

Stafford Hamlet Community Meeting Minutes  
August 18, 2008  
West Linn Adult Community Center

Present: list attached to original minutes; all Board members present

Community meeting called to order at 7PM by David Halseth, Chair.

David introduced Carlotta Collette, our Metro Counselor. Carlotta spoke about Urban/Rural Reserve work, then had question/answer session.

Urban/Rural Reserves work is an effort of “making the greatest place”. There are 4 elements to this: infrastructure, transportation plan, employment and land needs. A line has been drawn 5 miles around the current UGB, with analysis of the factors above happening within the next few months.

Areas can be designated as urban, rural or undesignated. Hamlet is ahead of the process with vision planning. Factors to be aware of...

- Look at sustainability factors- address in plan, using new website info as guide
- Be on email list to receive all updates of process
- ODOT has concerns regarding 205/Stafford interchange handling increased growth in the area
- Infrastructure project surveying the needs of current urban areas in the UGB and what is needed to develop those areas
  - Cost...schools, parks, etc. \$20-40B shy to build and maintain current new developments inside existing UGB - \$30T per unit within UGB; \$50T at edge of UGB
  - Transportation plan assessment...? if able to support transportation needs for new developments within UGB. Where to expand high capacity systems?

The Hamlet community is a model for how community can make choices for their area...you are talking together for planning. Suggest address issues, values and concerns to discuss urban/reserve designations thru County representation.

Q: Clarify what a ‘non-designated’ area is.

A: Area stays as designated currently. Urban reserves are for use as metro area grows, not necessarily right away. “Employment lands” are those developed for schools, etc

Q: If designated urban reserve area, does this have to be contiguous with UGB?

A: Intent to urbanize where it makes sense (ie, near 205, but not in riparian areas)

Q: Would the Hamlet be broken up in UGB boundary?

A: Intent to have where makes sense, not chop up. Clackamas County is involved, not just Metro. Clackamas County investing in Hamlet is positive. Without Hamlet, would be individuals alone. Really important to County; it would be a violation of trust to not recognize Hamlet as area and their vision.

Q: If we are urban reserve, what happens to zoning?

A: Reserve designation doesn't change zoning. If brought into UGB, then zoning may change, but not before

Q: So...Hamlet says here is our area and how we want it...will this fly?

A: Hamlet is working with County and cities if move into UGB. Average developed land = 10 houses/acre. BUT it is not a must

Q: PUD designate R10 properties?

A: Will get clear answer. If part of city, their codes. If Hamlet/County, their discretion.

Q: If Hamlet goes into UGB, who decides what cities? Who pays \$70T/unit?

A: Developers pay a good amount – options: annexation, be our own city, or unincorporated as part of County (as now). Allows state funds to build infrastructure if our own city.

Q: Open spaces...Metro plan to link, how does this figure in planning?

A: Livable = open spaces near. Connection trails, bike and pedestrian corridors. Current trails model; hope to have ready by time UGB decisions made

Q: West Linn charges a development fee...would an increase in development fees happen to cover infrastructure?

A: Not sure if that will happen, but looking at other fees as well for maintenance/infrastructure

Q: Goal 5 inventories...Has West Linn adopted theirs? Rumor that Metro has completed for our area?

A: Will check if inventory done. What's left after you take out what not to use would be inventoried if not already done.

Q: Will there be in-between development?

A: Yes...figure out what we are ready and want to do, go with plan. Use guideline on Metro website. Keep uniqueness of this community intact. Having community involved is key to having what you want!

Q: Agricultural soils value – fresh, local

A: How to preserve is important to Metro. As gas cost and water become issues...we will be more dependent on our own food; farmable land to use for or own areas will be very able to do if we pay attention

David H. stated our vision plan is moving into next phase with overview of area using maps available from county and Metro. He brought some for those present to view. Need input from community to capture important information re our area

Meeting adjourned at 8:05PM

Respectfully submitted,

Sally Quimby  
Hamlet Board Secretary