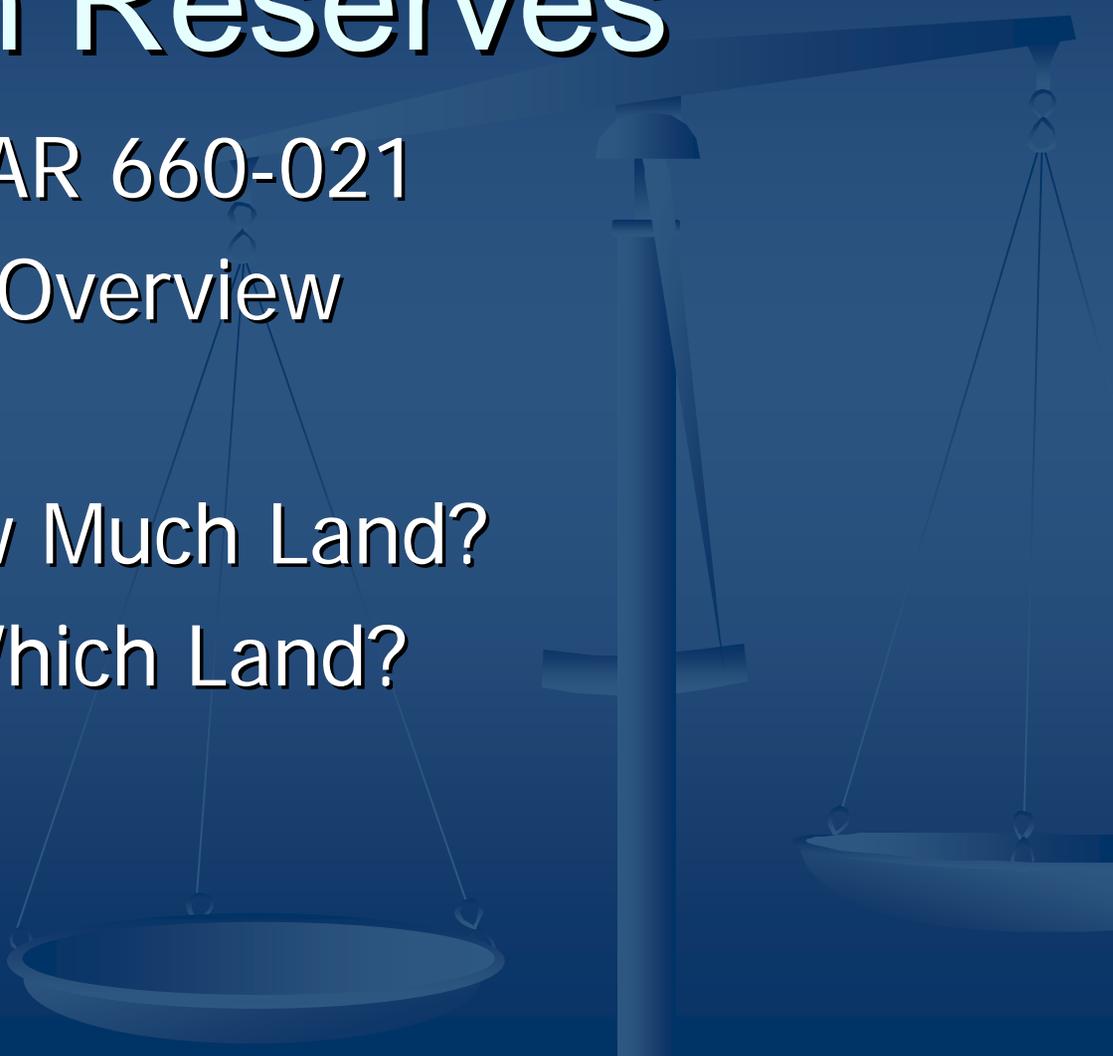


Urban Reserves



OAR 660-021

Overview

How Much Land?

Which Land?

Step 1: How Much Land?

10 to 30 year supply of *developable* land beyond the current UGB.

- Does not include land for specific needs (under the second (locational) part of the rule, a city can't justify including particular land to meet a specific need).
- Does include land for general housing and employment purposes, based on forecasts.



Step 2: Which Lands to Analyze?

3 Screens

First Screen: The city must include all “adjacent” and “nearby” “developable” land in its first screen.

Developable land is:

- Not severely constrained by natural hazards
- Not designated to protect natural resources
- Either entirely vacant or portion unoccupied

Adjacent land is: land that abuts the current UGB.

Nearby land is: land that is w/i ¼ mile of the current UGB.



Step 3: Reasonable Alternatives

City analyses whether there are reasonable alternatives that will require less, or have less effect upon resource land (e.g., infill and/or redevelopment within the existing UGB).



Step 4: Which Lands Are Suitable?

Second Screen: City analyzes which lands are *suitable* for inclusion within urban reserves based on the Goal 14 locational factors. The factors are used to compare alternative lands. The department believes they are used to compare lands within each priority category.

1. Efficient accommodation of identified land needs
2. *Orderly and economic provision of public facilities and services*
3. Comparative ESEE consequences
4. Compatibility of urban uses with nearby agricultural and forest activities outside the UGB



Step 5: Apply the Priorities

Third Screen: City applies the priorities. City may include lower priority lands only if the amount of lands in the higher priority category is not sufficient to meet the overall estimate of land need.

Priorities:

1. Exception/Nonresource Lands
2. Marginal Lands
3. Lower Capability Resource Lands
4. Higher Capability Resource Lands



Step 6: Apply the Exceptions

City may include lower priority land if the higher priority land is inadequate to meet the amount of land need estimated for one of two reasons:

- Future urban services can't reasonably be provided to higher priority lands due to topographical or other physical constraints; or
- Maximum efficiency of land uses within a proposed reserve requires inclusion of lower priority lands to include or provide services to higher priority lands.



Role of Public Service Constraints

First Screen: *Developable* Land is land that is not severely constrained by natural hazards.

Second Screen: *Suitable* Land is land that can be provided with public services in an orderly and efficient manner (Goal 14, factor 2).

Third Screen/Exceptions: Land in a higher priority that *can't reasonably be served* can be removed from consideration.

