

Stafford Hamlet Community Meeting
February 16, 2010
Athey Creek Middle School

Present: (see list)

Dave Halseth, Chair, opened meeting at 7:05PM. He introduced Charlotte Lehan, Board of Clackamas County Commissioners. Commissioner Lehan stated that Metro was determined to bring Stafford into the Urban Reserve. She came to focus on IGAs and planning principles as to how Stafford will go forward. Lehan clarified that this was not moving Stafford into the UGB. Expanding the UGB will only happen when Metro determines the need for more land, which wouldn't happen until 2011 at the earliest, and then would be relooked at every 5 years. Metro will be looking first at areas for inclusion within the Urban Reserve that already have a concept plan and governance determined. At this point, there is no concept plan nor is there a city who is willing to 'take us in'. The county can't provide governance to any area. Also, Lake Oswego and West Linn have voter approved expansion which would have to happen, along with agreement by Hamlet area, for any annexation. Infrastructure for area is estimated at \$500,000 at a minimum. Natural areas are not developable and would be set aside and called out in the IGAs.

Q: Is the intent to have IGA governance?

A: Yes

Q: Does concept plan need to meet Goal 5?

A: Lehan will check

Q: How does planning work?

A: Not clear no this point due to cost

Q: Anticipate nod to Values and Vision Statement in the IGA?

A: Not clearly

Q: Is IGA joint process between Metro and BCC?

A: Yes

Q: Lots of traffic issues currently

A: County will continue to do whatever planned while Urban Reserve

Q: Why Metro is insistent Hamlet be Urban Reserve?

A: Ag Land is conflicted; bringing Hamlet into UR preserves increased quality farm land...still bringing in 12T acres foundation land

Q: Why not change zoning for EFU?

A: Metro can't do this, and couldn't approve undesignated

Q: Annexation...who gets to vote?

A: Majority of both parties in area...# residents and 50% property owners

Q: How does the decision to expand UGB relate to the economic situation?

A: Look back to see how much has been used, energy needed, demographic changes, etc.

Jim Edwards, West Linn resident, spoke stating that he believed the property owners have the right to determine their destiny. He supports the Hamlet and the Values and Vision Statement.

Gary Randall asked if the Hamlet Board was fighting to have input. He stated he was stunned since the County had set up the Hamlet concept.

David H. stated that everyone in the room and neighbors need to pull together to support the Values and Vision of the Hamlet through the next round of decision making by Metro.

Meeting adjourned at 8:05PM

Respectfully submitted,

Sally Quimby
Hamlet Secretary

Treasurers Report: John Kull reported Hamlet has \$16,000.