



R & H Nursery, Inc.
Gresham Oregon

34826 SE Carpenter Lane
Gresham, OR 97080

Phone: 503-663-2806

Toll Free: 1-877-663-2806

E-mail: pat@r-hnursery.com

August 7, 2023

To the respected Multnomah County Land Use Hearings Officer and all other interested parties:

My name is Patrick Holt, I am a fourth generation farmer in the east Multnomah county area, specifically I border the entire west boundary of the proposed Portland Water Bureau's filtration plant site from Carpenter Lane to the border of Clackamas County. My only access to the majority of my farm is from Carpenter Lane. My other locations are accessed via Dodge Park Blvd. and Bluff Rd. I have been interviewed by Globalwise Inc. multiple times and I believe they have misrepresented this industry in multiple facets. To say factually that there will be no economic impact to the nursery industry is a major falsehood or potentially a simple misstatement by someone with no knowledge of an billion dollar Oregon industry.

The report submitted by the Portland Water Bureau by Globalwise, Inc. titled "COMPATIBILITY OF PROPOSED PORTLAND WATER BUREAU FILTRATION FACILITY AND PIPELINES CONSTRUCTION WITH FARM TRAFFIC" is of particular concern. I am listed as farm operator "Q" in this report. This report addresses multiple farm operations in the immediate area, including my own operation. This facility and its construction will adversely affect farms across the state. Nurseries are all closely tied together through our operations and transportation requirements, but I will only address my concerns.

Globalwise states that I have only 3 farms that are all in close proximity to my headquarters farm. This is not correct, I have 7 total and access 10 more that contract grow trees for me. These contract farms are accessed from October to June every year. The only access to the farms are via Carpenter Lane since this the only way to exit the headquarters farm.

The 6 farms that belong to me are also accessed via Carpenter Lane. These farms range from 2 to 30 acres and are accessed daily. It is necessary for us to access these farms on a daily basis. In the report it lists my farms as Q-F2, F3, and F4. These are all north of Carpenter Lane and the only access is to cross Carpenter Lane, which will be almost impossible to do safely during construction. In Globalwise's report they state that there is "NO ALTERNATE ROUTE"! Yet they also say there is no economic impact to the nursery industry.

My other 3 farms are located in the Sandy area and the Gresham area. The Sandy farms are accessed via Carpenter Lane west to Cottrell Rd, south to Bluff Rd. and east on Bluff to the farms. The Gresham farm is accessed via west on Carpenter Lane, north on Cottrell Rd. and West on Dodge Park Blvd. to the farm. Once again in Globalwise's report they state that there is "NO ALTERNATE ROUTE"!

There is much mentioned about "FARM TRAFFIC LOWEST USE SEASONS" this is a deceiving line in the report. We in the industry all consider our "shipping season" as our busiest, but actually the slowdown is only slight at best. The amount of movement is still great, and sometimes more. If we can't take care of

the plants as they are growing they become unsaleable and results in a major lose of customers and income. This is unacceptable.

All deliveries for the nursery are made via Carpenter Lane. These deliveries are made periodically year round. Once again in Globalwise's report they state that there is "NO ALTERNATE ROUTE"! This could cripple my business as well from not being able to receive vital supplies throughout the year. Furthermore, drivers will refuse to even try to get to the nursery. One example of this would be my outhouse service. We have 4 portable toilets on the Carpenter Lane locations and the drivers that service these have a very tight schedule. If they cannot reach the units in a timely fashion they will just skip the unit and the outcome will be a sanitary and health issue. This is one example of the weekly service we receive. This could be the same for mail, garbage service, etc.

One of the greatest threats to my nursery comes from the traffic congestion and our reputation. The volume of trucks on the road will be a logistics nightmare. We will be unable to timely ship our trees to our customers. The delay of traffic will slow common carrier semi's from reaching the headquarters farm where we load out all orders. As this continues, we will get a reputation on being impossible to reach in a timely fashion and trucks will refuse to take our loads to the east coast. Furthermore, since plant sales have a narrow window in the spring our customers will begin to look elsewhere for their plant material. This will come from the Globalwise report they state that there is "NO ALTERNATE ROUTE"! and the massive volume of traffic in the surrounding area that will cover every road from here to Interstate 5 to Interstate 205 to Highways 26, 212, 211 and even further away. These trucks won't appear out of thin air! It was stated by a friend of mine looking at the bid sheets "There is not enough dump trucks in the state of Oregon to do what they want".

I was deeply concerned when I read the "COMPATIBILITY OF PROPOSED PORTLAND WATER BUREAU FILTRATION FACILITY AND PIPELINES CONSTRUTION WITH FARM TRAFFIC" report, but when a group of nursery owners got together to read this report one said "WOW Pat, you're going to be put out of business" and yet the Portland Water Bureau and Globalwise states there will be no economic impact to the surrounding area, this is not true.

Please consider this statement my response of opposition to the overall land use application as well as my opposition to the farm, traffic, and construction impact reports. I was interviewed at length for these reports, and none of my concerns were addressed.

Sincerely,

A handwritten signature in black ink that reads "Patrick Holt". The signature is written in a cursive, flowing style with a long horizontal stroke extending to the right.

Patrick Holt
President
R & H Nursery, Inc.



File # T3-2022-16220 Comments

1 message

Pat Holt <pat@r-hnursery.com>
To: LUP-Comments@multco.us

Mon, Aug 7, 2023 at 10:17 AM



External Sender - Be Suspicious of Attachments, Links, and Requests for Payment or Login Information.

Good morning,

Please find my comments regarding my opposition to Portland Water Bureau's proposed industrial plant.

If you have any questions please give me a call on the numbers below.

Thank you for your consideration.

Thank You

Pat Holt

R & H Nursery, Inc.

503-663-2806

Cell 503-519-2332



R & H Nursery submittal to PWB constuction.pdf

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