

**CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS**  
**Staff Presentation Worksheet**

**Presentation Date:** August 11, 2009

**Time:** 10:00 AM

**Length:** 90 minutes

**Presentation Title:** Regional Reserves project – Preliminary PAC Recommendations on Areas to consider further for URBAN Reserve designation

**Department:** Transportation and Development, Planning Division

**Presenters:** Rick Gruen, Chair of the Reserves PAC; Doug McClain & Maggie Dickerson, Planning Division; Ellen Rogalin, DTD Community Relations Specialist

**POLICY QUESTION**

Are the right areas identified for further consideration as URBAN reserve areas?

**ISSUE & BACKGROUND**

The County Reserves project is aimed at identifying urban reserves (places where the Portland Metro Urban Growth Boundary UGB can expand into in the next 40 – 50 years) and rural reserves (places the UGB will not expand into in the next 40 – 50 years). A county Reserves Policy Advisory Committee (PAC) has been meeting since the spring of 2008 to develop recommendations for the Board of County Commissioners (BCC). The BCC is expected to review the PAC's recommendation and develop a county recommendation to convey to the regional decision-making body in September.

This study session is the second of a series of three study sessions to help the BCC prepare the County recommendation. The first study session focused on the PAC's preliminary recommendations for rural reserves. At this second study session, we will look at the PAC's preliminary urban reserve recommendations. The final study session, scheduled for September 8, 2009, will be used to review the PAC's combined recommendation. On August 10 the Planning Commission is holding a public hearing on urban and rural reserves and may also have feedback for the BCC. Clackamas County's urban and rural reserves recommendation is scheduled to be presented to the Regional Steering Committee on September 23, 2009.

"Discussion areas" for PAC analysis were developed from the "candidate" urban reserve areas drawn up by the PAC and BCC earlier this year. Candidate areas were modified by adding areas that were recommended at public open houses, by cities, in letters received by the PAC, and in comments from citizens and property owners at PAC meetings. Map 1, attached, shows the discussion areas for urban reserves. Staff drafted recommendations on urban reserves discussion areas based on the factors in ORS 660, Division 27. The County Reserves PAC then reviewed and commented on staff suggestions and options, and often created their own options. The staff analysis is included in the Technical Memo, attached. The PAC recommendations are listed in the "Polling" document, attached. Both the analysis, staff and PAC suggestions and options, and the results of the PAC polls are summarized in a matrix, also attached.

## QUESTION(S) PRESENTED FOR CONSIDERATION

Do you have recommendations or advice for the PAC regarding the designation of urban reserves, especially on any of the following issues? (*Questions are in italics*)

- The region is expected to identify enough urban reserves land to accommodate 40 – 50 years of future urban growth boundary (UGB) expansions. This will be based on the 50-year population projection produced by Metro, which projects a need for an additional 6,000 to 220,000 households in the next 50 years, to be accommodated both inside the current UGB and within designated urban reserve areas. The Core 4, considering all lands available in the region, will recommend which specific areas to designate as urban reserves. Clackamas, Multnomah and Washington counties are responsible for providing sufficient “raw material” so the Core 4 will have choices when designating urban reserves.

The Clackamas County PAC has identified the areas shown on the attached documents as “suitable for urban reserves”. *Is this enough for Clackamas County to take to the regional table?*

Only a few urban reserves discussion areas in Clackamas County have lands suitable for industrial employment or for employment in centers or corridors. *Is there enough potential employment land in the recommended urban reserves for Clackamas County to take to the regional table?*

- In many places, the UGB is edged by individual properties sandwiched between two subdivisions, or have roads or sewers stubbed up to them, or for other reasons would be easy to serve with existing or planned conveyance systems. If these areas are left out of urban reserve areas, these properties won't be considered for urban development for 40 – 50 years.

*What we have now is a broad, area-wide analysis, not a property-specific one. Would you like us to do a property-by-property review of the edges, perhaps at the staff-level?*

- *Are there other factors or considerations in the factors that the BCC would like to prioritize for identifying suitable areas for urban reserves?*
- *Does the BCC have concerns about specific geographic areas that the PAC has considered for urban reserves?* Areas with the most citizen comments include U2, French Prairie; U4, Stafford; U8, Beaver Creek, and U11, Clackamas.
  - **Area U2, French Prairie** – There are two strong sets of opinions about French Prairie: citizens and the city of Wilsonville oppose urbanization, and business interests and a few citizens/property owners identify it as an important potential employment area. The area is difficult to serve with sewer and transportation; ODOT deems the cost for needed improvements on the Boones Bridge as “huge”. French Prairie is isolated from the remaining urban area by the Willamette River and Pudding River floodplain, but lacks buffers between it and the Willamette Valley foundation agricultural area. The area has only approximately 1,100 acres of buildable land. It has highly desirable I-5 access.
  - **Area U4, Stafford** – The cities of West Linn, Lake Oswego and Tualatin do not support urbanization of the area; many residents and property owners advocate urbanization for the area, and many other citizens say it should NOT be

urbanized. This area has relatively little buildable land – about 1,400 acres -- partly due to natural features that would require protection. The Borland area is appropriate for location of a center and the types of employment typically found in centers retail, services, office). Although ODOT describes the cost to improve I-205 as "huge", it suggests a large urban reserve area in Stafford. Stafford has highly desirable I-205 access, and is surrounded on three sides by existing urban development.

- **Area U8, Beaver Creek** – Beaver Creek has strong citizen and Hamlet support for not being urbanized. The City of Oregon City has identified it as one of the few nearby areas that it considers appropriate to consider for urbanization. The area would be difficult to serve with sewer, but rates medium to high on most other urban reserve factors. It includes a substantial amount of buildable land – about 4,900 acres. The area rates high for employment land, although access to Highway 213 is not as desirable as access to the freeway system. There is very little buffer into the "Southeast Clackamas County" agricultural region between Oregon City and Molalla.
- **Area U11, Clackanomah** – Clackanomah is one of the two discussion areas that is primarily foundation farmland, and the Oregon Departments of Agriculture, and Fish and Wildlife have talked about the importance of this area (or parts of it) for rural uses. ODOT identified Highways 212 and 26 as somewhat less problematic to support new urban development than other parts of the state highway system. Clackanomah contains land that has characteristics that make it suitable for industrial employment. This area is impacted by the county's green corridor agreement with the city of Sandy.

**OPTIONS AVAILABLE**

- Provide feedback to the PAC on specific issues.
- Provide feedback to the PAC on specific geographic areas.

**RECOMMENDATIONS**

Provide feedback to the County PAC on issues that are of highest priority to the BCC.

**SUBMITTED BY:**

Division Director/Head Approval \_\_\_\_\_  
Department Director/Head Approval \_\_\_\_\_  
County Administrator Approval \_\_\_\_\_

For information on this issue or copies of attachments, contact Maggie Dickerson @ 503 742 4534.

**Attachments**

- Map of Urban Reserves Discussion Areas in Clackamas County
- Summary of PAC preliminary recommendations of areas for further consideration as urban reserves, and staff suggestions and options discussed by the PAC
- Staff analysis and informational maps
- Urban Reserves Discussion Areas Technical Memo