



February 16, 2026

**Clackamas County Board of Commissioners
Policy Position
SB 1586: Relating to the Oregon Jobs Act**

Clackamas County cautions against amendments adding urban reserves to Metro's UGB.
We are motivated to see jobs come to Oregon and for jurisdictions to have adequate land access and infrastructure to meet job growth. The original bill focused primarily on adding land to Metro's Urban Growth Boundary (UGB), specifically to the City of Hillsboro, which has done great work preparing for job growth. Clackamas County was neutral on this concept.

However, amendments are being proposed (not yet published at the time of writing) to add a significant number of urban reserves to the UGB, instead of just bringing the land into the UGB, regrettably making SB 1586 a regional issue rather than just a City of Hillsboro issue. Once land is designated as an urban reserve, it can then be brought into the UGB through several processes, including industrial land surveys and land exchanges. Metro recently conducted an industrial land survey that demonstrated NO NEED for industrial land within the UGB for the next 20 years. Therefore, a land exchange is the most likely way these lands will come into the UGB.

A land exchange requires identifying land elsewhere within the region (not just Hillsboro) that can be removed from the UGB so urban reserves can come in. The last land exchange in the Metro area was fraught with political tension, when over 500 acres were “exchanged” from Clackamas County and given to the City of Tigard.

The truth is that most, if not all, potential land for future exchanges in the region will come out of Clackamas County, and it can happen whether the county agrees to this or not.

We simply ask that in the event of a land exchange, any jurisdiction where exchange lands are identified be given the ability, in statute, to deny an exchange if that jurisdiction can prove or show that those lands merit staying within their boundary to advance housing or job growth, within a reasonable timeframe.

We do not ask for this consideration idly. Presently, Clackamas County is advancing our own Land Suitability Assessment (LSA), which will inform us about the lands we need to accommodate growth, enabling us to participate in a land exchange process in good faith. But we deserve a seat at the table, and that is currently not guaranteed.

We urge you to consider an amendment that grants this ability during a land exchange process if, indeed, the bill will create more urban reserves.

Please contact Trent Wilson (twilson2@clackamas.us) for more information.