

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Study Session Worksheet

**Presentation Date:** August 17, 2015 **Approx Start Time:** 10:00am **Approx Length:** 2 hours

**Presentation Title:** Employment Land Need Decision.

**Department:** Admin, Planning

**Presenters:** Dan Chandler, Martha Fritzie  
Kirstin Greene, Cogan Owens, Facilitator

**Other Invitees:** Barb Cartmill, Gary Schmidt, Gary Barth

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

This policy session is the fourth step in a 4-step process to assist the Board of Commissioners in addressing the following issues related to its 20-year need for employment land:

- Can Clackamas County meet its 20 year need for non-retail employment land within the current configuration of urban rural reserves?
- Other than negotiations regarding the Stafford area, should Clackamas County advocate for changes in the current configuration of urban and rural reserves, and if so, what changes?
- If the County is to consider a legislative ask to meet its 20-year land needs, what areas should be considered, and how should they be designated?

### EXECUTIVE SUMMARY:

#### County Goal

Last September, the Board of County Commissioners adopted the following strategic goal as part of Performance Clackamas:

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

#### Context – Metro and the Urban Growth Boundary.

Under State law, Metro has exclusive authority over the Urban Growth Boundary (UGB) in the Metro area. Metro is required to evaluate the UGB every 6 years to assure that there is adequate land to provide a 20-year supply of land for housing. While not

required by statute, Metro also evaluates the need to provide a 20-year supply of employment land on the same schedule.

Metro prepares a 20-year forecast of population and employment growth for the region and, if necessary, adjusts the boundary to meet the forecasted need. The forecast is called the Urban Growth Report, or UGR. Metro calls these decisions Growth Management Decisions. Metro is currently in the process of making a Growth Management Decision.

Metro looks at land need on a regional basis and, since a 2005 court case, cannot consider a sub-regional need without first considering the regional context. For example, if there is adequate land in Forest Grove, Metro might not be able to expand the boundary to meet a local need for a city like Wilsonville.

Nonetheless, it is important for Clackamas County to maintain an adequate supply of employment land for a number of reasons. First, we need to maintain a balance of jobs and housing, so that fewer county residents are overburdening the transportation system traveling to jobs elsewhere. Second, the County needs to continue to increase assessed value, so we can provide for public safety and care for our vulnerable citizens. Third, an adequate land supply is a key element in providing jobs, the benefits of which are too numerous to mention.

#### Land Need Studies:

To evaluate the county's 20-year land need, the County commissioned a study by Johnson Economic and Mackenzie entitled "Non-Retail Land Demand Forecast" (hereinafter "Johnson Study"). The study concluded that because the current Urban Growth Report overestimated the amount of suitable land in Damascus, the County was significantly short in having a 20 employment land supply.<sup>1</sup> Following on the study, County staff met with City staff and evaluated the actual plans in Damascus. Based on this information, the Board of County Commissioners concluded that the County's overall shortage of non-retail employment land was in the 1100 acre range. At a subsequent study session, the Commission confirmed that County needs land for a wide range of non-retail employment uses.

#### Current Configuration of Urban and Rural Reserves.

There are two key questions at issue with respect to the potential location of our land supply. First, there has been some question whether it would be possible to even meet our 20-year employment land need within the current configuration of Urban and Rural reserves.

There are also questions whether the reserves configuration will realistically provide a 50 year land supply for the region. For example, can we still assume that the 4200 acres of Urban Reserves in the Boring area will provide a long term land supply, given

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<sup>1</sup> Although the Johnson Study has been criticized for using "aspirational" growth projections, the study actually concluded that the acreage necessary to meet the County's employment land need was not significantly different than what was forecast in the Urban Growth Report. The chief difference lay in the calculation of land *supply*.

that the City of Damascus may disincorporate, and in any event is unlikely to develop to the edge of the existing UGB within the next 20 years?

Attachment A is a table describing each potential area. Attachments B, C and D are maps showing the potential locations and summarizing the available land area. There are several things worth noting about the maps:

- The maps are not property-specific, and show a general area and potential amount of land.
- The planning and ultimate development of those areas will be controlled by adjacent or nearby cities.
- It is possible to accommodate a reasonable 20-year growth projection within the existing configuration of reserves.
- However, looking at the configuration of Urban Reserves, there is some question whether there would be a reasonable 50-year supply available for the County, and the region.

#### Changes to Reserves

Any changes to the Urban and Rural reserves would necessitate a lengthy and involved process, and would involve at least the following:

1. A revised intergovernmental agreement between Metro and Clackamas County.
2. A new joint county/metro public process.<sup>2</sup>
3. Reconsideration and re-application of the Urban and Rural Reserves factors by the County and Metro.
4. Consultation and coordination with Multnomah and Washington Counties.
5. 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)
4. A new joint submittal to the Land Conservation and Development Commission.
5. Potential appeals to the Court of Appeals.

