

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: December 8, 2015 **Approx Start Time:** 10:30 am **Approx Length:** 1.0 hours

Presentation Title: Creating a Vibrant Economy
Employment Land Need – Work Program

Department: Admin, Planning

Presenters: Dan Chandler, Martha Fritzie

Other Invitees: Barb Cartmill, Mike McCallister

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Continued review and discussion of work plan to evaluate potential changes to Urban and Rural Reserves in Clackamas County.

EXECUTIVE SUMMARY:

Background – Previous BCC actions

This work program follows a series of previous actions by the Board of County Commissioners to develop a potential “ask” of Metro and potentially the Oregon State Legislature related to our employment land needs and the Metro Urban and Rural Reserves (MURR).

In a four-step process, the Commission made the following decisions:

1. That the County has an unmet 20-year non-retail employment land need of approximately 930 - 1100 acres, including several large lot industrial sites. (6-30-2015)
2. That staff should look for land suitable for a wide range of uses, as set out in the Johnson Economics Land Need Study. (7-14-2015)
3. That lands in the UGB and existing urban reserves in the City of Damascus and North Milwaukie Industrial, Borland Road, near Oregon City and northwest of Wilsonville should satisfy most of the identified 20-year need. (8/17/2014)
4. That the County should seek to remove the rural reserve designation from a 630-acre area south of Wilsonville. (8/17/2015)
5. That the staff should seek to designate the Boring, Springwater Road and Canby areas as undesignated. (9/8/2015)

Summary of requested changes to reserves map:

1. Rural Reserves to Undesignated.

- a. approximately 800 acres south of Wilsonville;
- b. approximately 400 acres east of Canby; and
- c. approximately 425 acres south of the Clackamas River along Springwater Road.

2. Urban Reserve to Undesignated. Approximately 3,400 acres in the Damascus/Boring Urban Reserve area - or a portion of that area.

Work Program

Staff were asked to develop a work plan for the changed designations. Given that changes to the MURR require the application of factors and public involvement, the County will need to do a significant amount of work before proposing changes. The Commission directed staff to come back with a work plan to evaluate the potential changes. Planning Staff have prepared a proposed work plan, attached to this staff report.

The work program is divided in several ways. First, the work is divided between the Rural and Urban portions, as they implicate different factors and requirements. The program is also broken up into two sections.

- First decision point: Based on the analysis and draft findings, should the County go forward with amendments and seek Metro concurrence?
- Second decision point: Formal adoption with Metro.

Public Involvement Plan(s).

State law requires that the County submit a public involvement plan or plans to the LCDC Citizen Involvement Advisory Committee (CIAC) for review and comment. Draft plans are attached.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES X NO

See attached draft work program. Please note that staff time is identified to show the fiscal impact of the work program, and would not necessary be an additional budget item. However, the work program would replace other work in currently planned and budgeted.

Summary of Estimated Project Budget (Staff Time and Consultants) and Project Timing

	Rural to Undesignated		Urban to Undesignated		Combined Project	
SUBTOTAL (Through Decision Point #1)	Staff: \$95,900	Consultant: \$30,000	Staff: \$132,800	Consultant: \$95,000	Staff: \$228,700	Consultant: \$125,000
Estimated completion	April/May 2016		June/July 2016		June/July 016	
TOTAL (Through Adoption)	Staff: \$163,100	Consultant: \$30,000	Staff: \$227,500	Consultant: \$110,000	Staff: \$390,600	Consultant: \$140,000
Estimated completion	Nov/Dec 2016		March/April 2017		March/April2017	

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department’s Strategic Business Plan goals?
- How does this item align with the County’s Performance Clackamas goals?

By addressing employment land supply, this item supports several Performance Clackamas Goals

- By 2020, Clackamas County will have and maintain a 20-year supply of serviceable non-retail employment land in the urban growth boundary.
- By 2019, Clackamas County will have and maintain a supply of employment land, including large lot industrial, sufficient to provide 500 jobs within a nine-month window.

LEGAL/POLICY REQUIREMENTS:

As noted in the August 17, 2015 staff report, changes would necessitate a significant public process as follows:

Process steps for significant changes to Reserves

1. A revised intergovernmental agreement between Metro and Clackamas County.
2. A new joint county/metro public process.
3. Reconsideration and re-application of the Urban and Rural Reserves factors by the County and Metro.
4. A full County comprehensive plan amendment process, including pre-hearing notices, and a planning commission process.

5. Consultation and coordination with Multnomah and Washington Counties for urban reserves changes.
6. For new urban reserves, coordination “with cities, specials districts and school districts that might be expected to provide urban services . . .” OAR 660-027-0040(8)
7. A new joint submittal to the Land Conservation and Development Commission.
8. Potential appeals to the Court of Appeals.

Metro has indicated that it is not interested in changes to the reserves map at this time.

PUBLIC/GOVERNMENTAL PARTICIPATION:

OPTIONS AND RECOMMENDATIONS:

Options

1. Direct staff to proceed with the work plan described in the attached memorandum.
2. Direct staff proceed with portions of the work plan.

ATTACHMENTS:

- a. Draft work program
- b. Rural Public Involvement Plan.
- c. Urban Public Involvement Plan
- d. Oregon Administrative Rules with factors for urban and rural reserves

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Dan Chandler @
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