



# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Aquilla Hurd-Ravich, Community Development Director  
Steve Koper, Assistant Community Development Director

**DATE:** June 23, 2025

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**SUBJECT:**  
Clackamas County Land Suitability Assessment

**DIRECTION SOUGHT:**  
Staff seeks Council direction on whether to provide a letter of support for Clackamas County's Land Suitability Assessment application for a Metro 2040 Planning and Development Grant.

**BACKGROUND:**  
In late 2024, the Clackamas County Commission directed County staff to begin the "Land Suitability Assessment" (formerly known as the "Development Ready Lands Analysis"). The purpose of the Land Suitability Assessment is to study existing conditions in rurally zoned lands inside the Portland Metropolitan Urban Growth Boundary (UGB) and Urban Reserve lands to help determine whether and where potentially developable lands may be available to help meet the region's industrial and housing land needs in the future. The County's intent was to submit a request for Metro 2040 Community Planning and Development Grant funds for the project in January 2025.

In November of 2024, County staff met with staff from the cities of Tualatin, Lake Oswego, Wilsonville, Oregon City, and Happy Valley to discuss the Land Suitability Assessment project. These cities each have either or both rurally zoned lands within the UGB or Urban Reserves adjacent to their current boundary. More specifically, the Stafford Urban Reserves (Attachment A) are adjacent to the cities of Tualatin, West Linn, and Lake Oswego. At that meeting, County staff shared its draft proposed scope of work for the project.

Staff from the cities of Tualatin, West Linn, and Lake Oswego all expressed concern that the proposed scope of work might be construed as "concept planning" under the 5-party and 3-party Intergovernmental Agreements (IGAs). The 5-party IGA (Attachment B) states there will be no new city within the Stafford area and that the area will not urbanize as unincorporated Clackamas County. The 3-party IGA (Attachment C) states that before the cities can complete concept planning, I-205 must be widened to three lanes in each direction from Oregon City to Stafford Road, and the Abernethy Bridge must be replaced or reconstructed.

Based on these concerns, County staff revised the draft proposed scope of work and submitted the grant application to Metro for the January 2025 grant cycle. Subsequently, the County decided to withdraw its application in order to make further refinements and resubmit it to Metro in July of 2025. The County has worked with a consultant (3J Consulting) to coordinate refinements to its draft proposed scope of work. The County then met with the aforementioned cities in May of 2025, shared the revised scope, and requested that each city provide a letter of support for the project.

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.

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.

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**ATTACHMENTS:**

- A. Stafford Area Map
- B. 5-Party Intergovernmental Agreement
- C. 3-Party Intergovernmental Agreement
- D. Land Suitability Assessment Draft Proposed Scope of Work