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<sup>2</sup>“In the development of an intergovernmental agreement described in this division, Metro and a county shall follow a coordinated citizen involvement process that provides for broad public notice and opportunities for public comment . . .” OAR 660-027-0030(2)

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

**LEGAL/POLICY REQUIREMENTS:**

There have been several comments criticizing the County for even evaluating its land supply need independently from the regional need. It is true that Metro is not legally required to meet land needs at a sub-regional level. (Interestingly, cities making the same assertion with regard to a housing need don't receive the same criticism.) However, the current exercise is not aimed at the current UGB decision, it is designed to allow the County to determine whether it is possible to meet a 20-year land need with the current configuration of reserves in the County.

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

County and City Staff and elected officials have discussed city aspirations for the UGB several times since late 2013, and, other than Wilsonville, City officials have not expressed any interest in UGB amendments for 2015.

On July 17th, the County sent a letter to all of the City planning directors asking whether their cities had any desire to change the reserves configuration. The Cities of Lake Oswego, Canby and Wilsonville responded. Copies of the letters are attached. In addition County staff has discussed specific land areas with staff from Canby, Happy Valley and Wilsonville.

The City of Wilsonville is on record opposing any changes to the reserves designations south of the Willamette River in the French Prairie area.

**OPTIONS AND RECOMMENDATIONS:**

There is a range of options available for meeting the employment land need, from land in existing reserves, increasing jobs density in the UGB, to changes between Rural Reserves and Urban Reserves or undesignated land.

**Potential Land Supply with no changes to reserves**

**Potential changes to reserves**

Existing Urban Reserves		Inside the UGB		Existing Satellite Areas		Satellite Area Changes		Changes to Metro Reserves	
<u>Borland Road</u>	260 ac.	<u>Damascus</u>	400 ac.	<u>East of Canby*</u> (Currently UND)	400 ac.	<u>East of Canby*</u> (Rural to UND)	400 ac.	<u>French Prairie</u> (Rural to Urban)	1800 ac.
<u>Oregon City</u>	70 ac.	<u>North Milwaukie</u>	300 ac.			<u>Springwater Rd.</u> (Rural to UND)	1500 ac.	<u>Beavercreek</u> (Rural to Urban)	400 ac.
<u>NW Wilsonville</u>	125 ac.								
<b>TOTALS BY CATEGORY</b>	<b>455 ac.</b>		<b>700 ac.</b>		<b>400 ac.</b>		<b>1900 ac.</b>		<b>2200 ac.</b>

\* \* The areas described as "East of Canby" would not meet the County's goal as currently described, which seeks a land supply within the Metro UGB. However, given the proximity to the UGB, large parcels and flat topography, staff felt they were worth including for purposes of discussion. There are 400 acres adjacent to city limits which is currently undesignated, an area which could easily be doubled in size. Because Canby is outside of Metro, the City can expand its Urban Growth Boundary under the standard priority scheme, so long as the land is not designated as a rural reserve.

## Options


There are too many variables to create a simple set of options. However, they generally fall into a few categories:

1. Work to meet our 20-year land supply need within the existing configuration of urban and rural reserves. (Other than what may be negotiated in the Stafford mediation.)
2. Seek to add some potential employment land by modifying rural reserves in nearby satellite areas like Canby.
3. Seek to modify rural reserves south of Wilsonville, or around Springwater Road, to either urban reserve or undesignated, potentially in conjunction with eliminating a similar amount of urban reserves on foundation farmland in the Boring area.
4. Agree to the current configuration of reserves on remand, and advocate for legislative solutions to city, county and regional land needs.

## ATTACHMENTS:

- a. Table from Martha Fritzie describing potential employment land areas.
- b. Map of potential employment land areas
- c. Map of potential employment land areas
- d. Map of potential employment land areas
- e. Additional information requested by commissioners.
- f. Responses from City planning directors.

