

## Exhibit List for ZDO 265

Last updated: April 3, 2017

Exhibit No.	Date Received	Document Date	Who Submitted	Brief Summary of Comments
1	02/10/2017	02/10/2017	Jenny Weller, email	Expresses concerns about high growth in Stafford Hamlet area
2	02/23/2017	02/23/2017	Mike Stewart, email	Expresses concern that animosity at 3/23/17 Stafford Forum led to an environment that not everyone was comfortable to speak up
3	02/27/2017	02/27/2017	Lauren Hughes, email	Expresses concern that the county and Metro are moving forward without listening to cities and Hamlet
4	02/27/2017	02/27/2017	CJ Kroll, email	Opposes Urban Reserve designation of Stafford Hamlet
5	02/27/2017	02/27/2017	Kirk Morganson, email	Supports "Stafford Compromise"
6	02/28/2017	02/28/2017	Kelly Bartholomew, email	Expresses concern about the community ramifications of urbanizing the Stafford area, including traffic, crime, air quality and water
7	03/01/2017	03/01/2017	Walt Gamble, email	Encourages Commissioner to consider the Stafford Hamlet's plan
8	03/01/2017	03/01/2017	Carol Reinmiller	Wants the Stafford Hamlet to remain as it is now
9	03/02/2017	03/02/2017	Patrick Thurston, email	Expresses concern about increased traffic and the costs of utility infrastructure
10	02/23/2017	02/23/2017	Judy Large, Kirk Morganson, Megan Burt, comment forms provided at 2/23/17 Stafford Forum	Three comment forms received after 2/23/17 meeting, generally supporting the Stafford Hamlet plan
11	03/03/2017	02/25/2017	Stacey Krish, email	Opposes urban development in Stafford, support rural reserve in Stafford
12	03/03/2017	03/01/2017	Rich Cook, letter via email	Expresses concern about process and communication between county and Stafford community, relating to the Hamlets plan and the forthcoming IGA with the county and Metro
13	03/06/2017	03/06/2017	Paul Starr, letter	Opposes development in the Stafford Hamlet
14	03/06/2017	03/06/2017	Eileen Starr, letter	Expresses concern with current levels of traffic. Supports Stafford Compromise
15	03/13/2017	03/12/2017	Herb Koss, letter via email	Letter discussing elements of Stafford Land Owners Association (SLOA) plan for Stafford area. Supports legislative resolution for area
16	03/20/2017	03/20/2017	Jan Castle, letter via email	McVey-South Shore Neighborhood Association in Lake Oswego is concerned about traffic impacts of development. Requests the IGA be signed by the cities (5-party IGA)
17	03/14/2017	03/14/2017	Kelly Bartholomew, email	Elaborates on concerns about urban reserve designation of Stafford, including whether traffic issues are resolved, quality of life, air quality, water and additional court proceedings

## Exhibit List for ZDO 265

Last updated: April 3, 2017

Exhibit No.	Date Received	Document Date	Who Submitted	Brief Summary of Comments
18	03/21/2017	03/21/2017	Michael Salch, document vial email	Presentation that discusses traffic concerns, cut-through traffic in the Stafford area. Recommends the county contract a traffic study for Stafford and neighboring areas
19	04/03/2017	03/23/2017	Mike Stewart, email	Supports urban reserves. Includes map of "willing" property owners in the Stafford area.
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Fritzie, Martha

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From: Jenny Weller <jenny1559@yahoo.com>  
Sent: Friday, February 10, 2017 10:41 AM  
To: Fritzie, Martha; 2040@oregonmetro.gov  
Subject: Stafford Hamlet Growth

Follow Up Flag: Follow up  
Flag Status: Completed

*I firmly believe that adding an additional **50,000** residents in the Stafford Hamlet will negatively impact the quality of life of everyone in the area. I understand that some growth is inevitable. However, this size of growth is irresponsible. Just look at the problems created in Hillsboro and Sherwood due to rapid urban growth.*

*Oregonians value our green spaces. Our area needs to preserve it's rural feel. It's one of the main reasons many of us choose to live here. It's is the reason I decided to move here from Portland. It does take me 40-45 minutes to drive to/from work in Portland each day and it's only a 15 mile commute. However, I love driving home and seeing parks, rivers, vineyards, and farmlands. It's quiet and beautiful and worth it.*

*Keeping these open spaces will yield beneficial outcomes for the region's people who enjoy the vineyards, fresh produce, healthy walking paths and natural beauty in the area and the birds and animals that need open habitat and access to the Tualatin river. Adding employment lands benefits the county and economic sectors of our region. Everyone wins and we keep West Linn livable.*

*Thank you.*

*Jenny Weller*

*4640 Summerlinn Way*

*West Linn, OR 97068*





## Fritzie, Martha

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**From:** Mike Stewart <mikestewart1133@yahoo.com>  
**Sent:** Thursday, February 23, 2017 10:09 PM  
**To:** Fritzie, Martha  
**Subject:** disappointed in Stafford Hamlet leadership

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Martha,

Thank you for helping arrange this evening's Stafford Forum at Athey Creek Middle School. Your willingness to have this forum held is to be commended.

The Stafford Hamlet leadership though has disappointed me tremendously. They published such unreasonably high potential population numbers (50,000-60,000) for Stafford that the vast majority of tonight's attendees were noticeably upset.

**In attendance this evening there was a Lady and a Gentleman (in their 80s) who wanted to share their intent for their 100+ acres. Their desire is to dedicate the Vast Majority of their land to Greenspace and cluster homes on their land to permanently protect that Dedicated Greenspace.**

**However, due to the animosity that the Stafford Hamlet leadership fostered with their misinformation, they decided not to speak.**

Hopefully future events will have an environment that offers them enough comfort to speak.

Respectfully submitted,

Mike Stewart  
503 880 1133  
Co-Chief Petitioner of  
The Stafford Hamlet



**Fritzie, Martha**

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**From:** BCCMail  
**Sent:** Monday, February 27, 2017 8:02 AM  
**To:** Krupp, Don; Fritzie, Martha; McCallister, Mike; Rogalin, Ellen; Bernard, Jim; Fischer, Sonya; Howatt, Drenda; Humberston, Kenneth; Savas, Paul; Schrader, Martha; Cartasegna, Mary Jo; DeSantis, Kimberlee; Klepper, Emily; Moreland, Tracy  
**Cc:** Hill, Caroline  
**Subject:** Lauren Hughes: Stafford Urban Reserves issue

-----Original Message-----

**From:** Lauren Hughes [mailto:hugheslo@comcast.net]  
**Sent:** Thursday, February 23, 2017 11:13 PM  
**To:** BCCMail <BCCMail@co.clackamas.or.us>  
**Subject:** Stafford Urban Reserves issue

Chair Bernard and Commissioners

I attended the meeting this evening at Athey Creek regarding the Stafford Urban Reserves issue. ( I am not a Stafford property owner though I lived in LO for 13 years on the edge of the UGB and now reside in WL.) It was disappointing to see County representatives so dismissive of the questions and concerns of citizens. Questions went unanswered or were answered in a manner that was not informative or complete or forthcoming. The fact that the County is/has been moving forward with Metro and leaving the cities of LO, WL, Tualatin and the Stafford Hamlet behind is absolutely unacceptable and only fuels the distrust that was being expressed tonight. And, the fact that two Lake Oswego city council members were questioning the process and stating that Lake Oswego is not on board is very telling about how this whole thing is being approached.

It doesn't take much to see this for what it really is...as usual, just follow the money and the politics. The citizens of Stafford Hamlet, LO, WL and Tualatin deserve better than what is happening here and I hope, though experience makes me doubt, that you'll change course and make this an inclusive and transparent process and honor the fact that the area was found not to be conducive to urban development. It was obvious tonight that those familiar with the area, who call it home, won't sit by and watch Metro and County representatives ruin the area. Why make it a fight when there's already a "compromise" plan that the majority support?

Lauren Hughes

BEGIN-ANTISPAM-VOTING-LINKS

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Teach CanIt if this mail (ID 03SMvcMD2) is spam:

Spam:

<https://mhub.clackamas.us/canit/b.php?c=s&i=03SMvcMD2&m=155a26d5a1a3&rlm=base&t=20170223>

EXHIBIT 3  
ZDO-265:  
Reserves Remand  
Page 1 of 1

**Fritzie, Martha**

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**From:** BCCMail  
**Sent:** Monday, February 27, 2017 8:04 AM  
**To:** Krupp, Don; Fritzie, Martha; McCallister, Mike; Rogalin, Ellen; Bernard, Jim; Fischer, Sonya; Howatt, Drenda; Humberston, Kenneth; Savas, Paul; Schrader, Martha; Cartasegna, Mary Jo; DeSantis, Kimberlee; Klepper, Emily; Moreland, Tracy  
**Cc:** Hill, Caroline  
**Subject:** CJ Kroll: Opposition to the Urban Reserve Designation of the Stafford Hamlet

**From:** CJ Koll [mailto:christopherkoll@gmail.com]  
**Sent:** Thursday, February 23, 2017 9:41 PM  
**To:** BCCMail <BCCMail@co.clackamas.or.us>  
**Cc:** jayminor2@gmail.com  
**Subject:** Opposition to the Urban Reserve Designation of the Stafford Hamlet

Commissioners,

Thank you very much for your service to Clackamas County. I would like to let you know as a resident of West Linn for 25 of the 28 years of my life, who drives daily through the area known as the "Stafford Triangle", that I highly encourage you to listen and compromise with the residents who live in the Stafford Hamlet. In speaking with many of them this evening, each one of them opposes their land to be designated as urban reserves.

The Stafford hamlet provides much needed green space in our beautiful state and acts as a natural buffer between the surrounding towns. My wife and I decided to move back to our home town after living on the east coast because of the tranquility provided by the Stafford Hamlet as we drive to and from work. I would be very disappointed if the Council did not listen to the residents in the cities surrounding the Stafford hamlet and the residents in the Stafford Hamlet as to how they want the land to be designated.

Please ensure that any vote you make on the metro council will be against any urban reserve designation for the area between Lake Oswego, West Linn and north of I-205.

Thank you in advance for your anticipated response,

CJ Koll  
City of West Linn Resident

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Not spam  
Forget previous vote



**Fritzie, Martha**

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**From:** Kirk Morganson <kirkmorganson@yahoo.com>  
**Sent:** Monday, February 27, 2017 12:18 PM  
**To:** Fritzie, Martha  
**Subject:** Stafford area development comments

Hi! I would like to provide comments on the potential for development in the Stafford Area. First off, I think it would be great if we could wall off Oregon and prevent any future development. That won't happen, so we need to strike a balance between development and preservation. With this in mind, generally speaking I support the "Stafford Comprimise", which preserves the rural nature of much of the area, but allows development near the freeway. I support high density development near the freeway along with some less dense development a ways a way. But, this needs to be coupled with permanent preservation of remaining areas, either through inclusion in Rural Reserves or acquisition of space for parks. There are hidden gems in this area that should be preserved for all. Perhaps the "Mountain Park" model could be used in some areas in which park land is integrated in with the development.

