

DATE: February 12, 2014
TO: Senate Committee on Rural Communities and Economic Development
FROM: Suzanne I. Piland, 10465 SW Miller Court, Tualatin, OR 97062
SUBJ: **Opposition to SB1575 and SB1578**

1. SB1575 and SB1578 would change current land use laws and bypass the processes that are working well to protect forest, farm, and residential land in Oregon. Industrial businesses, such as log home manufacturing and whole log chipping facilities, were purposely left out of the permitted uses to safeguard lands and neighborhoods. My family and I strongly urge that you not pass these bills out of your committee.
2. My sisters, niece, and I own five lots across Marmot Road from the site leased by Mark Fritch Log Homes from Cooke Group LLC. In 1945 our grandfather, Leonard A. Mathisen, and his partner purchased land located between Marmot Road and the Sandy River. They developed it into 23 riverfront residential home sites, Lenart Acres (see reverse). Most of the homes built along the river are full-time residences, some occupied by families with children. Our great aunt and uncle built their dream retirement home here in 1965.
3. Our grandfather handcrafted our log cabin in 1948 out of timber from his own property using old-fashioned hand tools. He loved fishing in the Sandy River and freely allowed fishermen to fish along our riverbank long before it became State law. He was also proud that Marmot Road is part of the historic Barlow Trail. Friends and family have always enjoyed visiting this tranquil sanctuary.
4. For over six decades I remember our Sandy River cabin as a quiet retreat in the woods. What I don't remember is noise or pollution or anyone concerned about any industrial type enterprise in the area. We understand a timber company built the shop across Marmot Road to repair trucks, a quiet and unobtrusive use of the site currently leased by Mark Fritch.
5. In May 2012 Mr. Fritch began operating his log home building business without a conditional use permit, not only creating excessive noise, but degrading the environment with carcinogenic diesel fumes from heavy equipment and by openly spraying logs with toxic chemicals that may well be entering the Sandy River. Our cabin is no longer an enjoyable or safe place to visit.
6. If SB1575 or SB1578 becomes law, such industrial operations adjacent to residential homes would become permanent throughout Oregon, totally transforming the character of long-established neighborhoods, degrading quality of life, and decimating property values. A very simple solution is to locate industries on appropriate industrial-zoned sites near rural communities that will welcome them.



27/19

SURVEYOR'S CERTIFICATE

BEFORE ME, JAMES G. WARD, COUNTY SURVEYOR, CLATSOP COUNTY, OREGON, BEING FIRST DUTY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND PLACED MARKS ON THE SEVERAL LOTS AND TRACTS OF LAND SHOWN ON THE ANNEXED MAP OF LEWIS & HARPSTER'S TRACT OF LAND TO BE DIVIDED INTO SECTIONS 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 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986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ACKNOWLEDGEMENT

STATE OF OREGON
 CLATSOP COUNTY
 I, Carl D. Lader, Notary Public,
 do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in my office on this 16th day of August 1946.

