

Councilors:

The parties in the LUBA appeal of the Lafayette View Estates project have an opportunity to engage in a dialogue to ascertain whether an alternative solution is viable which would serve the community better than the rigid approval/denial outcomes afforded by LUBA.

We (Petitioner Carol Paddock and Intervenor Mike Hanks) feel this is a unique opportunity to master plan a large area in the city with the potential for inclusion of significant community services. We feel strongly that community input is integral to the success of this project. The community element(s) could include a significant park for this rapidly growing area of town, a fire house, a completely different idea, or a combination of ideas.

Mike has been a developer for 20 years with numerous projects in Yamhill county. He served on Lafayette's Citizens' Utility Board and Bend's Affordable Housing Committee. Carol has a Bachelor of Architecture and is currently a planner/designer at Cascade Steel. She contributed to Lafayette's Watershed Citizens' Advisory Board and Parks Development Plan.

We have just begun to meet and are putting together a framework for a plan of action. Thus far we have the following which will be adjusted as we become more familiar with the parameters of the project:

- Convene a small group to include interested community members and advisors with the goal of ascertaining the scope and details of the project:

  - Solicit input from agencies (residential, business, governmental) regarding community needs/wants/concerns (services, transportation, recreation, safety, etc.).

  - Study potential UGB expansion in regard to city services and city and state requirements.

  - Study low-impact development strategies, wildfire suppression design.

  - Plan for phasing of project to coincide with availability of city services.

- Prepare proposal(s) for presentation to community for additional input.

- Prepare final proposal for presentation to city.

The city could take any degree of participation in this process it desires: from active, to receiving periodic updates, to simply responding to the final proposal.

This is an exciting undertaking with long-term benefits to the city. Please join us in staying the LUBA process so we can refocus our efforts in this more-positive direction. We are asking for a motion tonight to that effect. The city attorney can provide direction. We can think of no downside to taking this opportunity. We understand that the city is prepared to entertain our proposal, and hope this brief description is adequate to convince you of our commitment to finding a better solution for Lafayette.

Thank you,

Carol Paddock  
Mike Hanks