

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: 10/21/2025

Approx. Start Time: 3:00pm

Approx. Length: 30 mins

Presentation Title: Industrial Site Readiness Study Update

Department: Transportation & Development

Presenters: Dan Johnson, Director, Department of Transportation & Development
Laura Edmonds, Manager, Office of Economic Development

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

N/A -- Informational update only.

EXECUTIVE SUMMARY:

The Board authorized advancing the Industrial Site Readiness Study (ISRS) in November of 2024. Staff are entering into a contract with a consulting firm that has performed previous industrial site studies for the county. This will allow us to utilize past results as a basis for the study. Contracts are finalized and we expect this analysis to take approximately 12 weeks. Funding is through budgeted Office of Economic Development funds; no General Funds are included.

Background

The availability of land for business development is a priority of the Board of County Commissioners. Expressed most recently with the adoption of the 2025-2030 Strategic Plan which highlights a need for "Available Lands for Business Development", this work focuses on a desire to increase land availability in order to foster a healthy economy in Clackamas County.

This work is multifaceted, spans across a number of programs and generally consists of:

- Regional Coordination and Facilitation
- Land Suitability Assessment (LSA)
- Industrial Site Readiness Study (ISRS)

Regional conversations are ramping up around industrial land supply and our staff have been participating in a workgroup with industry experts to examine pathways to evolve our land use system to support an adequate supply of usable industrial land. That work will continue into the winter with conversations at Metro.

The following update is specific to the ISRS work currently underway through the Office of Economic Development.

The ISRS is a strategic assessment of the County's current inventory. The study will help identify:

- Potential sites in unincorporated Clackamas County, five acres or greater, that support industrial use
- Industry needs of our key sectors

Results of this analysis will provide a snapshot of current conditions and more detailed information regarding the true lands characteristics and the needs of our industrial sector partners. This data will be paired with work currently underway by Business Oregon and their characteristic study for traded sector industries. The combination of these studies will provide staff with a comprehensive understanding of land availability and if it is or is not meeting the needs of our local industries.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? ☒ YES ☐ NO

What is the cost? \$38,000

What is the funding source? Lottery dollars

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department's Strategic Business Plan goals? Vibrant Economy
- How does this item align with the County's Performance Clackamas goals? Vibrant Economy

LEGAL/POLICY REQUIREMENTS:

County Counsel & Procurement

PUBLIC/GOVERNMENTAL PARTICIPATION:

None

OPTIONS:

None

RECOMMENDATION:

N/A -- Informational update only.

ATTACHMENTS:

None

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Laura Edmonds 503-742-4366
