

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: March 12, 2013 **Approx Start Time:** 1:30 p.m. **Approx Length:** 30 min

Presentation Title: West Linn-Wilsonville School District Letter of Support

Department: Dept. of Transportation and Development (DTD); Planning and Zoning Division

Presenters: Mike McCallister, Planning Director
Martha Fritzie, Senior Planner

Other Invitees: Cam Gilmour, DTD Director
Barb Cartmill, Deputy DTD Director

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

To authorize Chair Ludlow to sign a letter of support for the West Linn-Wilsonville School District's application to Metro for an urban growth boundary (UGB) amendment to include approximately 40 acres for a new middle school, primary school and city park.

EXECUTIVE SUMMARY:

The West Linn-Wilsonville School District plans to submit an application to Metro to bring 40.05 acres of land into the UGB for the construction of a new middle school, primary school and city park. As part of this application, the School District has requested a letter of support from Clackamas County.

According to the School District, there is an immediate need for this land to start the process to develop the middle school, as the District's three middle schools are all at or over capacity and the enrollment pressure is forecast to increase. A concept plan including the middle school, and a primary school and city park was jointly developed by the School District and the City for this site in 2010.

The entire site proposed for inclusion into the UGB is owned by the West Linn-Wilsonville School District and is currently under Clackamas County's jurisdiction for zoning and planning purposes. The entire site is currently zoned Exclusive Farm Use (EFU), which does not allow for the development of the proposed school and park facilities.

The entire site is also included in an Urban Reserve intended for Wilsonville. The City of Wilsonville has recently submitted a pre-application to Metro for grant funding to concept plan the Urban Reserve area surrounding the proposed site, indicating the City is looking at this area as the next potential urban area within its jurisdiction. The City of Wilsonville is in support of this proposal and is speaking with the School District about possibly being a co-applicant.

A brief description of the school district's proposal is attached (p.1-3). Also attached are two additional maps showing the location of the site, which is entirely within the Urban Reserve immediately east of the current city boundary and referred to as both "Urban Reserve Area 4H" and the "Advance Urban Reserve" in the attached documents.

FINANCIAL IMPLICATIONS (current year and ongoing):

Staff has not identified any increased costs to the public or to business that might result from this policy discussion.

LEGAL/POLICY REQUIREMENTS:

Per Metro Code, applications to add land to the UGB under the Major Amendment process are accepted once a year (Feb 1- March 15) and only for the following purposes: public facilities and services, public schools, natural areas, land trades and other non-housing needs. As part of this application, the applicant must submit a statement from all current service providers and from the entity which currently has land use jurisdiction over the properties, which in this case is Clackamas County. This statement may recommend approval, recommend denial or express no preference on the proposed UGB amendment. The governing body may also delegate the decision to its staff.

The statement requested is simply a "service provider" statement; it is not intended to assess the proposal against all of Metro's criteria. To meet the application deadline, the County needs to provide a statement to the School District before March 15th.

PUBLIC/GOVERNMENTAL PARTICIPATION:

The proposed letter of support is a requirement of the application the School District plans to submit and does not warrant any public participation at the county level. Metro will hold a public hearing at a later date to review the School District's proposal.

OPTIONS:

1. Authorize Chair Ludlow to sign the letter of support for the School District's application, as drafted.
2. Direct Staff to amend the proposed letter of support and resubmit to Chair Ludlow for signature.
3. Do nothing at this time. The application from the School District will be deemed incomplete and the County will have an additional 14 days to provide a letter to Metro.

RECOMMENDATION:

Staff recommends that the Board authorize Chair Ludlow to sign the attached letter in support of the School District's proposal.

ATTACHMENTS:

1. Proposed letter of support for the Chair Ludlow's signature.
2. Brief summary of the proposal from the West Linn-Wilsonville School District.
3. Two maps showing the general vicinity of the subject properties and associated Urban Reserve area.

SUBMITTED BY:

Division Director/Head Approval

Jennifer Hughes for Mike McCallister

Department Director/Head Approval

Ann Gibson

County Administrator Approval _____

For information on this issue or copies of attachments, please contact
Martha Fritzie @ 503-742-4529, mfritzie@clackamas.us

(letterhead)

March 12, 2013

Metro Planning Staff
c/o Keith Liden
319 SW Washington, Suite 914
Portland, OR 97204

RE: Letter in Support of West Linn-Wilsonville School District Application for Major Modification to the UGB

To whom it may concern:

Clackamas County Board of Commissioners would like to express their support for the proposed expansion of the Metro urban growth boundary (UGB) to include approximately 40 acres of land that will ultimately be annexed into the City of Wilsonville and developed with a new middle school, primary school and city park.

