

Stafford Hamlet Community Vision Plan Update

Mon. April 12th, 2021

Tualatin City Council

Working Together to Create Our Future!

Presenters: Bill Markt Stafford Hamlet Chairman

Rich Fiala Stafford Hamlet Vice Chairman





STAFFORD HAMLET Community Vision Plan Special Report



- Stafford Hamlet Timeline
- Updated Community Vision Plan
- 3 Party IGA Amendment Request
- Supporting Facts and Data
- Review and Conclusions
- Q and A



Stafford Hamlet Timeline

- 1993, a Joint Statement of Position was created by the Stafford Area Task Force and signed by 9 representatives of our communities Tualatin, Lake Oswego, West Linn, Clackamas County, West Linn-Wilsonville School District, Stafford-Tualatin Valley CPO and 2 Neighborhood Representatives. *(included in your packet)*
- Summary of Conclusions:
- Stafford should not be urbanized but maintained for its rural character and open spaces.
- Inadequate existing transportation system and corresponding funding capacity concerns.
- Planning for agricultural uses and practices.
- Concerns of fiscal capacity to fund urbanization by the area's residents.
- Decisions for the area should be left to the communities.

Stafford Hamlet Timeline

(2006-2017)

- Stafford Hamlet is formed in 2006
- 2010 Urban Reserves are initially designated.
- 2010 West Linn and Tualatin contest the Metro Areas 4A - 4D designation as Urban Reserves.
- 2014 LCDC Remands the Urban Reserve Designation of these Areas back to Metro and Clackamas County.
- 2015 The Hamlet approves and presents The Stafford Hamlet Compromise and passes it as our Community Vision Plan.
- 2017 28th of June- Lake Oswego, Tualatin, West Linn, Clackamas County and Metro unanimously approve 31-0 the: Intergovernmental Agreement Stafford Urban Reserve Areas “5 Party IGA”

Stafford Hamlet Timeline

(2018-2020))

- 2018-2019 The “3 Party IGA” is confirmed and signed by the 3 cities.
- 2018 in November at Athey Creek Middle School – Engineers and Planners hired by pro-development groups propose a plan for urbanization with infrastructure costs at 2.7 Billion Dollars and suggest a 60/40 split of this cost with the cities.
- 2019 Hamlet starts on the path towards a new Community Vision Plan.
- 2019-2020 Hamlet representatives met with over 60 elected officials, staff members, candidates and concerned citizens.
- 2019-2020 the Hamlet engages the PSU Masters of Urban Studies program to work with the Board.



- We were asked by the surrounding cities to identify what the Hamlet envisions for our future. We are here to present our new Community Vision Plan voted on and approved by 89% of the residents.
- Our revised CVP, entailing countless hours of thought and research, does not include a plan for urbanization.
- Instead, we envision a future that all the communities can embrace-our Community Vision Plan.

STAFFORD HAMLET COMMUNITY VISION PLAN

The Community Vision Plan embraces Stafford Hamlet's uniqueness in a way that works within the current Urban Reserves designation while preserving the character of the Hamlet. We will work to encourage conservation partnerships that protect open spaces and forestland, expand and enhance wildlife and riparian corridors, and explore ways to encourage and promote active agriculture.

Our goals will target residents' wishes to enact best practices that:

- *Safeguard clean air and groundwater;*
- *Maintain our secure and serene environment;*
- *Minimize additional traffic and infrastructure impacts;*
- *Educate regional communities and Hamlet members about the area's heritage, importance and potential; and*
- *Expand small farm possibilities.*

(89% approval by Hamlet voters Jan. 2021)



The Stafford Hamlet Ask

That Tualatin, Lake Oswego and West Linn adopt an Amendment to the 3 Party IGA supporting and embracing the Stafford Hamlet 2021 Community Vision Plan.

Your support will allow the Hamlet to realize the potential of the Community Vision Plan as we partner with interested agriculture and conservation focused entities.

Together we will realize the possibilities of our joint endeavor, and energize our communities with this shared vision.

A Shared Compatible Vision



"If (Metro) determined we need to expand the UGB, we want to have local jurisdictions that support that expansion and are able to provide urban services," said Tim O'Brien, Metro's principal regional planner.

“Metro, which administers growth in the region, isn't especially worried about a potential proliferation of easements. The government is more focused on adding housing within the existing boundary than expanding outward.”

(March 17 2021 WEST LINN TIDINGS)

Fiscal Responsibility

December 10, 2018 Lake Oswego Review

In regards to the Stafford Hamlet, the chief engineering manager at 3J Consulting stated this is “a project that would take about \$2.7 billion to complete infrastructure.”

3J suggested that the, “cost could be split 60/40 between developers and the three cities.”

That adds \$1.08 billion to the already over burden capital improvement budgets for the three cities. The additional tangential future costs will be on the shoulders of the three cities residents.

Stafford Regional Carbon Sequestration Zone



June 2020
Clackamas County
Climate Action Plan

Inspires Idea for
Regional Carbon
Sequestration Zone



During a Clackamas County Coordinating Committee meeting June 4th 2020 on the CC Climate Action Plan, it became apparent that the Stafford Hamlet and the Stafford / Tualatin Valley CPO were situated right in the middle of three of the larger GHG (green-house-gas) contributors in the region. A Climate "Hotspot" if you will.

Clackamas County 2018 Community GHG Inventory

Table 3: Summary Table of Clackamas County 2018 Estimated GHG Emissions by City.

City	2018 Population	2018 GHG Emissions (estimated)
Lake Oswego	38,215	348,567
Tualatin	27,602	251,764
West Linn	25,830	235,601

Which brought to mind again, that the Stafford Hamlet area is one of the last remaining vicinity with the capacity for a Carbon Sequestration Zone to help off-set our regional GHG impacts





A Rural/Urban Interface thru an Active Agriculture plan would use Conservation Easements - Purchase of Properties - Leases, avoiding huge fiscal obstacles large development to the area would burden residents with.

A safe, secure, environmentally sound local food source for the region, while protecting watersheds, wildlife and open space for a sustainable lifestyle.



Review,
Conclusions,
Q and A

Presentations to Cities:

TUALATIN - April 12th 2021

WEST LINN - April 19th 2021

LAKE OSWEGO – April 20th 2021

- Brief Stafford Hamlet History & Timetable
- Updated Community Vision Plan
 - Promoting Agriculture and Conservation
- Supporting Facts and Data
 - Infill existing UGB
 - Fiscal Burden.
 - Easements/Purchases /Lease
 - Carbon Sequestration
- Amendment
- Q and A

We appreciate the opportunity to present the Stafford Hamlet Community Vision Plan with you.

Looking forward to building a strong partnership in the future!

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