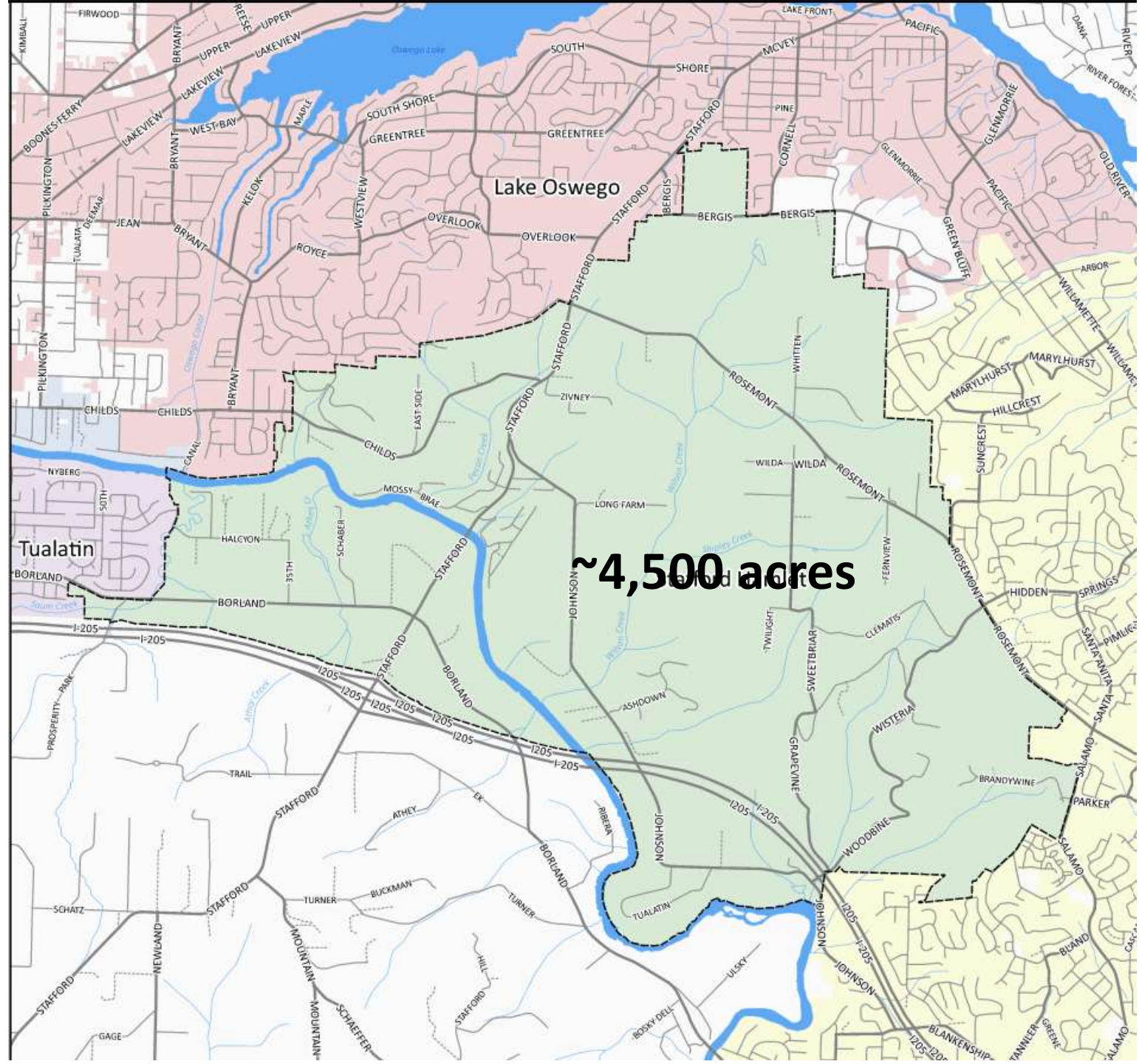




Stafford Area

Update

February 26, 2024

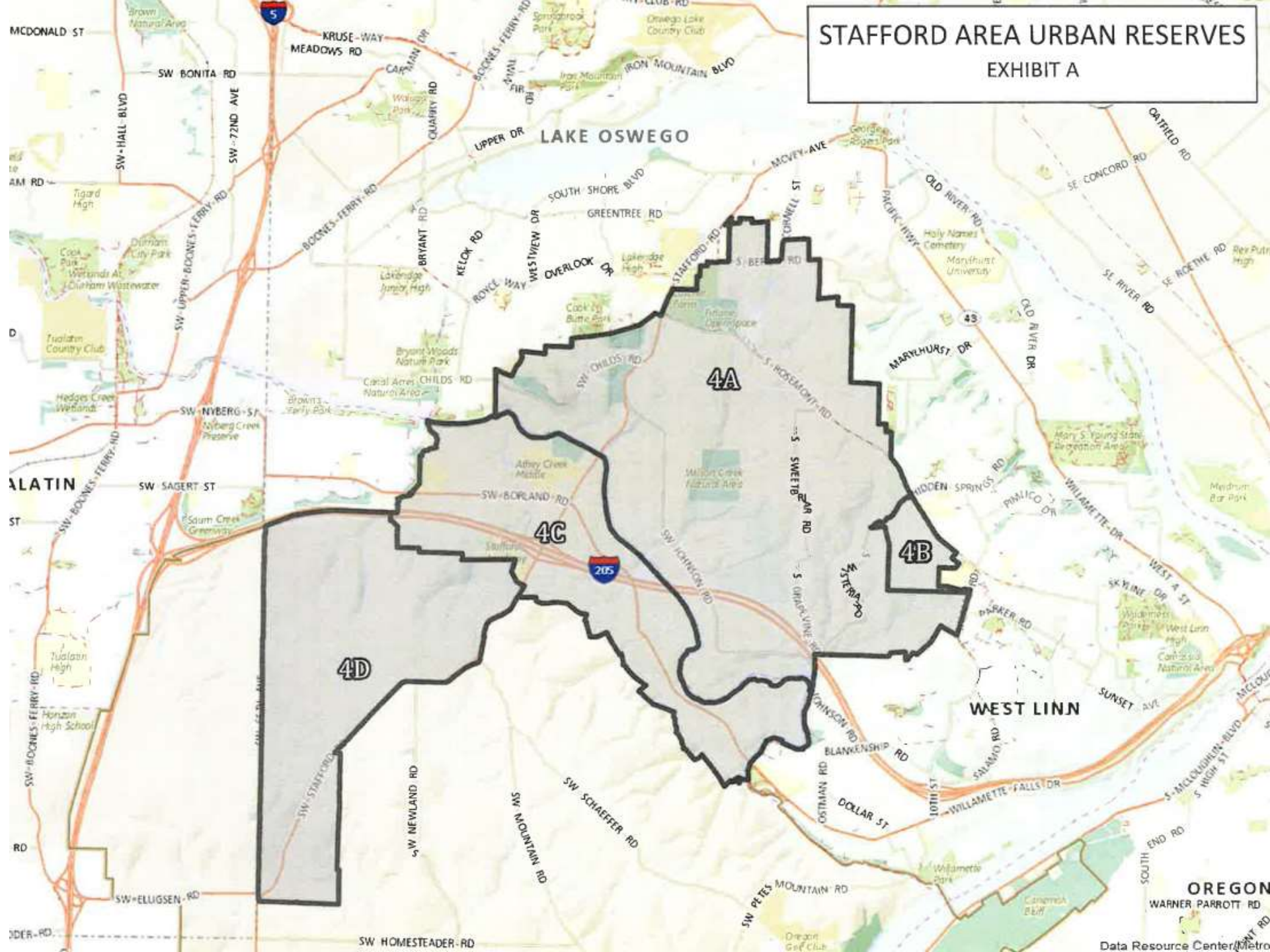


Lake Oswego

Tualatin

~4,500 acres

STAFFORD AREA URBAN RESERVES
EXHIBIT A



5-Party Facilitated Dialogue



STAFFORD URBAN RESERVES FACILITATED DIALOGUE
NOVEMBER 2, 2015; 1:00 PM – 4:00 PM
Clackamas County Public Services Building, Room 119

