



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Aquilla Hurd-Ravich, Community Development Director
Steve Koper, AICP, Planning Manager

DATE: November 25, 2019

SUBJECT:
Update on the status of the Stafford Area Urban Reserves.

RECOMMENDATION:
Discussion only.

EXECUTIVE SUMMARY:
Background:

- Starting in the late 1990s, the Stafford area was identified by Metro as a potential future urban expansion area for the Portland region.
- Due to its proximity to Tualatin, West Linn, and Lake Oswego, it was assumed that the Stafford area would be incorporated into these cities.
- Over the years, there have been many legal challenges to the process to designate the Stafford area as an “urban reserve” to accommodate growth over the next 20 to 30 years.
- The most recent decision by Oregon’s Department of Land Conservation and Development (DLCD) on the urban reserves process now affirmatively resolves that question.

Current Status:

- The Five-Party IGA (2017) requires planning and annexation to a city prior to urban development.
- The Three-Party IGA (2019) sets out timelines for defining the interest area of each city and concept planning.
 - Requires identification of each city’s “area of interest” (no sooner than 2020)
 - Requires concept planning adoption to happen after design, funding, and identification of a funding source for construction of I-205 widening project has happened.
- The Urban Reserves process is complete (2019).

Future Steps

1. Identification of each city’s “area of interest” (no sooner than 2020)
 - Requires outreach to and input from a variety of property owners, stakeholders, interested parties, service districts, etc.
 - Requires City Councils of Tualatin, West Linn, and Lake Oswego to memorialize by amending the IGA.

2. Concept Plan (after area of interest amendment)
 - 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
3. Urban Growth Boundary Expansion Request
 - 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.
4. Comprehensive Plan
 - 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.
5. Urban Growth Management Agreement (UGMA)
 - Defines area of Clackamas County within which property owners may elect to annex to Tualatin.
 - Jointly adopted by Tualatin and Clackamas County
6. Annexation (elective by property owner)
 - After Comprehensive Plan and UGMA adoption
7. Urban Development (application by property owner/developer)
 - Requires prior construction of needed transportation system and other public infrastructure.
 - Reviewed through land use applications such as subdivisions or architectural review.

Council Communications

We want to hear from you on takeaways and agreements:

1. One voice
2. Good partnership
3. Follow the process
4. Others?

ATTACHMENTS:

- Exhibit A: Stafford Process Mapping Memo
- Exhibit B: Presentation