

**From:** [Davidson Ian](#)  
**To:** [Trant Lindsay](#)  
**Subject:** Fwd: STAFFORD needs to be an URBAN RESERVE and in the UGB  
**Date:** Wednesday, March 18, 2015 8:31:25 AM

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----- Forwarded message -----

**From:** Mike Stewart <mikestewart1133@yahoo.com>  
**Date:** Mar 17, 2015 10:52 PM  
**Subject:** STAFFORD needs to be an URBAN RESERVE and in the UGB  
**To:** Davidson Ian <DavidsI@leg.state.or.us>  
**Cc:**

Honorable Committee Members,

My name is Mike Stewart, **I was one of the two Chief Petitioners for the Stafford Hamlet** and I reside on Johnson Road in the Stafford Hamlet.

**I SUPPORT HB 3211 and ask that you designate the entire Stafford Triangle as URBAN RESERVE.**

I am a native born Oregonian and Clackamas County has been my home for the past 23 years.

**CREATING NEW JOBS in Oregon and Clackamas County is extremely important to Clackamas County's economic health and Stafford SHOULD BE a part of that economic JOB HEALTH.**

After losing his 9 year old daughter in a blizzard, my Second Great Grandfather brought his family here from the Dakota's in the late 1880s and my family is now in it's 8th generation in Oregon. As a result of those years in Oregon, both Clackamas County's and Oregon's economic health now and in the future are extremely important to me. The County's and the State's economic health can be strengthened by having Stafford in the UGB.

**Thank you for SUPPORTING HB 3211 and designating the entire Stafford Triangle as URBAN RESERVE.**

Respectfully submitted,

Mike Stewart  
Chief Petitioner of the Stafford Hamlet

**From:** [Davidson Ian](#)  
**To:** [Trant Lindsay](#)  
**Subject:** FW: why I decided to boycott the Hamlet's last vote - Stafford Hamlet MOU 6/7/2006  
**Date:** Thursday, March 19, 2015 9:26:17 AM

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**From:** Mike Stewart [mailto:mikestewart1133@yahoo.com]  
**Sent:** Thursday, March 19, 2015 9:17 AM  
**To:** Davidson Ian  
**Subject:** why I decided to boycott the Hamlet's last vote - Stafford Hamlet MOU 6/7/2006

Honorable Committee Members,

I have been asked why I decided to boycott the Hamlet's last vote.

**I think a more appropriate question is, why have Hamlet Members continually found ways to avoid completing the Community Vision Plan? A vision plan they originally stated, in the Hamlet's MOU, that they would complete by September of 2007 in preparation for inclusion in the UGB by 2007-2008.**

I have attached that Memorandum of Understanding (MOU) for your review. You will find that it is signed by Dave Adams, Jackie Gamble, Bill Markt, Carol Yamada & Walt Gamble. At least two of these Hamlet Members have continually found ways to thwart the completion of the Community Vision Plan for the past eight years.

Every time the process has progressed close to completion, these same Hamlet members have found a way to delay the process once again.

My name is Mike Stewart, **I was one of the two Chief Petitioners for the Stafford Hamlet** and I reside on Johnson Road in the Stafford Hamlet.

**I SUPPORT HB 3211 and ask that you designate the entire Stafford Triangle as URBAN RESERVE.**

**Thank you for SUPPORTING HB 3211 and designating the entire Stafford Triangle as URBAN RESERVE.**

Respectfully submitted,

Mike Stewart  
Chief Petitioner of the Stafford Hamlet

MEMORANDUM OF UNDERSTANDING

IN RECOGNITION OF THE DESIRE OF THE PEOPLE OF THE STAFFORD AREA to work together to plan for a sustainable future for our community, the chief petitioners and the steering committees of the Stafford Hamlet proposal and the Stafford Village proposal have sought common ground and agree to these formative points.

THE COMMITTEES RECOGNIZE AND AGREE that moving ahead together to work toward our common objectives is desirable for our community.

WE AGREE THAT THE UGB will likely be expanded to include the Stafford area in December 2007-2008 and plan for that inclusion. We desire that the integrity of the Stafford area be preserved as a single unit.

WE AGREE ON THE JURISDICTIONAL BOUNDARIES as defined in the Hamlet petition and further agree to move forward with Clackamas County's ordinance process to create the Stafford Hamlet

IT IS OUR GOAL as a Hamlet to review and consider long-range governance issues. We request the County support our desire not to be annexed to any neighboring city until the Hamlet has completed the Conceptual Plan and made recommendations on the appropriate governance for the North Stafford Basin.

