

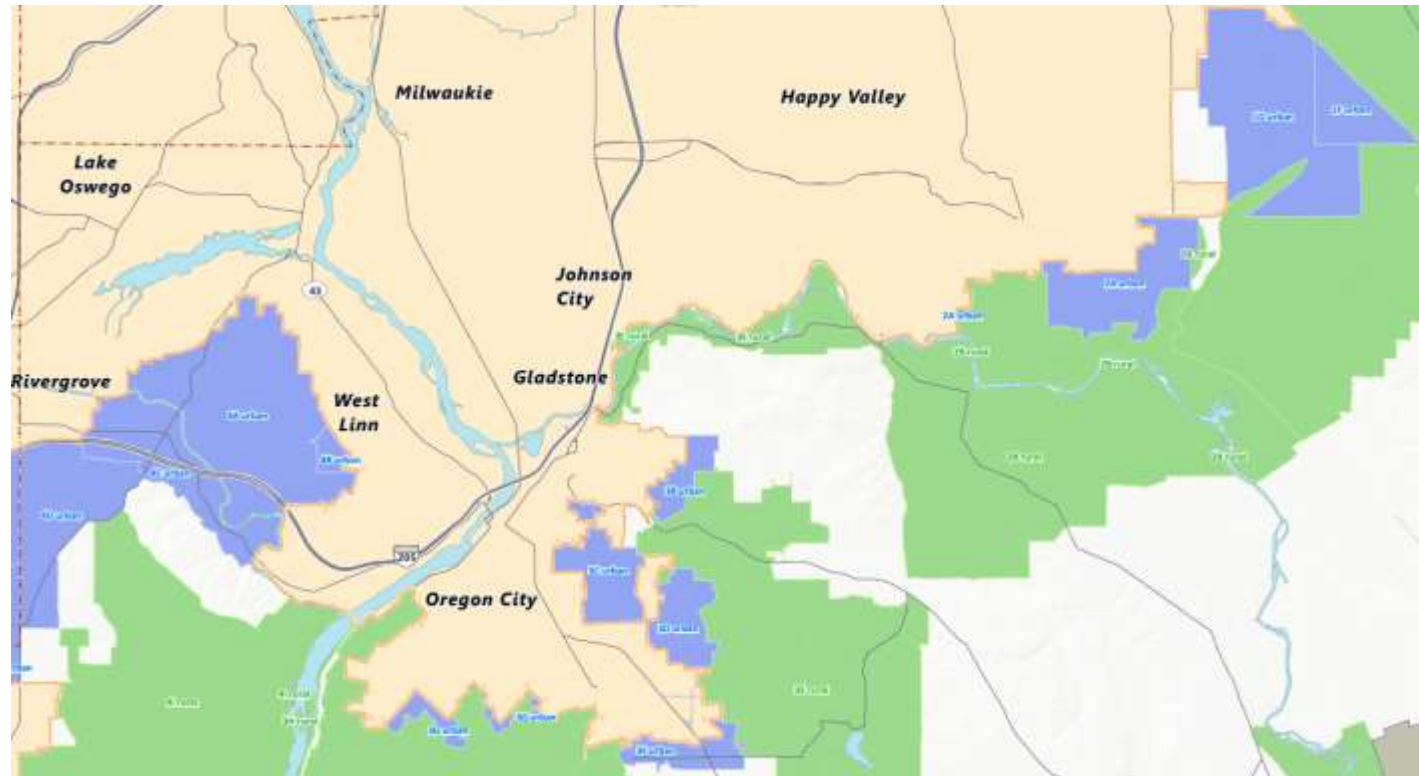


CLACKAMAS COUNTY LAND SUITABILITY ASSESSMENT

June 23, 2025

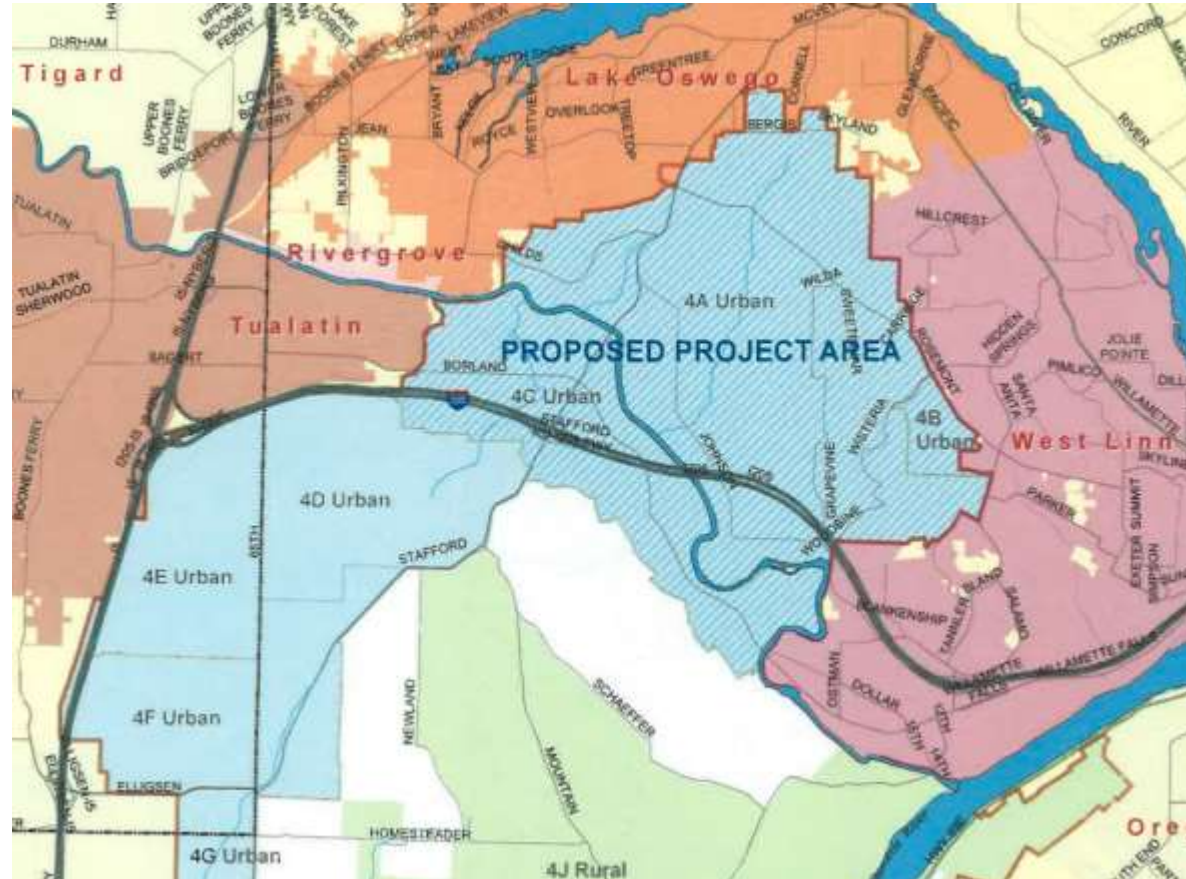
Background

- In late 2024, Clackamas County staff approached staff from cities of Tualatin, West Linn, Lake Oswego, Wilsonville, Oregon City, and Happy Valley to discuss its Land Suitability Assessment Project
- The County's goal for the project was to study potentially available lands for development in either rural areas within the Urban Growth Boundary or Urban Reserves throughout Clackamas County



Background

- Specific to Tualatin, West Linn, and Lake Oswego, the Stafford Urban Reserves would potentially be studied as part of this project
- The cities cautioned that the project could be considered “concept planning” by the County which would not be consistent with the 5-party and 3-party IGAs.
- The County then revised the scope of the project in response.
- The County has asked the cities for letters of support for it to submit with its 2040 Planning and Development Grant to Metro



Land Suitability Assessment Draft Scope



- **Task 0. Consultant Selection**
- **Task 1. Project Kickoff - *Includes formation of an Interagency workgroup from each city***
- **Task 2. Critical Issues and Land Feasibility - *Includes creation of a Buildable Lands Inventory and stakeholder interviews (cities)***
- **Task 3. Serviceability Analysis - *Includes identification of factors influencing serviceability, such as road, water, sewer, and stormwater constraints and provides a numerical scoring system***
- **Task 4. Pilot Areas Analysis – *Includes a detailed feasibility assessment of the (up to) three pilot areas identified in Task 3***
- **Task 5. Draft report and Stakeholder Engagement.**
- **Task 6. Final Report - *A user-friendly report summarizing the findings and data***



Conclusion



- **Staff has reviewed the revised draft scope of work (Attachment D) and concludes that the proposal as written does not constitute “concept planning.”**
- **The revised scope does provide the option for the County to study up to three “pilot areas” in greater detail. The County has committed to including an area only if the adjacent city concurs.**
- **Staff is seeking direction from the Council on the appropriateness of providing a letter of support for this study.**
- **Furthermore, staff is clarifying, based on previous Council direction, that if a letter of support is provided it may be appropriate to expressly state that its support does not include a detailed or in-depth study of lands in the Stafford Urban Reserve area.**

