

Wilsonville City Councilor Charlotte Lehan Testimony

Stafford Urban Reserve Remand Hearing

Thur, Oct 8, 2015 • Metro Council Chambers

President Hughes and members of the Metro Council:

My name is Charlotte Lehan and I serve as a City Councilor for the City of Wilsonville. I have also served as the Mayor of Wilsonville, a Clackamas County Commissioner, chair of MPAC, and other roles.

But, most pertinent to today's hearing, I served as the Clackamas County representative to the Reserves "Core 4" decision-making body.

I support Mayor Knapp's testimony.

For many of us who testified at the legislature in favor of SB 1011 back in 2007 our support hinged on the intention of the bill to be guided by "factors" that supported Rural or Urban designations. We were promised that it would not be a case of political horse trading, but rather an open process of careful and broad based analysis by citizens, regional leaders, and a wide variety of stakeholders. SB 1011 and the supporting administrative rules were clear in this intention.

Clackamas County and Metro held to a factor-based process through two years of hearings, meetings, and staff work as the Reserves designations proceeded. In Clackamas County that meant review by the Reserves Advisory Committee, the Planning Commission, C4, and the County Commission, at every level receiving input from CPO's, cities, and citizens.

Also at every level we were advised by our legal and planning staff at Clackamas County that if areas met the factors for Urban and/or Rural Reserve, then it would not be legitimate to duck the issue by defaulting to Undesignated. Why? Because a primary intent of SB1011 was to offer "greater certainty" for the agricultural industry and for "commerce, other industries, and private landowners". (All language taken directly from the statute.)

This emphasis on following the factors continued at the regional level with painfully detailed study by the 52-member Reserves Steering Committee, by MPAC, by the Core 4, and by the Metro Council, all accompanied by huge amounts of public input. At the state level, these designations were reviewed by DLCD, LCDC, and the Oregon Court of Appeals. This level of participation and the scope of the analysis are unprecedented in Oregon land use.

We are here today to focus on the only portion of Clackamas County that was remanded back from the Court of Appeals and that is Stafford. Stafford has been a controversial land use area for decades and reasonable people disagree on what its future should be. But one thing that every level of review did agree on was that it is not Foundation Farm Land and does not meet the factors for Rural Reserve. The questions of how, when, and how much of Stafford should urbanize and how best to preserve its special features while providing necessary infrastructure are all issues that I am no longer directly involved in.

But I urge the three cities, the hamlet, the county, and Metro to work together to resolve the issues regarding Stafford both to give some level of certainty to Stafford and so that the rest of the region can finally finalize the years of work that have been invested in this process. I *am* directly involved in getting industrial and residential Urban Reserves ready for development around Wilsonville, and I *am* directly involved in protecting the best of Willamette Valley Foundation Farm Land in French Prairie as Rural Reserve. Both these objectives are held up at the moment.

In the case of French Prairie, every level of review that I mentioned previously – including the Court of Appeals – plus seven different state agencies concluded that French Prairie should be designated Rural Reserve. Application of the factors leaves no alternative.

So I encourage Metro and its partners to complete the Reserves process and provide the certainty that so many of us throughout the region set out to achieve back in 2007.

Thank you.

I would be pleased to answer any questions.