That's my 2 cents! Thanks for listening.

Kirk Morganson  
1875 Deana Dr  
West Linn, OR 97068

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## Fritzie, Martha

**From:** Kelly Bartholomew <mahara228@yahoo.com>  
**Sent:** Tuesday, February 28, 2017 9:29 AM  
**To:** Fritzie, Martha  
**Subject:** Re: Stafford Urban Reserve Decision

Hi Martha. Thank you for the email. Yes, I would like to point out several important issues with regard to the Stafford urban reserve decision. Urbanizing any portion of Stafford area has several very significant Community ramifications (which I know have been brought up in the past but -to date - have not been addressed, studied or resolved.

1. Traffic: I-205 during rush hour is a parking lot. Adding any traffic to this section of the freeway would be a nightmare. Additionally, all surrounding roads (Borland, Stafford, Rosemont) are single lane, rural roads. Have any traffic flow studies been completed? Is there any preparation for an increase in residents? This must be addressed before any decision is made.

2. Crime: With an increase in population, there is an increase in crime. Does the law enforcement have a plan for this? Currently, Stafford area is serviced by Clackamas County police department which is already stretched very thin.

3. Air quality: Currently, Many parts of Stafford are agricultural. Because of this, there is much burning of agricultural waste. This creates a pocket of air pollution already. Before adding more pollution to the air via increase in residence, the burning laws need to be addressed.

3. Water: where is the water going to come from to service 50,000 new residents? Clackamas county has sent out several notices that in the future, the amount of water we take from our well May be monitored. We share a well with two other Stafford residence. Where are the additional residence going to get water if it is already in short supply?

> On Feb 28, 2017, at 8:45 AM, Fritzie, Martha <MFritzie@co.clackamas.or.us> wrote:

>

> Kelly - I did not receive any message with this email. Did you want to provide testimony? If so, please resend.

>

> Martha

>

> \*\*\*\*\*

> Martha (Nix) Fritzie, Senior Planner

> Clackamas County DTD | Planning & Zoning Division

> 150 Beavercreek Road | Oregon City, OR 97045

> (503) 742-4529

> Office hours 8:00am to 6:00pm | Monday - Thursday

>

> The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your feedback. We appreciate your comments and will use them to evaluate and improve the quality of our public service.

>

> -----Original Message-----

**Fritzie, Martha**

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**From:** BCCMail  
**Sent:** Wednesday, March 01, 2017 7:54 AM  
**To:** Rogalin, Ellen; Krupp, Don; Fritzie, Martha; McCallister, Mike; Boderman, Nathan; Bernard, Jim; Fischer, Sonya; Howatt, Drenda; Humberston, Kenneth; Savas, Paul; Schrader, Martha; Cartasegna, Mary Jo; DeSantis, Kimberlee; Klepper, Emily; Moreland, Tracy  
**Cc:** Hill, Caroline  
**Subject:** Walt Gamble: Please don't scuttle our Stafford Vision

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**From:** Walt Gamble [mailto:walt@waltgamble.net]  
**Sent:** Tuesday, February 28, 2017 5:20 PM  
**To:** BCCMail <BCCMail@co.clackamas.or.us>  
**Subject:** Please don't scuttle our Stafford Vision

To the Commissioners,

There must be some way you can acknowledge the Stafford Hamlet's choice for self-determination. The County "put us up to" organizing the community, making broad alliances, carefully developing first our values and visions for our community and finally a community vision plan. You know it was validated multiple times by fair representation of all "sides." We knew and you knew it was going to take extraordinary work to make it work under land user law.

It is inconceivable to me how, as our elected body, you could turn your back on us now.

I don't believe you will.

Our compromise is intended to be a reasonable offering of a starting point. Considering it is possible that a majority of my neighbors would chose NO development at all the compromise comes a long way. RRFF5 level development on the upland EFU land is a big step. Accepting Urban Development of the Borland corridor is an even bigger step.

I believe there is a path through this that will avoid protracted disputes. If we don't come up with one we will be set back to where we were almost two years ago.

Frankly you do not have the right parties at the table yet.

Please give this some thought. I'd be honored to sit down with you and explore our options.

This is my personal position. However, among the members of the Stafford - Tualatin Valley CPO there is unanimity behind this position.

Respectfully,

Walt Gamble

I serve as Chair of the CPO and Secretary of the Hamlet.

W.R. "Walt" Gamble, PE

.."*not from my cell phone - if you need immediate attention call me*"..

**W.R. GAMBLE ENGINEERING**

1786 SW Greenway Circle

West Linn, OR 97068

[walt@waltgamble.net](mailto:walt@waltgamble.net)

503-781-9314

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Not spam

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**Fritzie, Martha**

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**From:** Carol Reinmiller <carolreinmiller@yahoo.com>  
**Sent:** Wednesday, March 01, 2017 5:57 PM  
**To:** Fritzie, Martha  
**Subject:** Fwd: Stafford Hamlet

Sent from my iPad

Begin forwarded message:

**From:** Carol Reinmiller <carolreinmiller@yahoo.com>  
**Date:** March 1, 2017 at 5:55:44 PM PST  
**To:** [Nellie.Papsdorf@oregonmetro.gov](mailto:Nellie.Papsdorf@oregonmetro.gov)  
**Cc:** [mfritzie@Clackamas.us.or](mailto:mfritzie@Clackamas.us.or)  
**Subject:** Stafford Hamlet

We are writing to express our hope that the Stafford Hamlet will remain as it has been forever - an unspoiled, totally livable area in the county. We want to keep what we have enjoyed for the 50 years we have lived here - clean and accessible use of the Tualatin River, small neighborhoods where people know the folks in them, being able to enjoy the farm lands, open spaces and being able to take advantage of the locally grown produce and local nurseries for our garden plants, etc. If this area is developed all that will be lost - the farmers cannot raise crops, etc. with air that is becoming polluted by car and truck exhaust that will surely increase with the addition of all the new traffic.

We now take our lives in our hands just trying to pull out on Stafford Road with people coming from Lake Oswego at 40-50 miles an hour and by not being able to see drivers coming from the opposite direction because of the way the County built the new bridge.

We want to keep enjoying the wildlife in our area which includes many species of birds, ducks, 3 kinds of squirrels, the lone coyote, deer, etc. These animals are already being squeezed out of our area by the increase in traffic and loss of habitat - think what will happen if hundreds or thousands more people live in our part of the County. Please think carefully when considering what to do with our wonderful Hamlet. Thanks very much - Bob & Carol Reinmiller - 1751 SW Greenway Cir., West Linn.

Sent from my iPad

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**Fritzie, Martha**

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**From:** Patrick Thurston <thurstp@outlook.com>  
**Sent:** Thursday, March 02, 2017 12:11 PM  
**To:** Fritzie, Martha  
**Cc:** metrocouncil@oregonmetro.gov  
**Subject:** Stafford Triangle

To Whom it may concern:

Regarding the Urban Reserve designation of the Stafford Triangle.  
 Hopefully I may be able to make some points that you haven't heard yet. Or to reiterate those that you have.

As a Triangle resident for 40+ yrs. I have seen many changes in the area. Most notably traffic. Traffic creates sounds of all kinds. Large trucks crossing the Stafford-Tualatin River Bridge. Rush hour traffic and normal traffic on I 205. Amplified by winds coming from the South.

Shadow wood Dr. is located at the North end of the Stafford Rd. bridge. Prior to the new bridge traffic traveling South was slowed because of the curves. Plenty of chances to enter traffic. Not anymore. A new, longer, wider bridge and no curves equal faster traffic. Additionally rush hour traffic includes not only local residents but commuters taking a "short cut" when freeways are packed, slowed, or stopped. Round-about's help move traffic but they don't cut down on traffic. Establishing a good, working traffic infrastructure is paramount. Access to and from both Johnson Rd. and Childs Rd. is hazardous and should be first to be solved. Continued development of the surrounding cities has added to the increasing congestion on Stafford Rd.

A sound utility infrastructure is essential to any subdivision type development. Surrounding cities; Tualatin, Lake Oswego, and West Linn, have stated in meetings and in newsprint their opposition to serving any portion of the Triangle. Serving the Stafford Triangle from any city would be an expensive and logistical nightmare.

O.S.H.D. will be looking to widen I 205 from I 5 to Oregon City within the next 5 to 10 years. Depending on financing. Are there any developers favored by Metro or Clackamas County that would be willing to step up and pay for that? Anyone??

Until that happens there is plenty of time for the implementation of the Stafford Hamlet Compromise. Briefly, that is a plan/compromise that the residents of the Hamlet drafted, refined, voted on, and accepted by a whopping 86%.

The area; the Stafford Triangle, could always be re-designated to "undesigned".

As a "regional government", perhaps Metro would care to help solve the "Homeless" problem gripping our region.

Listen to the people!!

Respectfully submitted

Patrick J. Thurston  
 1671 SW Shadowwood Dr.  
 West Linn, Or., 97068  
 503-638-1171

Sent from Mail for Windows 10





## Stafford Community Forum

6:30-8 p.m., Feb. 23, 2017

Athey Creek Middle School

### QUESTIONS / COMMENTS

If you have additional questions or comments on urban and rural reserves in the Stafford area, please write them below. If you would like someone from the county to contact you, please include your contact information at the bottom of the page. Thank you.

I want to know: Specifically what are you planning to do to the area, you have hearings - we come we testify, our Hamlet board talks with you - we vote to keep this area rural (86% of us)  
You do not honestly listen to us. - You are pretending to, but you will do as you want.

I want the county to know: Dozens of us have walked the roads in our Hamlet and talked with families about what they would like to see. We've had countless meetings, small + large and we basically have decided (86% of us) to keep this area rural. 1 - farms - we need them, 2 - natural areas - for hiking, horses . . . 3 - to bring in water + sewer would be extremely costly - If you take this away it is gone forever!

My contact information (if you would like a response):

Name Judy Large

Street address 1726 SW. Greenway Circle, West Linn 97068

Daytime telephone number I work in schools, so phone call are hard to receive.

Email judy-large@comcast.net

Please drop this form at the sign-in table, email to [ellenrog@clackamas.us](mailto:ellenrog@clackamas.us), or mail or drop off to Ellen Rogalin, Development Services Building, 150 Beaver Creek Rd., Oregon City, OR 97045.

EXHIBIT 10

ZDO-265:

Reserves Remand

Page 1 of 3



## Stafford Community Forum

6:30-8 p.m., Feb. 23, 2017

Athey Creek Middle School

### QUESTIONS / COMMENTS

If you have additional questions or comments on urban and rural reserves in the Stafford area, please write them below. If you would like someone from the county to contact you, please include your contact information at the bottom of the page. Thank you.

