

Urban Growth Boundaries in Oregon

A new alternative method for
amending them debuts on January 1,
2016



Presenters: Carrie MacLaren and Gordon Howard

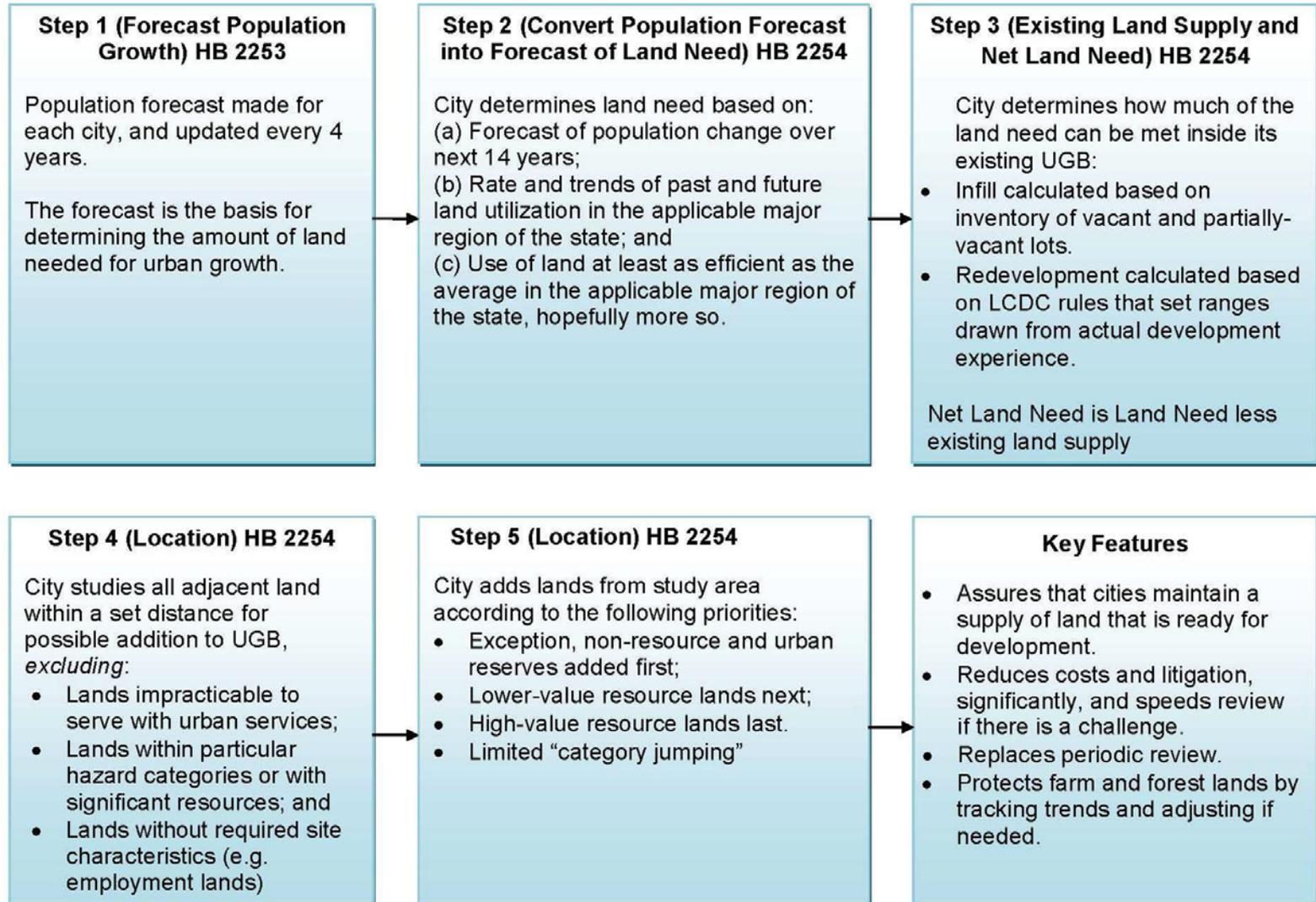


Desired Outcomes

- Continued improvement in urban efficiency and create communities that are desirable places to live and work.
- Make it easier to carry out planned development within existing urban areas.
- Reduce the time and expense of UGB amendments and make amendments more predictable, particularly for smaller cities.
- Focus planning on areas that are growing most rapidly.
- Continue to conserve important farm and forest lands.



