

Rock Creek Industrial Area Study
May 15, 2004 Open House

Study Background and Information

Background

In the summer of 2003, the Clackamas County Board of Commissioners authorized the study of potential industrial uses at the Rock Creek "regionally significant industrial area," located west of SE 172nd and north of Hwy 212. The goal of the Commissioners was to prepare comprehensive plan and zoning designations to permit developments that support family-wage jobs. In discussion with property owners, service providers and stakeholders, the county and study consultant prepared two alternative land uses to test the impacts, public service needs, and costs of development.

What is the study schedule after this open house?

June 5, 2004 public forum: This public forum will provide the opportunity to review and comment on the Damascus/Boring draft concept plan goals and principles. The Rock Creek land use alternatives and detailed information about impacts of the alternatives also will be presented at the public forum.

June – September 2004: Background reports on impacts of the Rock Creek alternatives, funding strategies, and comprehensive plan and zoning designations will be developed.

September 2004 workshops: The proposals for the Rock Creek site will be presented at the workshops and incorporated in the creation of the concepts for the Damascus/Boring plan.

Fall 2004 hearings: The goal is to propose comprehensive plan and zoning designations for the Rock Creek site for adoption in December 2004. The public hearings process will be adjusted as needed to coordinate with the City of Happy Valley as annexation of study area parcels occurs.

Is this planning effort coordinated with the City of Happy Valley?

Yes. The City of Happy Valley is providing information about areas that soon will be annexed to the City, and the jurisdictions are working together to develop consistent comprehensive plan and zoning designations.

Is the Rock Creek study coordinated with the Damascus/Boring Concept plan?

The alternatives for the Rock Creek study are being developed in discussion with area residents and stakeholders, and in consideration of the "core values" initially developed for the Damascus/Boring study. Proposed designations for the Rock Creek site will be used in the Damascus/Boring work.

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What is a “Regionally Significant Industrial Area”?

Regionally Significant Industrial Areas (RSIA) are large-acreage locations that are close to major freight routes and have the potential to support industrial development. The RSIA and other industrial areas were designated by Metro after public review. During the last year, Metro has been working with stakeholders to better address the types of uses that are appropriate on industrial lands. Metro's proposed regulations (April 2004) are intended to be flexible while preserving industrial land for industrial uses.

A decision by Metro about the RSIA definition and regulations should be made in June 2004.

Can development be allowed if the transportation system is not adequate?

The County has a “concurrency” policy that allows development approvals only if the transportation system and other service needs are adequate.

The evaluation of the Rock Creek alternatives reviewed impacts of potential development on the existing road network. The analysis looked at the capacity of the existing system to accommodate more traffic and will identify a “Phase 1” development level, the threshold of development that the existing road network can handle.

How will public services be paid for?

Infrastructure (including streets, sanitary sewer, water and storm drainage) costs and possible funding methods are being analyzed for the Rock Creek study. The analysis will consider various sources, including “system development charges,” local improvement districts, grants, gas tax revenue, and user fees.

Preliminary information about water service and sewer/storm drainage facilities indicates that these services can be extended and will be adequate for future development. The Rock Creek study area is primarily in the Sunrise Water Authority district. The district has a master plan to supply water to meet near-term and long-term needs for this site. The County Water Environment Services (WES) provides sanitary sewer and storm water facilities. It also has a master plan for serving the Rock Creek area.

The major challenge for serving the Rock Creek site will be to pay for needed road projects including improvements to SE 172nd, to other site access roads, and, ultimately, to the state highway system.

Where do I get more information?

Please contact the following Clackamas County staff if you have any questions or comments about this study:

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Exit Questionnaire

1. The alternatives tested for the "Rock Creek industrial area" study were a "light industrial" plan and a "campus industrial, high employment" plan.

Do you prefer one alternative? What is preferable about that alternative?

2. Do you have a preference for the type of use that may be allowed in the area?

3. What issues or concerns do you have about future development in the Rock Creek site?

Name: _____

Address: _____

Phone / email: _____

Please leave this comment sheet with staff before leaving the open house.

THANK YOU.