

# Comprehensive plan under review

## Local rural plan examined



Proposed zoning and a Comprehensive Plan map amendment for the rural areas around Boring, Sandy, Damascus, Eagle Creek, Barton, Ladd Hill and south of Oregon City are up for citizen discussion in September, according to Ardis Stevenson, county coordinator of the Department of Environmental Services.

A separate part of the proposed county Comprehensive Plan, the proposals for agriculture, forest or rural land uses in these areas will be held on Sept. 10 at Wilsonville Grade School; Sept. 11 at Moss Junior High in Oregon City; Sept. 12 at Damascus Grade School; and Sept. 13 at Boring Grade School. All meetings are at 7:30 p.m.

Planning Commission public hearings will follow on Sept. 17 at Moss Junior High, Sept. 18 at Damascus Grade School and Sept. 19 at Boring Grade School. Final hearings by the Board of

Commissioners will be on Oct. 8 at 1:30 and 7 p.m. in the Court House.

Purpose of the rural zoning project is to insure that both the Comprehensive Plan map and the zoning of these lands is compatible with policies adopted last year for natural resource areas, Stevenson said.

Each of the proposed plan designations (agriculture, forest and rural) provides several choices of zones. In agriculture and forest areas, zoning can be for minimum lot sizes of 20 acres or more while in rural areas, zoning can allow two, five or 10 acre minimums.

The county planners have prepared two alternative maps for adoption, Stevenson said. The first alternate provides the most protection of farm and forest land. It increases the amount of agricultural land by 18.7 square miles and adds 26.2 square miles for forest and 11.5

square miles for rural designation by eliminating the suburban designation of the 1974 Comprehensive Plan.

Land which the present plan identifies as urban is proposed to be reduced from 6.5 to 5 square miles. The second proposed plan has slightly more rural areas and less in the agriculture and forest categories, she added.

The majority of the land around Boring is listed as a prime agricultural land, county planner Dave Poese told The Post.

Notices are being mailed this week to all property owners who may be affected by the zoning project. The notices include maps of what is proposed and list all meeting dates including hearings by the Board of County Commissioners who have final responsibility for all zone and Comprehensive Plan changes, Stevenson said.

# Population to expand by 75,000

by BRAD LABRIE

The recently released Clackamas County Comprehensive Plan proposal is almost entirely devoted to the populated northwest corner of the county and ignores most of the eastern unincorporated area.

The Comprehensive Plan is divided into two parts, urban and rural, according to county planner Dave Poese.

Citizen input is being considered on both proposals with proposed zoning and Comprehensive Plan map amendments for the area surrounding Sandy and Boring set for middle September. Details on these meetings are in another story on this page.

Meanwhile, county officials have called for citizen discussion meetings for the dominant portion of the Comprehensive Plan, the northwest urban section, starting Tuesday, Sept. 4, at Clackamas Community College. There will also be meetings on Sept. 5 at Rex Putnam High School and Sept. 6 at Clackamas High School. All these sessions will be held at 7:30 p.m.

The Comprehensive Plan is being revised from the original 1974 version. County officials contend that the proposed plan is basically the same as the old one except the goals are now more specific and clear. There's a provision written in the plan that requires it to be revised every five years.

Needed amendments can be inserted as desired within the five-year period.

### Goals include affordable housing

There are several future goals that the county is striving for in the Comprehensive Plan including: Growth emphasis in urban area; housing people want and can afford; landscapes, rivers and other natural attractions left intact; liveable neighborhoods; more jobs for present and future residents; resource emphasis in farm, forest and rural areas; and fairer system of distributing necessary costs.

The plan will accommodate 75,000 more people in the northwest unincorporated area of the county, which includes sections around Oregon City, Gladstone, West Linn and Lake Oswego. Currently, of the 200,000 total county population, 147,000 are in the northwest urban center.

That northwest urban figure is expected to go up to 256,000 in the year 2000. And that's a conservative estimate. That new figure recognizes a growth rate of 3.2 percent per year. But it is debatable whether that growth rate is realistic as there has been annual growth rate of four to five percent from 1960 to 1976.