## 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 @  
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:**

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

**Table 2: Summary of Analysis of Potential Employment Land Areas**

Subarea	Unconstrained Acres (Approx.)*	Large Parcels (> 25 acres)	Type of Employment Land/ Target Development Types	Comments
<b>1. Options inside the UGB, requiring a change in development assumptions and policy direction</b>				
(A) North Milwaukie	≈300 (equiv.)	N/a	<b>Industrial</b> Business park/light industrial/commercial	Intensification of employment in the underutilized N. Milwaukie industrial area is expected to result in a net increase in employment density for this 200-acre employment area. Although the study has not yet been completed, the increase is conservatively assumed to be approximately 3,600 new jobs, which translates to the equivalent of 300 acres of land (using the same assumptions as found in the Johnson report for converting employees to acres). The County providing support to Milwaukie for the implementation of strategies that come out of the study could effectively reduce the need for the 1,100 acres.
(B) Damascus (Happy Valley)	≈350 acres in northwest corner	1 parcel > 50 acres  A few parcels between 20 and 25 acres	<b>Industrial</b> Business park/light industrial/commercial <ul style="list-style-type: none"> <li>• Business/office parks</li> <li>• R&amp;D</li> <li>• Corporate headquarters</li> <li>• Medical office</li> </ul>	Given the current working assumption that the city of Damascus will not be in existence as it is today and the city of Happy Valley will likely plan, zone and serve much of the western portion of Damascus, there is potential for the County to advocate for Happy Valley to provide more employment land within this area that is currently being assumed to be available.  The northwest area is designated of residential development on the draft Damascus plans that are being considered for analysis purposes and a portion of the mixed use “village” area on that plan. However, this area is identified on Metro’s Title 4 (Industrial and Other Employment Areas) maps as an “industrial area” and is adjacent to a planned employment area in Happy Valley and some of this land has recently annexed into Happy Valley. Potential uses in northwest area are based on zone planned for adjacent properties in East Happy Valley Plan area.
	≈40 acres in southwest area along Hwy 224	Primarily smaller parcels of less than 20 acres	<ul style="list-style-type: none"> <li>• General industrial</li> </ul>	The southwest area along Hwy 224 currently contains some rural industrial land/businesses but was planned for residential development on draft Damascus plans. At least one property owner in this area is interested in and has proposed development for this area that includes additional employment land.
<b>2. Options in existing Urban Reserves (or Undesignated area), not requiring a change to the Urban/Rural Reserves map</b>				
(C) Stafford/Borland Urban Reserve	≈260 acres in Urban Reserve	1 parcel > 25 acres  Other large parcels are committed to other development (i.e. school, church)	<b>Commercial</b> Class A office/light industrial campus <ul style="list-style-type: none"> <li>• Office</li> <li>• High tech/R&amp;D</li> <li>• Retail</li> </ul>	Buildable acreage and potential uses are based on previous studies completed by consultants from 2001 to 2015 and includes land north of I-205 and south of the Tualatin River and east of existing UGB (Tualatin). This area is part of a larger Urban Reserve but in generally understood to be the only area appropriate for development into an employment center within the Stafford triangle.
(D) S/E of Oregon City Urban Reserve	≈ 60-70 acres in Urban Reserve	These areas contain primarily smaller parcels of less than 10 acres.	<b>Industrial/commercial</b> <ul style="list-style-type: none"> <li>• Campus industrial, high tech</li> <li>• Commercial</li> </ul>	Area adjacent to Beaver Creek Concept Plan area, which plans for a mix of industrial/ commercial and mixed use housing areas. The Urban Reserve areas closest to the planned employment areas were included in this analysis.  Potential uses are based on those found in the Beaver Creek Concept Plan.
(E) NW of Wilsonville Urban Reserve	≈125 acres in Urban Reserve	- 1 parcels > 50 acres - 2 parcels > 25 acres	<b>Industrial/commercial</b> Campus industrial/office commercial	The city of Wilsonville has looked at this area as either an extension of the Coffee Creek employment area (to the north and east of this Urban Reserve) or as an extension of the Villebios residential community (to the south). Given the need for more employment land in the county, advocating for this area to be commercial/industrial rather than residential may be prudent.

\*With the exception of the Stafford/Borland area, acreage is net of regulated floodplain and floodway areas; slopes over 25%; and stream buffers but does not account for existing development.


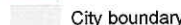




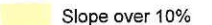
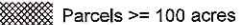

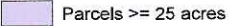


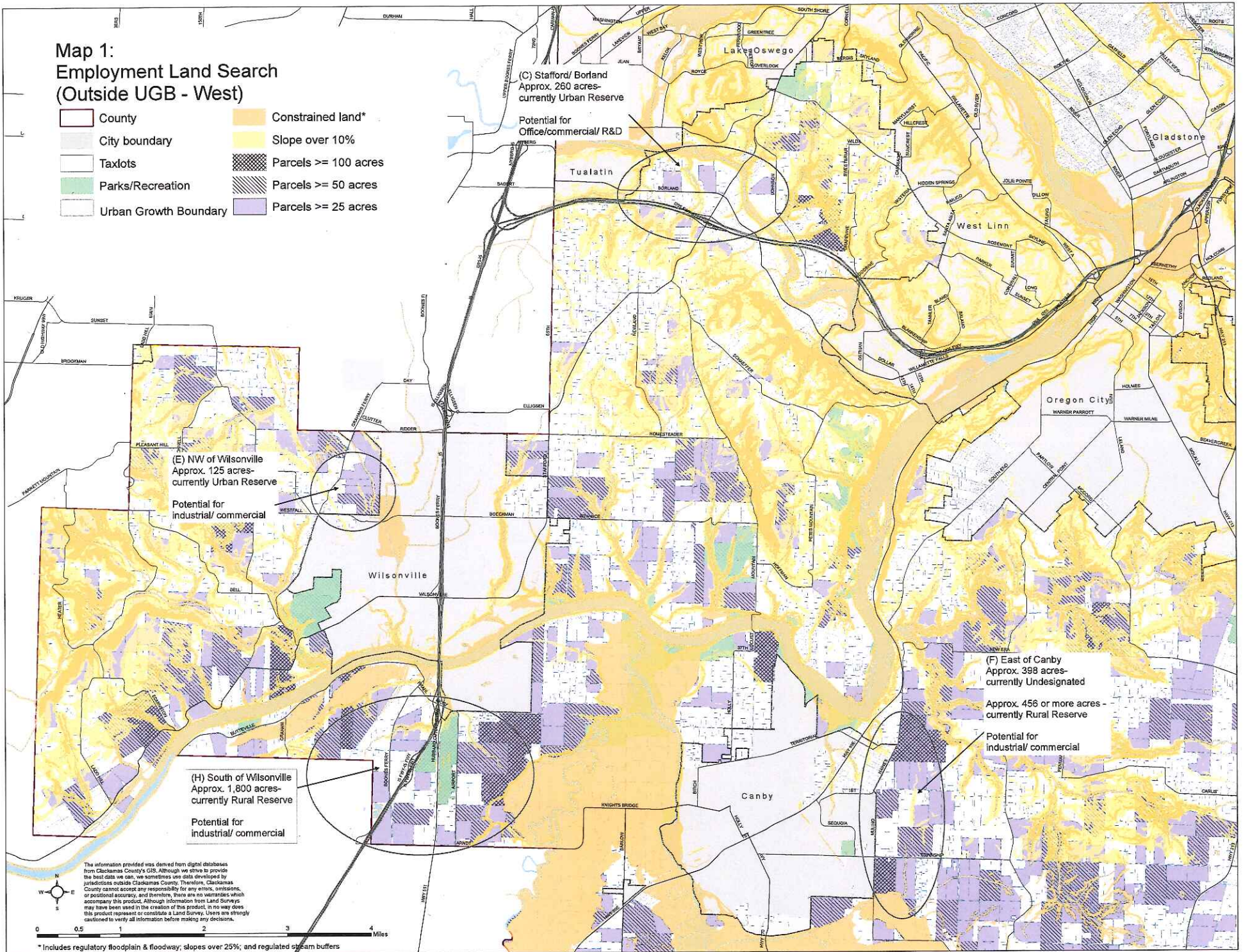
**Table 2: Summary of Analysis of Potential Employment Land Areas**