THE STAFFORD STEERING COMMITTEE is thus formed and will operate in complete transparency and with equal representation from both groups.

WE AGREE THAT THE PRINCIPAL OBJECTIVE of the Stafford Hamlet and its' subsequent elected board and volunteer committees is to participate in and facilitate the development of a comprehensive Conceptual Plan conceived within a grassroots effort from our community.

THIS PLAN FOR THE FUTURE of Stafford will attempt to address preliminary considerations regarding traffic flow, water, sewer, residential and office/commercial development, parks, open spaces and schools. Our desire is to have the conceptual plan and full Goal 5 inventory completed by September 2007.

WE AGREE THAT THE SUCCESS of this effort is dependent upon public ownership of this process, the strength and flexibility of a thoroughly open and public process and the involvement of our complete community.

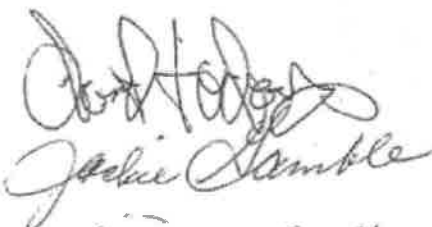
WE SEEK TO CREATE an approval process for the Conceptual Plan that recognizes the interests of and will be approved in an equitable manner by resident & non-resident large & small property owners, business owners and renters in the North Stafford Basin.

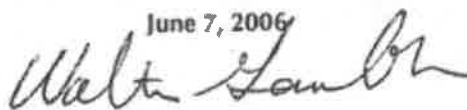
WE RECOGNIZE THAT FUNDING is required to create this vision and agree to work together to build a Stafford Plan Fund to a level determined sufficient for professional services needed.

WE AGREE THAT FUNDING from public sources and voluntary contributions is the preferable course of action.

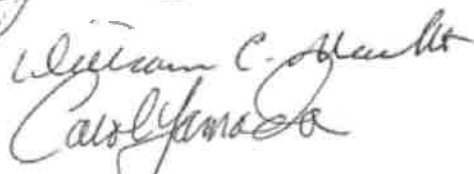
WE AGREE THAT SHOULD THOSE EFFORTS fall short of the funds needed for the Conceptual Plan, the members of the Stafford Committee will work with the Stafford Hamlet to seek necessary changes to the form of the organization to one that permits alternative financing.

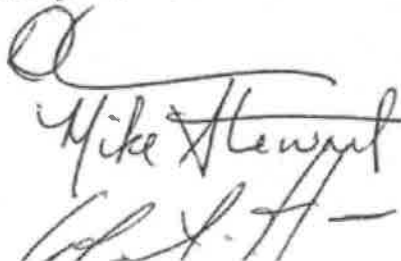
June 7, 2006

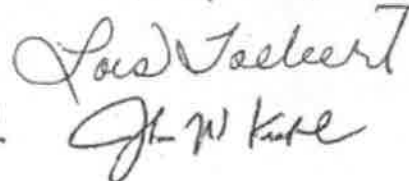
  
Jackie Samble

  
Walt Samble



  
William C. ...  
Carolyn ...

  
Mike Stenzel  
L.A.H.

  
J.W. Kube

**From:** [Davidson Ian](#)  
**To:** [Trant Lindsay](#)  
**Subject:** FW: The Map The Stafford Hamlet Didn't Want You To See - The Map Of Lndowners That Want Into The UGB  
**Date:** Thursday, March 19, 2015 9:53:07 AM  
**Attachments:** [TheMapTheHamletDidntWantYouToSeeTheMapOfTheWilling.pdf](#)

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**From:** Mike Stewart [mailto:mikestewart1133@yahoo.com]  
**Sent:** Wednesday, March 18, 2015 10:21 PM  
**To:** Davidson Ian  
**Subject:** The Map The Stafford Hamlet Didn't Want You To See - The Map Of Lndowners That Want Into The UGB

Honorable Committee Members,

My name is Mike Stewart, **I am one of the two Chief Petitioners for the Stafford Hamlet** and I reside on Johnson Road in the Stafford Hamlet.

