Beaverton and Washington County [to the west]. If the element concepts of this well conceived concept plan were to gain traction, it would provide the planning vehicle to protect, as well as develop, these lands appropriately. This area could become the transitional corridor that could and would protect egress and ingress of wildlife, preserve and promote riparian protection, together with expanded public access and trails that we all claim to want to promote.

I would only reference yesterday's *Sunday Oregonian* with its' front page banner ... **IS THE URBAN-RURAL DIVIDE OUTDATED?** Similarly, **The West Forest Park Concept Plan** vision is bold and what we would deem more appropriate for your consideration for study of **AREA 7**. I commend the efforts of CAC & your staff for their work and long hours in the formulation of their recommendations. However, I believe **Area 7** is not only **unique because of its' resources but also because of it's strategic location and access to infrastructure.** We would welcome the Multnomah County Planning Commission members coming along side to consider and choose to endorse our area's planning and its' area wide benefits within the boundary of an "urban reserve". We, together with our local and regional neighbors could then take the time to thoroughly discuss and negotiate what our respective visions and realities for this area could be.

Thank you for your time and consideration of what we believe could be an exciting west Multnomah County plan & partnership opportunity.

Testimony before the

Multnomah County Reserve Advisory Committee

“CAC”

On

June 25th, 2009

Statement into the record and before the
Multnomah County Reserve Advisory Committee (CAC)
Specifically on AREA 7 review
June 25, 2009

My name is Bob Burnham. I 'm speaking on behalf of my family who own 115 acres situated on the border of the Washington & Multnomah County line. Specifically just north of Springville Road, beginning at the BPA power-lines running east up the hill for a half mile. Our property encompasses a lengthy segment of Abbey Creek.

I, together with others in attendance at this meeting are staunch supporters of the planned concept coined as "East Bethany" within the Area 7 study area that was presented to this working committee by Tom VanderZanden last Thursday evening. Contrary to the seemingly apparent different points of view and the positions taken by those of us in attendance, I would prefer to speak to the long range goals and results that we all could envision for this unique landscape of west Multnomah county. I want to focus on the elements that we can agree upon versus the rancor and personal name calling that was apparent in the heat of debate last Thursday in the closing minutes of public comment.

Can we agree:

- We all want prudent planning that will stand the test of serious scrutiny and will preserve the connectivity of this study area to Forest Park for both wildlife egress and enhancement as well a future public access and trails.
- The urban density and sprawl that we have seen in recent years in some portions of Washington as well as Multnomah county are not our vision for this area's future.
- Good science and environmental study should be utilized instead of knee jerk political reaction when assessing our options and opportunities. We are vetting options and then making planned & measured recommendations that have far reaching implications for the next generation of family and friends who could choose to live here.
- We would like to have this committee include recommendations that are sound and grounded in-fact to support the goals we can agree upon. We should include as much local & regional support from our community as can be mustered.

Having said that:

- We want the CAC members to know that we respect the position that our neighborhood CPO has taken in apposing our vision for modified development in the area. It was reported last week by Carol Chesarek our CPO Board member & sitting member of this committee that she and other CPO Board members voted not to support future consideration of an East Bethany vision immediately following the presentation made by Tom VanderZanden and others. Many of us in attendance were disappointed but not surprised.
- We also heard last week at the public comment period, that some other folks in attendance were in support of no further consideration of our vision for our collective private properties as envisioned by Tom's abbreviated overview last week. Without the benefit of further dialogue on this vision plan, I'm afraid many people on this committee and many in this meeting room believe that imposing a freeze on the status quo on Area 7, by whatever means, will result in the preservation of the current landscape and protection to the area from future activities ... not foreseen.
- I would like to remind you that last week we heard from local residents, with moderate sized acreage, who believed the current farm and forest tax overlay classification will assure them the independence needed to conduct their stewardship on their lands in the method they believe best. In honesty that approach could eventually lead to clear cuts and something more than organic farming. I have a professional background in both timber and agriculture and fully understand that a sufficient rate of return is required on any land based investment. The challenge to breaking even in farming or growing timber is difficult at best on fertile and unfettered acreage. All farmland in Area 7 is conflicted as acknowledged by the farming community & the Oregon State Department of Agriculture. Within Area 7 I know of no farmers who are making a living from their property, without a sustained outside source of income.

In conclusion, I sincerely believe that in time, our reliance on zoning and restrictive no growth overlays imposed in our unique area could unwittingly work against all of us ... regardless of where any of us cast our votes on alternatives & visions for this unique Area. We and our neighbors support Tom's details for a doable vision. Further, we are willing to make a commitment to work in a **public / private collaboration** to protect our Area 7 **resources** for future public & private benefit. I believe we all share that vision for our part of Multnomah County.

Thank you for your attention and the opportunity share my observations and opinion on this critical deliberation.

Bob Burnham
14419 NW Springville Road
Portland, Or 97029

Beovich Farm
11525 NW Springville Road
Portland, OR 97229

June 18, 2009

Multnomah County Reserves Citizens Advisory Committee
c/o Chuck Beasley, Senior Planner
Multnomah County Land Use Planning
1600 SE 190th Avenue
Portland, Oregon 97233

RE: Urban and Rural Reserves

Dear Citizen Advisory Committee,

My family and I have been farming our 94 acres on NW Springville Road for over 50 years.

Our farm is profitable and we are adding new crops such as potatoes that will be even more profitable. We are also planning to invest in new greenhouses to grow vegetables, which are a high value crop and will provide food for local markets.

There is no good reason this land can't be profitably farmed by someone who wants to farm it.

Folks who are ready to retire from farming should sell their land to young farmers to keep it in production.

The agricultural land along Springville Road should be put into a Rural Reserve to protect it from urban development, and to preserve the farm-friendly conditions in the area.

Thank you, The Beovich Family

Mahtta Malgum
Catherine Jenny
Marye Duchambault
Joué Beovich
Evanika Beovich

cc: Jeff Cogen, Multnomah County Commissioner / Core 4
Deborah Kafoury, Multnomah County Commissioner, District 1
Kathryn Harrington, Metro Councilor / Core 4
Rex Burkholder, Metro Councilor, District 5
Reserves Steering Committee

Carol Chesarek
13300 NW Germantown Road
Portland, Oregon 97231

August 10, 2009

Multnomah County Planning Commission
c/o Chuck Beasley, Senior Planner
Multnomah County Land Use Planning
1600 SE 190th Avenue
Portland, Oregon 97233

RE: Rural and Urban Reserves

Dear Multnomah County Planning Commission,

Thank you for this opportunity to provide comments about Urban and Rural Reserves.

Last year, I was fortunate to be selected to serve on the Multnomah County Reserves Citizen Advisory Committee (CAC). I have also served for the last few years as my neighborhood's "point person" for both Reserves and for North Bethany.

Forest Park Neighborhood is located in the West Hills, wrapping around two sides of Forest Park, and bounded on the south and west by the Washington County line. The neighborhood includes areas inside the UGB and within the city of Portland, as well as large unincorporated rural areas outside the UGB. The neighborhood includes active farm and forestry lands, extensive high quality wildlife habitat, and many healthy headwater streams on both sides of the West Hills. In 2002, two areas of our neighborhood were added to the UGB: Area 93 (Bonny Slope West) and Area 94 along Skyline Blvd. (the decision to add Area 94 to the UGB was overturned on appeal).

I started following the "Reserves" process very early on behalf of my neighborhood, when the idea of Urban and Rural Reserves was being first considered at Metro. I was able to closely follow the development of SB 1011, its passage through the legislature, and development of the administrative rules.

My comments will focus on areas where the staff recommendations differ from the CAC recommendations in the West Hills.

But first I want to provide some important information about the CAC recommendations.

The CAC continued to receive important new information through our final meeting. Unfortunately, our time was limited and it wasn't possible to go back and revisit our recommendations and ratings for individual areas, so we could only use the new information for our final recommendations for each area. This resulted in some overall CAC recommendations that don't appear consistent with our previous analysis and ratings for each area.

Two things in particular caused the CAC to rethink our approach at our last two meetings.

First, at our July 23rd meeting we were given revised instructions about how to use factors 2a and 3a about “potentially subject to urbanization.” The CAC was initially told by county staff that these factors meant that only lands that could easily be provided with urban infrastructure were “potentially subject to urbanization.” The committee was also told that these were “gating” factors, and that an area would be low suitability for a Rural Reserve if it was not potentially subject to urbanization. This interpretation resulted in initial staff recommendations to the CAC that even areas that rated very highly for agriculture or forestry or for natural features were not suitable for Rural Reserves if they couldn’t be easily provided with urban services. All of the staff recommendations were very influential.

At our July 23rd meeting the CAC was given new information that factors 2a and 3a were one factor among many, that all the factors must be weighed, and that we were not required to give special weight to these “potentially subject to urbanization” factors. We were also told that there were other allowable ways to evaluate whether an area was potentially subject to urbanization besides easy provision of urban services, including proximity to the UGB. These new instructions allowed the CAC more flexibility in how we evaluated each area in our final recommendations.

Second, at our final meeting on July 30th, we were provided with an updated map for Natural Features that I think made it clearer to the committee that the wildlife habitat across the West Hills had been extensively studied and found to be regionally significant.

I have provided additional background information about several factors and about the timelines for Urban and Rural Reserves at the end of this letter.

Natural Features Inventory

County staff has treated the Natural Features Inventory map as the only indicator of whether natural features are present in an area. But the map itself includes a note saying that the map “is to be used as a guide ... and not to be used on a site by site analysis. Individual sites will need separate assessment beyond this landscape overview.” So holes on the map do not necessarily indicate that an important natural landscape feature is not present. Where there is other credible data about natural features, that data should be considered.

This is especially relevant in the West Hills, where the county did extensive research for its Goal 5 Reconciliation Report and West Hills Rural Area Plan. The Reconciliation Report makes use of at least two detailed studies of wildlife habitat in the West Hills, including one which analyzed transects through the area. These reports find that all of the West Hills are significant wildlife habitat except a small area in Bonny Slope.

Elk use both open fields for fodder and forest canopy for cover. Forest Park Neighborhood has documented elk using the open areas in Area 6 and Area 7 where there are “holes” in the Natural Features Inventory. This neighborhood documentation reinforces the validity of the county assessment of the wildlife habitat in the area, and the county wildlife habitat overlays.

Here are some quotes from these county reports that help explain the value of this wildlife habitat in the West Hills (underlining is mine):

From the Multnomah County West Hills Reconciliation Report Revised – May 1996:

Page V-9,10,11 (Wildlife Habitat):

“Finally, the West Hills’ relationship to Forest Park is critical to the West Hill’s significance... Forest Park, in isolation, is not large enough to support self-sustaining populations of medium and large size mammals, such as elk, bobcats, mountain lions ... and black bears [footnote: the implication is not that Forest Park should be managed exclusively for bear and elk; rather, the point is that managing Forest Park and the adjacent wildlife are for bear and elk will ensure sufficient habitat for smaller mammal and bird species that reside in the Portland region.] for which hundreds of square miles of habitat would be required.

...

Thus it is the quantity of the West Hills Wildlife Habitat Area in relation to its quality and location that are critical to this inquiry. High quality habitat elsewhere in Multnomah County cannot substitute for even medium quality habitat in the West Hills. It is because medium quality habitat is limited, and threatened by conflicting uses at a particular location, that makes the West Hills a significant Goal 5 resource.

The environmental consequences of losing a small amount of West Hills wildlife habitat in certain locations are much greater than losing a great deal of habitat in other portions of Multnomah County. Simply put, loss of the prime wildlife habitat in the West Hills threatens the connecting link between Forest Park and the thousands of acres of wildlife habitat in the Coast Range.

From the county’s West Hills Rural Area Plan (underlining is mine):

“WILDLIFE HABITAT

Wildlife Habitat has been identified as a significant Goal 5 resource in the West Hills. All of the West Hills, excepting a small area consisting of the Bonny Slope subdivision along Laidlaw Road and adjacent areas, has been determined to be significant wildlife habitat, because it is all part of an ecosystem which supports a diverse wildlife population relatively undisturbed by the rural levels of development in the West Hills. This ecosystem is part of a larger system which includes Forest Park to the south and east and natural areas in Washington and Columbia Counties, stretching eventually to the Oregon Coast Range, on the north and west. Forest Park is especially dependent upon a natural connection to the West Hills in order to retain the diversity of wildlife which makes the park a unique recreational facility not only in Portland, but throughout the United States. It should be noted that the Balch Creek area is also an integral part of this wildlife habitat resource, because it is adjacent to Forest Park and is also close to the Portland metropolitan area, and also because it has been demonstrated by the City of Portland that it has significant wildlife habitat values. The existence of the Portland Audubon Society lands and other adjacent parcels owned by the Oregon Parks Foundation are testament to Balch Creek's wildlife habitat value.”

Here are some key points that are missing from the staff summary of the Urban and Rural Reserves Suitability for Areas 5, 6, and 7.

Area 5: NW Hills North

- Oregon Department of Agriculture rated all of this area as Foundation farm/forest land.
- The wildlife corridor between Forest Park and the Coast Range includes this area.
- Tualatin Basin (southwest side of the hills) has documented water quality problems, raising the value of headwater streams in the hills for water quality and quantity.

- “Safe Harbor” provision for Rural Reserves applies to areas within 3 miles of both Metro and Scappoose UGBs.
- Washington County Planning Directors recommended Rural Reserves across the southwest fact of the West Hills in Washington County, to the outer edge of the study area.

Area 6: West Hills South

- There is a county wildlife habitat overlay over all of this area.
- There are many county significant stream overlays on headwater streams on both sides of the hills.
- These SEC overlays (together with the scenic overlay mentioned in the report) support a high rating for Rural Reserves for Natural Features for habitat, water quality/quantity, and sense of place.
- Areas north of Skyline includes significant extent of landslide hazard and steep hills.
- Significant areas north of Skyline are in public ownership or are protected by conservation easements, indicating a significant public investment. This area holds a Tier 1 target for Metro’s most recent Natural Areas bond measure. The value of these public investments would be put at risk by urban development in the area.
- There is also a Tier 1 target for Metro’s most recent Natural Areas bond measure along Abbey Creek (south of Skyline).
- The big game corridor between Forest Park and the Coast Range includes this area (south and north sides of the hills are used).
- Steep slopes, proximity to Forest Park, and difficulty in providing urban services didn’t keep Metro from adding Areas 93 and 94 to the UGB in 2002.
- The county wildlife habitat overlay and neighborhood documentation of elk (elk map and photos) in the area demonstrate that there is significant wildlife habitat across the area despite the hole in the Natural Features inventory on the south side of the hills.
- Metro and Oregon Court of Appeals have cited Abbey Creek, the powerlines, and the county line as forming a buffer between urban and rural uses (see the Background section for details).

Area 7: Powerline/Germantown Rd. - South

- There is a county wildlife habitat overlay over all of this area except a small section next to Area 93.
- There are many county significant stream overlays on headwater streams on both sides of the hills.
- These SEC overlays support a high rating for Rural Reserves for Natural Features for habitat, water quality/quantity, and sense of place.
- This area includes Tier 1 and Tier 2 targets for Metro’s most recent Natural Areas bond measure (Forest Park Connection and Rock Creek Headwaters).
- The big game corridor between Forest Park and the Coast Range includes this area (south and north sides of the hills are used).
- The county wildlife habitat overlay and neighborhood documentation of elk (elk map and photos) in the area demonstrate that there is significant wildlife habitat across the area despite the small holes in the Natural Features inventory along the county line.
- Metro and Oregon Court of Appeals have cited Abbey Creek, the powerlines, and the county line as forming a buffer between urban and rural uses (see the Background section for details). These elements form a defensible urban/rural

- boundary along the county line in the lower Springville Road area. The farmland along lower Springville also buffers the best wildlife habitat from urban Bethany.
- o Title 13 and Title 11 won't protect the open fields needed by the elk.
 - o The Urban Reserves assessment does not mention that there is very little buildable land in the area east of Bonny Slope West (Area 93) due to riparian corridors and steep slopes.

After further consideration, I would urge the Planning Commission to endorse the CAC's recommendations with only one small change.

As an individual (representing only myself), I agree with the staff recommendation that the area east of Bonny Slope West (Area 93) should be the top priority for Urban Reserves on the west side of the county, instead of lower Springville Road. While this area scores very poorly for virtually all of the Urban Reserve factors, the value of connecting Area 93 to City of Portland so that Portland can annex the area and provide urban services outweighs the other considerations. But I believe that the area recommended for Urban Reserve should be made as small as possible, preferably just the area south of NW Laidlaw Road, because there is so little unconstrained, buildable land in this area. Making the area larger than the minimum necessary won't add enough homes to offset the additional infrastructure costs to serve them, and will disrupt headwater streams.

The CAC's overall recommendations are based on extensive data and thoughtful deliberations. I believe they follow accurately reflect the county's land use values, as well as the values of the citizens of the county, and I urge you to support the all of CAC's recommendations (with that one small exception for the area adjacent to Area 93).

These recommendations are also in accordance with letters from Forest Park Neighborhood, Hillside Neighborhood (Portland), Northwest District Association (Portland), and CPO-7 (Washington County, Bethany area) requesting no Urban Reserves north of Highway 26.

Please recommend designation of Reserves Study Areas 5, 6, and 7 as Rural Reserves to protect farm and forestry land, and important habitat for native wildlife. Only the small area east of Area 93, which should be designated Urban Reserve on the west side.

Sincerely,

Carol Chesarek

BACKGROUND INFORMATION:

Potentially Subject to Urbanization. Dick Benner (Metro attorney) and Jim Johnson of Oregon Department of Agriculture have both said that these factors (2a and 3a) were included to ensure that Rural Reserves were used to protect areas threatened by urbanization. The concern was that a county might designate only lands far from the UGB as Rural Reserves, leaving all land near the UGB unprotected.

Clearly there is a range of interpretations allowed for these factors. To unravel them a bit, first note that these factors say “Are situated in an area that is otherwise potentially subject to urbanization during the applicable period” (underline added) – the factor doesn’t require that an area is subject to urbanization today, but asks if it is potentially subject to urbanization during the next 40 to 50 years if it is not protected with a Rural Reserve designation.

Here are a couple of helpful insights from Dick Benner:

'The history of the factor in the rulemaking process indicates that it was intended to focus attention on land close to the UGB. A number of participants noted that designation as RR of land distant from the UGB would accomplish little good because it needs no protection from UGB expansion. Of course, “close” and “distant” are themselves vague terms. But the rule provisions to refer to three miles and the decision by the four local governments to study land generally within five miles of the UGB suggests that “close” has already been interpreted to mean three to five miles from the UGB.'

“I believe the rule may be interpreted this way: anything within our self-defined Study Area is “subject to urbanization.” It is, of course, not the only way to interpret it.”

Factor (2)(a) for farm and forest lands goes on to say “as indicated by proximity to a UGB or proximity to properties with fair market values that significantly exceed agricultural values for farmland, or forestry values for forest land;” This language does not appear in Factor (3)(a) for Natural Landscape Features.

The County Counsel memo dated July 23, 2009 says in part:

‘Natural Landscape Features: OAR 660-027-0060(3)(a) also requires consideration of a factor that addresses suitability for urbanization. In relevant part it provides:

“(3) Rural Reserve Factors: When identifying and selecting lands for designation as rural reserves intended to protect important natural landscape features, a county must consider those areas identified in Metro’s February 2007 “Natural Landscape Features Inventory” and other pertinent information, and shall base its decision on consideration of whether the lands proposed for designation: (a) Are situated in an area that is otherwise potentially subject to urbanization during the applicable period described OAR 660-027-0040(2) or (3).”

This factor differs from OAR 660-027-0060(2)(a) in that it does not identify “proximity” as an indicator for potential urbanization. However, proximity (actual distance, access distance and urban services functional distance) can be considered. Even if an area has a low potential for urbanization, a high ranking for other Rural Reserve designation factors could provide the necessary findings for a designation to protect features that, overall, define or limit well-planned urban growth.’

This refers to the definition of Rural reserve from SB 1011 (underlining is mine):

“SECTION 1. As used in sections 1 to 4 of this 2007 Act:

- (1) “Rural reserve” means land reserved to provide long-term protection for agriculture, forestry or important natural landscape features that limit urban development or help define appropriate natural boundaries of urbanization, including plant, fish and wildlife habitat, steep slopes and floodplains.”

Further, The Purpose and Objective section (660-027-0005) in the administrative rules repeats this intention, and provides additional information (underlining is mine):

“Rural reserves under this division are intended to provide long-term protection for large blocks of agricultural land and forest land, and for important natural landscape features that limit urban development or define natural boundaries of urbanization. The objective of this division is a balance in the designation of urban and rural reserves that, in its entirety, best achieves livable communities, the viability and vitality of the agricultural and forest industries and protection of the important natural landscape features that define the region for its residents.”

The Definitions section (660-027-0010) provides further guidance:

‘(6) “Important natural landscape features” means landscape features that limit urban development or help define appropriate natural boundaries of urbanization, and that thereby provide for the long-term protection and enhancement of the region’s natural resources, public health and safety, and unique sense of place. These features include, but are not limited to, plant, fish and wildlife habitat; corridors important for ecological, scenic and recreational connectivity; steep slopes, floodplains and other natural hazard lands; areas critical to the region’s air and water quality; historic and cultural areas; and other landscape features that define and distinguish the region.’

The County Counsel memo concludes:

‘**CONCLUSION:** The interpretation of the Rural Reserves designation factors, each of which must simply be “considered,” gives the County and Metro a great deal of discretion. The Planning Commission and the Board of County Commissioners can be given a range of options within that discretion in which they balance rural values and protections with constituent concerns, as well as the need to come to a “meeting of the minds” in order to execute the required IGA with Metro.’

Clackamas County’s analysis of factors 2a and 3a for Rural Reserves considers proximity to a UGB and whether the area has access to a highway. Washington County planning directors have recommended extensive Rural Reserves extending to the outer edge of the study area, including the southwest face of the West Hills.

A couple other related points worth noting:

- Factors 2a and Factor 4 (the “safe harbor” provision) both refer to “a UGB” – we are not limited to considering proximity or distance to the Portland metro UGB, any UGB can be used including those of cities outside Metro’s jurisdiction such as Scappoose or North Plains.
- I have not heard City of Portland say that they are unwilling to provide urban services anywhere in the Multnomah County study area. They rated some areas low or very low suitability for urban

services, and the email we received from Bob Clay says that “the city’s focus is on making public investments with limited public dollars in a way that builds the city’s existing 2040 centers and corridors as places of distinction.” But the only limitation or requirement I have heard from the City is that a new urban area must be adjacent to the City’s service boundary so that it is possible for Portland to annex the new area to provide urban services. They cannot provide urban services to areas that they cannot annex, and annexation requires that an area is adjacent.

Factor (3)(d) This factor for Rural Reserves for Natural Landscape Features reads: “Are necessary to protect water quality or water quantity, such as streams, wetlands and riparian areas;”

The committee received guidance that it was important to consider both scale and the purpose of this type of rural reserves to “limit urban development or help define appropriate natural boundaries of urbanization”. The CAC decided that this factor was not intended to protect small stretches of creeks or small wetlands, but that we needed to consider whether it was important (for water quality and quantity) to stop urbanization short of a natural feature rather than including it in a new urban area and relying on Goal 5 and Title 13 to protect the feature. The standard that the CAC agreed on was “Is it important to stop urbanization short of this feature to protect water quality and water quantity?”

Boundaries and buffers (Rural Reserves factor 3f)

In Areas 6 and 7, Abbey Creek, the powerlines, and the county line have been cited by Metro and the region Court of Appeals as forming a buffer between urban and rural uses.

These elements, together with the powerline corridor extending east of North Bethany that is supported by another riparian corridor along the UGB south of Springville Road, provide an appropriate buffered edge for a Rural Reserve.

Exhibit C to Metro Ordinance No. 02-987A FOR THE PURPOSE OF AMENDING THE URBAN GROWTH BOUNDARY TO ADD LAND IN THE BETHANY AREA, adopted December 12, 2002 says:

“The inclusion of all of areas 84-87 allows Abby (sic) Creek and the adjoining riparian zone to form a natural buffer separating the Bethany area from the resource land and existing rural neighborhoods to the north, and it utilizes the powerlines and also the Multnomah County line as clear demarcations along the expansion area’s eastern border.” (page 2)

“The Bethany expansion area will have clear boundaries that serve to both visibly highlight the line separating urban and rural uses, and to also serve as a buffer between urban development and rural uses. NW 185th Avenue, Abby (sic) Creek and its adjoining riparian zone and slopes and the powerline easement coupled with the Multnomah County boundary line all serve to clearly demarcate and buffer the proposed expansion area.” (page 9)

These same elements were also cited as buffers in the Oregon Court of Appeals decision affirming the North Bethany UGB expansion area (text is paraphrased from an email from Jim Emerson to Chuck Beasley on April 16, 2009):

Case # A122169 (which decision was consolidated with case #'s A122246 and A122444,) “City of West Linn et al V. LCDC et al” was decided by the Oregon Court of Appeals on September 8, 2005. In affirming the inclusion of Areas 84-87 (North Bethany) into the UGB, the Court said: “The Bethany expansion area will have clear boundaries that serve to both visibly highlight the line separating urban and rural uses, and to also serve as a buffer between urban development and rural uses. NW 185th Ave., Abby (sic) Creek and its

adjoining riparian zones and slopes and the powerline easement coupled with the Multnomah County boundary line all serve to clearly demarcate and buffer the proposed expansion area.”

Timelines for Urban and Rural Reserves. Section 6 of SB 1011 says :

“(4) Urban reserves designated by a metropolitan service district and a county pursuant to subsection (1)(b) of this section must be planned to accommodate population and employment growth for at least 20 years, and not more than 30 years, after the 20-year period for which the district has demonstrated a buildable land supply in the most recent inventory, determination and analysis performed under ORS 197.296.”

Let's make a few simplifying assumptions. Assume that Metro decides in 2010 that the UGB already holds a 20 year land supply and does not need to be expanded. Assume that in 2010 the region decides to designate Urban Reserves to accommodate 20 years of growth, and that to meet that need 20 "units" of land are designated Urban Reserves (the average need being one "unit" of land per year). Further, assume that the region grows at the average rate. In that case:

In 2010, Metro would designate 20 units of land as Urban Reserves (UR).

In 2015, Metro would bring 5 units of UR land into the UGB, leaving 15 units in Urban Reserves.

In 2020, Metro would bring 5 units of UR land into the UGB, leaving 10 units in Urban Reserves.

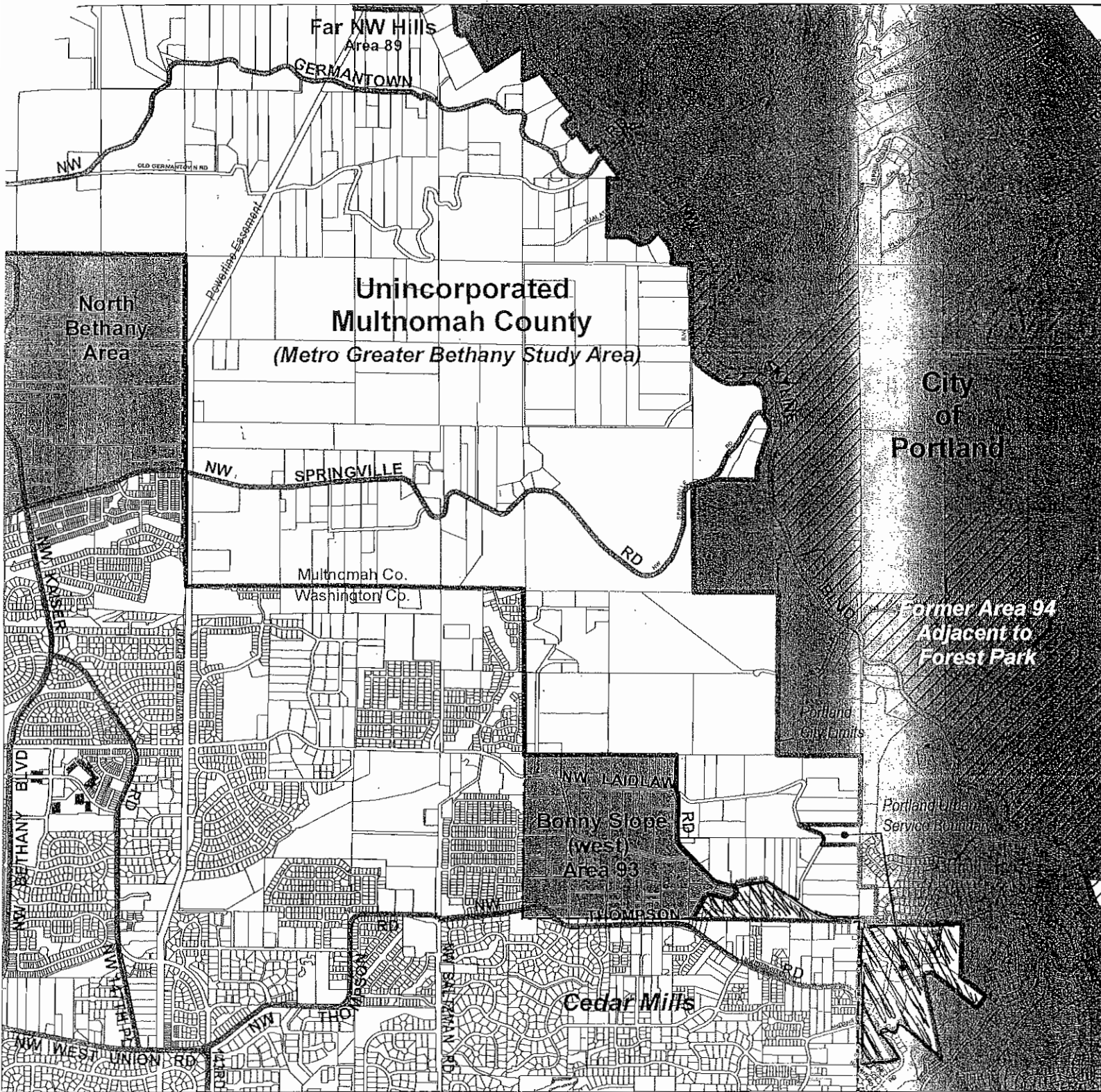
In 2025, Metro would bring 5 units of UR land into the UGB, leaving 5 units in Urban Reserves.

In 2030, Metro would bring 5 units of UR land into the UGB, leaving 0 units in Urban Reserves.

By 2035 the region would have no more Urban Reserves, and would need to decide whether to designate new Urban Reserves or use the old UGB expansion rules.






But the applicable period for Rural Reserves designated in 2010 would be 40 years, until 2050. So only lands not designated as Rural Reserves could be brought into the UGB or designated as new Urban Reserves in 2035.

