

Stafford Hamlet Community Meeting
September 21, 2009
Athey Creek Middle School
Tualatin, Or

Board Members Present: Ann Culter, Carol Yamada, Sally Quimby, Dave Adams, John Kuhl, David Halseth, Charles Hoff, Jack English, Molly Ellis, Dave Coles, Jay Minor
Community Members Present: Dave Adams, Walt Gamble, Jackie Gamble, Scott Richmond, Tom Coffey, Larry Reid, Mike Stewart, Rick Cook, Val Pease, Roger Pease
County Reps: Chris Roth, Amy Cleary
City Rep: Aquilla Hurd-Ravich

Meeting called to order by Jay Minor, Board Chair, at 7:05PM

Urban/Rural Reserves Update – Walt Gamble

Walt stated that, as Hamlet Public Advisory Committee rep, the discussion that happened within the group was fair. The PAC followed factors for both urban and rural reserve. Hamlet people spoke in support of the Values and Vision during the public speakers time. Doug McClain continued to outline the +/- issues for all areas. Staff provided information based on the factors from county and metro resources.

The PAC first looked at proposed rural reserve areas based on the rural factors. Urban proposed areas were then looked at. Next, the PAC checked the overlay with both proposed reserve areas and made the “best take” for rural or urban designation. Walt shared the map showing PAC recommendations. Summary of PAC/Planning Commission and staff was shared. Natural features in the Hamlet include Wilson Creek watershed and Tualatin River; those are considered “a candidate” to be studied as Rural Reserve. Borland area “a candidate to be studied” as Urban Reserve. .

BCC map shared. This shows the “suitable areas for urban or rural reserves” determined by the BCC. This is not final. There will be multiple public meetings before the BCC’s recommendation goes to the Reserve Steering Committee and then on to the Core 4 (Metro, 3 counties reps). Final should be determined by Spring 2010. LCDC will have to agree after Core 4. Gross acreage suitable: County – 11,000 urban; 63,770 rural; Stafford – 640 Urban; 590 rural.

(www.clackamas.us/transportation/planning/urbanandruralreserves/clackamascountyurban/ruralreserve/PAC.)

Tom Coffey stated that the Hamlet was applauded County-wide for the special toughness to see the Values and Vision Statement thru to completion. John K asked for the definition of ‘undesigned’ – Tom Coffey stated the County is willing to make effort to do something differently; they want to be faithful to what they guided us to. Walt reminded group that Doug McClain had stated that urban or rural reserve designation would hold land without any movement until went into the UGB (maybe 10-15 years), whereas undesigned designation allows Hamlet, property owners and county to work on alternative zoning. LCDC does have agree, but can be worked on as soon as the reserve process is completed.

Aquilla Hurd-Ravich spoke for Tualatin when questioned about city changing aspirations for Borland area. Aquilla stated that infrastructure costs were more feasible if Rural Reserve with small portion Urban. If go Undesignated or Urban, Tualatin wants to be involved with governance.

No further questions or public comment. Meeting adjourned at 8:10PM.

Respectfully submitted,

Sally Quimby
Hamlet Secretary