

Stafford Hamlet Community Meeting
2900 Borland Rd
Tualatin, Or
March 17, 2008

Board Present: David Halseth, Sally Quimby, John Kuhl, Ann Culter, Mike Stewart,
Dave Coles, Jack English, Carol Yamada
Board Absent: Molly Ellis
County Liason: Chris Roth
OCP Liason: Elizabeth Normand
Community Members: Jay Minor, Scott Richmond, Karl Weiss, Diantha & Jan Knott,
Dave Adams, Jackie Gamble, Walt Gamble, Sid Sin; Rick Cook, Charles Hoff, Whitney
Hinkel, Kathleen Roles

Community Meeting called to order by David Halseth, Chair at 7PM, followed by
introductions.

Committee Reports

Fundraising Committee: John Kuhl discussed potential ideas for fundraising events:

- King Corn showing; documentary movie regarding corn and dominance in food/ethanol made by Curt Ellis, son of Molly and Barnes Ellis on Bergis Rd. Tentative plan for Lakeridge HS on April 26, but date not confirmed by Curt. The cost would be \$600 for projector. \$20 per person; children free.
- Photo contest for Hamlet area in summer. 12 best would be put into calendar for sale. Business donate to have names on calendar to offset production cost
- Voluntary donation of \$20/acre from large landowners would equal \$78,430 if all participated. Ann stated she had presented to the two neighborhood meetings she hosted and got a good reception. Walt suggested that each <20 acre property owner be asked for \$25/lot. Will discuss at Board meeting.

Grants: Ann reported that we should hear end of April/early May for OCF and she is working on the final proposal for DLCD grant. Ben & Jerry declined.

Next Meeting: Wed, April 2 7PM Market of Choice, WLinn

Treasurer's Report by John K.

County trust	\$9345
County fund	357 (funded quarterly)
Friends of Shamlet	<u>\$1364</u>
Total	\$11,067

\$5000. paid to OCP/MIG for Phase 1
\$ 500. paid to Dr. Ribe for UoO photo project

Vision Committee: Scott reported 4 neighborhood meetings have been completed, 2 on for this week then 4 end of March/first of April. Attendance has been good; a range of ideas/concerns and opinions. There is not new contract with MIG/OCP for Phase 2,

which includes Town Hall Meeting. Elizabeth Normand, OCP, said this would be resolved by April 19.

Have met with 2 large landowner stakeholders: Halton family and Zipancic Group (Borland Rd).

1) Haltons want to have an equestrian focus with native plants, large lots, and preservation along the Wilson Creek area. Mike Stewart discussed the benefits of a donation of land to Metro along the Wilson Creek area with them.

2) Zupancic group has met with owners of 80-90% of land along Borland Rd area and stated that this group is supportive of their plan. They stated they wanted to work with the Hamlet... They favor a green focus with employment, high housing density, possibly a 5 Star Resort . 240 acres of what they have could be developed into a “world class regional center” with mixed uses...connectivity and sustainability. 4-7 stories high buildings with 500-2500 residential units. They feel if this is done, it would relieve the development stress on the other parts of the Hamlet.

One family present expressed concerns about lack of yards around some of the proposed residential construction/buildings. There was follow-up discussion regarding the creation of greenspace in cooperation with Clackamas County & Metro.

Jay Minor stated that Metro has set aside a few thousand dollars for Stafford Basin open space, as has Lake Oswego.

Dave Adams asked about attendance projections for the neighborhood meetings. Scott and Elizabeth stated that MIG had suggested 15 people to keep the meetings manageable; if that happens, we would have met with 150+ people before the Town Hall meeting where those who didn't attend a neighborhood meeting could have same chance at input. Dave A suggested that the publicity be ramped up for this, so that the community understands it is important to attend. He proposed a budget of \$500 for signs and flyers and possibly postcards. Scott stated that the champions from the neighborhoods were expected to make contact with people and urge them to attend.

Carol asked if there was an outline of the process from value statement to vision statement...a yardstick for planning and decision and where people can provide input. Elizabeth and Scott stated this had not yet been designed; David H read the proposed design from the Process Contract. It was agreed this would be revisited when Phase2/3 are reworked.

Meeting adjourned at 8:05PM.

Respectfully submitted,

Sally Quimby
Hamlet Secretary