**I SUPPORT HB 3211 and ask that you designate the entire Stafford Triangle as URBAN RESERVE.**

I have attached a "MAP OF THE WILLING" for your review. **This map is the result of the Hamlet's Neighborhood Outreach. That outreach was Chaired by Molly Ellis.** As the individual landowners responded to the Hamlet's Neighborhood Outreach with a large number of acres wishing to be brought into the UGB, the No Growth members of the Hamlet began their opposition to the mapping process of the Hamlet's Community Vision Plan.

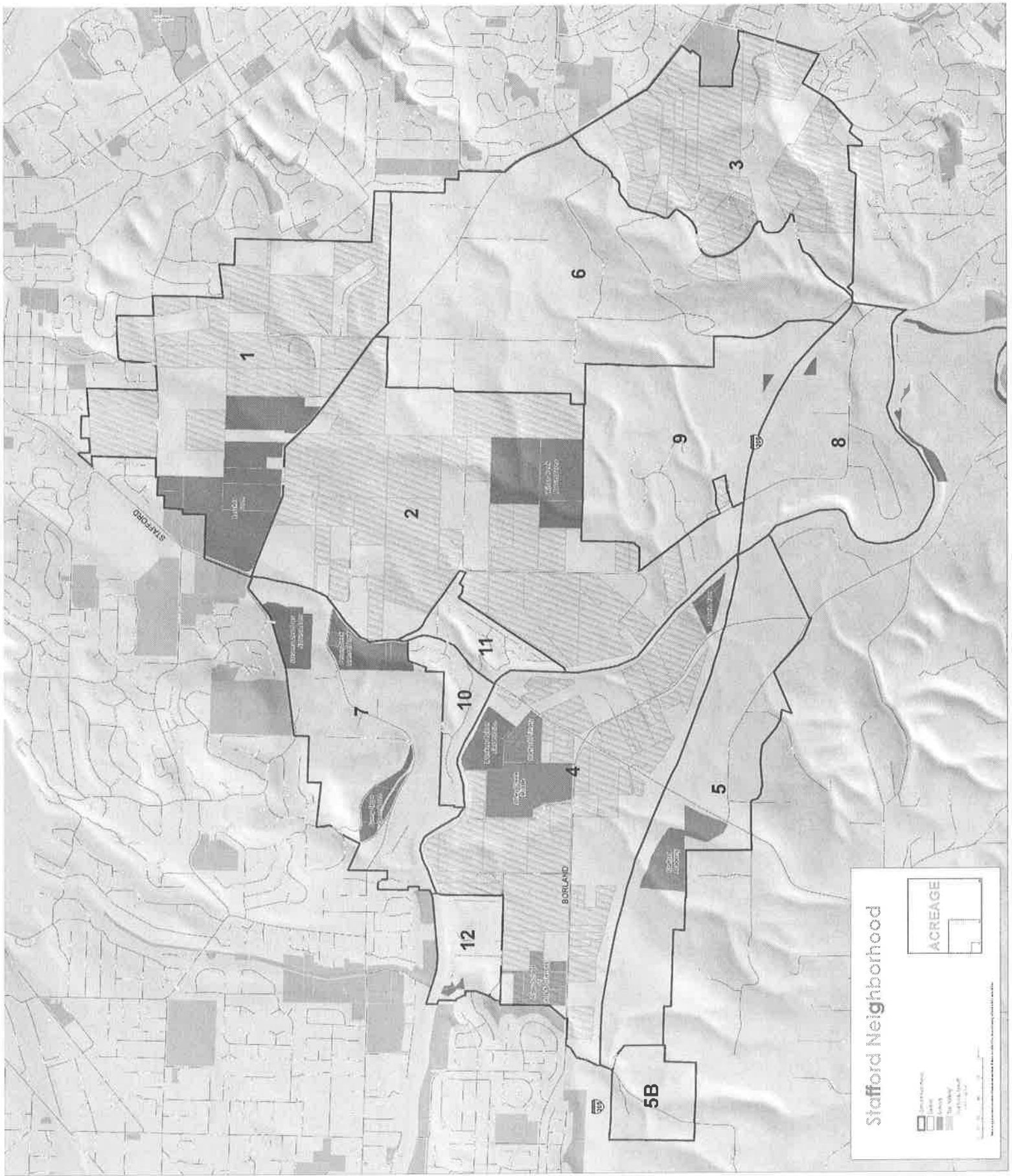
My suspicion for this mapping opposition was to prevent Clackamas County Commissioners, Metro Councilors and the State Legislators from seeing such a large number of acres supporting UGB inclusion.