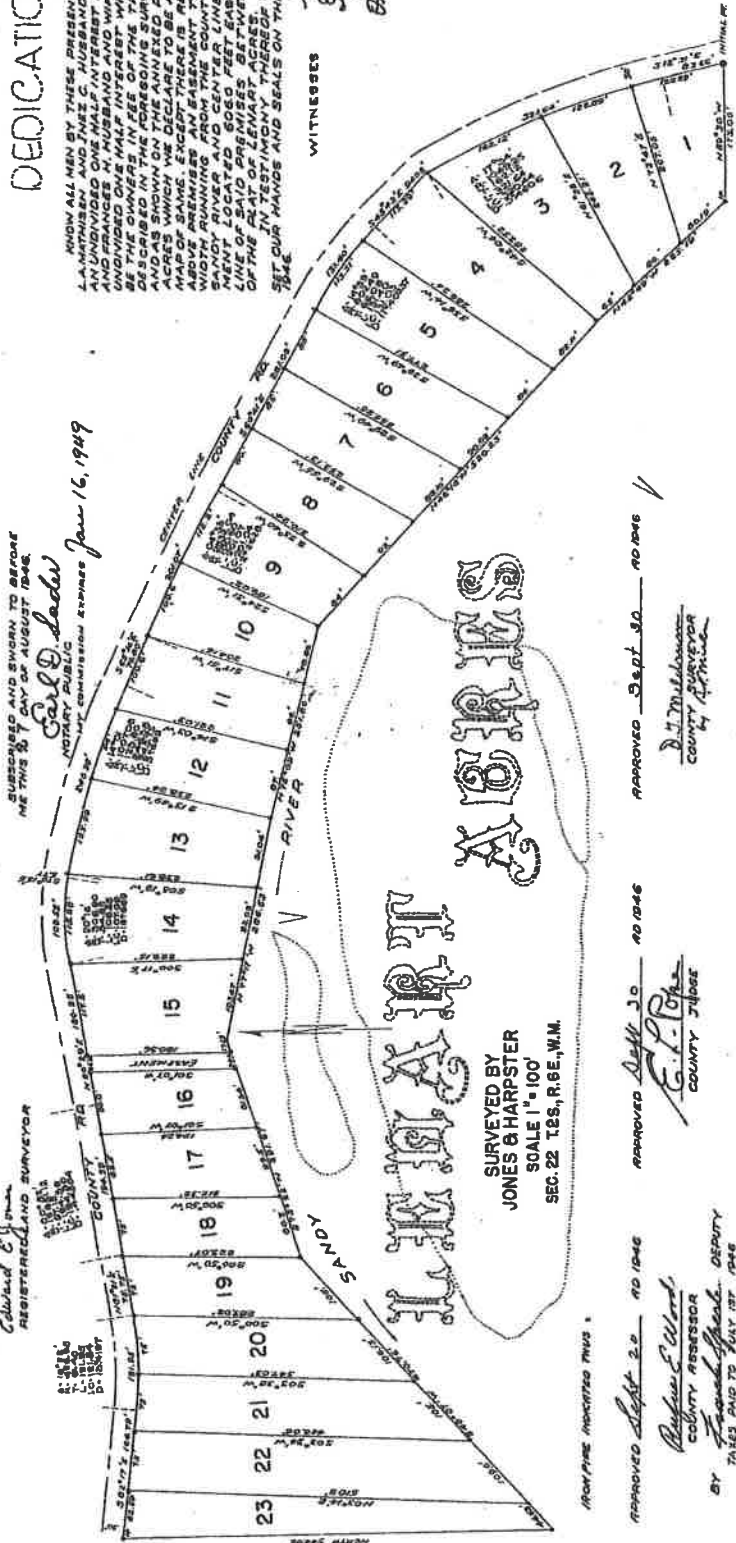
NOTARY PUBLIC
 MY COMMISSION EXPIRES Feb. 20, 1949.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, L.A. MATTHESEN AND INEZ C. HUSBAND AND WIFE HAVING AND FRANCES M. HUSBAND AND WIFE HAVING AND UNDIVIDED ONE HALF INTEREST WHO ARE KNOWN TO BE THE OWNERS IN FEE OF THE TRACT OF LAND AND AS SHOWN ON THE ANNEXED MAPS, DO HEREBY CERTIFICATE AND AGREE TO BE BOUND BY THE TRUE AND CORRECT MAP OF SAID TRACT AS SHOWN ON SAID MAPS AND TO CORRECT THE SAME EXCEPT THERE IS RESERVED FROM THE WIDELY RUNNING FROM THE COUNTY ROAD TO THE SANDY RIVER AND CENTER LINE OF SAID EASEMENT LOCATED 5000 FEET EAST OF THE WEST CORNER OF SAID LOTS, BETWEEN LOTS 15 AND 16, IN TESTIMONY WHEREOF WE HAVE HERE UNTO SET OUR HANDS AND SEALS ON THIS 16th DAY OF August 1946.

WITNESSES
James Matheson
Ernest Matheson
Blanche A. Stewart

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF AUGUST 1946
Carl D. Lader
 NOTARY PUBLIC
 MY COMMISSION EXPIRES Jan. 16, 1949.



SURVEYED BY
 JONES & HARPSTER
 SCALE 1" = 100'
 SEC. 22 T. 8S., R. 6E., W.M.

APPROVED Sept 20 1946
James E. Ward
 COUNTY ASSESSOR

APPROVED Sept 30 1946
E. P. Potts
 COUNTY JUDGE

APPROVED Sept 30 1946
Carl D. Lader
 COUNTY SURVEYOR

ATTEST
Blanche A. Stewart
 COUNTY COMMISSIONER

BY Carl D. Lader SURVEYOR
 DEPUTY
 BY Th. J. Lader DEPUTY

February 13, 2014

Robin Jacobs
59890 E. Marmot Road
Sandy, OR 97055
grasmerecottage@aol.com

To: The Senate Committee on Rural Communities and Economic Development

Re: SB 1575 - Supplemental submission

As supplemental material for my previously written submission, attached please find site maps of the forest-zoned industrial manufacturing location (highlighted in orange) and its relation to adjacent residential-riverfront lots, the Sandy River, the Barlow Wayside Trail Park, the Sandy Ridge Trails, and other relevant features at this Mt. Hood (Hoodland) recreational location near Brightwood.