I want to know: How will you ensure protection  
of the valuable pristine natural areas  
within this region.

I want the county to know: There is a vast area of  
pristine natural forest land within this  
region that should be preserved as a  
park.

Also, I support the Stafford compromise or something  
similar - limited dense development coupled w/

My contact information (if you would like a response): natural lands preservation

Name Kirk Morganson

Street address 1875 Deann Dr, West Linn 97068

Daytime telephone number 360 713 3856

Email Kirk.Morganson@yahoo.com

Please drop this form at the sign-in table, email to [ellenrog@clackamas.us](mailto:ellenrog@clackamas.us), or mail or drop off to Ellen Rogalin, Development Services Building, 150 Beaver Creek Rd., Oregon City, OR 97045.



## Stafford Community Forum

6:30-8 p.m., Feb. 23, 2017

Athey Creek Middle School

### QUESTIONS / COMMENTS

If you have additional questions or comments on urban and rural reserves in the Stafford area, please write them below. If you would like someone from the county to contact you, please include your contact information at the bottom of the page. Thank you.

I want to know: We live on Borland Road and we feel a little left out in the cold. The Hamlet people are very clear that Borland is where development should happen and keep saying that the people on Borland want that. We do not want development, nor do our neighbors. I am afraid that the squeaky wheel will get ~~out~~ what it wants and we will get squeezed out. We love our little treasure on Borland Rd.

I want the county to know: Please help me know how to protect it, or at least what the timeline is for when things might change. Thank you for taking the time to meet with us.

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#### My contact information (if you would like a response):

Name Megan Burt  
Street address 1165 SW Borland Rd, West Linn 97068  
Daytime telephone number 503-887-7847  
Email Megan.Burt@live.com

Please drop this form at the sign-in table, email to [ellenrog@clackamas.us](mailto:ellenrog@clackamas.us), or mail or drop off to Ellen Rogalin, Development Services Building, 150 Beaver Creek Rd., Oregon City, OR 97045.

**Fritzie, Martha**

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**From:** Rogalin, Ellen  
**Sent:** Friday, March 03, 2017 3:27 PM  
**To:** Fritzie, Martha  
**Subject:** FW: Stafford

FYI. I responded.

Ellen Rogalin | Community Relations Specialist  
 503-742-4274 | ellenrog@clackamas.us  
 My office hours: 9am - 6pm, M-F

-----Original Message-----

**From:** Stacey Krish [mailto:thekrish6@gmail.com]  
**Sent:** Saturday, February 25, 2017 8:19 AM  
**To:** Rogalin, Ellen <EllenRog@co.clackamas.or.us>  
**Subject:** Stafford

As a West Linn resident who couldn't attend the Stafford meeting, I want to share that I love the rural quality of Stafford and don't want to see or fund via infrastructure any development of Stafford. People who buy property in Oregon know the land use rules before they buy and they should abide by those rules that maintain Oregon's livability.

Traffic in West Linn is already bad; it can be difficult to drive down Willamette Falls Drive to the high school in the afternoon. We don't need any more congestion.

Also, please take any petitions with a grain of salt. We were being told on the NextDoor site that signing the Stafford Compromise petition would stop 50,000 new people from moving in to Stafford, which was misleading.

Please restore Stafford to a rural reserve status. It's good for the soul to have farmland and even vineyards so close to an urban area.

Stacey Krish  
 1263 10th St  
 West Linn

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 BEGIN-ANTISPAM-VOTING-LINKS  
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Teach CanIt if this mail (ID 04SN4jdJz) is spam:

Spam:

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 END-ANTISPAM-VOTING-LINKS  
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Dear Don and Commissioners,

Nice recap of the 2011 Metro/Clackamas document. BUT....

Some things you forgot to mention at Tues. Policy Session about the remand, that might give our new commissioners a better understanding of how we got to this point.

Or as Paul Harvey use to state, "now it's time for the rest of the story".

2011- Metro / County agrees on designations.

In the meantime: Stafford Hamlet working really hard on their CVP-Community Vision Plan

(Planning for a community under Urban Reserves Designation)

All Hamlet Stakeholders involved- Pro Development (SLOA), no development- 86% of voters

7 Hamlet Board members, County Staff, Amy Cleary, Dan Chandler, others

Then, the remand hits:

Hamlet put their CVP on hold, encouraged by CC to "Tell us what YOU WANT"

And tell us by November so we can get our "ASK" together.

Got 'er done. 86% wanted Undesignated with U.R. in Borland. Give and take by both sides.

Waiting for County's "ASK" to the State Legislature. STILL WAITING.

County funds Johnson employment study... need employment land,

Uses Remand to ask Metro, State for changing the map

Which leads us to "The Stafford Compromise" another 86% vote in the positive.

Cities are supportive, campaigning officials voice support, (except Jim Bernard)

We still believe:

There are two ways the zoning of the EFU land in Stafford might be changed: Land is incorporated by Metro into the UGB, after completion of a concept plan by a willing city. Metro would plan for Metro-level densities:

OR: UR designation is removed, which allows the possibility for the County to up-zone the land to higher, but less-than-urban density through a Goal Exception process.

This would not be easy, or automatic, but can't happen at all while the reserve designation is in place. D Chandler

NO meetings but a one-time hour long session with CCBC about the Compromise.

NOTHING ELSE. Still Just on the MENU.

NEVER consulted or offered a chance to talk at meetings with Cities, Metro, only our 3 min. citizen comments.

So, now where do we stand.

Many in the Hamlet feel that the remand was used as a bargaining chip to get more employment lands.

Which failed. NO ASK, No Petite Bargain! We were led down the path and left there.

So now we are being told that we get to have input into the MOU/IGA's before CCBC votes.

According to the Remand Outreach Schedule:

"In the coming weeks, county staff will move forward to develop an agreement with Metro in consultation with the surrounding three cities and the Stafford community, including the Stafford Hamlet, community planning organization, landowners and businesses".

When and Where is that going to happen, what will it look like?

Performance Clackamas:

The Not Happy Button is **glowing** in Stafford.

**Build public trust through good government:** Maybe a first step in healing would mean that CCBC would take some "Ownership" in the current debacle that has grown out of the Petite Bargain quest. A gesture of good faith by being up front about mistakes and truly asking us to the TABLE. NO ONE has informed Stafford Hamlet or their opportunities for "Consultation" on M.O.U. or I.G.A. with Metro-County-Cities.

Sure would be nice if someone at the county level would at least acknowledge the failure of CC's "ASK" attempt and that the county should take some ownership which has led to "distrust" of the current outreach and its process. "Fool us once, shame on you... you know the rest.

We DO understand Urban Reserves and all its complexities, but mistakenly thought we were going to have a chance at realizing our Vision and Values in the future with the Stafford Compromise. Would have been nice if all stakeholders could have had input and put it all on the table long ago to move this forward.

Will the Stafford community be able to "advise" the County on the M.O.U. or I.G.A. before it is approved by the CCBC?

Yours with concerns,

Rick Cook

503-704-7034

EXHIBIT 12

ZDO-265:

Reserves Remand

Page 1 of 1

MAR 06 2017

CH

Clackamas County Commissioners  
2051 Kaen Rd  
Oregon City, OR 97045  
March 1, 2017

Att: Clackamas County Commissioners and the idea of developing the  
Stafford hamlet

I am totally opposed to developing the Stafford hamlet.

I personally feel that any community needs an area to bring us back to our  
roots, that is – farmland, both agriculture and semi-wilderness area,  
including family plots for growth of veggies.

Developing Borland is definitely counter productive to keeping the  
agricultural identity alive. I have no objection to whatever buildings are  
presently in the area, including churches.

It's busy enough traveling on Stafford Rd and the cross streets, without  
adding more cars and other vehicles from residents and businesses.

Please heed the concerns of the residents of the area.

Sincerely yours,

A handwritten signature in black ink, reading "Paul K. Starr". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Paul K Starr  
19805 SW Johnson Rd  
West Linn, OR 97068

MAR 06 2017

CH

19805 SW Johnson Rd  
West Linn, OR 97068-9701  
March 2 2017

Dear Clackamas County Commissioners:

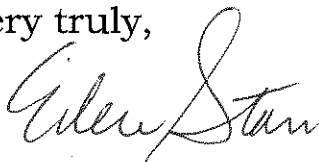
If you were to travel from my house to Stafford Road with the intention of turning left onto Stafford, be prepared for a very long wait, maybe even 4 or 5 minutes! In fact, you might get so discouraged at the delay that you might choose to turn right and proceed up to the Rosemont roundabout, wasting time and fuel, in order to proceed south on Stafford to the 205.

I've lived in this area for over 20 years, and I can hardly believe how challenging it is to get around. With the possibility of more development, I foresee an impossible situation which would include furious drivers and an increase in accidents.

Please act sanely! Visit our area! See for yourselves! I cannot find words to express this adequately. Please. Please. Please.

Respect the Stafford Compromise. I would try to live with that.

Very truly,



Eileen Starr

3/12/17

#### Hamlet Board Members and Hamlet Residents

The Stafford Land Owners Association (SLOA) was formed when it became apparent that the Stafford Hamlet was not representing all of the land owners in Stafford as it was intended. Any resident or renter could vote as a large land owner if they ran a business out of their home. This is only one example of what occurred and the result was the formation of the SLOA.

The SLOA decided to retain the professional services of John Fregonese and Associates and Don Hanson a senior Planner with Otak. They made a presentation to the Board of County Commissioners in 2016. Detailed facts including net buildable land, slope analysis, wildlife and riparian corridors, etc. were identified. At this meeting they were asked certain questions and both John Fregonese and Don Hanson offered to return to another workshop to answer those questions.

It is apparent that certain board members of the Hamlet will not listen to compromise and really do not want one. Their idea of a compromise of changing the zoning of EFU land to RRFF-5 does not meet state law or accomplish Metro's goals. On the other hand the SLOA compromise does offer a real compromise that allows for development of only 1008 acres of land by the Willing land owners supportive of development of the 4359 acres in the Stafford Basin. The SLOA plan supports low density along Rosemont Road next to Lake Oswego and West Linn and higher density to the south. The key component of the plan is density transfers, which could be implemented with an MOU entered into by the county and Metro.

