

Urban and Rural Reserve Specialist
Department of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301

July 9, 2010

JUL 13 2010

LAND CONSERVATION
AND DEVELOPMENT

Re: **Objection** to Multnomah County's decision to Exclude Area 9 B /Area 7 more commonly known as East Bethany along Springville Road from Urban Reserve

Dear Urban and Rural Reserve Specialist:

My name is Robert Burnham and, along with my family, own 112 acres of land north of Springville Road in Multnomah County which abuts Washington County and the new development of North Bethany. I have standing on this matter having submitted written and oral testimony before the Multnomah County Reserve Advisory Committee, the Metro Council (January 20th 2010), the Washington County Board of Commissioners and the Multnomah County Board of Commissioners on numerous occasions during this planning process on the "Adoption of Urban and Rural Reserves" which will impact our metro area's sustained livability for the next fifty years.

The good planning that was envisioned by the passage of SB 100 in 1973 has been politically usurped to ignore the facts and realities of land that is suited for needed future development in Multnomah County. Clackamas and Washington counties recognized that marginal farm and forest lands that did not meet the criteria of qualified sustainability ["foundation land"] should be designated as "Urban Reserves". Multnomah County's Board of Commissions, on a split decision, did not.

The lands that encompass Area 9B [Area 7 under Multnomah Committee Reserve Advisory Committee reference] are by definition of the Oregon Department of Agriculture and acknowledged by the Oregon Farm Bureau defined as "conflicted agricultural land". Our area's lands are defined as "conflicted" for two reasons. The first reason is our soil types are type four (tending to be heavy, not draining clay, with shallow top soils over near surface basalt). The second reason is that even the traditional grass hay fields, livestock, or other forms of agriculture are no longer economically viable due to our "island location". Real working farmers are unwilling to consider the Springville area because of safety considerations with equipment [coming from Bethany and Hillsboro] together with the lack of a quality crop land base. Unlike the "foundation lands" of Washington County, Area 9 B will not sustain a farmer's investment of labor, equipment and rate of return for either renting or owning the ground. In short, this area's ground can not be excluded from Urban Reserves for the next fifty years based upon need for or protection of vital "foundation farm land", which it is not.

If the decision not to include Area 9 B in the Urban Reserve is upheld, the prospect of our property remaining viable as "rural farm land" for the next fifty years is impossible. Then how does good planning criteria & process and LCDC, as stewards of Oregon's Planning Process, justify intense land development up against "conflicted agricultural lands"? Already the North Bethany plan calls for a middle school being an abutting neighbor on the NW corner of our property. Animal husbandry, crop rotations with

heavy equipment, dust and chemical applications that most farmers have in their tool box to sustain their farming livelihood and farm tax deferral will be difficult if not impossible for our new urban neighbors. The prospect of cattle and horses breaching a fence and entering an urban neighborhood or schoolyard is not pleasant or acceptable for our family.

The attributes and consideration for Area 9 B being approved for designation as Urban Reserve have been communicated and demonstrated repeatedly in written testimony before the authorized planning authorities by many well-qualified professionals that I believe have already submitted testimony. The Springville Area 9 B is well suited for Urban Reserve designation by location, topography, and the ability to be served by existing and future infrastructure both in terms of utilities and transportation. Over the years, we have communicated with environmental conservation groups to consider set asides on our properties that would protect creeks, wetlands, sensitive sites and assure trail corridors development that would connect the growing areas of Bethany, North Bethany, the PCC Rock Creek area resources of Forest Park to the east.

Please consider carefully the facts and arguments being provided that would remand the omission of Area 9 B being included into the Urban Reserve back to Multnomah County and Metro for reconsideration. Washington and Clackamas Counties have already taken a serious and comprehensive approach to define what lands should and will be included in their fifty year planning horizon for Urban Reserves. I believe it is time that Multnomah County take the same approach and deal with facts and not the preponderance of well placed emails from no growth special interest groups to arrive at future growth and planning we and subsequent generations of Oregonian's can live with.

Thank you for your efforts and participation in reconsidering this vital issue.



