



T3-2022-16220 Comment and Written Testimony

1 message

Jennifer Hart <sandyjen23@gmail.com>
To: LUP-Comments@multco.us
Cc: Jennifer Hart <sandyjen23@gmail.com>

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Comments on Case File: T3-2022-16220

I have some comments and concerns regarding the PWB Filtration Plant Application.

I am a landowner with 63 acres of different parcels-EFU and RRFF5. I lease property to a Nursery, and my neighbors the Han's Nelson Nursery. My address is [38200 SE Lusted RD., Boring](#). I have 1/2 mile paved driveway to Lusted Rd. This is my primary address. I also have a 2 acre parcel at [37951 SE Bear Creek Ln., Boring](#). My parcel on Bear Creek LN is the end of the road. My family and I are very private.

As I have been reviewing PWB's application -Section 1A: Filtration Facility- Condition Application Narrative, I have some issues with this section of the application.

1. I am furious that PWB has put in map A 2.2 Existing Transportation Impacts, Fig. 20. In this map they have Bear Creek Ln going through my property all the way to Lusted Rd. This is a safety issue and an invasion of privacy for me and my family. This needs to be corrected immediately throughout their whole application asap.

2. I also noticed the Agricultural Study did a impact study of a 1/2 of mile from the proposed facility. Most Nurseries have many fields. Therefore, this cut out several nurseries fields that will be impacted on the Lusted Flats Tier- Han's Nelson's -Rannow Field, Surface, and Marjama fields.

Nurseries and farmers in 1/2 mile radius not mentioned- Diamond Nursery, hydroponic strawberries on Proctor, Plantmad Nursery, Sandyview Acres Nursery and others.

3. PWB has not taken in consideration East of the Sandy. The communication tower and the lights from the proposed industrial plant.

39.7515 Approval Criteria Comments

B. Will not adversely affect natural resources.

1. This Proposed Industrial Plant will take over 90 acres of fertile agricultural land that has been uses for decades for economic gain. It is in a Farming and Agricultural Rural Community. Putting an Industrial Plant and Pipelines through EFU and MU20 land defies the Multnomah County Comprehensive Plan - Farm Land 3. 6 thru 3.16, West of the Sandy Policies and Strategies.

2. Concerns of wells and water rights in the area, putting Nursery and Residential properties at risk. PWB has already caused issues with a well on neighboring property. Farms and properties have water rights. PWB does not addresses risks and mitigation. This is very concerning!

C. This will not: (1) Force significant change in accepted farm and forest practices on surrounding land devoted to farm of forest use; nor

(2) Significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

1. This has already caused a change in farming in the area. Surface Nursery did not plant 1.7 acres of my property that they lease from me. PWB has easement for pipelines. Surface lost several \$100,000. Not planting 1.7 acres of the easement due to the trees being pre sold. Surface Nursery, was concerned trees were going to have to be pulled before they were ready-when trees are pre sold it is bad business not to have the Nursery stock.
2. Putting pipes through fields and with the 100 foot construction easement will ultimately ruin the soil. The soil will never yield the nursery stock as it did before construction. This has happened in several fields in the area.
3. This Industrial Plant if built will cause farmers to have more safety concerns of being on heavy and increase speed limit roads, ultimately forcing them to have to add agricultural buildings to their outlying fields, to store equipment, thus eliminating the safety concerns of the roads.
4. Taking land from farmer thru eminent domain is terrible. They can plant at least 10,000 trees per acre bare root. Therefore, they are getting paid agricultural acreage price for the land, when they plant tree for years to come and make several hundreds of thousands on a 3 year crop of bare root trees. That is changing farm practices!

E. Will Be Located Outside a Big Game Winter Habitat Area as defined by the ODFW or that agency has certified that the impacts will be acceptable;

1. We have a Elk herds that has migrates yearly in this area. They have damaged nursery stock on the proposed Industrial Site several times. As well as other properties. One year Elk damaged about 35,000 Nursery trees.

F. Will Not Create Hazardous Conditions;

1. PWB having on site Hazardous Chemicals to treat the water and Diesel Fuels, creates hazardous conditions to the area. This is a Rural Reserve and the Wild and Scenic Sandy is just below the step banks. A school is located extremely close to the site.
2. There is Geologic Hazards in the Area. Which creates a hazard! Who is responsible when things go wrong and there is a slide possible damaging a residents property or killing someone?!
3. PWB chemicals and diesel deliveries also could create hazardous conditions for the area. This winter PWB had a gas delivery truck run off the road on Dodge Park Blvd. Thanks to some boulders that the homeowner lined the road with along their property it stopped the truck from rolling. The fuel could have ended up in Bear Creek which dumps in the Sandy.
4. Fire District 10, Gresham Barlow School District, and Oregon Trail School District have sent in submissions on their concerns on the proposed Industrial Plant.

G. Will Satisfy The Applicable Policies of the Comprehensive Plan;

1. PWB Industrial Plant Defies the Multnomah County Comprehensive Plan.
As stated above in B.

I am including my number for the mapping issue! Please let me know how to proceed? Do I need to file a complaint to the County or get my Attorney involved?

Jennifer Hart
Black Gold Springs
38200 SE Lusted Rd.
Boring, OR. 97009
Sandyjen23@gmail.com
503-467-8733