Subarea	Unconstrained Acres (Approx.)*	Large Parcels (> 25 acres)	Type of Employment Land/ Target Development Types	Comments
<b>3. Satellite area, may require a change to the Urban/Rural Reserves map (Rural to Undesignated)</b>				
(F) East of Canby	<p>≈ 398 acres Undesignated</p> <p>≈ 456 or more acres in Rural Reserve</p>	<p>- 3 parcels &gt; 50 acres</p> <p>- 2 parcels &gt; 25 acres</p> <p>Rural reserve:</p> <p>- 1 parcel &gt; 100 acres</p> <p>- 1 parcel &gt; 50 acres</p> <p>- 4 parcels &gt; 25 acres</p>	<b>Industrial</b>	<p>Approximately 398 unconstrained acres to the east and southeast of Canby's existing UGB are Undesignated.</p> <p>Changing some of the immediately adjacent Rural Reserve to Undesignated for future employment land in Canby could add approximately 450 or more unconstrained acres.</p> <p>Changing designation would require an amendment to the county's Comprehensive Plan and the regional Reserves designations and findings.</p> <p>Conversations with city staff indicate that the city supports the decision to undesignated around 400 additional acres to provide for future employment lands. Unsure of likelihood of appeal by other parties.</p>
(G) Springwater Rd area	≈ 1,500 acres in Rural Reserve	<p>- 6 parcels &gt; 50 acres</p> <p>- 14 parcels &gt; 25 acres</p>	<b>Industrial /commercial</b>	<p>A fairly isolated area with approx. 1,500 acres of "unconstrained" land within the Rural Reserve in this area; more acreage farther out Springwater Rd. Metro owns at least 150 acres in within this area and several hundred acres adjacent to it.</p> <p>This area has fairly substantial transportation constraint in that the only way over the Clackamas River from the existing urban area is the Carver Bridge, which cannot accommodate large trucks.</p> <p>No nearby city to serve, not likely to be able to be served within the 20-year timeframe given expected timing of service provision in E Happy Valley/ Damascus area and need to cross river.</p> <p>Changing designation would require an amendment to the county's Comprehensive Plan and the regional Reserves designations and findings. Unsure of likelihood of appeal by other parties.</p> <p><b>Farming considerations:</b></p> <ul style="list-style-type: none"> <li>- Area is listed as "Important" farmland on region's "Agriculture Land Inventory and Analysis" map</li> <li>- Area contains mostly High Value Farmland (Class 2 and some Class 3 soils)</li> <li>- Based on aerial photography, as much as 850 acres of this area is actively being farmed.</li> </ul>
<b>4. Options in Rural Reserves, requires a change to the Urban/Rural Reserves map (Rural or Undesignated to Urban Reserve)</b>				
(H) South of Wilsonville	<p>≈1,800 acres in Rural Reserve</p> <p>Alternative: Narrower swath along the I-5 corridor, west of Airport Rd., east of Boones Ferry (roughly) ≈620 acres in Rural Reserve</p>	<p>- 3 parcels &gt; 100 acres</p> <p>- 7 parcels &gt; 50 acres</p> <p>- 10 parcels &gt; 25 acres</p> <p>Alternative: - 1 parcels &gt; 100 acres</p> <p>- 2 parcels &gt; 50 acres</p> <p>- 5 parcels &gt; 25 acres</p>	<b>Industrial /commercial</b>	<p>Currently all 1,800 acres are in an area approved as a Rural Reserve and would require an amendment to the county's Comprehensive Plan and the regional Reserves designations and findings. Approximately 163 acres contain a golf course.</p> <p>Unwilling city and many farm-related interests and/or agencies have been vocally against including this area in any urban plans. Very high probability of new appeals if this area were re-designated as something besides Rural Reserve.</p> <p><b>Farming considerations:</b></p> <ul style="list-style-type: none"> <li>- Area is listed as "Foundation" farmland on the region's "Agriculture Land Inventory and Analysis" map</li> <li>- Area contains mostly High Value Farmland (Class 2 and some Class 3 soils, and a small amount of Class 1 soils)</li> <li>- Based on aerial photography, as much as: <ul style="list-style-type: none"> <li>- 1,040 acres of the larger area is actively being farmed; and</li> <li>- 330 acres of the smaller area is actively being farmed</li> </ul> </li> </ul>
(I) Southeast of Oregon City, toward the Beavercreek Hamlet	≈ 440 or more acres in Undesignated area	<p>Undesignated area:</p> <p>- 1 parcel &gt; 50 acres</p> <p>- 3 parcels &gt; 25 acres</p>	<b>Industrial /commercial</b>	<p>Includes lands south of the Urban Reserve that ends at or near Henrici Rd, toward the Hamlet of Beavercreek. Given the current difficulties Oregon City has with getting any large areas annexed because of voter-approved annexation, it is unlikely that this area would be ready for development within the 20-year timeframe. Area is likely to be appealed if re-designated.</p>

