

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Sitting/Acting as (if applicable)
Policy Session Worksheet

Presentation Date: 05/03/2016 **Approx Start Time:** 1:30 p.m. **Approx Length:** 60 minutes

Presentation Title: Consideration of the Stafford Hamlet Compromise

Department: County Administration, Public and Government Affairs

Presenters: Dan Chandler and Gary Schmidt; Jay Minor, Stafford Hamlet Chair; Dave Adams, Stafford Hamlet Vice-Chair

Other Invitees: Barbara Cartmill, Stephen Madkour

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Does the Board want to take a formal position on the Stafford Hamlet Compromise?

EXECUTIVE SUMMARY:

In February 2014, the Oregon Court of Appeals remanded Metro's Urban Reserve designation for the Stafford Hamlet. In light of that ruling – and seeking to strike a reasonable compromise among disparate proposals for the future of this land – residents of the Stafford Hamlet agreed to a plan that they believe represents the best solution.

The Stafford Hamlet Compromise focuses on two separate areas, designating the Borland area for future urbanization and the remaining proposed urban reserves, which would remain largely untouched.

The proposal recommends designating Borland as an urban reserve and contemplates the development of light industrial, limited retail businesses and density housing, with convenient access to I-205.

Hamlet leaders believe the compromise represents the best achievable outcome for the following reasons:

- It allows for a zoning change in North Stafford that eliminated the need for additional supporting infrastructure.
- It would dramatically reduce the potential traffic impacts on neighboring cities.
- It would create needed employment land in the Borland area, providing living-wage jobs and additional tax revenue for the County without burdening local taxpayers.
- It preserves the unique character of the Stafford Hamlet while creating a regional, residential, rural and agriculture area that can support future generations.

The compromise balances the interests of Stafford residents and the surrounding cities who oppose urbanization and support preservation of the area's open spaces with the County's desire to find land for future employment land.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

What is the cost? N/A

What is the funding source? N/A

STRATEGIC PLAN ALIGNMENT:

How does this item align with the County's Performance Clackamas goals?

- Grow a vibrant economy
 - By 2019, 10,000 family wage jobs will be created in Clackamas County.
 - By 2019, wages earned in Clackamas County will be at or above the national average.
 - By 2019, \$500 million in new capital asset investment will be realized within Clackamas County.
 - By 2020, Clackamas County will have and maintain a 20-year supply of serviceable, non-retail employment land in the urban growth boundary.

LEGAL/POLICY REQUIREMENTS:

None

PUBLIC/GOVERNMENTAL PARTICIPATION:

N/A

RECOMMENDATION:

1. Endorse the Stafford Hamlet Compromise as a plan for resolving the Oregon Court of Appeals remand of Metro's Urban Reserve designation for the Stafford Hamlet.
2. Take no position on the Stafford Hamlet Compromise as a plan for resolving the Oregon Court of Appeals remand of Metro's Urban Reserve designation for the Stafford Hamlet.

ATTACHMENTS:

The Stafford Hamlet Compromise and a map of the affected area.

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval s/Gary Schmidt

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Gary Schmidt @ 503-742-5908

THE STAFFORD HAMLET COMPROMISE



BACKGROUND

Over the years three divergent visions for development in the Stafford area have emerged:

- The majority of Stafford Hamlet residents and citizens in the three surrounding cities oppose urbanizing Stafford and favor preserving Stafford's open spaces and rural character.
- Metro and developers envision Stafford developed into a new "town center."
- Clackamas County has long eyed the area for future employment land opportunities.

Since the formation of The Stafford Hamlet nine years ago, our residents have worked to formulate thoughtful recommendations that strike a reasonable compromise between these differing visions. In light of the Oregon Court of Appeals remand of Metro's Urban Reserve designation for The Stafford Hamlet, the following recommendations represent a solution that will achieve the best outcome for all.

THE COMPROMISE

Our compromise considers Stafford as comprised of two separate areas, treated separately, in a way that allows all stakeholders to get some of what they want: (1) Borland, an area for future urbanization, and (2) the remaining Hamlet, which would see little change.

Borland: Designate as Urban Reserve

- Suitable for use as an employment area for development as a Kruse Way-type class A office campus with restaurants and other limited retail to support the people working there.
- Close proximity to I-205 minimizes traffic impact and infrastructure needs in the rest of the Hamlet and neighboring cities.

Area North of the Tualatin River and Halcyon Neighborhood: Remove from Urban Reserve; reclassify as undesignated, with up-zoning to RRFF-5 or FF-10. This allows for:

- Protection and preservation of open space and Stafford's rural character
- Relief for large EFU landowners from the burdens of 80-acre EFU zoning by allowing for up-zoning to the predominate zoning in the area, resulting in no more than an additional 200 new homes, which will not require *any* new infrastructure.

We believe The Stafford Hamlet Compromise represents the best achievable outcome by:

- Allowing for up-zoning in North Stafford, which eliminates the need for costly city-service infrastructure (roads, sewer, water, schools).
- Greatly reducing potential traffic impacts on surrounding cities.
- Creating employment land in the Borland area that provides local living-wage jobs and increases tax revenues to the County without burdens on taxpayers.
- Preserving our unique "Stafford Character" and creating a regional, close-in, rural/ag/equestrian asset that will benefit future generations.

We urge you to join The Stafford Hamlet community and support this compromise.

Stafford Hamlet is comprised of a well-organized citizenry working steadfastly to have input on our future.

Approved by The Stafford Hamlet Board on 3/9/15


StaffordHamlet.com

Stafford Hamlet Compromise

Boundaries

-  Stafford Hamlet
-  Borland Boundary
-  EFU (Gross)

Urban Reserves

-  4A urban
-  4B urban
-  4C urban
-  4D urban

Rural Reserves

-  4I rural



Average depicted on map was not generated by Clackamas County. The displayed acreage is a product of the Stafford Hamlet.

