

STAFFORD HAMLET  
COMMUNITY MEETING

Minutes

November 13, 2018

Chair Jay Minor called the November 13th Community meeting of the Stafford Hamlet to order at 7:08 pm at the Stafford Elementary School, West Linn, OR.

Attendance:

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

City of Wilsonville Planning Update:

Nancy Kraushaar and Chris Neamtzu from the City of Wilsonville came to the meeting to provide an update on the proposed developments in the Frog Pond area. They provided a handout of a Powerpoint on the Frog Pond plans. Frog Pond is nearly 500 acres and 275 of it is in the urban reserve. The area is near the intersections of Stafford Road, Wilsonville Road, Advance Road and Boeckman Road. The overview included the land use framework, transportation framework, regional trails, bicycle and pedestrian framework, the Frog Pond West Master Plan, possible street layout design, information on business and job growth, and transportation. They also provided a brief overview of the Coffee Creek Industrial Area and the Basalt Creek area.

A community member said there could be 1,900 new homes and each of them make several trips per day, so why is the Wilsonville traffic going to be another city's problem. Nancy Kraushaar said that Wilsonville has created their Transportation Systems Plan, and also said that Clackamas County is aware of the problems with Stafford Road.

Another community member asked how will Lake Oswego handle the traffic from Wilsonville on roads like McVey Ave. Nancy Kraushaar suggested talking to the City of Lake Oswego. Nancy also suggested having the cities meet to talk about transportation issues.

Larry Read said there should be a plan for traffic before anyone goes ahead. A community member added that the intersection of 65th Ave., Elligsen Road and Stafford Road needs to be fixed now, and not when there is development. Nancy Kraushaar said that they are aware of the problems, and that the issue is funding possible improvements.

Chris Neamtzu suggested community members sign up for Wilsonville's mailing list if they would like to get notices.

Len Schaber asked if there was a reason there was not a lot of multifamily units in the Frog Pond proposals. Chris Neamtzu said that Wilsonville already has a lot of multifamily units. Chris said that Wilsonville has 54% multifamily, and that is a decrease from years past. Wilsonville residents had expressed an interest in seeing more single family units, and so the City has been focusing on adding single family units. Len Schaber said that single family units will have more vehicles and could cause traffic problems, and he asked that the City please work with the County on traffic.

Rick Cook suggested a regional sit-down and said a Task Force could be created to study the traffic issues. He asked that the city consider taking the idea to Mayor Knapp. Nancy Kraushaar said that the County is currently working on a 50 year plan.

A community member said that many residents are frustrated because it feels like the City is putting the cart before the horse when it comes to transportation. The community member asked how will the roads work with even more people.

A community member asked how much freight traffic will be in the Frog Pond area. Nancy Kraushaar said that the City is working with the Oregon Department of Transportation (ODOT) on freight routes, and that most of the freight traffic comes from industrial areas closer to Coffee Creek.

Jay Minor said that the net density seems to be 4.4. to 17 units per acre, and the average is 9, and is that correct. Chris Neamtzu said it is on the low end with regard to density. He said that they discussed 1,300 units with Metro.

Rick Cook said that the County is holding meetings about the proposed Vehicle Registration Fee (VRF) in Molalla on November 13, at Rose Villa on November 26, and in Welches on November 27.

#### Update on the three Cities' Intergovernmental Agreement (IGA):

Lake Oswego City Councilor Jeff Gudman provided a status update on the IGA. He said that no city will get free rein or veto power, and that there could be mediation or arbitration as a possible item. The five party IGA will rule if there is no new three city IGA. Jeff said he would like to see the three city IGA be finished before the end of the year.

Larry Read asked if the 2010 Metro IGA will still be applicable, especially with regard to the requirement to coordinate 4D. Jeff Gudman said that they will still coordinate, and that they would need to take Wilsonville into account. Larry Read said he is concerned about Wilsonville based traffic filling up McVey road.

Lake Oswego City Councilor John LaMotte said he would prefer to do a transit plan now rather than wait 10 years or for I-205 widening. Jeff Gudman said that concept planning as a term has a legal land use meaning. Jeff said that Tualatin wants to do some studying and that West Linn wants no changes. Jeff Gudman said there is consideration for letting the cities think without

triggering legal concept planning. John LaMotte said the goal is to avoid a legislative fix like the Grand Bargain or another Court case. Jay Minor said that many people would like a break before any planning is started, and that there are huge regional transportation problems.

Mary Moore asked if there are any suggestions for ways to slow down drivers or get crosswalks in. Jeff Gudman suggested talking to the County. Jeff said that residents could also come to the City Councils and ask the cities for letters of support for specific projects.

Dave Adams said that when the Sunnyside area was worked on there was some concurrence. Dave asked that Lake Oswego plan traffic first, and also asked how could the city afford the cost or solve the traffic issues. Jeff Gudman said there is no way that McVey will be widened. John LaMotte said that Metro gave the County about \$180,000 for planning to look at transit and gaining information. Richard Fiala asked if Highway 43 and McVey cannot be widened then how to people get North? Jeff Gudman said the solution is unknown but that some form of mass transit would likely need to be involved.

Jay Minor said that the Stafford Landowners Association and the Borland Neighborhood Association will be hosting a meeting on November 28 at Oswego Hills. They have invited City Councilors, the County, Metro and the Hamlet.

Adjournment: Chair Jay Minor adjourned the meeting at 8:23 pm.