

## Minutes for June 7, 2007, Planning Committee meeting.

The meeting was attended by Dave Marks, Mike Stewart, Dave Coles, Jay Shippet, Judy Jennings, Kit Hawkins, Jack English, and Scott Richmond.

**Park Donation.** Mike Stewart noted that 18 acres of land was donated to Metro for use as a park. The donation was in the late 90s by the Wanker/Tolbert families. Metro has not developed the park while it waits for funds. The land is behind Athey Creek and Stafford schools and borders the Tualatin River.

**Overarching Goals.** The overarching goals were discussed and amended to read as follows.

The pre-concept plan considers how the Stafford Hamlet might look if all or part of it is included in an expansion of the Urban Growth Boundary.

1. **Points of View.** The plan needs to consider the views of all the Hamlet's stakeholders--not all of whom are residents. Points of view need to be actively sought out, since not all people will respond to surveys or attend meetings. In addition, the plan needs to consider the impact on neighboring communities, including the governments and citizens of Clackamas County, Lake Oswego, West Linn, and Tualatin. While the plan is unlikely to please everyone, all points of view need to be fairly and impartially considered.

2. **Constraints.** The plan needs to realistically consider physical (topology, geology, hydrology, drainage, etc.), infrastructure, financial, political, and legal constraints.

3. **Credibility.** The plan needs to be credible, realistic, and achievable.

4. **Bigger picture.** The plan needs to lay the groundwork for the more detailed post-UGB expansion concept plan.

5. **Connectivity.** There should be easy, safe, multi-modal access (drive, walk, bike, public transport) to community centers and major road systems.

6. Natural features. Take advantage of site-specific attributes, e.g., Tualatin River, Wilson Creek, local landmarks.
7. Conservation. Preserve essential regional natural systems, including wildlife habitat/corridors and water quality.
8. Ecological integration. Integrate the built infrastructure with natural infrastructure in a sustainable manner.
9. Existing infrastructure. Optimize the use of existing infrastructure investments including roads, freeway exchanges, water, sewer, and power.
10. Governance. Prior to UGB expansion, there should be an agreement to govern all parts of the Hamlet.
11. Finance. The plan needs to estimate the cost of supplying public services and consider the ability of service providers to finance expansion into this area.
12. Balance. The plan needs to strike a balance between the desires of individual property owners, the desires of the Hamlet community, and the needs of the region for growth and urbanization.
13. Education. The plan must consider the impact that urbanization will have on K-12 education, e.g., which school districts will handle different areas. Sufficient land must be set aside for schools.

The only changes were in item 2, where "physical" was described in more detail; in item 5 where the word "safe" was added; in item 10 which was re-written; and item 11 where the phrase "governing bodies" was dropped.

In addition, it was decided that the state's nine land-use goals should be incorporated into the over-arching goals. This presumably includes Metro Goal 5, which was our old item 14. Scott Richmond will look up the nine goals and add them to our goals; they will be reviewed at the next meeting.

An economic goal was discussed, but we didn't reach a conclusion. Committee members will think about it and e-mail suggestions to Scott Richmond.

When these goals are in something approaching a final form, they will be passed to the Board for approval.

**Methodology.** We discussed ways to approach planning. One suggestion was to divide the Hamlet into nine distinct areas. We could then consider each area's attributes; the constraints for each area; the spectrum of reasonable options within each area; and the advantages/disadvantages of each option. Then we could think how it would all fit together. The nine areas are:

- Between I-205 and the Tualatin River
- Mossy Brae/Shadow Wood
- Ashdown Woods
- Tualatin Loop
- North of Rosemont
- Childs Road/west of Stafford
- "Area 37" (between West Linn and Wisteria Rd)
- Wisteria/Sweetbriar roads
- "Hazelia" (west of Sweetbriar Rd, east of Stafford; includes Johnson Rd.)

At first blush, this approach seemed to have merit because each of the nine areas presents unique circumstances of topology, ownership, existing density, and access to infrastructure. Scott Richmond will try to get some maps that we can use for planning purposes.

**Meeting day.** No one had a problem with meeting on Thursdays, but then anyone who had problem with it wouldn't have been there. We will consider meeting on a different day in July, but the next meeting will be on Thursday, June 21; same time, same place.

**Thanks to Arbor School.** The Arbor School is a good place to meet and we appreciate the opportunity to gather here. We will continue to meet here.