Instead of completing the Hamlet's Community Vision Plan mapping process (a simple task), the Board decided to hold a vote of Hamlet Members. **When you map where the voters live in the Hamlet, the result of that vote is NO DIFFERENT than the MAP THEY DIDN'T WANT YOU TO SEE.** 75% of the votes came from the Hamlet Neighborhoods that had already said they wanted "NO CHANGE" in the responses they submitted to Molly Ellis during the Hamlet's Neighborhood Outreach Mapping Process.

**Thank you for SUPPORTING HB 3211 and designating the entire Stafford Triangle as URBAN RESERVE.**

Respectfully submitted,

Mike Stewart  
Chief Petitioner of the Stafford Hamlet

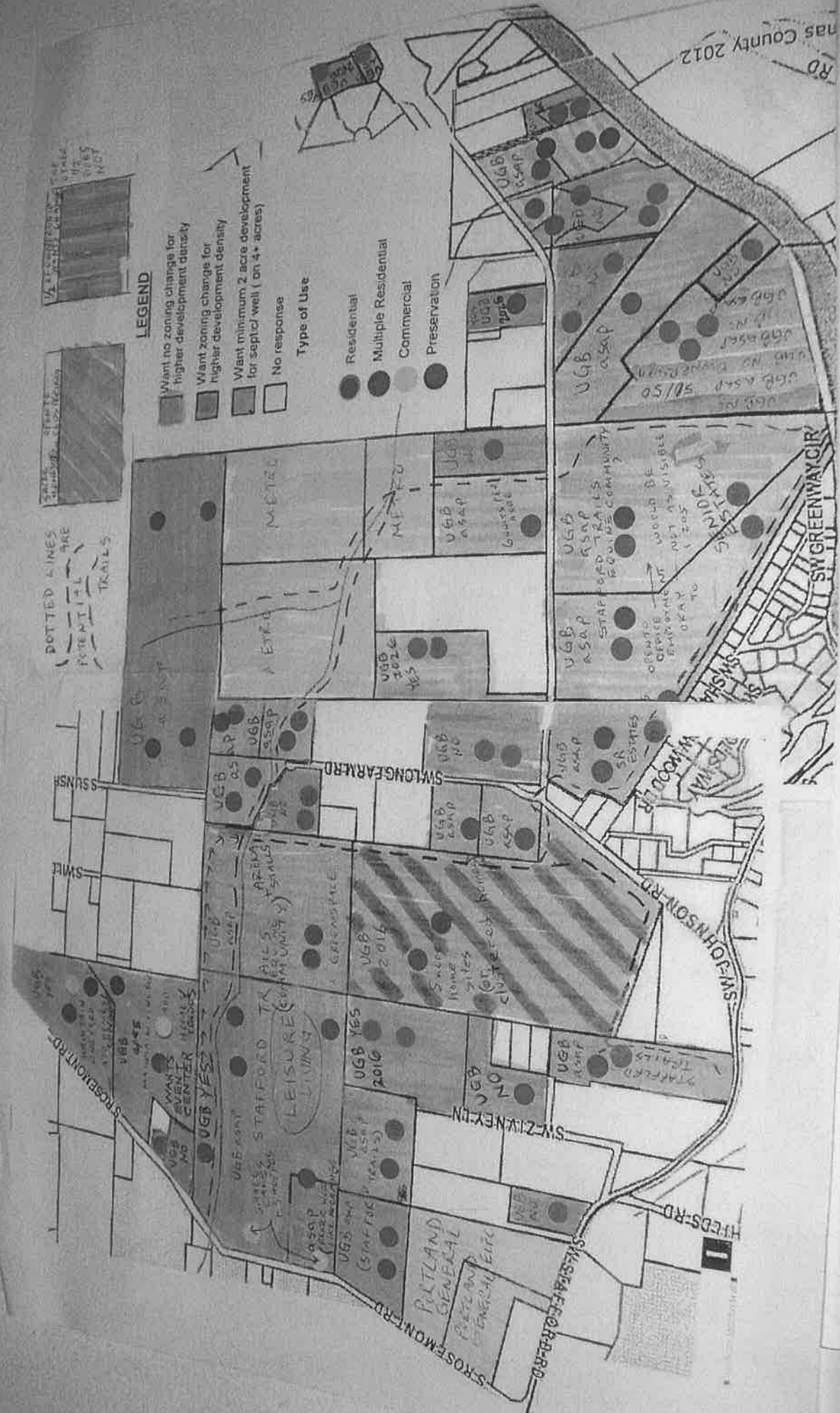


**Stafford Neighborhood**

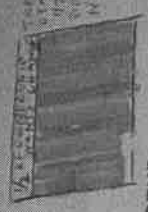
**ACREAGE**

- Light Gray: General Acreage
- Dark Gray: The Mall
- Diagonal Lines: Stafford University
- Stippled: Stafford College