This means that undesignated lands could be brought into the UGB or designated as Urban Reserves 15 years before Rural Reserve designations expire. And there is no restriction on when additional Urban Reserves can be designated – the region could choose to designate additional Urban Reserves at any time. While it is doubtful that the region would do so any time soon, it might be prudent to designate additional Urban Reserves before the first set are consumed to avoid speculation around the urban edge.



Urban Growth Boundary Expansion Areas Vicinity Map

Legend

-  County Boundary
-  Urban Growth Boundary
-  North Bethany, Bonny Slope (west), Far NW Hills
-  Former Area 94
-  Incorporated City of Portland



April 29, 2008



CITY OF PORTLAND, OREGON
BUREAU OF
Planning

All data compiled from source materials at different scales.
For more detail, please refer to the source materials of
City of Portland, Bureau of Planning.

1:24,500



Forest Park Neighborhood Association
c/o Neighbors West Northwest
2257 NW Raleigh Street
Portland, OR 97210

The Forest Park
Conservancy



August 12, 2008

To: Council President Bragdon and Metro Councilors
Chair Wheeler and Multnomah County Commissioners
Mayor Potter and Portland City Commissioners

In January 2007, the Forest Park Neighborhood Association (FPNA) wrote to the Metro Council to explain why the portions of our neighborhood outside the Urban Growth Boundary (UGB) together with the "Coastal Corridor" at the north end of Forest Park should be designated as important natural resources that should not be urbanized (copy attached).

Many things have happened since we wrote that letter, and we'd like to renew and clarify our request for a Rural Reserve in this area. The Forest Park Conservancy, formerly Friends of Forest Park, is now joining FPNA's request for a Rural Reserve to protect the area's wildlife habitat, headwater streams, and viewshed. Citizen Participation Organization (CPO) 7 in Washington County has also requested that this part of rural Multnomah County not be urbanized (see attached letter).

We closely followed the development of SB 1011 and the associated rules, and we are impressed with this thoughtful, long-term regional approach to land use planning. We are pleased to see that Metro's Natural Landscape Features Inventory includes the natural areas around Forest Park.

Later in the Reserves process we will submit detailed information in support of our request to the Core 4 and Reserves Steering Committee. Today, we want to make our local aspirations clear to our elected representatives.

Forest Park is a regional icon prized for its natural state and proximity to downtown Portland. Its health is threatened by encroaching development and growing commuter traffic. Protecting the resources around the Park will help preserve an important natural system with essential habitat connections to nearby natural areas that are also a prime recreation resource for our growing region.

The rural area around Forest Park is a strong candidate for a Rural Reserve to protect important natural features, farm, and forest lands. The area is not a good candidate for an Urban Reserve; moreover, urbanization would harm these valuable resources.

Metro and other parties including the Forest Park Conservancy and the Three Rivers Land Conservancy have already made large investments in protecting the natural resources around Forest Park. Metro's 2006 Natural Areas bond measure identified multiple target areas for additional investment in the area. A Rural Reserve would expand and reinforce these efforts.

To protect these valuable natural landscape features, we request:

A Rural Reserve to protect the significant regional resources around Forest Park, including:

- All areas east of Cornelius Pass Road that are outside the UGB today, including rural areas within the City of Portland's jurisdiction
- The northeast and southwest sides of the Tualatin Mountains west of Cornelius Pass Road, including portions of northeast Washington County, to protect a corridor for wildlife movement between Forest Park and the Coast Range.
- The southwest flank of the Tualatin Mountains and foothills to protect the unbroken vista of green hills that connects the Coast Range to the urban area, which is highly visible from Highway 26 and the Tualatin Valley and provides a strong sense of place.

No Urban Reserves north of Highway 26 that would directly increase traffic on rural roads through and around Forest Park. These roads include Cornelius Pass Road, Germantown Road, and Cornell Road, all of which are already beyond capacity and cannot be expanded or improved without significant harm to wildlife and healthy streams.

The City of Portland work with Multnomah County to ensure that areas within the City's jurisdiction but outside the UGB are included in this Rural Reserve. This would align with the city's goals for protecting greenspaces expressed in their plans for Balch Creek, Forest Park, Skyline West, and the Northwest Hills.

Establishing this Rural Reserve would safeguard:

- Wildlife habitat used by a large herd of elk, bear, cougar, and a number of habitat-sensitive species
- Healthy headwater streams
- Valued recreational bicycling routes
- A strong visual sense of place for the Tualatin Valley
- Farmlands that buffer sensitive habitats from urban areas and that could provide community gardens and CSAs (Community Supported Agriculture) within walking distance of Washington County suburbs

These resources, all within a few miles of both downtown Portland and Washington County employment centers, make our region unique.

We appreciate your consideration.

Sincerely,



Jim Emerson
President, Forest Park Neighborhood Association



Michelle Bussard
Executive Director, Forest Park Conservancy

CC: Michael Jordan, Metro Chief Operating Officer
Gil Kelley, City of Portland Planning Director
Karen Schilling, Multnomah County Planning Director

Attachments: FPNA Letter to Metro, January 5, 2007
CPO-7 letter to Metro, November 13, 2006

Citizen Participation Organization #7 (CPO 7)

5230 NW 137th Avenue

Portland, OR 97229

November 13, 2006

Metro Council President and Councilors
600 NE Grand Avenue
Portland, OR 97232

Dear President Bragdon and Metro Councilors,

CPO 7 is the Washington County Citizen Participation for Bethany, Five Oaks/Triple Creek, Tanasbourne and neighborhoods south to Baseline Road.

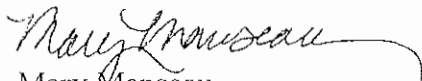
CPO 7 is writing to support the Forest Park Neighborhood Association (FPNA) request to include FPNA areas in the New Look map of essential natural and cultural resources. These rural areas adjacent to Forest Park are a valuable regional resource necessary for:

- The long-term health of Forest Park by preserving existing wildlife corridors, wildlife breeding and wildlife feeding areas.
- The health of the Tualatin River by providing natural solutions to water quality and down stream flooding issues.
- Preserving an important viewshed for the Tualatin Basin.
- Creating a sustainable community in Bethany by providing nearby farmland for use as community gardens, market gardens, Christmas tree farms, and small orchards.

We support keeping this area out of the Urban Growth Boundary.

Thank you for your thoughtful consideration of our request.

Sincerely,



Mary Manseau
Chair, CPO 7

Cc: Multnomah County Chair and Commissioners
Cc: Washington County Chair and Commissioners
Cc: City of Portland Mayor and Commissioners



Forest Park Neighborhood Association
C/O Neighbors West Northwest
2257 NW Raleigh
Portland, Oregon 97210

January 5, 2007

President Bragdon and Metro Council
600 NE Grand
Portland, OR 97232

Dear Council President Bragdon and Metro Councilors,

The Forest Park Neighborhood Association (FPNA) is writing to ask Metro to protect the important natural and cultural resources in our neighborhood through the New Look.

The New Look asks what natural resources are essential to the health of the region and help define a sense of place for the region. The rural areas adjacent to Forest Park hold many important regional resources, including critical wildlife habitat, many headwater streams, and an important viewshed for the Tualatin Basin. To protect them, we'd like to see the portions of Forest Park Neighborhood that are outside the UGB included in the New Look map of significant natural and cultural resources and designated as a rural reserve. We also encourage Metro to ensure it has the tools it needs to protect important natural resource areas.

Our neighborhood stretches from NW Burnside Road to NW Cornelius Pass Road, across the southwestern boundary of Forest Park, and includes the park itself. We uniquely positioned to speak for the regional significance of the resources in our area.

Our neighborhood strongly favors protecting the regional resources in our area. When we surveyed neighborhood property owners and residents earlier this year, a significant percentage responded and made it clear that they value wildlife/nature and healthy streams over development by a wide margin. A summary of the survey results is attached, and a full report is available on request.

We have an amazing natural system that keeps Forest Park healthy and wild

The portions of Forest Park Neighborhood that are outside the UGB, together with the upper branch of Rock Creek in Washington County and the "Coastal Corridor" connection at the north end of the park, work with Forest Park and form a surprisingly functional natural system. These areas also hold high quality habitat used by large animals like elk and predators like cougar, sensitive birds like Pileated Woodpecker, and significant stands of Oregon White Oak.

Forest Park itself is long and narrow, hemmed in by hard urban edges on much of its perimeter. The remaining soft edges in our neighborhood create a larger "virtual" park with a wedge shape that's conducive to wildlife movement and genetic diversity. The wedge shape also provides a strong connection to the "Coastal Corridor" on the north end of the park. Without these buffer areas, Forest Park's ecosystem would be more vulnerable to disturbance and under more pressure from human users.

The only year-round streams in Forest Park are Miller and Balch Creeks, which are located at the far northern and southern ends of the park. Wildlife in the middle of the park need corridors that lead across NW Skyline Boulevard to the perennial streams on the southwest side of the hills. Today this critical section of Skyline, in Area 94, is less developed and allows easy wildlife movement.

The farmlands in our neighborhood buffer the highest quality wildlife habitats, adjacent to Forest Park, from the dense urban development in Bethany. We've documented a surprising number of elk sightings on farms north of Bethany, not far from downtown Portland.

As the number of people using Forest Park grows, the pressures on wildlife and park ecology will grow too, making this nearby wildlife habitat even more critical.

The neighborhood includes other valuable regional resources

Our neighborhood includes numerous healthy headwater streams. The extensive tree canopy combined with a limited number of roads and homes keeps these streams producing cool, clean water for Balch Creek and for the Tualatin Basin.

The sweep of green on the southwest face of the Tualatin Mountains extends from the coast range to Forest Heights, forming a regional landmark that contrasts with the sea of housing pouring across the hills south of Beaverton. Imparting a strong sense of place and higher quality of life, these green hills ensure that the Tualatin Valley still qualifies as the Silicon Forest and doesn't look like "Any City USA."

Our neighborhood offers cultural resources beyond those of Forest Park. The rural roads in the neighborhood are popular with cyclists, especially Skyline Boulevard, NW Germantown, and NW Springville Roads.

We already have a successful organic market garden on Springville Road. Our neighborhood's farms could also provide community gardens, community supported agriculture, and additional market gardens to serve the dense new communities in Bethany while providing a valuable buffer for the area's important natural resources.

Developing the area would be costly in many ways

Development on steep hills with a lot of upland habitat and headwater streams is expected to require expensive infrastructure and services to serve the few homes that fit within buildable areas. Landslide hazards and earthquake faults, such as our neighborhood hold, add an additional level of risk. Mass transit is hard to provide in such areas; expensive infrastructure and costly land also make it hard to build low-income housing.

Reduced forest cover and added impervious surfaces would result in higher water temperatures in streams, more polluted run-off, higher flood danger, and reduced stream flows in summer. These conditions are expensive to offset. Sewer lines must be placed in streams or use energy-intensive pumping systems. These are all fairly obvious impacts.

Urban development in our neighborhood would add unique costs. Our area holds numerous small parcels, and our survey results show that a majority of property owners aren't likely to sell to developers. Development of small, disconnected parcels would further limit housing production and result in even more inefficient and expensive infrastructure.

Additional development in our area would also further fragment high quality wildlife habitat, leaving Forest Park and its wildlife more vulnerable. Forest Park is an icon and plays a key role in the region's economy and identity. We should protect it, not put it at risk.

The Tualatin Basin struggles to comply with federal water quality measures and ESA protections for salmon. Development in our area would make it harder for them to succeed.

Long distances to jobs, services, and retail make driving inescapable for area residents. The roads through and around Forest Park, such as Germantown, Skyline, and NW Cornell Road, are already overused. Intersections for Cornell at NW 25th Ave and Germantown at NW Bridge Ave, on the edge of Forest Park, are overloaded. North Bethany development will increase pressure on these roads since they provide a direct route to Portland. Additional development in our area would add even more cars.

Expansion of these intersections would be difficult and expensive because of the topography. The traffic on these roads already endangers drivers, cyclists, hikers, and wildlife and makes it harder for people to enjoy Forest Park.

Area 93 has demonstrated the challenging governance issues that arise when jurisdiction and service boundaries clash with geography. Developing small pieces of Multnomah County, isolated from the City of Portland, poses significant problems in planning, infrastructure, and service provision.

Our neighborhood believes that these costs and the harm to our unique regional resources far outweigh the gain of a relatively small number of homes.

The New Look offers a long-term solution

The New Look Integrated Policy Framework proposes that Metro will work with local governments and the state to designate critical agricultural and natural areas which will not be urbanized. The Forest Park Neighborhood supports the Integrated Policy Framework, and we urge Metro to ensure that significant natural and cultural resources have the same level of protection as key agricultural areas.

Metro might also consider using specific names for different types of Rural Reserves, such as Agricultural Reserve and Natural Area Reserve. This type of name would more accurately convey the reason an area has been protected.

Designating areas that won't be urbanized leaves current land use designations in place without negative impact on property values or property rights. This type of long-term protection enables effective planning and reduces speculation. Property owners in a rural reserve would have no incentive to clear trees and eliminate upland habitat to avoid development restrictions. Instead, property owners would have an increased incentive to protect and restore habitat, knowing that it would have a lasting benefit.

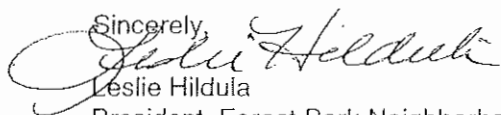
Some key natural resource properties can be protected via outright purchase or conservation easements, but it's clear that private property will play a key role in protecting natural resources and open space. Our neighborhood has already started working with Metro, SOLV, and other organizations to educate property owners about habitat protection and restoration.

In summary, we ask Metro to designate the portions of our neighborhood that are outside the UGB plus the "Coastal Corridor" connection at the north end of Forest Park as significant natural resources that will not be urbanized. We also ask that Metro ensure that these areas are protected in a meaningful way.

A century ago, the Olmstead brothers laid out a vision for a regional parks system, including what is now Forest Park. Critical areas around Forest Park could be part of this century's legacy, helping to ensure Forest Park will survive into the next century with a working natural system. Metro's New Look will define where the region should and should not grow. It gives us the opportunity to update the Olmsteads' vision and define natural resource areas to protect for future generations.

Thank you for your consideration.

Sincerely,



Leslie Hildula

President, Forest Park Neighborhood Association

cc: Metro COO Michael Jordan
Multnomah County Chair and Commissioners
City of Portland Mayor and Commissioners

Attachments: Forest Park Neighborhood Survey Results Summary
Forest Park Neighborhood Map with Goal 5 Inventory
Forest Park Neighborhood Map with Goal 5 Inventory, marked to show Forest Park

Forest Park Neighborhood "Vision Survey" Results Summary

July 26, 2006

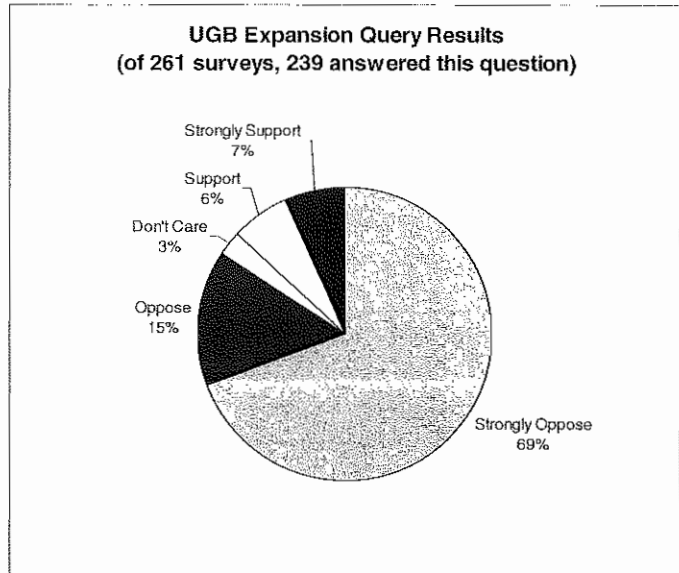
Summary

In February, 2006, the Forest Park Neighborhood Association (FPNA) board authorized a neighborhood survey of residents, property owners, and businesses within the neighborhood. The survey included questions about UGB expansion into the neighborhood and what people value about the neighborhood.

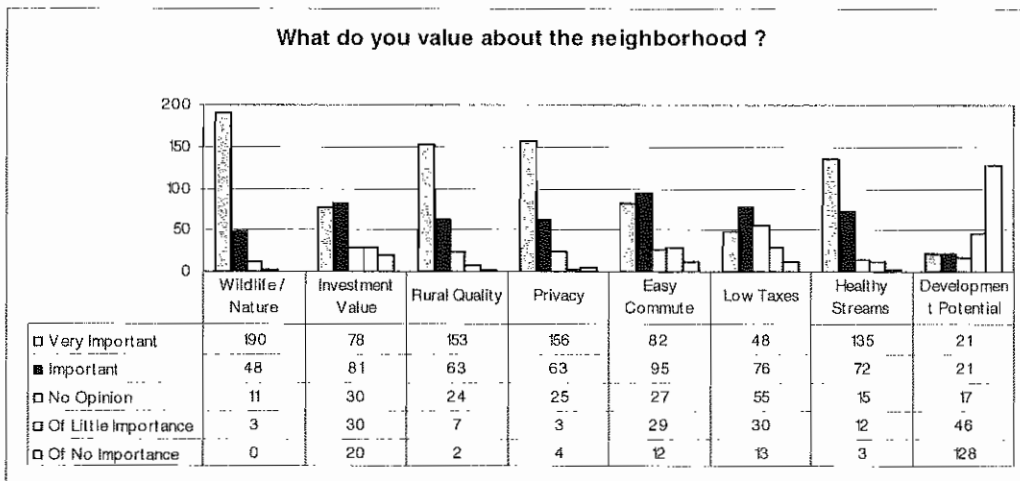
The surveys were mailed on March 8, 2006. The mailing included a cover letter, the survey, a legal sized full color neighborhood map, and a return envelope (without postage). The map was created for FPNA by Metro's Data Resource Center based on their Nature in Neighborhoods habitat inventory and also includes neighborhood boundaries, major streets, and the UGB.

The survey was mailed to 1255 valid addresses, and response was requested by March 18, 2006. A total of 261 surveys were returned by April 14, 2006, for a return rate of $261 / 1255 = 20.8\%$

The first question in the survey was: "How do you feel about further expansion of the Urban Growth Boundary into the Forest Park Neighborhood?" There were 239 conclusive responses to this question, with 84% of respondents opposing UGB expansion and only 13% of respondents supporting UGB expansion.



The next section asked "What do you value about the neighborhood?"



From: "Juliet Hyams" <juliet@easystreet.net>
To: <charles.beasley@co.multnomah.or.us>; <Laura.Dawson-Bodner@oregonmetro.gov>
Cc: <district2@co.multnomah.or.us>; <rex.burkholder@oregonmetro.gov>;
<district1@co.multnomah.or.us>; <kathryn.harrington@oregonmetro.gov>; "Carol L. Chesarek"
<chesarek4nature@earthlink.net>; "Kim Carlson" <kcarloso@gmail.com>; "Mark Sieber"
<mark@nwnw.org>; "Scott Seibert" <SSeibertPDX@comcast.net>
Sent: Monday, July 13, 2009 9:41 AM
Subject: Northwest District Association support of FPNA Letters Requesting a Rural Reserve

Multnomah County Reserves Citizens Advisory Committee
c/o Chuck Beasley, Senior Planner

RE: FPNA Letters Requesting a Rural Reserve

Dear Citizens Advisory Committee Members,

Last month, the board of the Northwest District Association voted to support the joint letter sent by Forest Park Neighborhood Association (FPNA) and Forest Park Conservancy dated August 12, 2008 supporting a rural reserve north of highway 26. We oppose expanding the urban growth boundary there, because we believe it will increase traffic through NW Portland. We recognize the need for a compact urban density, and respectfully request that there be no urban reserves north of highway 26 that would directly increase traffic on roads through and around Forest Park.

Our neighborhood is particularly affected by traffic using Cornell Road and Burnside/Barnes to commute between Washington County and western Multnomah County to Portland, Vancouver, and along I-5. Cornell Road and Burnside/Barnes, NW 25th Avenue, NW Everett and Glisan Streets are already congested during the morning and afternoon. Traffic is diverting to other neighborhood streets and compromising the Safer Routes to School program at Chapman School. A huge area that includes Forest Heights to Bethany lacks public transportation, exacerbating the congestion.

The speeds on Cornell and Burnside Roads and the lack of pedestrian facilities or bike lanes make it unsafe for neighbors to walk or ride bikes to the Audubon Society, the Pittock Mansion, Washington Park, and many trailheads along these roads. Drivers speed through our neighborhood on residential streets and disregard stop signs and pedestrians.

Undeveloped areas north of highway 26 are more appropriate for rural reserves.

Thank you for your time.

Sincerely,

Juliet Hyams

President, Northwest District Association



Washington County

Citizen Participation Organization #7 (CPO 7)

Sunset West/Rock Creek/Bethany
18640 NW Walker Road, Suite 1400
Beaverton, OR 97006-8927

June 8, 2008

Washington County
Reserves Coordinating Committee

Dear Committee Members,

As many of you know, representatives from CPO 7 have attended most of the Urban and Rural Reserve meetings over the last year and participated in the process whenever possible. As a result of that investment of time, we have a pretty good understanding of the issues at stake.

On June 1st, the members of CPO 7 met to discuss our aspirations for our area over the next 40 to 50 years and how those aspirations are affected by urban and rural reserves. We had both working and retired people, home owners, business owners, land owners, and even a practicing farmer. At the end of the night we voted to make the following recommendation to both Washington and Multnomah Counties regarding the candidate reserve areas.

CPO 7 recommends that the candidate reserve area within CPO 7 and the candidate area northeast of CPO 7 in Multnomah County be designed as Rural Reserve for the following reasons which apply to the factors described in Senate Bill 2011:

- Transportation - There is no plan to expand service to these areas. Without a dramatically improved transportation system, the area cannot support additional urbanization.
- Connectivity – The "Going Places" map shows no high capacity transportation is planned for the CPO 7 area over the next 30 years. Without an efficient, high capacity system to reach employment centers, the area cannot support additional urbanization.
- Farming – The Rural Reserve designation will protect important local food sources and improve land owners ability to obtain the long term financing required to invest in farming.
- Watersheds – The Rural Reserve designation will help protect the watersheds that cross the area.
- Fault Line – The Rural Reserve designation will reduce or prevent development over the existing fault line and protect our residents.

Respectfully,

Mary Mansour, for CPO 7
CPO 7

Cc: City of Hillsboro, City of Beaverton, Tom Brian, Kathryn Harrington, Metro Reserves Steering Committee, Multnomah County

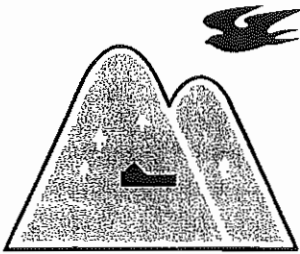
Vote:

For: 6

Against: 1

Abstain: 2

Total 9



HILLSIDE
NEIGHBORHOOD ASSN

**2257 NW Raleigh St
Portland, OR 97210**

April 28, 2009

To: Council President Bragdon and Metro Councilors
Chair Wheeler and Multnomah County Commissioners
Mayor Sam Adams and Portland City Commissioners

I am writing on behalf of the Hillside Neighborhood Association Board of Directors in support of a Rural Reserve for the areas around Forest Park in Northwest Portland and Multnomah County. We join the Forest Park Neighborhood Association and Forest Park Conservancy in their articulation of this position in their August 6, 2008 letter (attached.)

The Hillside Neighborhood Association is located immediately adjacent to the areas under consideration and has a recent history of suffering from the consequences of development in the areas northwest of the City. In particular, the physical constraints on Cornell Road and the lack of a comprehensive traffic management plan for these areas have resulted in major traffic congestion and concomitant affects on the natural environment and the quality of life in our neighborhood.

Please support the designation of the areas north of Highway 26 as a Rural Reserve.

Respectfully,

Peter T. Stark
President
Hillside Neighborhood Association



WASHINGTON COUNTY OREGON

August 3, 2009

To: Washington County Reserves Coordinating Committee

From: Brent Curtis, Planning Manager, Department of Land Use and Transportation,
Long Range Planning

Subject: **Staff Recommendations and Staff Report for Washington County
Urban and Rural Reserves**

Recommendation: Washington County staff, in cooperation with the Washington County Reserves Coordinating Committee's Project Advisory Committee¹ provides the following recommendations for Urban and Rural Reserves within the Washington County Reserves Study Area:

- Urban Reserves – Approximately 33,800 acres are recommended for designation as urban reserves as indicated on the attached map (areas indicated in orange.)
- Rural Reserves – Approximately 108,800 acres are recommended for designation as rural reserves as indicated on the attached map (areas indicated in green.)

These recommendations are based upon application of the "Factors" in the Oregon Administrative Rules OAR 660-027. These "Factors" provide guidance to staff in determining the suitability of lands as either Urban Reserves or Rural Reserves.

The report intends to remain in draft form as this committee deliberates on the recommendations. Staff will provide continued refinements with the Committee's direction and ongoing discussions with stakeholders. The Committee also will benefit from public testimony received through September 1 including an August 20 Public Hearing. A final recommendation from this committee will be provided to the regional Reserves Steering Committee and Core 4 decision makers in September.

The attached Staff Report describes the analysis process of the approximately 171,000 acres contained in the Washington County portion of the Reserves Study Area. The Study Area was agreed upon by this committee and the regional Reserves Steering Committee in fall of 2008. Since then staff has applied a succession of increasingly finer-meshed analytical screens to characterize lands within the Study Area. Each characterization related to factors for either urban or rural reserve suitability (or indicated that no designation needed to be applied.)

The recommendations reflect the suitability of those lands identified as providing efficient and cost-effective areas for growth (as defined in the Urban Reserves Factors) or warranting protection from urbanization (as defined in the Rural Reserves Factors.)

¹ County Planning Directors and/or assigned principal staff of each member government/agency.

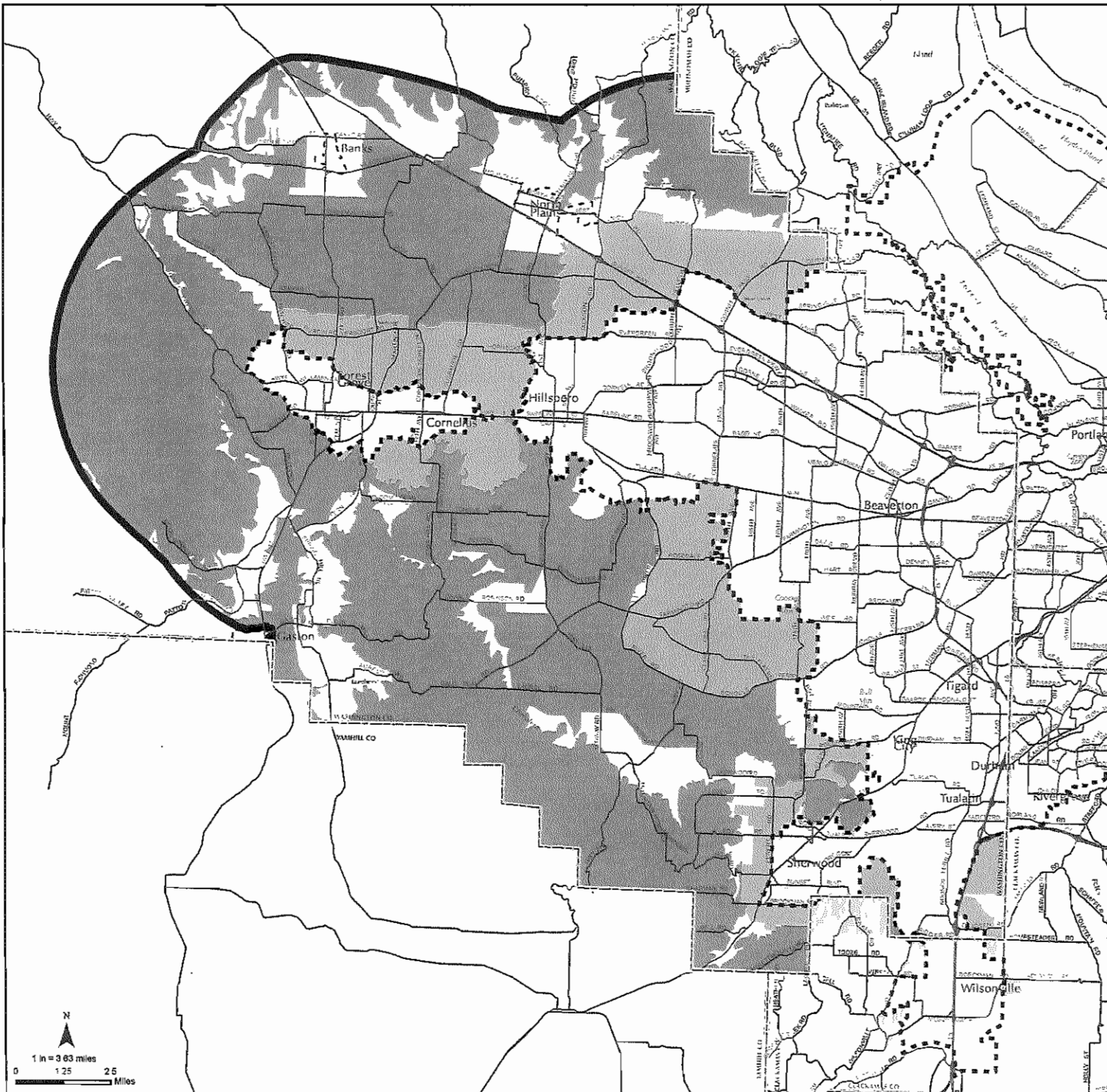










Throughout the Urban and Rural Reserves designation process staff has engaged in the following efforts: taken direction from this committee; worked cooperatively with the Planning Directors and other assigned staff of each of the cities; provided opportunity for review and comments from stakeholder groups; and received input from the public through open houses, online surveys, presentations, and ongoing receipts of letters and emails. The direction and information received guided and informed staff's recommendations.

Urban Reserves recommendations are the results of applying the eight Urban Reserves Factors. The approximately 33,800 acres illustrated in orange in the Urban and Rural Reserves Recommendation Map represent lands that best meet the intent for all eight Factors.

Rural Reserves recommendations result from evaluation of multiple characteristics for agricultural and forest lands and natural landscape features. The recommendations capture lands within the Study Area receiving the highest characteristic values across many criteria. Those approximately 108,800 acres illustrated in green represent lands that should be protected from urbanization for the next 40 – 50 years.

Recommended
Rural and
Urban Reserves
DRAFT



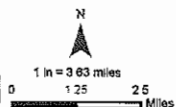
-  Recommended Rural Reserve
-  Recommended Urban Reserve
-  Area still under review
-  Recommended Urban Reserve in Clackamas County
-  Existing Urban Area
-  Extent of Reserves Study Area
-  Urban Growth Boundary
-  County Boundary

Disclaimer

The information on this map was derived from digital databases on Washington County's Geographic Information System (GIS). Care was taken in the creation of this map, however, Washington County cannot accept any responsibility for errors, omissions, or positional accuracy. Therefore there are no warranties which accompany this product. Notification of any errors will be appreciated.



