

Memorandum

Date: April 24, 2014

To: Members, West Linn City Council

From: Chris Jordan, City Manager *CJ*

Subject: Miscellaneous Items

Stafford Discussions

Our consultant on the Stafford issue, Tom Coffee, provided a copy of the attached document. “A Joint Statement of Position of the Stafford Area Task Force Regarding the Future Land Use Pattern of the North Stafford Area” was approved in December, 1993. Members of the Task Force included representatives of the Stafford area residents, the Superintendent of the West Linn/Wilsonville School District, a city councilor from Tualatin, the mayors of West Linn and Lake Oswego, and a county commissioner.

Fee for The White Oak Savanna Event

At the last Council work session, Councilor Perry requested information about a fee of \$100 that was charged to organizer of the bulb planting event at The White Oak Savanna.

The City chose not to require a special event permit for this event, but instead issued a fundraising permit. (Given the number of people involved, we should have required the special event permit.) The event organizer provided the City with a check for \$100 for the permit. However, the City does not charge for this type of permit and the money will be returned to her.

Due Diligence

During the April 13 Council meeting, Councilor Axelrod stated that he wanted to make a motion regarding the Arch Bridge/Town Center but could not do so because it was not on the agenda. He had stated earlier during the pre-meeting that evening that this motion was from the discussion at the prior week’s work session (April 6). Because I was not in attendance at that work session, I was concerned that we as staff had failed to revise the April 20 agenda to add this discussion/motion.

This week, I re-watched the video from April 6. There was much discussion about designation of a town center, the boundaries and what that means. Ultimately, a member of the Planning Commission stated that the PC would hold hearings and make a recommendation to the Council. Council President Frank then followed with “Good -- that’s exactly what we would like you to do. Any other comments?” Hearing none, he followed with: “I look forward to seeing your recommendations -- we all do on Council. And, I look forward to all the public hearings you will

have too.” Councilor Axelrod then asked the Planning Commission members if they had anything else they would like to discuss, and shortly thereafter, this portion of the meeting ended.

From this discussion, I am having trouble identifying any actions the Council would be taking prior to receiving a recommendation from the Planning Commission. Therefore, I don’t know what guidance to provide to staff for preparing a future agenda item on this topic.

Perhaps the Council can provide some assistance to staff on this matter.

Attachment

A JOINT STATEMENT OF POSITION OF THE STAFFORD AREA TASK FORCE
REGARDING THE FUTURE LAND USE PATTERN OF
THE NORTH STAFFORD AREA

I. STATEMENT OF FINDINGS:

1. The area known as the North Stafford Area, consisting of approximately 3000 acres located outside the current Portland Metropolitan Urban Growth Boundary and the Urban Service Boundaries of Lake Oswego, Tualatin, and West Linn and north of Interstate 205 is of mutual interest to Clackamas County, Lake Oswego, Tualatin, West Linn and the residents and property owners of the area, and;
2. Representatives of the cities of Lake Oswego, West Linn, Tualatin, Clackamas County, the Stafford-Tualatin Community Planning Organization, and the Unified Sewerage Agency of Washington County, formed the Stafford Area Task Force on June 11, 1992. West Linn - Wilsonville School District became a member in August, 1993, and;
3. The Stafford Area Task Force has met quarterly beginning November 5, 1992 to be informed of and discuss land use and public facility issues pertaining to the North Stafford Area, especially events that might cause the area to be included within the Portland Metropolitan Urban Growth Boundary, and,
4. Past planning and public facilities studies and investigations by the Stafford Area Task Force have shown the provision of public facilities and services, including sanitary sewer, water, transportation, surface water management, public safety, etc. at urban levels to the North Stafford Area would be difficult and beyond the fiscal capacity of area residents and surrounding jurisdictions, and,
5. Development within the North Stafford Area necessary to make it financially feasible to provide adequate infrastructure pursuant to Statewide Planning Goals would require urban level densities to the extent that negative and irrevocable impacts on surrounding communities would occur, and,
6. Urbanization of the North Stafford Area would result in severe impacts on the regional and local transportation system, including degrading the capacity of Interstate 205, I-5, and Highway 43, and local street and roadway systems, and,
7. Urban development of the North Stafford Area would create increased demand for already limited federal, state and local funds necessary to fund street and roadway safety and capacity improvements required to accommodate increased automobile travel in the Portland Metropolitan Area, and,
8. The provision of new urban infrastructure in the North Stafford Area would divert public funds from other areas of more critical need such as improving existing public facilities

and services already at capacity, providing water and sewer services to areas already within the UGB, and implementing regional transportation alternatives such as light rail, and,