\*With the exception of the Stafford/Borland area, acreage is net of regulated floodplain and floodway areas; slopes over 25%; and stream buffers but does not account for existing development.

# Map 1: Employment Land Search (Outside UGB - West)


-  County
-  City boundary
-  Taxlots
-  Parks/Recreation
-  Urban Growth Boundary
-  Constrained land\*
-  Slope over 10%
-  Parcels >= 100 acres
-  Parcels >= 50 acres
-  Parcels >= 25 acres

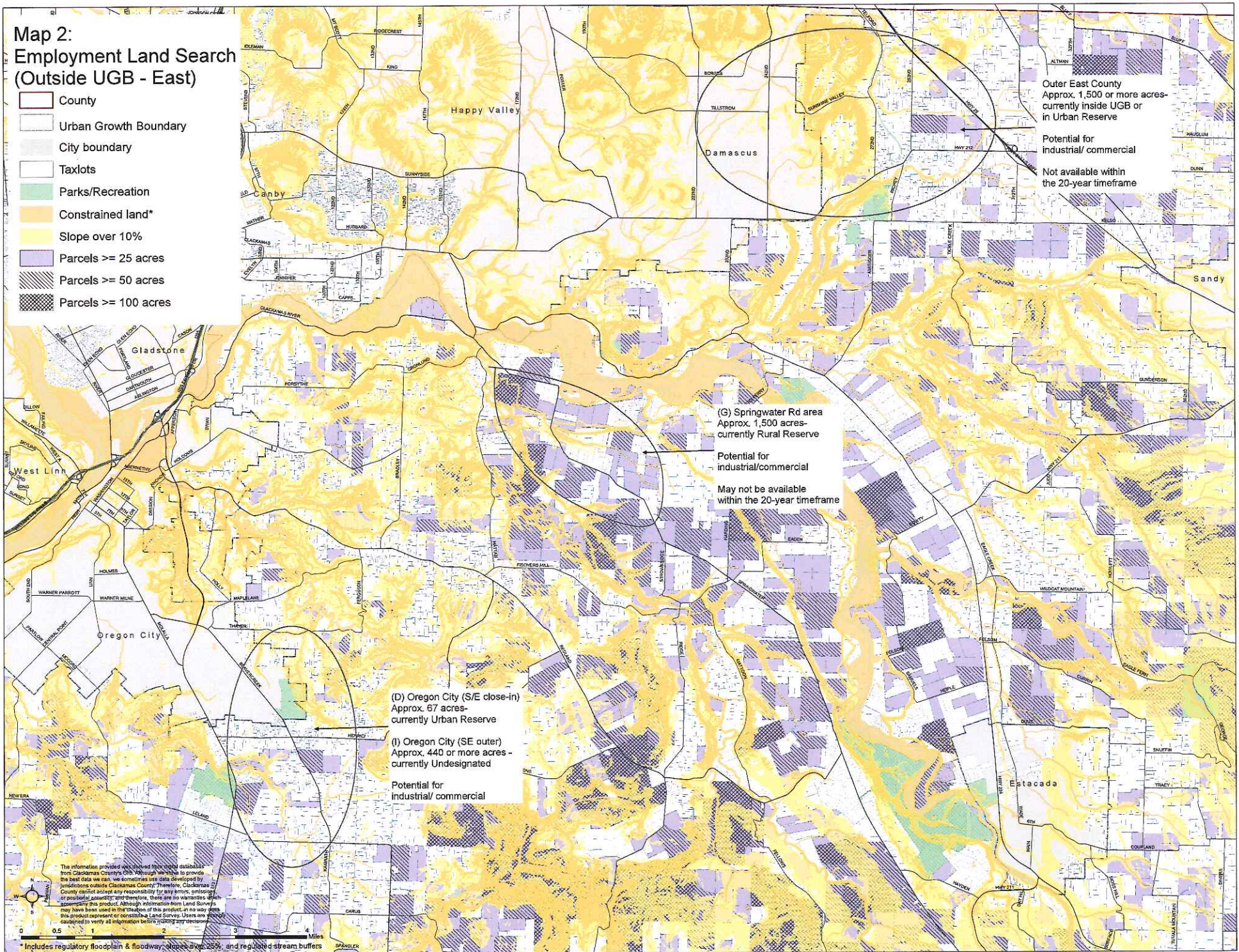


The information provided was derived from digital databases from Clackamas County's GIS. Although we strive to provide the best data we can, we sometimes use data developed by jurisdictions outside Clackamas County. Therefore, Clackamas County cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Although information from Land Surveys may have been used in the creation of this product, in no way does this product represent or constitute a Land Survey. Users are strongly cautioned to verify all information before making any decisions.

