

RESOLUTION NO. 853

A RESOLUTION OF THE CITY OF CANBY OPPOSING THE EXPANSION OF THE URBAN GROWTH BOUNDARY SOUTH OF THE WILLAMETTE RIVER

WHEREAS, the City of Canby and Metro have previously signed an intergovernmental agreement to protect “rural reserve areas” located between the City of Canby and the Portland Metropolitan area; and

WHEREAS, This agreement was intended to preserve the rural nature of areas between Canby and Metro, to maximize the function of infrastructure in these rural areas, and protect agricultural resources; and

WHEREAS, Goal 14 of the State Land Use Planning Goals directs that agricultural land must be protected; and

WHEREAS, lands south of the Willamette River are primarily Class I and II soils and of the highest agricultural value and represent some of the most fertile and productive farmland in Oregon and across our nation; and

WHEREAS, the agricultural industry is vital to the Portland-metropolitan area and Oregon’s economy; and

WHEREAS, agriculture is the leading industry of Marion County and Clackamas County and the second leading industry of Washington County; and

WHEREAS, the highest and best use of lands south of the Willamette River and not part of a city or a city’s planned growth expansion is for agricultural purposes; and

WHEREAS, the Regional Framework Plan stresses that there must be a clear distinction between urban and rural lands that make the best use of natural landscape features; and

WHEREAS, the Willamette River provides the best natural barrier between the urban area of the Portland-metropolitan region and the rich agricultural lands of the Willamette Valley; and

WHEREAS, the Regional Framework Plan denounces sprawl; and

WHEREAS, expanding the Urban Growth Boundary south of the Willamette River promotes sprawl; and

WHEREAS, Goal 14 of the State Land Use Planning Goals and the Metro Regional Plan stress the efficient use of land in a compact urban form and targeting public investments to reinforce a compact urban form; and

WHEREAS, the Regional Framework Plan directs that there is continued growth of regional economic opportunity, balanced to provide an equitable distribution of jobs, income, investments and taxing capacity throughout the region; and

WHEREAS, expanding industrial uses onto green farmland next to Interstate-5 on the south side of the Willamette River will not allow for the equitable distribution of jobs, income, investments or taxing capacity; and

WHEREAS, state and regional land use policy supports the 2040 Growth Concept that provides that public investment coordinate with local comprehensive and regional functional plans; and

WHEREAS, all cities of the region and the unincorporated county areas have planned and invested in their infrastructure to help meet their plan goals; and

WHEREAS, development south of the Willamette River would divert investment away from other jurisdictions and jeopardize infrastructure investments the region and individual communities have made to be economically competitive; and

WHEREAS, according to the Regional Framework Plan, success of the 2040 Growth Concept depends on the maintenance and enhancement of Regional and Town Centers as the principal centers of urban life in the region and should be pedestrian and transit friendly and reduce auto dependence; and

WHEREAS, allowing industrial development south of the Willamette River would violate the maintenance and enhancement of Regional and Town Centers; and

WHEREAS, the need for additional acres for industrial uses over the next 20 years outside the UGB has not been clearly established nor the type of uses clearly identified; and

WHEREAS, there are sufficient vacant industrial lands north of the Willamette River for including approximately 542 vacant industrial-commercial acres within the current City of Wilsonville limits and the UGB and an additional approximately 222 vacant industrial acres in reserve lands adjacent to the Coffee Creek Correctional Facility in Wilsonville which alone total 764 acres; and

WHEREAS, there are sufficient acres of industrial land that can be redeveloped throughout the Portland-metro region and reused or revamped for more current industrial needs and uses; and

WHEREAS, Canby's Pioneer Industrial Park and its other industrial areas contain over 400 acres of industrial land slated for development in the next 20 years; and

WHEREAS, Oregonians value highly the scenic quality of the Willamette Valley that contributes to its market niche, economic competitiveness and quality of life; and

WHEREAS, expanding the Urban Growth Boundary south of the Willamette River violates 30 years of sound land use policy in Oregon to provide a balance of housing, commercial, industrial and agricultural land supported by cost efficient infrastructure; and

WHEREAS, land use policies should not be violated to benefit one entity or special interest for their financial gain at the expense of the greater good of the region's residents and businesses

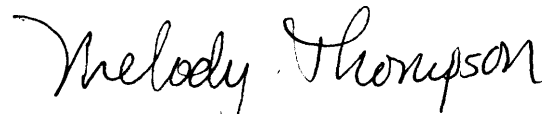
NOW THEREFORE, THE CITY OF CANBY RESOLVES AS FOLLOWS:

1. Based on the findings recited above, the City Council of the City of Canby does hereby oppose the expansion of the Urban Growth Boundary of the Portland Metropolitan region south of the Willamette River for the purpose of creating new industrial lands and instead supports the on-going use of those lands for the region's critical agricultural economy.

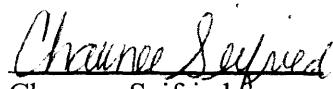
2. In keeping with the above, the City Council of the City of Canby urges the Metro Council to make a public policy decision now that the Metro Urban Growth Boundary shall not be expanded south of the Willamette River.

3. This Resolution is effective upon adoption.

ADOPTED this 21st day of April, 2004 by the Canby City Council.


Melody Thompson - Mayor

ATTEST:


Chauncey Seifried
City Recorder, Pro-Tem