These 40 acres are owned by the School District, but are currently under Clackamas County's jurisdiction. All of this land is zoned for exclusive farm use (EFU), which does not allow for the development of the proposed school and park facilities.

We urge you to approve the proposed UGB expansion to include these properties so that the School District and the City can provide their citizens with the needed school and park facilities and can provide the appropriate services to these facilities.

Sincerely,

John Ludlow, Chair
Clackamas County Board of Commissioners

cc: Michael McCallister, Planning Director, Clackamas County (via email)

MEMORANDUM

FROM: Keith Liden
TO: Martha Fritzie, Clackamas County
RE: Major UGB Amendment – West Linn-Wilsonville School District
DATE: February 28, 2013

The West Linn-Wilsonville School District is preparing an application to bring a proposed school and city park site into the UGB to enable annexation and development for a primary/middle school campus and city park. The application deadline to Metro is March 15th and the school district would appreciate receiving a statement of support for the application, which is summarized below. Please feel free to contact Keith Liden or Tim Woodley if you need additional information about the proposal.

PETITIONER: West Linn-Wilsonville School District
Tim Woodley, Director of Operations
2755 SW Borland Road
Tualatin, OR 97062
Phone: 503.673.7976
E-mail: woodleyt@wlwv.k12.or.us

REPRESENTATIVE: Keith Liden
319 SW Washington, Suite 914
Portland, OR 97204
Phone: 503.757.5501
E-mail: keith.liden@gmail.com

LOCATION: The property is located on the south side of SW Advance Road, immediately east of the Wilsonville city limit, and west of SW 60th Avenue (Figure 1).

PROPOSAL: An Urban Growth Boundary (UGB) Amendment to bring a 40.05-acre portion of Metro Urban Reserve Area 4H into the UGB (Figure 1). The purpose of the UGB amendment is to allow for the future construction of a new middle school, primary school, and city park. The most immediate need is for additional middle school capacity. The district's three middle schools are all at or over capacity, and the enrollment pressure is forecast to increase. The district will soon need to sponsor a bond measure to finance a new middle school, and having the site available to develop is a critical first step. While not as pressing, additional primary school and park capacity will be necessary as the city develops within the existing UGB and the Urban Reserve areas within Wilsonville's sphere of influence. The district and city have a long history of co-locating school and park facilities to obtain the maximum benefit for the community and using land and financial resources efficiently. A concept plan was jointly developed by the district and the city in 2010 (Figure 2).