STAFFORD URBAN RESERVES FACILITATED DIALOGUE
NOVEMBER 16, 2015; 10:00 AM – 12:00 NOON
Tualatin Police Department, Police Training Room

STAFFORD URBAN RESERVES FACILITATED DIALOGUE
DECEMBER 16, 2015; 1:00 PM – 3:00 PM
Clackamas County Development Services Building (DSB)



5-Party Agreement



Approved June 2017:

- ✓ Cities control timing of planning & urbanization
- ✓ No new city; area will not urbanize as unincorporated county
- ✓ Concept plan & public facilities planning required before area added to the Urban Growth Boundary
- ✓ Cities dropped litigation around urban reserve designation
- ✓ Effective until December 31, 2060



3-Party Agreement



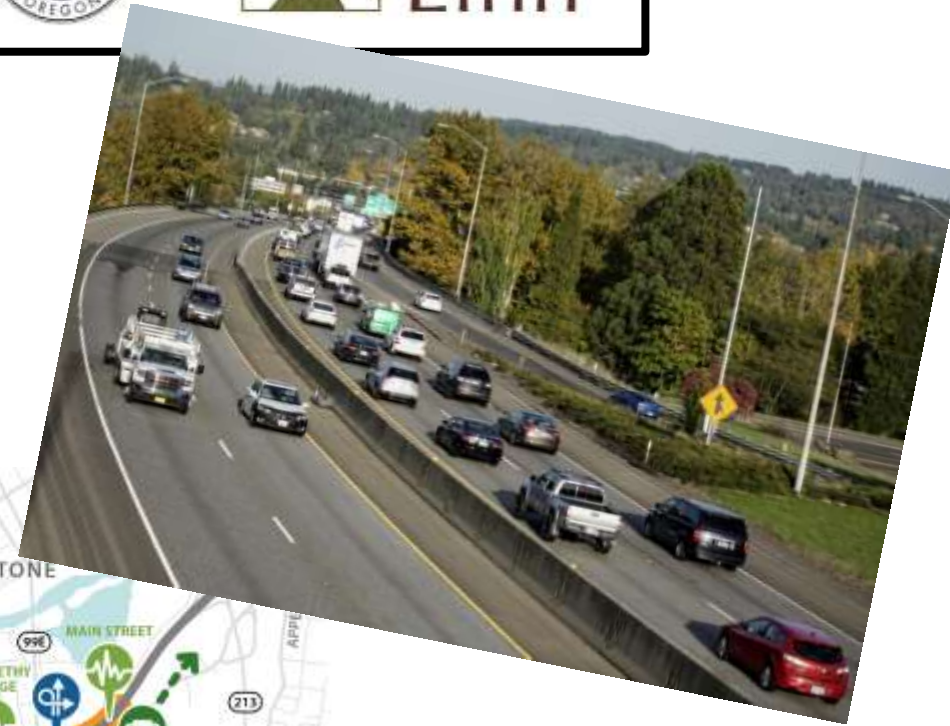
Approved February 2019:

- ✓ Implements the 5-party agreement
- ✓ Requires coordination of concept planning, notice, and public involvement
- ✓ Contemplates “areas of interest” for each city and criteria for establishing the boundaries
- ✓ Method for dispute resolution
- ✓ Effective until December 31, 2060

3-Party Agreement



CITY OF
**West
Linn**



3-Party Agreement



Area divided into South & North of Tualatin River

Cannot complete or adopt a concept plan until:

South of the River:

✓ I-205 project:

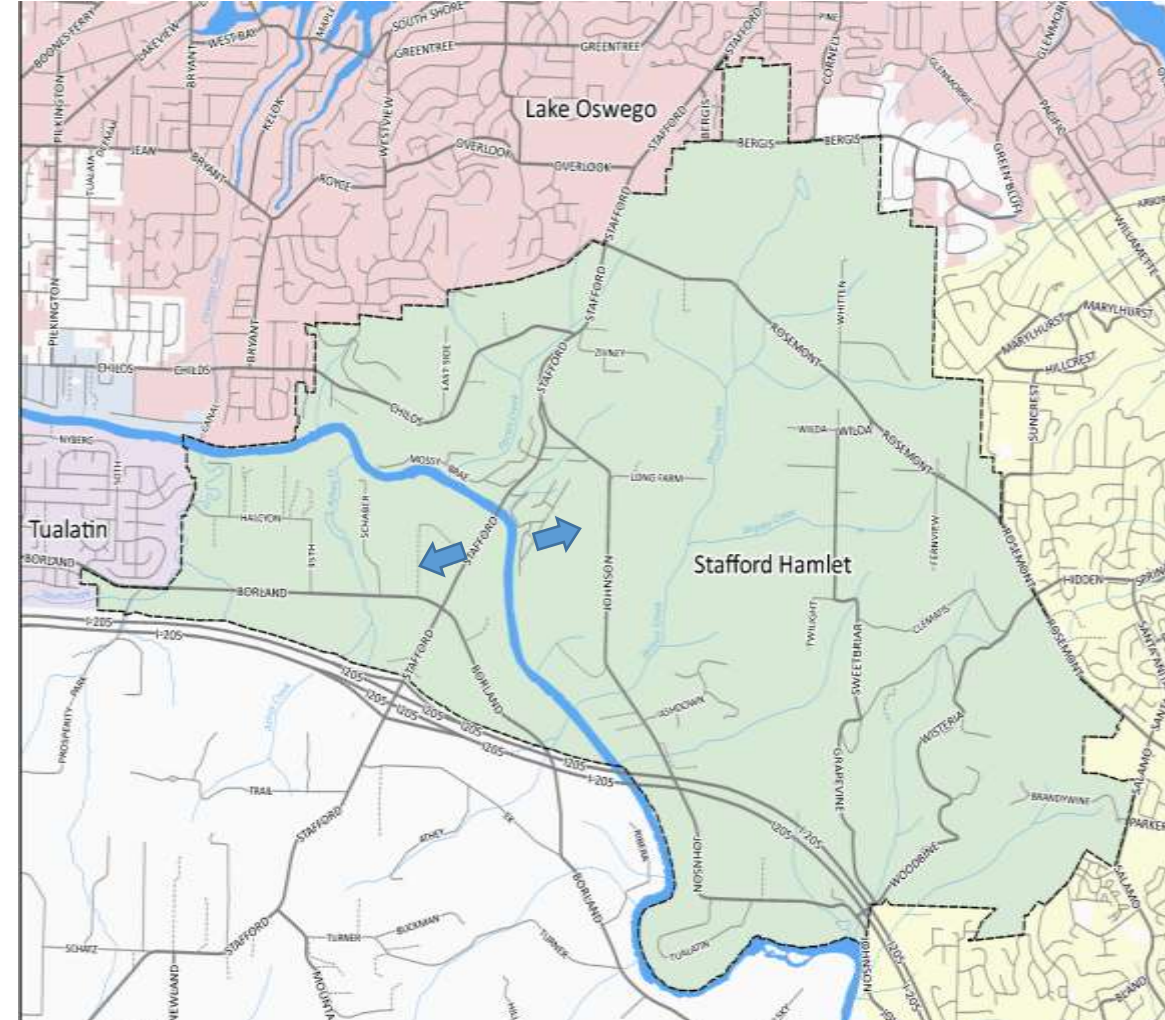
- preliminary design approval
- funding identified & appropriated
- construction scheduled in 2 years or less