Photographs are also included to provide a partial overview of the industrial manufacturing site, adjacent residences, and the immediate area.

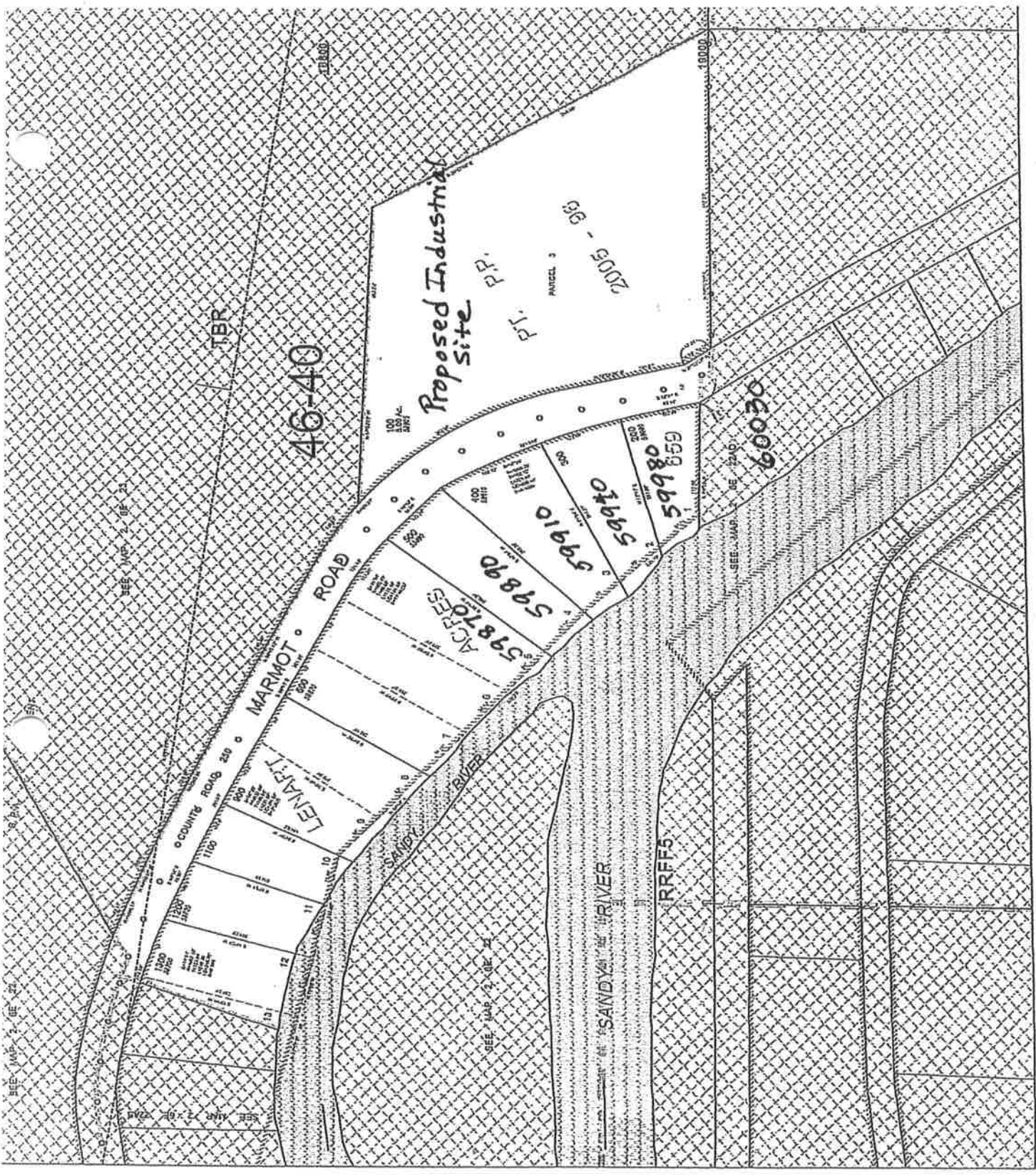
As stated in my written testimony, such industrial manufacturing operations (manufacturing and building log homes on the adjacent forest-zoned land) have had profound, uncharacteristic, and severe impacts to this Mt. Hood area and river location. Such industrial manufacturing and construction operations are descriptive of and appropriate for Rural-Industrial zoned lands – lands (non-resource lands) specifically zoned for such outdoor industrial uses.

Thank you for your consideration of my concerns and opposition to SB 1575.








Respectfully,

A handwritten signature in cursive script that reads "Robin Jacobs". The signature is written in black ink and is positioned above the printed name.