Rumors were spread that the major land owners wanted to add 60,000 people to the Stafford area. This is simply not true. The SLOA plan recommends that 1008 acres be developed over the next 25 years. If 20% of the 1008 acres was zoned employment land that would result in approximately 800 acres being zoned residential. At a density of 8 units to the net acre that equates to 6400 houses and at 2.8 per household results in a population increase of 17,920. **This is an interesting number in that comparing the combined increase of the West Linn and Lake Oswego population over the past 25 years the population increase was just over 17,000, which is approximately what the SLOA plan anticipates.**

Another factor in the development of Stafford is the fact that the Hamlet will not acknowledge is the pollution that Mossy Brae and Shadow Wood neighborhoods are discharging into the Tualatin River. Both of these developments were developed years ago and consist of relatively small lots with septic systems. We are certain that many or most of these systems are failing resulting in pollution to the Tualatin River. These two areas by themselves cannot afford to pay of the installation of a sewer system. The development of the Stafford area will provide a reasonable alternative for providing sewers to these developments. I have also been told that water is also a problem at times and a new supply of domestic water would be an asset to these neighborhoods.

The SLOA compromise includes leaving a great portion of the Hamlet with no change. The area between Wisteria Road and Wilson Creek is already zoned RRFF-5 and the SLOA compromise does not suggest



and major changes to this area. In addition the Ashdown Woods, Tualatin Loop, and Childs neighborhoods are left as is.

The SLOA is open to meeting with reasonable land owners and we are open to modifying the SLOA plan. Specific detailed plans as of this date have not been prepared. It was assumed that the CET funds from Metro would pay for this cost and lead the process. However in the interest of time we are prepared to offer a more detailed plan, which would illustrate what low density next to Lake Oswego and West Linn and higher density on the southern portion of Stafford would look like. The results of this plan could be used for the basis of a Traffic Study. The end result may be that Stafford can only be developed at the recommended density as described by the SLOA plan or reduced based upon the results of a traffic study.

The SLOA would support and recommends that the County and Metro jointly go to the legislature to ask for legislation to end the countless delays and potential lawsuits that have delayed Stafford from being developed. Stafford has the elements to be the Crown Jewel of Clackamas County if planned thoughtfully. Riparian areas, wildlife corridors, tree canopies, parks and open space, trail systems, etc. can be and should be all be important elements of a plan.

The SLOA compromise is a real compromise. Development of only 1008 acres of the 4000 acres does represent a compromise. Five acre zoning and only developing 100+ lots on 4000 acres is not a compromise.

In summary if legal battles continue it makes sense to ask the legislature act and we would ask that the county and Metro work together to accomplish a legislative resolution.

Sincerely

Herb D Koss – Chair of the SLOA

RE: Portland Metro Area Urban and Rural Reserves (File ZDO-265)

Dear Board of County Commissioners,

I am the chair of the McVey-South Shore Neighborhood Association in Lake Oswego. As you are aware, Stafford Road changes its name to McVey Avenue as it crosses South Shore Blvd on its way to its terminus at Hwy. 43. Nowhere in the findings to address the remand is there any discussion of how to handle traffic impacts on McVey and Hwy. 43. Since there are only two direct routes in and out of Stafford from Portland, one from I-5/I 205 and one from Hwy. 43/McVey, this is a major flaw in the findings.

To address this flaw, our neighborhood requests that you structure a five party IGA so that the cities have the final say in the criteria for development. Metro's view is region wide and your view is county wide. Only our own city councils carry a street-level view of the impacts of these decisions, and are directly answerable to the citizens who will have to live with the impacts. We need criteria that are strong enough to prevent development which does not meet them, in order to protect the functionality and quality of life in our neighborhoods and cities.

Addressing this flaw in the findings in this manner will strengthen your case with the court and relieve concerns in our neighborhood.

Thank you for your consideration,

Jan Castle  
16181 Parelius Circle  
Lake Oswego, OR 97034  
503-636-6709

Chair  
McVey-South Shore Neighborhood Association

**Fritzie, Martha**

---

**From:** Kelly <kellybartholomew@wavecable.com>  
**Sent:** Tuesday, March 14, 2017 10:28 AM  
**To:** Fritzie, Martha  
**Cc:** The Stafford Hamlet  
**Subject:** Testimony for Public Hearing re Portland Metro Area Urban and Rural Reserves (File ZDO-265)

The following is testimony submitted in advance of the Clackamas County Board of Commissioners public hearing on Wednesday April 12, 2017 regarding the Portland Metro Area Urban and Rural Reserves (File ZDO-265).

As a long-time resident of Stafford area, I would like to present several significant concerns regarding the proposed adoption of urban reserves in Stafford.

1. COURT OF APPEALS DECISION IN 2010 NOT RESOLVED: After attending the Town Hall meeting with the Clackamas County Board of Commissioners last night (Monday, March 13, 2017), one glaring issue became clear: The previous Court of Appeals decision requested traffic issues be resolved before this "urban reserves" designation is adopted. Simply "punting" the issue to the surrounding cities to perform these studies and develop the "concept plan" does NOT address traffic (or any other problematic) issues. Doesn't it seem that the logical sequence, is that these issues be addressed BEFORE this designation can be adopted? Turning the decision over the surrounding cities of Stafford does not solve the initial issue which landed in the Court of Appeals in 2010. I foresee a re-ply of these court proceedings as the current changes are proposed. Please DO NOT adopt the urban reserves designation before these (and many other - see below) issues are thoroughly considered and resolved.

2. QUALITY OF LIFE FOR OVER 100,000 RESIDENTS: Local Stafford farmers provide significant benefits to the surrounding communities (West Linn, Lake Oswego, Tualatin and Wilsonville), who all enjoy their bounty. Urbanizing any part of Stafford would eliminate many of the few remaining local farmers'. This would not only negatively impact the farmers themselves, but also all of the surrounding communities who have come to love and enjoy the benefits of having local farms close to urban cities. These farms provide a respite from the surrounding urban sprawl. Local schools have regular class field trips to the local pumpkin patches, Easter egg hunts, baby animals, and equestrian farms. These elements are essential to quality of life for schools, families and residents of Stafford AND all the surrounding communities.

In this age of urban sprawl, PLEASE do not remove few rural areas left where farmers can provide local sources of fresh produce, fresh eggs, pumpkin patches, apple cider, baby farm animals, lavender farms, fresh flowers and open fields. Local schools visit Stafford and the local farms every year. This change would impact over 100,000 residents in the surrounding communities (Tualatin 26,000 residents+Wilsonville 21,000 residents+West Linn 25,000 residents+ Lake Oswego 37,000 residents = 109,000 residents). Other areas have residents that welcome the urbanization. The Stafford community and surrounding areas have all demonstrated no interest in urbanizing (majority of Stafford residents, City of Tualatin and City of West Linn all have no interest - as was discussed at the Town Hall meeting 3.13.17)). Consequently, designating urban reserves in this area seems quite counter-productive.

3. AIR QUALITY: Currently, many parts of Stafford are agricultural. Because of this, there is much burning of agricultural waste. This creates a pocket of air pollution already. Before adding more pollution to the air via increase in residents, the burning laws need to be addressed.

4. WATER: Clackamas county has sent out several notices that in the future, the amount of water we take from our well may be monitored. We share a well with two other Stafford residents. Where are the additional residents going to get water if it is already in short supply in this area?

5. FURTHER UNNECESSARY COURT PROCEEDINGS: WE believe Stafford residents will go to the County and Metro for retribution when property values decrease. Is the County prepared to reimburse Stafford residents for the decrease in property values if this area is urbanized? Additionally, designating urban reserves in areas where residents do not want urbanization is counter-productive and likely to, again, end up in the Court of Appeals.

Please reconsider designating any part of Stafford to the Urban Reserves at this time. If this is still being considered despite all the residential opposition (clearly evident at all the town hall meetings and surveys), please ensure that all 6 parties impacted (**Residents of Stafford (Stafford Hamlet,** Clackamas County, Metro, City of West Linn, City of Tualatin, City of Lake Oswego) are all present and in agreement before any decision is made.

Respectfully,

Kelly and Samuel Bartholomew

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NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

Spam

Not spam

Forget previous vote

# Intro...

1

## TESTIMONY FOR:

**APRIL 12, 2017 PUBLIC HEARING**

## REFERENCE:

- + **PORTLAND METRO AREA URBAN & RURAL RESERVES / FILE ZDO-265**
- + **REVISED FINDINGS FOR CLACKAMAS COUNTY URBAN AND RURAL RESERVES**
- + **STAFFORD ROAD TRAFFIC PROJECTION IN METRO'S 2035 RTP.**



