

Title: Exception to DLCD's Rejection of My Objection to the Designation of the Peterkort Property in Washington County as an Urban Reserve

From: Joseph C Rayhawk  
15248 NW Germantown Road  
Portland, OR 97231

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Although I have participated in the Reserves process, including attending all meetings of the Multnomah County Citizen's Advisory Committee on Reserves after March 2009, all meetings of the Multnomah County Planning Commission and the Multnomah Commissioners during which the Reserves recommendations were considered as well as many of the Washington County meetings, I am very much an amateur when it comes to the LCDC part of the process. I apologize for my amateurism here, but feel compelled to carry on with advocating for a better, fairer, outcome with regard to the Peterkort property.

I believe that DLCD erred in rejecting my and various objections with regard to Peterkort based mostly on the idea that the counties and Metro were required to achieve a global balance of Urban and Rural Reserves and were free to make local decisions even though those decisions were exactly opposite of what would be the decision if the small properties were judged by the Factors. As an extreme example, a county could decide to create a series of urban parcels of 20 acres place within sets of 80 acres that were otherwise designated Rural Reserves. This might allow for a 'balance' of the total land while wreaking havoc on all of the goals that this process is trying to achieve.

We do in fact have a single 'instance' of that process here since Peterkort is designated as an Urban Reserve, isolated from other Urban Reserves by both Important Farmland and one of the most important Stream and Animal areas in Washington County. It is surrounded by land designated as Rural Reserves.

It is clear from the record that the decision to designate the Peterkort property as Urban was due to what was effectively extortion by the Peterkort family that they would not cooperate in granting permission for a sewer line through the creek area unless a section of their property was put into Urban Reserves. Because the sewer goes through the protected stream and wetlands of Rock Creek, it cannot be permitted without their approval.

Nearby the Peterkort Property is the O'Callaghan Property. Again, it is isolated from Urban Reserves by Important Farmland and the main stem and wetlands of Rock Creek which areas are designated Rural Reserves. It is also isolated from the Peterkort Property. The sewer line mentioned above goes through the O'Callaghan Property. They attempted to get Washington County to designate their property as Urban Reserves using the same leverage. For whatever reason, Washington County did not give into their strong-arm methods.

If the O'Callaghan had been effective, we would have a version of the issue I raised above of a string of small Urban Reserves wreaking havoc on areas designated for Rural Reserves BECAUSE of high value to the community from preserving them as Rural.

I also believe that DLCD erred in rejecting some of my arguments because the 'harm' would not occur from designating the Peterkort Property as Urban Reserve, but only if the property was brought into the UGB and developed. I believe this distinction to be specious in general and especially bad with respect to this issue. First, I believe that DLCD should have assumed, **for this evaluation**, that any area designated Urban Reserves would be brought into the UGB and developed within the 50 year window. That should be applied for all areas. It is obvious from the record that the intent is to bring the Peterkort Property into the UGB sooner rather than later in order to help pay for improvements that are already planned for North Bethany and for which Washington County already has 'permission' to move forward. This includes the exception for the road from North Bethany to 185th. This 'exception' was mentioned at the recent LCDC meeting where Reserves rules changes were considered. From the North Bethany public record, the road and a bridge across Rock Creek are required for safety reasons. The North Bethany plans assume that one-half of the bridge and the entire road from the bridge to 185th will be funded by urbanization of the Peterkort Property. Hence, in effect, designating the Peterkort Property as Urban Reserves is going to be followed very shortly by high pressure to get it into Urban Reserves.

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On another level, the designation of the Peterkort Property as Urban Reserves appears to be bad policy because it is clearly due to extortion and is not 'fair' to all other people whose property is close to the UGB or to the edge of Urban Reserves and was designated Rural Reserves despite their requests to be placed in Urban Reserves. While I believe that in general the right decisions, **based on the Urban and Rural Factors** were made, some of these people made better cases for being Urban Reserves than the Peterkort could.

Please accept my objection and consider my arguments above with respect to the rejection of other objections based on DLCD's criteria that only overall balance is required.

Thank you



Joe Rayhawk

Sender's Name **JOE RAYHAWK** Phone **503, 277 4081**

Company

Address **15248 NW GERMAN TOWN ROAD**

Address **PORTLAND** State **OR** ZIP **97231**

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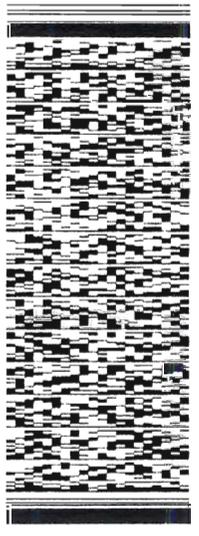
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