

## Planning Committee Meeting Minutes – May 7, 2007

1. Great Communities Report. This study was done for Metro with Cogan Owens Cogan as the lead consultant. They describe it as "The "Big Squint," to distinguish it from Metro's New Look and the state's Big Look. The Great Communities study identified eight key characteristics of a great community, and determined a methodology for evaluating an area's potential for becoming a "great community." Thus Metro can look at a candidate for inclusion in the UGB (like us) and determine the area's strengths and weaknesses and its potential for becoming a great community. The second part of this study applied the methodology to three areas, one of which was the Stafford Triangle.

This report should be required reading for anyone working on hamlet issues. You can get it from the Metro website at [http://www.metro-region.org/library\\_docs/land\\_use/greatcommunitiesreport.pdf](http://www.metro-region.org/library_docs/land_use/greatcommunitiesreport.pdf). I have attached the pdf for the test evaluation (I don't have a url for it).

In summary, the test evaluation for Stafford suggested that the area between I-205 and Tualatin be heavily developed for commercial and residential uses; that the area adjacent to Lake Oswego be annexed to that city; that the area west of the West Linn town hall be annexed to West Linn; and that the interior of the Hamlet--the rolling hills sloping down to the Tualatin--be left alone. This of course is just a suggestion from the consultant, not a plan by Metro. It carries some weight and shows the trend of thinking, but the most important part of the study is the criteria and methodology.

2. My Meeting with Cogan Owens Cogan. I met 5/7 with Kirsten Greene and Arnold Cogan, both of whom worked on the Great Communities study; Arnold was Principal in charge. Some key points from this meeting:  
--A "Concept Plan" in Metro-speak is a detailed plan that covers infrastructure, government, and other aspects prior to developing an area. It is in accordance with Metro Title

XI, found on their website. This is NOT what we are working on. We are working on a "Pre-Concept" plan, prior to UGB annexation. The former costs about \$500,000 to develop if a consultant does it; the latter is a \$50,000-\$75,000 job. The pre-concept plan is not as detailed and specific. Done right, it leads naturally into the Concept Plan which is developed post-UGB expansion.

--We should form an advisory committee to help us out. This committee consists of people from appropriate surrounding communities and would include planners from Clackamas County, West Linn, Lake Oswego, and Tualatin, as well as infrastructure providers.

3. Issues in Core Area. This is the rolling hills section of the Hamlet. -----Infrastructure and ecological costs. It's expensive to provide services and infrastructure to this region because of the terrain. In addition, it may be very important to watershed health for the Tualatin. For these reasons the surrounding governments appear reluctant to take it in; tax revenue is low while the cost of providing services is high.

--Connectivity. This is a difficult area to connect to other areas that could be developed. That's another reason why the Great Communities Report suggested leaving alone.

--Water. It will not be left alone, of course. If nothing else, Measure 37 will have a major impact. A big issue is groundwater. The geology of this region makes groundwater difficult and uncertain, and a major barrier to increased density. I talked to Donn Miller at the Oregon Water Resources Department. I also talked to a former WRD commissioner. The long and short is, Mr. Miller thinks the area could "probably" support more density, but without a detailed and expensive study there's no way to know. Also, every Oregonian has the statutory right to drill a well for domestic use and to water up to 1/2 acre of lawn. It's a 1909 statute that has never been changed. The former commissioner noted that you can hire a consultant to study the area and demonstrate a lack of water, and a developer will hire a different consultant who will prove the opposite. Nobody knows for sure until you run out of water.

4. Overview. We need to start on an overview for the pre-

conceptual plan, a "30,000 foot" view, if you will. I will send out a separate email on this issue.

5. We briefly discussed having a consultant do the pre-concept plan. Some people expressed concern that a consultant would not reflect the views of the Hamlet's stakeholders. If we use a consulting firm, we need to make sure we ride close herd on them and that the views of the stakeholders are represented.

6. We did not have time to discuss Measure 37 outreach or the survey, nor did we get to the Oregon Consensus Project. These will be discussed in more detail at a later meeting.