



# Stafford Urban Reserves Update

**City Council**  
**November 25, 2019**

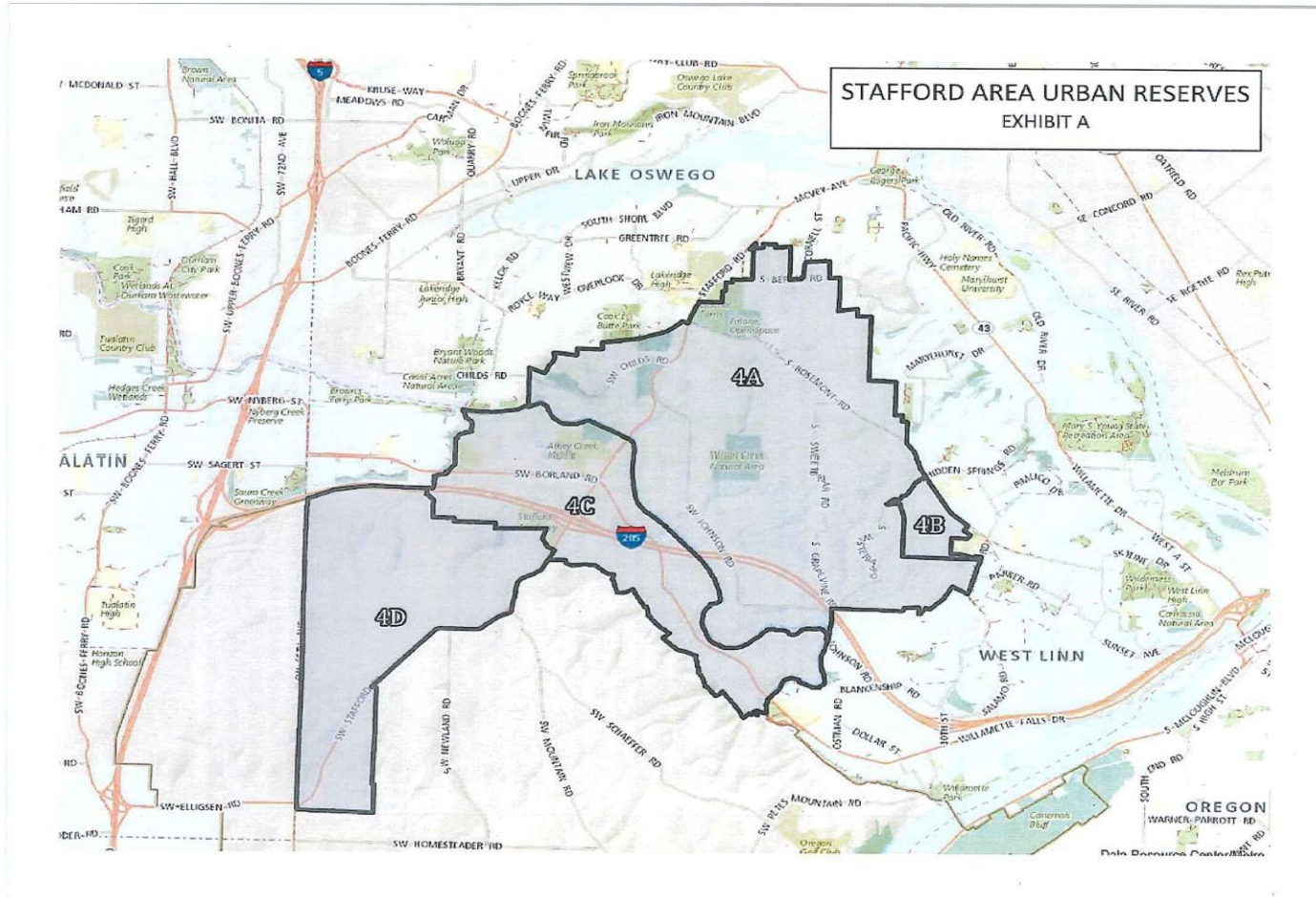


# Tonight's Update

- Background
- Current Status
- Three-Party Intergovernmental Agreement
- Future steps for Tualatin
- Future steps for Property Owners
- Council Communications
- Q&A



# Background





## Background (Continued)

- Late 1990s Metro identified Stafford area as potential future urban expansion.
- Assumed that Stafford would be part of Tualatin, West Linn, and Lake Oswego due to proximity.
- Many legal challenges over designation as an “urban reserve” to accommodate growth over 20 to 30 years.
- DLCDC affirmed Stafford as an urban reserve.



# Current Status

Five-Party IGA (2017)

Requires planning and annexation to a city prior to urban development



Three-Party IGA (2019)

Sets out timelines for defining the interest area of each city and concept planning



Urban Reserves Adoption (2019)

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# Three-Party IGA

## Define “Area of Interest” (no sooner than 2020)

Requires City Councils of Tualatin, West Linn, and Lake Oswego to determine respective cities’ area of interest and to memorialize by amending the IGA.

Requires outreach to and input from a variety of property owners, stakeholders, interested parties, service districts, etc.



## Concept Planning (based on interest area)

Cannot be adopted until design, funding, and identification of a funding source for construction of I-205 widening project has happened.

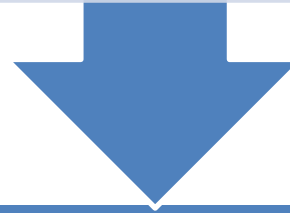


# Future Steps for Tualatin

## Concept Plan

Studies future land uses, transportation system, and public and private utilities required to support urban development.

Adopted by Tualatin with input from other cities and stakeholders and approved by Metro.



## Urban Growth Boundary Expansion

Requested by Tualatin based on Concept Plan. Requests allowed every six years (cyclical) or through off-cycle exception process for fewer than 900 acres.

Approved by Metro and Oregon DLCD.



# Future Steps for Tualatin (Cont'd)

## Comprehensive Planning

Adopts comprehensive plan and development code text, zoning map, and transportation system plan updates consistent with concept plan and any needed refinement work.

Adopted by Tualatin with input from other cities and approved by Metro and Oregon DLCD.



## Urban Growth Management Agreement

Defines area of Clackamas County within which property owners may elect to annex to Tualatin.

Jointly adopted by Tualatin and Clackamas County



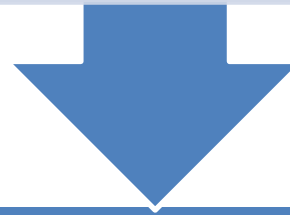


# Future Steps for Property Owners

## Annexation

Elective requests made by individual property owners after Comprehensive Plan and UGMA adoption.

Approved by Tualatin City Council.



## Urban Development

Requests made by property owners/developers. Requires prior construction of needed transportation system and other public infrastructure.

Type II or III approval with public comment period.



# Council Communications

- We want to hear from you on takeaways and agreements:
  - Speak with one voice
  - Be a good partner
  - Follow the process
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

