

STAFFORD HAMLET
COMMUNITY MEETING

Minutes

December 11, 2018

Chair Jay Minor called the December 11th Community meeting of the Stafford Hamlet to order at 7:06 pm at the Stafford Elementary School, West Linn, OR.

Attendance:

- ❖ Board Members Present: Richard Fiala, Walt Gamble, Jana Lombardi, Bill Markt, Jay Minor, Mary Moore, Matthew Palmer, Len Schaber, Joe Wikoff
- ❖ Excused: Dave Adams
- ❖ Absent:
- ❖ Staff Present:

Board Candidate Presentation:

The candidates for the Stafford Hamlet Board were introduced and given time to speak. The at-large candidates are Patty Mamula, Jana Lombardi, and David Marks. The under five acres candidates are Danielle Weber, Katy Krider, John Keith, and Gary Sick. The over five acres candidates are Len Schaber and Mike Stewart.

John Keith began by saying he is a three year resident of the area. He is interested in joining the Board because of the Reserves process. He is also interested in natural resources. He would like to become more involved and engaged.

Katy Krider said she is a new resident, though she did grow up in the area. She is passionate about the community and place.

Gary Sick said he is a 12 year resident of Shadow Wood. He is interested in giving back, carrying on the hard work of the Hamlet, and advocating for the Vision and Values and the Stafford Compromise.

Patty Mamula said she is a 23 year resident of Sweetbriar. Patty has been involved in the Community Planning Organization (CPO) and has served on a Metro committee. She said the the Family Fest was her introduction to the Hamlet. She would like to see more activities welcoming new residents. She would also like to work on increasing participation and continue branding efforts.

David Marks said that he has been more involved in the County lately. He has been more involved in the Stafford Landowners Association (SLOA) than in the Hamlet. He said that changes are coming to the area, and that he would like to be involved. He said that the Hamlet has become a social organization, and that is ok. He said the Hamlet should conceptualize

activities and views on increased urbanization. He said that the problem with the urban growth report is that Metro has not come to the area and looked at it, and lacks knowledge of the area.

Jay Minor said thank you to all the candidates who are running. He asked the candidates to please stay involved with the Hamlet even if they do not win a seat on the Board.

Update: Meet and Greet Forum with the SLOA:

Bill Markt said it was good to see so many people attend. Bill said that presentations were made by OTAK, 3J and Fregonese, as well as by the Hamlet Board members. Bill said that David Marks was a big part of the meet and greet. Bill and Richard Fiala, Walt Gamble, and Len Schaber had met before the meet and greet to organize. Bill said he was unclear about the intended outcome.

Walt Gamble said the objective was to present the situation to the elected officials. He said the goal was to inform the newly elected and to talk to all the elected officials attending. He said it was a good dialogue, and that the Hamlet had a good presentation.

David Marks said the target was the newly elected and elected officials of the cities and then the other local governments. He said the absence of West Linn Councilors was noticed. He said the goal was to talk about the funding of transit projects as well as density transfers.

Len Schaber said that one goal was to get better information to elected officials, and to avoid skewed information such as the Metro report.

Mary Moore said that the Hamlet needs to keep communicating with elected officials, and continue communication efforts including the newsletter.

Richard Fiala said that there has been lots of angst, meetings, and concern about the County getting involved again. He said that Jeff Gudman's efforts helped get the meeting open to the public.

Joe Wikoff said he thought the meeting was premature. He said that no planning can really happen until we know what direction the cities intend to go in.

Update: Three City Intergovernmental Agreement (IGA):

Jay Minor asked Jeff Gudman to provide a recap of what has been happening.

Jeff Gudman provided a brief history of the three city intergovernmental agreement. Currently West Linn is concerned about what the City of Lake Oswego may do at Luscher Farm, the notification period, and the definition of a watershed. Tualatin is concerned about Luscher Farm as well. Lake Oswego is ok with the clarification of its goals at Luscher Farm, and so the Council voted 6-1 to accept the IGA. West Linn voted 4-1 to accept the IGA. Tualatin voted 3-3 at one am last night on the IGA. Last night's at the Tualatin Council meeting the Council detailed its concerns: the planning delay, the 10 year moratorium north of the river, the transit

study as part of the IGA, and the delineation of land. Jeff said the IGA is about a framework not specifics. He said next week Lake Oswego and West Linn will look at Tualatin's comments.

A community member asked if there was any different timeframe, and Jeff Gudman said Tualatin does not want to wait and would prefer to concept and transit plan. Walt Gamble asked if they wanted to formally concept plan or think about what they want to do, and Jeff Gudman said it would be about thinking about what to do. He said there have been discussions about what the formal definition of concept planning is and when it is triggered.

Patty Mamula asked if the hope was to finish before 2019 before all the new councilors come on board. Jeff Gudman said that is partly the reason since the current councils are up to speed on what is happening.

Joe Wikoff asked if a major project is proposed without changes to infrastructure and transit, what would happen to the zoning. Joe also asked is any one city taking the lead. Jeff Gudman said there is no change in zoning, and that no one city is taking the lead. He added the cities have agreed that they do not want any new cities in the Stafford area.

A community member said they were concerned about infrastructure happening before development. The community member was also concerned about Frog Pond and said when Wilsonville did their presentation there were no answers on infrastructure or spillover effects. Jeff Gudman said with the IGA there are some outlines, and without it each city could go its own way.

Len Schaber said one of the concerns was timing and getting information about development in Stafford to the Oregon Department of Transportation (ODOT) before I-205 is expanded. Jeff Gudman said that the reality is this was as far as the cities could get on this step. He said Metro took a leap of faith in having the cities move forward and work together.

Mary Jo Cartasegna, Commissioner Bernard's Policy Coordinator, said she did what she could to help the meeting. She said she knew the topic was sensitive, and was glad it work out. She thought it was a successful meeting and said Commissioner Bernard said to offer his help going forward. David Marks said that Commissioner Bernard got involved after the SLOA invited him.

Update: Lynn Peterson & Christine Lewis Meeting:

Dave Adams and Jay Minor met with Lynn Peterson and Christine Lewis, the newly elected Metro officials. Jay said Lynn Peterson is familiar with the urban and rural reserves process because of her time as Clackamas County Chair. Christine Lewis is familiar with the area because she lives in the Willamette area. Jay said the meeting was more of an overview and discussion of moving forward.

Community Comment:

Rick Cook said that he is the C 4 representative alternate, and that he would like to thank the Hamlet Board and all the candidates for the Board. Rick also wanted to say thank you to Jeff Gudman for his involvement in C4 and his advocacy for the Stafford area.

Jay Minor gave Len Schaber and Jana Lombardi a chance to speak about why they are running for reelection to the Board. Len said he is running to continue citizen involvement, to inform the City Councils, and to get all the groups talking. Jana said she is finishing her first term, and that this has been a way to be involved, and that she has more to do.

Adjournment: Chair Jay Minor adjourned the meeting at 8:24 pm.