## ORIGINATOR:

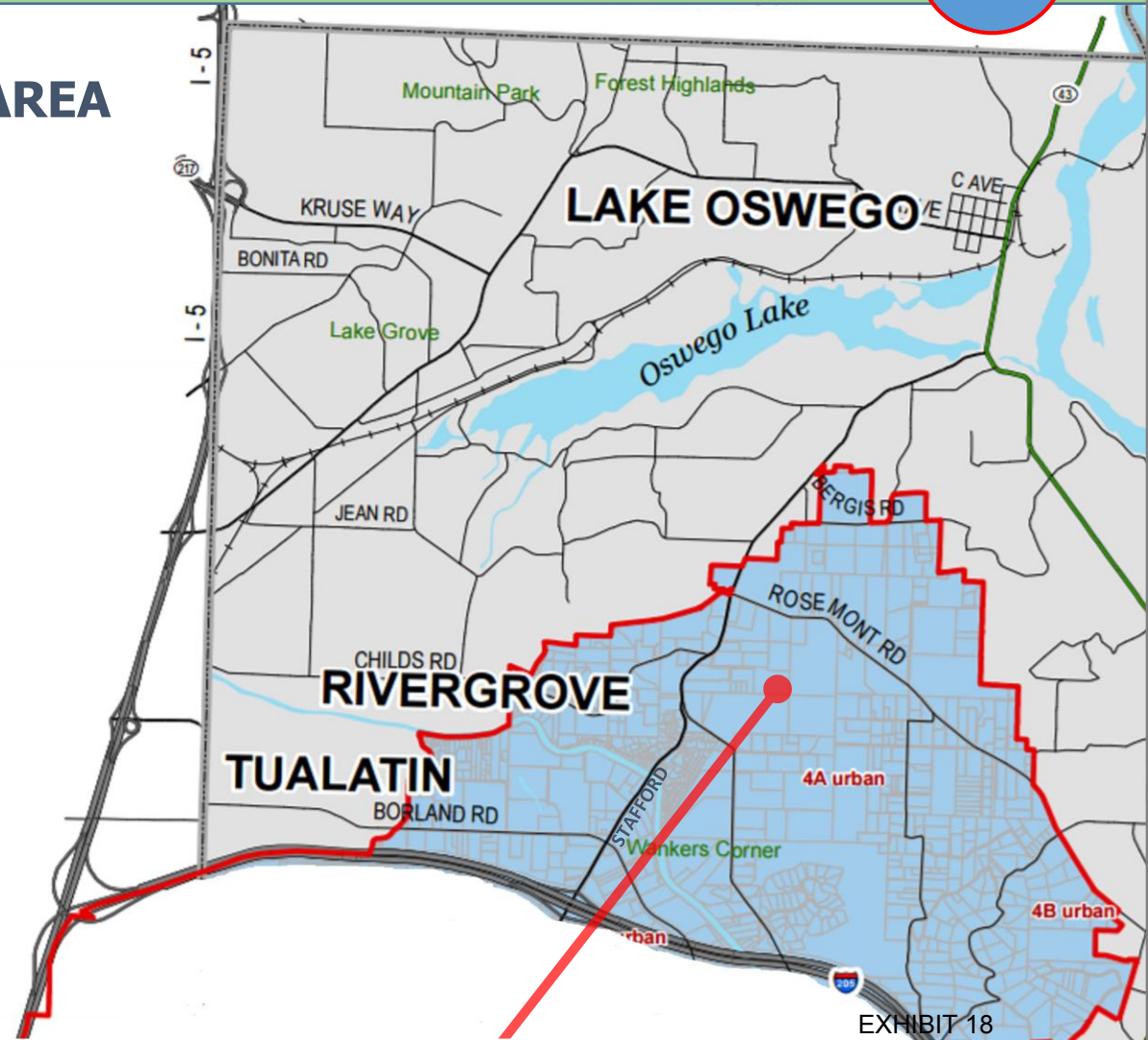
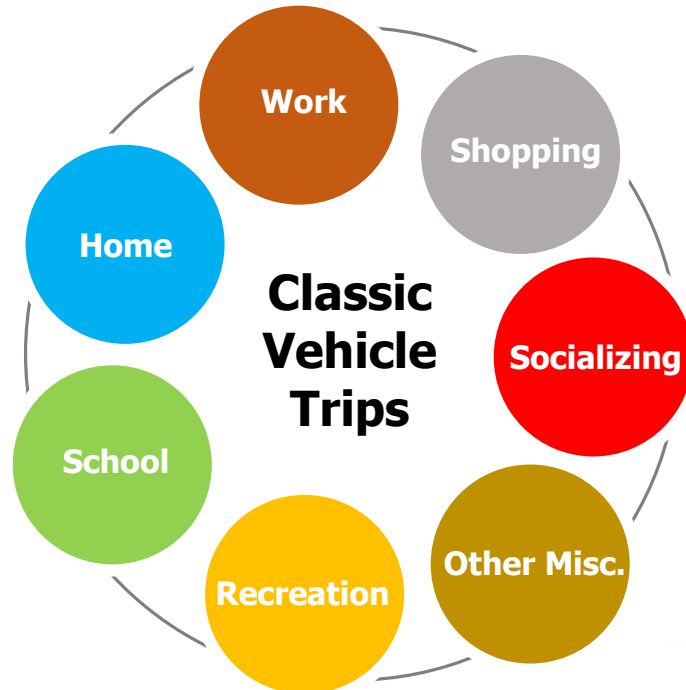
**CHILDS RD RESIDENT MICHAEL SALCH (MICHAELSALCH@MSN.COM)**

# Assumption...

2

**THE RESIDENTS OF THE STAFFORD HAMLET AREA  
WILL ENGAGE IN VEHICLE TRIPS TO/FROM  
LOCAL DESTINATIONS.**

**EXAMPLES,**



**Stafford Hamlet Area Urban Reserve**

EXHIBIT 18  
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Reserves Remand  
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# Assumption...

EXAMPLES

**SOME OF THE VEHICLE TRIPS WILL INCLUDE DESTINATIONS TO/FROM URBAN RESOURCES LOCATED NORTH & NORTHWEST OF THE STAFFORD HAMLET AREA**

Beaverton Area

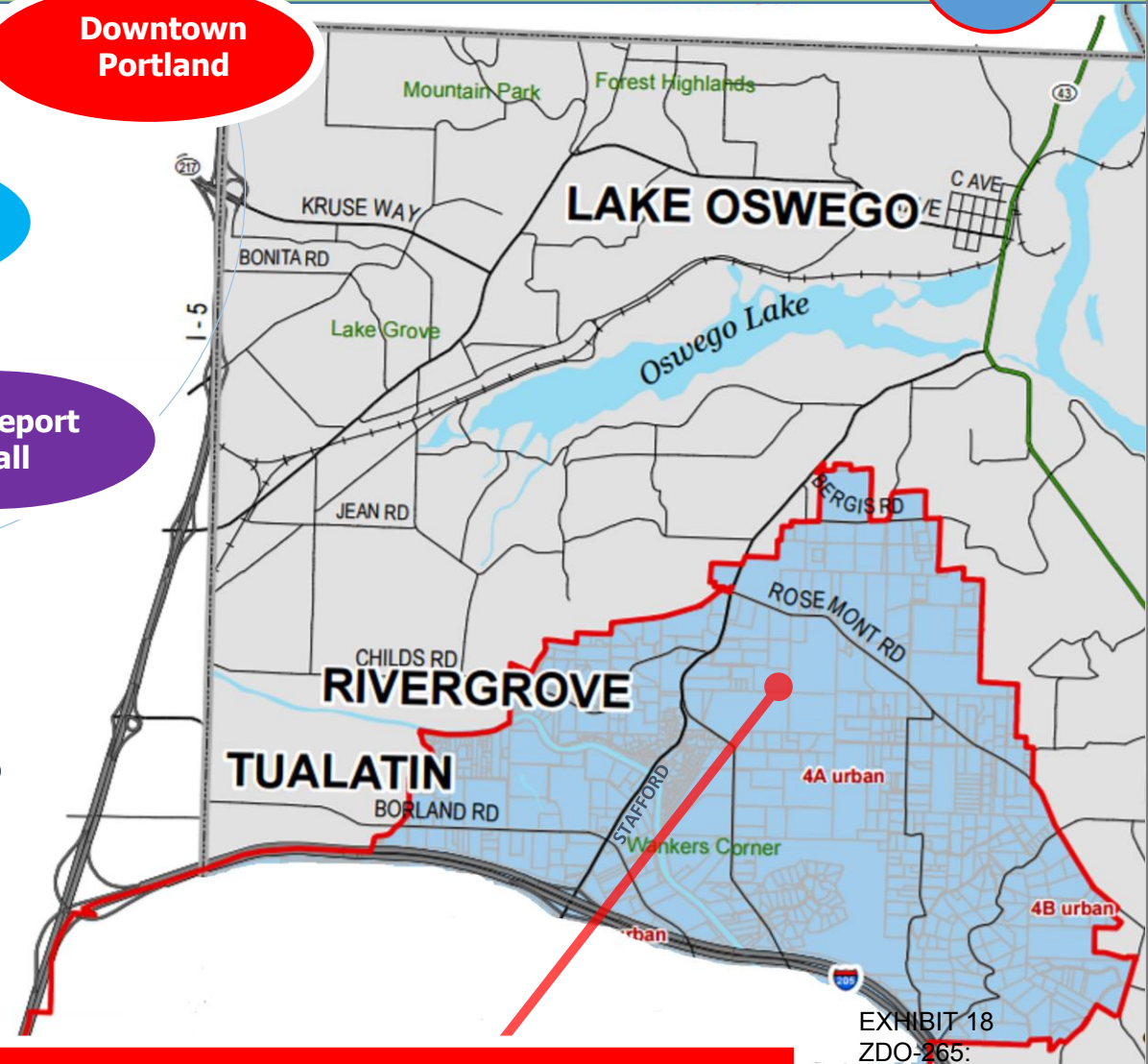
Washington Square

Downtown Portland

Route 217 To Western Burbs

Bridgeport Mall

3



**Stafford Hamlet Area Urban Reserve**

EXHIBIT 18  
ZDO-265:  
Reserves Remand  
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# Question...

4

EXAMPLES

Beaverton Area

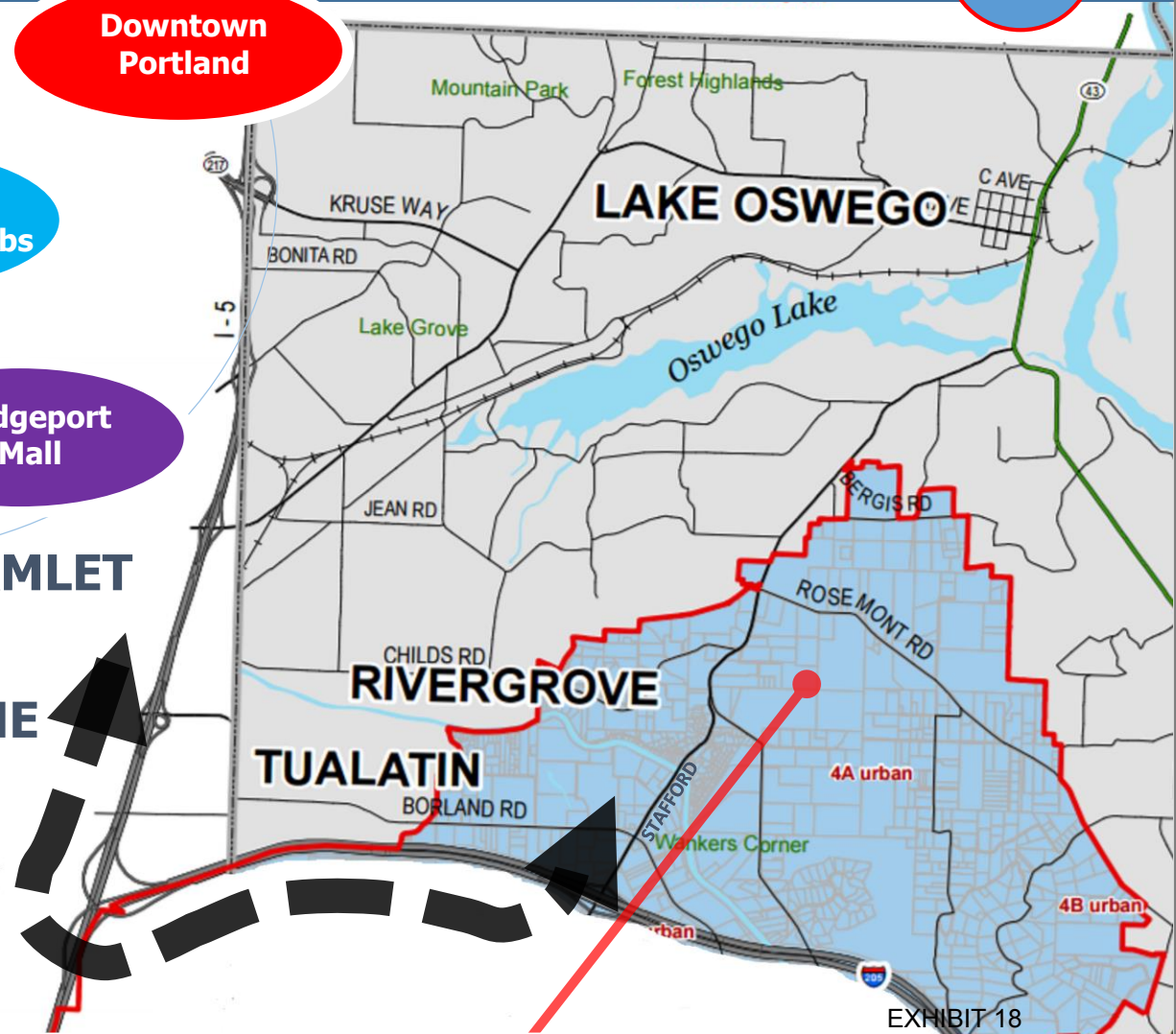
Washington Square

Downtown Portland

Route 217  
To Western Burbs

Bridgeport Mall

**WILL THE RESIDENTS OF THE STAFFORD HAMLET AREA USE THE STAFFORD / I-205 / I-5 CORRIDOR FOR DESTINATIONS TO/FROM THE NORTH & NORTHWEST??????**



**Stafford Hamlet Area Urban Reserve**



Or.....?

