



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

www.oregon.gov/LCD



September 11, 2014

TO: Land Conservation and Development Commission

FROM: Gordon Howard, Urban Specialist
Bob Rindy, Senior Policy Analyst

SUBJECT: **Agenda Item 8, September 25-26, 2014, LCDC Meeting**

**UNIVERSITY OF OREGON
URBAN GROWTH BOUNDARY (UGB) RESEARCH PROJECT**

I. AGENDA ITEM SUMMARY

Under this item, Bob Parker, Director of the University of Oregon Community Service Center, will provide the Land Conservation and Development Commission (commission &/or LCDC) with an informational briefing on research the Service Center is conducting. The research focuses on the relationship between population and employment growth and the rate and trends of land utilization in Oregon cities in the recent past. This research is being conducted by the Community Service Center under contract by the Department of Land Conservation and Development (department &/or DLCD) in conjunction with the effort to develop a new, simplified, urban growth boundary process pursuant to HB 2254 (2013).¹ The department believes that, independent of the Urban Growth Boundary (UGB) project, the results of the research will be of interest to the commission in understanding the development trends in various parts of Oregon.

II. RECOMMENDATION

This is an informational briefing; no commission action is requested.

If you have questions regarding this agenda item please contact Gordon Howard, Urban Specialist, at 503-934-0034 or gordon.howard@state.or.us.

¹ HB 2254 (2013) has been codified at OTS 197A.300 to 197A.325. As discussed in other briefings, HB 2254 requires the commission to adopt rules for small cities (those with less than 10,000 people) and large cities (those with 10,000 or more people). The standards directing this rulemaking applicable to small cities are codified at ORS 197A.310, and the standards for large cities are codified at ORS 197A.312.

III. BACKGROUND

HB 2254 directs the commission to develop and adopt a new, simplified, method for cities (outside Metro) to evaluate or amend their UGB. The new method will go into effect on January 1, 2016, and will require implementing rules to be adopted by the commission prior to that date.

The new method will not replace the existing UGB review process, but rather provide an alternative streamlined process. In developing the new method the commission is charged with simplifying the UGB process while maintaining the core outcomes that the land use planning program is designed to produce: efficient and desirable places to live and work and conservation of farm and forest lands for our agricultural and forest industries. The new methods may not work for all cities, but they are designed and intended to work for most growing cities. The new method will not apply within the Metro area in order to allow the urban and rural reserve system adopted in 2007 to be fully implemented.

The development and implementation of rules is the responsibility of the Department of Land Conservation and Development and a rules advisory committee (committee &/or RAC), formed by the commission in September, 2013. Staff is working with the committee on draft rules, which will be considered by the commission in the Fall of 2015.

IV. THE RESEARCH

HB 2254 requires the commission to establish factors for converting the forecasted population and employment growth into forecasts of land need for housing, employment, and other categories of uses. Specifically, the statute requires that the factors:

Be based on an empirical evaluation of the relation between population and employment growth and the rate and trends of land utilization in the recent past in the applicable major region of the state.

ORS 197A.310(4) (small cities); ORS 197A.312 (large cities)

To empirically evaluate the relation between population and employment growth and the rate and trends of land utilization in Oregon's recent past, the department entered into a contract with the University of Oregon Community Service Center. The objectives of the agreement are threefold: 1) to look at changes in the density and efficiency of land uses in cities over time; 2) to analyze density and efficiency of land use for cities based upon the population of those cities; and 3) to analyze the data collected for cities by major region of the state to determine whether there are regional differences – in density and efficiency of land uses, and in the distribution of various land uses – that are significant and, if significant, the magnitude of those differences.

Key to conducting an analysis of the relationship between population growth and land consumption is to obtain and analyze data on an individual property level, recognizing that there are limits to the availability of this data in some areas. Earlier this year, the University's Community Service Center conducted a "pilot" program to collect and analyze such data for two counties, Linn and Jackson, using tax lot data obtained from the county assessors. With the successful completion of the "pilot" project, the Community Service Center has now expanded its analysis with tax lot data from a majority of those Oregon counties from which such data is efficiently obtainable. The final report from the Community Service Center is scheduled to be submitted to the department and the rules advisory committee in November 2014.

As indicated above, the department believes this research is of independent interest to the department and the commission in that it may help evaluate how certain policies of the state land use planning program are currently performing. In addition, the presentation will provide the commission with a look at some of the work being performed by the department with respect to this rulemaking project.

Mr. Parker's presentation will provide a description of the research project, its methodology, and preliminary results, after which the commission will have an opportunity to ask questions.