

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: June 18, 2013 **Approx Start Time:** 3:30 p.m. **Approx Length:** 30 minutes

Presentation Title: City of Damascus Planning and Disincorporation Update

Department: Planning and Zoning Division

Presenters: Mike McCallister, Planning Director

Other Invitees: Barb Cartmill, DTD Director

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

No action is requested of the Board. This study session is to update the Board on Damascus' planning efforts and timelines for adopting a comprehensive plan and development code and the on-going discussions about possible disincorporation of the City.

EXECUTIVE SUMMARY:

The City of Damascus was incorporated in 2004. The City is currently working on adoption of a Comprehensive Plan and Development Code to apply to all land within the City limits. The City is working toward this goal under deadlines included in an enforcement order by the Department of Land Conservation and Development (DLCD). Public hearings for the Comprehensive Plan and Development Code are scheduled over the next several months. Due to requirements in the City Charter, if the Comprehensive Plan and Development Code are approved by the City Council, these documents must also be approved by the city electors in November 2013. Final approval of the Comprehensive Plan and Development Code is also subject to acknowledgement by DLCD.

A ballot measure has been approved for the November 2013 election to consider disincorporation of the City. The issue of disincorporation and impacts to property owners, the County and other interested parties is gaining attention. The County has a meeting scheduled on Wednesday June 12, 2013 to begin discussions on the possible disincorporation of the City. The meeting will include County staff (Planning Director, Principal Planner, County Counsel, Strategic Policy Advisor), John Morgan; City of Damascus Community Development Director, DLCD and Metro staff. The goal of the meeting is to brainstorm possible strategies, scenarios and impacts if the City is disincorporated.

FINANCIAL IMPLICATIONS (current year and ongoing):

Unknown at this time.

LEGAL/POLICY REQUIREMENTS:

At best, disincorporation of the city is unchartered territory. At the study session, staff will provide a summary of the issues and topics that will be discussed at the June 12, 2013 meeting. Some initial thoughts on the impacts of disincorporation are identified below:

1. The future planning and governance of the area will require a regional discussion involving the County, adjacent cities, DLCD and Metro.
2. Funding sources will need to be considered for all planning and implementation activities.
3. The Planning and Zoning Division is currently processing all land use permits for the City under an Intergovernmental Agreement. Staffing levels are currently adequate to continue to process land use permits in the short term upon disincorporation.
4. The City is subject to an enforcement order from DLCD to adopt a Comprehensive Plan and Development Code by August 2013. Upon disincorporation, the effect of the enforcement order is unclear.
5. In the short term, the County's current Comprehensive Plan and ZDO will likely have to be applied to the area within the former city by an official action of the BCC.
6. Potential long term impacts include the loss of industrial and employment land if the area is removed from the urban growth boundary.
7. The planning alternatives for lands within the former City boundaries include:
 - a. Removing all or a portion of the land base from the urban growth boundary. Consider adding lands back in during the normal urban growth boundary amendment process administered by Metro.
 - b. Annexation of all or parts of the land base by adjacent cities (Gresham, Portland and Happy Valley).
 - c. Clackamas County undertaking responsibility for adopting a Comprehensive Plan and Development Code.
 - d. DLCD acting under the existing enforcement order adopting a Comprehensive Plan and Development Code.
 - e. A combination of one or more of the above options.

PUBLIC / GOVERNMENTAL PARTICIPATION:

None at this time.

OPTIONS:

No options are proposed at this time. The Planning and Zoning Division will continue to track the City's efforts to adopt a Comprehensive Plan and Development Code and engage in strategies and options regarding disincorporation, as needed.

RECOMMENDATION:

None, this is an informational update only.

ATTACHMENTS: None

SUBMITTED BY:

Division Director/Head Approval Mike McCallister 6-11-13
Department Director/Head Approval M.B. Carfornell 6-11-13
County Administrator Approval _____

For information on this issue or copies of attachments, please contact Mike McCallister @ 503-742-4522

Total Start-up Benefit/Savings							
Ongoing Annual Benefit/Savings							