PLAN/ZONING
DESIGNATION: Clackamas County Agriculture/EFU

Figure 1 –Site Photo

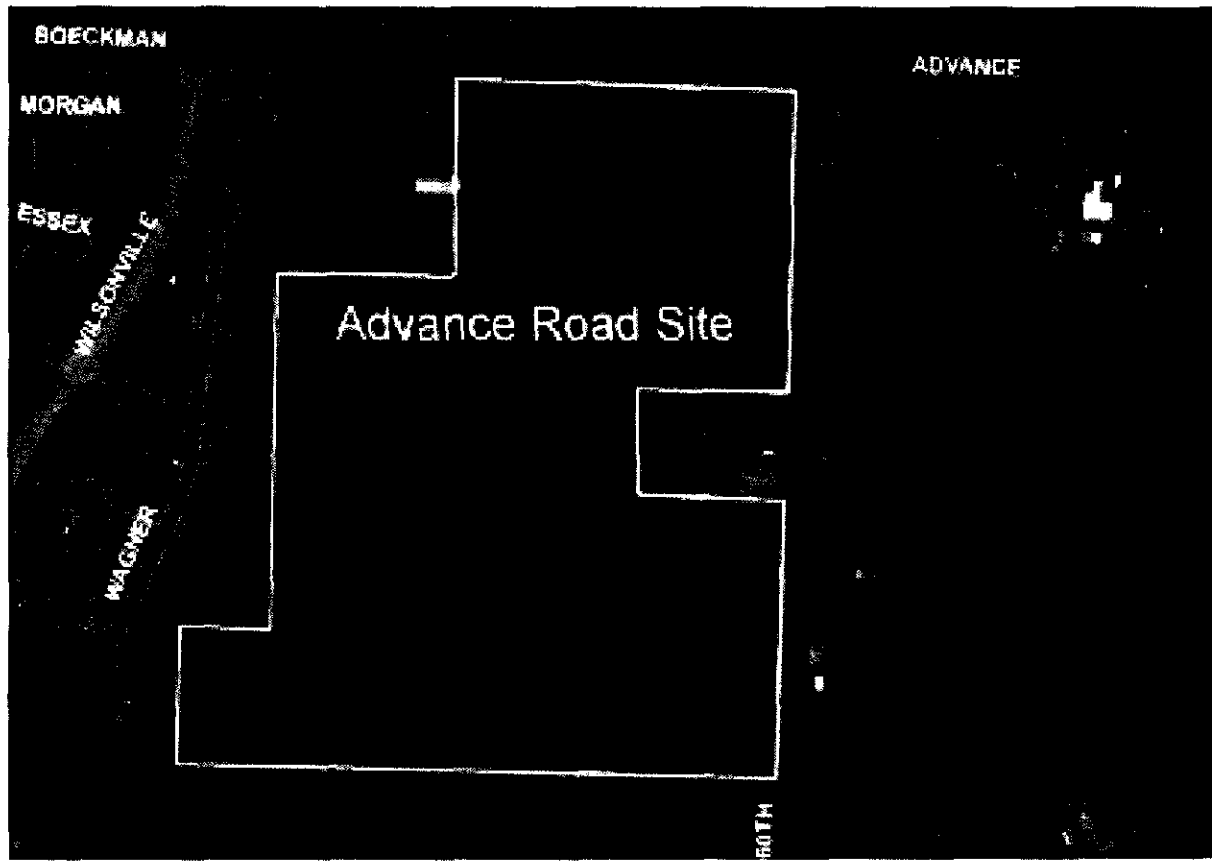
