

DEPT OF
JUN 30 2010
LAND CONSERVATION
AND DEVELOPMENT

Ann Culter
144 SW Tualatin Loop
West Linn, OR 97068

June 28, 2010

Urban and Rural Reserves Specialist
Department of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301

RE: Objection - Metro's decision to put the Stafford Hamlet into Urban Reserve

Gentlemen:

I testified at several hearings and attended open houses on the rural/urban reserves. Attached is my letter to Metro on the January 21, 2010 hearing at which I also testified.

I object to Metro's decision to put the Stafford Hamlet into the urban reserves and their blatant disregard of our testimony and our Values and Vision statements, which were a culmination of 2 ½ years of work, and which had the approval of 87% of the Stafford Hamlet residents.

The facts remain:

- Lake Oswego, West Linn, and Tualatin, which are the surrounding cities of the Stafford Hamlet, testified and wrote letters, stating that they wanted the Stafford Hamlet to remain rural; that they did not want to be the service providers.
- The surrounding cities are unable to cope with the infrastructure costs and the traffic problems that dense development would cause; Lake Oswego is caught between a river and a lake; the I-205 interchange is already grid-locked, and West Linn is struggling to finance water projects in their own area. Tualatin wants to concentrate its efforts in their downtown business core area.
- Most of the land in urban reserves in the last go-around has not been utilized.
- Gresham is in the Urban Growth Boundary. Metro needs to figure out how to utilize those 3900 acres instead of incorporating unnecessary acreage as urban and creating urban excess.
- The Policy Advisory Committee, which met for 2 ½ years, advocated that the Stafford Hamlet be neither rural nor urban, leaving an "undesignated" status.

- The Stafford Hamlet is rich with creeks, streams, ponds, and the Tualatin River. This has brought in a number of wildlife species, several of which are on Oregon's critical/sensitive/vulnerable list. The balance of farm/forest in this area has provided a unique eco-system that would be lost by mass urbanization. A copy of our recent wildlife survey results is attached.

I respectfully request that you consider placing the Stafford Hamlet as "undesigned." An undesigned status would allow us to form a concept plan for the entire area that would be acceptable to the majority of the residents.

Thank you.

Sincerely,



Ann Culter
Stafford Hamlet Resident

Cc: Laura Dawson Bodner, Metro Regional Center
Maggie Dickerson, Clackamas County
Chuck Beasley, Multnomah County
Steve Kelley, Washington County

“Who Lives in Your Backyard?” – Results of Stafford Hamlet Resident Survey

*** = Critical Sensitive species; Critical-Vulnerable**

Long-legged Waders

Blue heron
Green heron
Lesser sandhill crane
Snowy egret*

Upright, perching Water Birds

Brandt
Double-crested cormorant

Duck-like Birds

American coot
Bufflehead
Giant Canada goose
 Lesser goose
 Taverners
 Cackling geese
 Duskies
Wood duck
Mallard
Canvasback
Rudy duck
Ring-necked duck
Northern shoveler
American widgeon
Common goldeneye
Gadwall
Eared grebe
Western grebe
Northern pintail
Greater scaup
Blue-winged teal
Green-winged teal
Snow geese (migration)
Tundra swans (migration)

Merganzers

Common merganser
Hooded merganser
Red-breasted merganser

Sandpiper-like birds

Wilson’s snipe
Killdeer

Spotted sandpiper

Gulls

Ring-billed gull
California gull

Upland Ground Birds

Ruffed Grouse
California Quail
Ring-necked pheasants
Wild turkeys (sort of)

Owls

Big horned owl
Western screech owl
Barn owl
Barred owl
Pigmy owl
Arctic owl
Northern saw-whet owl

Hawk-like Birds

Bald eagle
Red-tailed hawk
Sharp-shinned hawk
Northern harrier
Cooper’s hawk
American kestrel
Merlin*
Osprey
Peregrine falcon* (sensitive-vulnerable)
Turkey Vulture

Pigeon-like Birds

Band-tailed pigeon*
Mourning dove
Rock dove

Humming Birds

Anna’s hummingbird
Calliope (rare sightings)
Ruby-throated hummingbird
Rufous hummingbird

Perching Birds

American crow
American Dipper
American Robin
Belted kingfisher
Brewers blackbird
Red-winged blackbird
Yellow-winged blackbird
Western blue bird* (sensitive-vulnerable)
Lazuli bunting
Bushtits
Oregon black-capped chickadee
Chestnut-backed chickadee
Cow bird
Dark-eyed junco
European starling
House finch
American gold finch
Purple finch
Red crossbill
Lesser green-backed goldfinch
Black-headed grosbeak
Evening grosbeak
Stellar jay
Gray jay
California jay
Ruby-crowned kinglet
Golden-crowned kinglet
Pine siskin
Spotted (rufous-sided) towhee
Song sparrow
White-crowned sparrow
Golden-crowned sparrow
House sparrow
Varied thrush
Hermit thrush
Townsend solitaire

Yellow-rumped warbler
Townsend warbler
Common yellow-throat (warbler)
Bohemian waxwing
Cedar waxwing
Western meadowlark*
Western tanager
House wren
Bewick's wren

Tree-clinging Birds

Brown creeper
Red-breasted nuthatch
White-breasted nuthatch* (sensitive-vulnerable)

Woodpeckers

Common flicker (red-and yellow-shafted)
Downy woodpecker
Hairy woodpecker
Pileated woodpecker* (sensitive-vulnerable)
Red-breasted sapsucker
Lewis woodpecker*
Red-naped sapsucker
Three-toed woodpecker* (sensitive-vulnerable)

