



March 15, 2012

Dear Metro Councilors,

At our meeting this week, the CCBA Board voted to weigh in on Lake Oswego's request to bring in a substantial amount of land into the Urban Growth Boundary (UGB) on an expedited basis. There has been a great deal of work done by our organization and many others on Stafford issues over the last decade. We hope that Lake Oswego will take part in and honor the joint work that has been done by advocacy groups, the Board of Clackamas County Commissioners, Metro and others.

Several years ago an Inter-Governmental Agreement (IGA) was entered into by Clackamas County and Metro. One critically important piece of the IGA was the coordinated planning of Stafford. After numerous visioning meetings and public input, the planning process contemplated was one that planned Stafford as a *unit*. This would allow key density transfers to help preserve some of Stafford's rural character and open feel. Planning Stafford as a unit will allow the best possible development. This has been a thoughtful process agreed upon by the key partners in the region. We want to honor this process as we move forward.

One of the goals of planning Stafford as a unit was to avoid this very situation – portions of land being brought into the UGB piecemeal. Although it was anticipated that some land (the numbers contemplated were 20-40 acres and the location was near Borland Rd.) could come into the UGB on an expedited basis and outside of the planning process. It was only anticipated that this would happen in the case of a major employer or revenue generator. This was viewed as a relatively small carve-out in terms of "acreage, use and location" but a necessary one to make sure there was flexibility if an opportunity presented itself. Lake Oswego's proposal does not meet this criteria.

On behalf of the CCBA Board of Directors, I ask that you reject Lake Oswego's request. The Stafford area can be an amazing asset to Clackamas County. We can meet some of our county's future housing needs while preserving some of the rural character and open feel that make Stafford so special. But, we can only do this if Stafford is appropriately planned as a unit and honor the process that has included a substantial number of meetings and community visioning discussions.

We hope that Lake Oswego will take a positive role in the planning of Stafford, since they are a landowner and neighbor. Stafford can be a volatile and divisive issue, or it can be an opportunity to demonstrate smart planning and collaboration. We need your help to make sure that smart planning and collaboration take place. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Kim Parker". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Kim Parker
Executive Director