

MEMORANDUM

November 30, 2009

TO: Mayor Galle and City Council Members

FROM: Tom Coffee, Consultant

SUBJECT: Stafford Area Report for November 2009

OVERVIEW

In November, the CORE 4 continued its review and discussions regarding its pending recommendation for rural and urban reserve designations. As of November 19, 2009, the CORE 4 has preliminarily agreed on urban reserve designation for 1,297 acres in the Borland Road Area (labeled UR-S) and 167 acres in the West Linn Area (labeled UR-11A), formerly known as Area 37. The Stafford Road Area (labeled UR-17) consisting of 1,764 acres in the center of Stafford is a "Proposed Area for Further Discussion". In response to this continued rejection of the West Linn, Lake Oswego and Tualatin aspirations that do not envision urbanization of the Stafford Area, the three cities have reiterated their opposition to any urban reserve lands in the Stafford Area.

West Linn and Tualatin Joint Position Statement

At their respective Council meetings on November 23, 2009, the City Councils of West Linn and Tualatin adopted resolutions reiterating their opposition to urbanization of the Stafford Area and authorizing their Mayors to sign a joint position statement. The statement recounts the history of Cities' opposition to urbanization of the Stafford Area and explains the basis for their continued opposition. Copies of the signed Joint Position Statement have been sent to the Clackamas County Board of Commissioners, MPAC, CORE 4 and the Metro Council.

Lake Oswego Supporting Letter

The Lake Oswego City Council did not consider a similar resolution and the Mayor declined to sign the Joint Position Statement. However, at a work session meeting on November 23, 2009, the Mayor, at the Council's urging, agreed to send a letter to the CORE 4 and Metro reiterating Lake Oswego's opposition to urbanization of the Stafford Area in support of the Joint Position Statement of West Linn and Tualatin.

Completing the Rural/Urban Reserve Process

The CORE 4 will have meetings on December 4th, 9th, and 16th to finalize their recommendations on the rural and urban reserve designations. At these meetings the CORE 4 will also be reviewing draft intergovernmental agreements between the Counties and Metro for establishing the reserves throughout the region. On December 17th, the Metro Council will receive the recommendations of the CORE 4. Then in mid-January, a final round of public hearings will be held to receive public comment on the proposed rural and urban reserve areas.

In February, Metro and the Counties are scheduled to adopt the IGA's. Implementation of the IGA's is scheduled for May when Metro and the Counties will be amending their plan maps to formally designate the rural and urban reserve areas through a land use process that will require public hearings and be subject to appeals.

Observation

Depending on the outcome of the reserves/IGA process, West Linn, Tualatin and Lake Oswego may have to consider whether an appeal of County and Metro decisions will be necessary.