Robin Jacobs

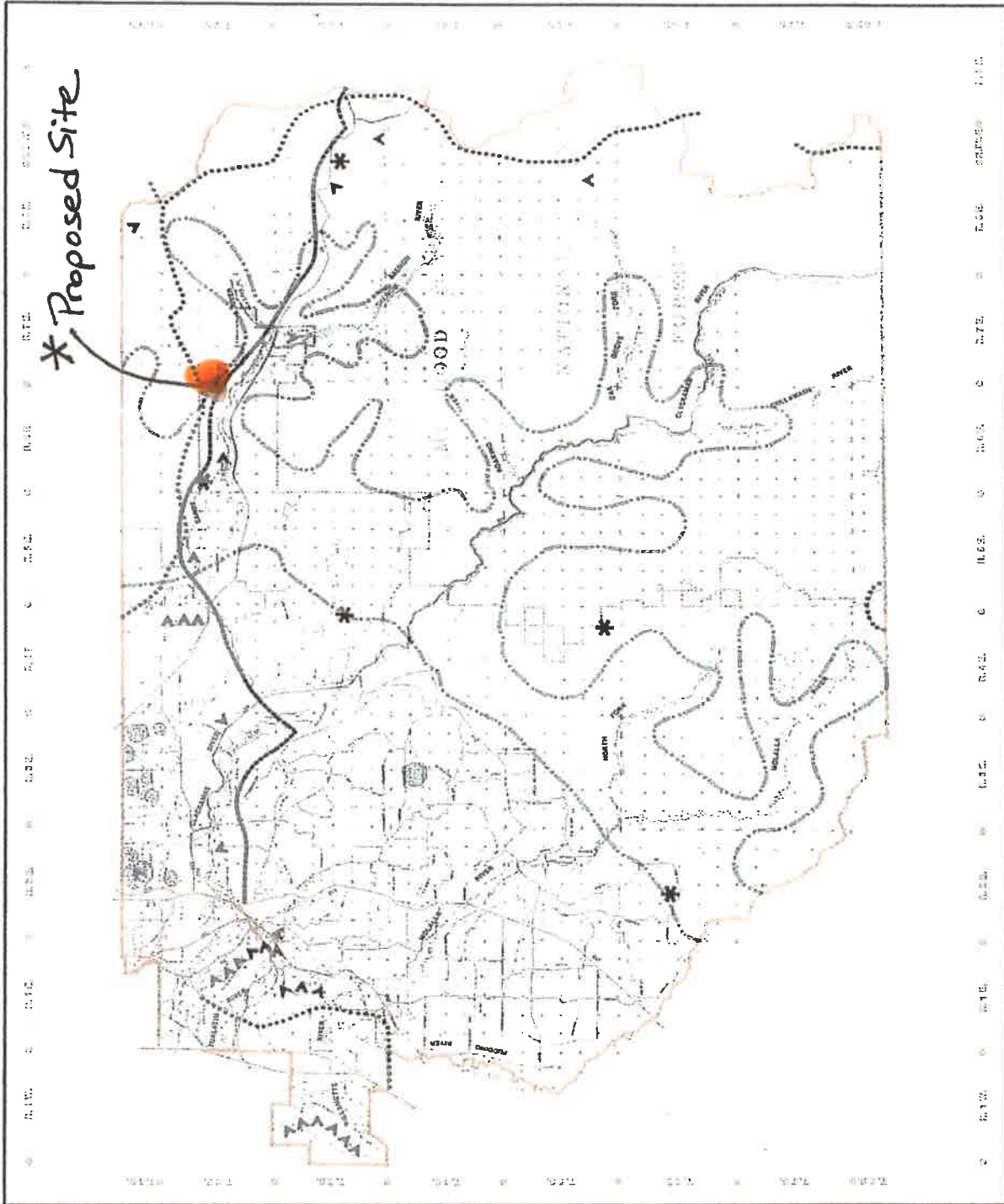


SCENIC & DISTINCTIVE RESOURCE AREAS

-  Principal River Corridors
-  Wilderness Areas
-  Buttes
-  Unique / Natural Features*
-  Viewpoints
-  Upper & Lower Limits of Winter Range (Deer, Elk - 3000' Elevation)
-  Bartow Road Historic Corridor (Oregon National Historic Trail)
-  Recreation Trails, Existing / Proposed