\* Includes regulatory floodplain & floodway; slopes over 25%; and regulated stream buffers

# Map 2: Employment Land Search (Outside UGB - East)

-  County
-  Urban Growth Boundary
-  City boundary
-  Taxlots
-  Parks/Recreation
-  Constrained land\*
-  Slope over 10%
-  Parcels >= 25 acres
-  Parcels >= 50 acres
-  Parcels >= 100 acres



Outer East County  
Approx. 1,500 or more acres  
currently inside UGB or  
in Urban Reserve

Potential for  
industrial/commercial

Not available within  
the 20-year timeframe

(G) Springwater Rd area  
Approx. 1,500 acres-  
currently Rural Reserve

Potential for  
industrial/commercial

May not be available  
within the 20-year timeframe

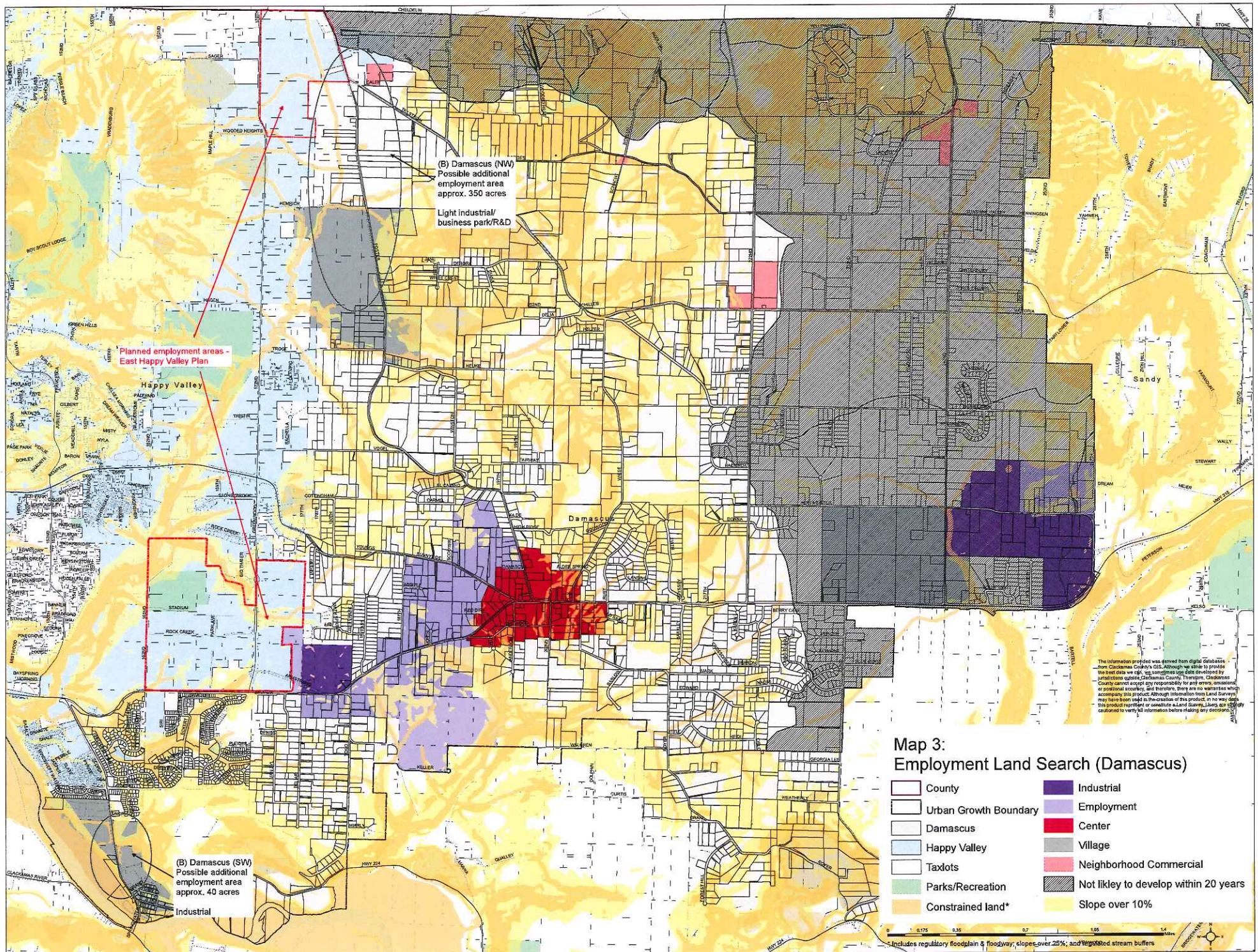
(D) Oregon City (S/E close-in)  
Approx. 67 acres-  
currently Urban Reserve