Map Date: 10/15/2011



DOTTED LINES  
POTENTIAL ARE  
TRAILS



**LEGEND**

- Want no zoning change for higher development density
- Want zoning change for higher development density
- Want minimum 2 acre development for septic well (on 4+ acres)
- No response

**Type of Use**

- Residential
- Multiple Residential
- Commercial
- Preservation

STAFFORD TRAILS AREA  
LEISURE (COMMUNITY)  
LIVING

UGB ASAP

UGB 2016

UGB YES

UGB YES

UGB YES

UGB YES

UGB YES

UGB ASAP

UGB ASAP

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UGB ASAP

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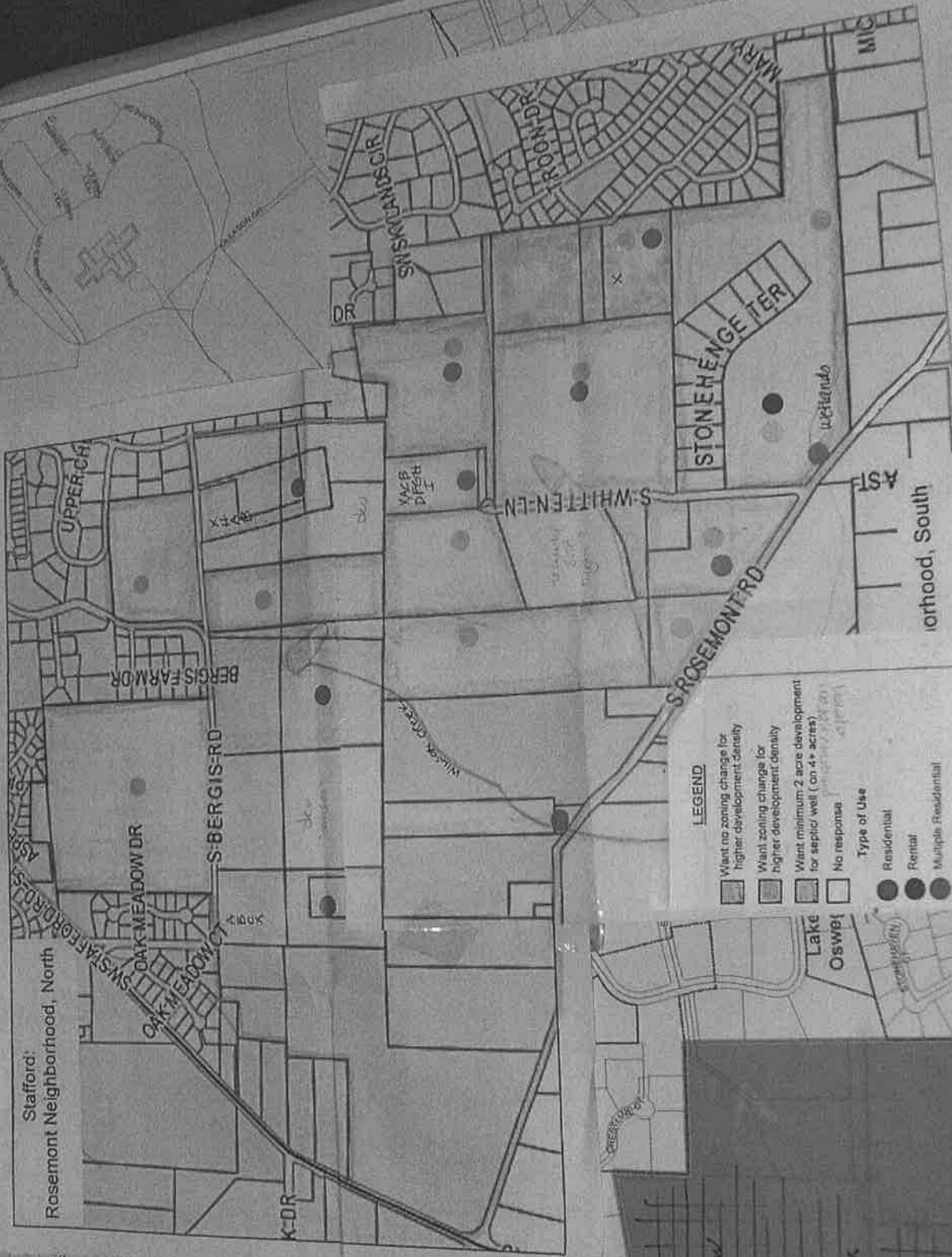
UGB ASAP