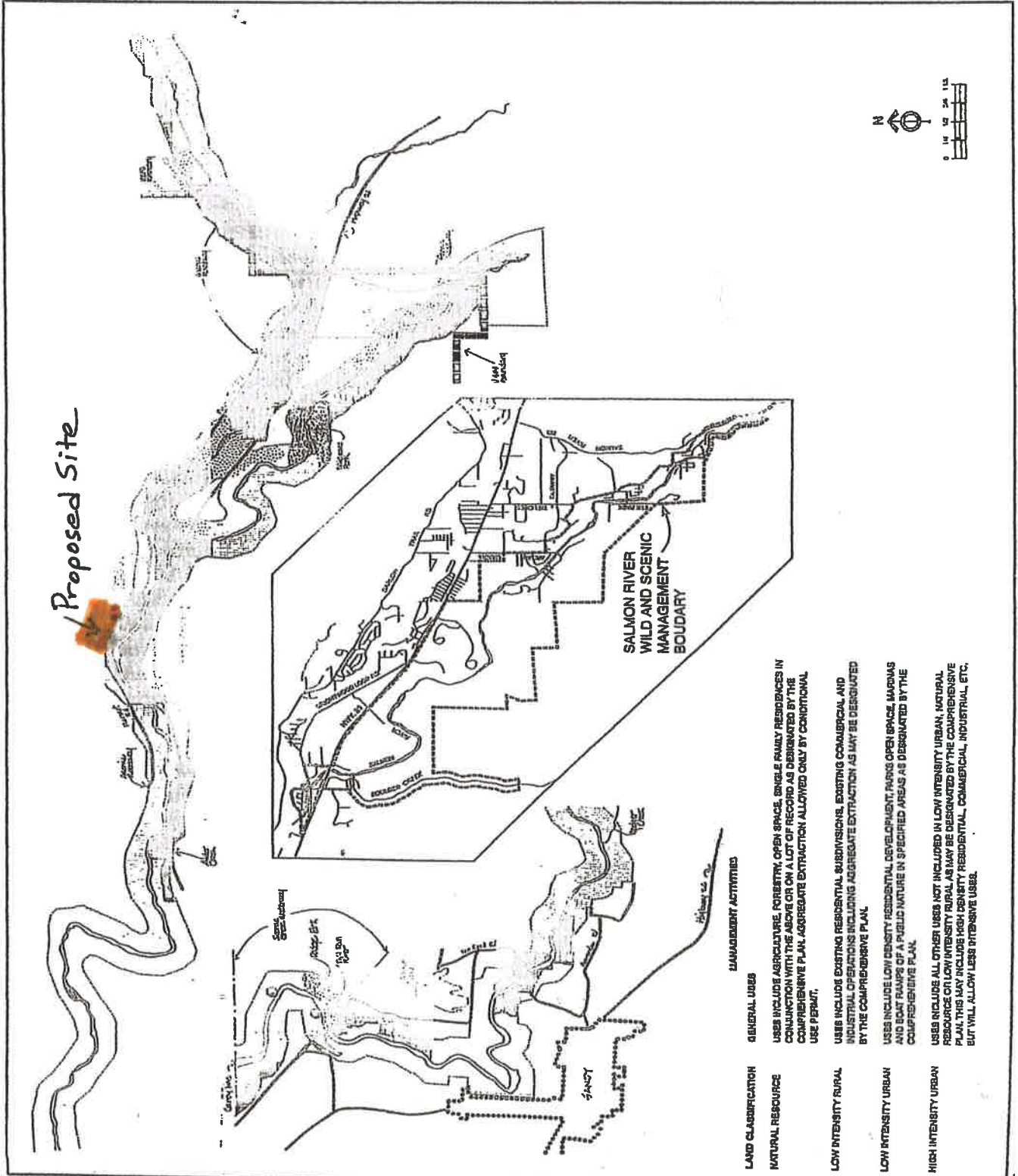
Scenic Roads - See Map V-3
 * Source: Nature Conservancy

