

## MEMORANDUM

August 31, 2009

**TO:** Mayor Galle and City Council Members

**FROM:** Tom Coffee, Consultant 

**SUBJECT:** Stafford Area Report for August 2009

### **Overview**

In August, the Clackamas County Advisory Committee completed its study of potential urban and rural reserve areas. The Clackamas County Planning Commission also held a public hearing on the urban and rural reserve areas. Both advisory bodies concluded that the portion of Stafford area north of the Tualatin River should be undesignated and that the Borland Road area between the Tualatin River and I-205 should be an urban reserve. The CCPAC did also indicate that the "inventoried natural features," the Tualatin River and Wilson Creek, should be designated rural.

The next step in the process is for the Clackamas County Commissioners to hold a public hearing on September 8, 2009. On September 10, 2009 at their regular Board meeting, the Commissioners will formulate their recommendation to the Reserves Steering Committee.

### **The Natural Landscape Features Map**

At the Reserves Steering Committee Meeting on August 12, 2009, Metro GIS and Natural Resources staff presented a briefing on the level of ecological mapping detail that had been presented to Counties in October 2008 but was apparently not being used in the urban/rural reserve evaluation process. The more detailed information shows, for example in the Stafford Area, much larger areas as being unsuitable for urbanization. These limitations are more accurately shown on the map prepared by West Linn staff.

Despite the availability of this more detailed information, the County staff elected not to present it. The Clackamas County Policy Advisory Committee, at its August

18, 2009 meeting, voted not to consider the latest natural Features Dataset and Map in its final evaluation of the urban and rural reserve areas. At the CCPAC meeting on August 25, 2009, Councilor Cummings pointed out that the Rural Reserve Factors referenced the February 2007 Metro Natural Landscape Features Inventory and "other pertinent information", but the Chair of the CCPAC ruled that they were going to stay with their previous decision.

### **Next Steps**

As noted above the Clackamas County Board of Commissioners will be holding a public hearing on September 8, 2009 and on September 10, 2009 they will make their recommendations to the Reserves Steering Committee. The RSC will consider the Counties' recommendations on September 23, 2009 and make its recommendations to the CORE 4 at its October 14, 2009 meeting.

During this same time period there will be seven public open houses and hearings held on September 21<sup>st</sup>, 22<sup>nd</sup>, 24<sup>th</sup>, October 1<sup>st</sup>, 8<sup>th</sup>, 13<sup>th</sup>, and 15<sup>th</sup>. The closest one to West Linn will be held at the Clackamas County Public Service Building on October 1, 2009, with the open house at 4:00 pm and the public hearing starting at 5:15 pm.

On September 23, 2009, the Chief Operating Officer of Metro, Michael Jordan, will be making his presentation to MPAC concerning "Making the Greatest Place" in which he will make his recommendations on the Urban Growth Report for needed UGB capacity and urban reserves. The CORE 4 will identify the urban and rural reserves in November.

### **Observations**

As of this date, West Linn has been successful in having its vision for the Stafford Area north of the Tualatin River as being non-urban with a rural character recognized and endorsed by the Clackamas County Policy Advisory Committee and the Clackamas County Planning Commission. Reinforcing the City's position at the Board of Commissioners Hearing on September 8<sup>th</sup> and the RSC Meeting on September 23<sup>rd</sup> will be important future actions to be taken in order to achieve the City's vision for Stafford.