

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Study Session Worksheet

**Presentation Date:** September 25, 2012 **Approx Start Time:** ~~11:00~~ <sup>10:45am</sup> **Approx Length:** 45 min

**Presentation Title:** Industrial Lands Approach (County/Regional)

**Department:** Business and Community Services, Business & Economic Development

**Presenters:** Gary Barth, BCS Director  
Catherine Comer, Business & Economic Development Manager

**Other Invitees:** Laurel Butman, Dan Chandler

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

Staff requests direction regarding the County's approach to inquiries about and staffing to industrial lands discussions happening locally and regionally.

### EXECUTIVE SUMMARY:

Currently, local and regional discussions regarding the availability and readiness of industrial lands have taken on increasing significance. Two upcoming events – a regional forum hosted by several partners (including Metro, the Port of Portland, and Business Oregon) and a Regional Solutions meeting with the Governor – have these two issues on their agendas. Additionally, the Clackamas County and Westside Business Alliances have promoted the industrial lands conversations to the front of their agendas.

Staff in Business and Community Services receives daily requests for attendance at and County perspectives regarding industrial land availability and readiness in the County. The department has studied the issue and found the data indicates that the County has very little designated industrial land within the Metro urban growth boundary but correspondingly has what might be considered ample industrial land opportunities outside the UGB. To date, the Business & Economic Development division's vision and mission have focused on making ready what industrial land opportunities exist while also recognizing that Clackamas County's business and development opportunities and strengths are diverse, with some of those strengths outpacing the industrial sector.

Given the current local and regional conversations, staff would like confirmation from the County Board of Commissioners of the County's stance on industrial lands and its goals related to industrial land development and uses both across the County (in and outside the UGB) and as a participant at the regional level.

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

There are no financial implications associated with this issue; it is simply a confirmation of the appropriate use of budgeted staff time.

### LEGAL/POLICY REQUIREMENTS:

As an integral jurisdictional member of the Metro region, the County's actions and assertions regarding industrial land availability and readiness is of interest to other jurisdictions within

Metro's UGB. As a local jurisdiction, the County's actions and policies impact the balance of industrial uses across all jurisdictions within the County.

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

As noted above, staff seeks direction about the department's level of involvement in ongoing local and regional discussions.

**OPTIONS:**

Please see Attachment A.

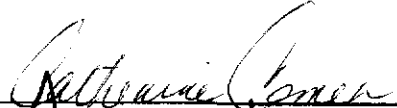
**RECOMMENDATION:**

Department staff is seeking Board direction in this matter. Staff feels there is inherent value in attending and participation in these discussions in order to stay informed and that there could be added value for the County to having a clear approach to industrial lands questions both at the regional level concerning lands within the UGB and at the local level concerning all County industrial lands.

**ATTACHMENTS:**

Attachment A: Options Matrix

**SUBMITTED BY:**

Division Director/Head Approval 

Department Director/Head Approval 

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

For information on this issue or copies of attachments, please contact: Gary Barth, BCS @ 503-742-4299

## Fiscal Impact Form

### RESOURCES:

Is this item in your current work plan and budget?

YES

NO

### START-UP EXPENSES AND STAFFING (if applicable):

Staffing is covered within current BCS budget.

### ONGOING OPERATING EXPENSES/SAVINGS AND STAFFING (if applicable):

Staffing is covered within current BCS budget.

### ANTICIPATED RESULTS:

Depending on Board direction, the County has the opportunity to remain a significant local and regional contributor to industrial lands discussions and policy development.

### COSTS & BENEFITS:

These will be determined depending on the Board's direction.

## ATTACHMENT A

### LOCAL INDUSTRIAL LANDS APPROACH

The conceptual approaches outlined below are not meant to be mutually exclusive. Rather than considering them either/or, they can be considered from a both/and perspective.

#### BCS Role (current):

- Lead agency in unincorporated areas
- Supporting agency to cities within the County
- Interdepartmental connections with DTD and the Development Agency
- Industrial lands considered in all parts of the county, both inside and outside the UGB

#### Conceptual Approaches (some options are currently employed):

1. Identify and support, where appropriate, opportunities for industrial land development and supporting infrastructure in unincorporated areas.
  2. Advise and support cities in their efforts to develop industrial lands.
  3. Identify and support industrial redevelopment opportunities.
  4. Support local developers' efforts at land assembly for industrial uses.
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### REGIONAL INDUSTRIAL LANDS APPROACH

The conceptual approaches outlined below are present a range of options, some of which may be mutually exclusive.

#### BCS Role (current):

- Participant in the greater Portland economic region
- Communicate and coordinate with cities inside the UGB regarding regional issues

#### Conceptual Approaches (some options are currently employed):

1. Inform and educate regional partners on the County's economic opportunities and aspirations.
2. Engage and promote the County's approach to industrial lands.
3. Observe and remain aware of industrial lands activities at the regional level.
4. Choose not to engage regionally (though cities may choose to engage).