

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 02-135

Regarding Expansion of the Urban Growth Boundary with Conditions to Facilitate the Springwater Addition

The Multnomah County Board of Commissioners Finds:

- a. As part of the state requirements to maintain a 20-year land supply for residential uses, Metro recently completed an assessment of approximately 75,000 acres of land around the current Urban Growth Boundary (UGB) and the Executive Officer released a recommendation to the Metro Council highlighting lands to be considered for urbanization.
- b. The City of Gresham has reported to Multnomah County that the Executive Officer Recommendation does not include enough buildable land supply to meet its needs for industrial lands.
- c. The City of Gresham has approached Multnomah County and requested support for the Springwater Prospectus, a plan to facilitate industrial development East of Highway 26 to approximately 282nd Ave. and excluding the Exclusive Farm Use zoned lands (see Exhibit B).
- d. Metro is currently in the process of obtaining comments and feedback on the Executive Officer's recommendation, conducting public meetings through the month of October 2002.
- e. The Board recognizes the need for additional industrial land and jobs, but wants to protect riparian areas and strongly support and protect the nursery industry in the West of Sandy River Rural Plan Area.

The Multnomah County Board of Commissioners Resolves:

1. Subject to the Conditions attached as Exhibit A, the Board will not oppose expansion of the Urban Growth Boundary as shown on the map attached as Exhibit B.

ADOPTED this 17th day of October 2002.



REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By Sandra N. Duffy
Sandra N. Duffy, Assistant County Attorney

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn
Diane M. Linn, Chair

Exhibit A

Acceptable Conditions for Springwater

1. Develop a permanent hard-line UGB edge west of the Orient Rural Center/282nd Ave.
2. Increase industrial land within the Gresham city limits both East and West of US 26.
3. Create and maintain a buffer area between conflicting urban uses and farm operations (nursery).
4. Limit conversion of productive nursery lands or designated industrial/employment land to other uses in the respective parts of the edge area.
5. Keep new urban industrial and residential traffic away from rural area. Manage and preserve the function of rural roads for rural traffic access and circulation.
6. Reinforce vitality and balance of East Multnomah County's urban and rural economy and employment base.
7. Strengthen the fiscal capacity of the City of Gresham and Multnomah County to provide needed urban and countywide services.
8. Agree that Gresham's future urban form and services will not expand eastward, but will expand in a compact and efficient way southward from the existing city limits.
9. Assure that urban and rural plans will support the integrity and rural commerce function of the Orient Rural Center.
10. Introduce no policies that would adversely impact industrial or agricultural uses within the City boundary and coordinate water service and supply issues for both agriculture and industrial uses.
11. Maintain fish and wildlife habitat protection measures that are at least as protective as those adopted by Multnomah County upon annexation.

Multnomah County UGB Recommendation Exhibit B - 10.2.02

Zoning in Multnomah County West of Sandy River Plan Area,
and in adjacent area of Clackamas County.

UGB

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