

Town Hall – June 12, 2010

Carlotta Collette – District II Metro councilor  
Charlotte Lehan – Clackamas County Commissioner

Carlotta Collette – Addressing residents.

Carlotta remembered touring the Hamlet with Judy Hammerstead and being told that the previous urban designation had been overturned. Two weeks ago, the IGAs (Intergovernmental Agreements) were approved, and Metro is now mounting a legal defense of the urban/rural reserves with LCDC; a decision is to be made in October 2010. In Dec. 2010, the UGB comes up for consideration for employment and residential growth for the next 20 years. Carlotta stated that modeling suggests that urban land falls a little short of expectation. She recognized that Hamlet surrounding cities were not interested in taking on areas outside the UGB, and that it was necessary to know who might govern land taken into the UGB, as well as how natural resources would be managed. There can be no changes until an area comes within the UGB. She noted that other regions were more ready than Stafford to be incorporated into the UGB this go-around.

Charlotte Lehan – Addressing residents

Charlotte stated that her preference had always been an undesignated status since she did not feel the Stafford Hamlet met the factors for urban or rural. She noted that it would be difficult for the Borland area, even with broad-based advocates, to develop since Lake Oswego and Tualatin opposed providing services. There are few advocates for development in the area, except property owners; other areas are more “ripe” for development. Charlotte noted that development here is an extremely expensive endeavor, including putting together a concept plan. There is unwillingness to part with money without guarantees of a city at the end of the plan to take the costs of concept planning and infrastructure commitment. Lake Oswego has stated that they aren’t interested in Borland for another 5 – 7 years. Politically, the climate in LO is unfavorable.

Charlotte noted that Wilsonville has planned 500 acres of a Villebois site, and all parties with in agreement; it still took over \$100,000 and four to five years to develop a concept plan. Stafford is a much larger area, without the broad support needed from partners. She noted that Borland, with 2,000 acres, would need up-front money for Stafford in excess of \$250,000. Money would be needed for a concept plan, plus a city would be needed to provide governance at the end.

Charlotte said that an urban reserve designation freezes the area except for existing zoning. Undesignated status would have given more leeway to make some changes. At present, if one wanted a dog agility center or a soccer field, the zoning would not allow for the new uses. The reason is that they don’t want to diminish the capacity of a concept plan at a later date. She feels that urban reserves ought to have limited uses for some areas like Stafford.

Charlotte is on the Farmland Activity Task Force. She will argue that places like Stafford need more flexibility in non-structural uses in the interim before the UGB would move to include the area.

Charlotte's vision is that the IGAs reference to Stafford and its Vision can't be ignored. The natural area of Wilson Creek cannot be included in density, nor can there be a transfer of density rights. What is low density? Urban equals sewer and water, and there is no such thing as "low" density because of the cost of pump stations. The practical matter is that sewer and water will drive density in areas, not a planning process.

### Question and Answer Session

Q: Why sewer and water isn't just put in; residents pay for them, and then pass the costs on to buyers when they sell or divide their property and sell.

A: Charlotte: Development charges only cover ½ of the cost; costs need to be paid up front. A plan has to be in place to know the size of lines, etc. Costs of sewers to small cities have become an enormous burden for them to bear. A sewer built in the 1960's was done with federal money. Now, no federal money is granted. Wilsonville is planning a \$60,000,000 plant expansion.

Q: How long does it take to make a concept plan? Would all areas beside Borland be considered at the same time?

A: Charlotte: A concept plan needs to take in not only Borland, but all of Stafford, plus the cities surrounding it. Traffic going into Tualatin/West Linn/Stafford Road South needs to figure into a concept plan. Even for Borland alone, it is difficult to get commitment to fund the concept plan.

Q: There is a North Borland and a South Borland that is not in the Hamlet and leads into the city of Willamette. Is there a concept plan for that area, and are people looking to separate the areas and consider Willamette? The area is already choked with traffic.

A: Charlotte: There is no concept plan at present, and we are a long way from differentiating South and North. When this is done, each should have appropriate concept plans; all areas have to be looked at for impact. There is no time-line and no money.

Q: How often do you re-evaluate? How does area 4B have recourse to do something different from 4A?

A: Carlotta: Metro reviews the UGB every 5 years for need to bring in more land. Next will be Dec 2010. The Stafford area needs to be planned as a whole, giving recognition to appropriate uses within it. There is no sense of urgency for planning in this area. Probably Borland will be planned first and will look at other part of Stafford for other densities. Have to look at infrastructure impacts and natural resources.

Q: A draft preview of the IGA stated that, if no concept plan was in place for Stafford or if no one put a concept plan in place, Metro would consider stepping in and creating a plan for Stafford themselves. Is this language still in the IGA?