Washington County Long Range Planning Division
155 North First Avenue, Suite 350 MS 14
Hillsboro, OR 97124
ph (503) 846-3519
fax (503) 846-4412
lutplan@co.washington.or.us



To Multnomah County Planning Commission

From Dale Burger
Manager Burger Farms LLC

Re Request for Urban Reserve Candidate Designation

Dear Count Planning Commission Members,

During the CAC discussions of the West Hills unincorporated land lying between Skyline Boulevard and the Washington County line and lying between Cornelius Pass road and roughly Thompson road, the conversation became misdirected and we, in my opinion, became more concerned with the welfare of the wild life and stream integrity in Multnomah Co. than we were concerned with finding adequate land for development to meet the expected influx of people who will arrive in the next 50 years. Placing the land in rural reserve will limit the ability of Metro and the county to readily meet the expected and unexpected needs of an increased population. This land is largely conflicted due to eroded infrastructure, proximity to major developments, and proposed developments. Placing the land in urban reserve will not increase the threat to wild life, the quality of water, or the riparian corridors. There are laws in place that protect these elements. Forest Park is an example of the protection afforded the wild life in this area with over 5,000 acres set aside for their habitat. Metro also has purchased many hundreds of acres in the Newberry Rd and Burlington area.

Each housing unit located in this area will reduce the need for placing the unit west, in Washington County, in land much more suitable for agriculture, or reduce the need for an employee traveling through the west hills to a job in Washington County from the inner city. Since jobs in Washington County are projected to grow in number at a rate many times faster than in Multnomah Co., and the average non-agricultural salary is presently more than \$5,000 higher in Washington Co., there is a strong impetus for employees to work in Washington Co.

The lower portion of the West Hills can accommodate high density development while the higher slopes could be designed to construct estates of lesser density. Constructing communities in this area would allow the design of vibrant communities with adequate land to build schools, have walking paths and connect with existing infrastructure in Washington Co. Because the average Multnomah co. employee traveled 11.4 miles to work in 2005, locating in this area would place prospective employees in close proximity to many major employers and schools. This would have positive impact on global warming and air quality. Many educational programs at PCC are designed to train for the technical vocations in this high tech environment. Two PCC campuses are located near this area.

Developments in this area although expensive, would be much more cost effective than developments within the city limits. The residential units would contribute tax revenue while much of the construction within the city is subsidized with tax monies. The Saturday edition of the Oregonian reported the problems with many of the inner city developments. One hundred twenty five million of taxpayer monies were invested in the Riverfront Urban Renewal Project alone. Early this year the city auditor reported that \$8.7 million was lost to the city in tax revenue by tax abatements designed to attract people to the inner city in 2007. Since about 31% of our tax money goes to education, this would amount to \$2.7 million or about 30 more teachers. Since 2007, much more construction is in areas offering tax abatements. \$8.7 million is only the tip of the iceberg when we consider that these abatements exist for up to ten years. Most of these inner city projects fall short of the Great Community design. There is no adequate plan for primary schools in the Pearl. Community gathering places are often not planned in inner city developments because along with schools they require land that is very expensive. The inner city environment is clearly not as aesthetically stimulating nor as environmentally healthy as the better designed communities outside of the large inner cities would be.

On behalf of many farm owners in this area who would suffer the burden of feeding increasing numbers of wild animals, decreased property values, and future generations who will value the need for buildable lands above expanded wildlife lands, I encourage the planning commission to recommend this land as urban reserve.

Monday, August 10, 2009

Regarding: Urban & Rural Reserves in Multnomah County hearing

Property address: 11525 NW Springville Rd
Portland, OR 97229
94 acres

To the Planning Commission in Multnomah County:

Good evening, my name is Matilda Beovich Moulazimis and I am the daughter of Evanka Beovich, owner of 94 acres located on NW Springville road in Multnomah County. On behalf of my mother, brother and sisters, we all are in support for rural reserves in Multnomah country.

Our family has owned and farmed this land for over 50 years, raising livestock and planting crops. Over the years, we have invested in the purchase, maintenance and repairs of farm equipment and buildings.

We would like to continue to farm our land and plan for future enhancements, but in order to achieve this; we would need to make a significant financial investment. The threat of urban expansion on our farm land leaves us worrying about the future of farms in Multnomah County. With this kind of uncertainty, farmers cannot plan for the future!

Rural reserves would allow us and farmers like us, the peace of mind, to continue to farm our land without the threat of urban expansion. Do not let farms in Multnomah County become extinct; they are already on the endangered list!

Sincerely,

Evanka Beovich
Cathy Beovich Jenney & my family
Louie Beovich
Matilda Beovich Moulazimis & my family
Marie Beovich Archambault & my family

August 10, 2008

To whom it may concern,

I have been following the development of ideas that could lead to the future development of the neighborhood where I live. What concerns me the most, isn't that the area may one day be developed, but that our area may get slated for development at a time that is premature and unnecessary.

I read in the paper of how the City of Portland is working to expand up, as opposed to expanding out. I travel extensively, and often hear while in other states about Portland's model for development being well ahead of other major metropolitan cities, which gives me great pride.

I have had roots in this neighborhood since before I was born, when my grandparents first settled here in the mid 1900's, and now have the great fortune of living in the old family estate. This is important because it speaks to the fact that this area remains a small town pocket community and that many of the same families who settled here, remain here. This lends an historical value as well, although it seems our neighborhood is way ahead of it's time, we the community, have shaped and forged this area with sustainable practices.

For example, most of us have green houses, and gardens. In our neighborhood is a small family owned organic cattle farm, and vegetable gardens that supply Portland's farmer's market. This sort of local food production has recently been said to be necessary to the good nutrition and development of a healthy community. There are organizations like *The Barker Foundation* in partnership with *OHSU*, who are doing research on this very idea that communities like ours, on the outskirts of town that supply the town's farmers markets, are critical to our large cities and their food supply.

Our community has until recently had limited garbage service, encouraging us to recycle, compost, and waste very little. Many of us collect rain water for our plants, and keep our wooded areas, and fields in their natural state for the preservation of many native and endangered plants and wildlife.

Many of us live on gravel roads, lanes and easements and we have wells and septic fields. I have heard that *Tri-Met* has researched adding public transportation systems to our area, and have decided it would not be plausible.

In closing, I would feel differently if there were no where else to house our citizen's, but with all the emphasis on small, local and sustainable these days, it seems odd to change our rural community into anything larger, just for larger's sake.

I request that if you must label our neighborhood community, you mark it by what it is, and not what it could be: Unincorporated Multnomah County Rural Reserve Area.

Sincerely,

Eddie Passadore
13560 NW Springville Road
Portland, OR 97229
503.703.6096
eddiepassadore@gmail.com

Verbal testimony to Multnomah County Planning Commission
Aug. 10, 2009 RE: Rural and Urban Reserves

(nb: I e-mailed written testimony on 7-28-09, comprising one personal letter plus one attached letter, dated March 25, 2009, from me as President of FPNA on behalf of the FPNA Board.)

I'm Jim Emerson, 13900 NW Old Germantown Road, currently President of the Forest Park Neighborhood Association.

97231

Chair and Commissioners:

I have submitted written testimony covering the adopted position of the Forest Park Neighborhood Association Board in favor of Rural Reserve status for all land in the West Hills outside the UGB. There are many reasons why our judgment points toward a continuing Rural environment in Study Areas 5, 6, and 7 in their entirety. Rather than repeating the letter to you, today I want to make sure you know two recent pieces of data concerning Areas 6 and 7.

First, the Abbey Creek valley follows a substantial geologic fault, the Germantown Fault, which has an offset in the underlying basalt layers of about 250 feet. Geomagnetic studies, showing this branch off the major Oatfield Fault, helped inform a study by Oregon's Department of Geology and Mineral Industries. See Open-File Report # 0-08-06, released in 2008. This explains the steep valley walls and suggests that infrastructure investments crossing the valley could be compromised in the future.

Second, Metro's inclusion of North Bethany (in Washington County) into the UGB in 2002 precipitated a lawsuit which was decided by the Oregon Court of Appeals on September 8, 2005. In their decision, the Court said, "The Bethany expansion area will have clear boundaries that serve to both visibly highlight the line separating urban and rural uses, and to also serve as a buffer between urban development and rural uses. Northwest 185th Avenue, Abby Creek and its adjoining riparian zones and slopes and the powerline easement coupled with the Multnomah County boundary line all serve to clearly demarcate and buffer the proposed (North Bethany) expansion area." See Case # A122169. I believe the Court's judgment is still valid today.

Thank you for the opportunity to testify.



CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

TO: Multnomah County Planning Commission
FROM: Rich Faith, Troutdale Community Development Director
DATE: August 10, 2009

**COMMUNITY
DEVELOPMENT
DEPARTMENT**

Fax: (503) 667-0524

Planning Division

(503) 674-7256

Building Division

(503) 674-7229

I am here to speak on behalf of the Troutdale city council who desires to have an area adjacent to our southern and eastern city limits designated as urban reserve. The reason for this request is simply one of wanting the opportunity for Troutdale to expand in the future.


Because of physical and political boundaries to our north, east and west, there is only one direction that Troutdale has any hope of growing – that being the area to our south/southeast. The County's Reserves Citizen Advisory Committee is recommending that this area be designated as rural. If this recommendation is adopted, for the next fifty years Troutdale will be locked out of any ability to grow beyond that very small area of unincorporated land that remains within our current urban planning area.

Presently there are only about 126 gross acres of land remaining within the urban growth boundary that is part of Troutdale's Urban Planning Area (UPA). Seventy-eight acres of this land are already zoned for industrial use, while 49 acres are zoned for residential. Of these 49 acres of residential property, about half, or 24 acres, are unbuildable because of floodplain, steep slopes, or riparian corridor protection standards. Based upon the city's most recent buildable lands inventory, citywide we can expect an additional 1,190 dwelling units if all of our buildable lands, both inside and outside the city limits, are built to their maximum potential under current zoning.

The stark reality is that Troutdale is not very far from build out unless some additional land can be brought into the UGB and the opportunity to annex these lands is available to us.

With respect to the City's ability to provide services to an expanded area, the Reserves CAC appeared to have the impression that Troutdale's water and sewer systems were at or near capacity. This is far from the truth. The City's wastewater treatment plant was constructed less than ten years ago and went on-line in November 2001. It has the capacity to treat 3.0 million gallons per

Visit us on the Web:
www.troutdale.info

 Printed on Recycled Paper

day. The average daily usage is currently 1.4 million gallons – less than half of its capacity.

As for our water system, just last month we brought a new well on line that gives the City the capability of pumping a total of 7.8 million gallons of water per day among all of its domestic wells. Average daily usage is only 1.7 million gallons per day. And peak usage during summer irrigation season is about 3.5 million gallons per day.

Based upon these numbers you can see that Troutdale has adequate water distribution and sewer treatment capacity to serve future development beyond its current city limits and urban growth boundary. Our financial investment in these systems is even more reason that some urban reserves should be established for the City's future growth.

The City of Troutdale first communicated its desire for an urban reserve designation in a letter from the mayor dated February 17th that was shared with the Reserves CAC. (Copy attached) The request was intended to be very general and called out a broad area for consideration. More recently, as the Committee's recommendations began to take shape, the City's request was refined to encompass an area of about 775 acres that we felt was reasonable and appropriate for our needs. That request was submitted in a letter from the mayor dated July 22nd. (Copy attached).

While we are not challenging the process that was followed nor the factors that were evaluated in coming up with its recommendation, we are disappointed that the CAC did not provide any opportunity what-so-ever for the City to grow by failing to designate any urban reserves next to our southern borders. We believe this is short sighted and will have negative long term impacts on our City.

We wish to go on record objecting to the CAC's recommendation as it pertains to those lands immediately adjacent to the City. If the 775 acres we have identified for urban reserve designation is thought to be too large or too valuable as farmland to grant this request, we ask that at least some part of this area be set aside as an urban reserve in order to afford Troutdale the opportunity to continue to grow and prosper along with the other edge cities around the Portland Metropolitan region.



CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

February 17, 2009

Mayor

Jim Kight

City Council

David Hartmann

Matthew Wand

Norm Thomas

Glenn White

Barbara Kyle

Doug Daoust

City Attorney

David J. Ross

Chuck Beasley, Senior Planner
Multnomah County Land Use Planning
1600 SE 190th Avenue, Suite 116
Portland, Oregon 97233

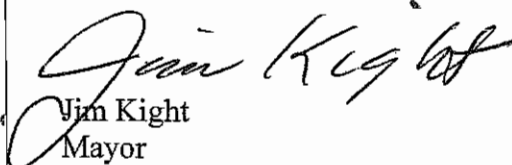
Dear Mr. Beasley,

The Troutdale City Council is aware of the process now underway throughout the Portland metropolitan region to designate urban and rural reserves on the fringes of the urban growth boundary. We have been told that the growth aspirations of local communities will be considered in the reserve's process.

During a work session held on February 10, 2009, the Troutdale City Council discussed our position on the question of whether we as a city want to grow beyond the present city limits and urban growth boundary. By consensus of the council we would like to go on record in favor of designating the area to the south and southeast of the current city limits and UGB as an urban reserve. We ask that this designation extend as far south as Division Street and as far east as its intersection with the Sandy River.

For further information regarding the City's position on this matter, please contact Rich Faith, Troutdale Community Development Director.

Sincerely yours,


Jim Kight
Mayor



CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

July 22, 2009

To: Multnomah County Reserves Citizens Advisory Committee

Dear Committee Members,

Mayor

Jim Kight

City Council

David Hartmann

Matthew Wand

Norm Thomas

Glenn White

Barbara Kyle

Doug Daoust

City Attorney

David J. Ross

The City of Troutdale recently learned that the Citizens Advisory Committee is likely to recommend a rural reserve designation for the lands to our south and southeast. If this recommendation is acted upon, it will effectively take away any opportunity for the City to expand in the future.

As you surely know, the area in question is the only direction where Troutdale can grow because we are physically prevented from expanding to the north due to the Columbia River, to the west because we adjoin the Cities of Fairview, Wood Village and Gresham, and to the east because of the Sandy River Canyon and the Columbia River Gorge National Scenic Area. Our ability to expand and prosper as a functioning municipality and as a thriving, livable community within the framework of the Portland Metropolitan region depends on having the opportunity to urbanize the lands to our south.

In my letter of February 17, 2009 I expressed the Troutdale City Council's position that we favor designating the area to our south as an urban reserve. In that letter we asked that the area as far south as Division Street and as far east as its intersection with the Sandy River be considered for urban reserve designation. We realize that this is an expansive area, much of which does not meet the factors for an urban reserve designation. However, we do believe that the area to the south that is bounded by S. Troutdale Road on the west, SE Division Street on the south, SE 302nd Ave on the east, and Kerslake Road on the north, is a reasonable and appropriate boundary for urban reserve designation to accommodate Troutdale's desired future growth.

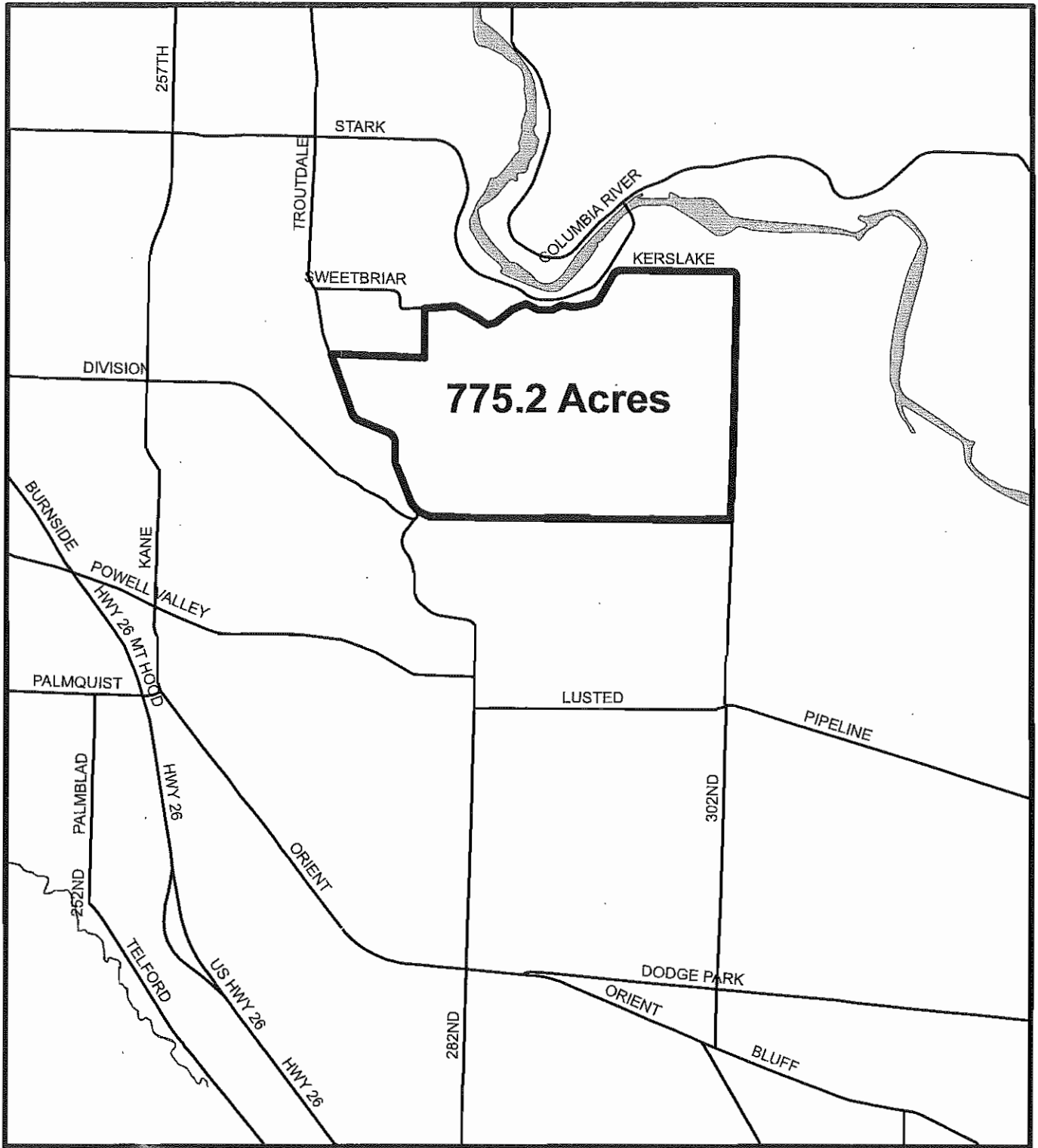
Our understanding of the urban/rural reserve process is that these designations will determine where the urban growth boundary can be expanded into over the next 40 to 50 years. Rural reserves will be completely off limits to urbanization over that timeframe. We hope that you will agree with us that Troutdale should not be locked out of the ability to grow beyond its current city limits and urban planning area.

We respectfully ask that you carefully consider our needs as you finalize your recommendation on urban and rural reserve designations that affect Troutdale.




Sincerely yours,

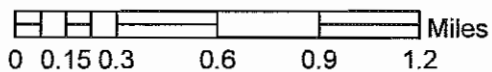

Jim Kight
Mayor

Requested Urban Reserve



Legend

-  Requested Urban Reserve Area
-  Arterials
-  Streams



Joe Rayhawk to Multnomah County Planning Commission

August 10, 2009

Binder - Table Of Contents

Picture of Rayhawk Land and Friendly Visitors

Joe Rayhawk Testimony to Planning Commission

North Bethany - Lack of Buffering
Developers' Interests

K& R Holdings = Metropolitan Land Group

Eco-System Havoc In North Bethany

Just Where is East Bethany and How Could Developing It Possibly Hurt Abbey Creek?

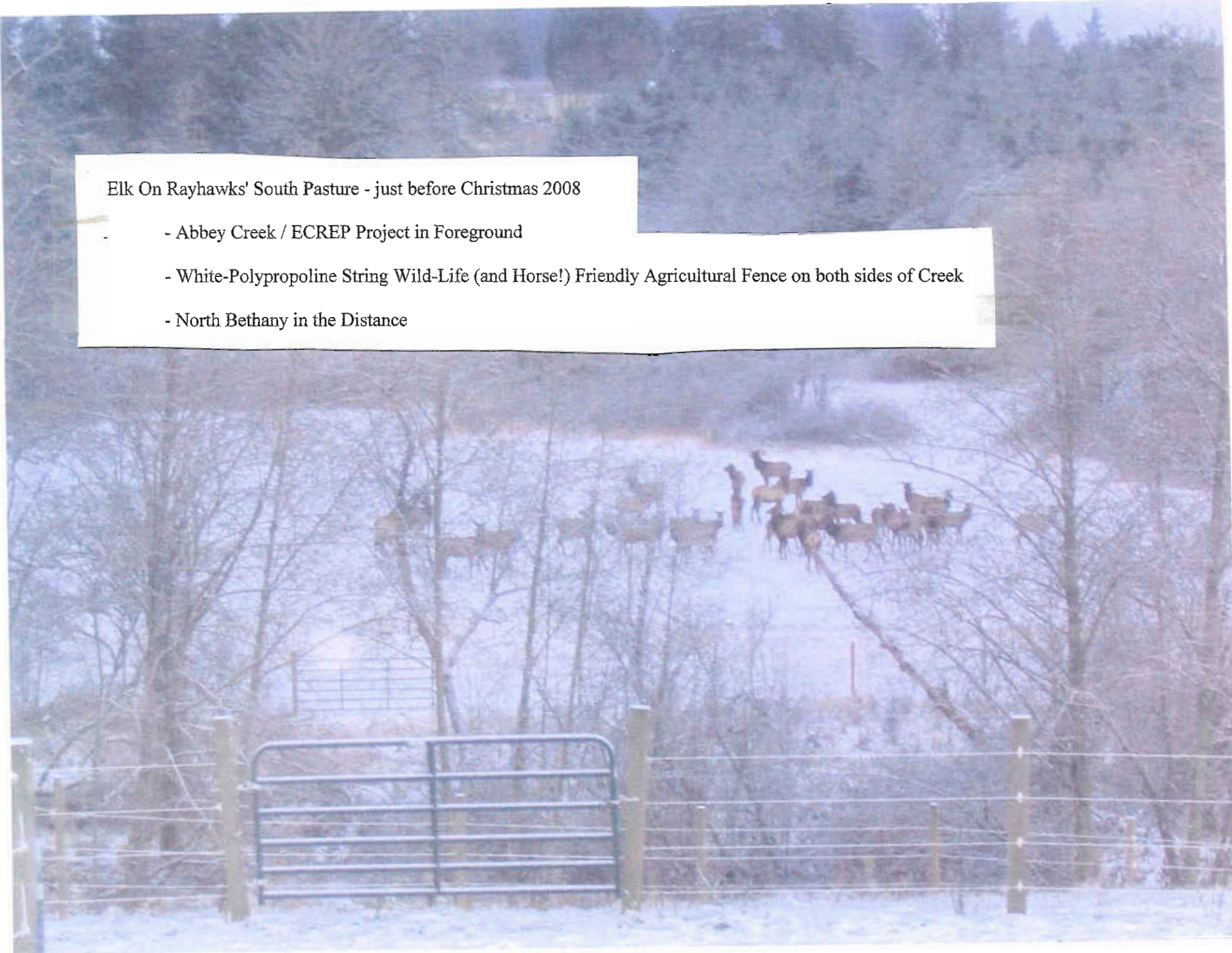
Appendix: Joe Rayhawk July 2009 Testimony to Mult. County CAC on Urban/Rural Reserves about Area 7.1

Elk On Rayhawks' South Pasture - just before Christmas 2008

- Abbey Creek / ECREP Project in Foreground

- White-Polypropoline String Wild-Life (and Horse!) Friendly Agricultural Fence on both sides of Creek

- North Bethany in the Distance



Summary of Testimony from Joseph Rayhawk

- 1) I own a farm immediately north of North Bethany in what the CAC calls Area 6.
- 2) I decided that it would be better for my community if my area was designated as a Rural Reserve even though I thought at the time that such a designation would eliminate a possible gain of \$10,000,000.
I have appeared before you earlier about the SEC issues and discussed how they actually reduce my maximum gain to less than \$2,000,000.
- 3) Abbey Creek passes through my property for a distance of about 1300 feet.
- 4) Abbey Creek is a headwater of Rock Creek. These and associated streams are facing serious ecological problems.
As a result, they are part of a Tier 1 goal for acquisitions under the Natural Areas Bond Measure.
There are State and Federal funds available for efforts to mitigate the problems.

In 2007, we gave up use of the land along most of the creek as part of what is called an ECREP project.
The state and federal funds matched only some the costs of doing this.

The West Multnomah Soil and Water District chose us as the 2007 Cooperators of the Year

WRT: Area 7.1 in any of its aliases.

- 1) I believe the area should NOT be designated as an Urban Reserve because a proper evaluation of the factor shows that it does not even come close to most of them.
- 2) Its main proponent, Metropolitan Land Group (MLG), argues, sometimes absurdly, that it meets the various factors.
Many of the factors contain two parts connected by an AND. Legally, both parts must be fulfilled to achieve the factor.
Many MLG arguments focus on one of the parts and ignores the other.
I argue in the attached notes, delivered to the CAC in July, that the area fails the second part of many factors.
I also argue that many MLG arguments are also absurd.
- 3) Four Key Points
 - 1) The area, if developed, will be a remote suburb of Multnomah County, effectively farther away from services and employment locations than Area 93.
 - 2) In order to function well, it will need improvements to Washington County roads that are already overcrowded and going to get substantially worse when North Bethany is developed.
 - 3) North Bethany planning is getting close to done. They have made no provision for supporting another community of almost equal size to the east in another county. Arguments that there are 'services next door' are absurd.

Washington County does not even build infrastructure for its own known needs.

4) It is not possible even for well-intentioned developers to develop East Bethany without a negative impact on the environment.

I argue that MLG is an organization that does not appear well-intentioned.

I show in some picture later that the minimum Area 7.1 and the full area recommended in MLG's last submission to the CAC overlays much of the upper part of Abbey Creek.

There are substantive arguments for designating Area 7.1 as a Rural Reserve.

Among them, much of it is now farms or was until recently, and, perhaps crucially, the area was specified as a buffer between North Bethany and the wildlife areas in a Superior Court decision about North Bethany.

The Staff recommended that this sub-area be non-designated. That would have two very bad impacts. First, it seems likely that the area would be taken in the next expansion of the UGB. Second, the current owners would still be frozen from investing in the land as farms because such investment would be a waste if the area came into the UGB.

I participated in the Area 93 charette. It occurred to me frequently during that exercise that Area 93 should not have been bought into the UGB, and would not have been, using the current rules.

I watched with some sadness last week as you tried to figure out some way to plan the area so that the land owners could move forward from what is a stressful situation for them. I also felt sorry for you for having to try to make the impossible work.

I honestly believe that many of the factors that make Area 93 bad are worse for Area 7.1.

Finally, I do not have time to discuss the so-called West Forest Park Concept. This was presented in a less-than-well-intentioned manner.

I have studied the handouts from two major presentations, one to the Forest Park Neighborhood Association and one to the CAC.

Assuming that it was something other than a smokescreen to obscure what they really intend, the most important thing I can conclude is that MLG's lawyers think they will not be allowed to develop just the L-shaped area called East Bethany. They need to get development rights to a large area so they can trade them around to get enough density with the East Bethany. The plan itself does not seem plausible to me and has been rejected by the Forest Park Neighborhood Association Board which has much more experience and insight than do I.

DRAFT
June 30, 2009

Future Land Use Designations*

*As proposed in Ordinance 712, the Land Use Designations are to the street centerline but have a street Right-of-Way (poor).

Rayhawk Farm

BEAVERTON SCHOOL DISTRICT

ROAD "A"

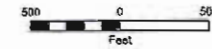
CONNECTIVITY TO LOWER SPRINGVILLE ROAD AREA

R5-R9 Housing along Northern Edge

- Washington County required by Metro Ordinance No. 02-987A to provide buffers and setbacks to protect adjacent farming.
- Apparently someone convinced them that the depth of a suburban backyard is adequate buffering.