5

Beaverton  
Area

Washington  
Square

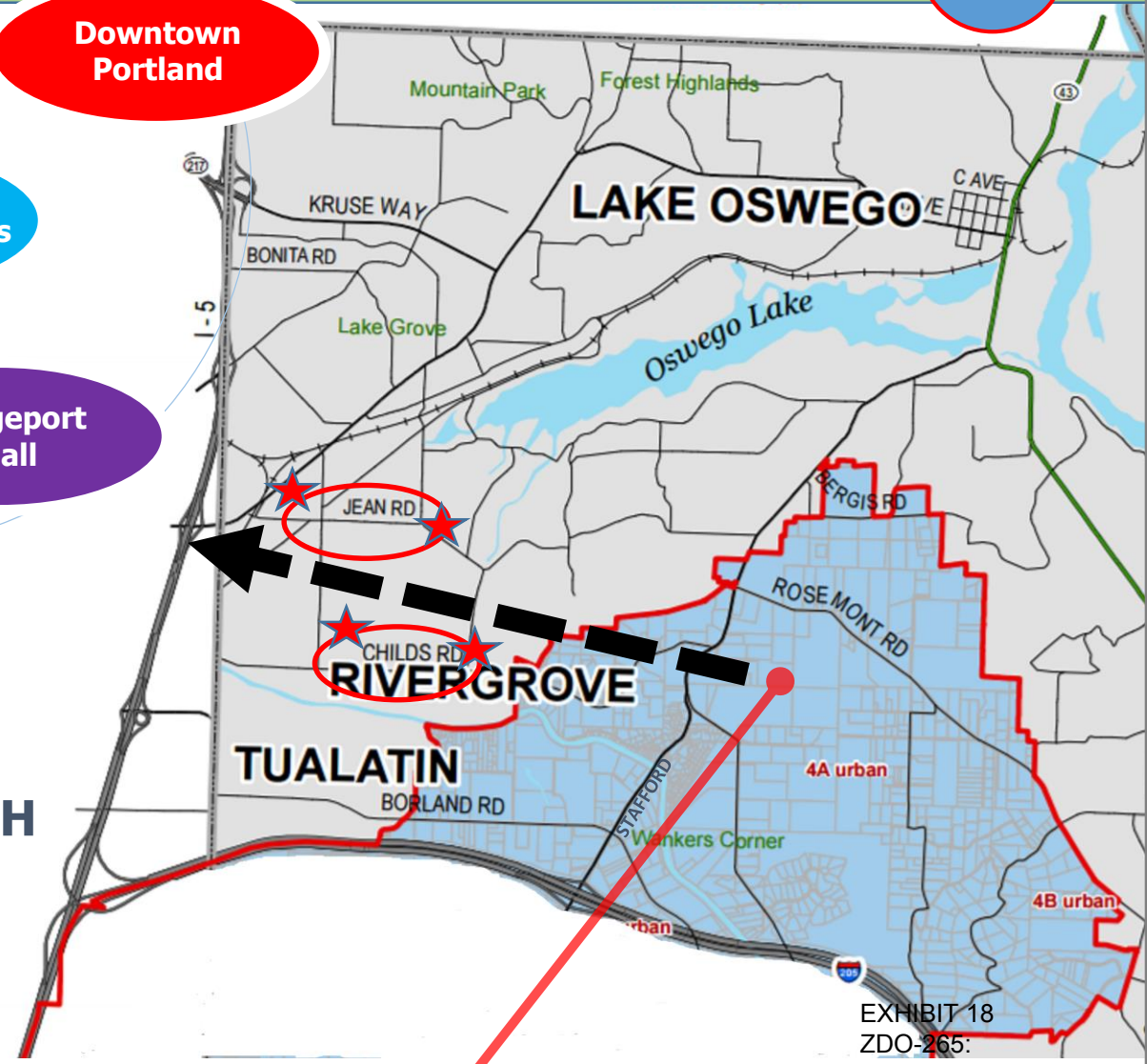
Downtown  
Portland

Route 217  
To Western Burbs

Bridgeport  
Mall

EXAMPLE

.....OR WILL THE RESIDENTS OF THE STAFFORD HAMLET ACCESS USE JEAN RD & CHILDS RD...CUTTING THROUGH LAKE OSWEGO & RIVERGROVE...FOR THOSE NORTH & NORTHWEST DESTINATIONS????



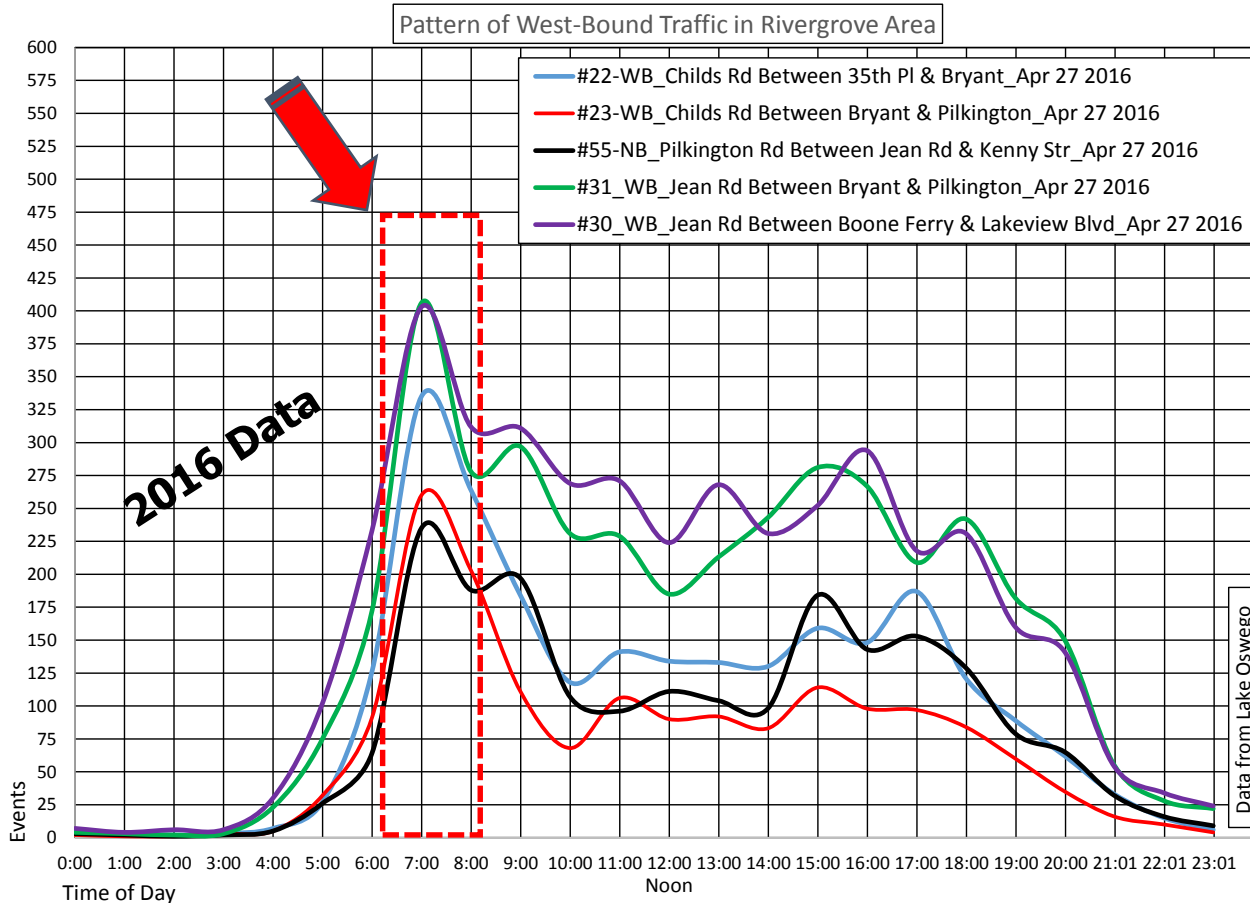
Stafford Hamlet Area Urban Reserve

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# West-bound Cut-Through Traffic Exists Today

6

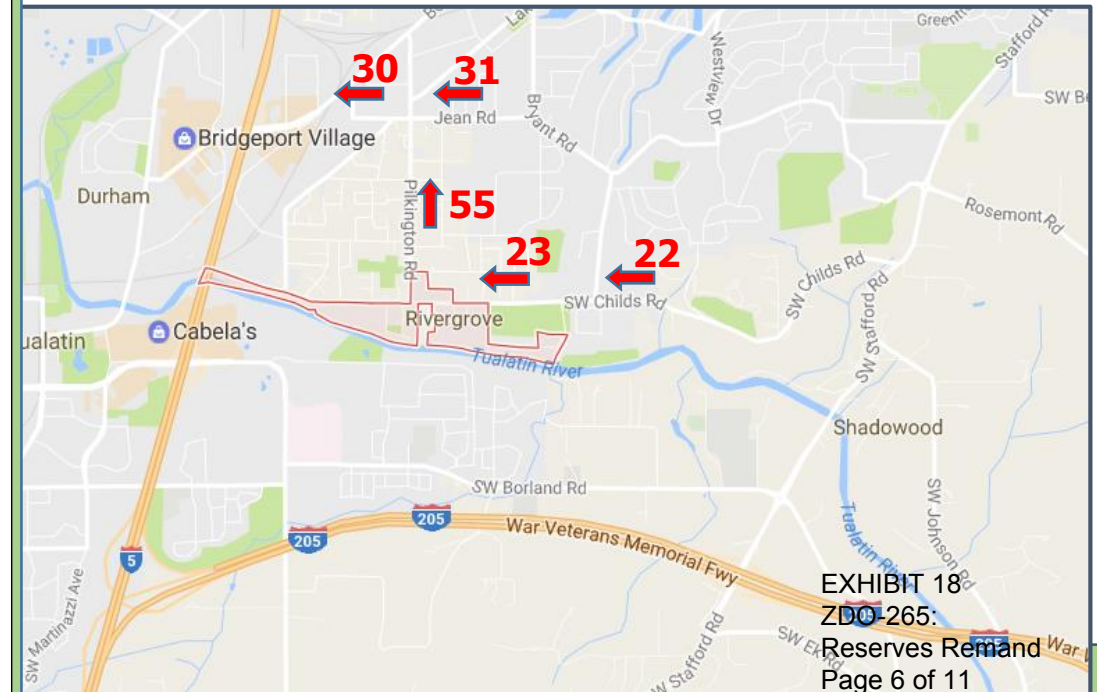
## CURRENT TRAFFIC DATA EVIDENCES RIVERGROVE & LK OSWEGO ALREADY VICTIMS OF WEST-BOUND (GOING TO WORK) CUT-THROUGH TRAFFIC FROM THE STAFFORD RD AREA