Carlotta: There was a lot of disagreement with this idea. Metro has taken the language out, and is moving with concept plans.

Q: We are pleased that there is reference to Stafford Hamlet Values and Vision Statement (V&V) in the IGA and that Stafford will be part of the conversation. The statements are vague; therefore, concern for “creep” interpretations with the Vision. Hopes there will be significant conversation around this when the concept planning occurs.

Carlotta: The information in the Stafford V&V is clear and really good stuff. Stafford is ahead in this area. Future generations may interpret the Vision differently. A serious concept plan takes 5 – 10 years to develop, and includes a lot more detail. The V&V an important, basic tool with which to begin.

Q: Development on 49 claims. Is there anything we can hope to do differently, like putting in individual septic systems, determining wildlife areas, or creating small urban farms?

Charlotte: Other than Measure 49 claims, you are frozen in time now. Those things you mentioned would need to be worked into a concept plan. It’s possible, but part of what happens in a concept plan is zoning. Newer technologies may allow for lower densities, or not needing whole septic system. Stafford is a good test area for these technologies that would “be off the grid”.

Q: Lack of time lines are critical for planning. What is the likelihood of a timeline and funding for a concept plan? What can we do to get funding? We risk the chipping away of uncontrolled growth. No planning puts us all at risk.

Carlotta: Re money, there is a construction excise tax. It focuses on projects inside the UGB, but can be used outside the UGA. This week, a grant of \$3.5 million was made for inside and outside the UGB, but it usually goes to areas ready to participate in development and assume governance. There is only two years of money, and it is not known if it will be extended.

Carlotta: Stafford is not near the front of the line. Others currently inside the UGB are still not there yet. Wilsonville’s concept plan for the Villibois area began in 2004.

Q: How do you work with the Hamlet Values and Vision and Metro’s desire for high density?

Charlotte: Hope is for new technologies.

Q: West Linn sewer committee proposed an expansion of waterlines. Is the expansion because of Stafford?

Carlotta: Only knew of Lake Oswego and Tigard partnering to expand water capacity via use of the West Linn station (with upgrade)

Q: Does the reserve process and IGAs preclude “nibbling” at the edges of areas not currently in the UGB?

Carlotta: There might be a piece of Salamo for the West Linn city hall. The Borland area might be concept planned separately, but we have to look at the whole.

Charlotte: It’s not really feasible, but there are amendments to the process for 20 acres. Low probability of nibbling; would have to abide by current rules of annexation

Q: Who is talking about developing in the Borland area?

Charlotte: Property owners in Borland might be willing to put up money if they see a city willing to take them. The Stafford Hamlet could become its own city; difficult to do and expensive.

Q: For property bordering or backing the UGB...What warning do residents have if Metro or cities decide to nibble?

Charlotte: The area or property owner would probably be approaching the city and Metro together for a specific reason. Significant expansion would be seen coming for years ahead. Notification would allow public participation and input before any changes would occur. Hearing, planning commissions, public processes.

Q: North and South Borland...4D, 4B vs. 4A. How would property owners be advised?

Charlotte: Property owners would be notified by other areas, like the City of West Linn and/or their CPO. Notification would allow property owners to testify at hearings.

Q: Why was the Tualatin Bridge built when Sellwood Bridge is falling down?

Jay: The County received one of the last money packages of \$12-\$15 million last year to replace the Stafford and Fields Bridges over the Tualatin.

Carlotta: ODOT left the Sellwood Bridge out, since the bridge is in Multnomah Cty and design and funding agreements were not in place. The legislature has set aside money for the interchange at I-205.

Q: Parcelization. Smaller parcels. The EFU land is flat and easiest to develop, but 4D on the east side of 65<sup>th</sup> Ave. has 5, 10, and 2 acre parcels with large homes. How could it be densified?

Charlotte: Urbanized with great difficulty. Further out and some within Tualatin jurisdiction.

Q: What can we do to stay engaged in the process?

Charlotte: The Hamlet is an advisor to the county. Stay involved; get newer people involved. Hamlet has had success in getting people involved and connected to the BCC. Residents can continue to remain engaged in civic participation and at public forums. This is a long process that will occur over a long period of time and require money for the concept plan.

Charlotte: Participation in the Hamlet and CPO important. Pay attention to the cities around you. Know who is on the city planning commissions, Metro. You have clout by staying informed and taking a stand with elected officials. Be aware of who you support for commissioners, local government, etc. since those people make land use decisions.

David Halseth, Hamlet Chair: Discussed what Stafford Board of Directors is doing in relation to the Urban Reserve Designation.

- Working on these issues together as Board
- Getting bids to develop proposal for concept plan
- Watching over process as a community
- Becoming and staying involved