

Minutes Far West CPO Meeting Wednesday, November 28, 2018

Attendees: [e-mail addresses not shown]

Sparkle Anderson (President Far West CPO)
Stacey Rungay
Ginger Bennet
Elaine Newland (Secretary)
Bernie Newland (Acting Secretary of Far West CPO)

ITEM 1. Review of Canby Ferry Alternative Feasibility Study

Copied from Minutes of July 25:: The issue of alternatives for the Canby Ferry is one that is of major interests to the local community. The CPO attendees perspective is that the issue is much greater than bridge, ferry, road closure. The road infrastructure both to the south and north of the Willamette River Ferry is rural in nature. The roads in the area do not have the capacity to handle the expected capacity increase resulting from construction of a bridge. In general the county infrastructure, such as I-205, I-5, Metro Waste Facility, etc., are at capacity. Because no funding is available for resolution of these essential infrastructure services, the CPO is bewildered how this trivial project, a bridge, even has come up.

Update:: There will be a an open house on this issue on 15 January 2019 from 6:00pm to 8:30pm at the Canby 4 Square Church. This public meeting will share the results of the analysis before a final report is presented to the Board of County Commissioners.

ITEM 2. Review of Land Use Application.

Application Z0434-18-M, Dated 09/13/2018

The application was for a partition of the subject property into 3 parcels pursuant to voter approval of Measure 49 voter approved land use decision. The CPO takes no position.

ITEM 3. Marijauna Ordinance Amendment.

File ZDO-271 Production License Limits.

The CPO commented on the need to limit odor pollution/annoyance when the crop is grown in close proximity to residences. We also feel that the security of the crop be strict and clearly defined. To facilitate security we believe that production lot size should be small to encourage remote isolated production. Finally, due to crop water requirements, the CPO believes that production should not be permitted in Limited Ground Water areas,

ITEM 4. Stafford Hamlet Development.

Elaine Newland reported on the earlier meeting at Athey School. The members of Stafford Land Owners Association (SLOA) and Borland Neighborhood Association (BNA) organized this meeting about potential concepts for the future of the Stafford area. It was an information only meeting with talks by consultants and stakeholders on costs of sewer, water and roads. Members of the Lake Oswego City Council, Tualatin City Council, West Linn City Council, members of the Clackamas County Board of Commissioners, and Metro Council answered questions from the audience.

The major "to do" was to finalize the three cities agreement on their vision of the Stafford Hamlet : Lake Oswego, West Linn, and Tualatin. There were questions about the impact of the future Hwy 205 freeway future projects on the Hamlet Concept.

ITEM 5. Property Sales and Prices.

It appears that property prices and sales in the area are declining. It is assumed that this reflects high county property taxes and increase in mortgage interest rates. One CPO member noted that County property taxes were inflated at 3% annually, which is a compound interest inflation. This greatly exceeds personal income increases post 2008. High property taxes contributes to making home ownership unaffordable. And also makes rental prices high and unaffordable for lower income county residents.

Of Note: Property ownership before the Great Recession in 2008 was 72%. It is currently 68.7%, which places a strain on availability and cost of rental shelter as residents loose their houses and move into rentals.