A five-step summary of the new UGB amendment process



Population Forecasts

Existing Method

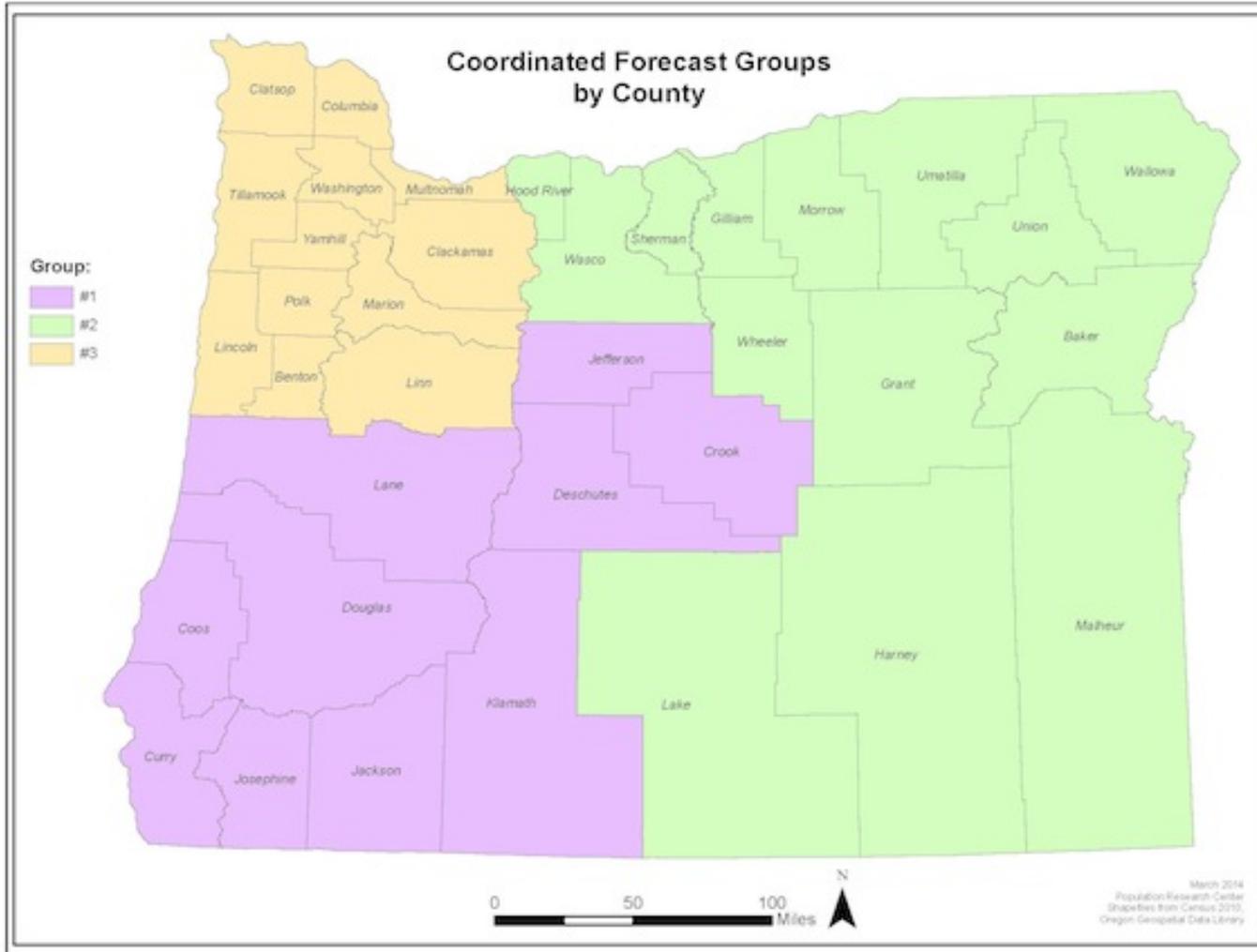
- Counties coordinate and issue population forecasts.
- Use State Office of Economic Analysis numbers if county doesn't issue population projection.
- Judicial review of county forecasts

New Method

- Population Forecast Center at PSU issues population projections for all Oregon cities once every 3 years.
- Opportunity for review and comment to PSU, but no judicial appeal.



