

## Planning Committee Minutes June 21, 2007

Attendees were Molly Ellis, Kit Hawkins, Ann Culter, Barbara Richmond, Dave Marks, Mike Stewart, Mike Miller, Scott Richmond, and Dave Coles

We discussed the idea of dividing the Hamlet into ten areas for the purpose of gathering information and opinions. The ten areas are:

1. North of I-205, south of Tualatin River, except Halcyon community
2. Halcyon
3. Childs Road/west of Stafford Road
4. Mossy Brae/Shadowood
5. Ashdown Woods
6. North of Tualatin River, south of I-205 (includes Tualatin Loop
7. "Hazelia" (west of Sweetbriar Rd, east of Stafford; includes Johnson Rd.)
8. North of Rosemont
9. "Vineland"--Wisteria/Sweetbriar/Grapevine/Climatis/Woodbine roads
10. Between West Linn and Wisteria Rd

This subject was raised at the June 7 meeting, and since then the Halcyon area was added due to its unique characteristics.

An initial list of things to find out about each area is:

- Current zoning
- Lay of the land: topology, geology, hydrology
- Significant natural/historical/cultural resources (Goal 5 items)
- Parks, schools, and other public land
- 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
- Public opinion about options for this area specifically and the Hamlet in general

Once we have a good understanding of an area, different options for that area may be explored.

We are in tentative agreement that this seems like a good strategy.

The committee agrees on these points:

--Doing nothing within an area is always an option. Doing nothing with all ten areas means leaving things as they are. That is clearly an option for the Hamlet.

--Our planning is based on the possibility, perhaps even eventuality, of a UGB expansion that includes the Hamlet, but it is not a foregone conclusion when or if a UGB expansion will occur.

--The committee does not advocate putting any or the entire Hamlet within the UGB, nor does the committee advocate doing nothing. The committee's job is to gather information and opinions without bias, and to objectively explore the options. These options will be presented to the Hamlet to be voted on.

--Final planning will be holistic. In other words, dividing the Hamlet into ten areas is only a "division of labor" to make it easier to gather information and consider options. Once that information is gathered for all ten areas, we can explore the options for the Hamlet as a whole.

--The final plan will include several "visions" for the Hamlet, with estimated costs--both economic and non-economic--for each vision. The visions will range from doing nothing (the Null Option) to at least one vision that achieves Metro's planning goal of 10 units per acre, net density. The fact that there will be a vision that meets Metro's density goal does not mean that the committee is advocating that position; it is merely considering the possibility and estimating the costs of achieving it. It's like planning for natural disasters, such as magnitude 10 earthquakes or tsunamis: you hope it doesn't happen, but you'd better think things through in advance in case it does.

The committee felt it was best to set aside discussion of the overarching goals at this time. Those goals relate goals will be useful when we consider our options after the data for each area is gathered. But once we've gathered that data, we may want to make changes to the goals, so it's best to set them aside until then.

The committee also discussed the issue of having an outside planning firm develop a plan for us. This is still an option, but we didn't think we should

make a decision one way or the other at this time. We need to get our feet wet and try our methodology to see how it works.

We agreed that a good test case for our methodology is the Mossy Brae/Shadowood area. Once we try it there, we might adjust our approach.

We discussed our next meeting dates and decided that the July 5 meeting is a non-starter due to the holiday, and next week is too full. Other meeting days in July were discussed and we settled on Tuesdays, July 10 and July 24, 7-9 at the Arbor School.

Action items:

--Scott Richmond will present our strategy to the Board at their meeting Tuesday, June 26. The Board needs to agree that this is a good approach before we go any further.

--Scott Richmond will develop a map showing the tentative boundaries for each of the ten areas. This map will be based on a PDF of Metro's map, which Scott got this past week. The Metro map features an aerial photo of the Hamlet with property lines, roads, streams, and lot lines. This map will be emailed to all committee members.

--Scott Richmond will try to get maps from Clackamas County that show riparian areas and other Goal 5 lands, and that show the acreage within each area. This way we will know which lands are off-limits to development.

Next meeting: Tuesday, July 10, 7-9 p.m. at the Arbor School.