

Stafford Hamlet Community Meeting
June 21, 2010
Athey Creek Middle School
Tualatin, Oregon

Board Members Present: Sally Quimby, Carol Yamada, David Halseth, Jay Minor, Dave Coles, John Kuhl, Charlie Hoff, Eric Eselius

Community Members: Herb Koss, Mike Stewart, Richard Fiala, Scott Richmond, Lori James, Dave Adams

County Reps: Chris Roth, Liason; Amy Cleary, Conflict Resolution

Guests: Amy Kyle, Clackamas County WES; Bob Storer, Clackamas County WES

David Halseth, Chair, opened the meeting at 7:05PM.

David stated Herb Koss wanted to present to the Hamlet group:

First and foremost, Herb stated he was not opposed to the Borland /Stafford area being the first developed– but the Hamlet needs to be planned as a unit so density and infrastructure costs can be planned as a Unit, which will ensure the V and V Statement can be implemented.

- 1) Higher Density needs to be placed in areas that will allow for the low density in the areas of Stafford so that the upper areas of Stafford as seen from I -205 and Rosemont are able to develop at low density. The area between Wilson Creek and Wisteria is another area that should have a very low density incorporated in the Master Plan. Metro has agreed with this and acknowledged this in writing
- 2) The Stafford/Borland area should be employment based with higher density housing surround it. This would allow for the lower density in other areas of Stafford.
- 3) The area by West Linn, aka Area 37: this is another area that could and should support employment and higher density development. Again, this would allow for lower density in other areas of Stafford.

Also, some of area 37 could be developed without a great deal of other investment in infrastructure funding. Sewer and water is available next to Rosemont and Salamo Roads. Fees collected in this area would help fund other areas of Stafford.

- 4) Infrastructure built in the Borland area needs to be sized properly so that when the other areas of Stafford are developed the pipe sizes, pump stations, water lines, etc can support more volume. Roads leading to Stafford/ Borland need to be improved on phase in basis and again the fee structure for the entire Hamlet would pay for this costs. Low density does not support the infrastructure costs by itself --- the higher density and employment areas need to bear a much higher cost and they can if the entire Hamlet is looked at as a unit. Systems Development Fees, the increase in Property Taxes, possibly some form of Local Improvement District funding, etc would be incorporated in the Master Funding program.

Herb restated his main point: he does not oppose the Borland/Stafford area being the first to develop as long as the Master Planning is done for the entire Hamlet at the same time the Borland/Stafford are planned. This includes financial planning needed to fund infrastructure, and a phasing plan to improve the roads leading to the Borland/Stafford area.

WES Presentation

Amy, from WES, presented the SWMACC watershed action plan project. The Hamlet area will be included in this. Phase 1 will be conducting an environmental characterization survey and small telephone survey. This will assess the environmental conditions and current perceptions within the watershed. Phase 2 may include an on-line survey of some sort that can help determine expectations, issues and perceptions of district customers. WES has a new webpage dedicated to SWMACC that will provide up-to-date information (by July 16).

Bob, from WES, explained that prior watershed action plans for other areas to assess aquatic and riparian areas have been done in the Kellogg/Mt Scott and Rock Creek areas. The aim is to improve water quality and hydrology. There is a 4 prong approach: inventory and assess, evaluate and prioritize, implementation, monitoring, adapting. There are 3 different surveys: habitat, water quality, aquatic insects and stability of stream and channel bed. They are looking for key factors limiting watershed health, and activities in the area affecting watershed health.

The hope is to obtain input as to what the area wants...the unincorporated county areas with run-off to the Tualatin. Check out WES website for specific area. There is a steering and advisory committee that recommended the Hamlet and surrounding area for study. This is funded by fees from this district - \$90T for the first 2 phases. They would like to use the Hamlet as the community too/brainstorm what worked to get participation.

Question of what WES is hoping to find: Protect best, Restore rest.

What is impact on permitting and regulatory things? Current buffer regulations cover as well as storm water design regs.

How can we assist? Get info out about on-line survey. Use our mailing list; info on website with link to survey. Carol and Sally will be contacts. Sally will send Hamlet wildlife survey results.

David H. called for any questions from the community. Being none, the meeting was adjourned at 0800.

Respectfully submitted,

Sally Quimby
Stafford Hamlet Secretary