



City Economic Development Planning

House Committee on Economic
Development and Small Business

Establish UGB Land Need

**Urban Growth
Boundary
(UGB)
Expansion Area
855.2 acres**

(Visioning process began in 2015)

Employment Land Need
(EOA) – 688 Acres

- Adopted Nov. 2022

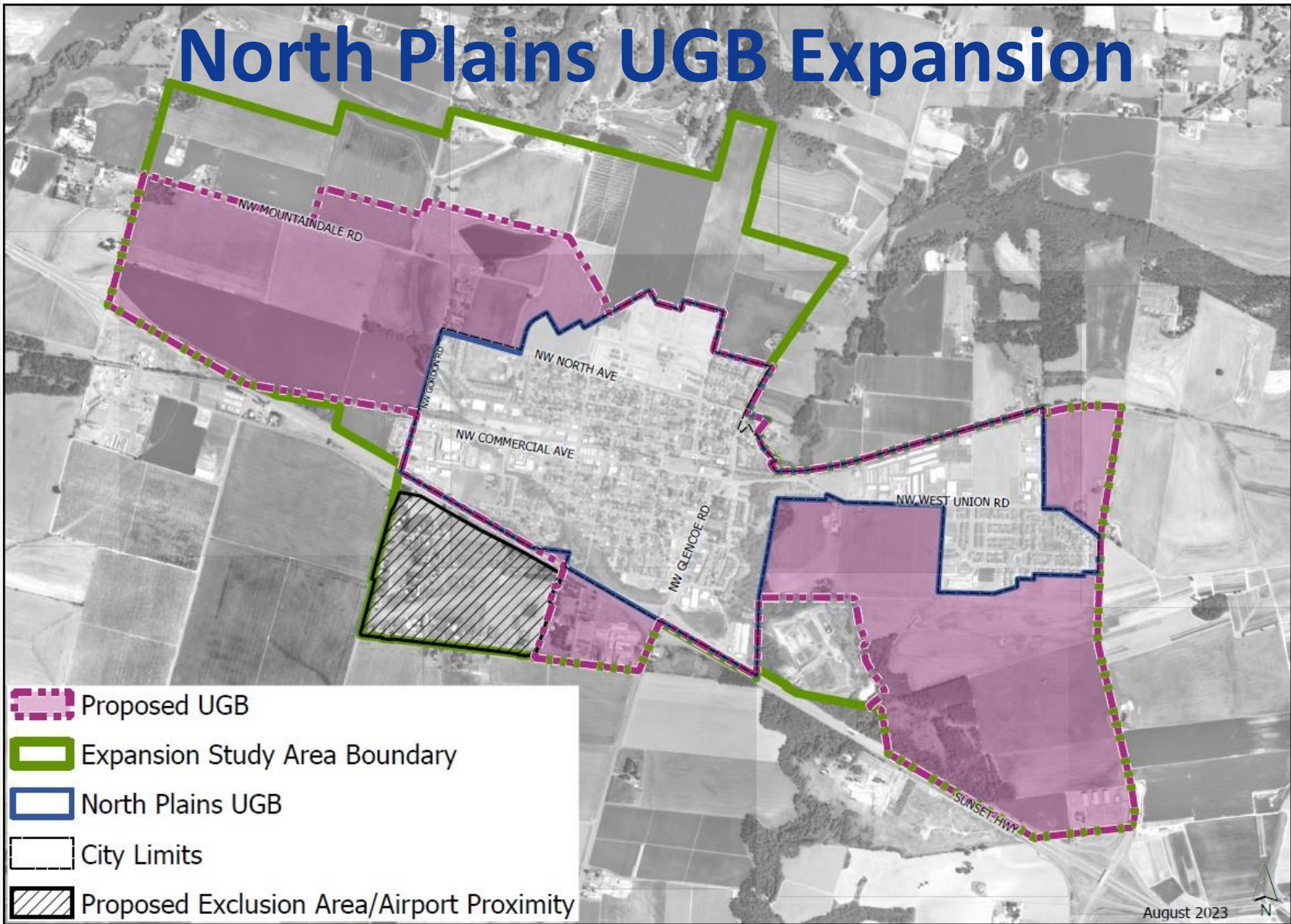
Residential Land Need
(HNA) – 167 Acres






- Adopted Sep. 2023

Minus Capacity of Current
UGB

- Land Use Efficiency Measures
adopted Mar. 2022

North Plains UGB Expansion

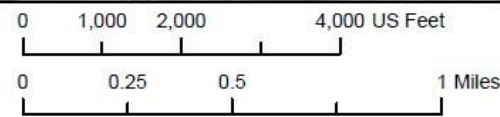


-  Proposed UGB
-  Expansion Study Area Boundary
-  North Plains UGB
-  City Limits
-  Proposed Exclusion Area/Airport Proximity

