



CITY OF

West Linn

Memorandum

Date: August 7, 2009

To: Patti Galle, Mayor
Members, West Linn City Council

From: Chris Jordan, City Manager *CJ*

Subject: Monthly Report on Stafford Area

Attached is Tom Coffee's monthly update on the Stafford area and continuing regional discussions on growth.

Staff has been doing its best to publicize the August 10 Clackamas County Planning Commission meeting where the County will be taking public testimony on the reserves issue. Tom also plans to attend and testify on behalf of West Linn.

Attachment

MEMORANDUM

July 31, 2009

TO: Mayor Galle and City Council Members

FROM: Tom Coffee, Consultant 

Subject: Stafford Area Report for July 2009

Overview

After the Clackamas County Policy Advisory Committee found in June that the Stafford Area should not be designated rural and the Clackamas County Commissioners concurred, the question of whether it should be designated urban was taken up in July. At its meeting on July 28, 2009 the CCPAC concluded by a slight majority of eight that the area north of the Tualatin River should not be urban and the area between the River and I-205 should be urban. Six members of the Committee indicated that the entire Stafford Area north of I-205 should be urban.

County/Cities/Metro Meeting

On July 29, 2009, Commissioner Charlotte Lehan convened a meeting of city, county and Metro representatives to discuss the issue of how to best preserve the rural character of the Stafford Area in the context of the rural/urban reserve process. The meeting was attended by: Commissioner Lehan, Metro Councilor Collette, West Linn Mayor Galle and Councilor Cummings, Lake Oswego Mayor Hoffman, Tualatin Mayor Ogden and Councilor Barhyte, Jay Minor, Stafford Hamlet, Gil Kelley, consultant for Clackamas County, Dan Cooper, Metro attorney and John Williams, Metro planner, Tom Coffee, consultant for West Linn, Denny Egner, Lake Oswego planner and Doug Rux, Tualatin Community Development Director.

The concept introduced by Commissioner Lehan would give a special classification to the sem-rural area north of the Tualatin River that recognizes and preserves its character which is neither rural nor urban. A general description of the land use types that would be allowed in the area is attached.

The Cities of West Linn and Lake Oswego supported this concept, Mayor Lou Ogden indicated that his City would like to have the area between the Tualatin River and I-205 receive the same consideration and that it not be urbanized. He indicated that City Council had concluded that if this area was urbanized it would be a detriment to Tualatin.

There was then discussion of the fact that, despite Tualatin's opposition to urban reserve designation for the area between the River and I-205, Metro would likely designate the area urban because of its suitability for urbanization. A possible strategy for dealing with that eventuality would be to request that Metro place a condition on any UGB expansion into the area that the three cities would have to agree on a plan for its development and governance.

Commissioner Lehan adjourned the meeting noting that she had not expected that the group would come to any conclusions or agreement on actions to be taken but that the meeting was intended to allow everyone to hear each others ideas and positions.

Observations

There is a clear consensus at the County and cities level that the Stafford Area north of I-205 should not be urbanized. There is also an increased awareness that the urbanization of the Borland Area is problematic for the three cities, from the standpoint of providing services to it and the adverse impacts of increased traffic from it. The County and the cities should continue to meet to develop a strategy that will ensure that their individual and mutual interests in the Stafford Area are effectively communicated and furthered.

Potential Functions of Semi-Rural Urban-Ag Zones Adjacent to a Major Metropolitan Area

Oregon Land use planning does a good job of recognizing urban and rural (farm, forest) lands, but does not adequately recognize or allow for the functions and benefits of the semi-rural zone that exists around a major metropolitan area.

These functions or activities occur predominately, sometimes nearly exclusively, next to an urban area, usually on small acreages (3-20 acres). City dwellers benefit from access to these quality-of-life amenities without encroaching on large production agricultural activities that tend to occur further out on larger acreage. Industrial agriculture benefits by keeping these activities and their traffic out of their area. Such a zone also acts as a buffer to reduce the conflict potential between dense urban areas and industrial agriculture.

Since most of these land uses can occur on existing small, marginal, or conflicted rural lands that may have limited commercial production value, maintaining these land uses near the urban fringe prevents them from expanding out onto prime production agricultural lands.

The following is a partial list of potential activities in such a semi-rural zone:

1. Farm Stores/Stands – Seasonal and Year-Round
2. Small Farms serving Farmer's Markets
Produce, Herbs, Eggs, Berries, Honey, Cut Flowers, Etc.
3. CSA's (Community Supported Agriculture, or subscription agriculture)
4. Farm Activity Sites
Pumpkin Patch, Animal Petting/Viewing, Mazes, Hayrides, Etc.
5. Equestrian Activities
Horse Events, Lessons, Trails, Rentals, Boarding
6. Wine Related
Tasting Rooms, Tours, Events
7. Entertainment/Recreation
Weddings, Bed & Breakfasts, Parties, Festivals
8. Textiles
Spinners, Weavers from local sheep, alpaca, or llama farms
9. Local Craft Shows
10. Other: Trails, Parks, Wildlife Habitat, Biking, Picnics, Birding, Wildlife Viewing, Fishing, Geocaching, Scenic Vistas, School Trips, Heritage Landscapes, Pioneer Cemeteries, Heritage Tours
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