(I) Oregon City (SE outer)  
Approx. 440 or more acres -  
currently Undesignated

Potential for  
industrial/ commercial

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\* Includes regulatory floodplain & floodway, slopes over 25%, and regulated stream buffers



Planned employment areas -  
East Happy Valley Plan

(B) Damascus (NW)  
Possible additional  
employment area  
approx. 350 acres  
Light industrial/  
business park/R&D

(B) Damascus (SW)  
Possible additional  
employment area  
approx. 40 acres  
Industrial

The information provided was derived from digital databases from Caltrans and Caltrans GIS. Although we strive to provide the best data we can, we assume no responsibility for any errors, omissions, or professional liability. Caltrans and Caltrans GIS do not warrant the accuracy of this product. Although information from Land Survey may have been used in the creation of this product, it is not a substitute for a professional land survey. Users are advised to verify all information before making any decisions.

Map 3:  
Employment Land Search (Damascus)

- |  |                       |  |                                       |
|--|-----------------------|--|---------------------------------------|
|  | County                |  | Industrial                            |
|  | Urban Growth Boundary |  | Employment                            |
|  | Damascus              |  | Center                                |
|  | Happy Valley          |  | Village                               |
|  | Taxlots               |  | Neighborhood Commercial               |
|  | Parks/Recreation      |  | Not likely to develop within 20 years |
|  | Constrained land*     |  | Slope over 10%                        |

0 0.175 0.35 0.7 1.05 1.4 Miles  
Includes regulatory floodplain & floodway, slopes over 25%, and vegetated stream buffers

### **Additional information and questions from meetings with individual commissioners:**

1. Questions regarding whether certain properties within the UGB were counted in the analysis:
  - Mentor Graphics site in Wilsonville – **yes**. This property was included in the Metro URG inventory.
  - Lowell Patton’s properties in southeast Damascus – **no**. These properties were considered for residential development in the 2013 draft Damascus zoning. Much of the area included and surrounding his properties is steep. There are approximately 40 acres of land adjacent to Hwy 224 that may be suitable for employment land and also included in Metro’s Title 4 map.
  
2. Acreage in smaller French Prairie area, south of Wilsonville – along I-5 corridor, bound (roughly by Airport Rd (east), Boones Ferry Rd (west)): **≈ 630 acres**
  
3. How much land in the areas identified in the various reserve areas is actively being farmed (rough estimates based on aerial photography):
  - French Prairie Rural Reserve (approx. 1,800 total acres identified): **≈ 1,040 acres**
  - French Prairie Rural Reserve – narrow (approx. 630 total acres identified): **≈ 330 acres**
  - East of Canby Rural Reserve portion (approx. 850 total acres identified): **≈ 456 acres**
  - Springwater Corridor Rural Reserve portion (approx. 1,500 total acres): **≈ 850 acres**
  
4. Other considerations within the Springwater Corridor area:
  - Predominant soil types: **Class 2**, then Class 3, then Class 4-8. Note: Class 2 & 3 are “high value” farmland
  - Metro ownership: **150 acres** in area analyzed, several hundred acres adjacent to and immediately west of the area
  
5. Percentage of Urban Reserves that must be used before Metro and can consider “Undesignated” areas: **75%** of the **County’s** Urban Reserves
  
6. Rules that preclude changes to reserves, once acknowledged:

SB 1011 (2007): Land designated as rural reserve may not be designated as an urban reserve or included within an urban growth boundary during the urban reserve planning period. SB 1011 Section 3, subsection 2.

HB 4078 (2014): “Land in a county in Metro that is planned and zoned for farm, forest or mixed farm and forest use and that is not designated as urban reserve may not be included within the urban growth boundary of Metro before at least 75 percent of the land in the county that was designated urban reserve in this section has been included within the urban growth boundary and planned and zoned for urban uses.”

August 10, 2015



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(503) 682-7025 Fax Community Development

Mr. Dan Chandler, Strategic Policy Administrator  
Clackamas County  
2051 Kaen Road  
Oregon City, Oregon 97045

Dear Mr. Chandler,

In response to your request to comment on your July 16, 2015, memorandum titled *Potential Changes of Urban and Rural Reserve Maps*, the City of Wilsonville stands behind the region's significant prior work and does not request any modifications to the urban and rural reserves designations. The thousands of hours of citizen involvement spent thoughtfully providing testimony and input into the establishment of urban and rural reserves in this part of the region deserve to be codified. Modifications to the reserves designations at this time will only further delay the important work that is needed to plan and ultimately begin to develop urban reserves.

