

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: 10/8/2024

Approx. Start Time: 10:30 AM

Approx. Length: 30 minutes

Presentation Title: Development-Ready Land Strategy

Department: Transportation and Development

Presenters: Dan Johnson, DTD Director

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Would the Board like to pursue a Development Ready Land Study?

EXECUTIVE SUMMARY:

On September 4, 2024, Chair Smith suggested initiating a Development-Ready Land Study. The Board discussed potential components and requested staff return with additional information about considerations, partners, outcomes and possible next steps.

A land analysis could examine both the rural zoned land within the Urban Growth Boundary (UGB) and land within the Urban Reserves (UR). This work could build on previous analyses of capacity and include an evaluation of feasibility and cost to serve areas with urban infrastructure including utilities.

Considerations

There are partners whose involvement is paramount to the success of any land strategy. State law, the Oregon Land Conservation and Development Commission, and Metro have each created laws and rules that guide Urban Growth Boundary processes. Additionally, there are a number of initiatives underway that would benefit from the information gained by a land study.

City Coordination: Cities hold the key to unlocking the land potential within the County. Most rural undeveloped lands within the UGB and most UR lands abut cities. Their partnership in the process and agreement on mutual goals is vital. It is important to understand whether lands can be served in a cost-effective way.

Metro: Metro is charged with assessing growth trends and managing the regional UGB. This regional analysis does not always reflect the needs of individual jurisdictions.

Housing: HB 4063 established a new requirement for individual jurisdictions, including Clackamas County, to complete assessments of land capacity and develop strategies to meet identified local housing targets. The County will complete the required Housing Capacity Analysis and Housing Production Strategy for the Urban Unincorporated Areas in Clackamas County in the near future. The outcomes will identify specific actions that support housing production in unincorporated Clackamas County.

Economic Development/Job Readiness: The County's Economic Development team has created a draft Economic Landscape Analysis. This identifies the growing sectors in Clackamas County. This identifies the growing sectors in Clackamas County. The team will be building on this information to define a set of necessary land characteristics to meet the needs of these industries.

Outcomes of a Development Ready Land Study, if pursued, could provide:

1. Alignment and partnership with our city partners
2. An understanding of available usable land to support future housing and job growth
3. Public/Private partnerships to support development
4. Information that will inform regional and state land use advocacy approaches
5. An understanding of the real cost of infrastructure investments needed to make land shovel ready

Next Steps

With Board direction to proceed, staff would engage city partners to develop a refined study scope. This would include:

- defining problem statements,
- key questions,
- desired outcomes and
- a timeline for completion.

Additionally, staff will identify funding options. Once completed, staff will return to the Board with a formal proposal to proceed.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? **N/A** YES NO

What is the cost? \$ **TBD**

What is the funding source? **TBD**

STRATEGIC PLAN ALIGNMENT:

This item relates to all five of the county's Performance Clackamas goals:

- Build public trust through good government;
- Grow a vibrant economy;
- Build a strong infrastructure;
- Ensure safe, healthy, and secure communities; and
- Honor, utilize, promote, and invest in our natural resources.

LEGAL/POLICY REQUIREMENTS:

N/A

PUBLIC/GOVERNMENTAL PARTICIPATION:

This study would require partnership and ongoing collaboration with city and regional partners.

OPTIONS:

1. Direct staff to proceed with the aforementioned "next steps" to develop a study proposal for consideration by the Board.
2. Direct staff to assess issues raised by the Board and return for future consideration.
3. Direct staff to delay advancement of the Development Ready Land Strategy at this time.

RECOMMENDATION:

Staff respectfully recommends Option 1; direct staff to proceed with the aforementioned "next steps" to develop a study proposal for consideration by the Board.

ATTACHMENTS:

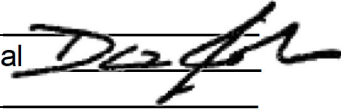
N/A

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____

A handwritten signature in black ink, appearing to be 'D. Stasny', is written over the three approval lines. The signature is written in a cursive, slanted style.

For information on this issue or copies of attachments, please contact Jamie Stasny at 971-678-6406