PSU forecast schedule



Planning Period

Existing Method

20 years

New Method

14 years



Determine Housing Need

Existing Method

- Complete a Housing Needs Analysis or similar study
- Conduct a residential buildable lands inventory
- If a deficit of residential land is found, consider and apply “efficiency measures”
- LCDC and judicial review of results – must be “supported by substantial evidence in the whole record”

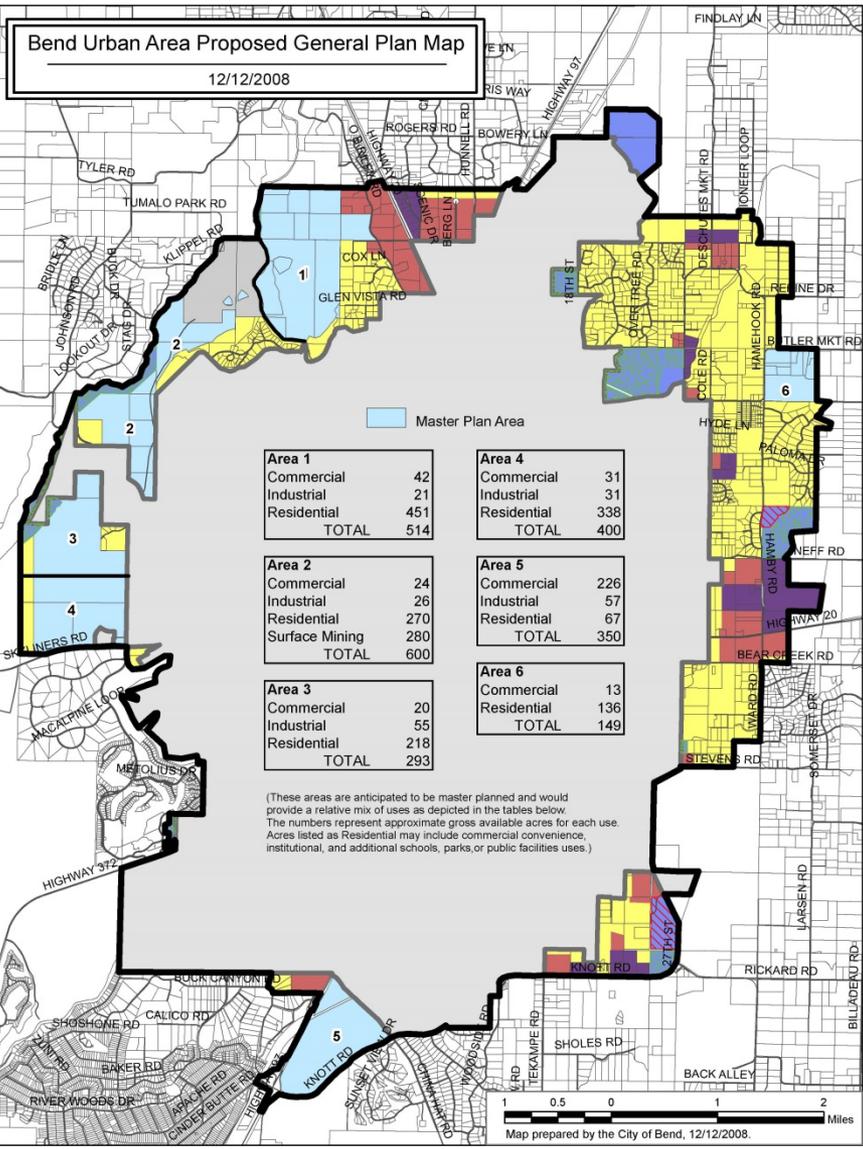
New Method

- Determine housing need by translating population growth to land need*
- Conduct residential buildable lands inventory*
- If a deficit of residential land is found, add lands*
- Judicial review of results only for “math error” – no LCDC review

*based upon factors and ranges established by LCDC rule



Bend



- General Plan Designation**
- Urban Reserve Residential *
 - Urban Reserve Commercial
 - Urban Reserve Industrial
 - Surface Mining
 - Public Facilities

- Existing UGB
- Proposed UGB (Alt 4A)

- Park Site
- School Site

* In addition to residential uses, Urban Reserve Residential may include commercial convenience uses, institutional uses, and additional schools, parks, or other public facility uses.