August 2023



North Plains
Proposed UGB Expansion



Targeted Industries & Larger Sites

Figure 6.07: North Plains Targeted Industrial & Commercial Businesses 20-Year Land Need Profile

User Type (Based on Existing West Washington County Tech-based Large Site & West Union Rd. Industrial Uses Agglomeration)	20-Year Land Need (No. of Sites)	Alternative Potential NP Individual and/or Clustered Export-based and Local Employers per Adopted NP Vision & Implementing Priorities.	20-Year Land Need (Total Acres)	Percent of Total Land Need Estimate	Existing Buildable Sites w/in NP UGB of sufficient size	Recommended Uses & Allocation of Potential Employer
Industrial (Est. 20-Years Land Need)						
Tech-based Anchor User(s) or Large-Site Industrial User(s) and/or Campuses (100 acres site)	2 sites	<ul style="list-style-type: none"> Data Processing & Ancillary Uses/Supporting Facilities Large Computer & Electronics Manufacturing Combination of above Employers 	200 Acres (2 sites)	37%	none	<ul style="list-style-type: none"> Data Centers Major Tech-based Employer Campus Major Product Manufacturer/Research Center
Large Industrial Business Park/Cluster (50-100 acres site) (i.e., the West Union Road Industrial Cluster/Agglomeration)	1 site	<ul style="list-style-type: none"> Computer & Electronic Manufacturing Larger Multi-tenant Office Complex Small- & medium-scale manufacturing Warehouse, distribution & wholesale Combination of above Employers 	100 Acres (1 site)	18%	none	<ul style="list-style-type: none"> Computer & Electronic Manufacturing Small-scale Manufacturing Business Startups, Incubators, Technology Ancillary & Support Businesses. Construction Companies
Medium and Smaller Industrial Park acres (20-50 acres site)	2 sites	<ul style="list-style-type: none"> Multi-tenant Office Complex. Business Incubator Food Processing Small-scale manufacturing, warehouse, distribution & wholesale 	100 Acres (2 sites)	18%	1 site - 20.8 acres	<ul style="list-style-type: none"> Multi-tenant Office Complex Small-scale Food Processing Small-scale manufacturing, warehouse, distribution & wholesale. Retail Outlets

Issues: Infrastructure & eCommerce Zone

Infrastructure

North Plains will significantly add capacity for State priorities:

- 550 acres for industries prioritized by the State
- 130 acres to grow and diversify City housing stock by at least 50%

Problem: The City alone cannot finance necessary infrastructure

- City SDCs, often sacrificed to incentivize, will be far from sufficient to debt finance

Proposed Solution: Significant State partnership for transportation, water/wastewater

eCommerce Zone

- Established by 2002 Legislation
- Functions similarly to traditional Enterprise Zone
 - Additionally requires 50%+ sales strictly online

Problem: Dated “eCommerce” definition limits usefulness of the incentive

- 14 eCommerce-designated zones statewide, no notable success as an incentive

Proposed Solution: Modest update to language for semiconductor industry qualification

Urban, Rural Reserves & North Plains

Expansion of an Urban Growth Boundary in Washington County is ultimately framed by Urban & Rural Reserves legislation

- **House Bill 4078**, signed by Governor Kitzhaber in 2014, established the following two types of long-term land use designations along with geographies of lands with either designation:
 - **Urban Reserves:** “High-priority” areas for future urban growth boundary expansion(s) in Washington County including farmland of various soil qualities.
 - **Urban Reserves: 13,525 acres in Washington County**
 - **Rural Reserves:** Farm and forest land given long-term (50-year) protection from urbanization in Washington County.
 - **Rural Reserves: 151,209 acres in Washington County**

Next Steps

- ❑ Washington County Planning Commission Hearing
- ❑ Washington County Board of Commissioners Public Hearing
- ❑ Submit to DLCD (21-day objection filing period)
- ❑ DLCD Director issues decision including consideration of objections (within 120 days from date the department receives a complete submittal)
- ❑ LCDC conducts meeting to acknowledge expansion