

Stafford Hamlet Community Meeting
November 16, 2009
Athey Creek Middle School
Tualatin, Oregon

Board Members Present: Jack English, Jay Minor, John Kuhl, Charlie Hoff, Carol Yamada, Ann Culter, Molly Ellis, Dave Coles, Sally Quimby Absent: David Halseth
Community Members: Becky Farris, Walt Gamble, Mike Miller, Richard Fiala, Larry Read, David Adams, Scott Richmond, Erik Eselius, Mike Stewart
City Rep: Aquilla Hurd-Ravich, Tualatin
County Liason: Chis Roth
County Dispute Resolution: Amy Cleary
Guest: Burton Weast

Meeting called to order by Jay Minor, Chair at 7:05PM. Group introductions. Jay asked for other agenda items. There being none, Jay introduced Burton Weast from Clackamas County Business Alliance.

Burton Weast, Clackamas County Business Alliance, spoke about the CCBA and their interest in the Stafford Hamlet area.

CCBA was established over 10 years ago by then Commissioner Bill Kennemer and a group of businesspersons on the county Economic Development Commission. The purpose of the group is to speak for the business community, but *not be* tied to the Board of County Commissioners. They also do not compete with the Chambers of Commerce. Ten (10) representatives from identified economic sectors of the county are included, as are 5 ex-officio representatives of the Chambers.

CCBA is part of a larger group, Reserves Business Coalition that also represents businesses in the metro area. Their focus *is* involvement in the Reserves process, particularly employment lands. They mapped with a consultant all Metro land that is suitable for employment (<7% slope areas in larger property blocks; no wetlands; near transportation; avoid Foundation farmland----3 in Clackamas County; several large areas in Washington County, (many of which are Foundation farmland). The group is lobbying in areas for Clackamas and Washington Counties. In Clackamas County, there are 3 areas: Stafford; Boring-Sandy; French Prairie. BCC agreed on East County and Borland, but not on French Prairie due to Foundation farmland. That leaves the other Stafford areas.

Q: Who on the CCBA owns property in the Stafford area?

A: Mike Stewart and David Marks

Q: Who did the mapping for CCBA?

A: Group McKenzie did general mapping of the area; OTAK has mapped potential zoning if Stafford was urban; Cogan & Cogan are doing infrastructure costs.

Q: Why did CCBA not involve the Hamlet or utilize our Values & Vision Statement in their planning?

A: Both Mike Stewart and David Marks kept CCBA apprised of the work and the outcomes of the Values & Vision Statement. Target is Metro and cities: CCBA is meeting with groups, as is the Hamlet.

Q: Where is business development appropriate?

A: Large properties 25-50 acres with water/sewer available. Within Metro, there are no large parcels available with services. Campus style areas...like for software or business administrative buildings. CCBA does not support shopping centers in Stafford. The County with Metro make the final decisions.

Q: What kind of businesses has CCBA or others, talked with regarding Stafford?

A: Portland Development Commission; Solar World; Genentech; and others have expressed interest in the past. These developments can be regulated, Wilsonville is a good example. They have made good regulatory rules that govern what type of businesses can be there.

Q: Hamlet Values & Vision, BCC nor County PAC talked at all about the Johnson Road area. All do agree on Borland area. Why not working with the Borland Group?

A: This area is not big enough only 247 acres available after subtracting schools, churches, road right-of ways and existing subdivisions. The cost of infrastructure is large and a large area is needed to pay for it. The State Agency letter that went to the Core 4 also said more land was needed than just Borland. Need 500-1000 acres to be able to cluster.

Q: What are the biggest political hurdles?

A: Every step of the process.

Q: How many jobs can be created?

A.. Does not have this info tonight. Will provide this information to Hamlet.

Group requested that CCBA work with the Hamlet as this process continues. Mr. Weast stated that they are open to participation. Please continue to contact him with questions or to come back again.

Update on Reserves Process

Jay reported that Core 4 is meeting once a week. Plan for MOUs in December, then public input process. Final decisions will be made in February.

Walt and Charlie shared some initial thoughts about their effort to gather land owner aspirations related to the possibility of changes to EFU parcel. They have met with more than half of the owners so far and are encouraged by the commitment to the Hamlet Values and Visions.

Meeting to discuss Hamlet with Metro

Jay reported on meeting he and Dave Adams attended by invitation to discuss Hamlet designations with three Metro Counselors, David Bargdon, Carlotta Collette, Carl

Hostica, and Dick Brenner (Metro Land Use Attorney) along with Charlotte Lehan, Clackamas BCC. The question raised was ‘how best to comply with the Hamlet’s V&V in land use reserve process?’. Should the area be urban or undesignated. The group was supportive of the V&V and understood it was a nice fit for surrounding cities. There is statewide concern regarding EFU lands. C. Lehan spoke for undesignated...the infrastructure cost for urbanizing this small area would be huge. Dick Benner, Metro attorney, stated there is no mandatory density if Urban. Metro has to uphold land use laws. There is a procedure in land use planning law – “go below” - high density rural = 5-10 acres. Even if become Urban Reserve, UGB inclusion timeline is 10+ years and THEN begin comprehensive master plan, finding funds, and determining governance is another 10+ years. There will be periodic review every five years for determining if any lands in a Urban reserve will be brought into the UGB. West Linn, Tualatin, and Lake Oswego are working on common letter supporting Undesignated status. John Kuhl stated that the large land owners he represents think that Urban Reserve supports Hamlet V&V.

Meeting adjourned at 8:40 PM

Respectfully submitted,

Sally Quimby
Hamlet Secretary