Peak Hour Factor, as used by FHWA, is a basic calculation used to reflect the “peakiness” of the traffic and is defined as,

$$PHF = \frac{\text{Avg. Volume During Peak 60 Minute Period}}{4.0(\text{Avg. Volume During Peak 15 Minute Period})} = .90$$

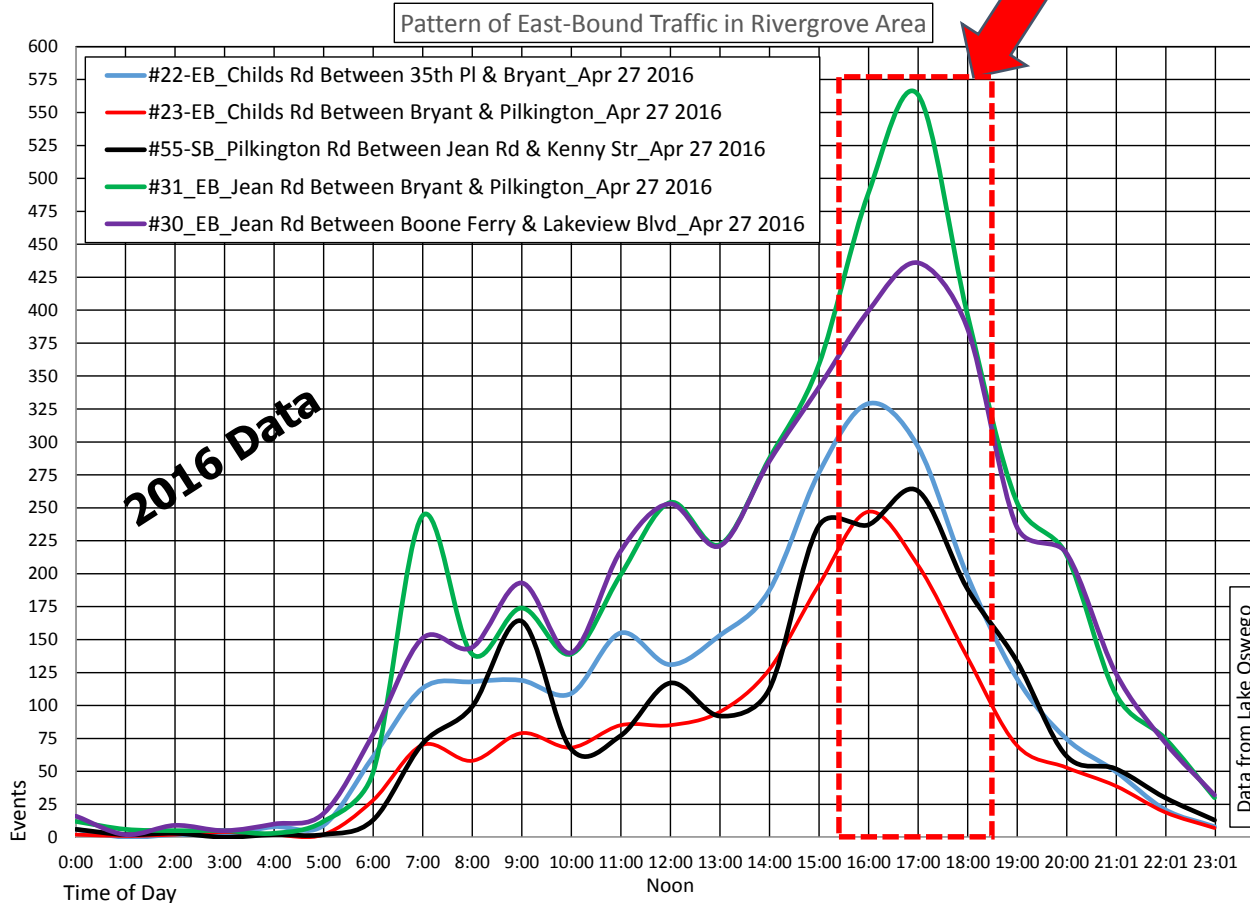
The sharp PHF in the morning (West-bound) Traffic is indicative of work-related Cut-Through Traffic.



# East-bound Cut-Through Traffic Also Exists Today

7

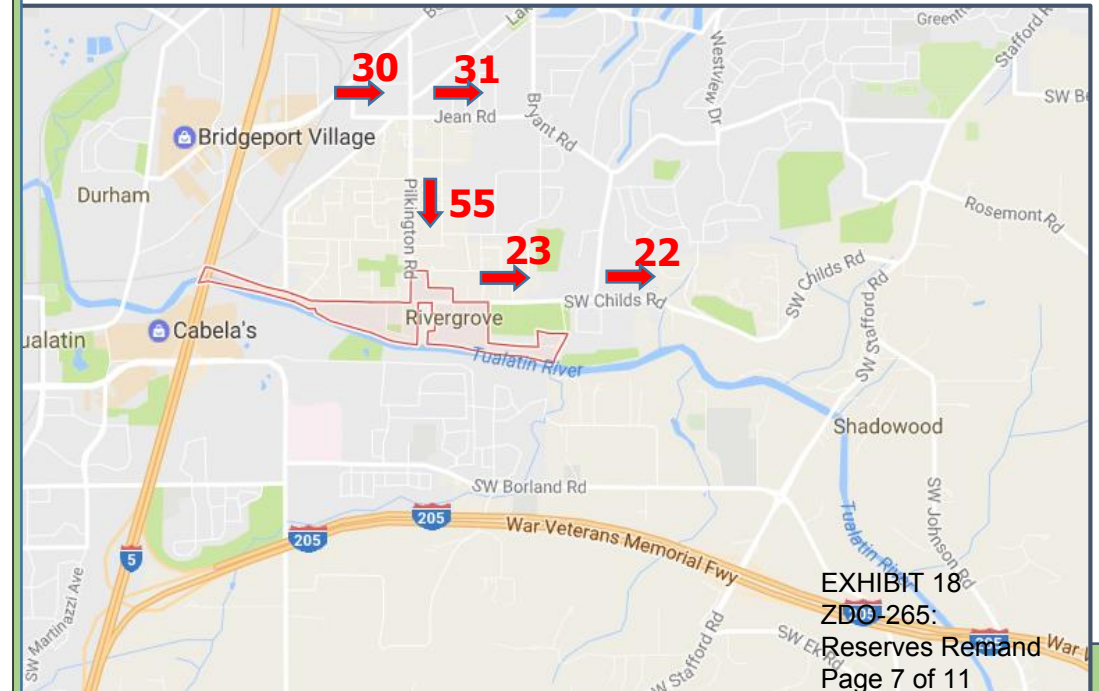
**CURRENT TRAFFIC DATA EVIDENCES RIVERGROVE & LK OSWEGO ALREADY VICTIMS OF EAST-BOUND CUT-THROUGH (GOING HOME RUSH-HOUR) TRAFFIC TO STAFFORD RD.**



Peak Hour Factor, as used by FHWA, is a basic calculation used to reflect the “peakiness” of the traffic and is defined as,

$$PHF = \frac{\text{Avg. Volume During Peak 60 Minute Period}}{4.0(\text{Avg. Volume During Peak 15 Minute Period})} = .75$$

The sharp PHF (East-bound) is indicative of work-related Cut-Through Traffic.





# Schools Involved...

8

**THE CUT-THROUGH TRAFFIC IN RIVERGROVE & LAKE OSWEGO  
(BETWEEN LOCATIONS #22 AND #30) PASSES-BY RIVERGROVE  
ELEMENTARY SCHOOL AND LAKERIDGE JUNIOR HIGH SCHOOL.**

