

Stafford Hamlet Community Meeting
January 19, 2010
Athey Creek Middle School

Jay introduced Carlotta Collette, our area Metro Counselor. Carlotta would like our input about 'conditions' we would want if the area is designated as Urban Reserve. These would be in the form of a MOU between Metro and the Hamlet. Carlotta shared a letter from Metro to the Clackamas County Board of County Commissioners assuring the BCC that Metro would work with the County and Hamlet to honor the Hamlet's Values and Vision Statement. No decisions have been made yet; however, Metro feels that Urban Reserve is best to gain the Hamlet's V&V. Rural Reserve designation would lock Hamlet out of V&V statement. It may be 20-30 years before UGB expansion; in the meantime, the V&V could be implemented in increments. Metro attorneys and LCDC won't support 'Undesignated' ; it wouldn't hold up in court.

Carlotta described how urban reserve would work: Borland could be a town center area, not that it necessarily would be. This area can be planned separately from the Hamlet north of the Tualatin River. Other models for how development could happen could be explored. Carlotta doesn't want what has happened in other areas happen here. The Hamlet can work with the County to do phases...specific cluster development, and protect areas. This would be a community effort. Carlotta understands that the conditions would either be adapted into county and city comprehensive plan changes, or included in the "findings" portion of the IGAs. Metro could adopt conditions of their own, in conjunction with the counties or cities, as well. Conditions could also be amended into the Functional Plan. Clackamas County currently has language in its comprehensive plans that ensures they include the Hamlet's in planning for areas incorporated into cities.

Conditions as expressed by Hamlet group present:

1. Ground water protection: it is currently limited. Would need different source of water and protect those who currently have wells.
2. 2 separate areas...Borland and north of Tualatin River. Question raised if this is wise, since what is done in either area will effect the other. Concept plan should be done looking at whole area to balance off-sets.
3. Include neighboring cities in planning. Complete concept plans before UGB moves. Must determine governance, natural resources areas and infrastructure financial costs BEFORE move into UGB
4. Permits needed to make changes as in V&V regarding EFU lands – eg. move to higher density per acre

5. Don't lose Stafford Character as described in V&V
6. Development pays for infrastructure costs.
7. Transportation problem on Stafford, Rosemont and Johnson Rds needs to be addressed with Hamlet and surrounding cities before moving into UGB
7. Existing infrastructure must be addressed before inclusion in UGB
8. Current developed neighborhoods be left alone
9. Riparian areas are not included in potential developed land – how defined in relation to Goal 5?
10. Buildable acreage should be identified before brought into UGB.
11. Allow offset of densities within the total area.
12. Concept planning should be an urban collaborative process between Hamlet, County and surrounding cities, and done in phases. Carlotta suggested that the Hamlet takes the lead as partner with County and surrounding cities.