

DEPT OF

JUN 02 2011

LAND CONSERVATION
AND DEVELOPMENT

DATE: May 30, 2011

TO: Urban and Rural Reserves Specialist, DLCD

SUBJECT: OBJECTION TO DESIGNATION OF VANDEMOORTELE FARM AS RURAL RESERVE BY DLCD ^{RAY}

FROM: Ruth Anne Van De Moortele Dean, Operating Manager

Van De Moortele Family LLC

I am writing in response to the letter I received concerning the DLCD land use decision of May 12, 2011. Enclosed is my letter to Tom Brian sharing my opinion concerning the zoning of the family farm which demonstrates that I have participated in the process leading to your current zoning decision.

I am thankful you are giving me an opportunity to express my opinion. I was unable to attend the hearing where Thousand Friends of Oregon, the Farm Bureau, the City of Cornelius, and other area land owners provided testimony. I do not believe that your decision violates state wide planning goals, DLCD rules or the land use statutes. Neither do I believe that my desire to have the farm designated as the City of Cornelius and Metro recommended, part Urban Reserve and part Rural Reserve violates any state laws, planning goals, DLCD rule or land use statutes. As a property owner I would like you to change your decision to agree with my sister and myself, the City of Cornelius, and the Metro Board.

Please consider the rights and opinions of the property owners of this farm located at 2215 Susbauer Road? It is owned by my sister, Phyllis Kohlmeyer, and myself. There are many, perhaps even most of the farmers in the area wish to have their farms remain farm land. You may have all the land needed for farm land in that very group. Our farm at 2215 Susbauer Road, Cornelius is extremely close to the Cornelius City limits, in fact, within easy walking distance. The area we would like to have designated Urban Reserve is approximately 50 acres with Susbauer Road on one side and Long Road on the other side of the property. Washington County already has plans to widen Susbauer Road. The two bridges on Susbauer have already been widened. Susbauer is extremely busy as it is used as a major artery between Cornelius and Highway 26. Because of the expansion in the population over the last 40 years, we had assumed it would be needed for other community needs.

Your decision for 2215 Susbauer Rd. to be Rural Reserve was influenced by testimonies given by Thousand Friends of Oregon, and The Farm Bureau to change the zoning. For some farmers representing the Farm Bureau please evaluate their persuasive arguments in the light that it can be seen as quite self-serving. It provides more farmland for them to lease or purchase.

The specific change that would resolve my objection would be to go with the Metro Board and City of Cornelius and designate the acreage of the Van De Moortele farm south of Long Road, Urban Reserve and that north of Long Road Rural Reserve.

August 15, 2009
1304 Sitka Ct. SW
Albany, OR 97321

Tom Brian, County Board Chair
Washington County
155 N. 1st Ave, Mail Stop 22
Hillsboro, OR 97124

SUBJECT: METRO BOARDS LAND USE PLANS FOR WASHINGTON COUNTY

This letter concerns the Van De Moortele farm north of Cornelius on NW Susbauer Rd. It covers 97 acres on the west side of Susbauer. Part of the farm is Dairy Creek wetlands north of Long Road bordering Dairy Creek. It has been in the Van De Moortele family for almost 100 years. It does not have irrigation rights. Currently it is being used primarily for grass seed production but has been used in the past for hays, grains, and livestock. The taxes on the property last year were \$1567.00.

It was brought to my attention that the Metro Council is in the process of making a decision concerning the zoning of this farm either to be placed in an agricultural reserve or urban reserve for a 50 year period. I wanted to give you my opinion. The Washington County Farm Bureau is affirming that ALL the farmers in the area wish their properties in the 50 year agricultural reserve. This is not true about the Van De Moortele farm, which I would prefer to have placed in the urban reserve. This allows the family to have the option of being sold at a profit or continue on as a farm. It also gives the City of Cornelius the option of increasing land available to its community for homes, industry, or business.

The zoning future of the area appears to be moving towards preserving farmlands, restoring wetlands, and having green spaces available for the public to enjoy. This has definite benefits for a community. A Tier II Objective of the Metro Council concerning Dairy Creek is to protect riparian and wetland areas, restoration and reclamation of upland habitats as well as improving water quality. If these changes include the Van De Moortele Farm it reduces the size of the farm considerably. I consider this not to be a benefit for the farm as a family business or to my 93 year old mother who is relying on income from the farm for her expenses.

On a personal note, the land under consideration for wetlands provided for me as a child a wonderful place to spend hours and hours playing. My brother and I caught pollywogs, played in the Dairy Creek, picked wild flowers, played with our dog, and played with our friends there. It was a place I wish every child and their imagination could have.

Thank you for your consideration of my opinion.

Respectfully,

Ruth Anne Van De Moortele Dean

Ruth Anne Van De Moortele Dean

Von De Monte Family LLC
Beth Ann Dean
1304 Lake Ct SW
Albany, OR 97321



SALEM, OR 97301

POST OFFICE BOX 1

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