9. Urbanization of the North Stafford Area would have negative and irrevocable impacts on the air, water and land resource quality of the area and on surrounding jurisdictions, and,
10. Including the North Stafford Area into the Portland Metropolitan Urban Growth Boundary would result in urban sprawl and a decline in livability of the Portland Metropolitan area because of increased traffic congestion and auto dependency; degraded air, water and natural resources quality; diminishment of the area's tranquility, and; high public costs for infrastructure including public schools; and, therefore would be contrary to Statewide Planning Goals and Metro Regional Urban Growth Goals and Objectives, and,
11. The cost of providing services made necessary by including the North Stafford Area into the Portland Metropolitan Urban Growth Boundary would result in increased tax burdens on existing and future residents of the area and on surrounding jurisdictions who have clearly objected to increased taxes. Continuation of the existing planned development pattern in the North Stafford Area would more likely result in a balance of tax revenues and required services and continue to lend value as open space to adjacent communities.
12. Including the Stafford Area into the Portland Metropolitan Urban Growth Boundary and the provision of publicly funded facilities and services would continue to enhance private land values at public expense.

II. CONCLUSIONS

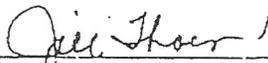
1. The future land use pattern of the North Stafford Area should not be "urban," but should maintain the rural character and open space values of the area. This requires most of the area to remain outside the Portland Metropolitan Urban Growth Boundary; not be designated as a future satellite city as part of the Metro 2040 Plan and not be designated as an Urban Reserve Area.
2. The future land use pattern of the Stafford Area should be consistent with the capacity of the existing transportation system and commensurate funding capacity to accommodate future transportation needs.
3. The future land use pattern should be compatible with areas planned for agricultural uses and practices and allow agricultural activities to continue in these areas.
4. The future land use pattern should be consistent with the capacity and availability of existing public facilities and services, including education, and the provision of these services should not exceed the fiscal capacity of area residents and local governments to provide these services.

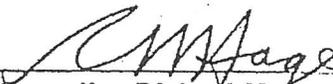
5. The future land use pattern of the Stafford Area should be comprehensively planned by Clackamas County, citizen groups and involved area jurisdictions to:
- a. Preserve the air, water, and land resource quality of the area, and;
 - b. Provide safe, and efficient transportation consistent with the area's needs, and;
 - c. Encourage continued use of planned agricultural lands and ensure future development is compatible with agricultural practices, and;
 - d. Ensure future development is consistent with the capacity of existing public facilities and services, and;
 - e. Preserve the rural character and open space values of the, area and;
 - f. Establish criteria to evaluate any future Urban Growth Boundary expansion.

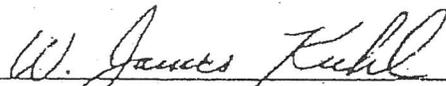
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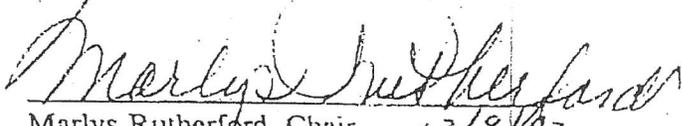

 Mayor Alice L. Schlenker 12/9/93
 City of Lake Oswego

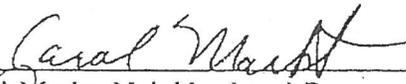

 Commissioner Judie Hammerstad 12/9/93
 Clackamas County

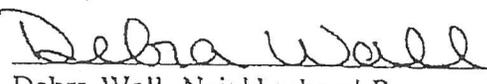

 Mayor Jill Thorne 12/9/93
 City of West Linn

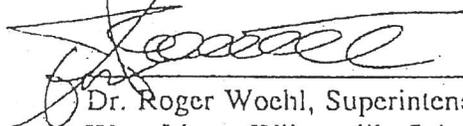

 Councilor Richard Hoyer 12/9/93
 City of Tualatin


 Dr. James Kuhl, Neighborhood
 Representative 12/9/93


 Marlys Rutherford, Chair 12/9/93
 Stafford-Tualatin
 Community Planning Organization


 Carol Markt, Neighborhood Representative 12/9/93


 Debra Wall, Neighborhood Representative 12/9/93


 Dr. Roger Woehl, Superintendent 12/9/93
 West Linn - Wilsonville School District

b:staffres.cln