

Character of the Area

[Case File: T3-2022-16220]

Testimony from Kyza Nelson, resident
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To the respected hearings officer overseeing the land use case referenced above:

Please consider the following written testimony as a true and accurate representation of the character of the area where PWB proposes a land use exception under the 'community use' exception.

We love living in the area known as the Orient/Cottrell/Pleasant Home communities. It is well outside the urban growth boundary, and zoned for farm, agriculture and rural residential. People who live here value open spaces and quiet environment. The only traffic is from local residents, summertime river-seekers heading to the Sandy River, and farm equipment. The farms are an important part of the communities out here – their very existence is what protects the area from over-development. It's all part of the local character and history of the area, and it hasn't changed much at all for decades.

I love that we feel safe walking on the rural, country roads. Most roads in this area don't have paint, striping, or shoulders, so we all share the road. This is the way it's always been, and everyone who lives out here is used to it and drives respectfully. On any given day, on any given road out here, there are joggers and dog walkers, parents pushing strollers and kids riding their bicycles, people horseback riding or cycling, and those just out for an enjoyable walk. The traffic is locals who live here and enjoy the same activities, so they know to watch out for people on the roads, and they understand there's no shoulder when they pass, so drivers are really good about yielding and slowing down to pass people, bikes, and horses. The roads in our communities aren't through streets – the only reason to be on them is if you live here, or if you're looking for the pumpkin patch or u-pick berry farm.

Students that live in these communities often walk to a designated bus stop because the houses are so spread out, and the bus routes are already very long due to the large geographical area of their student population. Fortunately, buses also don't encounter much traffic and hardly ever encounter a delay, so the already long, sometimes one hour or more bus rides to and from school are not made any longer.

Our communities in the rural area we live in are served by a small, local fire station. They respond to medical emergencies and house fires, and car accidents that almost always involve drivers that are unfamiliar with our country roads. We appreciate that we can depend on our fire station, even though they are small, because they are focused on the residents here and not distracted or busy responding to large, industrial complexes where accidents and emergencies often require all of a small station's resources, leaving them unavailable and unable to respond to calls from local residents.

There are some things we give up by choosing to live in a rural area too. The county road department seems to never have the time or budget to fix the potholes in our roads. There is no public transportation, and cell coverage is spotty in most areas. Internet options are limited, especially for high speeds, and I don't think there's ever been cable TV out this way. Restaurants don't deliver to our communities out here in the country, and an Uber or cab ride to the airport can cost as much as the plane ticket itself. But folks who live out this way are willing to make those concessions in exchange for

keeping our open spaces and rural way of life. We choose to live here because of the rural zoning that is meant to protect the rich and historical character of this area and prevent non-farm activities and industrial development. The vast amounts of farm and agricultural land not only provide open spaces for people to enjoy, but they are also a haven for wildlife. I love that we have elk, deer, black bear, beavers, and more living in the woods and hills that surround the fields. The open space also gives this area its unique, country feel and adds to the rich history of the area.

Most of all, it's quiet here. At night we hear crickets and coyotes, and some of us even enjoy the sounds of the Sandy River. During the day, it's still. Tractors make their rounds in the fields, the occasional small plane from the nearby flight school circles and practices stalls overhead, or a school bus brakes and comes to a stop so kids can hop on and off. Our home backs up to active farmland owned by a large local nursery. I can attest to the fact that the local farms keep regular daytime hours, even during their busy seasons, so the evenings are always still and peaceful. Even when the tractors are out in the fields, it's not a sustained, constant noise, and it's what we expect to hear living out here in the country. We especially enjoy walking down Carpenter Lane to the end of the road and listening to the sounds of the trees and animals on a nice evening. The stillness of the landscape is unlike anywhere else. We often see deer out feeding at dusk and signs that elk have been there too, or a coyote trots down a dirt path while the sun slowly sinks into the rows of trees that cover the fields. There are not many places like this left, where it's safe to take an evening walk and dark enough to see the night sky bursting with stars. But this area is representative of what makes Oregon, well, Oregon. Farming, agriculture, wildlife, safe communities, a rich history, and some of the best soil for farming in the nation.

We hope that this area is protected as it should be, as one of the last true, rural areas in Multnomah County. The unnecessary and invasive industrial complex that is being proposed will ruin the character of this area with its construction, destroying of fields and soil that is of the highest quality for farming. Its 24/7 operations will disturb the quiet atmosphere. Chemical tankers and delivery trucks rumbling up and down our quiet country roads DAILY where kids walk to their bus stops will put our children in danger. Doubling the size of Carpenter Lane will change the landscape and natural character of area that is historically rural and employee traffic coming and going at all hours of the day and night, and security lighting that will ruin the night sky.

Please do NOT allow an exception to the rules in place that were made to specifically protect and preserve this foundational and important agricultural area and its important natural landscape features. This proposed community use in no way serves this rural area.

Thank you for accepting my testimony,

A handwritten signature in black ink, appearing to read "Kyza Nelson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Kyza Nelson

local resident Cottrell Road



Case File #T3-2022-16220 written testimony

1 message

Tami Wensenk <growsomethinggreater@gmail.com>
To: LUP-Comments@multco.us

Fri, Jun 30, 2023 at 1:47 PM



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Please add this written testimony from local resident Kyza Nelson to the record in the case of Portland Water Bureau's Land Use application hearing, Case File #T3-2022-16220.

Thank you!



COTA Kyza Nelson Cottrell Rd.pdf

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