Determine Employment Need

Existing Method

- Complete Economic Opportunities Analysis
- Determine land need, including site characteristics
- Conduct buildable lands inventory of employment lands
- If a deficit of employment sites is found, add land to UGB
- LCDC and Judicial review of results – must be “supported by substantial evidence in the whole record”

New Method

- Determine employment need by translating population and employment growth to land need*
- Conduct employment buildable lands inventory
- If a deficit of employment land is found, add lands*
- Judicial review of results only for a “math error”

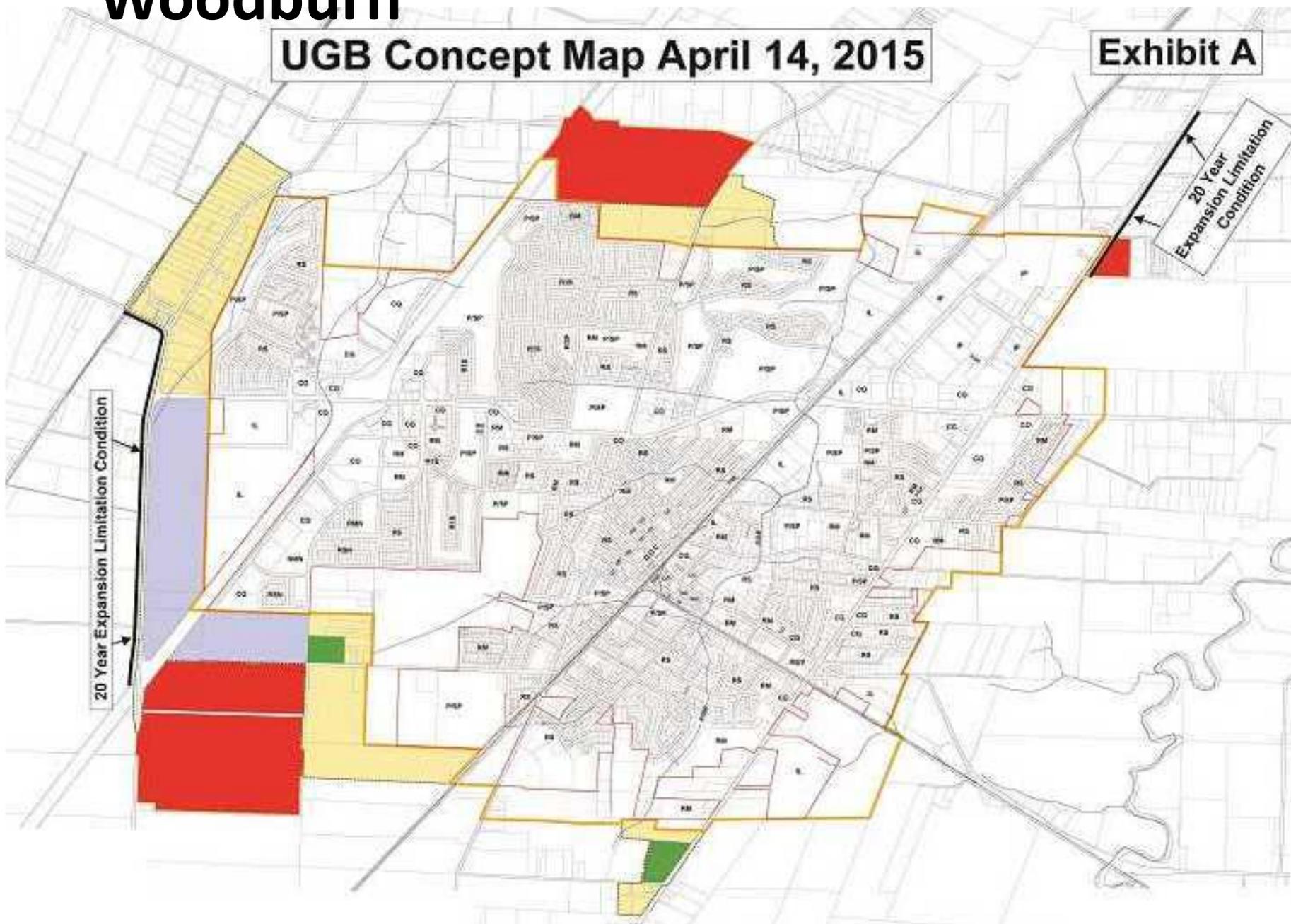
*based upon factors and ranges established by LCDC rule



