

Rural Reserves Review

Providing flexibility for future employment lands



Public Open Houses

June 27, 28 & 29, 2016



In this presentation . . .

- Why we are going through this process
- The need for long-term employment land in Clackamas County
- The 3 study areas and how they were chosen
- What these designations mean
- Where the process goes from here
- Your questions and comments

Purpose

To ensure an adequate supply of land is available to provide long-term economic growth for residents and businesses

Method

Review 3 rural reserves areas to determine if all or part should become “undesigned”:

- Approximately 400 acres east of Canby
- Approximately 800 acres south of Wilsonville
- Approximately 425 acres on Springwater Rd south of the Clackamas River

Rural reserve vs. “undesigned”

Rural Reserve: Land outside the urban growth boundary (UGB) on which *urban development is prohibited for at least 50 years*, with no exceptions

Undesignated: Land outside the UGB not designated as either urban reserve or rural reserve. *No urban development permitted for at least 50 years unless:*

- 75% of county’s urban reserves are used; or
- The area is re-designated as urban reserve in 2031 when designations are reviewed
- THEN, in order to be developed the land must go through the same process as other urban reserves

Why now?

Conditions have changed since reserve designations were created in 2010.

- Substantially improved housing market and other economic conditions
- Increased uncertainty about
 - whether the two largest urban reserve areas (Damascus/Boring and Stafford) can accommodate long-term development
 - the sufficiency of the county’s land supply for continued economic growth
- 2,000 fewer acres of urban reserves in the region as a result of House Bill 4078 in 2014 (Washington County’s “Grand Bargain”)
- Reserves in Clackamas County still not finalized because of appeals

A County Commission priority

Goal: *By 2019, 10,000 family wage jobs will be created*

Why important: An abundance of family-wage jobs supports healthy, thriving families and communities, and results in revenue for government agencies to provide needed programs and services to support those families and communities.

Goal: *By 2020, have and maintain a 20-year supply of serviceable non-retail employment land in the UGB*

Why important: To encourage current and prospective employers to expand and/or locate in Clackamas County, they need to have viable options for land upon which to develop and grow.

Goal: *By 2019, have and maintain enough employment land, including large-lot industrial, to provide 500 jobs within a nine-month window*

Why important: Businesses rapidly expand and relocate once the decision has been made. Without a ready supply of developable employment land in the County, market opportunities will be lost. Multiple sites are required to satisfy business desire for choices and alternatives that meet their needs.



Long history of need

Studies completed in the 15 years about County's employment land show:

- Growth prospects increasingly limited by constraints:
 - Inadequate off-site infrastructure
 - Wetlands and slopes
 - Regulatory issues
- Not enough employment land for foreseeable future
- The county at a significant disadvantage for attracting new or expanded business compared to the region
- The possibility of significant economic costs if future land needs are not addressed

2014 employment land need study

(Johnson Economics & Mackenzie)

Objective: Inform regional discussion about employment land supply and Clackamas County's role in accommodating regional economic growth

Scope: Develop a land demand forecast for Clackamas County land in the Metro UGB limited to non-retail uses

Project Approach: Use of methodologies consistent with forecast methods used in Goal 9 Economic Opportunities Analysis. Maintain continuity with regional planning efforts.

Finding: Clackamas County is short approximately 1,100 acres from having a 20-year supply of employment land

Criteria to identify land to study

- Looked for lands that could be suitable for employment uses in the future
- Considered a number of issues, including:
 - Lack of significant restraints such as steep slopes, water resources and regulated floodplains
 - Proximity to major transportation corridors
 - Relationship to current and planned development in adjacent or nearby urban areas
 - Parcel size

Current UGB and urban reserves

- Short-term (20-year) demand may be able to be accommodated in the UGB and urban reserves

Outside the UGB	Acres	Inside the UGB	Acres
Borland Road	260	Damascus	400
Oregon City	70	North Milwaukie	300
NW Wilsonville	125		
TOTAL BY CATEGORY	455		700

- Where will long-term demand go?

Areas being reviewed

Area	Considerations
<p>Springwater Road 4.25 acres on both sides of South Springwater Road, south of the Clackamas River</p>	<ul style="list-style-type: none"> • Large areas of flat land • Some land is being farmed • Substantial transportation constraints -- the Carver Bridge provides the only access to existing urban area across the Clackamas River
<p>East of Canby 400 acres $\frac{1}{4}$ - $\frac{1}{2}$ mile east of Canby's urban growth boundary</p>	<ul style="list-style-type: none"> • Large areas of flat land • Some land is being farmed • Near large industrial/employment area inside Canby's urban growth boundary • Adjacent to existing "undesigned" land
<p>South of Wilsonville 800 acres either side of I-5 south of the Willamette River between Boones Ferry Road and the NE Airport Road</p>	<ul style="list-style-type: none"> • Large areas of flat land • Some land is being farmed • Located in an area in which the city of Wilsonville has historically opposed development

Rural Reserves Re-Evaluation Areas: East of Canby

-  County
-  Taxlots
-  City boundary
-  Rural reserve re-evaluation areas*
-  Rural reserves
-  Urban reserves
-  Urban Growth Boundary

*Actual area boundaries are preliminary and subject to change.



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Scale: 1" = 125' 0.0 0.75 1.5 Miles

Rural Reserves Re-Evaluation Areas: Springwater Rd Area

-  County
-  Taxlots
-  City boundary
-  Rural reserve re-evaluation areas*
-  Rural reserves
-  Urban reserves
-  Urban Growth Boundary

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The information contained on this map is preliminary and subject to change. It is not intended to be used as a legal document. For more information, please contact the Planning Department at 503-325-2200. The information on this map is preliminary and subject to change. It is not intended to be used as a legal document. For more information, please contact the Planning Department at 503-325-2200.

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Development in urban reserve areas

- Needs willing jurisdiction *and* inclusion by Metro in the UGB
- Urban development can only occur through the following process

	Task	Responsibility	Minimum Timeframe
Task 1	Create urban reserve preliminary concept plan	City, with county	2-3 years
Task 2	Decision to expand the Metro Urban Growth Boundary (UGB)	Metro	Decisions are scheduled to be made every six years: 2018, 2024, 2030, 2036
Task 3	Decisions to expand Metro UGB into the urban reserve area		
Task 4	Plan and adopt area refinement	City and county	2-3 years
Task 5	Hold public hearing and vote to annex the land into the city	County and city	0.5 – 1 year
Task 6	Approval of development – land use permits, etc.	City	1-2 years

Decision-making process

Balance pros and cons of retaining rural reserve designation for each study area by considering the following:

- Long-term county employment needs
- Rural reserve factors in state law, knowing that lands that meet the factors are not *required* to be designated as rural reserve
- Public input
 - Received through this process
 - Received during the regional 2008-10 urban/rural reserves process

Moving forward

Next steps

- August 3 – Policy session with County Commission
 - Open to public to observe
 - 9:30 a.m., 4th floor, Public Services Bldg., 2051 Kaen Rd., Oregon City
- Then – Commission decision whether to continue process to remove all or part of these areas from rural reserves

For more information or to provide comments:

- www.clackamas.us/planning/reserves.html
- Martha Fritzie, Senior Planner
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 - mfritzie@clackamas.us

For policy questions and issues:

- Board of Commissioners, BCCMail@Clackamas.us

THANK YOU!

- Questions
- Review information
- Complete comment form