The growth rate has been 20 percent since 1974.

The county expects the northwest urban center to receive 70 percent of the population growth for the whole county from now to the year 2000. Annual growth rate for the northwest unincorporated urban area is expected to be 3.300.

The northwest urban area contains 71 square miles compared to 1,893 square miles in the whole county.

### 46,000 new jobs

The Comprehensive Plan will accommodate 46,000 new jobs in the

northwest sector, with the biggest influx of job opportunity expected in the Highway 212, Clackamas Town Center, Highway 224, and Wilsonville areas.

In a move that will accelerate that, the state highway department is committed to upgrading Highway 212 from the 224 intersection to Carver, according to Poese.

"Basically, there will be four-lane highway within five years on that section of road," Poese said. The planner acknowledged that the rest of 212, from Carver to Highway 26 also needs upgrading but he added that there are no funds available for that work in the foreseeable future.

Poese noted that 212 is a state highway and it is up to the state to do work on it.

"The county is encouraging the state to upgrade that portion of 212 but there

to be common-wall in certain lots; allowing some existing single family units to convert to duplexes.

In addition, the county will offer every new subdivision of 10 kit lots or more density a bonus of one lot for every lot reserved for assisted housing, not to exceed 10 percent of the total.

There are also several provisions pertaining to mobile homes, including: Allowing mobile home subdivisions of three acres or more in all single family zones subject to standards including skirting of units, minimum unit size, pitched roofs and visual buffering of subdivision; allowing new mobile home subdivisions in medium density districts; treating mobile homes as a conventional unit in areas zoned for 10 acres or larger; and prohibiting mobile homes on individual lots in the urban areas except as temporary use.

### Expansion of industries

Poese said that the county is pushing

polluting the environment in order to keep them happy in the area. "The comprehensive Plan is to improve the overall liveability in the county and we will not compromise that under any circumstances."

Other pro-industry provisions would encourage natural resource oriented industries; encourage retention of vacant industrial and commercial land in large parcels until committed for development; allow small, light industrial development in commercial areas.

The plan also calls for modifying strip commercial areas into cluster commercial areas wherever possible. That would require discouraging long strips of businesses and encouraging small mini-malls or shopping centers where all the stores are within a few blocks.

### Conserve Sandy River

One of the goals of the county plan is to conserve many of the natural resources in the area. Some of these measures include: Establishing principal river conservation areas for the five major rivers, including Sandy River, and requiring development review in these river corridors; controlling recreational activities on the Willamette River to minimize incompatible uses in the rural portion; controlling erosion and sediment reduction; maintaining tree fringe along rivers and streams.

The plan also provides for various methods of encouraging agricultural production like tax incentives, direct exchange of local products and educational seminars. Other agricultural benefits include encouraging food processing industries and services in the area to better serve the local farmer and encourage the production of crops.

Poese said he knows of no food processing plant in the county. If there were vegetable processing plants in the county, it would encourage more vegetable growing by farmers, he added.