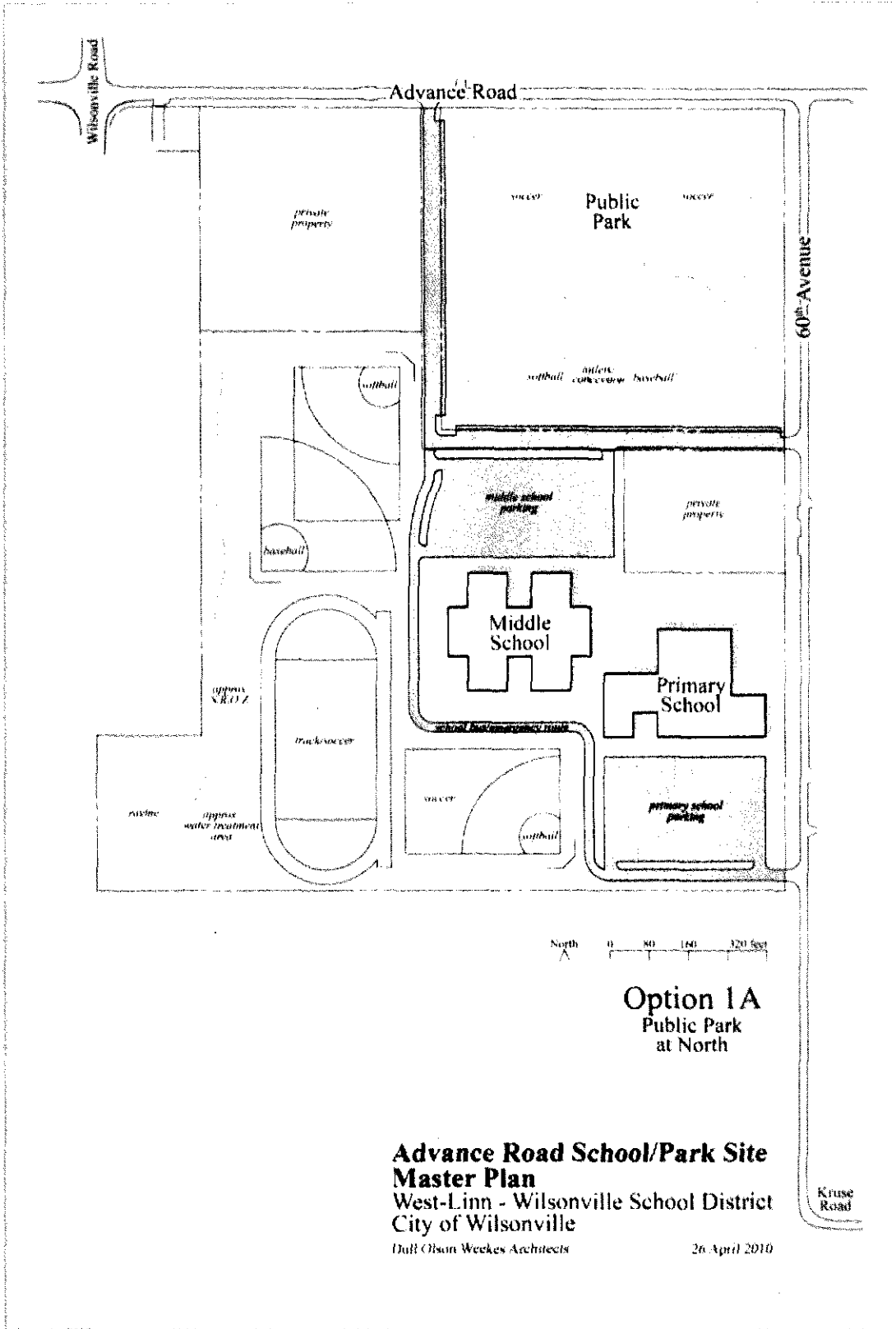
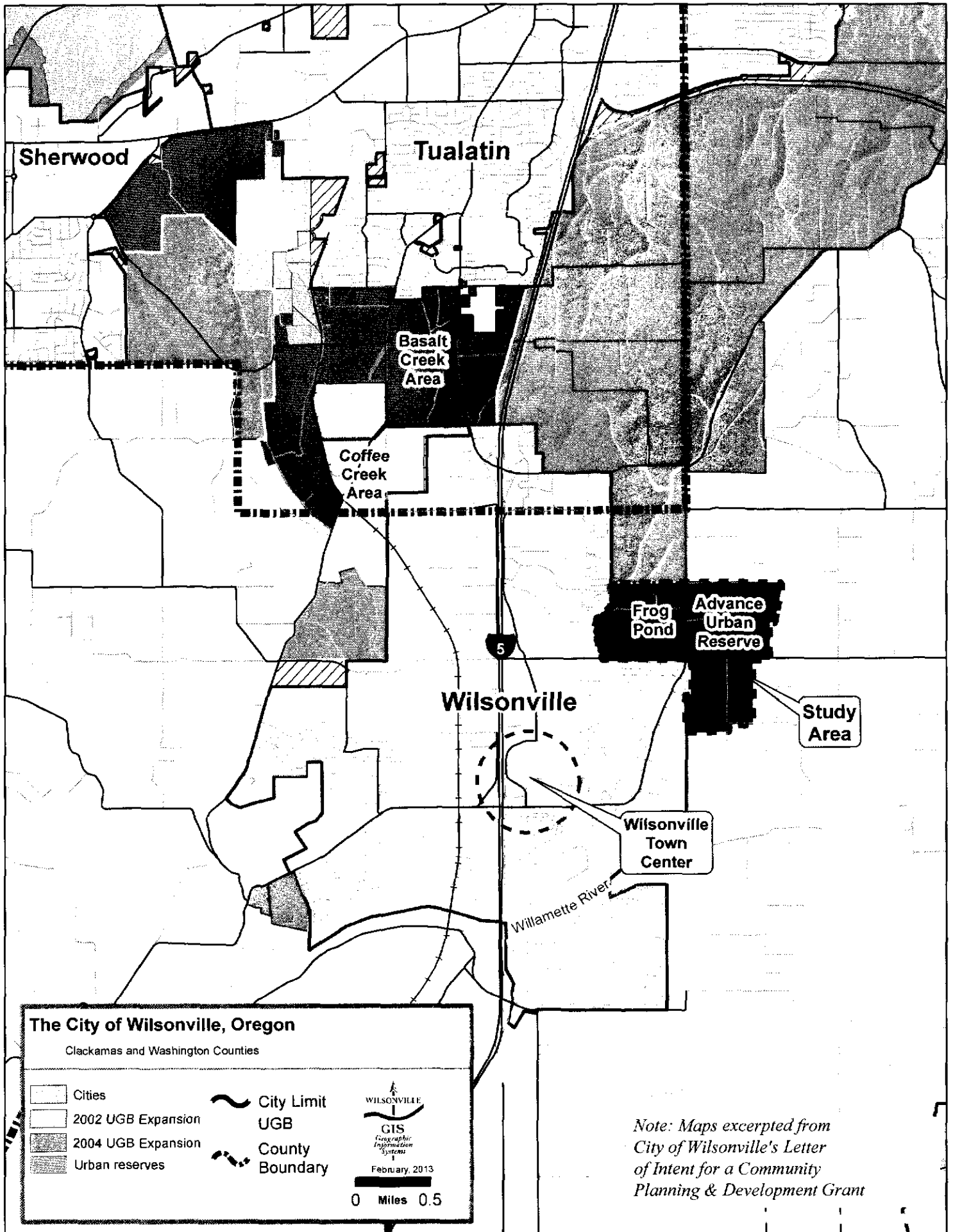


