

From: Cherry Amabisca
13260 NW Bishop Road
Hillsboro, OR 97124

Date: April 27, 2010

To: Washington County Chair and Board of Commissioners

Re: Opposition to Proposed Changes to Ordinance No. 733

I would like to register my opposition to the proposed changes from Rural Reserves to Urban Reserves made by the O'Callaghan, Peterkort and Bobosky developers and approved by the Planning Commission on April 21, 2010.

The 188 acres adjacent to Rock Creek should remain in Rural Reserve, as recommended by the State Agencies in October, 2009, and the Core 4. They contain at least 50 acres of floodplains that form a natural urban edge. Extending urban development across Rock Creek will harm the nearby farms and negatively impact the important wildlife corridor along Rock Creek (steelhead have been observed in samplings from this section of the creek). Keeping Rock Creek and its floodplains as the edge has been well discussed and agreed-upon in many meetings between Washington County and Metro. "Undesignated" is also an inappropriate designation for this area rich in natural resources.

The 147 acres from Cornelius Pass to Dick Road including Bendemeer Road should also remain in Rural Reserve, as recommended by the State Agencies in October, 2009 and the Core 4. These properties are situated in an agricultural area that is part of a larger block of agricultural foundation. State law allows for non-farm uses of exception lands where the current use has been historically compatible with the surrounding agricultural land. These properties serve to protect and buffer the surrounding block of farmland. Approving this island of urban reserve north of West Union will promote the inefficient, cluttered mixed-use found south of West Union, where existing homes sit in the shadows of warehouses and moving companies and empty fields sit in speculators' hands. This area cannot be urbanized efficiently under the Urban Reserve factors.

I also want to reiterate my opposition to the "urban reserve" designation for the Standing property on NW Helvetia Road. The ODOT improvement of the intersection will take far fewer acres than the 91 acres currently proposed, especially in light of the recent denial of the Tiger grant application. Prior testimony in 2009 and 2010 to you and other government bodies have documented the justification for this area being designated as rural reserves. I expect that this testimony will continue to be in the record for Ordinance 733.

I also want to reiterate my opposition to the "undesignated" label for the approximately 750 acres directly west of the above-mentioned 91 acres. This is a large block of agricultural foundation farmland that is most in danger of urbanization. You have heard prior testimony from various members of the community requesting this area be designated rural reserves. I expect this testimony will continue to be in the record for Ordinance 733 as well.