North of the River:

✓ Nothing can happen until December 2028

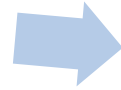
✓ After December 2028:

- I-205 project conditions must be met



Active Litigation

Marks files
petition in 2020
with LCDC



LCDC: IGA's did not
constitute "land
use decisions"



Marks appealed
to the Court of
Appeals



Court of Appeals
reversed the LCDC;
remanded back to LCDC



LCDC has jurisdiction
Expect a hearing this year

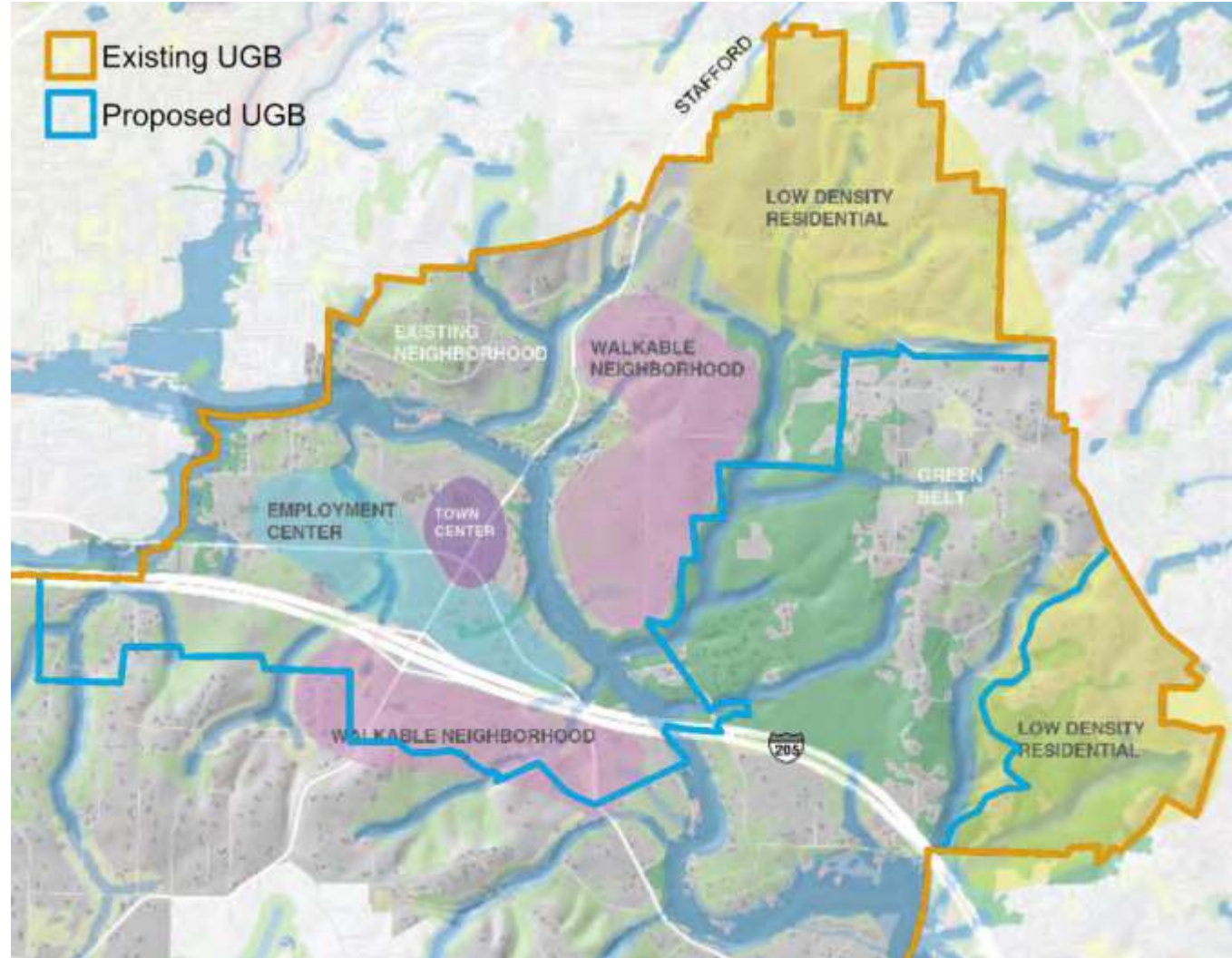


We are here

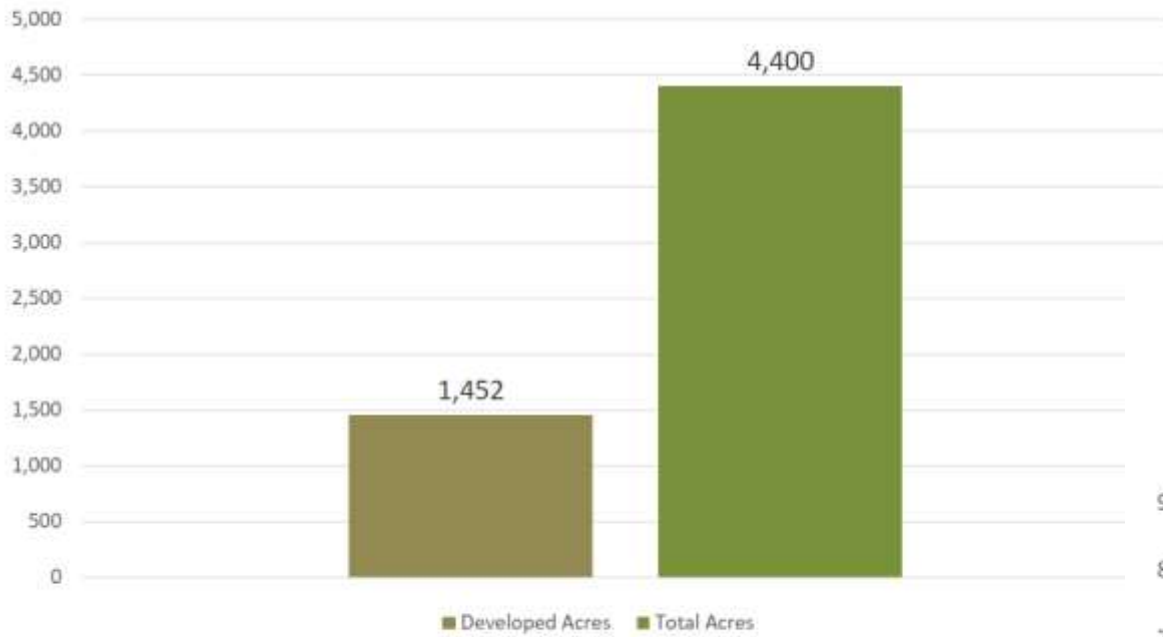
- IGAs violate Metro rules
- Nullify & invalidate the 3-party IGA
- Amend & clarify the 5-party IGA

