

## Study Session Worksheet

**Presentation Date:** 03/13/12 **Approx Start Time:** 10:45 **Approx Length:** 15 min.

**Presentation Title:** Lake Oswego UGB Amendment Application – Luscher Area Properties

**Department:** DTD- Planning and Zoning Division

**Presenters:** Martha Fritzie, Senior Planner  
Mike McCallister, Planning Director

### **WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?**

Lake Oswego has requested a statement from the county regarding their forthcoming application to Metro for an urban growth boundary amendment (UGB) to include approximately 92 acres of land in the Luscher Farms area. Does the Board want to issue a statement in support of, opposed to or take no position on the proposed UGB expansion?

### **EXECUTIVE SUMMARY:**

The City of Lake Oswego intends to submit a Major UGB Amendment application to Metro on March 15, 2012. The proposal is to include approximately 92 acres of city-owned land into the UGB for use as park facilities. Per Metro Code, applications to add land to the UGB under the Major Amendment process are accepted once a year (March 15) and only for the following purposes: public facilities and services, public schools, natural areas, land trades and other non-housing needs.

Although owned by the city, the 92 acres, known as the “Luscher Area Properties,” are currently within Clackamas County’s jurisdiction. Most of this land is zoned for exclusive farm use (EFU), with one parcel zoned for rural residential and farm uses (RRFF-5). Neither of these zoning designations allows for the more intensive park and recreational facilities Lake Oswego has identified as needed within their jurisdiction and wishes to develop on these properties. If brought into the UGB, these properties would eventually be annexed into the city, master planned and developed with park and recreation facilities.

### **FINANCIAL IMPLICATIONS (current year and ongoing):**

N/A

### **LEGAL/POLICY REQUIREMENTS:**

Under the Metro Code (Title III, Ch. 3.01), a jurisdiction applying for a Major UGB Amendment must request a statement from the governing body with land use jurisdiction over the subject area, in this case Clackamas County. The County’s statement may recommend approval, recommend denial or express no preference on the proposed UGB amendment. The governing body may also delegate the decision to its staff.

Additionally, the County and Metro signed an Intergovernmental Agreement (IGA) in February 2010 regarding planning in the Metro area urban reserves, in which these properties are located. In this IGA the county and Metro agree to concept planning principles for specific urban reserve areas, including Stafford, and Metro agrees to consider a policy that will require concept planning of urban reserve areas prior to consideration of an area for inclusion in the UGB. While recognizing that the urban and rural reserves have not yet been acknowledged by the state, consideration should be given to the provisions and intent of this agreement.

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

N/A

**OPTIONS:**

1. Issue a statement in support of the proposed UGB expansion
2. Issue a statement in opposition to the proposed UGB expansion
3. Issue a statement taking no position on the UGB expansion
4. Defer to staff (Planning Director) to issue a statement regarding the proposed UGB expansion

**RECOMMENDATION:**

Staff respectfully recommends that the Board issue a statement in support of the proposed UGB expansion, to the extent that it is found by Metro to be consistent the County/Metro IGA regarding the Stafford-area urban reserve.

**ATTACHMENTS:**

1. Draft letter in support of the proposed UGB expansion
2. Letter from Lake Oswego requesting a statement from the County
3. Summary of proposed UGB amendment and associated maps (submitted by Lake Oswego staff)
4. Resolution by Lake Oswego City Council to pursue application for UGB expansion
5. Intergovernmental agreement (IGA) between Metro and Clackamas Country to adopt urban and rural reserves

**SUBMITTED BY:**

Division Director/Head Approval *Mike McCallister*

Department Director/Head Approval *Lawrence Gilman*

County Administrator Approval \_\_\_\_\_

For information on this issue or copies of attachments, please contact  
Martha Fritzie @ 503-742-4529 or [mfritzie@clackamas.us](mailto:mfritzie@clackamas.us)