

Personal Testimony for Case File: T3-2022 -16220

This land use hearing for the Portland Water Bureau's (PWB) proposed water filtration project is the culmination of nearly five years of researching and working to show that a water filtration plant is not necessary to treat cryptosporidium and that taking prime agriculture land for that purpose is definitely not necessary. Since this is a land use decision I will not elaborate on all the twisting and omitting of facts that the Portland Water Bureau has done to build their case to convince city and county governments, along with the general public, that this plant must be built.

Running thru the criteria that is presented in the Multnomah County Comprehensive Plan it is evident that many of those specific criteria points have not been met. Somehow the 94 acre plot of land that is being considered for the filtration plant is now zoned Multiple Use Agriculture -20 (MUA-20) while all the agriculture lands surrounding it are zoned Exclusive Farm Use (EFU). I live next to that MUA-20 plot and my property is zoned EFU yet we have a house and barn and their plot is strictly farm land vacant of any structures being farmed therefore it should seem more likely that the 94 acre plot should have EFU zoning.

From the Multnomah County Comprehensive Plan Chapter 3 - Farm Land

3.13)

Most of this section implies that a MUA-20 zoning is applicable because the land doesn't meet the agricultural standards of the EFU standards. There is a long history of only farm use here, it doesn't contain smaller parcels or multiple owners and the best use is for this land is agriculture. Normal and standard commercial farming services are currently being used and normal growing crop rotations occur. It is a great open field growing location and therefore should really be EFU land.

3.14)

"This proposed site should be restricted to uses that are compatible to those of adjacent EFU land in recognition of the necessity to protect adjacent EFU uses". PWB is clearly not doing this since they want to cover the land with buildings and use chemicals on a daily basis.

3.15

How is the PWB protecting farm land from adverse impacts of non-farm uses? MUA-20 lands are supposed to limit the impacts to adjacent farm and forest lands and to respect their rights to manage and protect those farm and forest lands. PWB has already affected farming practices adjacent to the site plus negatively affecting that nursery's loss of income even before land use approval. The nursery next to the site is owned by a single woman that has already lost 1/3 of her nursery crops due to this proposed plant and stands to possibly lose enough business if this project is built to close down her nursery business entirely.

3.16

"New non-agricultural businesses should be limited in scale and type to serve the needs of the local rural area". This project is a "mega-project" in PWB's lead project engineer's own words.

In Multnomah County Zoning laws under Conditions and Restrictions section 39.7515-Approval Criteria there lists multiple criteria that it's obvious the PWB has not and can not meet regarding this application.

Many community neighbors have submitted their own statements of what they believe is the character of the area therefore I will not elaborate here.

Significant changes to farming practices will definitely occur with road closures, rerouting of traffic and the addition of hundreds of extra trucks per day. Many nursery operations are divided between several different fields which require tractors and farm trucks driving between locations on the rural roads of the area. Farmer's and nurserymen's income will be affected because of loss of income or increased cost to do business.

Extra public services will be required and our local Multnomah Fire District 10 has written and submitted a resolution stating that they will not be able to supply those extra services.

PWB has said that this project is outside the winter habitat area for wildlife which I can personally dispute having seen herds of Elk run through our property headed for the proposed project site being discussed here.

Hazardous conditions have already been addressed by the Multnomah Fire Districts Resolution and known chemicals arriving to the plant and being used there daily speaks for itself. The criteria says hazardous conditions can not be allowed.

And finally as addressed above the Multnomah County Comprehensive Plan is not being followed.

My belief is that there are so many issues that have fallen outside the requirements of the Comprehensive Code and the Approval Criteria that it this application should not be approved.

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