

October 13, 2023

To: The Clackamas County Board of Commissioners

Re: The recent letter to the LCDC

This letter comes to you from the Stafford Hamlet Board, ten elected officials who represent the entire community of the Stafford Hamlet. According to our 2017 Values and Vision Process, more than 85 percent of the landowners in the Stafford Hamlet want to preserve the rural character of our area.

Your recent letter to the LCDC grants top priority to a small minority of landowners in our community. That's not the way the democratic process functions.

The urgency with which the letter pushes to open up development in our community is misguided, to say the least. The next step for all of us should be to reconvene the five parties represented in our Intergovernmental Agreement and discuss how we best move forward.

The first and obvious problem with your letter is that it does not consider the majority view of your constituents in the Stafford Hamlet. The second problem is that it totally disregards the five-party intergovernmental agreement that was passed in 2017 in a 31 to 0 vote by Metro, Clackamas County, West Linn, Tualatin and Lake Oswego. There is little appetite for development in our area from the surrounding cities. The third problem is that it totally disregards the infrastructure cost of development, which was estimated at \$2.7 billion in 2018 by an engineering team employed by Stafford land speculators.

As Rich Fiala's letter points out, by today's standards that amount would be close to \$3.888 billion dollars. The idea that the Hamlet is a mecca area for affordable housing is ludicrous times one hundred.

We look forward to meeting with Commissioner Smith, Commissioner Shull and Commissioner West individually to share the Stafford Hamlet's vision for our future and to discuss how we can work together in the future. We can meet on a Monday within the next few weeks at your convenience.

Sincerely,

The Stafford Hamlet Board