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Metro Council
600 NE Grand
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RE: Undesignated lands in Washington County

Dear President Bragdon and Councilors,

Although there was no hearing in Washington County yesterday, I submitted comments to the Board of Commissioners which you have before you, attached to these remarks that I'm making today. While it's important to me that you have the information, I'm sensitive to constraints on our time and patience, and I won't repeat myself, and I'll just touch on the highlights today.

However I do want to point out that vast acreages of Undesignated lands are mapped in Areas 6, 7 and 8 that are not attached to any UGBs, nor are they requested on city's Aspirations or Pre-Qualified Concept Plans, and they're not a cushion between Urban and Rural Reserves. This mapping is a problem for several reasons:

- 1) The areas meet the Rural Reserves Factors in OARs that address foundation farmland, habitat and water quality issues.
- 2) The areas cannot be served by high capacity transit.
- 3) A flag is planted for speculative buyers, establishing a problematic level of uncertainty and upheaval for farmers, their families and the entire Ag Industry.

I have not previously addressed these areas as they seemed astonishingly unreal – surely just a fantastical reach that would be pulled back quickly. But, incredibly, they're still on the map submitted for comment! And now, the new coalition of development concerns (CPR) is attempting a claim that even more Undesignated land is needed!

A more global perspective would include facts such as:

- 1) Geologically, the Tualatin Valley (like the Willamette Valley) has fertile soil that is of a quality that surpasses most soils world-wide. This is due, in part, to the Missoula Floods (AKA Bretz Floods), a phenomenon of repeated inundation & build-up of silts at the end of the last ice age. It's a resource that warrants protection. (See http://en.wikipedia.org/wiki/Willamette_Valley Also see: Allen, John Eliot; Burns, Marjorie and Sargent, Sam C. (1986). *Cataclysms on the Columbia : a layman's guide to the features produced by the catastrophic Bretz floods in the Pacific Northwest*. Portland, OR: Timber Press, and John Soennichsen, *Bretz's Flood: The Remarkable Story of a Rebel Geologist and the World's Greatest Flood*)

- 2) Historically, it's only been in the last 160 years that "settlement", now "development", has even taken place in the Tualatin Valley! A mere blink of an eye. (My ancestors were among early settlers. The recent volume "Hillsboro" (Fitzgerald & Raber) provides some documentation with images.) In just the last 50 years, and just in Washington County, 140,000 acres of prime farmland have been lost to urban expansion! If the sprawling continues as it has in the past, it won't take long before there's no farmland left Washington County! The trend must be made to cease.
- 3) Globally, as populations increase and sprawl is rampant, farmland will be a scarcity & feeding our growing population will be a prime concern. Less fertile countries are buying fertile land in Africa and elsewhere for its (commodities and) food supply value; "OVER the past two years, as much as 20m hectares of farmland—an area as big as France's sprawling farmland and worth \$20 billion-30 billion—has been quietly handed over to capital-exporting countries such as Saudi Arabia, Kuwait and China. They buy or lease millions of acres, grow staple crops or biofuels on it, and ship them home...." (http://www.economist.com/displayStory.cfm?story_id=E1_TPGJSNSQ, see also: <http://ipsnews.net/news.asp?idnews=42301> and <http://www.thisislondon.co.uk/news/article-23517837-how-chinas-taking-over-africa-and-why-the-west-should-be-very-worried.do>)
- 4) Clean air, clean water, visual corridors, fresh local food, diverse recreational opportunities and a sense of place are essential to our health. These values are the measure of success of our community! Our success is not measured by how fast we grow! Nor is success attributable to the almighty dollar; if we were to lose our environmental health, the dollar would be worthless. In fact, the quality of our urban environment relies upon, and also supports, the quality of our rural areas!

Thank you for your attention! I appreciate the complexity of the process we're undertaking, and I expect that your momentous and far-reaching policy decisions will, in the end, protect and sustain our most precious resources for future generations!

Most sincerely,

Faun Hosey