

# John Gibbon

**#331631 | April 14, 2022**

## Testimony to **Portland City Council** on the **Environmental Overlay Zone Map Correction Project, Recommended Draft**

For the record note that while the staff report on the Quail Park lists me as the "owner" I am only a lot owner and member of the HOA board representing its interest in this matter. This levy code parcel encompasses the upper portion of the large 7 plus acre tract that constitutes Quail Park's platted common area. This portion of the project abuts SW Huber St. and the most important issue for this portion of Quail Park is how the expansion of the standardized Ezone (with C and P) zoning up a side channel from the area of the main drainageway that separates the Quail Park PUD from the Indian Hills subdivision will affect the most important of the many functions that the side channel serves. This function is diverting the drainage, produced by Huber St. and the uphill portions of Quail Park, away from a natural drainage area which was filled, improved with infrastructure and had approximately 10 to 12 built it on when Quail Park was developed. There have been indications that the current rock hardened bank of this drainage way, although apparently adequate to handle the maximum flow produced by episodic events, may not dependably be serving the diversion purpose when impacted by periods of sustained flow from natural or human caused events. With the staff's explanation that in newly designate Ezone that prohibitions on new construction will only exist for areas 30 feet from stream center line I cannot dispute that it most likely be technically feasible to successfully maintain this function. Whether the institutional and financial resources will be available to the association if a project is needed to maintain this function in the highly regulated Ezone environment is however problematic.

Testimony is presented without formatting.