North Bethany Concept Plan

NC:R5-6	NC:R14-18	NC:NCC	PS
NC:R7-9	NC:R24-30	NC:CC	PS-OS
NC:R10-12	NC:R32-40	INST	R-9
			Streams



\\nas01020304\proj\work\demographics\GIS\working\GIS_DRAFT_Bethany\Map..._011309.mxd - 6/30/2009

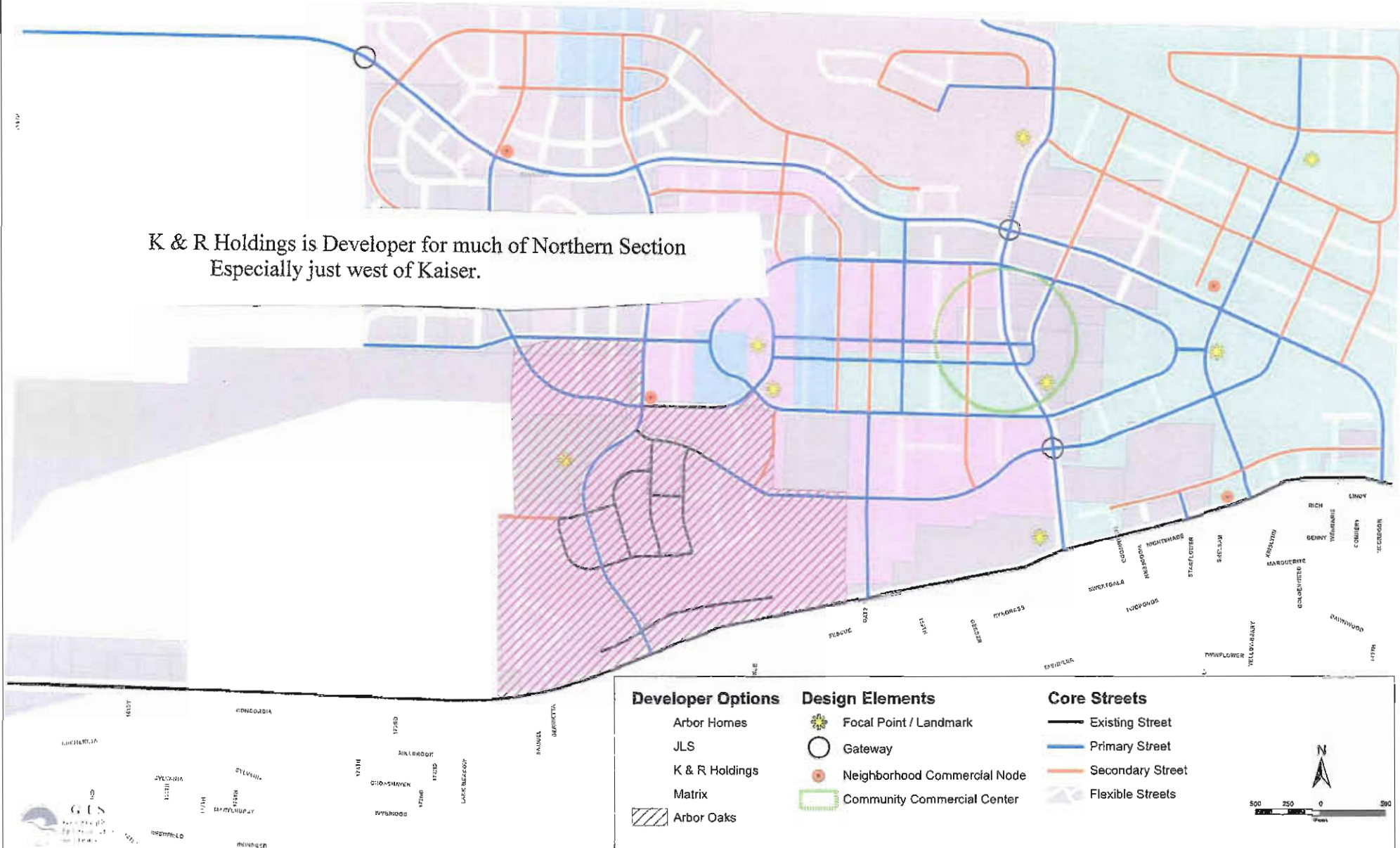
DRAFT

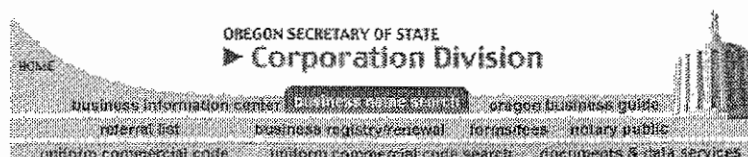
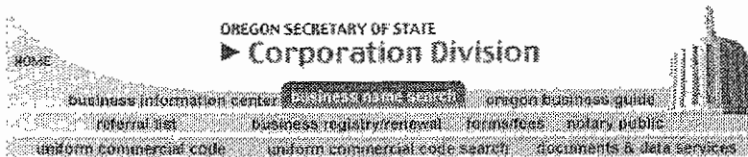
DRAFT

July 22, 2009

Developer Interests and Proposed Street Alignments

K & R Holdings is Developer for much of Northern Section
Especially just west of Kaiser.





Business Name Search

Business Entity Names returned for:
Name: K & R HOLDINGS
Using: Exact Words in Any Word Order
For Active and Inactive businesses.

New Search Printer Friendly

07-23-2009 16:30

Table with 6 columns: Record No, Entity Type, Entity Status, Registry Number, Name Status, Name, Assoc Search. Contains 4 rows of business records for K & R HOLDINGS.

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Site Map | Policy | SOS Home | Oregon Blue Book | Oregon.gov

For comments or suggestions regarding the operation of this site, please contact : businessregistry.sos@state.or.us



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Business Name Search

New Search Printer Friendly Business Entity Data

07-23-2009 16:30

Table with 7 columns: Registry Nbr, Entity Type, Entity Status, Jurisdiction, Registry Date, Duration Date, Renewal Date. Contains 1 row for METROPOLITAN LAND GROUP, LLC.

Associated Names

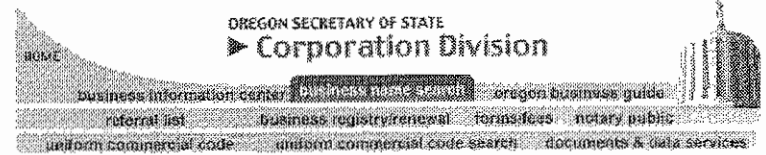
Table with 3 columns: Type, CSZ, Country. Contains 1 row for PRINCIPAL PLACE OF BUSINESS at 17933 NW EVERGREEN PARKWAY STE 300.

Please click here for general information about registered agents and service of process.

Table with 5 columns: Type, Name, Addr 1, Addr 2, CSZ, Country. Contains 1 row for REGISTERED AGENT ALAN M SPINRAD.

Table with 5 columns: Type, Addr 1, Addr 2, CSZ, Country. Contains 1 row for MAILING ADDRESS ATTN: MICHAEL D WALKER.

Table with 5 columns: Type, Name, Addr 1, Addr 2, CSZ, Country. Contains 1 row for MGR/MANAGER SEAN T KEYS.



Business Name Search

[New Search](#) [Printer Friendly](#) **Business Entity Data** 07-23-2009 16:31

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Duration Date	Renewal Date
280094-96	DLLC	ACT	OREGON	04-06-2005		
Entity Name K & R HOLDINGS, LLC						

K & R Holdings has same business address, agent and managing member as Metropolitan Land Group.
 - Conclusion: They are same actual organization.

[New Search](#) [Printer Friendly](#) **Associated Names**

Type	PRINCIPAL PLACE OF BUSINESS					
Addr 1	17933 NW EVERGREEN PARKWAY STE 300					
Addr 2						
CSZ	BEAVERTON	OR	97006	7438	Country	UNITED STATES OF AMERICA

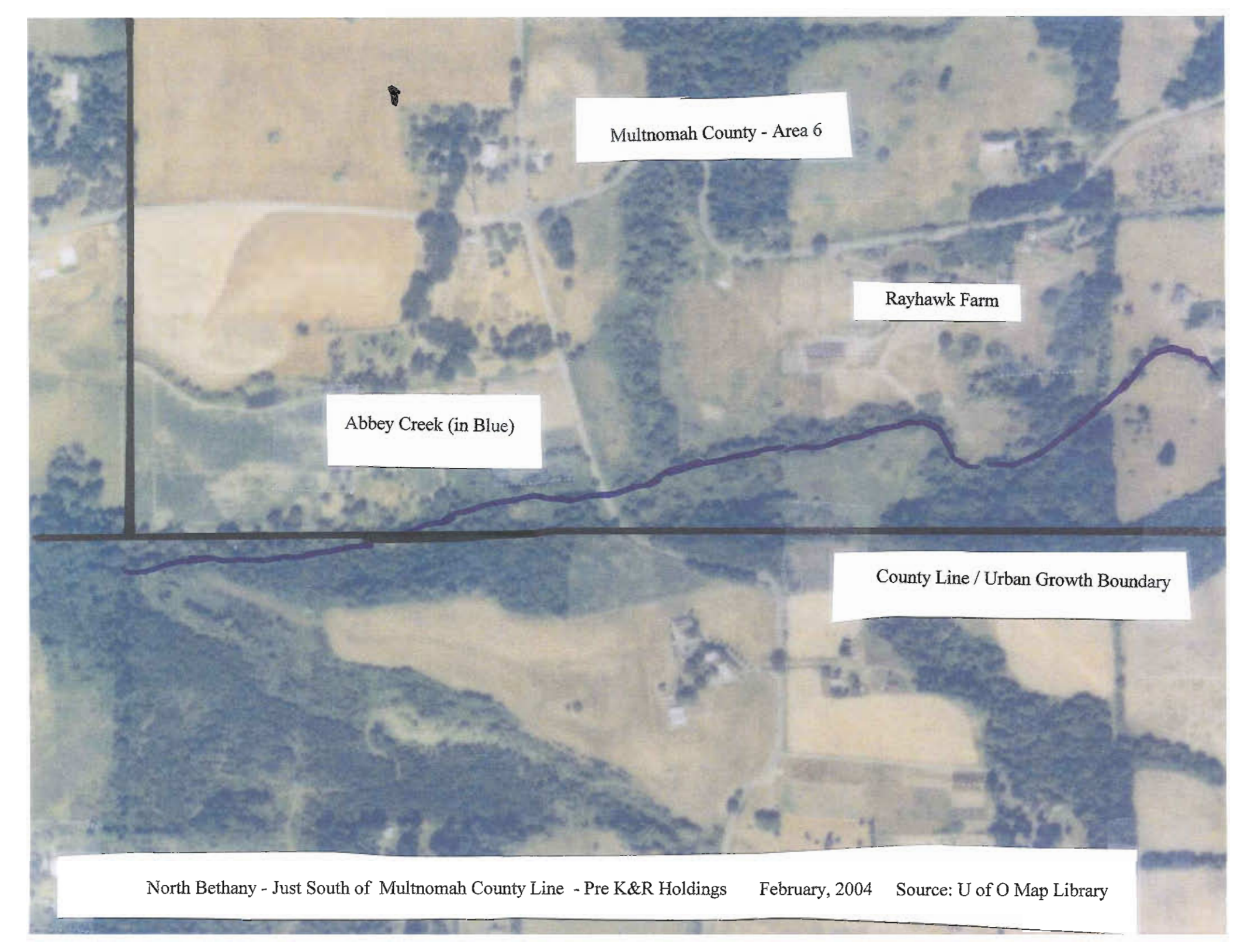
Please click here for general information about registered agents and service of process.

Type	AGT REGISTERED AGENT		Start Date	Resign Date		
Name	ALAN	M	SPINRAD			
Addr 1	4640 SW MACADAM AVE STE 200					
Addr 2						
CSZ	PORTLAND	OR	97239	4232	Country	UNITED STATES OF AMERICA

Type	MGR MANAGER				Resign Date	
Name	SEAN	T	KEYS			
Addr 1	17933 NW EVERGREEN PARKWAY STE 300					
Addr 2						
CSZ	BEAVERTON	OR	97006	7438	Country	UNITED STATES OF AMERICA

[New Search](#) [Printer Friendly](#) **Name History**

Business Entity Name	Name Type	Name Status	Start Date	End Date
K & R HOLDINGS, LLC	EN	CUR	04-06-2005	

An aerial photograph showing a rural landscape. A creek, highlighted in blue, flows from the top left towards the bottom right. A dark horizontal line, representing a county or urban growth boundary, runs across the middle of the image. In the upper right, there is a farm with several buildings. The terrain is a mix of green fields and brownish areas, possibly bare soil or different crops. There are some trees scattered throughout.

Multnomah County - Area 6

Rayhawk Farm

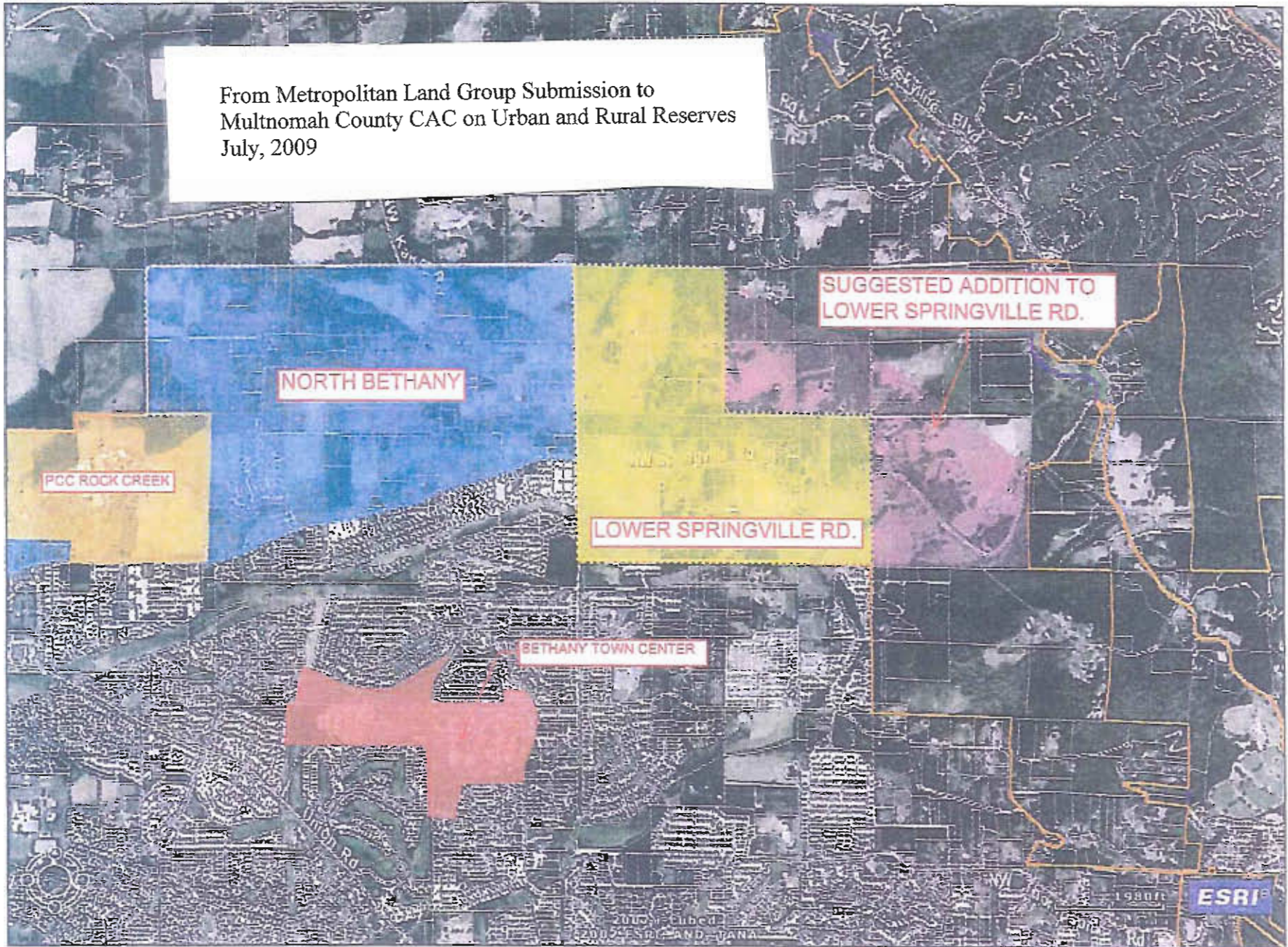
Abbey Creek (in Blue)

County Line / Urban Growth Boundary



North Bethany - Just South of Multnomah County Line - **DEFORESTATION** (From November, 2004 to Present)
Ecological Damage to Abbey Creek greater than positive impact of Rayhawk's ECREP Project
No replanting after clear-cut
Ignored by North Bethany Planning which occurred later.
Land for Homesites = \$500,000 / acre Land for Park/Wildlife = ???? (\$7500/acre if THPRD Only)

From Metropolitan Land Group Submission to
Multnomah County CAC on Urban and Rural Reserves
July, 2009



Metro Natural Areas Bond Measure

TIER II

TIER I

SUGGESTED ADDITION TO LOWER SPRINGVILLE RD.

LOWER SPRINGVILLE RD.

Upper Abbey Creek - Overlaid by Area 7.1 and by extra Area proposed to CAC by Metropolitan Land Group July, 2008
Area Has SEC-H and SEC-S Overlays

SEPTEMBER 2007

NEXT DOOR

2006 Natural Areas Program
Rock Creek Headwaters & Greenway (Upper)
Target Area

- Current Area
- 2006 Acquisition Program
- Public Lands
- Major Roads
- Local Roads
- County Owned 100 Acre
- 10 Acre
- Stream
- Major River

Scale

Legend



Title: Input for the Next Meeting of the Multnomah County CAC on Urban and Rural Reserves.
Author: Joe Rayhawk
Date: July 22, 2009

Summary: I believe the Committee erred in rating Area 7.1 as Medium with respect to Factors 1, 3, 4, 5, 6 and 7, and, in rating Area 7 as Medium with respect to Factor 8.

I present arguments below that are compelling with respect to factors 1, 3, 4, 5, 6 and 8 and a little less compelling with respect to Factor 7.

In particular, it is absurd to think that the area will get bus service, can use public schools in North Bethany and that adding their cars can do anything other than make several terribly congested roads in Washington County worse.

1. Can be developed at Urban densities in a way that makes efficient use of existing and future public and private infrastructure investments;

Area 7.1 is dependent on development of roads in Washington county, including Bethany Boulevard and Saltzman Road. These two roads, among others, should have been widened from 2 to 5 lanes **10 years ago** with development of the first Bethany and with developments along Saltzman north of Cornell. Washington County has not required new development to pay for NEEDED infrastructure. So, both roads are way over capacity. They are going to get much worse with development of 5000 homes in North Bethany. Since East Bethany(in Area 7.1) is the same general size as North Bethany, one should assume developng it would add another 5000 homes. It is not clear that any development charges could be laid on East Bethany for improvements to Washington County roads.

In addition to other problems, the last segment of Salzman Road just south of Laidlaw presents a serious construction problem and may need a very expensive bridge.

There is no way that East Bethany can be developed to make efficient use of these over-capacity roads.

There are also serious problems trying to go east on Springville to get to downtown Portland. First, to get to the Sunset Highway would require widening Skyline. It is not clear this can be done, but, if it can, the land along the right-away will be very expensive. The market value is probably several times the \$500,000/acre we have been contemplating. The rich people up there will fight any such move in the courts for years. Portland has better things to do with its money. The alternative is to widen Skyline to Germantown and then widen Germantown. There are many places on Germantown east of Skyline where it will clearly cost so much money that it is absurd to even to consider this a practical alternative.

Area 7.1 must be rated low with respect to Factor 1.

3. Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers;

Washington County has normally been late to build its needed schools and has often built the minimum required. It is not rational to assume that they will do otherwise with the North Bethany schools. Although the Beaverton School District has been pro-active in acquiring two sites, these sites are sized for the number of children expected from North Bethany. It is not rational to assume that they will be able to expand these sites for students from Multnomah County, especially after the area around them is developed.

Since East Bethany is of the same size as North Bethany, allowing East Bethany students into North Bethany schools would double the population. This would almost certainly lead to poorer education for all the students. It is not rational to think the citizens of North Bethany would allow their children's educations to be harmed for the benefit of citizens of Multnomah County.

Tacit in the discussion is that Portland public schools are unlikely to build the needed schools in East Bethany because of obvious, more serious, needs elsewhere in the Portland Public School system. So, any students in East Bethany would have to be bused to schools MILES TO THE EAST.

Beyond the schools issue, East Bethany has many of the same governance and service problems as Area 93. In particular, it would need to be annexed by Portland in order to have an appropriater service provider. Area 93 was brought into ther UGB in 2002. Metro established a first drop-dead date for a development plan of 2004. We are now 5 years later, and there is still no viable development plan. Area 7.1 has many if not all of the same problems.

All rational indications are that Beaverton will not be allowed to annex an area in Multnomah County. It is fantasy to assume otherwise.

Area 7.1 must be rated low with respect to Factor 3

4. Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers;

There are two issues here public transit and all of the others. Note that the language of this factor says AND with respect to public transit. Legally, that means if public transit will not happen then the area should rated low.

First, let's deal a little with the other issues. The biggest negative is that public/common areas of North Bethany will be over a quarter mile west of the common border. According to criteria given the committee, this makes them too far for children to walk. Again, this is partially a legal-ish issue. Do remember that it rains here for 6+ months out of the year. The common/play areas of North Bethany are being sized for North Bethany. At this time, there are no plans for North Bethany to connect its system of bikes and trails with anything to the east. At best, Area 7.1 might be rated Medium for these issues, but rating it low would be more realistic.

Now to the more important problem. TriMet officially presented you with a number of **18 Housing Units per acre with 1/4 mile of a bus line as the minimum needed**. The most recent plan for North Bethany shows they are struggling to get to 10 Housing Units per BUILDABLE acre. East Bethany, proper, will be built to a standard between 10 and 12 Housing Units per BUILDABLE acre. This is actually less than half the TriMet minimum number. By itself, this means the committee should rate Area 7.1 low.

But there are many other factors that make it worse. First, bus service would almost certainly be along Springville Road. Much of Area 7.1 is more than 1/4 mile away from the road. East Bethany is also logically the furthest out of a set of developments, including Claremont, Bethany, Area 93 and Bauer Heights. None of these have the needed density. Some of them have actually been designed so as to discourage bus ridership. This includes things like brick walls and fences that require riders to walk an extra 1/8 or 1/4 mile to get to the bus stop.

The key is that all of these areas, including East Bethany, are, or will be, suburbs. In addition to the physical problems of diuscussed above, suburban residents drive cars. They do not ride buses. This is just common sense.

Area 7.1 must be rated low with respect to Factor 4.

5. Can be designed to preserve and enhance natural ecological systems;

Note again the use of the AND here, meaning that both parts need to be true.

During court cases about North Bethany, it was stated that the area east of North Bethany would provide the buffer between North Bethany and the various areas of Significant Environmental Concern including habitat and stream.

Urbanizing Area 7.1 would eliminate this buffering. The area cannot be urbanized without risking serious harm to these systems. Hence, it is most likely that the 'preserve' aspect cannot be met.

It is an unarguable fact that changing farmland and forests into streets and houses does not enhance the ecological system.

So, due to both aspects, but especially with respect to the enhance side,
Area 7.1 must be rated low with respect to Factor 5.

6. Includes sufficient land for a range of needed housing types;

Because of Significant Environment Concern overlays, Area 7.1 cannot be built at the density needed to meet this factor without getting development rights from areas further up the hill.

There is much fantasy involved in getting such rights. The fantasy includes the financing aspects as well as getting cooperation from the many landowners who would not benefit financially to the extent that the Area 7.1 residents would. Negative impacts on these other folks include: more crowded roads, ruining of their views, the likelihood of more suburban children trespassing and causing nuisances and, last **but not least**, the likely need for them to be annexed by the City of Portland. I have talked to neighbors about our area (Area 6) being in either Urban or Rural Reserves. Many are on the fence until we get to the part about having to pay Portland taxes and having to obey city rules. They have even more negative reaction to being annexed by Beaverton.

Area 7.1 cannot be considered as separate from the rest of Area 7 with respect to housing because it needs the rest of Area 7 to be able to achieve the needed density.

Area 7.1 must be rated low with respect to Factor 6.

7. Can be developed in a way that preserves important natural landscape features included in urban reserves, and

I am a little confused by the wording of this factor. I know that developing this area as a suburb has to lead to degradation of the streams and the wildlife habitat nearby.

WRT Streams: The water from the suburbs has to go somewhere. I believe it has to get into Abbey Creek. It will include chemicals from lawn fertilizer. It is likely to be hotter (this is a major issue for Headwaters of Rock Creek). It is likely to be more rapid than current flows, leading to more erosion and other bad impacts such as worse flooding on Kaiser Road.

WRT Habitat: The habitat area here is being pinched down along with the northern border of North Bethany. Bad factors here include: noise, lights and children playing in the woods.

At the current time, although theoretically required by law, the North Bethany plans

do not show any buffers along the north edge of the development. They appear to think that land north of the county line is just fine. Any land south of the line would cost them \$500,000 per acre, ogf coursel.

I personally doubt that the developers of East Bethany would be any more public spirited than the ones working in Washington County.

A side issue is that the West Forest Park concept, which seems key to developing Area 7.1, includes a series of McMansions on the hill ridges. The intent is that the high prices of these will help generate some of the funds needed for acquiring the development rights on 1000 acres. It is likely that these mansions will destroy the beauty of these hillsides for the many residents, inside the UGB and Urban Reserves, to the southwest of the hills.

Area 7.1 should be rated low with respect to Factor 7.

I use the word "should" rather than "must" because I am not sure I understand this factor.

8 Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.

Wow, this looks wrong for the whole of Area 7.

- 1) The power lines do not buffer between Area 7 and forest / farms. They are a problem especially for the habitat. It would be nice to plant some kinds of trees that would create a forest under the lines, but, not interfere with operation. Not clear this is doable. If it was, then the area of the power lines could at least not be a problem for the animals. And, they would be less impacted from the development nearby, if any.
- 2) As mentioned before, urbanizing any part of the area would impact streams and habitat. (See arguments for Factor 7)
- 3) Having a large suburban population near farms, forest and creeks is not good for any of them. The best way to minimize the impacts would be to build a 20 foot non-climbable wall along the northern edge of both North Bethany and Area 7.1 (if it were developed). This would keep the noise, light and children out of the area. It will, of course, not happen. It also would do nothing to avoid the damage of suburban water flows into the Headwaters of Rock Creek.

As an aside, I operate a horse stables with about 30 horses and numerous students and relatively inexperienced riders. I believe because of the risks of injury to one or more of the above, that we will have to close down the stables once North Bethany is populated with the planned 11,000 suburbanites. This makes me both sad and angry, but, I do not believe that there is any way to avoid it.

Adding another 10,000 plus suburbanites in East Bethany would just increase the odds of a terrible incident. I do not believe there is any way that either area "Can be designed to avoid or minimize adverse effects on my farm practices".

All of Area 7 must be rated low with respect to Factor 8.

I ask the committee to reconsider their previous recommendations on all of these factors.

Thank you for your attention and the hard work you are doing.

Joe Rayhawk

Dear Multnomah Planning Commissioners,

I am writing to urge you to be decisive in how you finish the great work started by the Citizen's Advisory Committee (CAC) in your deliberations over the potential urban and rural reserves for Multnomah County. The amount of data which the CAC reviewed, and the full range of issues and concerns they have addressed over many weeks of meetings puts them in a unique position to make choices that will have the best chance of being borne out over the long term. I urge you to follow their recommendations and especially to not leave areas undesignated.

In my area, reserve area 7, neighbors have told me of being pulled into discussions for the last 25 years to justify or explain the reasons why this area best serves the county in its current rural zoning. Over and over county officials have reviewed information about steep slopes, farming viability, significant wildlife populations and corridors, riparian corridors, transportation and services access, as well as access to schools and jobs. Each time, the area is left rural, but susceptible to future development consideration. This is a problem for two reasons. First, county officials are forced to gather, review and analyze all these data points every time the urban growth boundary discussion is raised. This is precisely why the state recommended a longer-term designation option of rural reserve. Most if not all of these factors are unchanging in the near term. Second, although the data is not changing, each time the question is asked, those areas under consideration experience land value fluctuations based on speculation about the possible outcomes, causing some landowners to make decisions about management of their property based on that speculation. We have heard owners in our area state that they wish to get out of farming and sell their land, but as long as the possibility of subdivision and development raises hopes of financial windfalls in the future, they hang onto the property leaving it in limbo, and leaving the landowners feeling jerked around each time the county arrives at the same conclusion as prior, that this is not an area that can support high density urban development.

Your committee has done an extensive review of these factors, and although you may not have been able to look at each point for each reserve exhaustively, you have as much information available to you about the attributes of each reserve at this point as any group considering urban growth boundary expansion will have over the next 15-20 years. There is a good reason for designating the areas reviewed rural. If you choose to leave a reserve area undesignated, you should recognize that this puts that area first in line for review of the same data points you've just had thoroughly analyzed by a county committee, and puts that area back through the speculation, landowner input process, and services access assessments. This is both inefficient for the county and costly for the impacted landowners and organizations.

You have been chartered with making the best choices for the long term in Multnomah County. Don't waffle and leave things undesignated, for the county to start over from scratch on in just a few years. Recognize the work of your Citizen Committee and forward on the rural reserves recommendations through the next level of review, letting both the government and the landowners impacted move forward from this moment with clear direction.

Best Regards,

Kirk Andrews
13410 NW Springville Road,
Portland, OR 97229



MALINOWSKI FARM

13450 NW Springville Ln
PORTLAND, OREGON, 97229
USA
Phone 503-297-9398

August 10, 2009

To: Multnomah County Planning Commission

From: Malinowski Farms

Request for Rural Reserve Designation

Dear Members of the Multnomah County Planning Commission

Malinowski Farm is a Certified Organic Farm located in the EFU zoning in West Multnomah County. This Farm has been active and productive Farm in our family since the 1940s. We continue to develop our farming operation with new water rights, new Greenhouses, and new and expanded market gardeners serving the urban areas of the Portland area. Our neighbors, the Beovichs up Springville Rd toward Skyline are planting vegetable crops and planning greenhouses have also submitted a petition to the CAC be added into a Rural Reserve as well. Our Farm is made up of mostly class 2 and 3 soils, which place them near the top of 8 classes of soils. We believe that this area contains all the correct ingredients necessary to be of tremendous value to the Urban area as we go into this century. It contains Prime soils, as noted on your soil reference map, attached also to this letter. The 'L' along the county line and Springville Rd requested as undesignated by the County Staff, and recommended as Rural Reserve by the CAC is mostly in large ownerships, and is centrally located, within both 5 miles of Hillsboro and downtown Portland. Our farm provides wildlife habitat and food sources for Forest Park wildlife in the area including hawks, woodpeckers, grass nesting song birds, turkey vultures, owls, bobcat, members of the weasel family, deer, and elk. The County's Wildlife Overlay in the area is bearing fruit, We have more elk in our area than anytime in the last 150 years. This area has slopes that would be good for grapes and orchards and flatter terrain for gardens, row crops, and plant nurseries. The farming of land along Springville in the 'L' provides excellent buffering from Urban uses to the South and West from the more wildlife intense uses to the North and East. It provides view sheds for the urban area. It is within walking and biking distance from both Hillsboro and Portland. and will allow a rural feeling that is fast disappearing in that area. The state is allowing the continuing development of water resources in the area. Folks who don't have them need to get them the same as they would need to buy tractors or build barns to develop the potential of the area. Washington County appears to be working to designate almost all rural lands near the West Hills as Urban Reserves, so this area could be the only buffer available.

Just to show you what can be done. One of the market gardeners on our farm grossed between \$10,000-\$12,000 per acre, per year, and provided fresh organic produce for over 120 families on just under 6 acres. That's 20 families per acre. If you look at the land in this area, not just the EFU land, the even smaller MUA parcels, there are lots of opportunities to provide food for 1000s of families. Why the land that MLG sent you the letter on, which is EFU, and is almost 95% currently farmed, if only 32 of its 38 acres were farmed, could provide at least 640 families, weekly fresh produce, and all within 5 miles of downtown Portland.

I know there are a few folks who say that it is terrible to have Farming going on so close to town, and that we would be better off if all farming was at least 1 hour drive from downtown, but as we continue to be concerned with the cost of transport and our shrinking quality of life, this area maintained as a rural food producing area will be a great asset to the folks who will be here in 40 years. Our area has other issues as well. We have the Oat Field fault running through the Springville area, always better to have a fruit orchard on top of a fault than apartments or schools.