**THIS CUT-THROUGH VEHICLE TRAFFIC CONFLICTS WITH THE GOALS  
OF ACTIVE TRANSPORTATION AND SAFE-ROUTE-TO-SCHOOL.**

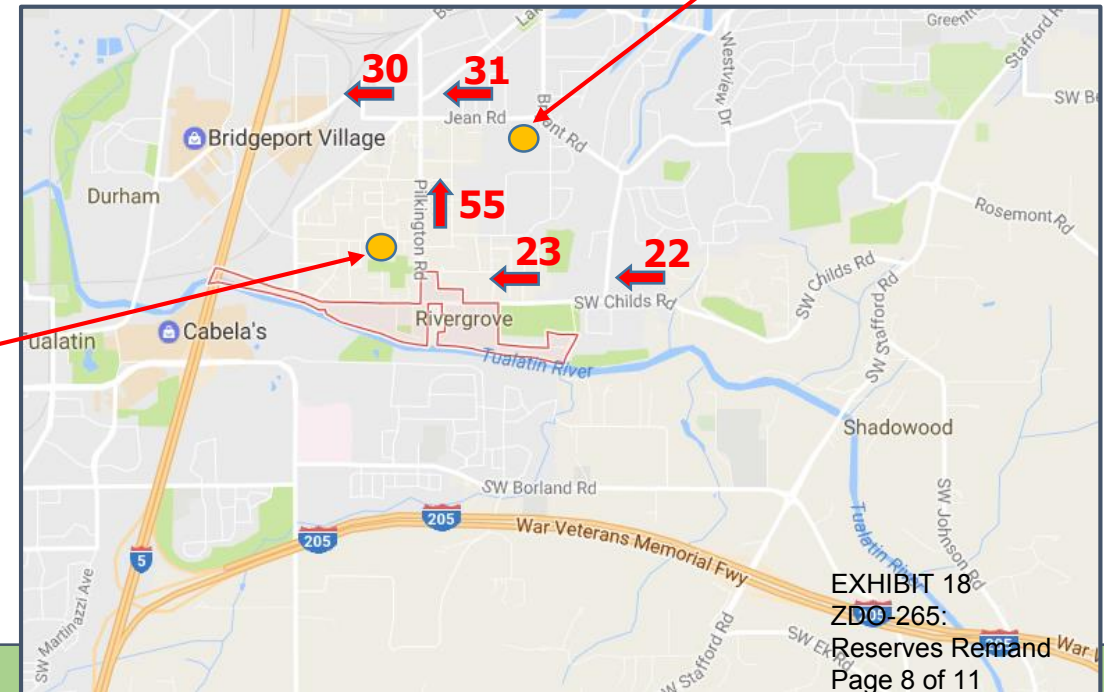
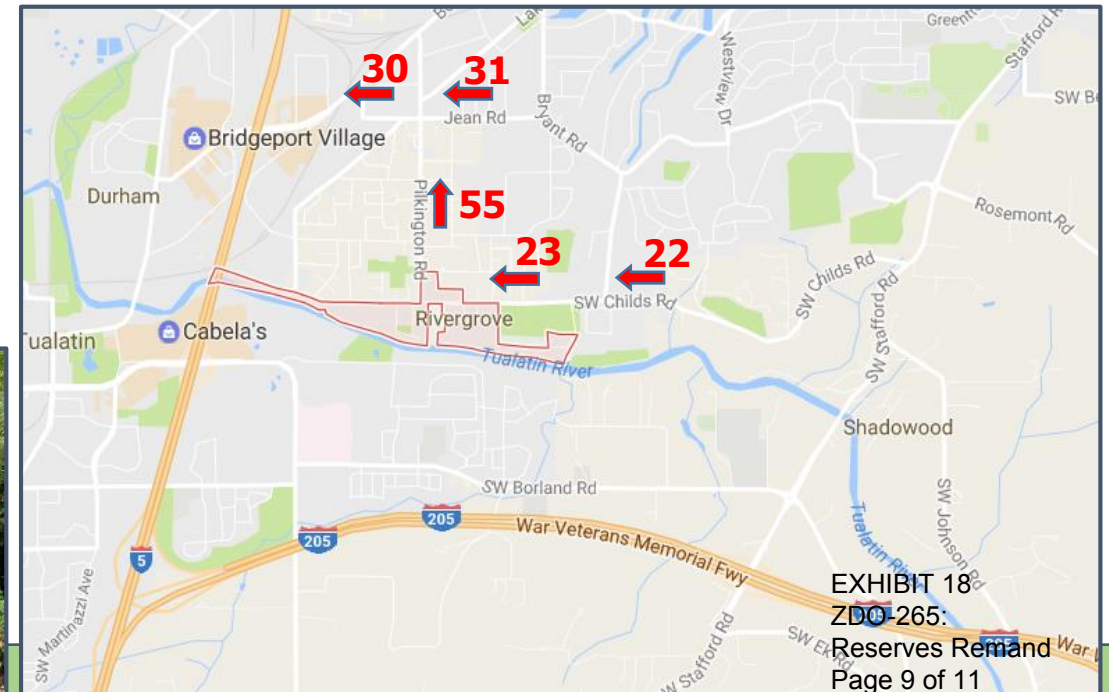


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## 9

**IT IS KNOWN THAT THESE PARKLANDS ARE FEDERALLY PROTECTED PER CFR TITLE 36.**





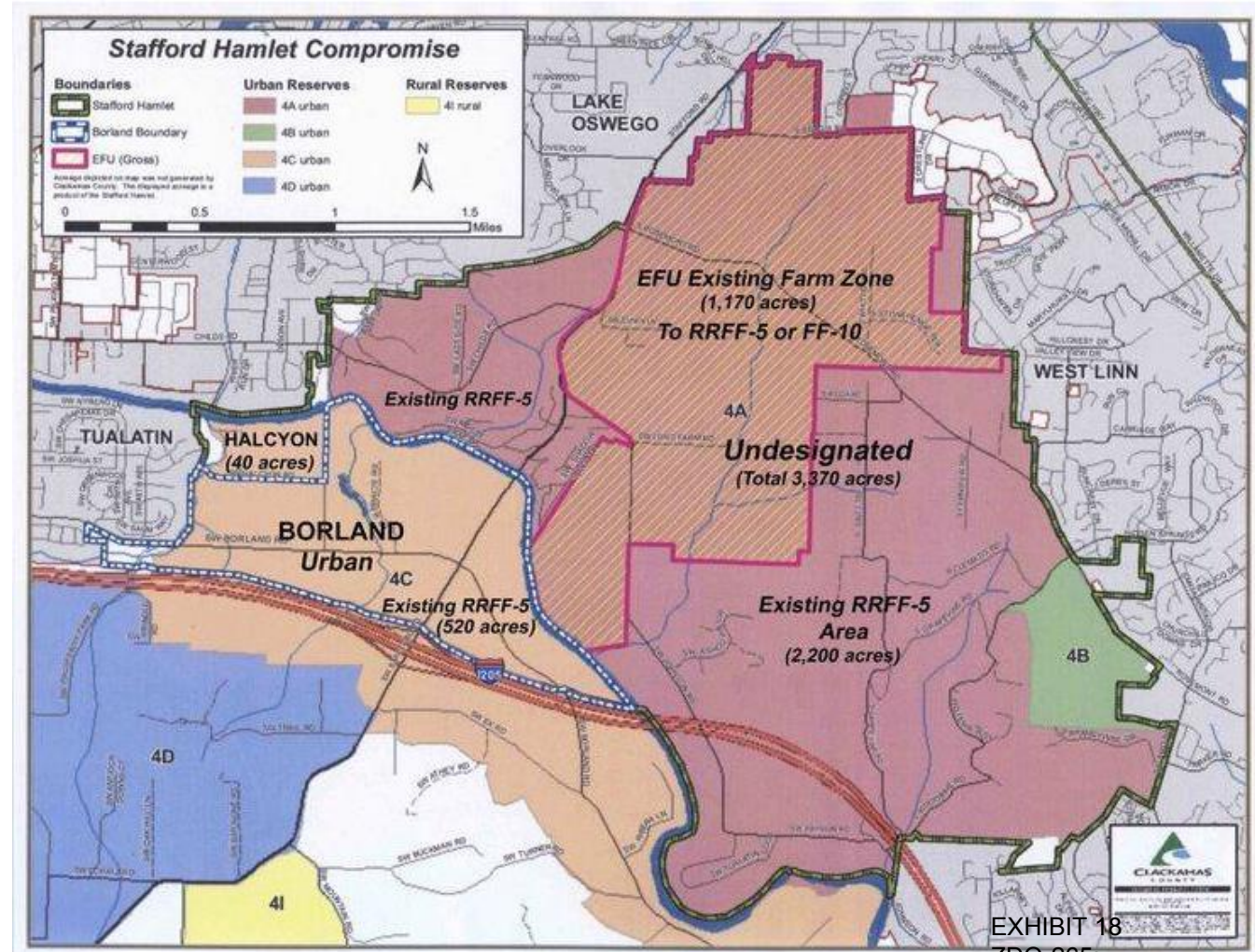
# In Summary / Key Points...

10

**1.) STAFFORD HAMLET COMPROMISE REFLECTS MAJOR IMPACT UPON THE REGIONAL ROAD INFRASTRUCTURE.**

**2.) CURRENT TRAFFIC DATA EVIDENCES RIVERGROVE & LK OSWEGO ALREADY VICTIMS OF VEHICLE CUT-THROUGH TRAFFIC FROM/TO THE STAFFORD RD AREA.**

**3.) NEIGHBORING RESIDENTIAL COMMUNITIES SHOULD NOT BECOME "INNOCENT BYSTANDERS" TO MORE VEHICLE CUT-THROUGH TRAFFIC.**



# Recommendations...

11

## **1.) PERFORM A MORE IN-DEPTH "TRAFFIC NETWORK ANALYSIS"**

### **1A.) INCLUDE IMPACT UPON NEIGHBORING COMMUNITIES.**

## **2.) CONSIDER CONTRACTING THE TRAFFIC STUDY WITH AN OUTSIDE SOURCE.**

### **2A.) 3<sup>RD</sup> PARTY SUPPORT OFFERS ADVANTAGES,**

- + FRESH OUTLOOK**
- + DIFFERENT & NEW KNOWLEDGE FOR PROBLEM SOLVING**
- + SOMETIMES "OUTSIDE STUDIES" ARE MORE CONVINCING.....**

**THANK YOU...**  
**MICHAEL SALCH@MSN.COM**

EXHIBIT 18  
ZDO-265:  
Reserves Remand  
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**Fritzie, Martha**

**From:** BCCMail  
**Sent:** Monday, April 03, 2017 9:25 AM  
**To:** Fritzie, Martha  
**Subject:** FW: Please confirm the Urban Reserves for Stafford.  
**Attachments:** StaffordMapSupportsUGBinclusion.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Mike Stewart [mailto:mikestewart1133@yahoo.com]  
**Sent:** Thursday, March 23, 2017 3:24 PM  
**To:** Tom Hughes <tom.hughes@oregonmetro.gov>; Bob Stacey <bob.stacey@oregonmetro.gov>; Craig Dirksen <craig.dirksen@oregonmetro.gov>; Sam Chase <sam.chase@oregonmetro.gov>; Shirley Craddick <shirley.craddick@oregonmetro.gov>; Carlotta Collette <carlotta.collette@oregonmetro.gov>; Kathryn Harrington <kathryn.harrington@oregonmetro.gov>  
**Cc:** Bernard, Jim <JBernard@co.clackamas.or.us>; Schrader, Martha <MSchrader@co.clackamas.or.us>; Savas, Paul <PSavas@co.clackamas.or.us>; BCCMail <BCCMail@co.clackamas.or.us>  
**Subject:** Please confirm the Urban Reserves for Stafford.

Honorable Metro President Hughes and Metro Councilors,

Please find attached to this email a map of the Stafford Hamlet CVP voter turnout.

This map was put the map together with the voter turnout data supplied to us by Gary Schmidt of Clackamas County.

**Those that are IN FAVOR OF UGB INCLUSION are in GREEN.**

Those NOT PARTICIPATING are in YELLOW. There was a 77% Non-Participation rate in this vote, the LOWEST Turnout of any of the Hamlet's previous important votes.

Those that participated are in PINK.

If you take the time to look at the parcels that voted, they are nearly all in Neighborhoods that are Already Developed.

**The Parcels of Land that are of Sufficient Size to Effectively Develop are in "THE WILLING" Undeveloped Neighborhoods.**

During this vote the Hamlet allowed those that live on less than 5 acres vote as Large Lot Landowners if they declared they owned a business in Stafford, they asked Dan Chandler for approval of this in August, he said yes. Since Clackamas County doesn't require a business permit, it is challenging to verify that



declaration. If you look at the map for those who did vote in the Large Lot Category, 5+ acres, it doesn't add up to the numbers the Hamlet reported.

Thank you for your support.

Respectfully submitted,

Mike Stewart  
**co-Chief Petitioner of**  
**The Stafford Hamlet**  
503 880 1133

---

Spam

Not spam

Forget previous vote