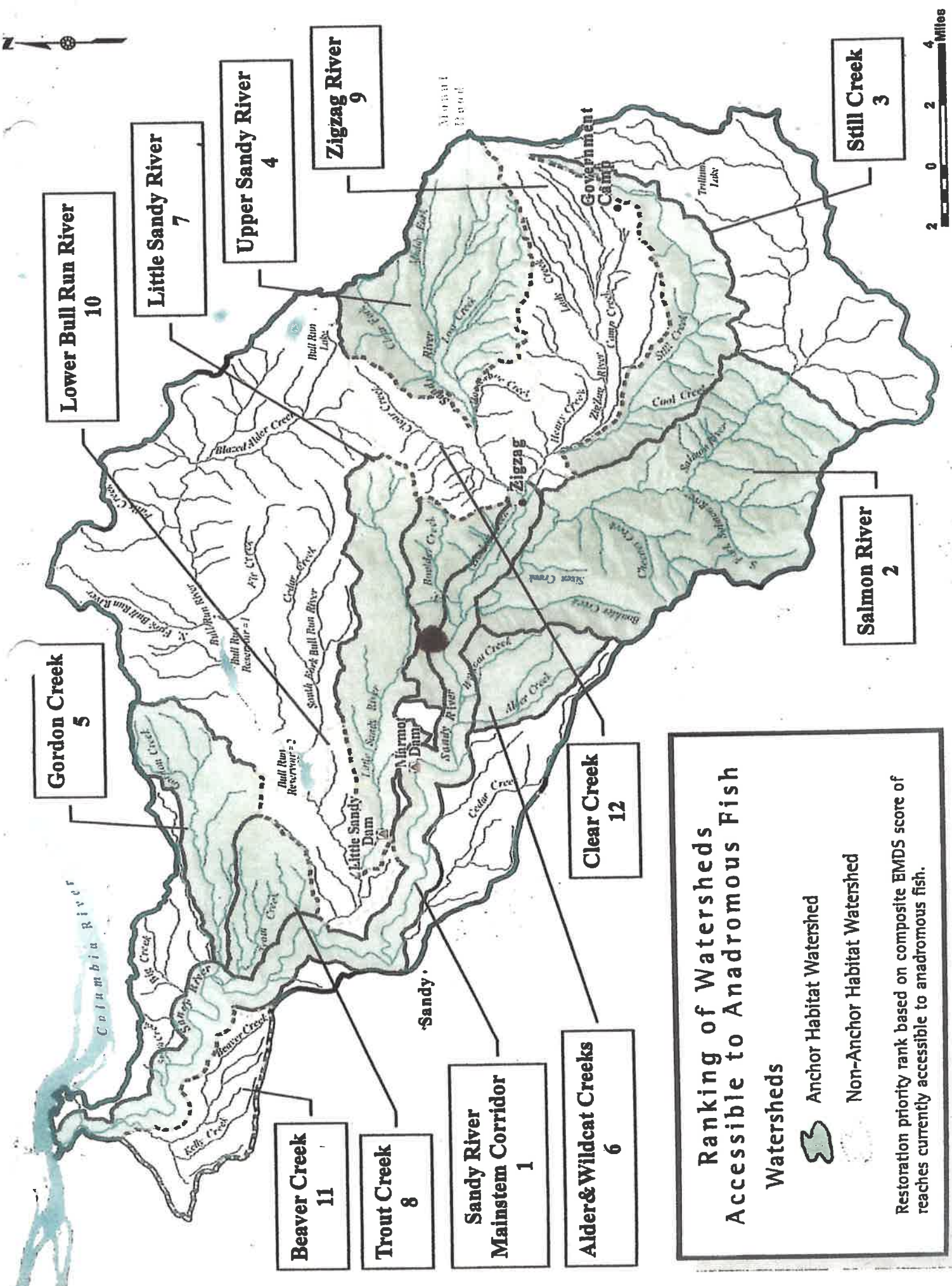
CLACKAMAS COUNTY
 COMPREHENSIVE PLAN ● MAP III-2



PENNINGTON RIVER CONSERVATION AREA SANDY CREEK RIVER DESIGN PLAN

- Parks, Existing
- Parks, Proposed
- B** Boat Ramps
- C** Unique Features - Protected Sites
- Natural Resource
- Low Intensity Rural
- City Limit Line
- Public Access
- Proposed Public Access
- Low Intensity Urban
- High Intensity Urban





Lower Bull Run River
10

Little Sandy River
7

Upper Sandy River
4

Zigzag River
9

Still Creek
3

Gordon Creek
5

Salmon River
2

Beaver Creek
11

Trout Creek
8

Sandy River Mainstem Corridor
1

Alder & Wildcat Creeks
6

Clear Creek
12

Ranking of Watersheds Accessible to Anadromous Fish

Watersheds

- Anchor Habitat Watershed
- Non-Anchor Habitat Watershed

Restoration priority rank based on composite EMDS score of reaches currently accessible to anadromous fish.

● = Proposed Industrial Site

Provided by: Sandy River Basin Watershed Council



Sandy Ridge Trail System

Bull Run Watershed Management Unit
Closed to Public Entry

Communication Breakdown App. 8 miles
To Be Completed 2010-2011

Hide and Seek Trail:
App. 4.25 miles

Laura's Loops App. .75 miles

WARNING: Bridges over Little Joe Creek not yet in place.
Approach creek crossing with caution.