Another reason we are quite concerned about being undesignated as opposed to Rural Reserve, is that speculation of future Urban uses is a threat to developing the Rural Resources of the 'L' area. The land on the northwest corner of Springville and Skyline was logged about 20 years ago, and instead of being replanted as required by law, has been allowed to be covered in Scotch Broom, and 6 to 10 ft tall blackberries, instead of being 20 years from a thinning harvest, it is a tinderbox across the road from the edges of Forest Park. A waste of resources, and a danger to people and wildlife and the park. It doesn't make economic sense to waste the resource, and County residents subsidize the taxes because it is still on forest deferral, except it is owned by speculators who are waiting for development to be allowed. This is repeated over and over. In other Resource areas of the County, new barns, water rights, reforestation, occur. All these things cost money. Just like the reforestation needed at Springville and Skyline. As undesignated, this area can be added to the UGB as soon as 10 years, How can a person get a loan to improve the resources on the property, when it could be bulldozed in 10 years, would a bank loan on a business for infrastructure in that situation? We fear that anything less than a Rural reserve will lead to clear cuts without reforestation, high wild fire risk as farm and forest land goes to brush, invasive weeds, illegal dumping, creeks not properly maintained, etc. and crime, just like in any urban neighborhood that is scheduled for demolition in the future.

A Rural Reserve would change the equation, proper stewardship of the land becomes more profitable, maybe that plot up at the corner of Springville and Skyline would get replanted, and the invasive plants removed. Suddenly that would make economic sense Maybe the bank would even loan you the money to do it.

In closing, Malinowski Farm requests this area be listed as a Rural Reserve and that it be considered as a Rural Reserve so that those who have no interest in living here, and farming will consider leasing or selling those who will.



Thanks for your time. Greg Malinowski Malinowski Farm

Milena Dadaj, 10495 NW Thompson Rd, PDX 97229

We live in the area since 1990. Since then everything around us got developed. We are neighboring Forest Heights. East of us is a school (now Terra Nova High School). Across the street is a new subdivision (WIA County). All the utilities are in front of our driveway. We are hoping to be finally added to USB reserve. Our property has no agricultural value.

Note: We are in Multnomah County and our property is bordering Washington County on the west side. Closest intersection is McDaniel Rd. Laid Law road is right above us (north)

Milena & Jaroslav Dadaj, 10495 NW Thompson Rd, Portland, OR 97229

To:
Multnomah County Planning Commissioners
Chuck Beasley, MC Senior Planner

RE: Urban & Rural Reserves in Multnomah County – Testimony

I attended the Urban&Rural Reserves meeting on Monday. The whole process is new to me. I went there with an intention to testify, but I was told I could do a written testimony, so I wrote it, thinking it would be read (instead of me coming up and read it) after everybody else testified. I was very disappointed to find out that the Board was asked to deliberate before they had a chance to see the written testimonies. Running out of the time was an issue. There were 3 member of one family testifying separately for one property, husband and wife testifying separately, of course reiterating the same view. At the end we ran out of time.

I live in one of the pockets (Bonny Slope-East – next to area 93), surrounded by million dollar homes of **Forest Heights** on the east and north side, **Thompson Highlands** on the West, and a new subdivision on the south. On the west side, we are bordering Washington county, who is developing the neighborhood. On the east side of our property is **Terra Nova High School**. Across from the school is a **Cyclo-Metric Shop, on the corner of Thompson & McDaniel Rd.**

There is nothing rural about our property.

For CAC to ask my property to stay rural residential is ignorant!

It is almost funny to read the testimony letters provided by SaveHelvetia.org. Copy of the same letter signed by people from Tigard, Beaverton, NE, SE, SW, and even Eugene, asking for all the WA and Multnomah UGB candidates to be designated as rural reserves....

I wonder if they even have ever been to my street!

We cannot be compared with Springville Rd, Germantown Rd, or Skyline. They are at different elevation than us.

We are marked as area 7b on the map. We - **the very bottom of area 7** - should be renamed **Area 7c, and evaluated separately.**

As I mentioned in my written testimony, the utilities were brought to NW Thompson Rd. from the west by Washington County when they were developing the property across the street (WA County property). **Their utilities are in the road, in front of our driveway! It is not market on the older maps yet.**

There are also close-by utilities in Multnomah county - NW Mill Pond Rd (Forest Heights) , off of McDaniel Rd, which is almost a kitty corner from us.

So I don't see any reason why our property should not be included in UGB reserve.

I was sitting at the hearing on Monday listening to all the testimonies. From my observation, I saw the CAC as a self-interest group with their own agenda.

I noticed that lot of the people in CAC group want to have both – farming and living close to the city. And they also want to enjoy their neighbors property, when they drive by. They are not the one paying the mortgage, or property taxes. They are imposing their view and desires on the others.

If they are only worried about the farm land, there is a lot it east of Portland. Just take a look at Oregon as a whole. As far as organic gardening goes in some of the northern part of area 7, it is just a hype. In next ten years, it will be down again.

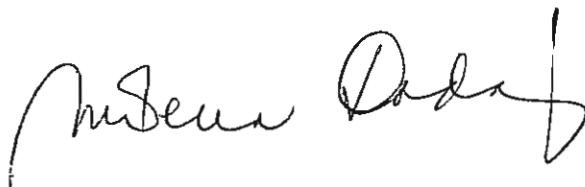
I appreciated Michelle Gregory's comments and consideration and Greg Strebin for not just nodding, but expressing opinions, that will hopefully count. In the contrary, Chris Foster was totally buyiest and almost all of his comments during the hearing were just a praise to CAC - totally overlooking opposing views and comments.

At the end, I was dissapointed with the decission to go with CAC proposed plan of zero acres to be added to UGB reserve for next 40-50 years.

Hopefully that decision is not final and someone will see that it is not all black and white. To some of you, like commissioner John Retting, a pocket of property doesn't mean anything, to me, the property owner in that pocket means a lot!

We came to Oregon 19 years ago... So much had changed since then... I cannot imagine that you will just stop it here and freeze it for next 40-50 years. That's half a century!

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Dady". The signature is fluid and cursive, with a large initial "M" and a long, sweeping tail on the "y".

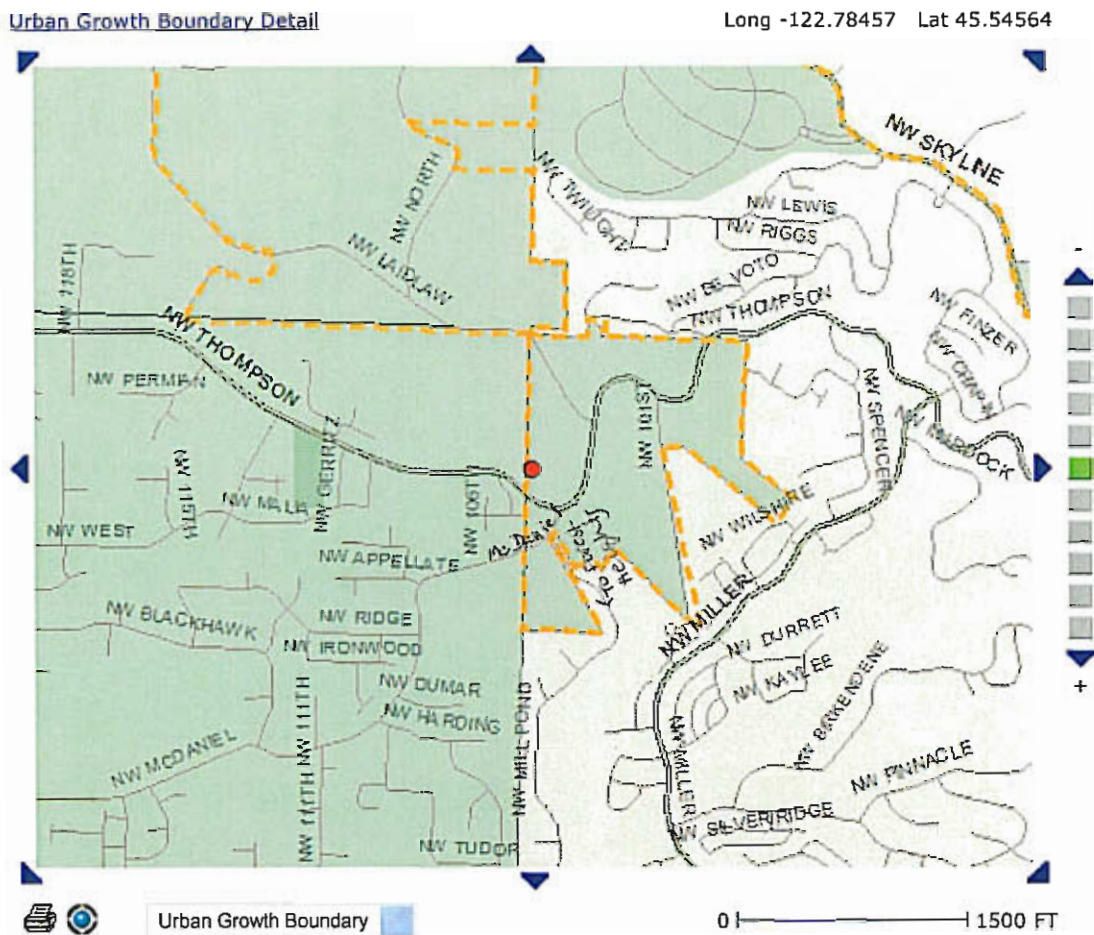
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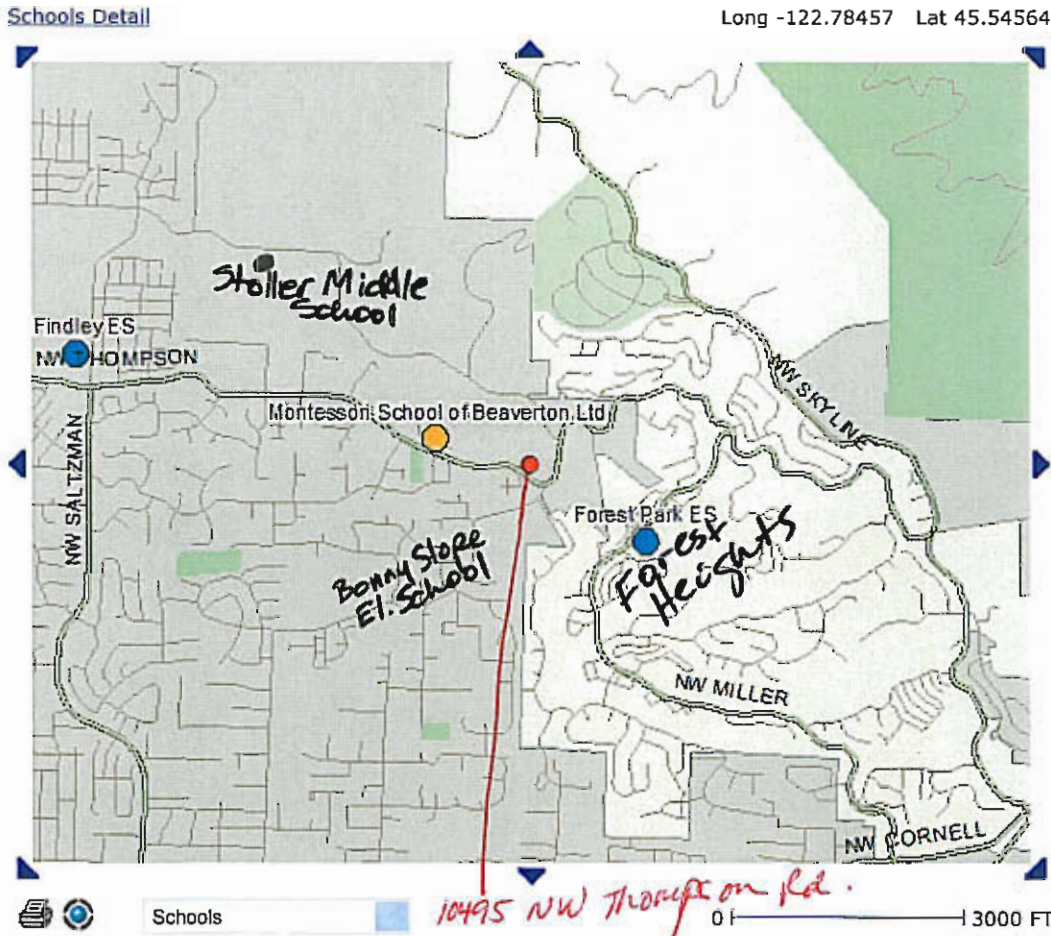
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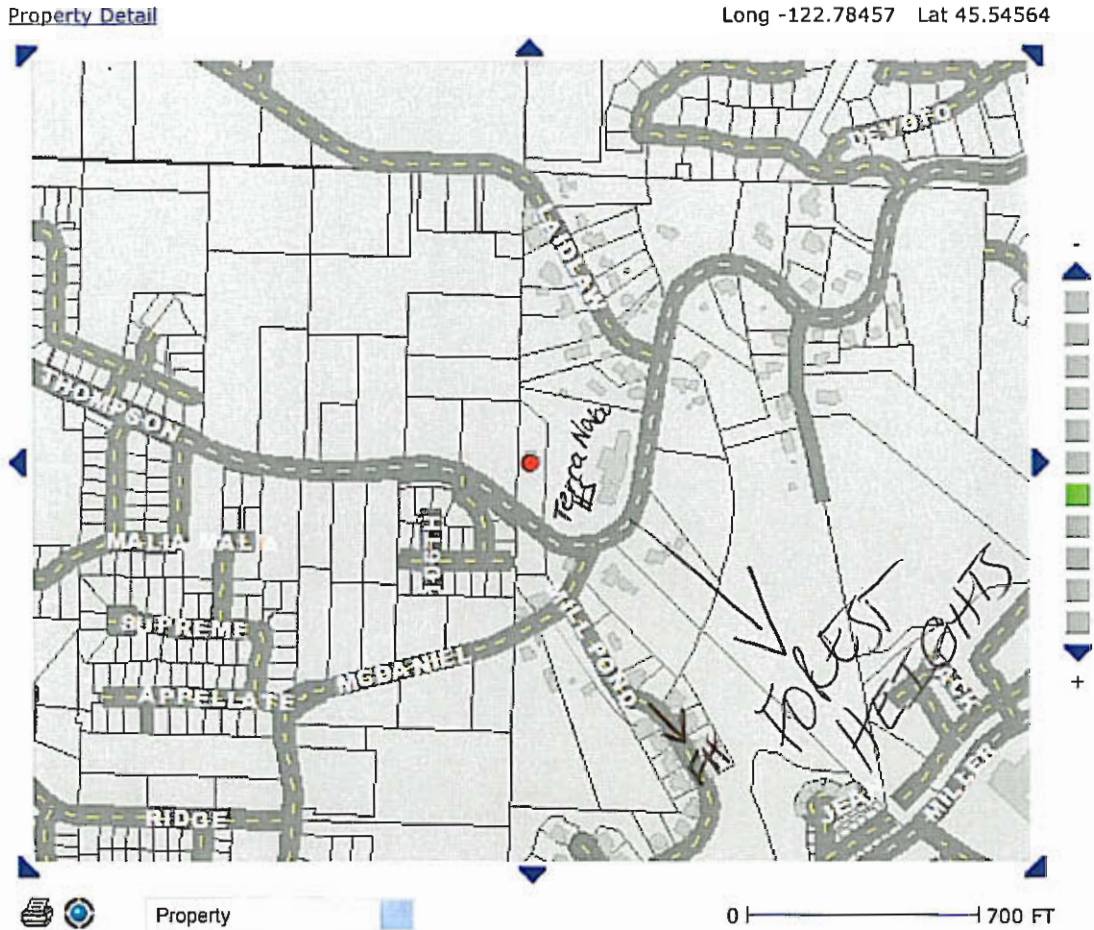
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August 6, 2009

Mr. Charles Beasley
Multnomah County Reserves Advisory Committee

Dear Sir,

We encourage you and the Planning Commission to accept the recommendation made by the Multnomah County Reserves advisory committee that Areas 5, 6, and 7 be designated Rural Reserves.

Having lived here for over thirty years, we have seen the area grow more densely populated, and have seen the habitat used by the animal populations diminishing rapidly.

On our property we regularly see deer, elk and bobcats, as well as a wide variety of birds.

The areas in question provide connections between scattered natural areas in Multnomah and Washington counties. They are vital to maintaining healthy and genetically diverse populations of the larger mammals. They also provide habitats for the diversity of bird species we observe, many of which are not normally seen in developed neighborhoods.

We believe that these areas support a contiguous breeding environment for the diversity of animals we observe, and that this area augments the diversity available in Forest Park for all the citizens of our Metro area to enjoy.



Mary and John Telford
13508 NW Springville Rd.
Portland, OR 97229
503-432-8151
mary@marytelford.com

July 21, 2009

MEMORANDUM

TO: Multnomah County Urban and Rural Reserves CAC
FROM: Peter Finley Fry AICP
RE: Urban Reserves Factors Evaluation

The facilitator should not be an advocate. Our job is not to direct policy makers in specific directions. Our mission is to help ensure that the analysis is correct. We would be required to review things outside our purview to direct policy. These include things such as the urban form of the region including all three counties; proximity of jobs to housing; or the proven inability of the region to plan or develop existing expansion areas; not to mention historical areas that are ghettoizing.

The staff has been substantially correct and thoughtful in their comments. However, there are a few statements that are not correct. I cannot stay silent or endorse them.

Area 4 West of Sandy River

1.a Sewer; would need expansion, but rates high.

Sewer and treatment capacity is a severe and expensive problem for both Troutdale and Gresham. Apparently Troutdale has significant logistical problems that cannot be solved with financial resources. It is inconsistent that Area 3 would be determined to be low when there is sewer across the Sandy River while these areas are be rated high. This should be rated low.

1.b S. of Lusted Road. Areas at Gresham's boundaries are not in a grid system.

Areas planned by Gresham as grid systems in previously approved expansion areas do not exist today. This should be rated low, particularly when downtown. Gresham has large undeveloped areas that could be a classic grid system. The arterial system in this area would require massive reconstruction with new arterials through areas with extreme up and down slopes and streams. A grid system would require access to Highway 26 and through Highway 26 to connect with a Clackamas County grid system which would violate Oregon State access restrictions on state facilities. This should be rated low.

2.b *Sufficient development capacity.*

Access to Highway 26 and through 26 would violate Oregon State access restrictions on state facilities. This should be low.

4.b *Designed to be walkable with well connected bike, trail and transit system.*

The area is isolated from regional systems and would be extremely difficult to connect to existing urban areas. The topography and steep hills relatively close together would make bike and walking trails not practical for the common person. The arterial system in this area would require massive reconstruction with new arterials in areas with extreme up and down slopes and stream. This should be low.

5.a *Preserve and enhance natural ecological systems.*

There are very few examples of urban areas that preserve and enhance natural ecological systems. Ecological systems become modified as they interact with high density human settlement. This is not to say that these domestic systems are not healthy, but they are not natural. This should be low.

5.b *Preserve and enhance natural ecological systems.*

Urbanization rarely enhances creek areas. Urbanization impacts creeks through water runoff; uncontrolled fertilizer and herbicides/pesticides from lawns, landscaping, and small gardens (urban people are not skilled nor trained as farmers and foresters to deal with these impacts) dirt; people; trash; hardening of banks; ect.

6.b. *Sufficient land suitable for a range of needed housing types.*

The creation of higher density housing types requires a town center with retail and services and good transit. Large land areas are not, in any way, sufficient to create a variety of housing types. This area has a single commercial node with no services for urban uses and no transit. This should be low.

7. *Natural landscape features.*

This area has the most significant and visually impressive landscape feature of the entire region with rolling green hills, often with fog in the stream valleys, flowing up to Oregon's largest volcanic mountain; Mount Hood. These vistas would be destroyed by urbanization. The further east urban development occurs the more compromised this vista is, until there are no rolling hills left to skirt the mountain. This should be low for both areas.

8. *Minimize effects on farm and forest.*

Nationally, intensive documentation exist that urbanization adversely impacts farm and forest practices. People complain about the management of the resource; spraying, dust, noise, farm traffic. Urban uses adversely impact life stock. People interfere with the actual harvesting itself, especially of trees.

Set-asides to create buffers from adjacent farm and forest land do not work as the urban uses adversely impact resource uses even remote to urban areas. People complain about farm and forest practices including legal and political action. Urbanization drives up land values and exerts redevelopment pressure particularly due to Measure 49. The State is now processing approvals for tens of thousands of dwelling units; many close to the urban edge. Further, there is not a practical method to create buffers without either condemnation (which METRO refuses to do) or acquisition which would have a huge financial impact do to the lineal length of the buffer. This area has regional and national agricultural impact with a significant beneficial effect on the region's economic base. This should be low in both areas.



CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

TO: Multnomah County Planning Commission
FROM: Rich Faith, Troutdale Community Development Director
DATE: August 10, 2009

**COMMUNITY
DEVELOPMENT
DEPARTMENT**

Fax: (503) 667-0524

Planning Division
(503) 674-7256

Building Division
(503) 674-7229

I am here to speak on behalf of the Troutdale city council who desires to have an area adjacent to our southern and eastern city limits designated as urban reserve. The reason for this request is simply one of wanting the opportunity for Troutdale to expand in the future.

Because of physical and political boundaries to our north, east and west, there is only one direction that Troutdale has any hope of growing – that being the area to our south/southeast. The County's Reserves Citizen Advisory Committee is recommending that this area be designated as rural. If this recommendation is adopted, for the next fifty years Troutdale will be locked out of any ability to grow beyond that very small area of unincorporated land that remains within our current urban planning area.

Presently there are only about 126 gross acres of land remaining within the urban growth boundary that is part of Troutdale's Urban Planning Area (UPA). Seventy-eight acres of this land are already zoned for industrial use, while 49 acres are zoned for residential. Of these 49 acres of residential property, about half, or 24 acres, are unbuildable because of floodplain, steep slopes, or riparian corridor protection standards. Based upon the city's most recent buildable lands inventory, citywide we can expect an additional 1,190 dwelling units if all of our buildable lands, both inside and outside the city limits, are built to their maximum potential under current zoning.

The stark reality is that Troutdale is not very far from build out unless some additional land can be brought into the UGB and the opportunity to annex these lands is available to us.

With respect to the City's ability to provide services to an expanded area, the Reserves CAC appeared to have the impression that Troutdale's water and sewer systems were at or near capacity. This is far from the truth. The City's wastewater treatment plant was constructed less than ten years ago and went on-line in November 2001. It has the capacity to treat 3.0 million gallons per

day. The average daily usage is currently 1.4 million gallons – less than half of its capacity.

As for our water system, just last month we brought a new well on line that gives the City the capability of pumping a total of 7.8 million gallons of water per day among all of its domestic wells. Average daily usage is only 1.7 million gallons per day. And peak usage during summer irrigation season is about 3.5 million gallons per day.

Based upon these numbers you can see that Troutdale has adequate water distribution and sewer treatment capacity to serve future development beyond its current city limits and urban growth boundary. Our financial investment in these systems is even more reason that some urban reserves should be established for the City's future growth.

The City of Troutdale first communicated its desire for an urban reserve designation in a letter from the mayor dated February 17th that was shared with the Reserves CAC. (Copy attached) The request was intended to be very general and called out a broad area for consideration. More recently, as the Committee's recommendations began to take shape, the City's request was refined to encompass an area of about 775 acres that we felt was reasonable and appropriate for our needs. That request was submitted in a letter from the mayor dated July 22nd. (Copy attached).

While we are not challenging the process that was followed nor the factors that were evaluated in coming up with its recommendation, we are disappointed that the CAC did not provide any opportunity what-so-ever for the City to grow by failing to designate any urban reserves next to our southern borders. We believe this is short sighted and will have negative long term impacts on our City.

We wish to go on record objecting to the CAC's recommendation as it pertains to those lands immediately adjacent to the City. If the 775 acres we have identified for urban reserve designation is thought to be too large or too valuable as farmland to grant this request, we ask that at least some part of this area be set aside as an urban reserve in order to afford Troutdale the opportunity to continue to grow and prosper along with the other edge cities around the Portland Metropolitan region.

7a

AUGUST 10, 2009

TO: Multnomah Planning Commission

My name is Robert Zahler, and I have lived on the Zahler Farm at 14111 NW Springville Road before the 1940's.

When my Grandfather acquired the property in 1894, he first had to clear the land for farming. This was done by hand. The main barn was built in 1921.

During the entire period we have owned the property it has never produced sufficient income to support a family. My Grandfather, father, and I had to work out to provide a living while residing on this property.


The property was first zoned Suburban Residential in 1954. It carried that zoning until the Land Use Law of 1970 which then was changed to E.F.U.

Now with the Washington County development adjacent to our property line and the increase use of Springville Road for community/travel both by people going to Portland from Washington County, and people from the Skyline area as well as students from the east attending Rock Creek College, farming becomes almost impossible.

There are intrusive issues resulting from the urban growth adjacent to us as well; trespassing, garbage, dogs, reckless driving, etc.

I want to strongly request that you carefully consider your upcoming recommendation for East Bethany. Urban Reserve should be the recommendation. The East Bethany area meets all criteria for that designation. Our land has been locked up for 40 years, don't give us another 50 years that amounts to 90 years.

Thank you for your time,



Robert Zahler
13937 NW Springville Road
Portland, OR 97229

Pg. 2.
July 17, 2009

Please see attached documents from my presentations since the early 90's regarding the Suburban growth within Washington County urbanization next to our property that further support my position:

1. statement to CRAG – Board
2. Sept. 1, 1993 letter to Multnomah Planning Commission
3. June 29, 1995 letter to Dan Saltzman
4. November 30, 1995 statement to Metro Council
5. November 16, 1995 letter to Susan McLain, Metro Councilor
6. October 1995 letter to Metro Council
7. November 16, 1995 fax to Susan McLain, Metro Councilor
8. January 15, 1997 letter to Ed Washington

Statement to CRAG Board of Directors

Gentlemen of Board:

My name is Robert L. Zahler of 13937 N. W. Springville Road. I appear before you this evening to discuss the general area bounded by and adjacent to Skyline, Springville, Kaiser and Brooks Roads. I personally own 1 acre and also fully represent my Father, Fred Zahler, who owns 55 acres at 14111 N. W. Springville Road.

During the last 6 to 8 weeks, I have personally learned of and discussed with various County Planning and CRAG personnel the proposed comprehensive plan for the previous described area. I have also personally discussed the proposals with various land owners in the Springville area. The consensus of these people, most of whom are here tonight, strongly urge the Board to continue the special discussion designation for the area of M-12. We request this action on the basis that previous testimony and signed petitions in and of themselves, do not fully represent the feeling of the majority of landowners in the area.

Review of the petition indicates conflicts in understanding and are for the most part signed by small parcel owners 2 to 5 acres, and renters. We are not refuting or challenging their position, but only relating to the Board the misunderstanding still apparent amount the people who are most directly affected by this total plan.

2

September 1, 1993.

Multnomah Planning Commission
2115 S.E. Morrison Street
Portland, Oregon 97214

Dear Planning Commission:

I am writing this letter in response to the current Rural Planning Process now under way for the West Hill area.

As a long time property owner and resident at 13939 N. W. Springville Road I understand that the county is planning to create or classify the area as Wildlife Habitat or a Significant Scenic Resource area. This type of limitation is not reasonable if these types of zoning would inhibit in any way the rights of a land owner to use their land in a compatible and useful way similar with the immediate area that is surrounding the area where my property is located. I strongly believe that existing property owners children should be able to at least be allowed to build homes on a reasonably sized lot such as many others near by are occupying, i.e. 4 to 5 acre parcels.

As respects, the wild life on our property, I would list all of the existing as a nuisance and all rodents. The real wild life that use to frequent the area such as Pheasants, Quail, Grouse, Kill Deer, and Meadowlarks are basically gone. These ground nesting birds have been eliminating in large measure by the increase in Possum and Skunk population and along with the coyote increase that now even feeds off of the domestic cats.

I also believe that should more land been removed from domestic use and placed in reserves then some one has to be responsible for the control of noxious weeds that at the present are becoming impossible to control.

Because this area is next to Washington county were major development is now underway it is imperative that the Planning include how this area can be zoned so that it is not isolated from the benefits of services such as police, fire and safety and the social and culture relationships.

Sincerely,

Robert L. Zahler
292-3183

*Clayton
Salt
6-30-95*

3
June 29, 1995

Commissioner Dan Saltzman Dist. #1
1120 SW 5th
Portland, Oregon 97204

Dear Commissioner Saltzman:

This is to follow up on our telephone conversation this week regarding the 2040 Growth Concept planning and what the future holds for the area were my families property lies in relation to the Urban Growth Boundary, present and future.

I have attached copies of two letters that I have sent regarding my families concerns, for your information. I would like to discuss this planning process further with you regards the possibilities to change the zoning for my property which is EFU, or be included in the Urban Reserve Study area presently be considered.

I can be reached during week days at 464-6753.

Thank you for considering my concerns.

Sincerely,

Robert L. Zahler

4
November 30, 1995

Good evening, my name is Robert Zahler and I would like to outline some of the important information that has been presented over the past several months, that relates to the Urban Study Reserves in the West Multnomah County/Washington County line area on Springville Road and specially Site #72.

First, I will read the letter I sent to Susan McLain dated November 16, 1995, that was in response to the statement made to the effect that the only issue we had to overcome was the EFU Zoning designation.

Read the Letter:

As regards EFU areas, we expect you will apply the same standards to our EFU spaces as the area immediately west and adjoining our property that currently shows on the maps as Urban Study Reserve in Washington County.

In addition, I would add that I have not been able to make a profit or cover all my costs associated with my small farming operation every year.

Secondly, There seems to be considerable mis-information on the issue of Wildlife Habitat. The fact is, the area from Old Germantown Road up hill to the Skyline Blvd, that abuts Forest Park is heavily wooded and brushy and is and has been the real natural habitat for wildlife. Yet, this specific area is now cut up into small parcels with many new homes that were built during the past 7 or 8 years. Conversely, the plan is now to convert the open farm land we own on either side of Springville road at the county line into a Wildlife area. Is the sensible?...Do you believe wildlife will habitat open farm land. No, That is not realist and never will be. To further demonstrate and verify the activity in the area, I have attached to my hand out a copy of a post card I just received listing another building site on 5 acres on Germantown Road.

Lastly, If, we are expected to be retained as an EFU Zone with the Wildlife overlay, please give us your plan on how we can possibly afford to maintain the property ? It is your responsibility to give us some direction if you prevent us from effectively using the property.

In closing, I have lived in this and the Bethany areas my entire life, as did my Grandfathers on both sides, beginning in the late 1890s, one who owned the Blacksmith shop at 185th and West Union Road, and the other who owned the property where I now live. My Father and his two brothers were required to work

clearing the land and only went to grade school that was located on Old Germantown Road when it rained. Could it be that all this effort to make that land more useful be set aside and taken from the family now. It seem totally unfair. You should include this area in the Study Group.

Thank you for your time.

5

November 16, 1995

Susan McLain Metro Councilor
Metro Service District
600 NE Grand Ave.

Portland, Oregon 97232-3726

Dear Councilor;

In an effort to present the most accurate and appropriate data to support the petition presented with the letter dated October 19, 1995 by the Springville Road property owners of the EFU area that lays adjacent to the Washington County line, the following additional information is submitted for your consideration.