Woodburn

UGB Concept Map April 14, 2015

Exhibit A



How Factors and Ranges are Determined?

1. Past Trends based on statewide research
2. Future Projections
3. Maintain at least existing efficiency of land use
4. Encourage increasing efficiency of land use
5. Give a city choice about its future within a “range”



Analysis of Land Use Efficiency in Oregon Cities: A Report to the HB 2254 Rulemaking Committee

April 2015

Final Draft Report

Prepared for:

HB 2254 Rulemaking Advisory Committee
Department of Land Conservation & Development

Prepared by:

University of Oregon
Community Service Center
Department of Planning, Public Policy and Management



Location of UGB expansion

Existing Method

- Set study areas
- Don't study areas unsuitable for specific expansion needs
- Priorities – first urban reserves, then exception lands, last farm & forest

New Method

- Set study areas within defined parameters
- Exclude areas based on
 - Impracticable to serve (special rural residential reduction allowed)
 - Significant development hazards
 - Preservation of natural, scenic, etc. resources
- Priorities, first urban reserves and exception lands, last farm & forest



Location of UGB expansion (contd)

Existing Method

- “Downgrade” higher priority lands based upon site characteristics
- Downgrade resource land completely surrounded
- Apply four Goal 14 factors to equal priority land to choose UGB additions