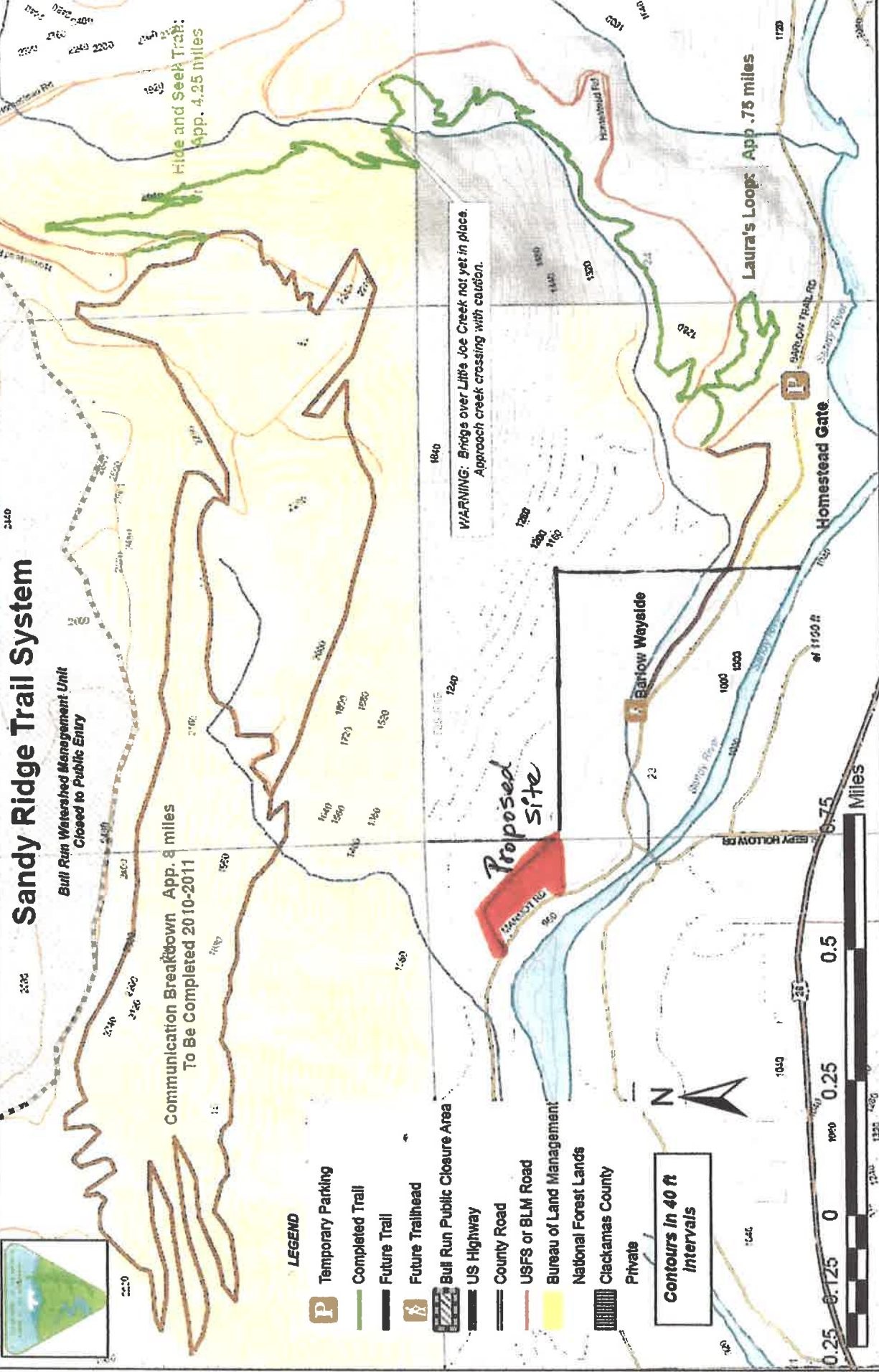
Proposed Site

0.25 0.5 0.75 Miles

LEGEND

- Temporary Parking
- Completed Trail
- Future Trail
- Future Trailhead
- Bull Run Public Closure Area
- US Highway
- County Road
- USFS or BLM Road
- Bureau of Land Management
- National Forest Lands
- Clackamas County
- Private

Contours in 40 ft Intervals



3



Land being cleared and excavated along E. Marmot Road (foreground).

4



Sample heavy diesel equipment operated at home-construction and manufacturing work area along E. Marmot Road.

9



View of large diesel truck and other heavy equipment on upper bench of property.

10



View of heavy diesel construction equipment at work construction and assembly area along E. Marmot Road.

7



8



View of home-manufacturing and construction work area along E. Marmot Road (foreground) and heavy equipment routinely used and operated.

11



View of blue trailer building set up on the east side of the property alongside the outbuilding.

12



View from road of stockpiled industrial containers and materials on lower level of property at north side of outbuilding. Suspected industrial chemicals used to treat imported logs. Containers stockpiled at location outdoors for several months in late winter and spring.



View of lumber imported and stockpiled along E. Marmot Road.