It is now our understanding that the main issue involving the inclusion of this area in the Urban Study Reserve revolves around the EFU designation for that area. In response to that specific issue the following points are submitted for your further consideration:

1. Attached is a letter from the Fishbach Nursery, who currently rent a large number of small parcels of farm land in and outside of the current Urban Boundary, in this area. They indicate, that farming in the traditional sense in this area is becoming increasingly difficult and not profitable because of the past development and especially now with the rapid and dense development proceeding now in the Bethany Kaiser Road area. It is their plan to relocate the farming operations in the future because farming is neither practical or compatible with the future planned use of the area. The Fishbach Nursery, in fact have recently purchased a farm near Roy, Oregon in anticipation if this relocation. In addition, the larger farms in this area that helped support the farming of small parcels are now completely gone, to housing developments.

2. In an Oregonian article dated October 31, 1995, it was reported that income from farming in Oregon has declined during the past year. This information further demonstrated that small parcel farming under separate ownership is no longer economically feasible, nor is it compatible because of traffic, environmental concerns from sprays, vandalism, and other social impacts that occur between farm and urban activities.

We as petitioners ask that the Planners and you as Councilor members individually objectively consider the data provided by the people who live and experience the day

to day changes that have and are occurring in this small portion of west Multnomah County, when you make your decision. This area should be allowed to participate in the 21 century.

Finally, should this area be relegated to its current EFU status, it would be an isolated island of EFU that would not serve any useful purpose.

Thank you for given this your additional attention and time in reviewing all the facts surrounding this request.

Sincerely,



Bob Zahler

13937 NW Springville Road
Portland, Oregon 97229
Tel: Day 464 6753

cc: Mike Burton Executive Officer, Metro Service District
Ed Washington, Metro Councilor
Dan Saltzman, Multnomah County Commissioner

FISHBACK NURSERY

14985 N.W. Springville Rd.

Portland, OR 97229

(503) 645-1276

November 10, 1995

To whom it may concern:

I am writing this letter to address some of the concerns of farming in the Bethany area. I have been raising nursery stock, hay grain and clover crops in this area for the last twenty years. There are three reasons why it is no longer profitable to farm this area. The parcels are small, home owners fear of spraying and increased traffic.

With the increase in development in the area, most of the large parcels have been taken out of production. Of the 350 acres I farm in the area, most parcels are 10 acres or less in size. These small parcels are not easily farmed, because nearly twenty percent of the perimeter of the field is lost with encroaching brush and noxious weeds. Since there are many adjacent parcels that are not farmed, the noxious weeds and brush add increased pressure to the farmed land. With the addition in weed pressures come the use of more chemicals to combat them. This increase in chemicals raises the fears of residents. Even though the chemicals are applied safely, residents are apprehensive when they see the sprayer in the fields.

Along with an increase in population comes additional traffic congestion. This has a dramatic impact on farm machinery because of it is larger and slower. In the last two years I have personally experienced numerous near misses with automobiles. Gone are the days when automobiles kept a courteous eye out for farm machinery. I have also experienced numerous incidents of vandalism with vehicles driving through fields and destroying crops.

In my opinion, farming in the Bethany area is no longer profitable nor practical.

Sincerely,



Keith Fishback

6
October 19, 1995

Metro Service District
Metro Planning Department
600 NE Grand Ave.
Portland, Oregon 97232-3726

Multnomah County
2115 SE Morrison
Planning /Zoning
Portland, Oregon 97214

Ref; 2040 Growth Concept /Urban Study Reserve Plan

Dear Planners;

The following information is being provided by the attached petition and map, to both the Multnomah Planning Commission and the Metro Council in order for both to reconsider the change that occurred which removed this area from being included as Urban Reserve Study Area. The petitioners strongly urge that the area which lies on the eastern side of the UB and on the north and south side of Springville Road adjacent to the county line and inside the Multnomah County line as highlighted with the attached map be added to the portion of the area that lays north of Springville Road and west of the Washington /Multnomah County line.

The following outlines some of the reasons for including the above mentioned area outlined in the attached petition within the proposed Urban Boundary Study Reserve Map.

1. The West Hills Reconciliation Report dated May 23, 1994 which was the basis for the wildlife and scenic overlay only covered Multnomah County, and did not include the Washington County area. Why was only the portion of the area that lies in Multnomah County side the important area that was considered important? It would seem that the Metro Council should take exception to this position, if they are providing overall planning for the tri-county area. The report covers a very limited portion of the creek (Abbey Creek) area involved and does not address the larger down stream area that would be impacted west of this area with any boundary extension.

2. The area involved in the proposal provides the following advantages to be included in the Urban Study Reserve areas:

A. This area would not cause Urban sprawl impact by extending the current boundary, but instead would use area's within the peripheral boundaries. There has

never been a satisfactory explanation why the area that parallels the western side of the mountain has been carved out and left as a small peculiar open space.

B. Is adjacent to the Bethany Growth area that includes approx. 4000 new homes, retail and commercial areas.

C. The area consists of (8) homes with approximately 300 acres of open space. and all property owners agree with this concept and have also signed the petition.

D. The area is traversed by Springville Road, that is designated as a major East West arterial, and is currently being used by current development in Washington county from new homes, apartments and the students who attend Rock Creek Community College that is located approx. 1 1/2 miles west from this area on Springville Road.

E. The area currently possesses a 10,000,000 gallon water facilities with a second one planned that is operated by the Tualatin Valley Water District, a proposed PGE Sub station and several Natural Gas lines.

F. The Bethany development provides water and sewage at the western edge of the proposed area.

G. The property is approximately 400 feet elevation above the valley floor and offers idea natural sewer and storm water run off through nature existing ravens that flow west into the 185th and West Union road area that connects with Rock Creek Stream.

H. All of the current property owners fully support the proposal that the area be reinstated in the Urban Growth Study plan.

I. The area although currently zoned EFU , has carried this designation simply because of the use of the area at the time of the Green Belt law and the adoption of the LCDL Law. The current and past ownership was and continues to be of a Hobby Farm nature that was necessary in order to properly care for and maintain the land in some form of useable state. Each owner did and has and continues to be forced to work out in order to maintain a living, because the farming operation does and cannot sustain a living family income. This concept has been occurring in some ownership that has spanned over 100 years.

It also should be noted that the soil in this area is of a lower quality and is not highly productive for general farming. In addition, the farming in this area by full time people that could use these small isolated parcels are rapidly diminishing do to the development in the Washington County area where the large farms were located. Currently, the majority of land owners in this area are of retirement age and as a result would not be able to continue this type of small farm operations economically.

J. The area was included in the Urban Growth Reserve Study on the 1994 Fall map but was replaced with the Bonny Slope area. This area consists of a number of small parcels each supporting a home. There is actually no large open spaces that could be used for housing developments therefore not providing any opportunity to build more homes. This also is in contradiction to the concept that is outlined in the goals that expansion should occur in open space area. This practice has proven to be the lowest cost basis for development.

K. Recently, an article in the Oregonian (a copy attached) shows the cost of extending expansion on the eastern area of the Urban Boundary as compared to the Western area is about double the cost thereby again increasing the cost of government services and as well increase development and ultimately higher costs to future homeowners.

This area, if placed in the UB would not effect in any way the issues raised by the Old Germantown Road people. The current Fed. State. and County Environmental Law are more than adequate to properly protect this alleged sensitive area. It is important to remember that a considerable number of new homes were built on small parcels adjacent to the stream and within the water shed area during the past 10 years by the very people who are now resisting this request with apparently no adverse effects on the area. The fact that they did build homes in this area and apparently has not resulted in any problems for wildlife, the stream flows, sedimentary problems or any other environmental concerns is further proof that this petition is well founded and that the area should be included in the Urban Study Reserve and the Bonny Slope area be removed because it doesn't offer sufficient development land except at a very high cost with many individual existing homeowner problems.

Sincerely,

Robert H. Zahler
13937 NW Springville Rd.
Portland, Oregon 97229
464-6753

John Burton
14419 N.W. Springville Rd
Portland, OR 97229
292-5729

cc: Mike Burton Executive Officer, Metro Service District
Susan McLain Metro Councilor
600 NE Grand Ave
Portland, Oregon 97232-2736

Dan Saltzman Multnomah County Commissioner
1120 SW 5th
Portland, Oregon 97204

PETITION

Aug. 24, 1995

TO: METRO Council
Multnomah County Planning/Zoning

The undersigned requests that the area bounded on the west by Washington County Line and the Urban Boundary on the south that encompasses tax lots 1100, 30, 7, 6, 5, 14, 67, 4, 3, 72, 26, 2, 27, 21, and 69 be included in the Urban Study Reserve area, which involves approximately 290 acres of open land. (See attached map with proposed area highlighted.) This area was shown on the 2040 Plan dated Fall 1994, but was removed on a subsequent map dated Spring/Summer 1995. We believe this is in keeping with the goals of the Metro Urban Boundary that are: compatible transportation, water, sewer access and adequate storm drainage. The area outlined lays adjacent to and east of the existing Urban Boundary where presently, major residential development is currently under way.

Name:

Address:

1. Robert Zahler 13937 NW Springville Rd Portland Or 97229
2. Harold A Zahler " " " "
3. Mark J. Davis 14120 NW SPAINVILLE RD, CITY 97229
4. Janet Dexter Jenkins " " " "
5. John F. Burnham 14419 NW Springville Rd. Portland, OR 97229
6. Jayet A. Burnham " " " "
7. Loren Burnham 14417 NW SPRINGVILLE ROAD
8. Leona L. Burnham " " " "
9. Evelyn Hahn 14421 N.W. Springville Rd Portland, OR 97229
10. John Hahn " " " "
- Ray D. Marty 14415 N.W. Springville Rd. Portland, Or. 97229
- Dorothy C. Marty 14415 N.W. Springville Rd Portland OR 97229
- Wladimir Christensen 33940 Mount Hood Rd, Cornelius OR 97113
- Just Christensen " " " "

NAME

ADDRESS

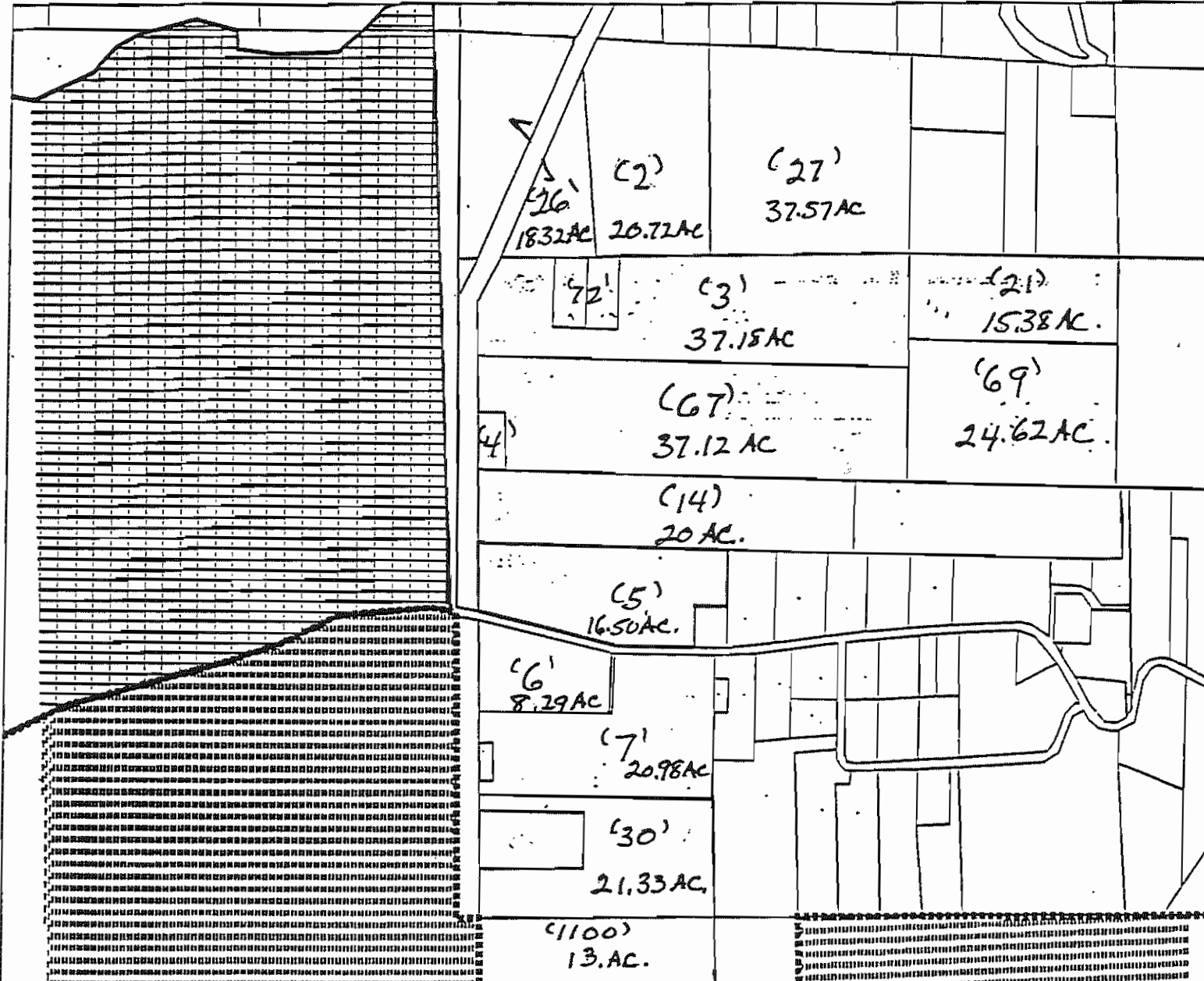
Robert H Bunham P.O. Box 2047 LAKE OSWEGO, ORE 97035

Wesley R. Bunham P.O. Box 2047 Lake Oswego, OR 97035

R961160050

14111 NW SPRINGVILLE RD

Urban Reserve
Urban Growth Boundary



600 NE Grand Ave
Portland, OR 97232-2736
(503) 797-1742



METRO

FAX # (503) 275-2770

TO: SUSAN McLAIN
Metro COUNCILOR

DATE: 11-16-95

TIME: _____

FAX #: 797-1793

FROM: BOB ZAHLER

TEL: 464-6753

NUMBER OF PAGES INCLUDING THIS ONE: 4

ADDITIONAL INFORMATION

*Copy
Sent*

October 24, 1994

Metro Service District
Metro Planning Department
600 NE Grand Ave.
Portland, Oregon 97232 - 3726

Multnomah County
Planning/Zoning
2115 SE Morrison
Portland, Oregon 97214

Ref: 2040 GROWTH CONCEPT

Dear Planners:

As a long time property owner in west Multnomah County I am writing to request, that the area my property is located in which is currently zoned EFU, be including in the proposed Urban Study Reserve. If my area is presently included in the Study Reserve area, I urge that it remain as proposed in the 2040 Growth Concept map.

My property lies on the north side of Springville Road and abuts the Washington County line. We are located between the Portland City limits and the Urban Growth Boundary in Washington County where development is rapidly occurring. The burden to maintain the EFU in this area is increasing. The property has been in my family for over 100 years and at no time was the farm able to support a family, even when my grandfather lived there by himself. He had to regularly find some outside work to sustain his living. Although I am not recommending that the area be included in the Urban Boundary I am strongly recommending that some form of mixed use or small lot sizes (5 or 10 acres) be allowed much like you see in the other adjoining counties, i.e. Happy Valley area and south along I-5 in the Sherwood, Tigard and West Linn areas. The main reason we were given in years past for not allowing some home construction, was the lack of roads. Yet we see all of the Washington county development use the existing roads for access to Portland to the point where it prevent safe use of them for farming activities, and general access by the local residence to the outside world.

I would also like to stress that property rights are still an important element in a free society, and at this point in the current Oregon laws it seems that that right has been completely ignored. As a veteran and native Oregonian I feel that cooperation and moderation of the changes is the proper course of action rather than minority single interests that drastically changes property and ownership rights. Just because a

number of people in given area have acquired their 3 or 4 acre spot in the country shouldn't prevent someone with 20 or 30 acres to do that same thing.

I have tried to attend as many meeting on land use planning as possible, and each time I felt that the decisions were already made, and that the meeting were only held to only allowed individual property owner to express their feeling, but never was there any support or changes or compromises made to their requests.

I have attached a map of the Metro area, that outlines the small jagged area that cuts into the total circumference of the Urban Boundary that further suggests a form of "political gerrymandering of lines" in order to appease special interest groups.

I also circled the area where my property is in relation to the Portland City limits, the Urban Boundary and Washington County.

Also of note is the placement of a 10,000,000 gallon water tank directly across Springville Road from my property. Here again, no one in the neighborhood is allowed access to the water. I would think that public in general should benefit or a least be offered an opportunity to use public works services.

I hope this information will help in allowing consideration to my request.

I can be reached at my work, telephone 464-6753 or my home 292-3183.

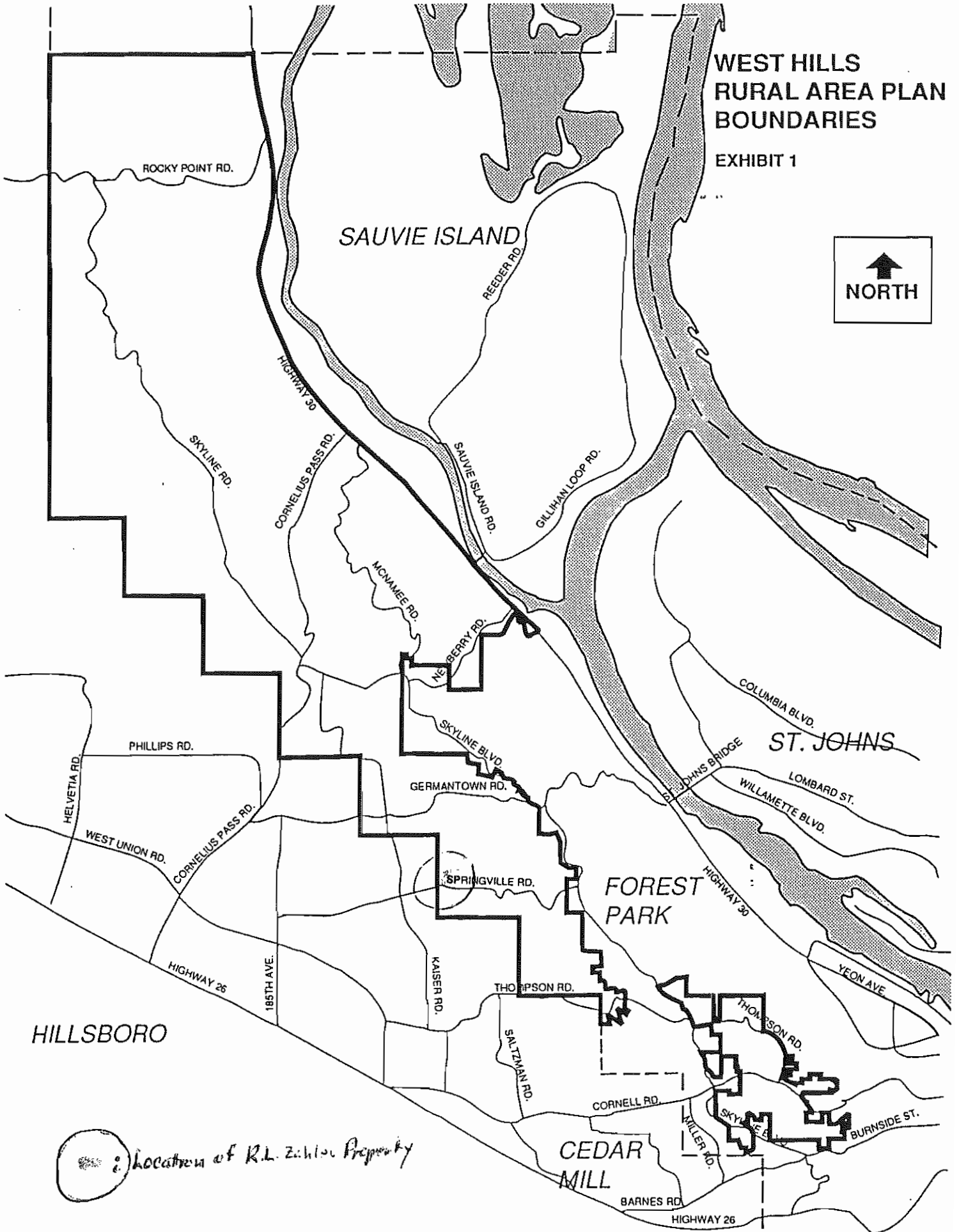
Sincerely,



Robert L. Zahler
13937 NW Springville Road
Portland, Oregon 97229

WEST HILLS RURAL AREA PLAN BOUNDARIES

EXHIBIT 1



Location of R.L. Zehner Property



LEGEND

- | | | | |
|--|------------------------------|--|-------------------------------|
| | Central City | | Planned & Existing Light Rail |
| | Regional Centers | | Proposed Light Rail Alignment |
| | Town Centers | | Potential HCT Lines |
| | Commercial Nodes | | Light Rail Station Area |
| | Inner Neighborhoods | | Exclusive Faras Use |
| | Outer Neighborhoods | | Urban Reserve Study Area |
| | Mixed-Use Employment Centers | | Rural Reserves |
| | Industrial Areas | | Open Space |
| | Corridors | | Urban Growth Boundary |
| | Main Streets | | Neighboring Cities |
| | Green Corridors | | Public Parks |

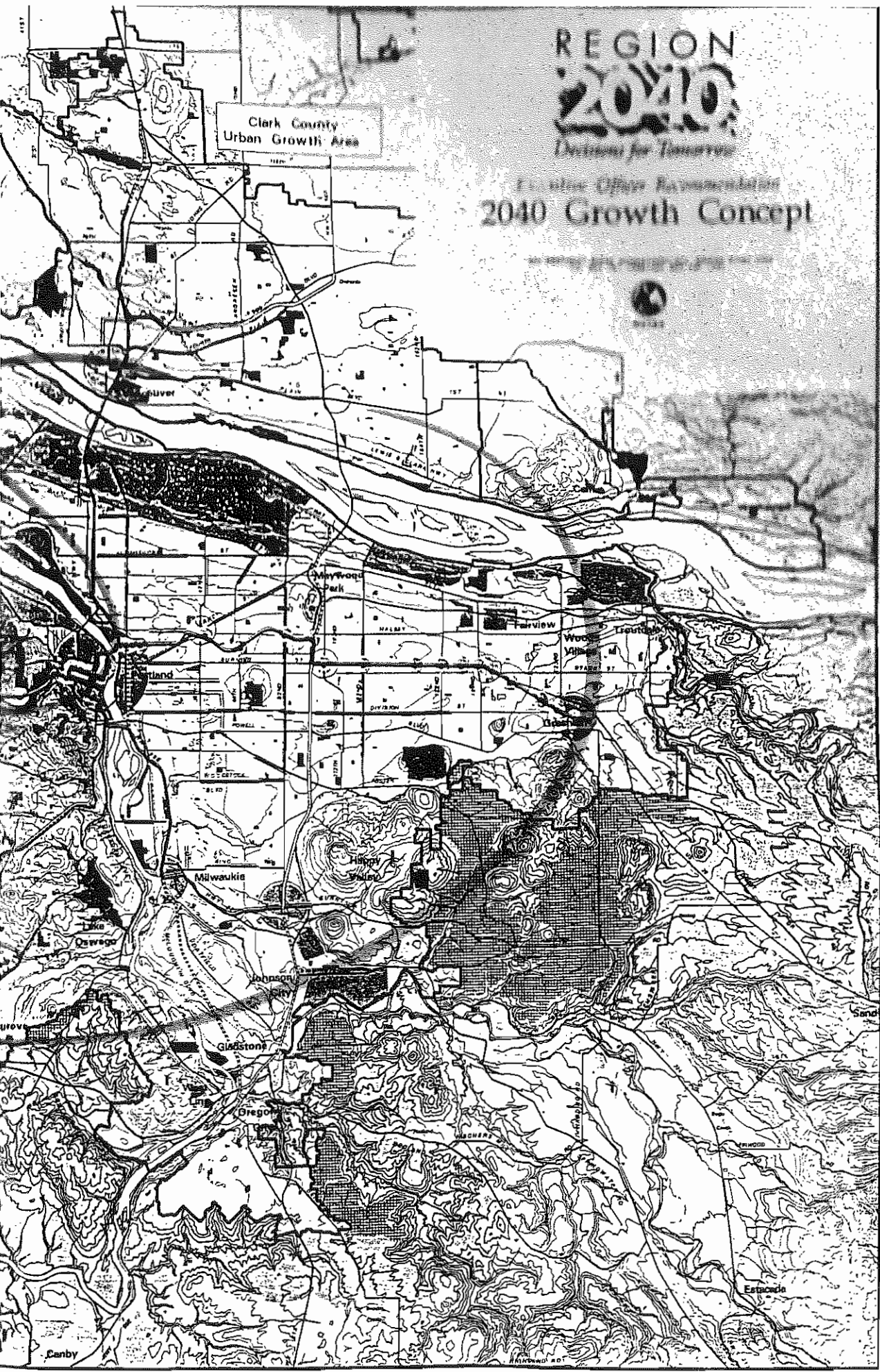


REGION 2010

Decisions for Tomorrow

Executive Office Recommendation 2040 Growth Concept

PLANNING AND DEVELOPMENT DEPARTMENT



January 15, 1997

Mr. Ed Washington Councilor Dist #5
600 NE Grand
Portland, OR 97232-2736

Dear Mr. Washington;

It is my understanding that on February 13, 1997 the council will voting on the final plan for the Urban Reserve Study areas that will be the basis for any Boundary Expansion for the considerable future.

I am therefore compelled to resubmit my request that my land be added to the Urban Reserve Study. I strongly feel that during the long process to select the areas of Study individuals such as my self were casually overlooked because there was no support or interest concerning why it was appropriate that land such as I own should be included in the Study Reserve.

I have outlined on the attached map where my property lies in connection with the current areas you have identified as those to be selected as Urban Reserve. I had submitted during the public testimony period my property along with that area now is included in the Urban Reserve as outlined on Map # 66. Map #65 area is also included for the URS area. I have attached a map showing my property which is directly across Springville from Map #66 and lies adjacent to Map # 65 on the east and does meet along with the property on Maps # 65 and 66 the important criteria for land to be considered in the URS.

As I had earnestly attempted to show in my past information to the council , although it is zoned EFU, the property has never provided income to support a livelihood. My Grandfather purchased this property in the 1890s, and it has been used by the family ever since as the place to live. We only farm the small cleared land to maintain the environment.

To leave this property out of the URS would place a great financial hardship on me and my family. It was our long range family plan to use this property for my children to live on and also for my retirement. We as a family have earned this right over the past 100 years of ownership. I was taught that property rights was and is still an important element in American life. Help us preserve that right.

Sincerely,

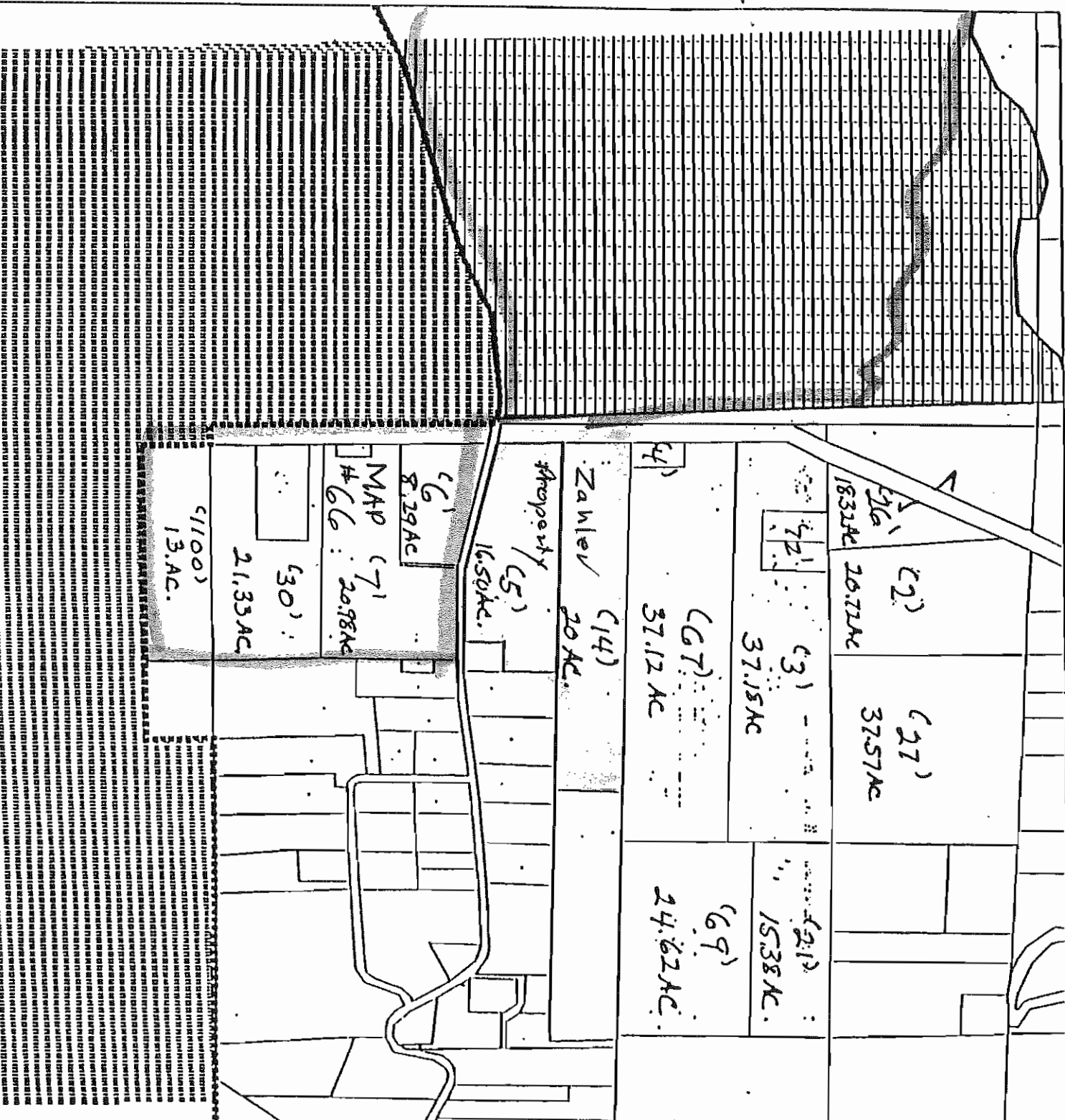
Robert L. Zahler
13937 NW Springville Rd.
Portland, OR 97229
Tel: 464-6753

R961160050

1411 NW SPRINGVILLE RD

Urban Reserve
Urban Growth Boundary

600 NE Grand Ave
Portland, OR 97232-4736
(503) 797-1742



MAP #65

My name is Sandy Baker (maiden name is Barker). Barker children (5 of us) own 62 acres located on Kaiser and Germantown road. It's been in the family for 105 years. Please see attachments

- I disagree with the low ranking we received from the CAC and Multnomah staff for suitability as urban reserve.
- Our lower 24 acres abuts the North Bethany expansion and has direct access to infrastructure.
- The lower 24 has a 3 to 12% slope, the upper 37 has an average of 10 to 20% slope. A much easier area to develop than the Forest heights neighborhood and our slope % is well within the suitability factor for urban
- Proximity: Above us is Portland city limits, below we abut the UGB, directly to the east is rural residential and Beaverton aspirations to the west. We will be surrounded by development. How can this area be a buffer for AG land and significant wildlife?
- We do not have water rights to participate in the CSA program. I can apply for a permit all I want, but it is not probable.
- Most recently Metro has removed a creek on the lower property which no longer exists and on the upper, a consideration for a lesser regulation on a seasonal creek from 100 ft buffer s down to a 50 ft buffer on each side. These 2 changes will significantly change the sec-s overlays. This will take months for mapping changes, it is important for me to identify this because it allows for a higher urban suitability ranking.
- Other than my Grandmas house which is a rental, there are no power lines or structures, so our 62 acres is wide open for future development and park space.
- A school will be built directly above us on the hill adjacent to our lower 24 acres. This unique property with 2 small creeks would be ideal for public park access for school children and future residents living on small lots. Walking and connectivity should be a higher ranking for urban reserve.
- Our property is not a visual concern because it sits at the lower basin of the Tualatin mountains.
- Transportation: regardless of the reserve designation; Germantown, Kaiser and Springville will be significantly impacted by the future North Bethany Expansion. These roads will greatly need improvements.
- Lastly this area has not been represented by anyone. FPNA (forest park neighborhood association) slated by Multnomah county, did not get the word out to property owners of larger parcels. I have a map of owners wanting urban reserve. With only 10 letters and a few phone calls there are currently 1,047 (647 + 400 East Bethany) acres in this area I call "the finger" wanting urban reserve. Many still do not know or understand the significance. We need to be urban and not locked out for 40 to 50 years! This is very important to more people than just FPNA advocates.

