



OFFICE OF THE COUNTY ADMINISTRATOR

PUBLIC SERVICES BUILDING
2051 KAEN ROAD | OREGON CITY, OR 97045

To: Board of Commissioners

From: Dan Chandler 
Strategic Policy Administrator

Date: May 9, 2013

Re: Planning Meeting for Employment and Industrial Land - May 15, 2013
10:00 to Noon

Next Wednesday, May 15, we have a planning meeting scheduled to discuss adoption of several high-level, measurable goals around jobs, economic health and employment land supply. This exercise is part of our development of the Clackamas Investment Strategy, and a response to the Board's desire to continue to refine the County Strategic Plan with measurable outcomes.

Staff is working on a more detailed memorandum and background information. However, I wanted to provide a preview before the end of the week.

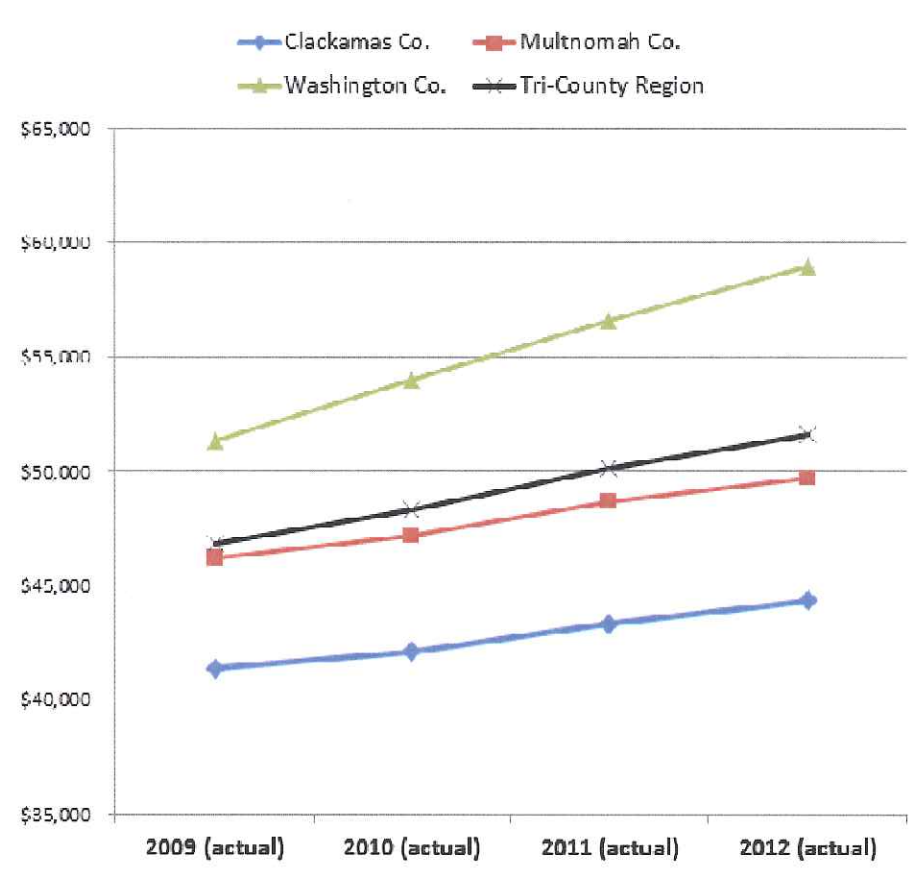
First Subject ---- Measurable Goals for Jobs and Economic Development

During the first portion of the meeting, we will discuss several economic indicators, and suggest that the County adopt measurable goals for one or more of them:

Average Wages Per Job

Clackamas County lags behind the other two Metro counties in average wages. The County could set a five-year goal to have Clackamas County wages at or above the Metro area average.

Average Compensation per Covered Job 1



GDP/Economic Productivity per acre

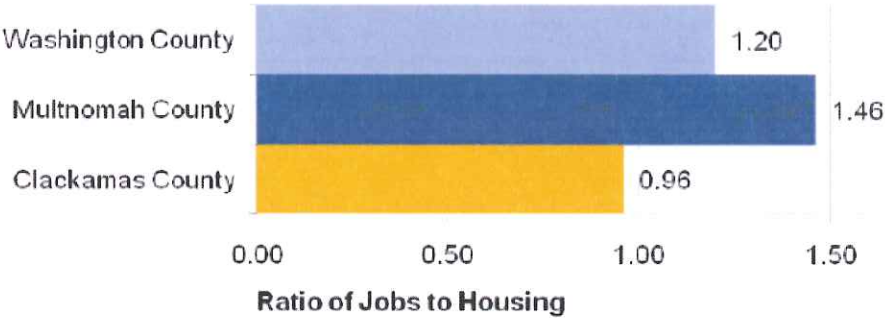
Given that we operate with a scarce supply of employment land, this measure would provide county staff with a focus on facilitating more productive land uses.

Jobs/Housing Balance

Clackamas County lags behind the other two Metro counties (but ahead of Clark County) in terms of the Jobs/Housing balance. While some people question the value of this measure, it does provide a framework for discussion, and could help guide

choices on how new land is urbanized. The following figure is from 2011.

Jobs Housing Balance



Clackamas County could set a five year goal to reach a ratio of 1.0 or better.

Second Issue --- Industrial/Employment Land – Should Clackamas County Set a Goal for its Own Supply?

At our January 31 planning meeting, we discussed the process for bringing land into the Urban Growth Boundary, and the respective roles of Metro, the County and the Cities. Every 5 years, Metro seeks to maintain a 20-year supply of available “employment” land (which includes retail). However, current Metro policies provide that new employment land will only be added to the Urban Growth Boundary at the request of a city. There is some logic in this approach, given that cities are the usual providers of urban services.

On the other hand, Clackamas County has spent substantial time and energy discussing its medium and long-term industrial/employment land supply, particularly in response to last year’s Metro industrial lands study, which showed Clackamas County lagging far behind the other two Metro counties in its supply of available large-lot industrial land within the Metro boundary. That study did not count the significant amount of industrial land available in our non-Metro cities.

The County is actively inventorying its available industrial land, and is taking steps to make some of that land shovel-ready. However that supply is limited.

Clackamas County does not have a formal policy or goal on an industrial land supply. It would be a reasonable choice to leave the matter to Metro and the cities. However, with voter-approved annexations in some cities, and Tualatin and West Linn focusing efforts in Washington County, this could lead to shortage of jobs and low assessed value in the future. This might result in increased demand for social services, with fewer resources to provide them.

If the County adopts a goal or goals for maintaining an employment land supply, County departments, administration and staff could begin to implement strategies to achieve them. Those strategies would likely be a combination of legislative, planning and intergovernmental relations efforts. The County could then have an annual discussion and evaluation of where it stands in relation to those goals, and adjust strategies accordingly.

Importantly, adoption of a goal to maintain an employment land supply, along with goals for average wages and productivity would lead the County to seek out ways to facilitate higher-wage development, which may be manufacturing, creative class, or high-tech.