14



View of lumber and large metal storage containers (background) brought in and set up on site along E. Marmot Road.

15



View from road (foreground) of dump bin (lower-right), timber-harvest stockpile, heavy equipment, and home-manufacturing and assembly work area along E. Marmot Road.

16



Close view of old school bus and log stockpile on lower level along E. Marmot Road.

17



59890 E. Marmot Road

18



59870 E. Marmot Road

19



View of stream on my property (59890 E. Marmot) flowing into Sandy River. This is the south stream on the proposed site that crosses road, neighboring properties, and enters Sandy River on my property.

20



View of stream on neighboring property (59870 E. Marmot). This is the proposed site's north tributary stream that crosses road, winds through the neighboring property, and flows into the Sandy River.

Sandy River Location and Sample Affected Streams

23



View of Sandy River from Barlow Trail bridge. Affected riverfront homes along north side of river (center-right of photo). Island point in front of my home visible in center of photo.

24



View of Sandy River from my riverbank (59890 E. Marmot Road).

21



North stream flowing from proposed site and crossing neighboring property (59870 E. Marmot Road).

22



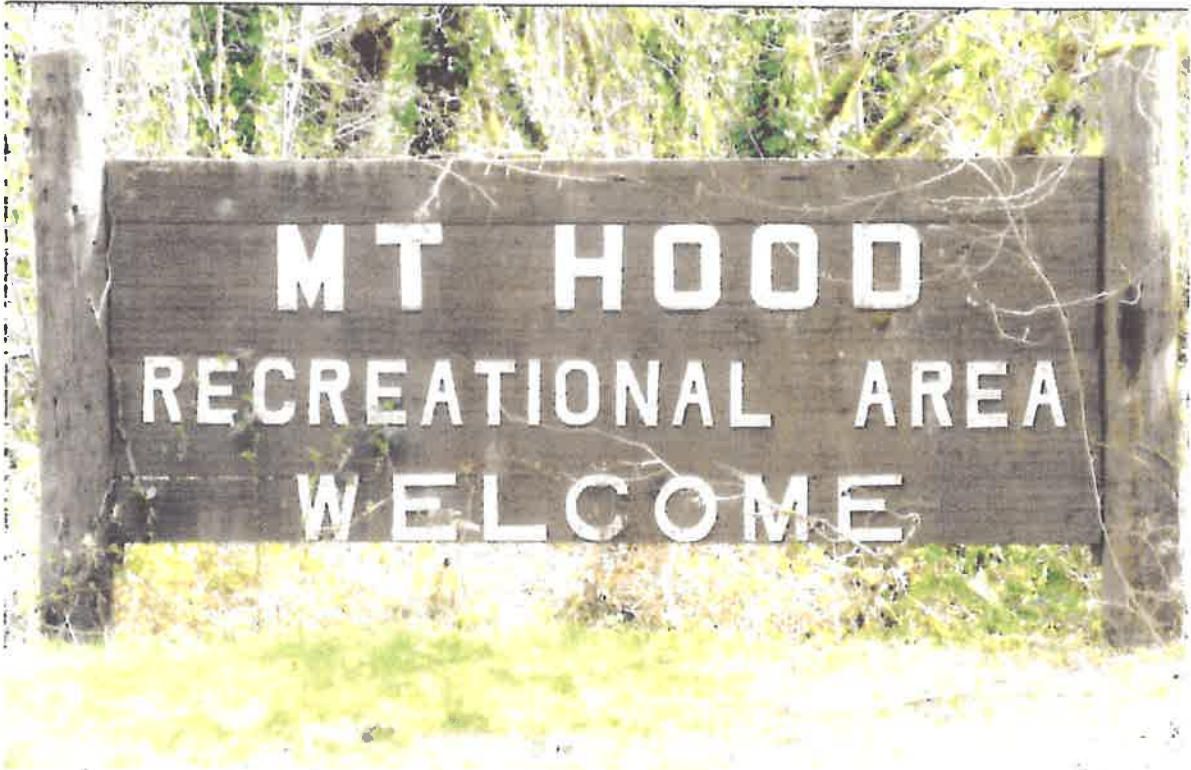
View of Sandy River from my deck (59890 E. Marmot Road).

Public Recreation at Location

25



26



Sign along Highway 26 welcoming travelers to the Mt. Hood Recreational Area. Sign located at E. Wildcat Creek Road west of Marmot turnoff.



Group of people in a blue inflatable raft navigating a rocky section of a river with white water rapids. The background is a dense forest of tall, thin trees.



Kayaker with mounted camera on tripod kayaking down Sandy River in front of my residence.

29



Fly fisherman along Sandy River in front of my residence (59890 E. Marmot Road).