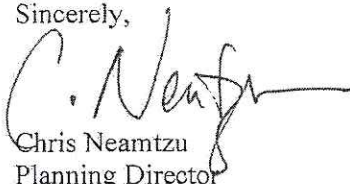
The sooner the appeals surrounding reserves can be resolved, the sooner the region can begin to plan for its future. As you are aware, without acknowledged reserves, the region cannot add land to the Urban Growth Boundary in Clackamas County. This will undoubtedly result in sub-regional stagnation as communities run out of land and are unable to work collaboratively with the region to expand their boundaries and grow into urban reserves. In addition, to attempt to open up the reserves process to adjustments beyond the remand at this point in time will surely only result in additional litigation that will be costly to the tax payers and delay the region from being able to realize a positive economic future.

As you are also aware, as one of the county's fastest growing cities producing the largest number of rapidly increasing high-wage jobs in the tech sector ("Clackamas County Economic Landscape: Emerging Trends Update, 2015 update"), Wilsonville is concept planning for the Advance Road Urban Reserve Area to accommodate residents seeking to live here. Without acknowledged reserves, the area is unable to be added to the UGB, further stymieing Clackamas County's growth.

Metro has stated a willingness to begin the next urban growth management cycle sooner than required by Oregon law, but not until urban and rural reserves have been acknowledged in all three counties in the region. It is Wilsonville's hope that the remand issues can be resolved by the end of 2015 and together as a region we can issue the next draft of the Urban Growth Report in the summer of 2017 with Metro Council consideration of the report by the end of 2017 with a growth management decision by the end of 2018. This timeframe, while not ideal from our point of view, is supported as it provides a critical path to the next opportunity for a growth management decision.

Please contact me if there are any questions.

Sincerely,



Chris Neamtzu  
Planning Director



## Chandler, Daniel

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**From:** Bryan Brown [BrownB@ci.canby.or.us]  
**Sent:** Tuesday, August 04, 2015 9:39 AM  
**To:** Chandler, Daniel  
**Subject:** RE: Letter regarding potential changes to Urban and Rural Reserves designations

**Categories:** Red Category

Daniel,

The week of August 17 would work best. Pretty open at this time. Let me know two possible dates and time you could stop by and we will make one work anytime that week! My understanding is that you wish to discuss the possibility of lessening the rural reserve designation by changing it to "undesigned" to the east of our current industrial park along Mulino Road. Expanding additional undesigned area about the same size as we currently secured would be worth consideration and would likely be supported by our community.

Bryan

***Bryan Brown | Planning Director***

City of Canby | Development Services

111 NW 2<sup>nd</sup> Avenue | PO Box 930

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**From:** Chandler, Daniel [mailto:Dchandler@co.clackamas.or.us]  
**Sent:** Wednesday, July 29, 2015 5:01 PM  
**To:** Bryan Brown  
**Subject:** RE: Letter regarding potential changes to Urban and Rural Reserves designations

## Chandler, Daniel

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**From:** Siegel, Scot [ssiegel@ci.oswego.or.us]  
**Sent:** Wednesday, July 22, 2015 11:48 AM  
**To:** Chandler, Daniel  
**Cc:** arouyer@ci.tualatin.or.us; Kerr, Chris  
**Subject:** RE: Letter regarding potential changes to Urban and Rural Reserves designations

Dan,

I discussed your request with our city manager. We are in agreement that the County may continue to refer to the three cities' joint statement on urban reserves, issued previously.

Thank you for the opportunity comment.

Scot

### Scot Siegel

Planning & Building Services Director

City of Lake Oswego

PO Box 369

Lake Oswego, OR 97034

tel: 503.699.7474



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**From:** Chandler, Daniel [mailto:Dchandler@co.clackamas.or.us]

**Sent:** Thursday, July 16, 2015 4:34 PM

**To:** ahurd-ravich@ci.tualatin.or.us; arouyer@ci.tualatin.or.us; bellott@cityofestacada.org; boyce@ci.gladstone.or.us; Bryan Brown (brownb@ci.canby.or.us); Chris Neamtzu (neamtzu@ci.wilsonville.or.us); Denny Egner; Gene Green, City of Damascus; John Boyd; Dillinger, Barbara; michaelw@ci.happy-valley.or.us; Molalla City Manager (citymanager@molalla.net); Siegel, Scot; Tony Konkol (tkonkol@orcify.org); Tracy Brown (tbrown@cityofsandy.com)



Cc: McCallister, Mike

**Subject:** Letter regarding potential changes to Urban and Rural Reserves designations

Dear Planning Directors:

Please see the attached letter soliciting your city's input on potential changes to Metro Urban and Rural Reserves.

I know that many of your cities have already articulated firm positions on the issue.

Thanks.

Dan Chandler, J.D.  
Strategic Policy Administrator  
Clackamas County  
503-742-5394

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