

From: Mollie Nelson
To: Sen.MichaelDembrow@state.or.us; Sen.AlanOlsen@state.or.us; Sen.HermanBaertschiger@state.or.us; [Sen. Prozanski](#); [Sen Roblan](#)
Cc: [Raszka Shelley](#)
Subject: Please oppose SB 186 NOW and in the FUTURE
Date: Tuesday, April 11, 2017 2:08:20 PM

Dear Committee Chair Dembrow and Members of the Committee on Environment and Natural Resources:

I am copying my letter of opposition to SB 186 below which I sent to you on March 18, 2017. I want to be certain my opposition is made a part of the public record and I have included your Support Specialist, Shelley Raszka, in this email for that purpose. I also hope you will reread the reasons for my opposition before participating in a hearing on the subject of Rural and Urban Reserves.

I understand there is a hearing scheduled for this bill on Thursday, April 13, 2017. My husband and I participated along with our many neighbors in the regional process which took place nearly 10 years. The Urban and Rural Reserve process which began in 2007 was a thorough, comprehensive study encompassing many constituents, three counties, Metro regional government and eventually the state. We live happily in an affected area near Springville Road and we fought hard to achieve a necessary long-term agreement to be designated as a RURAL RESERVE. SB 186 would UNDO the great conclusions of this comprehensive plan from several years back. Please do not let that happen now and please don't let that happen a year from now. We stand for protection of farmland and farmers to have a dependable agreement they need to plan into the future; we stand for protection of the natural resources in these rural areas, and protection of wildlife and wildlife corridors that come with maintaining a rural environment as a buffer to the encroaching housing developments/urban landscapes.

We also want to be on the public record opposing any new consideration of taking lands from the Rural Reserves and changing their designation to Urban reserves whether it be in Multnomah county or nearby Washington county. The reason is simple: the North Bethany area is now over-built and the density is impacting safety on the rural roads in this area. The roads are not suitable to support either pedestrian or bicycle traffic, and these roads are prone to landslides as well. They cannot handle any more pressure from high density communities.

We ask you to support the environment, the natural resources, the wildlife, and the safety of this rural area by opposing SB 186.

My letter from March 18, 2017:

Dear Senator Michael Dembrow and Members of Committee on Environment and Natural Resources:

My husband and I are long time residents of 'rural NW Portland,' otherwise known as, a little piece of paradise. We belong to the Forest Park Neighborhood association and were EXTREMELY active participants in the Reserves process several years ago. We were frustrated then, because our property and our neighbors' land was undergoing consideration every 5 years for being moved from the rural status we desired, to being included inside the Urban Growth Boundary. This brought such uncertainty upon us and neighbors who needed

longer-term protection of valuable farmland, natural resources, and the wildlife corridor which our properties provide. We fought hard for those protections through numerous appearances before Multnomah County commissioners and Metro councilors all in the name of protecting farmland, natural resources, and wildlife, as well as for the safety of our rural streets. We worked with our elected officials (Rep. Greenlick and Senator Avakian) to ensure that SB 1011 would become law. We feel we won a huge victory and wear proudly the status of 50-year Rural Reserve. We also felt like very active participants in a civic process that actually worked.

Because we continue to keep an ear to the ground to protect our rural status, we understand there is **SB 186** which has been assigned to your committee, to change designated rural acreage including approximately 350 acres in Multnomah County along Springville Road (we live on Springville Lane) from Rural Reserves to Urban Reserves. These are the very acres we live upon, and worked hard so recently to see through the very thorough process — an act of seeing the best example of government at work for its citizens. SB 186 goes against the wishes of the majority of the citizens who live in this area. My husband and I urge you to not “undo” the best of government’s processes. **We strongly OPPOSE this entire bill and hope you will too.** Here are a few more reasons we think you should...

— This acreage in Multnomah County (including the 5 acres we own) does not belong to any ‘city’ oversight and this location is at the far reaches of coverage by the county. Therefore there is no government body to provide services required for urban living, and the existing infrastructure does not exist to support additional population. This could become another “Area 93” — an urban area with no city or county capable of providing urban services.

— Springville Road is a rural, 2-lane, windy road, as is Skyline Road. It is already congested with the onslaught of new ‘urban’ Washington county residents traveling to Portland. These roads have been closed occasionally due to landslides and continue to be susceptible to power outages due to downed trees. These streets are not suitable for bicyclists or pedestrians. This is a poor location to add more development and traffic.

— The public input during the past Reserves process, held not so very long ago, identified overwhelming support for Rural Reserves in this very specific location along ‘lower’ Springville Road. Metro’s survey identified 74% support for a Rural Reserve in this part of lower Springville Road.

— We have active farmers as neighbors and they (we) were promised 50-years of certainty with a rural reserve designation so they could plan their future investments in farming. This was and is of critical importance to rural residents who farm their land. Do not break the promise we were given.

— Local land use decisions like urban and rural designations should be made by local governments who know the local ‘lay of the land’ and who work closely with the local residents, not by the state legislature. The legislature should only adopt Reserves related bills that are supported by Metro and the three counties.

We feel strongly that the reserves process worked because it was a thorough and regional consensus which made these designations, property by property, they drew the lines on the map for very good reasons. Three counties worked for agreement along with the regional body in Metro. Research was conducted, collected, shared, studies made, and input was given by the

public. Please protect your constituents, taxpayers, farmers, farmland, wildlife, and natural resources ALL which abound in this area by not “undoing” such a master plan that painstakingly followed all guidelines of good governing by local and regional bodies, the existing Rural and Urban Reserves plan.

We OPPOSE SB 186 and want you to do the same.

Thank you.

Concerned property owners living on NW Springville Lane.

Mollie and Ted Nelson
13512 NW Springville Lane
Portland, OR 97229
(503) 880-1503