

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS
Study Session Worksheet

Presentation Date: October 11, 2011 Time: 11:15 a.m. Length: 15 minutes

Presentation Title: Sandy Green Corridor IGA

Department: Department of Transportation and Development & County Counsel

Presenters: Dan Chandler & Rhett Tatum

QUESTION

Should Clackamas County enter into an intergovernmental agreement with the City of Sandy and Metro requiring the parties to work in good faith to create a visual buffer along Highway 26, between Gresham/Damascus and Sandy?

ISSUE & BACKGROUND

Previous Agreement & New Urban Reserves

In 1998 the county entered into an intergovernmental agreement (1998 IGA) with the City of Sandy, Metro and ODOT to help Sandy preserve an identity distinct from the Metro Region. The agreement called for cooperation between the parties to create permanent reserves of rural land in the area between Sandy and the Metro Urban Growth Boundary (UGB).

That specific goal is no longer entirely possible. In mid-August of this year, the Land Conservation and Development Commission approved long-term urban reserve designation of the area lying west Highway 26 and north of Highway 212, referred to as the "Clackanomah Urban Reserve." This land is prioritized for UGB expansion and eventually development. The designation proceeded following an understanding that the county would work with the city to update the 1998 IGA.

Proposed Intergovernmental Agreement on the Highway 26 Corridor

The proposed IGA seeks to preserve Sandy's distinct identity while acknowledging future development of the Clackanomah Urban Reserve by requiring the parties to work

together in good faith to establish a visual buffer of evergreen trees along Highway 26. The agreement emphasizes establishing the buffers before development begins and then reimbursing the parties with future development fees for the cost of acquiring the easements and planting the trees. Additionally the parties are expected to collaborate on any concept planning preceding the inclusion of Clackanomah Urban Reserve in the UGB.

The agreement would become effective only once there has been a final decision on the urban reserves in Clackamas County, including any appeals, which staff expects by early next year.

QUESTIONS PRESENTED FOR CONSIDERATION

Should the county enter into the IGA? If so, is a 50' wide buffer appropriate or should alternatives for a variable buffer be provided that will accomplish the intended screening objectives.

OPTIONS AVAILABLE


1. Agree to the IGA as written.
2. Suggest changes for staff to negotiate with the other parties.
3. Reject the IGA in its entirety.

STAFF RECOMMENDATION

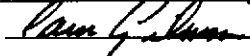
Staff recommends that the Board of Commissioners agree to the IGA as written.

SUBMITTED BY:

Division Director/Head Approval



Department Director/Head Approval



For information on this issue or copies of attachments,
please contact Dan Chandler at 503-742-5394