CITY OF
West Linn

Memorandum

Date: May 1, 2009

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

From: Chris Jordan, City Manager

Subject: Monthly Stafford Report

Attached is Tom Coffee's monthly report regarding the Stafford area. Please let me know if you have any questions.

Attachment

MEMORANDUM

April 30, 2009

TO: Mayor Galle and City Council Members

FROM: Tom Coffee, Consultant TC

SUBJECT: Stafford Area Report for April 2009

Overview

There was a lot of activity in the beginning of the month leading up to the **Reserves Steering Committee** meeting on April 8, 2009 where the Committee concluded that the area in Stafford north of I-205 should move forward in the process as both a candidate rural and urban reserve area. An important **Cities/County** meeting was held on April 16, 2009, where representatives of West Linn, Lake Oswego, Tualatin, and Clackamas County agreed that the area north of the Tualatin River should not be urbanized. On May 4, 2009 the **CORE 4** will review the action of the Reserves Steering Committee and the timeline for the remainder of the urban and rural reserve designation process.

Also during April, Metro's **Population and Employment Forecast** and the **Urban Growth Report** were made available for review by the various Metro advisory bodies, cities and counties and the public. These reports provide the technical basis for the determination of whether and by how much, if necessary, the urban growth boundary will need to be expanded in 2010. A **Preliminary Housing Needs Analysis** was presented to MPAC on April 22, 2009.

Reserves Steering Committee Meeting

At the Reserves Steering Committee Meeting on April 8, 2009, Clackamas County Commissioner Lehan advised the Committee that the County was recommending that the entire Stafford Area north of I-205 be a candidate for rural reserve designation. This recommendation expanded the rural reserve area recommended by the Clackamas County Policy Advisory Committee to include the areas west of West Linn and west of Stafford Road. The recommendation of Clackamas County was accepted by the Steering committee. This action by the County was due in large part to Mayor Galle who had met personally with

Commissioners Lehan and Peterson to present West Linn's position on the Stafford Area.

Urban or Rural

After one year and three months of analysis, meetings by the Reserves Steering Committee, the Core 4, the three County Commissions, their policy advisory committees and their technical advisory committees, city councils, and the public; the Metro initiated and County led process for designating urban and rural reserves has concluded that the Stafford Area north of I-205 should be a candidate for both urban and rural reserve status. So the process moves to the next stage of analysis which Clackamas County has begun through the Clackamas County Policy Advisory Committee. The Committee met on April 28, 2009 to begin its review of each potential rural reserve area in accordance with the factors stipulated in state law (ORS 660-027-0060). The areas reviewed included: north of Estacada to Eagle Creek, east of Canby, Clackamas Prairies, and Canemah/Willamette Narrows. The Stafford Area will be reviewed at the Committee's next meeting.

City/County Consensus

The Cities of West Linn, Lake Oswego and Tualatin and Clackamas County all indicated at a meeting on April 16, 2009 that the Stafford Area north of the Tualatin River should not be urbanized. That consensus is also consistent with the recently approved Stafford Hamlet Vision. The local jurisdictions and the Hamlet representatives also agree that if there is to be any urbanization north of I-205 it should be in the Borland Road area south of the Tualatin River.

The outstanding issue is whether the area north of the Tualatin River should be a rural reserve or an undesignated area in order to most effectively achieve the aspirations of the affected jurisdictions and the Hamlet. The Cities and the County will meet again on May 28, 2009 to consider the options and their ramifications in greater detail with the objective of further developing their unified position on the Stafford Area.

The Urban Growth Report

The Urban Growth Report, using the Population and Employment Forecast as it's basis, states that the Metro Region is likely to "capture" 61.8% of the population growth projected by the Forecast for the larger region. This capture rate is based on the average of the previous eight 20-year planning periods (1980-2000, 1981-2001, 1982-2002 etc.). The capture rate of 61.8% will result in an additional demand for 224,000 to 301,500 dwelling units by 2030.

The Growth Report then evaluates the existing urban growth boundary's capacity to absorb that range of units in the next 20 years between 2010 and 2030 and concludes that the potential capacity ranges from 184,500 to 358,300 dwelling units. The range is a function of the whether the Region stays with existing policies or changes policies to increase the UGB's capacity.

The most interesting finding in the Report is that: *"Despite adding approximately 28,000 acres to the boundary since 1979, we've accommodated virtually all of the region's growing population within the original boundary. In the last ten years, almost 95% of all residential development occurred inside the original boundary."*

This Growth Report did not evaluate the 20-year demand and capacity for employment lands. That Report is being completed by Metro for release shortly.

The final decisions regarding the capacity of the existing UGB to accommodate the next 20 years demand for residential and employment land will influence the amount of urban reserves that must be designated to accommodate the next 50 years demand. Indirectly these decisions may influence rural reserve designations if the demand for urban reserves is relatively small thereby reducing pressure on rural lands needed for agricultural production. In the case of Stafford however, the more critical factors will be it's unique location, physical characteristics, natural features, utility and transportation service issues, and ownership patterns that indicate that the area should not be urbanized and should maintain its rural character.

Another Report – The Preliminary Housing Needs Analysis

Metro has released another report that will inform the urban growth boundary decisions in the coming months. The Preliminary Housing Needs Analysis takes the Growth Report's projected dwelling unit demand and analyzes the types of housing that will be needed and their affordability. The analysis is based on a recent PSU study that incorporated housing and transportation costs into affordability, a more refined approach to determining "cost-burdened" households and MetroScope. The housing report describes MetroScope as follows: *"MetroScope, an integrated land use and transportation model, can help illustrate the implications of continuing with current policies and investments. MetroScope is a market-based model that distributes forecasted households and jobs based on a series of policy and investment assumptions."*

Based on this model, the report includes a table that distributes the projected households to the jurisdictions in the region. This model's household distribution for West Linn in the low growth scenario for 2030 is 16,500 households and 20,900 households in the high growth scenario. Based on a household size of

2.45 (Metro's assumption for 2030), this "distribution" would result in a population range for West Linn in 2030 of from 40,425 to 51,205. This report was presented at the end of the MPAC meeting on April 22, 2009 with very little time for discussion or questions. After the meeting Councilor Carson and I compared notes and found that we had the same incredulous reaction to the numbers.

At the County Policy Advisory Committee meeting on April 28, 2009, Councilor Cummings and I were able to discuss the report with a Metro staff person. We pointed out the physical and political impossibility of such a "distribution" for West Linn. His initial response was that was what the market based model predicted. We reiterated that regardless of the model, its predictions were not credible. He agreed to inform the Report's authors of our reaction and stated that they would likely get in touch with City staff to review the assumptions and numbers. I will pursue this issue with Metro and other jurisdictions at the MTAC meeting on May 6, 2009.

Observations

The continued consideration of the entire Stafford Area north 0f I-205 as a candidate rural reserve area is a strong indication that West Linn's position that the area should not be urbanized is receiving serious consideration by the region. The consensus of the County and three adjoining cities on this issue provides an important political argument in support of the City's position. The forthcoming more detailed land use planning and legal analysis should further demonstrate that the area is not well suited for urbanization and that the retention of the rural character of the area will benefit not only the adjoining cities, the County and its residents but also the region.