

April 28, 2015 Marylhurst Neighborhood Association Minutes

Meeting called to order at 7:05 PM. President Karie Oakes, Vice President /Secretary Teri Cummings, 11 members and 4 guests present.

Minutes -move to approve, Rod Schmall, second, Cathy Boucher, approved unanimously.

Treasurer report per email, "No new transactions, balance unchanged."

Richard Fiala presented maps and copies of the "Stafford Hamlet Compromise" and explained that the Hamlet recommends two separate areas to be treated separately for the sake of certainty ; 1. Borland area- future urbanization. 2. Remaining Hamlet area-minimal changes. The Hamlet did not support the HB3211 because it undermined local control.

Robinwood Neighborhood Association President Kazi Ahmed and neighbors living in the construction zone of Lake Oswego/Tigard's Water treatment plant presented information. Lamont King who grew up there in the 1960s said over 300 people objected to LO building a plant there then because their covenants only allowed residential. LO/Tigard actually condemned their covenants in order to build the plant. Shannon Vroman explained the legal challenge she filed to hold LOT to their promise to stay within 28-month construction deadline instead of delaying 16 months more. She believes former West Linn Councilors and current Councilors Frank and Tan, should have insured that promises would be kept She would like to see West Linn compensated for hardships endured. RNA President Ahmed voiced his Neighborhood Association's disappointment at West Linn officials for allowing such poor treatment by LOT. He said he personally hopes that Thomas Frank will not become our next mayor.

Pres. Oakes shared a traffic report: MNA had two accident citations in 2013 and one in 2014. Next, she announced two land-use pre-applications for Sunset Primary School and Bernart Boat Ramp. The Neighborhood Associated Presidents Group, (NAP) will be reviewing Muni Code Chapter 2 for NA s.

Take Care of West Linn Day, May 16th, 9:00 -11:00 AM. Bev Burke volunteered to lead Marylhurst NA's project this year to weed and replant the labyrinth at the Marylhurst Park. She asked members to please come and help, bring gloves, tools and buckets.

Community Comments; Bev Burke reported that she talked to the city about how hazardous is has been to cross Carriage way near the curve where the north end of the park and wondered if it was possible to have a crosswalk there.

Meeting adjourned at 8:30 PM.

Next meeting - May 26, 2015 at the Adult Community Center.

Minutes written by Teri Cummings, MNA Secretary

THE STAFFORD HAMLET COMPROMISE



BACKGROUND

Over the years three divergent visions for development in the Stafford area have emerged:

* The majority of Stafford Hamlet residents and citizens in the three surrounding cities oppose urbanizing Stafford and favor preserving Stafford's open spaces and rural character.

- Metro and developers envision Stafford developed into a new "town center"
- Clackamas County has long eyed the area for future employment land opportunities.

Since the formation of The Stafford Hamlet nine years ago, our residents have worked to formulate thoughtful recommendations that strike a reasonable compromise between these differing visions. In light of the Oregon Court of Appeals remand of Metro's Urban Reserve designation for The Stafford Hamlet, the following recommendations represent a solution that will achieve the best outcome for all.

THE COMPROMISE

Our compromise considers Stafford as comprised of two separate areas, treated separately, in a way that allows all stakeholders to get some of what they want: (1) Borland, an area for future urbanization, and (2) the remaining Hamlet, which would see little change.

Borland. Designate as Urban Reserve

- Suitable for use as an employment area for development as a Kruse Way-type class A office campus with restaurants and other limited retail to support the people working there.
- Close proximity to I-205 minimizes traffic impact and infrastructure needs in the rest of the Hamlet and neighboring cities.

Area North of the Tualatin River and Halcyon Neighborhood: Remove from Urban Reserve, reclassify as undesignated, with up-zoning to RREF-5 or EF-10. This allows for:

- Protection and preservation of open space and Stafford's rural character
- Relief for large EFU landowners from the burdens of 80-acre EFU zoning by allowing for up-zoning to the predominate zoning in the area, resulting in no more than an additional 200 new homes, which will not require *any* new infrastructure.

We believe The Stafford Hamlet Compromise represents the best achievable outcome by:

- Allowing for up-zoning in North Stafford, which eliminates the need for costly city-service infrastructure (roads, sewer, water, schools).
- Greatly reducing potential traffic impacts on surrounding cities.
- Creating employment land in the Borland area that provides local living-wage jobs and increases tax revenues to the County without burdens on taxpayers.
- Preserving our unique "Stafford Character" and creating a regional, close-in, rural/ag/equestrian asset that will benefit future generations.

We urge you to join The Stafford Hamlet community and support this compromise.

Stafford Hamlet is comprised of a well-organized citizenry working steadfastly to have input on our future.

Approved by The Stafford Hamlet Board on 3/9/15

StaffordHamlet.com

Stafford Hamlet Compromise

Boundaries

- Stafford Hamlet
- Borland Boundary
- EFU (Green)

Urban Reserves

- 4A Urban
- 4B Urban
- 4C Urban
- 4D Urban

Rural Reserves

- 4E (RFR)

Scale: 0, 0.5, 1, 1.5 Miles

North Arrow: N

Legend: A note indicating that the map is a compromise and that the boundaries are not necessarily the same as those shown on other maps.

