

Date: April 19, 2023

Subject: Planning Commission Case LU 23-01; Kingston Terrace Transportation Planning and Master Planning [IWOV-pdx.FID4930008]/Additional Comments of Columbia Land Trust

I am the General Counsel for Columbia Land Trust. Prior to the March 22 Planning Commission meeting I and our stewardship staff worked with our outside land use attorney, Joe Gaon, to file comments with the Planning Commission opposing any plan for a road to run through the property owned by Carla Bankston, and particularly any plan to run a road through the perpetual conservation easement the Land Trust holds that covers much of the Bankston property. While I was unable to attend the March 22 Planning Commission meeting, after debriefing with our Stewardship Director, Ian Sinks, who testified, and with Carla Bankston, who also testified, I want to follow up with the Commission on two points.

- Your attorney, Peter Watts, asked both Mr. Sinks and Ms. Bankston whether we would support, and whether we'd be satisfied with, the zoning for the Bankston property being changed to parks/open space. It is not clear to us what Mr. Watts was proposing. But as far as we understand the proposal, the Land Trust's response is that **rezoning the Bankston property as parks/open space is irrelevant and would not satisfy the Land Trust**. The Conservation Easement limits the use of the property it covers in ways that protect the Tualatin River and the conservation values of the property. Changing the zoning would not add any protections. And most notably, changing the zoning would not prevent King City from planning to run, and then constructing, a road through the property. Columbia Land Trust continues to strongly oppose any plan to build a road through the Bankston property and particularly the Bankston conservation easement owned by the Land Trust.
- Mr. Sinks reports that comments Mr. Watts made to the Planning Commission suggested that the Land Trust is not serious about its opposition to running a road through the Bankston conservation easement, and that, instead, the Land Trust is just going through the motions of objecting to the idea of planning a road through the easement. I'm happy to confirm that this is not true. **Columbia Land Trust is strongly and sincerely opposed to planning for running a road through the Bankston easement, because doing so would do serious harm to the conservation values the Land Trust conserves on the Bankston property, and to protection and restoration of the Tualatin River, which has for many years been a top priority of many government agencies and nonprofits working in the area, and not just the Land Trust**. The Land Trust will continue to oppose any effort to run a road through its easement, and will consider all tools at its disposal for preventing such a road from being built.

Sincerely,

Stephen F. Cook

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