Flycatchers

Western wood peewee
Western kingbird

Swallow-like Birds

Barn swallow
Tree swallow
Cliff swallow
Vaux swifts

MAMMALS

Bats

Townsend*
Myotis
Big brown

Cats

Bob cat
Cougar

Chipmunks/Squirrels

Townsend Chipmunk
Fox squirrel
Western gray squirrel* (sensitive/vulnerable)
Douglas squirrel
Northern flying squirrel

Foxes/Coyotes

Coyote
Red fox
Gray fox

Hoofed Mammals

White-tailed deer
Black-tailed deer
Elk

Large Rodents

American beaver
Common muskrat
Nutria

Moles/Shrews/Voles

Western pocket gopher
Townsend mole
Shrew-mole
Coast mole
Trowbridge shrew
Townsend vole

Opossum

Virginia Opossum

Otters

Northern river otter

Rabbits/Hares

Cotton-tail rabbit
Long-eared rabbit

Raccoons

Common raccoon

Rats/Mice

Black rat
Norway rat
Field mouse
Deer mouse

Weasles/Skunks

Marten* (sensitive-vulnerable)
Mink
Striped skunk
Long-tailed weasel

FISH

Rainbow trout
Large-mouth bass
Small-mouth bass
Crappie
Yellow perch
Carp
Channel catfish
Steelhead salmon*

AMPHIBIANS

Frogs/Toads

Coastal tailed frog*
Northern red-legged frog*
Bullfrog
Western Toad*
Pacific tree frog

REPTILES

Lizards

Western fence lizard

Salamanders/Newt

Western red-backed lizard
Pacific Giant
Oregon Ensatina
Rough-skinned newt

Turtles

Western pond turtle*

Painted turtle*

Snakes

Western Terrestrial Garter

Northwestern Garter

Yellow-bellied Racer

Common garter snake

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January 21, 2010

Metro Council
600 NE Grand Ave.
Portland OR 97232

RE: Urban and Rural Reserve Hearing

Subject: Stafford Hamlet Reserve Option 4A

Gentlemen:

I do not feel the Stafford Hamlet belongs in urban reserves.

- Metro is asking way too much land to be set aside for urban use. It is not justifiable. They have Damascus and, just because Damascus doesn't want to urbanize, it is in the UGB; Metro needs to solve that problem first, not try to expand to other areas because they believe they may be easier to handle.
- An undesignated status gives the Stafford Hamlet time to develop a concept plan for the entire Hamlet, according to how the residents envision their area. The Values and Vision statements were approved by over 87% of the voting residents for this purpose.
- The Stafford Hamlet is a very small area which provides a buffer between Lake Oswego, West Linn, and Tualatin, all of whom have expressed the desire that the Stafford Hamlet remain rural. We, though, actually believe that, with time, we can create a concept plan that will be meaningful to the area.
- The Stafford Hamlet, rich in wildlife, numerous creeks and the Tualatin River, provides varied habitat and wildlife corridors. According to Metro's own natural features maps, there are large and small areas of class A/B wildlife habitat. Urbanization of the area now would destroy the unique eco-system that we now have and would destroy the nature in neighborhoods that we now enjoy.
- In fairness to large landowners who want to develop, residents felt that the EFU land could be broken down into smaller parcels, with some clustering like Ashdown Woods, and the rest left as natural areas for views, wildlife, small niche farming, equestrian use, and nurseries. This would be part of our concept plan.

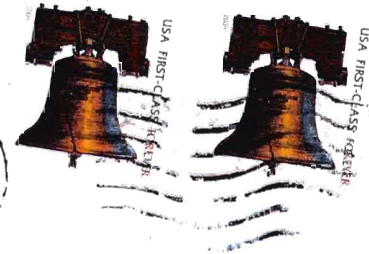
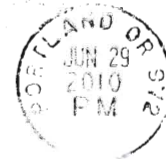
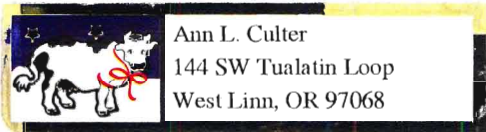
- Local, rural businesses such as vineyards, equestrian use, nurseries, and small farming can be enhanced under an undesignated status.
- High density development with limited parks and creek protection under urban status would not protect the Stafford Character as we envision it. Creeks, forests, open fields, wooded neighborhoods, and farms allow for both wildlife, habitat, and rural development to co-exist together as one complete ecosystem.
- System Development Charges paid by developers only support partial infrastructure costs. The other half for new schools, fire, police, sewer/water assessments, and other services are borne by the taxpayers who end up supporting the profits of the developers. That leaves the rest of us to deal with traffic, septic and water problems, crowded schools, and heavy taxes. That is not equitable.
- There are too few residents in this area to even make the cost of sewer and water cost-effective and there is no existing, supporting infrastructure for urban development. Because of areas of steep terrain, water-quality issues, and slides, costs would be higher than other areas.
- There are no benefits of mass growth here, and the burden of growth and change is never equitable for the residents. Growth for urban reserves is not driven by the need for housing and commercial development; it is driven by the Business Alliance and by developers.

As a community, we value our privacy, open space, native trees, windy one-way roads for two-way traffic, the Tualatin River, and wildlife, and we enjoy the fresh air, clean water and our constant access to nature. We have a "Great Community" as we are now, not how other people living outside the Stafford Hamlet envision a "Great Community" for us.

We urge you to consider our request for "undesignated" status.

Thank you.

Ann Culter
Resident, Tualatin Loop



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