

Urban and Rural Reserves Specialist
Dept. of Land Conservation and Development
635 Capitol St NE Suite 150
Salem Or. 97301

7548 N. Chautauqua Blvd
Portland Or. 97217
July 3, 2010

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**LAND CONSERVATION
AND DEVELOPMENT**

To Whom it may concern,

I was a member of the Citizen Advisory Committee for Multnomah County during their time of discussing which land in Multnomah County should be Rural Reserve and which land should be Urban Reserve. The land in Western Multnomah County between Forest Park and Washington County was hotly debated by property owners, environmental activists, and public officials from Metro and Multnomah County. I was the only large land owner with farm land in the area. We have 84 acres bordering on a housing development in Washington County. This property has been in our family since before 1917.

In an attempt to insure that this land would not end up in urban reserve, we were supplied with numerous Metro and County officials who testified that this area would not be suitable for urban reserves. When asked for representatives from Washington County who might want to see this land in urban reserves the request was not honored. Only a few large farms are in this area but there are hundreds of small 1-5 acre properties. Many of these small land owners wanted the land to remain in rural reserves; therefore the major testimony from the public was pro rural reserve.

The land in question is not good farm land in fact we can't get anyone to rent our farm. The land is steep and divided into smaller size fields. The Oregon Department of Agriculture in their Metro Region Agriculture Lands document rated this land as conflicted. It does meet the Factors for Designation of Lands as Urban Reserves OAR660-027-0050. Elk herds living in wooded areas have hurt the nursery growers. The largest one has 150 Acres off Skyline Blvd and can no longer grow nursery stock on his property. Since Title 13, Metro has identified all depressions as Stream Habitat Protection Areas thus lands which once were timber farms can no longer cut timber within 300 feet of the center of such a depression. This means that most of the timber lots in this area are compromised.

Metro experts said the area would be difficult to service with sewers. They failed to mention that there were already a number of sewer lines from Clean Water Service already in place at the Washington County line. Most of the land sloped to either existing or future sewer lines. Water from Portland is stored on this land in one large storage area for Washington County residents. A second storage area is planned in the same approximate area. Metro transportation experts testified to the difficulty of servicing this area with busses. They already have bus service in the area that ties Beaverton, Hillsboro, and Portland to the PCC Rock Creek campus nearby. Governance was mentioned as the biggest problem for the sewer service but Multnomah county already has an agreement with CWS for an area bordering this land.

This land could be developed into an ideal community which would save the necessity of developing foundational farm land in Washington County. It would also provide needed tax revenue for Multnomah Co. along with jobs. Metro needs to provide transportation corridors through this area to relieve the crowding in North Portland, and provide transportation to jobs and schools in Washington Co. Without a urban reserve designation, Metro will not be interested in servicing this area.

I am deeply concerned that the interests of tax payers and land holders in this area have been poorly served by Metro and Multnomah County planners.

Sincerely,



Dale Burger