Multnomah county commissioners: Thank you for your time and consideration.

Sandy Baker
503-690-2031



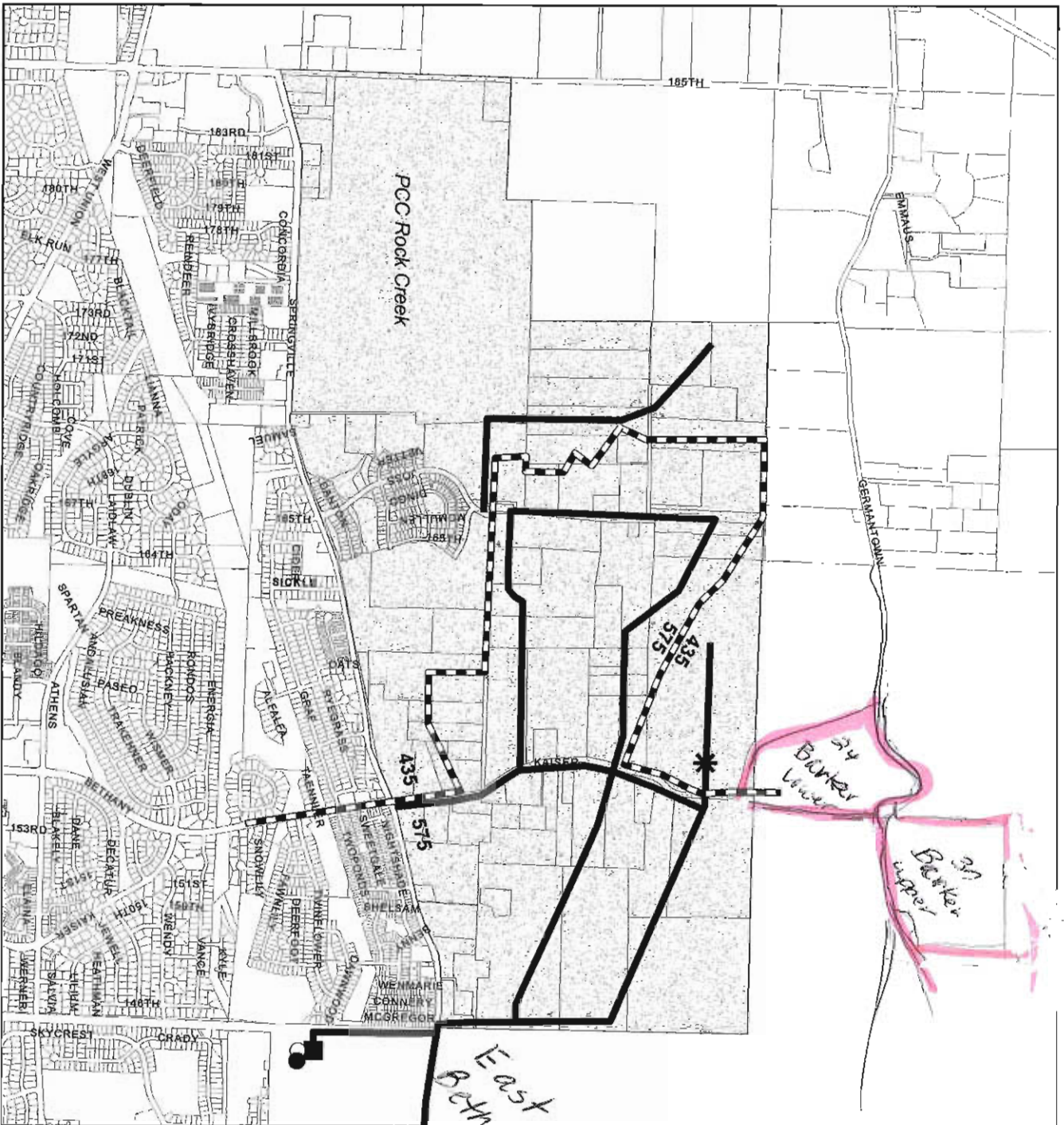
Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserves Areas
Area 6 - NW Hills South

0 0.5 1 Miles

Draft (Rev. 08/03/09)

- | | | | |
|--|----------------------|---|---------------------|
|  | Streams/Water Bodies |  | Study Area Boundary |
|  | UGB 3-mi Buffer |  | Tax Lots |
|  | Urban Candidate Area |  | 50 ft Contours |
|  | Rural Candidate Area |  | Public Lands |

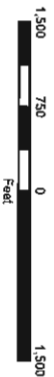




Proposed Addition to
Ordinance No. 712
Exhibit XX
July 29, 2009
Page 4 of 7

Create the 'Map C - Water' for
Policy 15 of the Comprehensive
Framework Plan for the Urban Area.

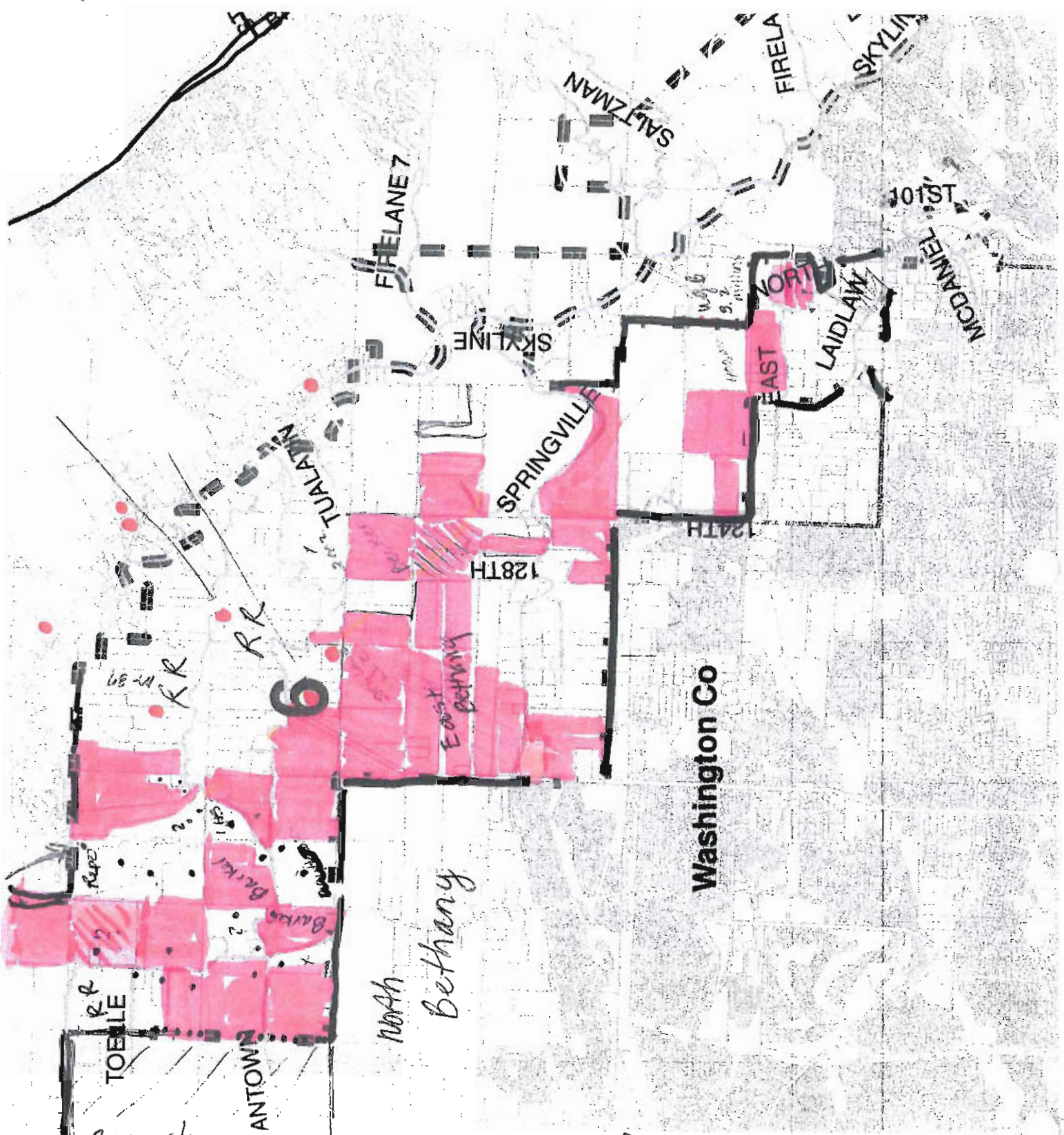
- Proposed Pump Station
- Existing Reservoir
- Future Reservoir
- * Pressure Reducing Station
- Service Level Boundary
- Proposed Transmission Main
- North Bethany Subarea



Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

red
acts:
RR
RR
RR

10 55
11 30
12 00



Beaver Ln
aspirations

North
Bethany

Wanting
urban

647
400 East B

1047 plus
incomplete
survey

To: Multnomah County Planning Commissioners
From: Springville Area Neighbors (list below)
Subject: Request for Rural Reserves Designation

Dear Multnomah Planning Commission,

The undersigned neighbors from N.W. Springville Rd, N.W. Springville Lane, and N.W. Cherrio Lane favor a rural reserve designation for the South West Hills area. We are asking you to stick to the criteria established for developing great communities and designate this area as a rural, not urban reserve for the specific reasons cited in the Forest Park Neighbors Association letters (attached reference August 12, 2008 FPNA letter).

We concur with their arguments for designating this as a rural reserve which include:

- Valuable wildlife and riparian resources that need protection. This area provides important buffer and habitat for wildlife such as elk and bobcat (not found in urban neighborhoods.)
- Family farms (trees, vegetables, fruit and livestock) and garden plots which promote local sustainability and buffer Forest Park from the high-density development in Bethany.
- Rural roads not served by any public transportation, which besides being expensive to upgrade offer no viable outlets to reach downtown jobs and retail opportunities (Cornell and Skyline are already over capacity.)
- Recreational opportunities such as bicycling, horseback riding, hiking, and bird watching.
- High costs related to development of a small pocket of land disconnected from Portland UGBs. (For example, systems development fees in North Bethany have fallen far short of funding required to build needed schools, parks, roads, services west of Area 7 even though it is immediately adjacent to current development).

We appreciate the time and effort being spent gathering public inputs into the urban and rural reserves areas and hope that you will not be swayed by the lobbying efforts of a few landowners and their representatives who believe they will reap large financial gains as a result of potential development. Please recognize our request that you designate the area of the South West Hills all the way south to the Washington County line as a rural reserve.

Therese Nelson
13512 NW Springville Lane

Portland OR 97229 162

Melvin M. Nelson
13512 NW Springville Ln
Portland, OR 97229

Thomas W. Hamann
13340 NW Springville Ln
Portland OR 97229

Marcia L. Hamann
13340 NW Springville Ln
Portland, OR 97229

Arnon Malinowski
13450 NW Springville Ln
Portland, OR 97229

Dianna Cave
13145 NW Springville Rd
Portland, OR 97229

Michael Cain (503) 242-3653
13145 NW Springville Road
Portland, OR 97229

David Blumner
13147 NW Chehalis Ave
Portland, OR 97229

Richard M Linowski
13130 NW Springville Rd
Portland OR 97229
Number a number 5112109

Raeann M. Luhn
11848 SW Windmill Dr
Beaverton OR 97008

Rose Marie Luhn
13341 NW Springville Ln
Portland, OR 97009

Mary Ellen Jelford
13508 NW Springville Rd.
Portland, OR 97229

John M. Tebo
13508 NW SPRINGVILLE ROAD
PORTLAND OR 97229

Helen S. Phipps

NW Springville Rd
P. 112. # OR 97229

Cheryl S. Phipps
13011 NW Springville
Port. Or. 97229

46 2422 St Louis
13751 91 W. Springwell
Portland, Oregon

Susan Ann Field
310 N Springwell Rd
Portland, OR 97224
Susan@Sofa.com

Gregory P. Malinowski
13450 N.W. Springville L
Portland OR 97229

Milly Black
3640 NW Springville Lane
Portland OR 97229

Armenia Kaban
13411 NW Springville Ln
Portland, OR 97229

Walter R. Jones
13640 NW Springville Ln
Portland, OR 97229

COURTNEY CLINGAN
13147 NW CHEERIO LN.
PORTLAND OR 97229

KIRK ANDREWS
13410 NW Springville Rd.
Portland, OR 97229

SHAURI BUNCH
12931 NW SPRINGVILLE RD.
PORTLAND, OR 97229
Shauri Bunch

Stanley E Bunch
12931 NW SPRINGVILLE RD
PORTLAND OR 97229

Stanley E Bunch

Stanley Bissadore
13560 NW SPRINGVILLE RD.
PORTLAND, OR 97229

Stanley Bissadore

Stanley Bissadore
13560 NW Springville Rd
Portland, Oregon 97229

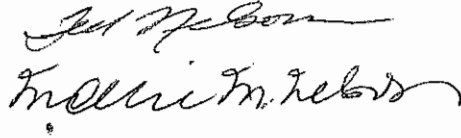
William C Miller
12535 NW Springville Rd.
Portland Oregon 97229

Joann L Miller
12535 NW Springville Rd.
Portland OR 97229
joannjordanmiller@comcast.net

8-10-09

TO: Multnomah County Planning Commission

FROM: Ted and Mollie Nelson
13512 NW Springville Lane
Portland, OR 97229-1625
(503) 297-1534



SUBJECT: Written statement regarding Urban and Rural Reserves

For 13 years we have lived in our home on five acres which is located in study Area 7 and is further defined as "Lower Springville Road" area.

We would like to encourage the commission to keep Area 7 completely in tact when considering its suitability for rural/urban reserve as opposed to separating out a small area and designating it differently than its immediate neighboring properties. There are no apparent advantages to a small "pocket" of Multnomah County being designated for development, rather it would be burdensome for the county to create appropriate services to an isolated pocket of urbanization right up against a rural reserve. Currently the county line is the break between the urban and rural settings and serves the purpose just fine. We feel that the whole of Area 7 serves as the appropriate and necessary buffer between the existing forested, protected natural areas of Forest Park and the existing urban setting of Washington County. There have been studies indicating that the elk herds (and other large animals) require some open and flat areas dispersed within the forested hills to survive and thrive. We believe Area 7, if left fully in tact, has the existing landscape features to protect the wildlife habitat, natural and recreational resources, additionally it supports the preservation of farm and forest land near our cities and best serves the citizens of the city and Multnomah county as a rural reserve. It is a valued regional gem that requires protection. The area is well suited to rural designation and is inappropriate for urban development in that the necessary infrastructure would be difficult and expensive and would demolish our natural resources.

We urge you to keep Area 7 fully in tact when assigning designations and strongly support a rural reserve designation to protect our natural resources for generations to come.

BEFORE THE MULTNOMAH COUNTY PLANNING COMMISSIONERS

August 10, 2009

My name is Thomas J. VanderZanden and I am a resident of Washington County and am actively involved in W.J. VanderZanden Farms, Inc. I also have nearly 40 years of experience in planning and development in the Portland Metropolitan area. For the last four years I have been representing the East Bethany Land Owners Collaboration. This is a group of seven property owners in East Bethany controlling about 400 acres of land. This group organized itself for the purpose of collectively working toward responsible land use planning in their area.

Over the last several months we have been following the proceedings of the Multnomah County CAC. At this point we think it is fair to conclude the designation of Urban Reserve areas in Multnomah County could be accurately described as parsimonious. Given that the process thus far has not been driven by a specific amount of Urban Reserve that any one County should provide it is understandable why the CAC has decided to protect what we have rather than prepare for what is coming. Your neighbor to the west, Washington County, appears to be taking a very different approach. At this point in their process they are actively considering approximately 47,000 acres of "foundation" agricultural land for Urban Reserve designation.

My request to the Planning Commission is to now consider that at your level, and the Board of Commissioners' level, the broader task of preparing for another million people must be accomplished. I do think that the CAC was mindful of making more land available for Urban Reserves when they concluded (in Area 7 as an example) "If the County must designate urban reserve on the Westside, the lower Springville Rd. area is the highest suitability".

It is generally accepted that many of the region's future jobs will be in central Washington County. It is also factual to say that Washington County's current UGB is almost completely surrounded by "foundation" agricultural land. The 800 acre North Bethany 2002 UGB addition is proceeding through the comprehensive planning process and is scheduled to be complete in October of this year. The adoption of this plan will provide the last step needed for North Bethany to urbanize. Development of North Bethany, along with existing development to the south, will provide the needed infrastructure connections for the area north and east into Multnomah County. Additionally, the existing Bethany Town Center, along with North Bethany, provides commercial areas, trail connections, schools, and community services for the adjacent area in Multnomah County. Also, the close proximity to the Rock Creek PCC campus provides excellent educational services for potential new residents of the East Bethany area.

The Springville Rd. area in Multnomah County, as recognized by the CAC, provides a suitable location for Multnomah County to provide for growth and achieve broader regional values of designing "great communities" and protecting foundation agricultural

land. Every acre of land in Area 7 included in the Urban Reserve will be offset by saving “foundation” land in Washington County.

Should the Planning Commission decide to designate some of Area 6 and 7 as Urban Reserve the area included should be determined by a more complete analysis of what area could be reasonably served with urban services. The rather limited area identified by the CAC as potentially suitable for Urban Reserve is substantially smaller than the area that can be efficiently served by urban services. The East Bethany Owners Collaborative is in complete agreement that the steep sloped area should be designated in such a manner that the many environmental qualities be protected...we also think this steep area can best be protected via an Urban Reserve designation. Regardless of how the hillsides are eventually treated it is essential that the area near Springville Rd., be considered as a logical and suitable location to provide for our growing metropolitan area. The City Of Beaverton has shown interest in the future of this area. Given the opportunity, a joint effort of Metro, the City of Beaverton, and Multnomah County staff could determine a suitable boundary for designating Urban Reserves in this area.

Sincerely,
Thomas J. VanderZanden

The Ir-Van Consulting Group, LLC
15903 NW Logie Trail Rd.
Hillsboro, Oregon 97124

Multnomah County --- By The Numbers

Resident Population (July 1, 2008)	714,567
Total Non-Farm Employment --- Public and Private Sectors (June 2009)	434,900
Percentage of Resident Work Force Who Are Currently Unemployed	11.7% (June 2009) 12.2% (Statewide)
Adjusted Gross Income (2007 tax returns)	\$19.125 billion (19.4% of statewide totals) (40.4% of tri-county totals)
State Income Taxes Paid (2007 tax returns)	\$1.1 billion (20.0% of statewide totals) (39.7% of tri-county totals)
Median Household Income in 2007	\$46,811 \$ 50,007 (U.S. Average)
Average Age of County Residents	36.9 years (36.4 years — U.S. Average)
Education Levels: (High School Diploma or GED among residents age 25 or older)	87.9% (84.0% — U.S. Average)
(Bachelor's degree or higher-- among residents age 25 or older)	35.1% (27.0 % — U.S. Average)

Note: The figures reported above in blue-colored font represent all-time record highs

Sources: U.S. Census Bureau
Portland State Center for Urban Studies
WorkSource Oregon
Oregon Dept. of Revenue

Updated: July 24, 2009

Washington County --- By The Numbers

Resident Population (July 1, 2008)	529,216
Total Non-Farm Employment --- Public and Private Sectors (June 2009)	234,500
Percentage of Resident Work Force Who Are Currently Unemployed	10.4% (June 2009) 12.2% (Statewide)
Adjusted Gross Income (2007 tax returns)	\$16.2 billion (16.4% of statewide totals) (34.3% of tri-county totals)
State Income Taxes Paid (2007 tax returns)	\$999.4 million (17.8% of statewide totals) (35.4% of tri-county totals)
Median Household Income in 2007	\$60,254 \$ 50,007 (U.S. Average)
Average Age of County Residents	35.0 years (36.4 years — U.S. Average)
Education Levels: (High School Diploma or GED among residents age 25 or older)	90.1% (84.0% — U.S. Average)
(Bachelor's degree or higher-- among residents age 25 or older)	37.4% (27.0 % — U.S. Average)

Note: The figures reported above in blue-colored font represent all-time record highs

Sources: U.S. Census Bureau
Portland State Center for Urban Studies
WorkSource Oregon
Oregon Dept. of Revenue

Updated: July 24, 2009

WEST FOREST PARK CONCEPT PLANNING AREA

TABLE OF CONTENTS

- Statistics, Objectives, Policies and Tools Summary
- Current West Forest Park Concept Plan
- Current North Bethany Concept Plan
- Water and Sewer Service Provision Map
- Transportation Corridors Map
- Saltzman Road Extension Study Area Map and Summary (Washington County)
- Lancaster Engineering Transportation Assessment for East Bethany (West Forest Park)
- Exception Lands Identification Map
- Oregon Department of Agriculture Conflicted Lands Map

WEST FOREST PARK CONCEPT PLANNING AREA

STATISTICS (APPROXIMATE)

• Total acreage of West Forest Park concept planning area –	1,634 acres
• Area 93 acreage within West Forest Park concept planning area –	158 acres
• Title 11 qualifying development acreage “Flatlands” –	486 acres
• Today’s estimated park SDC fees generated by West Forest Park –	\$43,000,000.00
• Title 11 exception acreage “Natural Areas” –	<u>990 acres</u>
➤ Natural Area public domain acreage –	800 acres
➤ Protected development rights within Natural Area –	190 acres

OBJECTIVES (NATURAL AREAS)

- Garner a significant addition to the public domain; West Forest Park could protect up to 990 acres as public open space through an urban concept planning process.
- Enhance and protect critical riparian areas and upland habitat.
- Provide a safe environment for deer, elk and other animals.
- Create passive recreation and nature education opportunities.
- Eliminate clear cutting, which is allowed under existing limited rural tree protection.
- Cluster housing in Title 11 exception areas to protect property rights while adding large preservation tracts to the public domain.
- Apply urban design standards (such as tree preservation / lighting regulations) aimed towards maximizing natural aesthetics and protection of Natural Area views for Greater Bethany and beyond.

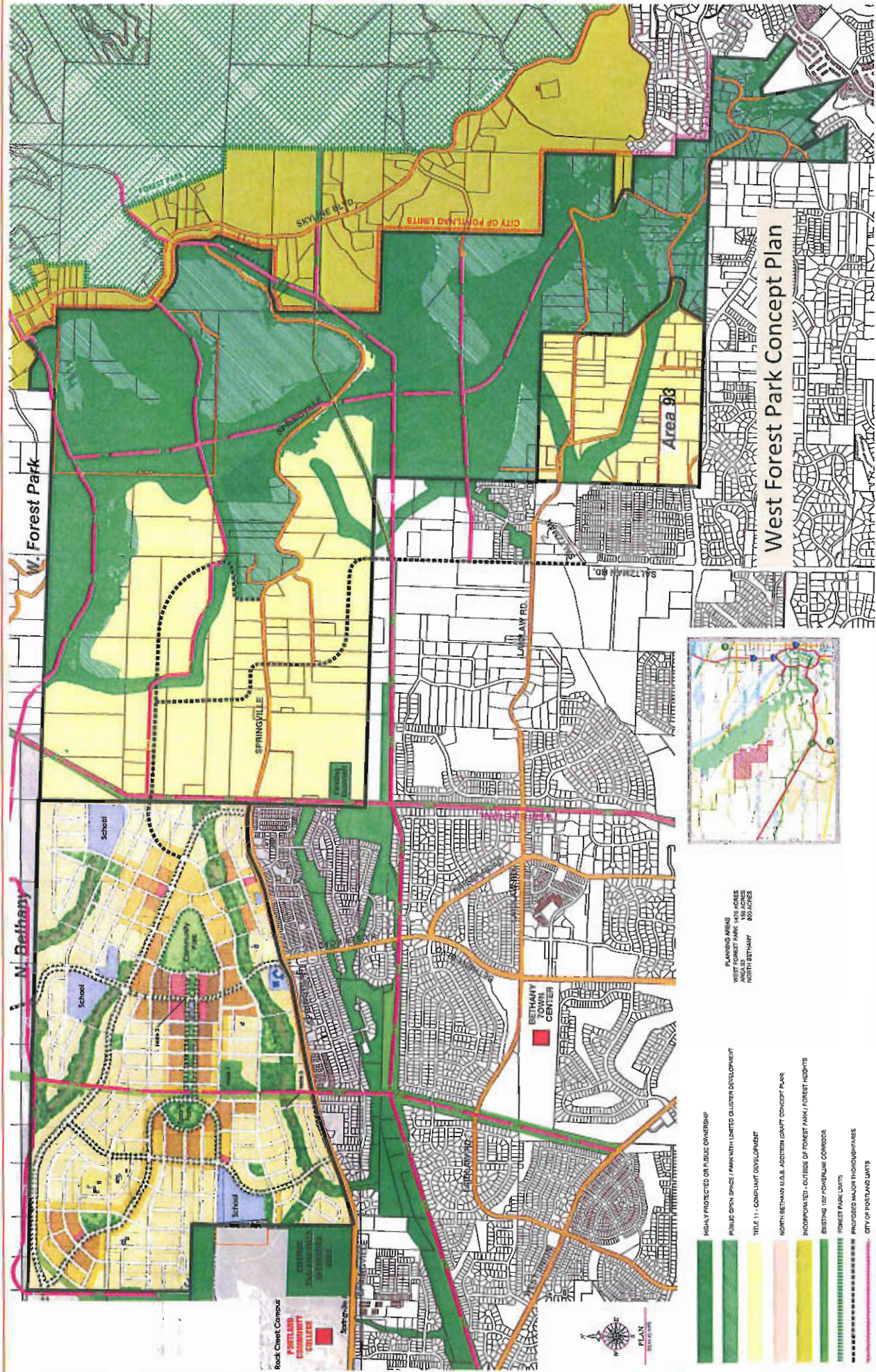
OBJECTIVES (FLATLANDS)

- Add significant urban development capacity.
- Efficiently utilize readily available infrastructure, limiting the need for public investment.
- Expand on local trail system portals in order to enhance west side access points to Forest Park.*
- Focus on the provision of pedestrian and bicycle connectivity to existing centers.*
- Expand existing/planned transportation facilities and focus on enhanced north/south connectivity through the logical extension of Saltzman Road.
- Place urban development on land identified by Oregon Dept. of Agriculture as conflicted for farming.

URBANIZATION POLICIES AND TOOLS FOR PUBLIC DOMAIN ACQUISITIONS

- Added riparian setbacks ensured through concept planning and entitlement processes.
- No development on slopes greater than 25%.
- Upland habitat protections via clustering and open space acquisitions/dedications.
- Title 11 exception areas subject to density and design modifications.
- Cluster development will result in large residual areas dedicated to the public.
- Acquisitions largely driven by West Forest Park SDC fees (for parks) in excess of \$43,000,000.00, additional resources include Metro open space bond funds, tax credits for easements/dedications, and CWS stream cooling resources.