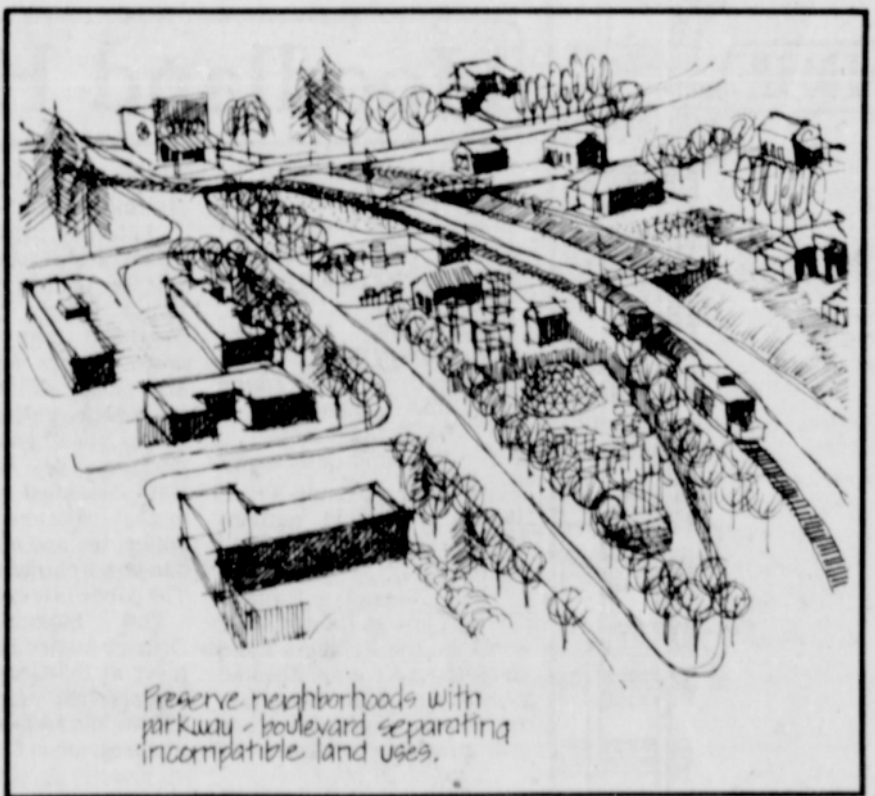
The plan also takes a stab at alternate energy sources. It promotes development of geothermal, solar and wind energy sources as well as supporting solid waste recovery. Energy conservation is also encouraged in building through land use planning, allowing improved siting and design standards and promoting weatherization programs.

### Supports open space

The Comprehensive Plan also supports open space with suggested improvement of urban blight by billboard removal, screening unsightly areas and requiring landscape buffers in visually sensitive areas.

The new Comprehensive Plan is expected to be implemented between January and April of 1980. The next step after citizen input on Sept. 4-6 is the release of the revision of the plan based on public comments on Oct. 1. There are tentatively three citizen review meetings scheduled for Oct. 9-11.

The next step is for affected property owners to receive legal notices on Oct. 26. There will then be planning commission hearings and decisions during sessions in early November and Board of Commissioner hearings and adoption of the final plan during the whole month of December.



is a question of priority on it," he said. "That section should be four-lane too."

The Comprehensive Plan will accommodate 39,000 housing units in the next five years with 73 percent expected to be single family units and 27 percent expected to be multi-family units.

However, that figure also seems unrealistic as most of the county's new provisions in the plan support multi-housing units and the plan does not take into account the recent popularity nationwide to buy condominiums in place of single housing units.

Poese said there has been a traditional county-wide trend for more single housing units to be built than multi-family units and county officials expect that trend to stay the same despite the Comprehensive Plan leaning toward multi-housing.

In respect to housing, the proposed county plan recommends: Housing that encourages condominiums; housing alternatives for the elderly; low and moderate income housing with good access to employment

opportunities; allowing up to three attached units on certain individual lots; allowing up to 20 percent of units

for expansion of existing industries to create jobs for current and new residents. Current industry will probably supply most of the new jobs though the county will also push for new industry, the planner added.

Provisions will encourage retention and expansion of existing industries and businesses by protection from encroachment by incompatible uses.

That means that the county will keep residential areas away from certain industries if it looks like the residential strip could inhibit the industry from expanding in the future, Poese told The Post.

An example would be looking closely before letting a church or school be built by a small warehousing operation, he said. The church or school would not be allowed if it looked as though it would inhibit the warehousing company to expand its business.

However, the county's concern over its existing industry will not let current air pollution or environmental quality standards to go downhill, the planner said.

"We can't really do that," Poese said to the question whether the county would overlook some industries

*The county comprehensive plan includes population increase of 75,000; 46,000 new jobs; and 39,000 new housing units in near future. The plan encourages inviting new industry to county as well as encouraging expansion of old industry. County goals include affordable housing, landscapes, rivers and other natural attractions left intact and liveable neighborhoods.*