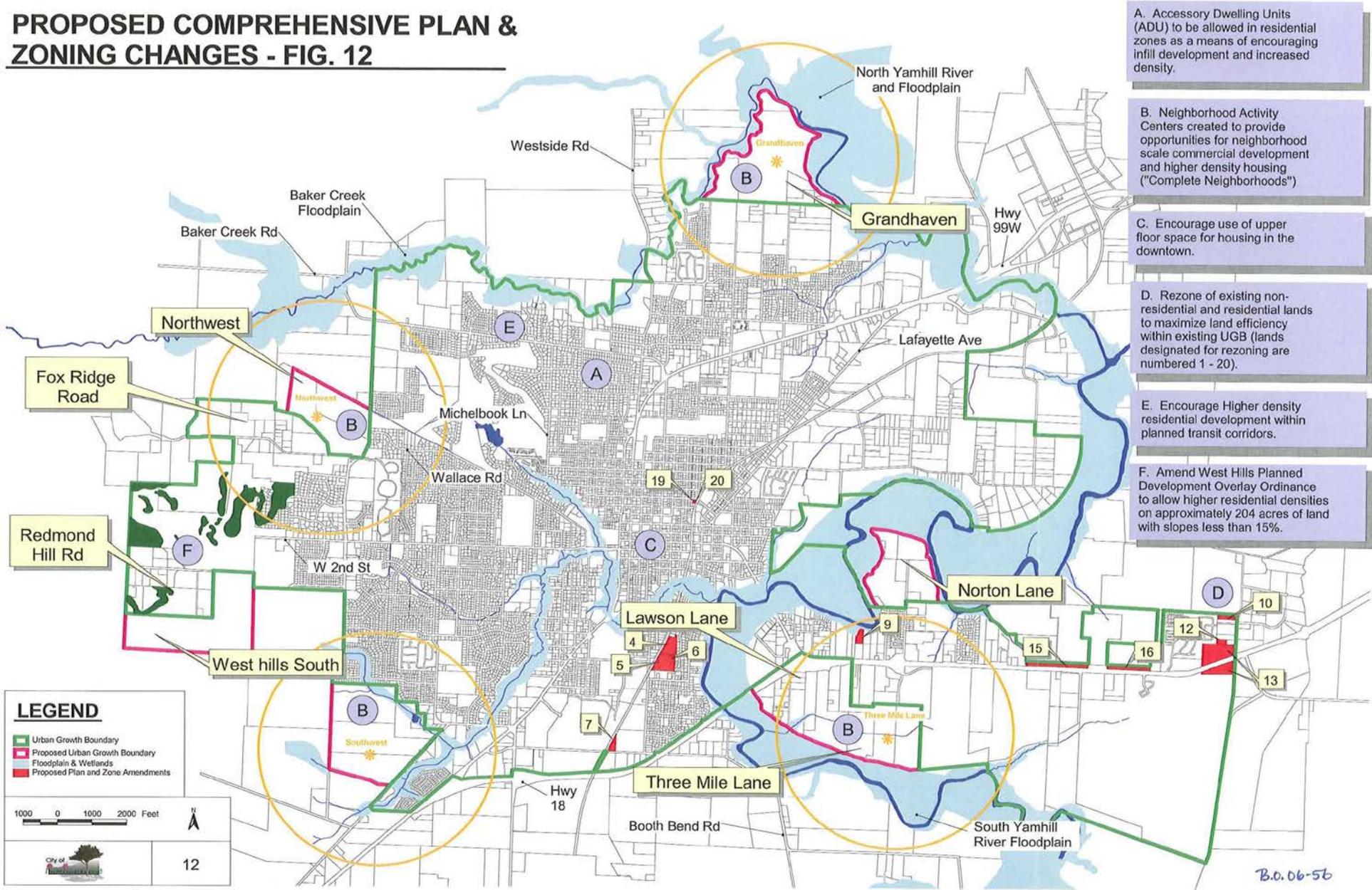
New Method

- Very limited exclusions
 - Industrial and Public use site characteristics
 - Resource land completely surrounded
- Apply four Goal 14 factors to equal priority land to choose UGB additions



McMinnville

PROPOSED COMPREHENSIVE PLAN & ZONING CHANGES - FIG. 12



A. Accessory Dwelling Units (ADU) to be allowed in residential zones as a means of encouraging infill development and increased density.

B. Neighborhood Activity Centers created to provide opportunities for neighborhood scale commercial development and higher density housing ("Complete Neighborhoods")

C. Encourage use of upper floor space for housing in the downtown.

D. Rezone of existing non-residential and residential lands to maximize land efficiency within existing UGB (lands designated for rezoning are numbered 1 - 20).

E. Encourage Higher density residential development within planned transit corridors.

F. Amend West Hills Planned Development Overlay Ordinance to allow higher residential densities on approximately 204 acres of land with slopes less than 15%.

LEGEND

- Urban Growth Boundary
- Proposed Urban Growth Boundary
- Floodplain & Wetlands
- Proposed Plan and Zone Amendments

1000 0 1000 2000 Feet

Public Facilities

Existing Method

- Show compliance with Goal 11

New Method

- Cities over 10,000 – enter into urban services agreement with any special districts
- Demonstrate serviceability of all lands in the UGB by 14 years
- Demonstrate serviceability NOW of a 7-year supply



Goal Compliance

Existing Method

- Findings of compliance with all goals
- Goal 5 applicable only to areas added to UGB
- Some TPR requirements not applicable until “urban zoning” is applied to areas added
- Goals 15-18 not applicable unless specific areas covered by those goals are added to UGB

New Method

- Must be planned and zoned to meet needed housing requirements
- Cities above 10,000 pop. must adopt at least one efficiency measure
- May not impact significant Oregon Highway Plan facility



Other Matters

- No more periodic review for cities using this method – LCDC to come up with “alternate means” of ensuring city plans are kept up to date.
- City may repeat UGB analysis after one-half of previous 14-year land supply is used
- City must repeat UGB analysis after 100% of previous 14-year land supply is used



Applicability

- Doesn't apply to Metro
- Optional – cities can elect to use either the “existing” or the “new” method to evaluate the UGB.
- EXCEPT – HB 2254 changed the priorities process for selecting the expansion area(s) for both the “existing” and “new” methods, so that process applies to all UGB amendments except Metro.