**Applicable to Natural Areas and Flatlands*



West Forest Park Concept Plan



- HIGHLY PROTECTED OR PUBLIC OWNERSHIP
- PUBLIC OPEN SPACE / PARK WITH LIMITED CLUSTER DEVELOPMENT
- PLANNING AREAS
WEST FOREST PARK 1470 ACRES
ARCADE 180 ACRES
FOUNTAIN BETHANY 80 ACRES
- TITLE 11 - COMPLIANT DEVELOPMENT
- NORTH BETHANY ULAB ADDITION DRAFT CONCEPT PLAN
- INCORPORATED - OUTSIDE OF FOREST PARK / FOREST HEIGHTS
- EXISTING 100' FUTURELINE CORRIDOR
- FOREST PARK CLUSTERS
- PROPOSED MAJOR THROUGHFARES
- CITY OF PORTLAND LIMITS
- GATED BETHANY / REGIONAL / FOREST PARK TRAIL SYSTEM



N. Bethany

W. Forest Park

Area 98

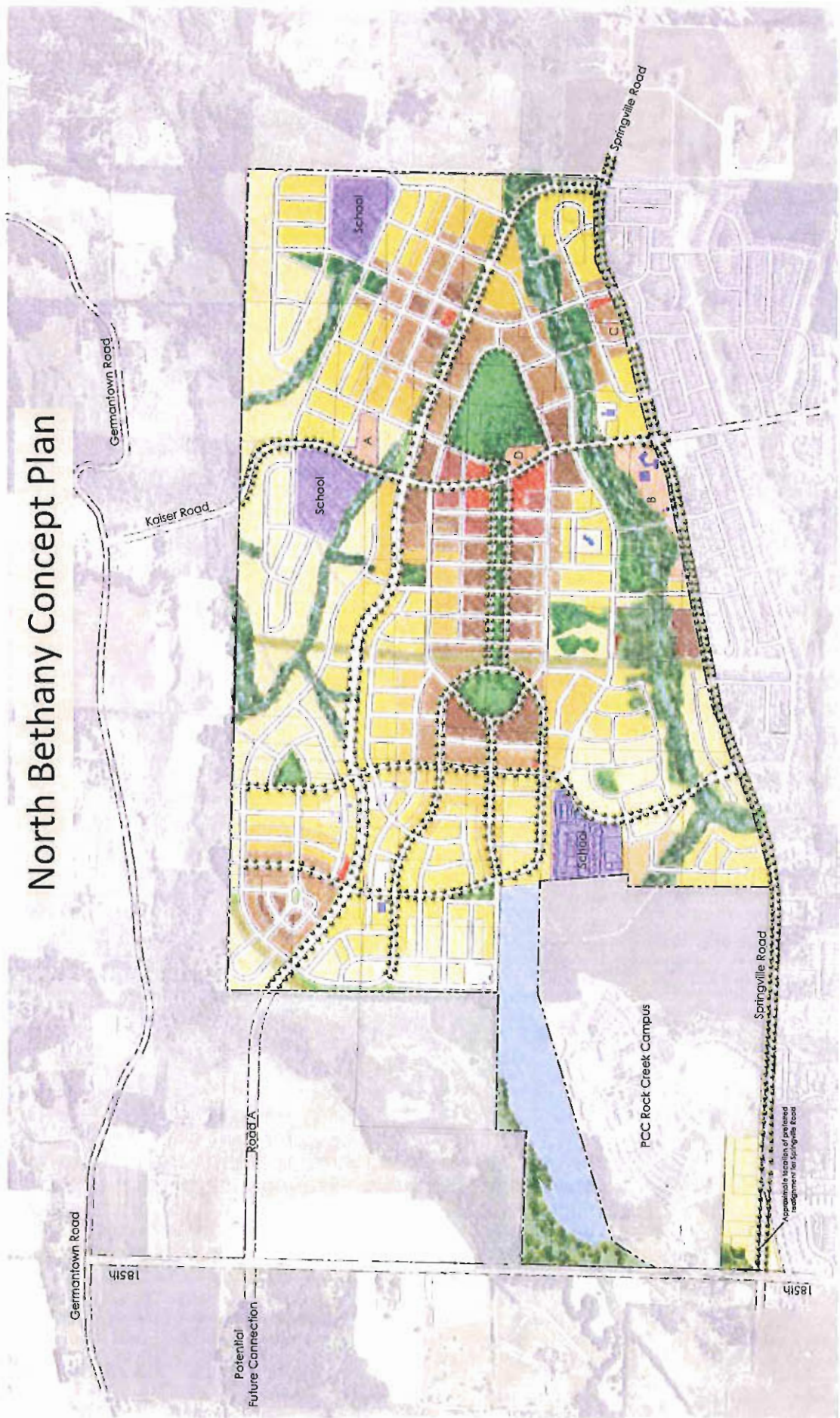
SPRINGVILLE

BETHANY CENTER

Rock Creek Campus
PORTLAND COMMUNITY COLLEGE

CITY OF PORTLAND LIMITS

North Bethany Concept Plan



Bethany
 a community of distinction
 22 March 2009

Illustrative Concept Plan

Land Use Designations

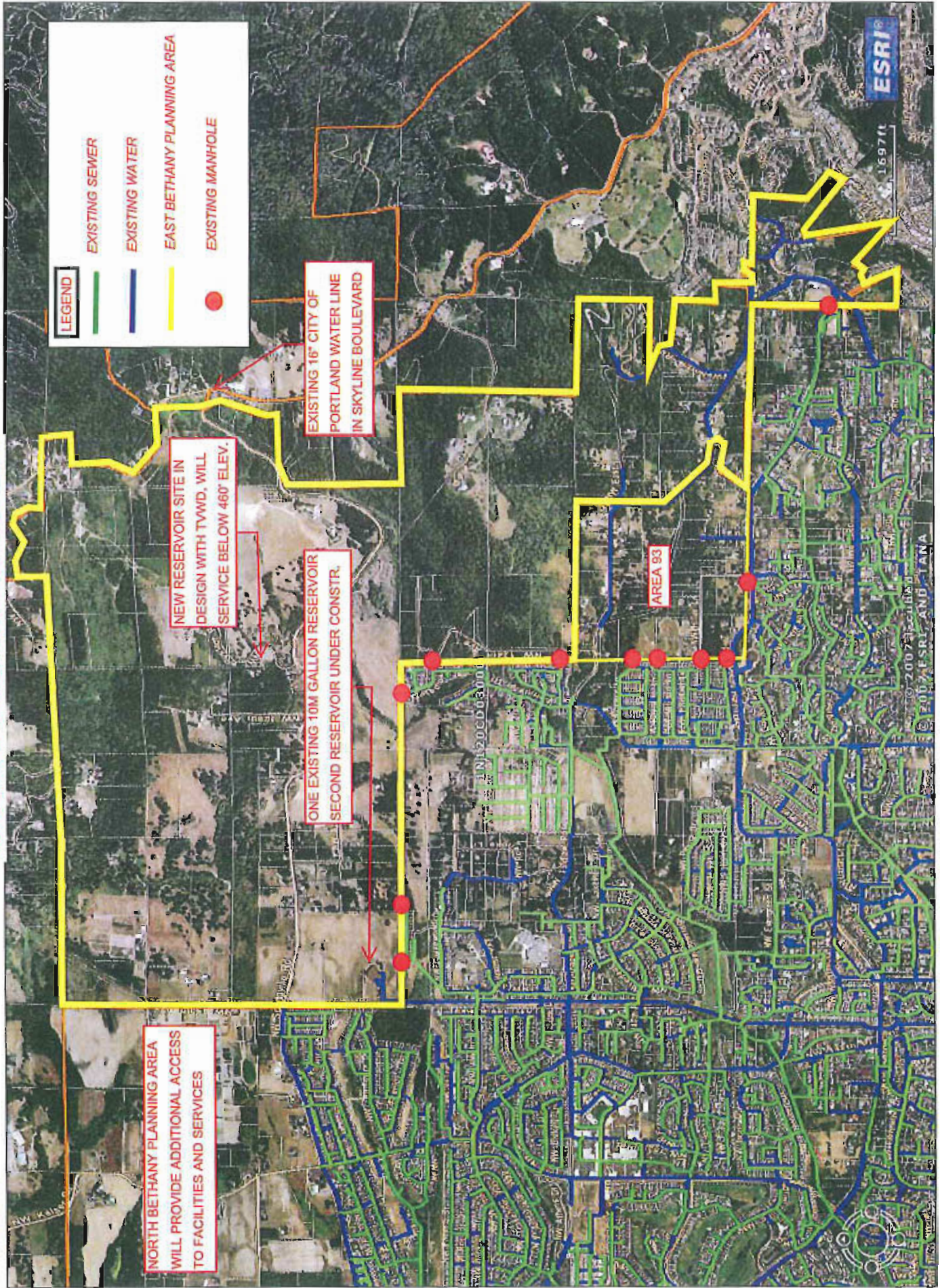
Community Land Use	Public Schools
<ul style="list-style-type: none"> Low Density Residential L1 (R-1-2) Low Density Residential L2 (R-2-3) Low Density Residential L3 (R-3-4) Medium Density Residential (R-5-6) High Density Residential (R-7-9) High Density Residential (R-10) High Density Residential (R-11) 	<ul style="list-style-type: none"> Public Schools Fire Station Civic Site

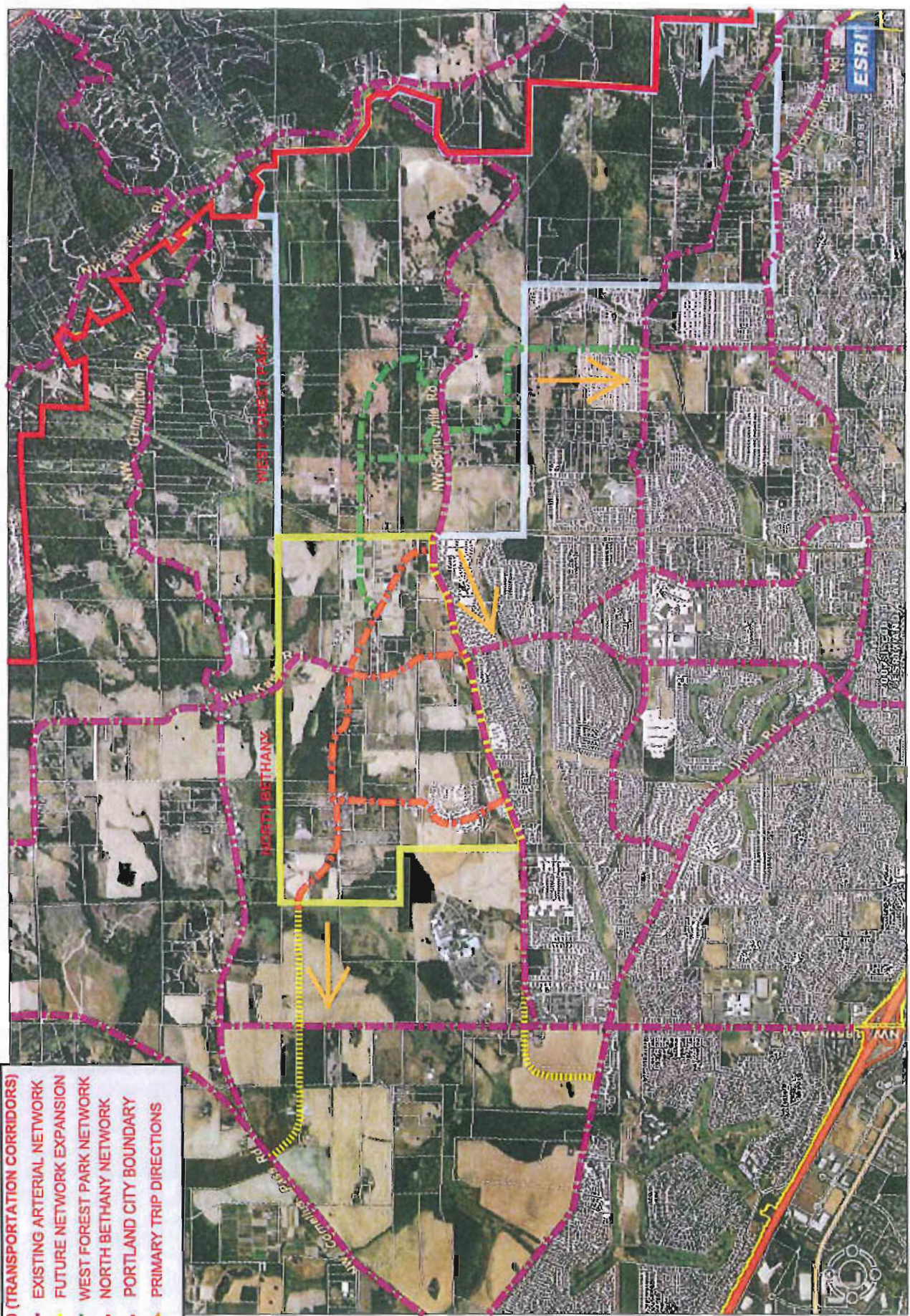
Notes

1. This map is preliminary. All designations are subject to change.

Scale
 0 50 100 Feet

WATER AND SEWER SERVICE PROVISION



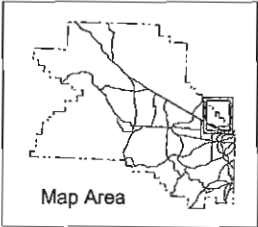
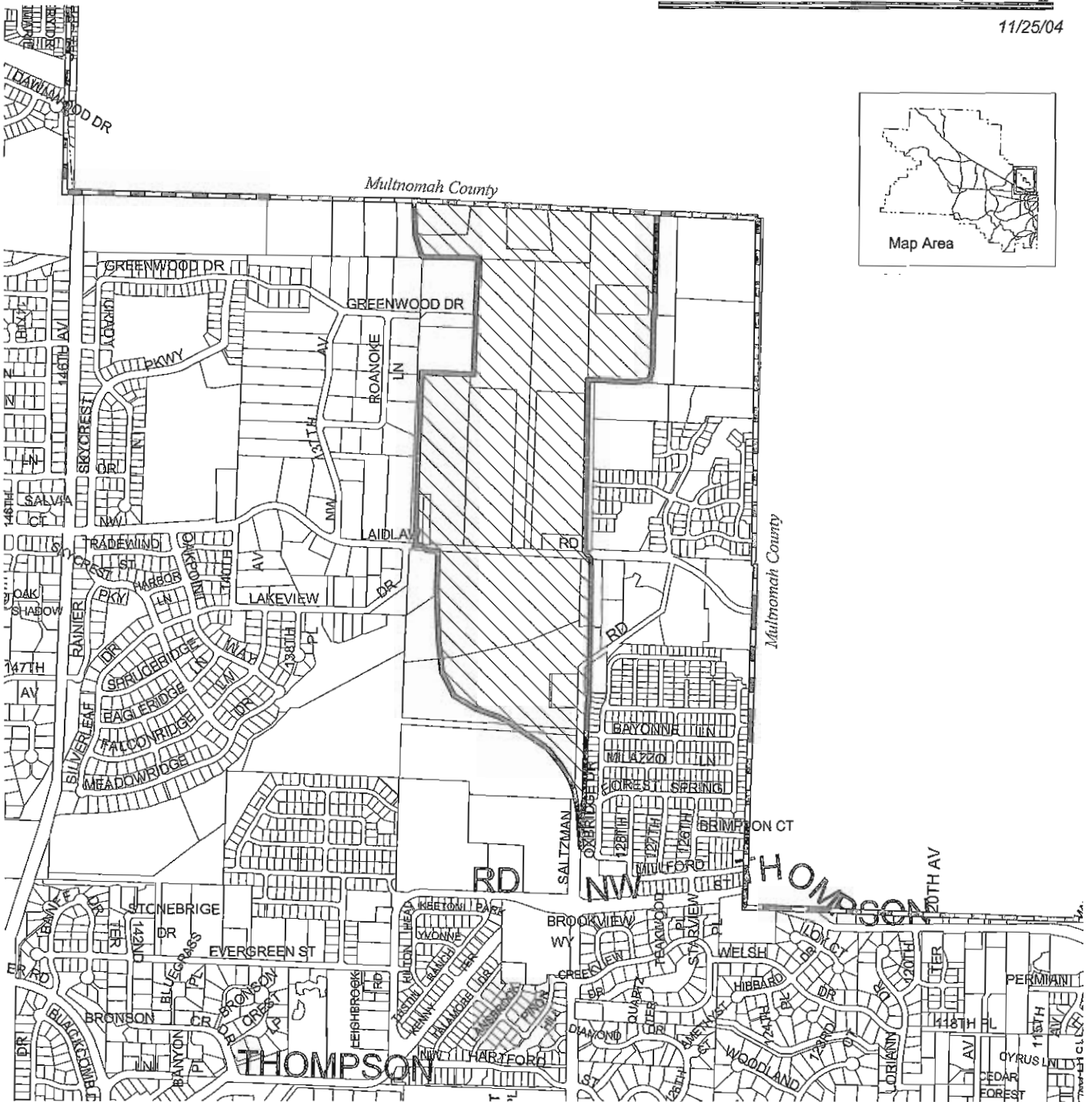




- LEGEND (TRANSPORTATION CORRIDORS)**
- EXISTING ARTERIAL NETWORK
 - - - FUTURE NETWORK EXPANSION
 - · - · - WEST FOREST PARK NETWORK
 - · - · - NORTH BETHANY NETWORK
 - - - PORTLAND CITY BOUNDARY
 - ↑ PRIMARY TRIP DIRECTIONS

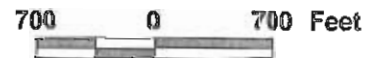
ESRI

Figure 9A Saltzman Road Extension Study Area Overlay Map

11/25/04



-  Saltzman Road Study Area
-  Urban Growth Boundary



South Hillsboro Urban Reserve Street Plan:

The urban reserve area street plan development in this area currently includes an extension of Cornelius Pass to connect to 209th Avenue. This extension was included as a placeholder for evaluation purposes. It is recognized that the area will require further study, particularly resolution of issues along Tualatin Valley Highway, before inclusion in the UGB. The transportation study will evaluate the Cornelius Pass extension and the transportation needed to support the development prior to any UGB expansion in the area.

Fairfield - Terman Study Area:

The need for east-west connectivity and a street connection between Fairfield and Terman in this vicinity has been established, but a decision on how best to meet this need has not yet been made.

OHSU West Campus Study Area:

The OHSU West Campus Study Area is bounded by Northwest Cornell Road to the north, Northwest 185th Avenue to the east, Southwest Baseline to the south and Northwest Cornelius Pass Road to the west. The OHSU West Campus itself is bounded by Northwest Walker Road to the north, Northwest 185th Avenue to the east, the MAX light rail line to the south and Northwest 206th Avenue to the west. The OHSU West Campus currently has a need for east-west and north-south connections to provide connectivity and mitigate impacts of the Campus on adjacent transportation facilities. However, due to the unique uncertainty of the level or nature of further development on the OHSU West Campus, it is impractical to designate specific road alignments at this time. Therefore, additional streets to provide connectivity within the OHSU West Campus will be evaluated as part of the transportation impact analysis required for approval of a City of Hillsboro Concept Development Plan for the OHSU West Campus. In addition, the transportation impact analysis will also evaluate connectivity between the West Campus and the Quatama MAX Station and the Willow Creek Transit Center/MAX Station.

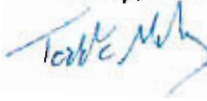
David Hill Road Extension Study Area:

A need for additional east-west and north-south travel connections in the area north of the current Forest Grove city limits and west of Hwy. 47 has been identified. The nature and location of these improvements, however, requires further study.

Saltzman Road Extension Study Area:

There is an identified need for a generally north-south Collector roadway in the vicinity of the Saltzman Road Extension Study Area shown on the Washington County Study Areas Map (Figure 9). The Study Area is more specifically described on the Saltzman Road Extension Study Area Overlay Map (Figure 9a), which identifies specific properties included in the study area. Land Development proposals affecting portions of properties within the Saltzman Road Extension Study Area shall be required to incorporate a Collector roadway in their development proposal and to indicate how that Collector might feasibly be extended to both serve other properties in the area and to connect with Saltzman Road to the South. It is anticipated that this study area and its provisions are interim measures. The County anticipates undertaking a broader planning process to address the needs of properties north and west of the study area that were recently added to the urban area. That study and its recommendations are expected to address this study area as well.

TECHNICAL MEMORANDUM

TO: Matt Wellner, Metropolitan Land Group, LLC
FROM: Todd E. Mobley, PE, PTOE 
DATE: February 26, 2009
SUBJECT: East Bethany Transportation Assessment



**LANCASTER
ENGINEERING**

321 SW 4th Ave., Suite 400
Portland, OR 97204
phone: 503.248.0313
fax: 503.248.9251
lancasterengineering.com

INTRODUCTION

This memorandum is written to discuss the transportation considerations associated with the urban development of East Bethany, an area adjacent to and directly east of the North Bethany planning area. As you know, urban development in North Bethany has been in the planning stages for some time. This transportation assessment assumes development of North Bethany will be in place, including the corresponding transportation improvements. Of particular interest in this analysis is the ability to serve the transportation needs of development in the East Bethany area with respect to connectivity and infrastructure costs.

CONNECTIVITY

Currently, the east Bethany area is served primarily by Springville Road, which passes east/west through the planning area, connecting Skyline Boulevard to the east and Kaiser Road to the west. In the planning area, Springville Road is a rural, two-lane facility with no curbs, sidewalks, or bike lanes. To the north is Germantown Road and Old Germantown Road, although these roads are outside of the planning area and there is no direct connection between them and Springville Road. Similarly, Laidlaw Road is south of the planning area with no direct connectivity.

In general, terrain in the East Bethany area becomes steeper as you travel east toward Skyline Boulevard. Accordingly, opportunities for connectivity are more available from the middle of the planning area to the west where the highest intensity of development is reasonably expected to occur. Successful development of this area would rely heavily on the ability to provide additional connectivity, particularly in the north/south direction, which is currently lacking. One potential option that I understand has been explored in the past is the northern extension of Saltzman Road from its current terminus near Laidlaw Road into the East Bethany planning area, forming an intersection with Springville Road. This would provide an essential north/south connection as well as an additional travel route to the Central Bethany area to the south and west.

Connectivity to the west would be favorable, as the East Bethany area could connect with the street system that is currently being planned for North Bethany. These connections will increase the number of east/west routes, minimizing out of direction travel and helping to reduce traffic demands on Springville Road. Moreover, the East Bethany traffic could make use of the significant infrastructure that will be constructed for North Bethany, improving the efficiency of this transportation investment.



Matt Wellner
February 26, 2009
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INFRASTRUCTURE COSTS

As mentioned above, terrain in the East Bethany area generally gets steeper and more arduous as you travel east through the planning area. Urban upgrades would be necessary on Springville Road, similar to those that are planned to the west in the North Bethany area. The eastern portion of Springville Road would also need to be upgraded. It may be possible to use a reduced roadway section since it is not likely that the steeply sloped abutting lands will be developed with intense uses. As such, features typically associated with intersections such as auxiliary lanes or center turn lanes will not be necessary.

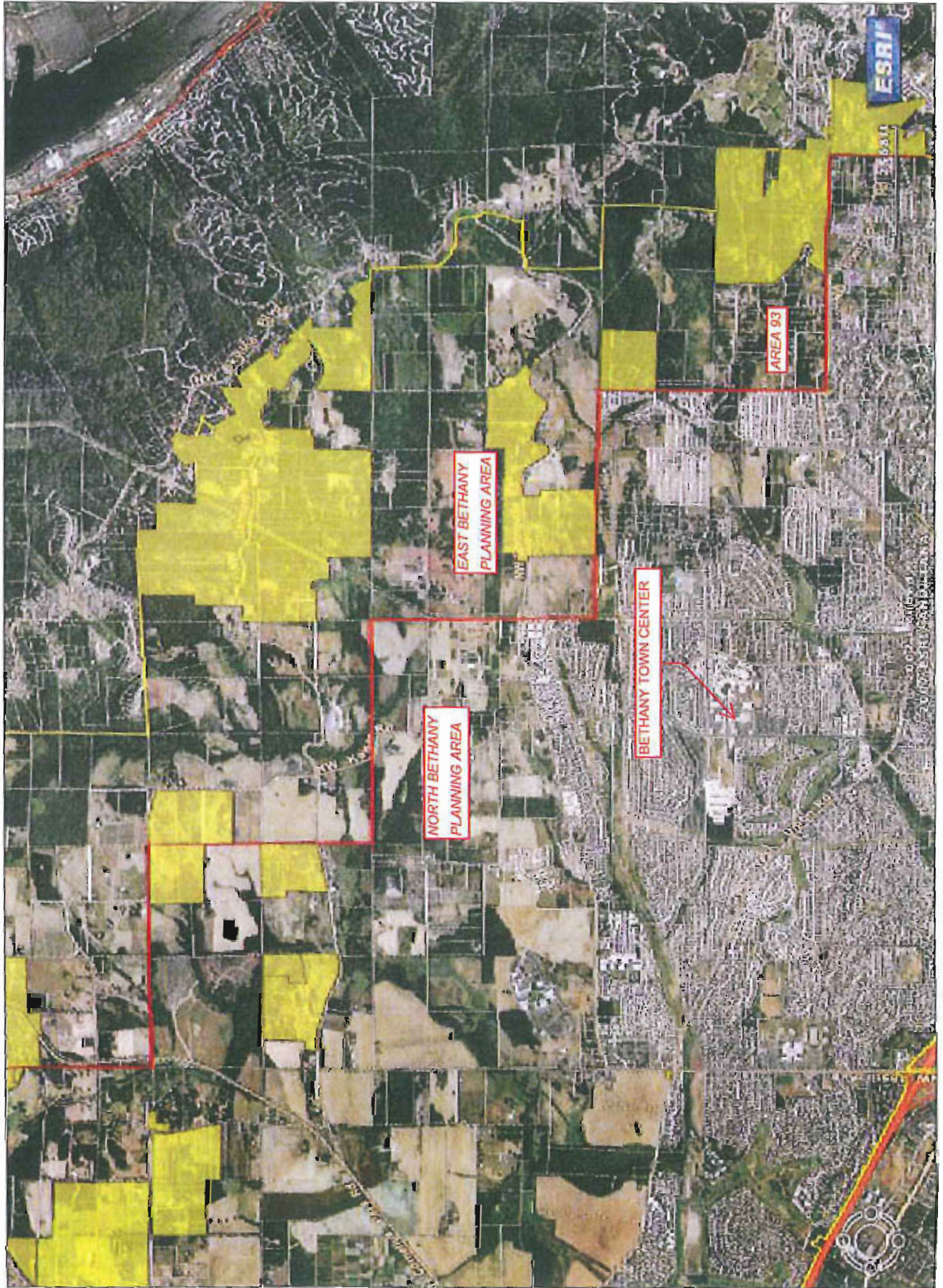
As mentioned in the prior section, the development of East Bethany would be able to benefit from the significant infrastructure costs that are already being planned for North Bethany. A significant amount of East Bethany traffic would be to and from the west, which would utilize the North Bethany streets and intersections.

One concern that should be examined in more detail is the impacts of urban development on transportation infrastructure to the east. Much of the existing road network, such as Skyline Boulevard, Springville Road, and Germantown Road, consists of relatively narrow and curvilinear roads that are constructed to rural standards. With urban development in the East Bethany area, improvements to these facilities for both safety and capacity would be anticipated.

SUMMARY & CONCLUSIONS

In general, urban development of the East Bethany area appears to be feasible and could facilitate significant transportation improvements and connectivity, such as a possible northern extension of Saltzman Road. The ability to connect directly to the transportation infrastructure that will be constructed as part of the development of North Bethany will help reduce the cost of infrastructure to accommodate development of the area as well as provide a more efficient use of already-planned North Bethany streets and intersections. It is expected that with development of East Bethany, safety and capacity improvements will be necessary on what are now rural two-lane roads in the eastern vicinity of the planning area.

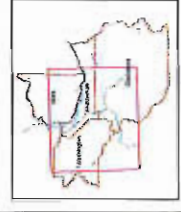
Exception Areas



Agriculture Land Inventory and Analysis

Conflicted Areas

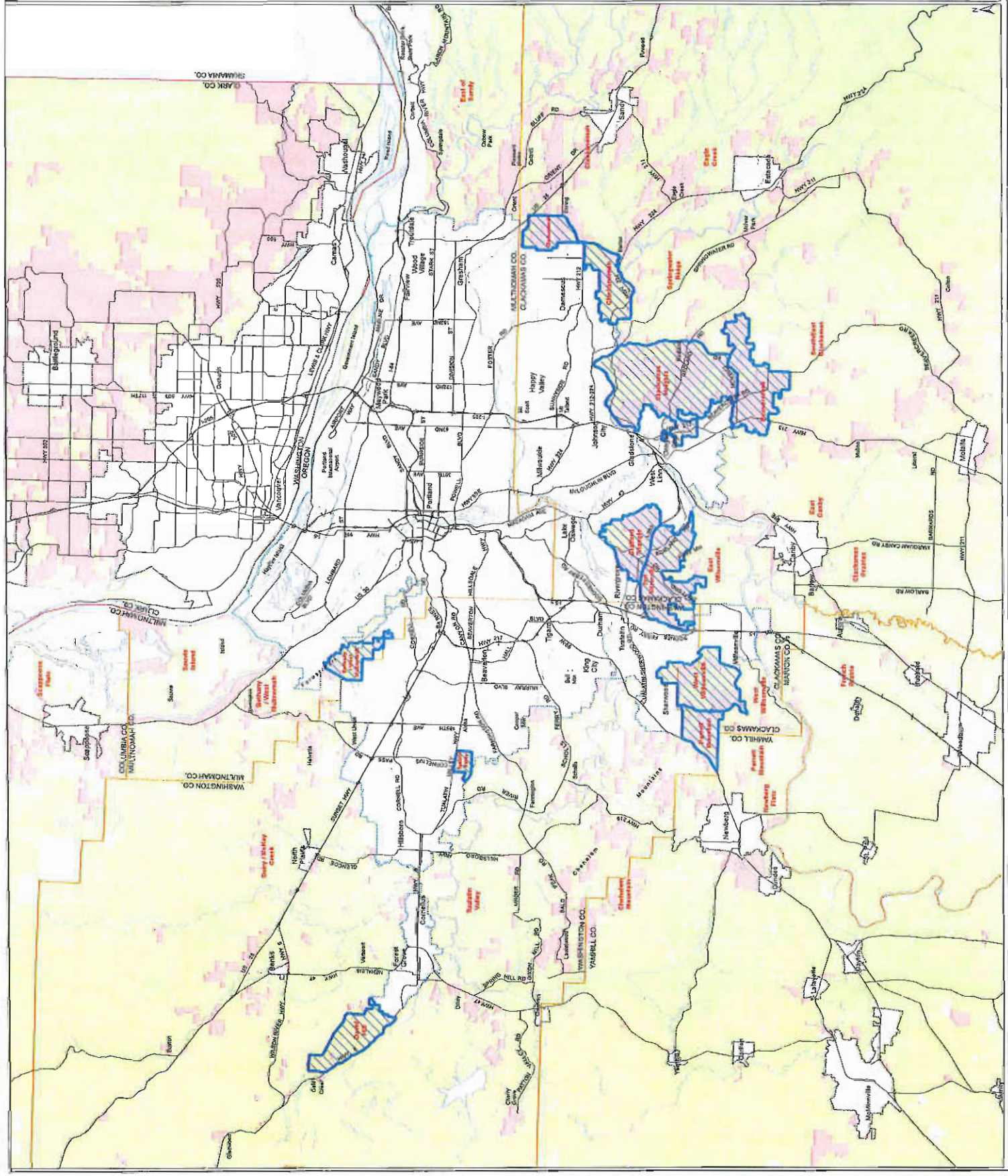
-  Conflicted Areas
-  Metro UGB
-  Neighboring Cities' UGB
-  County Boundaries



Location Map



 Oregon Department of Agriculture
 1000 NE Oregon Street, Salem, OR 97331
 503-325-2300
 www.oregon.gov/ODA



August 10, 2009

To Whom it May Concern,

We bought our Property over 50 years ago because it was out in the country and away from development. We enjoy all the wild life on our property and think it would be disrupted if there were more development around. We have a family of deer on the property every day and there are many other species we enjoy seeing.

We haven't developed our property as much as we'd have liked, because we don't want to disturb the wildlife and native vegetation in the area, some that are endangered.

There are a lot of native trees and plants in the area and I request that you keep our neighborhood in the rural reserve area when making your future plans to preserve them.

Respectfully yours,

**Winifred L. Miller
13525 NW Springville Road
Portland, OR 97229**

**503.706.1291 phone
winniemiller@gmail.com**