



Joyce Montgomery
5557 SE Jenne Ln
Portland OR 97236-1624

Testimony for comp plan

We are Steven and Joyce Montgomery. We live at 5557 SE Jenne Ln Portland OR 97236.

We have owned this piece of land for over 25 years, and we have always used this property for the care, raising and training of horses. Our pasture is a vital source of nutrition for our livestock, as well as being a place for them to live as freely as possible, in a herd setting while being able to move about and graze as nature intended.

In 1989 I had a well dug a septic system put in and a manufactured home built and delivered to my property. I had no problems in obtaining permits for this work and was able to join my horses in living on my property.

In 2001 my husband and I decided to build a 9-stall barn to house our horses. Again, we had no problem obtaining the necessary permits.

In 2010 we started the process to obtain permits to build a 40X60 farm accessory building. We were shocked to find out that even though we still live in unincorporated Multnomah County (not Portland) we would have to go to Portland to get our permits. We were further shocked to discover that even though our property was still zoned residential farm and forest, Portland had no provisions for a permit for building a farm structure that would be bigger than our residence. Instead we had to spend over \$2000.00 to ask permission to apply for a permit to build an accessory structure that is bigger than our residence. You in Portland may not be aware, but the majority of farm buildings are larger than the residences that accompany them.

We were also informed at this time that there was a Pleasant Valley "V" overlay on about 80% of our property and a "P" overlay on a small area at the back of our horse pasture. We think the "P" overlay was placed over a row of property line trees planted to define the edge of the working pasture. We were told that if any part of the structure we wanted to build infringed on any part of the "V" overlay we would need to spend considerable additional monies for an environmental review.

We were "lucky" in the fact that where we planned to build our accessory structure happened to be in the small area not held hostage by these environmental overlays, but our long term plans have always included building a covered riding arena, and the area where we would build this is inside the "V" overlay which would force us to spend more of our hard earned money on an "environmental review" to determine if we would be allowed to build on our own property and then more money spent getting permission to build a farm structure bigger than our residence.

These overlay zones were imposed on our property without our knowledge or agreement.

We would like to know what notification and involvement rules Portland and Multnomah County followed before adding the "P" and "V" overlays. Neither we nor any neighbors we have contacted knew anything about them. How legal are they, really? If we had not requested to be notified when Portland was ready to review its master plan so that we could ask to have these overlays removed from our property, we wouldn't have any way of knowing that this was even going on.

We already have the Johnson Creek 100 year floodplain on a significant section of our property. The tree line that the "P" designation seems to have been put in place to protect is already protected. Mature trees can't be cut down, without special permission, not that we have any desire to do so.

It's redundant and incompatible with our existing and future planned use of our property to have these "P" and "V" zones burdening our property, we would like to have them removed. You are welcome to contact us at any time to take a personal look at our little piece of heaven, and I'm sure you will see that there are limited environmental resources on our property due to the fact that it has been in active agricultural use for over 75 years that we know about.

We are concerned at how difficult Portland has made it for us to continue our master plan for our property. Where our house and original 9-stall barn are is now in the "V" overlay. Today we would have to request an environmental review in order to even have a chance of getting a building permit for either of these structures. What would happen if either or both of them were destroyed? What if we decide we would like to replace our manufactured home with a log home or other type of construction? We shouldn't be hampered by these overlays that we were never given an opportunity to comment on. We still have plans to build a covered riding arena, this would of course be built outside of the 100 year floodplain, but we don't want to be forced to spend more money for an environmental review that is unnecessary, simply because someone looked at a map and decided our property would be a good place to put these overlays.

We understand that with the open space the city has bought around us and the springwater corridor and Johnson Creek running by our property, ours is an inviting and idyllic area that you would like to keep from being developed. We have no intention of developing it beyond the agricultural development we've mentioned. We just want to be allowed to freely enjoy our property and be allowed to complete our plans for our future on our property, without having our hands tied by these overlays.

Steven W. Montgomery 12/22/14
Joyce Montgomery 12-22-14