UGB ASAP

UGB ASAP

UGB ASAP

Stafford:  
Rosemont Neighborhood, North

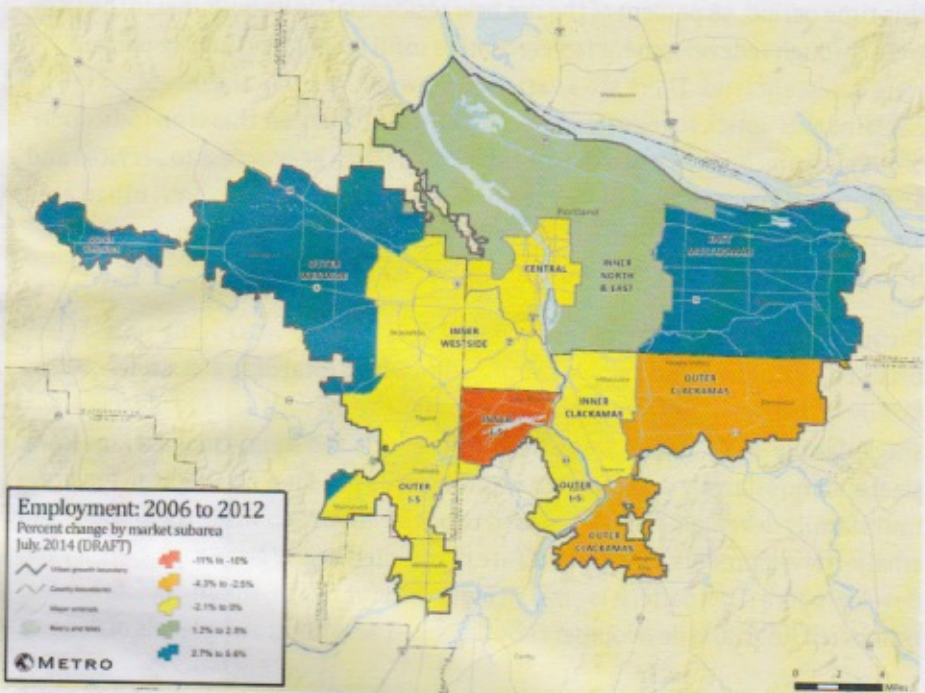


**LEGEND**

- Want no zoning change for higher development density
- Want zoning change for higher development density
- Want minimum 2 acre development for septic well (on 4+ acres)
- No response
- Type of Use
  - Residential
  - Rental
  - Multiple Residential
  - Commercial
  - Preservation

Lake Oswego

Neighborhood, South



Map 2 Employment gains and losses in Metro UGB 2006 - 2012

From 2006 to 2012, there was a net gain in employment in the Metro UGB.



**From:** Mike Stewart [<mailto:mikestewart1133@yahoo.com>]  
**Sent:** Wednesday, March 18, 2015 10:28 PM  
**To:** Davidson Ian  
**Subject:** Clackamas County employment is in CRISIS and needs YOUR help

Honorable Committee Members,

**Clackamas County is in dire need of Employment Land.**

I have attached an Employment Trends Map from Portland Metro's 2014 Urban Growth Report. It shows employment trends from 2006-2012. When you look at Clackamas County it presents an alarming picture.

**Clackamas County is Metro's only County that has lost jobs in the range of -11% to -2.5%.**

Stafford is the best situated area to assist in the creation of new jobs in Clackamas County and Oregon.

Due to Stafford's close proximity to water, sewer and other essential services, Stafford's employment land could be brought to use in an advantageously short period of time.

My name is Mike Stewart, **I was one of the two Chief Petitioners for the Stafford Hamlet** and I reside on Johnson Road in the Stafford Hamlet.

**I SUPPORT HB 3211 and ask that you designate the entire Stafford Triangle as URBAN RESERVE.**

**Thank you for SUPPORTING HB 3211 and designating the entire Stafford Triangle as URBAN RESERVE.**

Respectfully submitted,

Mike Stewart  
Chief Petitioner of the Stafford Hamlet