

Charbonneau country club

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October 8, 2015

Chair Hughes & Councilors,

Re: Remand of Stafford-Area Urban Reserves

My name is Tony Holt, I live in Wilsonville and am the current President of the Charbonneau homeowner association with some 2,500 residents.

We know this hearing is about the Stafford area. That was the only remand from the Oregon Court of Appeals to Clackamas County. Certainly Stafford residents deserve a thoughtful and thorough re-evaluation of the Reserves designation.

But we know also that the 'elephant in the room' today is the attempt to scuttle the rural and urban reserves process by that same County Commission. They seek to change rural designations approved 7 years ago. Having listened to the tapes of their recent work sessions it seems they plan to ask Metro to let them change some designations from Rural to Undesignated. That all started when they decided, with advice from a study they commissioned, that they needed an additional 1,100 acres of employment lands in the County. For some reason, 2 or 3 members of the Commission are obsessed with changing the designation of properties owned by just one family---the Maletis brothers, south of the Willamette River, on what the Oregon Department of Agriculture classes as the very best soils-- 'Foundation Farmland'. Let's change it from Rural to Undesignated they say because even then, it won't be developed for 20-25 years and we'll all be dead. We say, why change it at all?

The rest of us know that such a change would put a stake through the heart of the Urban & Rural reserves process, a huge but very successful undertaking by Metro and the 3 Counties. I know, because I attended all the meetings of the Clackamas County grass roots Citizen Committee that poured over maps for many months, applied the required factors, and agreed on reserve designations. Those were subsequently approved by the County's Economic Development Committee, the Planning Commission, the County Commission and finally the Core 4--representatives from Metro and the 3 Counties, with mayors and elected officials involved. This two year process must not be thrown to the winds on the whims of one or two Clackamas County Commissioners, whose campaigns have been supported by the Maletis family.

A solution to the Stafford area must not be held hostage to permitting changes to Rural designations in other areas. Once other designations are changed, the whole Urban & Rural Reserves process will fall apart. We look forward to a day when the promise of HB 1011, giving a fifty year predictability for farmers, local governments and citizens, can finally be realized. It is time for the land speculators to stop their self-serving pursuit of developing prime farmland so we can all move on to more productive work.

Sincerely



A.J.Holt

President