

Area 93 Overview

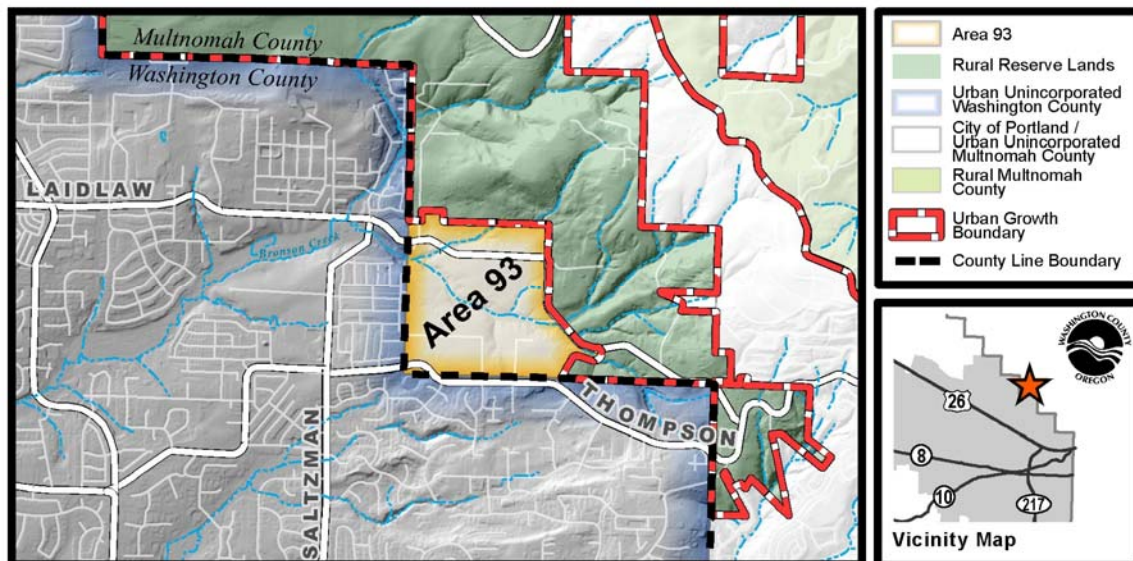
Updated March 4, 2013



What is “Area 93”?

In 2002, regional and local governments in the region made a collective commitment to add more than 20,000 acres to the urban growth boundary (UGB), providing land sufficient to support 20 years of anticipated population and job growth, as required by Oregon law. “Area 93” was one of several areas included in the 2002 UGB expansion to serve growth on the region’s west side—others included North Bethany, portions of River Terrace (West Bull Mountain), and portions of South Hillsboro.

Area 93 is located in Multnomah County, approximately 2.5 miles north of the U.S. Highway 26/Oregon 217 interchange. It is approximately 160 acres in size. Due to existing roads and natural features, the land area available for development is less than half that amount. Area 93 is isolated from other urbanized areas in Multnomah County by a rural reserve area approximately one-half mile in width. It is contiguous to urbanized Washington County on two sides.



What is Area 93’s current status?

The 2002 UGB decision to allow development of Area 93 by the regional and local governments was made to reduce growth pressure on farm and forestland elsewhere. Since then Multnomah County and the City of Portland completed a significant amount of preliminary planning for Area 93, but unlike other 2002 west side UGB expansion areas this area has not been able to move beyond the planning stage. The challenge has been determining how to provide and pay for essential urban services such as water, sewer, parks, roads and police protection. The preferred solution to advance development of Area 93 involves transferring it into Washington County.

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Why change the county boundary for Area 93?

Area 93 landowners, Metro and Multnomah and Washington counties have worked cooperatively to find a solution that delivers on the region's 2002 commitment to facilitate residential development in this area. In this unique situation, moving the county boundary to bring Area 93 into Washington County is necessary because:

- Public services essential to developing Area 93 cannot be provided in a timely and cost-effective manner by the City of Portland or Multnomah County,
- Those services are available in Washington County, and
- Revenue-raising tools are already in place in Washington County to ensure that those directly benefitting from development pay for the Area 93 infrastructure costs.

Who would pay the planning and infrastructure costs of development?

Washington County's objective is to make this change of jurisdiction as close to revenue-neutral for its existing taxpayers as possible. Existing Washington County residents should not have to pay for public improvements needed in Area 93—those who benefit should pay for them.

Changing the county boundary will allow Washington County to plan for what will primarily be residential development in Area 93. Once the Washington County Board of Commissioners adopts these land use plans, property owners would be required to annex into several Washington County service districts as a condition of development. Property taxes will increase as these additional services are provided to the property.

In addition, new revenue may be necessary to combine with development fees and taxes to pay the cost of new roads and other infrastructure specifically benefiting Area 93. A clear picture of future property tax costs is expected when Washington County conducts the planning process for this new urban area.

What kind of development is anticipated for Area 93?

Development is anticipated to be primarily residential, at densities consistent with the existing urban development in adjacent Washington County. If Area 93 is transferred to Washington County, it will be subject to the appropriate environmental standards and rules currently applied by Metro, Washington County and Clean Water Services to protect stream corridors, water quality and wildlife habitat.

How soon would development occur?

Changing county boundaries in Oregon requires a change in state law. The 2013 Legislature will be considering specific legislation to adjust the boundary. To implement the boundary change, Multnomah and Washington counties would need to adopt a formal agreement by Jan. 2014. Once an agreement is adopted, citizen input about the planning and development of Area 93 would happen over a one- to three-year period.

More information? Please visit www.co.washington.or.us/area93.