Current Status

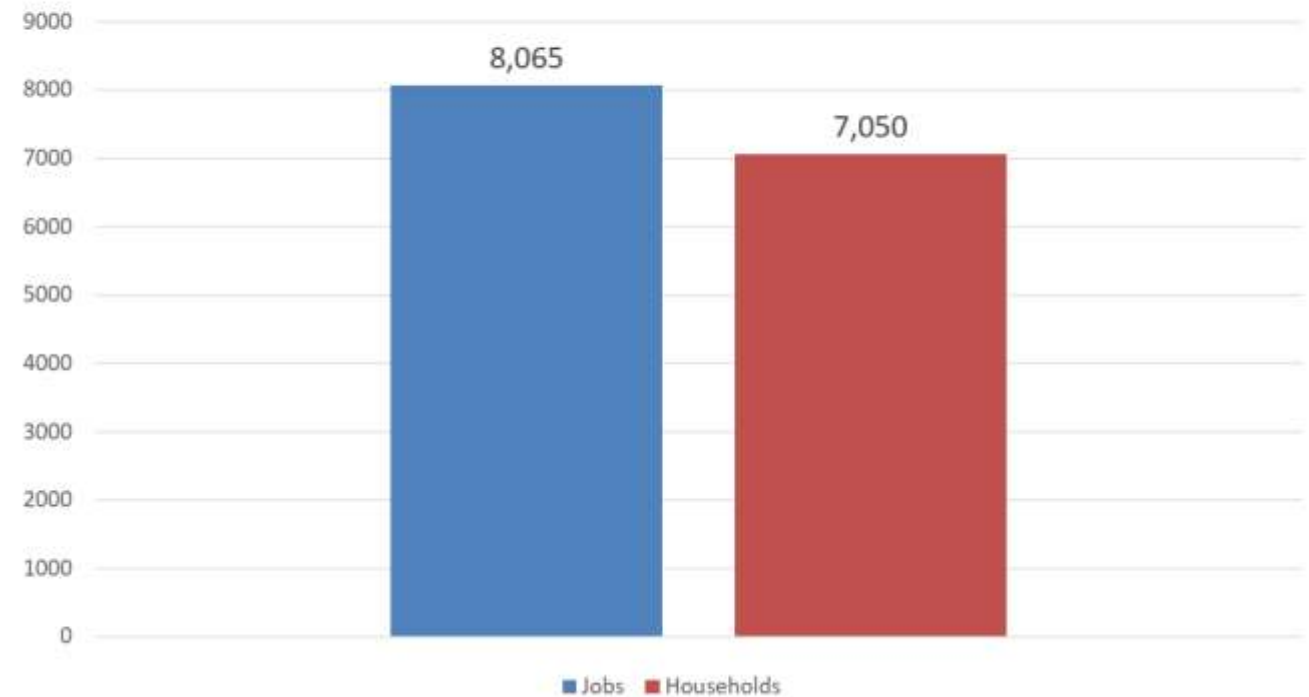
- Concern over cost of public infrastructure (water, sewer, stormwater, transportation)
- Fregonese / OTAK study in 2017



Scenario Results – Developed Acres



Scenario Results – Jobs & Households



Infrastructure

(Costs in Millions)	Borland	Rosemont	Stafford	Totals
Roads	\$159.5	\$17.2	\$450.8	\$627.5
Sewer	\$10.9	\$0.3	\$11.5	\$22.7
Water	\$15.6	\$1.1	\$38.7	\$55.3
Stormwater	\$20.7	\$4.5	\$66.2	\$91.4
Totals	\$206.7	\$23.0	\$567.1	\$796.8

Current Status

- Concern of existing traffic
- Concern for transportation infrastructure needed to serve growth and development
- Question of the future impacts of tolling and diversion
- I-205 project now unfunded



Housing & Employment Needs

- Tualatin's 20-year housing needs can be accommodated with existing land
- Redevelopment potential within existing zones to accommodate employment land needs
- Question of impacts of current legislation, mandates from the State



Possible Next Steps

- Convene with West Linn, Lake Oswego, and Clackamas County
 - Discuss current status
 - Discuss any short or long-term plans
 - Discuss current legislative session
 - Discuss boundaries or areas of interest

THREE CITY INTERGOVERNMENTAL AGREEMENT

PLANNING FOR THE STAFFORD URBAN RESERVE

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made this 21st day of February, 2019, by the City of Lake Oswego ("Lake Oswego"), the City of Tualatin ("Tualatin"), and the City of West Linn ("West Linn") (together, the "Cities" or the "Parties"). This Agreement is entered into pursuant to ORS 190.010 to 190.110.