



DAN JOHNSON
MANAGER

DEVELOPMENT AGENCY

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

September 14, 2023

BCC Agenda Date/Item: _____

Board of County Commissioners
Sitting/Acting as Development Agency Board
Clackamas County

**Approval of a Resolution Amending the Clackamas Industrial Area Development Plan.
No fiscal impact. No County General Funds are involved.**

Previous Board Action/Review	The Board directed staff to proceed with a minor amendment to the Plan at a Policy Session on September 21, 2022 Discussed at Issues: September 12, 2023		
Performance Clackamas	1. Which indicator of success does this item affect? This transaction will help grow a vibrant economy and build public trust through good government.		
Counsel Review	Yes (SM 8-15-23)	Procurement Review	No
Contact Person	David Queener	Contact Phone	503-742-4322

EXECUTIVE SUMMARY:

The Development Agency owns property in the Clackamas Industrial Area Urban Renewal District. These properties are available for redevelopment by private or public entities. Any disposition of Agency owned property must be conducted in a way that is consistent with the Clackamas Industrial Area Development Plan.

The Plan allows for the disposition of land at a fair reuse value so long as the property is used for purposes designated in the Plan. It has been determined that appropriate uses should be better defined. This minor amendment to the Plan describes those uses that is consistent with the area and the overall goals of the Plan.

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RECOMMENDATION:

Staff respectfully recommends that the Board approve the Resolution amending the Clackamas Industrial Area Development Plan.

Sincerely,

Dan Johnson

Dan Johnson, Director
Department of Transportation and Development

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON**

In The Matter of a Resolution
Approving a Minor Amendment
to the Clackamas Industrial
Area Development Plan (Urban
Renewal Plan)



Resolution No. _____

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THIS MATTER COMING BEFORE THE Board of County Commissioners acting as the Governing Body of the Clackamas County Development Agency, and it appearing that Clackamas County Development Agency is the duly authorized urban renewal authority of Clackamas County, and

IT APPEARING TO THE BOARD that the Agency is implementing the Clackamas Industrial Area Development Plan, which provides for property acquisition, redevelopment and disposition to ensure that the provisions of the Plan are carried out, and

IT FURTHER APPEARING TO THE Board that it is necessary to update the Plan to better describe appropriate uses for properties to be disposed of by the Agency for redevelopment, and

IT FURTHER APPEARING TO THE Board that these amendments to the Plan are minor in nature and necessary for plan implementation,

NOW THEREFORE, IT IS HEREBY resolved Amendments to the Clackamas Industrial Area Development Plan, an Urban Renewal Plan of Clackamas County, as described on Exhibit 'A' attached hereto, are approved.

DATED this _____ day of September, 2023.

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

EXHIBIT A

Subsection 715 Property Disposition and Redevelopment is amended to read

1. **Real Property Disposition.** The Clackamas County Development Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired by them in accordance with the provisions of this Development Plan.

All real property acquired by the Development Agency in the District, if any, shall be disposed of for development for the uses permitted in the Plan at its fair reuse value for the specific uses identified in this plan or permitted by County regulations. **Such uses may be commercial, industrial, residential or public in nature. All redevelopment must be consistent with the County Comprehensive Plan and Zoning Ordinance.** Real property acquired by the Development Agency may be disposed of to any other public entity by the Development Agency Board in accordance with this Plan. All persons and entities obtaining property from the Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out to prevent recurrence of blight, all real property owned or leased by participants shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Development Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan