

I serve as the Vice Chair for the Stafford Hamlet but these comments are not from the Hamlet. I also am a proud owner of an Oregon Century Farm located in what used to be known as the Stafford Hamlet. "Used to be", because the Stafford Hamlet with each passing year receives less and less respect from our Clackamas County elected officials. Back in 2006 when The Stafford Hamlet was formed with County Commissioner Martha Schrader leading the charge, allowed this rural community and others a rare voice. A voice that allowed our country's citizens to be heard not as individuals but as a community that mattered. We would not have had a Hamlet in Stafford if not for the question of our future. Would we be urbanized, or would we be rural? Some 17 years later, apparently the Chair has decided we are destined for a final decision based on the draft letter to be presented to the Board tomorrow.

With our County leading us toward goals that promote, almost demand "inclusion" I find it reprehensible that a County sponsored organization whose primary goal is to advise the County is left off the list and is not even an after thought on this topic. We count the battles to mark the time as we attempt to hold off those who look to profit at others expense. The image of land speculators whispering into our elected officials' ears and private access meetings arranged for those whose single purpose is return on investment, not for any communities good which is always touted in the other ear, makes me sick. Ask yourselves a question how many calls or appointments you as our County Commissioners and Chair have received or hosted over the last few months concerning Stafford. We in Stafford have worked to rationalize the questions concerning the Urban Reserves, then the remand in 2014 sent back to Clackamas County and Metro to solve the question of transportation infrastructure concerning our hamlet area. With the problem of transportation too difficult to overcome, the high burden of proof from the LCDC another solution was found to be possible. A 5 Party Intergovernmental Agreement was struck in 2017 and was passed in a 31 to 0 vote by METRO, Clackamas County, West Linn, Tualatin and Lake Oswego. I still believe and trust in the 2 County Commissioners still serving Clackamas County. Martha Schrader and Paul Savas have shown leadership skills, understanding and yes, they voted for the 5 party IGA, way back when. With the unanimous approval of the 5 Party IGA, West Linn and Tualatin agreed to suspend their ongoing lawsuit concerning the declaration of Metro Areas 4A-D becoming Urban Reserves. The Lawsuit was not

dropped but only suspended if the IGA was in place. I and others will be asking the Cities to pick up their litigation and place the burden once again in the laps of Clackamas County and METRO to prove that development in the Stafford Reserves can meet the standards of METROs requirements for traffic Congestion. I remind you that from 2014 to 2017 no solution was found. Now it is 2023 and the whisperers have renewed their efforts to realize the profits they speculated-on years ago. But without any other facts the new factor in the Equation is that ODOT has dropped the 3rd lane for I 205 expansions. How will the Standard be met and will this decision waylay the Urban Reserves once again.

We hope that the Commissioners and Chair will see the folly of the same old approach used by the Speculators to advance a solution that in 2018 by the Stafford Landowners Chair, Herb Koss and other groups engineering team estimated the infrastructure cost would be 2.7 BILLION DOLLARS (published in the Portland Tribune). Oh, by the way, development promoters said they would graciously cover 30% of those costs leaving the 3 cities to pick up the tab for the other 70%. I found a Google fact that estimated Construction Cost have risen 44% since 2017. This same build out will be 3 billion 888 million dollars in 2023 by the time the approval process is complete who can project how much money it might run. The project share per city for a 2018 build out was 630 million dollars. Which the Cities didn't have then and where will they get it when it might be called for in the future. The County will not have any money to throw around until the County Court House is paid off. When it comes down to it only a small handful of property owners will come out ahead. Remember all those whispers shared with you, what will be their share? One of the leaders of the development group said on a phone call I was on in 2018 that there would never be any affordable homes in Stafford, it will cost too much and certainly not on his property.

People do not invest in property they speculate just like the stock market. But these whisperers not only expect it but feel they deserve the high rewards of building out not up.

Commissioner West and Commissioner Shull Trust is earned. I want to trust you, I hope you, our County Commissioners and Chair Smith will strive to understand other points of view on this subject. It is always easy to support your supporters. The challenge is not to blindly agree but to do the hard work of reaching out to the whole of your constituents not just those whisperers. I ask that my Board of

Clackamas County Commissioners and Chair look openly at all aspects of this conundrum and take you time for looking outside of the box that the whisperers have drawn for you. Tomorrow is not right; it is just wrong. You didn't reach out to The Stafford Hamlet, you didn't reach out to the CPO. How when our County shouts out Performance Clackamas to us that it appears not to be practiced by the highest of County officials.

Sincerely,

Richard Fiala

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