

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: July 29, 2014 **Approx Start Time:** ~~8:30~~^{9:00} **Approx Length:** 30 minutes

Presentation Title: Draft work plan for legislative land use agenda.

Department: Admin

Presenters: Dan Chandler, Gary Schmidt

Other Invitees: Chris Lyons

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Discussion and direction on plan to develop information for a potential land use bill in the 2015 legislative session.

EXECUTIVE SUMMARY:

The attached memorandum lays out a series of steps for the County to gather facts and advice on the potential for a legislative "ask" around land use and economic development needs in the 2015 session.

FINANCIAL IMPLICATIONS (current year and ongoing):

LEGAL/POLICY REQUIREMENTS:

PUBLIC/GOVERNMENTAL PARTICIPATION:

As this matter progresses, staff anticipates that there will be substantial input to the County, Metro, Legislators and state agencies. In addition, there will likely be opportunities for input from our citizens and government partners as we develop additional information.

OPTIONS:

1. Approve the plan as recommended
2. Direct changes to the plan.

RECOMMENDATION:

Staff recommends both numbers one and two, above

ATTACHMENTS:

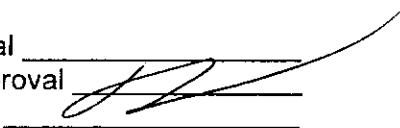
July 21, 2014 Memorandum from Dan Chandler to BCC, with attached powerpoint describing Economic Development Commission work plan.

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____

A handwritten signature in black ink is written over the three approval lines. The signature is stylized and appears to be 'J. Chandler'.

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

Fiscal Impact Form

RESOURCES:

Is this item in your current work plan and budget?

YES

NO

START-UP EXPENSES AND STAFFING (if applicable):

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

ANTICIPATED RESULTS:

N/A

COSTS & BENEFITS:

Costs:							
	Item	Hours	Start-up Capital	Other Start-up	Annual Operations	Annual Capital	TOTAL
Total Start-up Costs							
Ongoing Annual Costs							
Benefits/Savings:							
	Item	Hours	Start-up Capital	Other Start-up	Annual Operations	Annual Capital	TOTAL
Total Start-up Benefit/Savings							
Ongoing Annual Benefit/Savings							



MEMO

To: Board of County Commissioners
From: Dan Chandler, Strategic Policy Administrator
Re: Work Plan for Potential Legislative Land Use Strategy
Date: July 21, 2014

Introduction

The remand of the Metro Urban and Rural Reserves decision, the Washington County "Grand Bargain" and concerns about the adequacy of employment land in Clackamas County together raise the question whether Clackamas County should formulate a land use "ask" for the 2015 legislative session.

There are several ongoing efforts by staff and advisory bodies that will help inform any County land use request or bargain in the 2015 legislative session. We should have ample time to formulate a detailed request in time for the 2015 session, and staff will work to assure that we have a pre-session commitment to a placeholder bill. In addition, next year we have until March to have a bill introduced.

Staff has set a target date of no later than Wednesday, December 3 for BCC adoption of a legislative request. This will allow time for the Economic Development Council (EDC) to complete its committee work, completion of an employment land "needs" study, and additional work by the Stafford Hamlet.

Employment Land Needs Study

The County has issued a request for proposals (RFP) for a consultant to help determine the amount of land needed to meet the following goal:

- By 2020, Clackamas County will have and maintain a 20-year supply of serviceable non-retail employment land in the urban growth boundary.

A key issue here is the phrase "serviceable." This will require the consultant to evaluate areas in terms of the likelihood of access to infrastructure.

Timeline:

RFP Issued	July 16, 2014
RFP Closes	August 8, 2014
Contractor Selected	August 20, 2014
Contract Executed	September 4, 2014
Work Completed	October 31, 2014

Phase 2 of Asset Mapping Project

The County's economic development department is close to completing its Phase 2 Asset Mapping project, which will provide detailed information on all of the available industrial parcels in the County of 10 acres or larger.

Timeline:

Scheduled for Completion and Review by September 1, 2014.

Economic Development Commission

The BCC has charged the Economic Development Commission with the following:

- Explore any and all employment land in Clackamas County. The EDC is asked to study the employment land inventory, successful key employment areas, and identify opportunities for sites that could be brought into the employment land inventory for the future. Optimal sites will have potential within areas of successful key industries.

The EDC has broken into two committees, one looking inside the existing UGB, and another looking outside the UGB. A copy of materials from the May EDC meeting is attached.

Timeline:

The EDC committee work should be completed by the end of October.

Stafford Hamlet

The Stafford Hamlet has been working toward the potential development of a Stafford Community Vision Plan, which may influence the County's legislative request as to the Stafford area. Staff will encourage and assist the Hamlet in completing its efforts by November, 2014, but we have no control over the timing of the Hamlet's work. Approval of a plan by the Hamlet will involve a super-majority of large and small-parcel property owners.

Timeline:

Unknown

EDC

ECONOMIC DEVELOPMENT COMMISSION

2014 Committees

Committee charge from the Board of County Commissioners:

Explore any and all employment land in Clackamas County. The EDC is asked to study the employment land inventory, successful key employment areas, and identify opportunities for sites that could be brought into the employment land inventory for the future. Optimal sites will have potential within areas of successful key industries.

To accomplish this, the EDC will form two committees:

- 1) Focus on land and infrastructure Outside the UGB
- 2) Focus on land and infrastructure Inside the UGB

Where would the biggest return on public investment be?

- Public Funds
- Political Lobbying
- Long range infrastructure planning

What to look for

Potential:

- Higher density development
- Increase in GDP
- Assessed Value
- Jobs

Constraint:

- Development
- Transportation
- Utilities
- Political
- Land Use

Study Areas

Inside the UGB

- Rock Creek, Happy Valley (May)
- Beavercreek, Oregon City (June)
- North Milwaukie Industrial Area (July)
- City of Damascus (August)
- Stafford/Borland (September)

Outside the UGB

- Park Industrial Area, Estacada (May)
- Pioneer Industrial Park, Canby (June)
- I-5 Exit 282A, French Prairie Area (July)
- East County Boring/Carver/Springwater (Aug)
- Stafford/Borland (September)

*Note: study areas include development sites that are in the Asset Mapping project, however, may have constraints.