Figure 2 – Preferred Site Master Plan



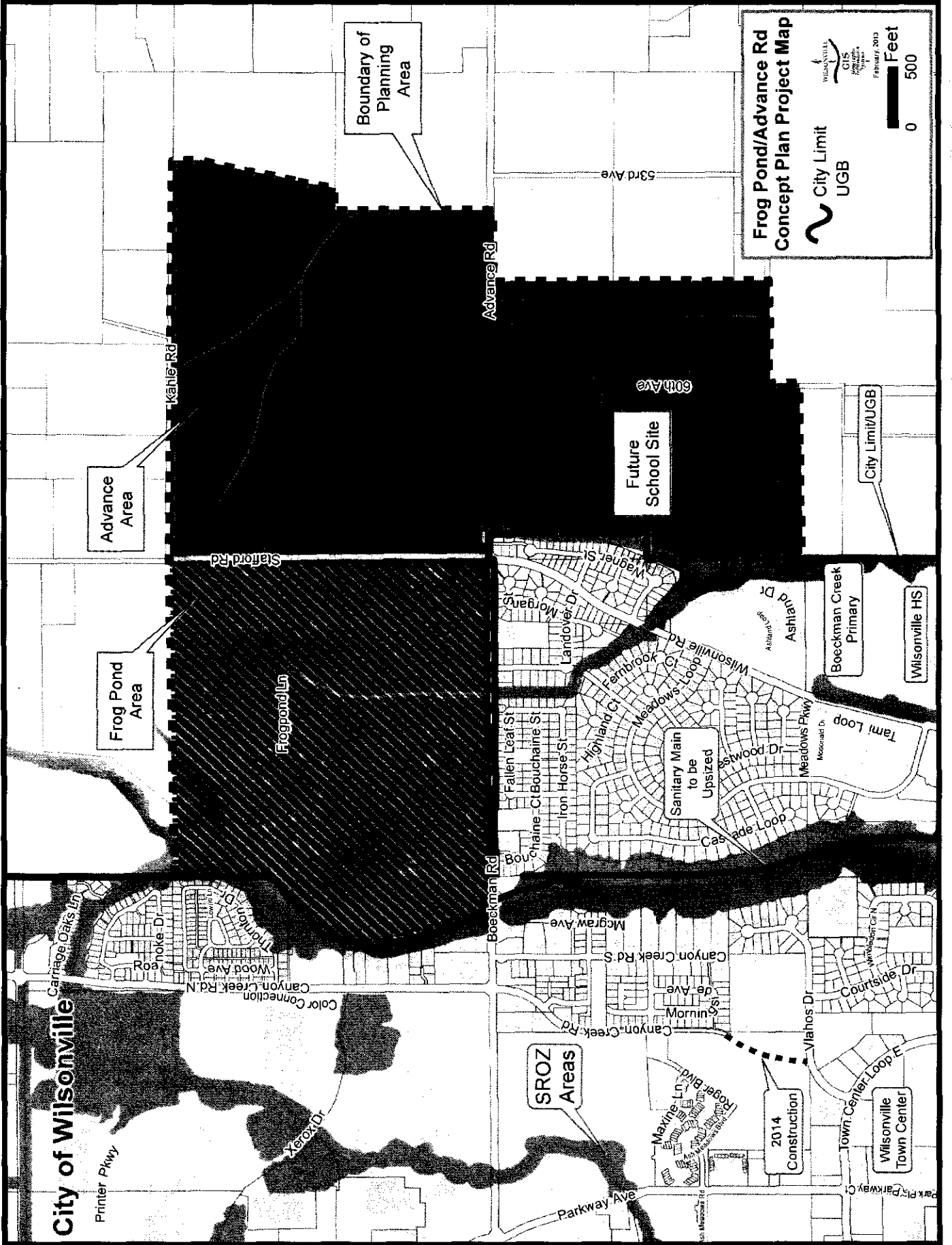


**Frog Pond/Advance Rd
Concept Plan Project Map**

City Limit
UGB

0 500 Feet

UNIVERSITY
GIS
PLANNING
SYSTEMS
February, 2013



Boundary of Planning Area

Advance Area

Frog Pond Area

Future School Site

City Limit/UGB

City of Wilsonville

SROZ Areas

2014 Construction

Wilsonville Town Center

Boeckman Creek Primary

Wilsonville HS