

18 March 2015

Chair Brian Clem and members of the committee
Mr. Ian Davidson, Committee Administrator

Re: Testimony on HB 3211 as it relates to the Stafford Hamlet

Dear Chair Clem and committee members,

My family owns approximately 78 acres in the Stafford Hamlet area of Clackamas County, having purchased the property over 50 years ago. Our parcels within the Hamlet border on the City Limits of West Linn along the edge of the Urban Growth Boundary, with zone densities on the other side of the Boundary in the 4-7 lots per acre range. We are also members of the Stafford Land Owners Association, ("SLOA") the members of which own approximately 1300 of the total Hamlet area of 4000 or so acres.

I am prompted to provide you with this testimony having recently learned that the Stafford Hamlet Board, comprised as it is with board members who are resistant to change, plan to present to your committee the proposed "Stafford Hamlet Compromise" as Stafford's consensus position on Urban Reserves and Undesignated Areas within the hamlet. This position, the board will purport, reflects the results of a recent election on the Vision for the Hamlet whereby the large majority of the voters voted in favor of "Undesignated" designation. The problem is that the voting eligibility for the election was flawed, so much so that the members of the Stafford Land Owner's Association, representing nearly a third of the entire Hamlet property, boycotted the election. Here's why:

Eligible voters had to be residents over the age of 18 who live in the Hamlet and Stafford property owners who live in or outside of the Hamlet. Renters of property within the Hamlet that are over 18 are therefore eligible. If property is held as a corporation, the corporation was allowed one vote for that property. Individual members of an LLC that owns property, therefore, were not allowed to vote beyond the one LLC vote. So, for instance, our family of seven adults who own 78 acres made up of 10 individual tax lots were only allowed one vote. A family renting a small property who have two children over the age of 18 were allowed 4 votes. The ability for large property owners such as ourselves, especially ones structured as an LLC, to have a properly-weighted voice in the election was therefore impossible. Hence the boycott of the Vision election.

Our family trusts that your committee will see the inequity of the voting protocol that led to the "Stafford Hamlet Compromise" and that, furthermore, the Urban Reserve designation for the entire Stafford Hamlet will be upheld so that proper, professional Urban Planning and measured growth can be undertaken.

Respectfully submitted,



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