

Visions Committee Minutes for July 31, 2007

The meeting was attended by Ann Cutler, Dave Marks, Mike Stewart, Dave Coles, Kit Hawkins, Susan Stubblefield, Molly Ellis, Walt Gamble, and Scott Richmond. Elaine and Elizabeth Normand from Oregon Consensus Program also attended.

We discussed the WHY, WHAT, and HOW drafts approved by the Board on July 30. The following changes were suggested:

WHY

- Move by-laws and state goals statements to the Values document
- Add the phrase "community voice"
- Re-work this page so it is a small number of "silver bullets" with explanatory prose below. This makes it easier to comprehend and to speak from. Scott Richmond will do this; the content remains the same, but the organization of it will change.

WHAT

No changes were suggested

HOW

- We will not be ready to present base information at the September 15 Town Hall, so remove that phrase from item 4. Only The Process (HOW) will be presented at the Town Hall.
- Board members have enough to do, so don't make them responsible for neighborhood meetings.

The documents are attached; the WHAT and HOW reflect the suggested changes.

The committee felt that we should strive to be ready to present The Process at the 9/15 Town Hall. In addition to presenting the steps and asking for suggestions at the Town Hall, we should talk about commitment to The Process and have an "operating manual" for The Process--something that explains the ground rules for discussion, not just the steps. We are looking for OCP to help design The Process and to write its operating manual.

We agreed that the best way to hold area meetings is over a short span of time--a couple of weeks. Each meeting should include a statement of purpose and a review of ground rules for discussion. Each meeting needs a trained facilitator and a trained note taker.

The Board is meeting with OCP the week of August 6 to hammer out an agreement for Phase I, which includes finalizing The Process and support for the 9/15 Town Hall. Our next Visions Committee meeting will be scheduled after the Board finalizes an agreement with OCP.

WHY

Strive to achieve these outcomes:

- Everyone feels like they either participated or had a chance to participate.
- Everyone feels that his or her opinion was fairly and objectively considered and that the process was fair and objective.
- Brought out good, practical grassroots thinking about the options for the Hamlet.
- Consensus among Hamlet constituents on a small set (eight or fewer) of viable visions for achieving a range of densities within the Hamlet area. People agree that these are credible, well-thought-out visions, even if they are not in favor of all of the options.
- Consensus among governments (West Linn, Lake Oswego, Tualatin, Clackamas County, Metro) on the same set of visions.
- Thorough understanding of costs, advantages, disadvantages, and repercussions of each vision.
- Lay groundwork for next round of planning IF all or part of the Hamlet is included in a UGB expansion.

WHAT

Contents of Visions Document:

1. Base information for each area.

- Current zoning
- Measure 37 claims
- Lay of the land: topology, geology, hydrology
- Significant natural/historical/cultural resources
- Parks and other public land
- Schools
- Businesses, active agriculture
- Traffic patterns and infrastructure
- Other infrastructure (water, sewer, electrical, communications, etc.)
- Homeowners associations, water districts, etc.
- Number of tax lots/owners
- Houses, number of people living in area
- Previous studies in area
- General description

2. Digest of visions for the Hamlet.

- Grassroots, constituency
- Governments
- Neighbors

3. Options suitable for each area

- Residential
- Commercial
- Agricultural
- Public spaces and parks
- Recreation
- Goal 5
- Transportation, connectivity; both public and private
- Governance
- Forest and natural areas
- Education

4. Values statement

- The standard by which all visions will be measured.

5. Set of visions

--While we have divided the Hamlet into subareas for the purpose of data gathering and considering options, each vision is a holistic, integrated view of the entire Hamlet. This is a very important point that needs to be repeated like a mantra because it is too easy for the general public to misinterpret what we are doing by dividing things up.

--Visions will achieve different densities. At least one vision will accommodate Metro's density goal and at least one vision will leave things much as they are.

--Infrastructure. Consider what infrastructure improvements are needed to achieve each vision, and estimate what it would cost. Infrastructure includes but is not limited to transportation, water, sewer, residential and office/commercial development, parks, open spaces and schools.

--Thoroughly and objectively consider the advantages, disadvantages, repercussions of each vision.

HOW

The Process:

1. Get consensus from Planning Committee, Board about why, what, how.
2. Get consensus from advisory panel on the above points.
3. Revisit process with Board as needed.
4. Present process at September 15 Town Hall. Accept public comments and revise process as needed.
5. Gather base information for each area. Get from Metro, county. Write it up. This process can start before the September 15 meeting, but it probably won't be completed by that time.
6. Hold two area meetings to get input from community. At least one member of the Board attends each meeting but is not responsible for it. Revisit area meeting process, if needed.
7. Hold remaining area meetings
8. Reach out to people who did not attend area meetings and solicit their thoughts, plans, concerns.
9. Write up findings from area meetings. Revise base info write up as needed.
10. Formulate ground rules for considering options. Get consensus from Committee, Board, advisory panel.
11. December or January (?) Town Hall. Summarize people's thoughts and base information. Solicit further ideas. Present ground rules for considering options; solicit further ideas.
12. Decision about whether to seek professional help on formulating visions. If we feel we need professional help, develop RFP and solicit bids; make vendor decision at Town Hall.
13. Determine rules-of-thumb for infrastructure costs.
14. Discuss options for each area. Review options with advisory panel.
15. Develop draft set of visions, possibly as many as 15. Rough estimates of costs, advantages, disadvantages of each vision.
16. Discuss visions with advisory panel, governments. Settle on smaller set of visions.
17. Review draft visions with Hamlet community at Town Hall. Settle on smaller set of visions.
18. Final plan with eight or fewer visions. Review with community, governments, advisory panel. Revise as needed, but by this time it shouldn't need much. Present at Town Hall.