Robert Burnham and family
Land situated at 11419 Springville Rd.
Portland, Oregon 97229

CC: Chuck Beasley, Multnomah County
Maggie Dickerson, Dept of Transportation & Development, Clackamas County
Laura Dawson, Metro Regional Center
Steve Kelley, Department of Land Use and Transportation, Washington County

Encl: Location Map // Metro Data Resource Center

Area 9B



Urban Growth Boundary

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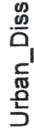
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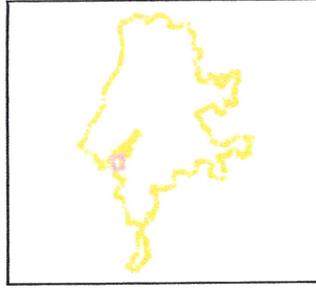
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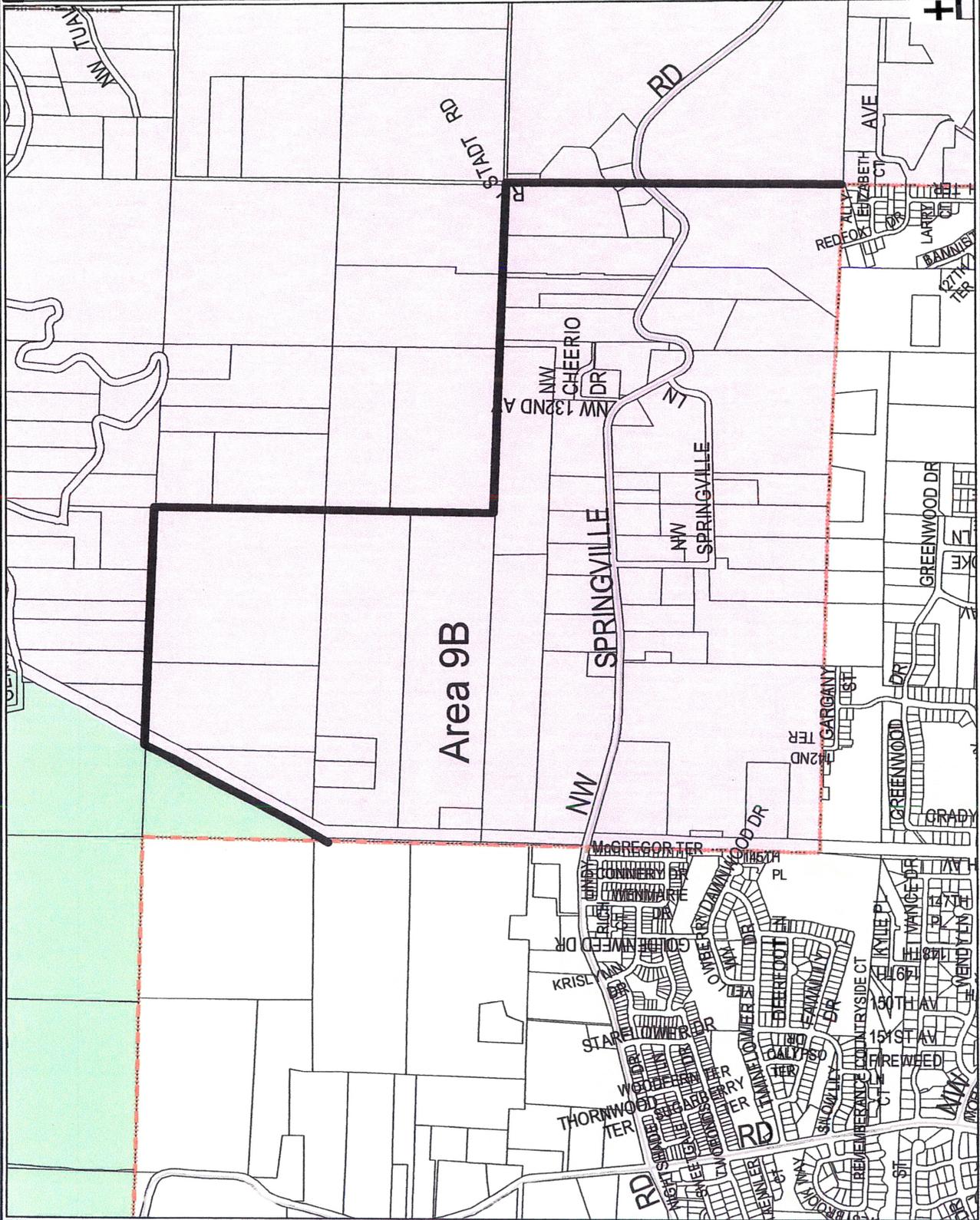
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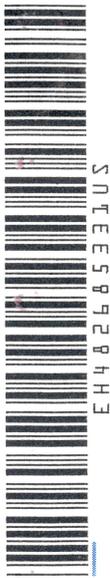


Location Map



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AND DEVELOPMENT



Bob & Vicky Burnham
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Lake Oswego, Or 97035

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Attn: Urban and Rural
Reserve Specialist
Dept of LCDC
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