

Department of Land Conservation and Development  
UGB Phase 2 Work Group

**Housing Density Option 2**

Jurisdiction	Population	Existing SF DU/Acre	Existing MF DU/Acre	EAvg DU/Acre	Proposed SF DU/Acre	Proposed MF DU/Acre	PAvg DU/Acre	Notes (distinguish between net#/gross* acres)	Percentage Increase/Decrease (Formula PAVG-EAVG/EAVG)
<b>Cities between 25,000-50,000</b>				<b>7.28</b>			<b>8.25</b>		<b>13.0%</b>
Corvallis	49,275	6*	10*	6*	5#	15#	7.5#		25.0%
Albany	43,400	4.0	15.3*	9.7*	4.5*	11.3*	7.9*		-18.0%
McMinville	31,665			6.15		3.9	14.8 (Baseline Analysis)	2003 Urbanization Plan DU/net acre 88-00: 5.9 00-02: 6.4	53.0%
<b>Cities between 10,000-24,999</b>				<b>6.53</b>			<b>6.9</b>		<b>5.6%</b>
Newberg	21,152	4.4	12.0	8.0	5.0	15.0	10.0		25.0%
Woodburn	22,875			7.3			7.8		6.8%
Redmond	17,645			5.1#			7.5#		47.0%
Pendleton	16,970			called	5.45#	9.0#	6.18#	5.45 units for SF & MFD	
La Grande	14,015			6.0			5.08#		-15.0%
Hermiston	13,819	5.7	11.3	8.5	5.7	11.3	8.5	SF Detached: 4.2 SF Attached: 7.2 Manufactured: 7.3 MF: 15.3	0.0%
Lebanon	13,140	5.92#	7.27#	6.51#			7.10#	5.92 du/ac for low density residential zone and 7.27 du/ac for mixed density residential zone	9.0%
Prineville	11,600			called			5.0#	Doesn't take out vacant lands	
Ontario	11,425			4.3#			5.0#		16.0%
<b>Cities between 2,500-9,999</b>				<b>5.5</b>			<b>7.38</b>		<b>34%</b>
Cottage Grove	8,890	6.4	6.4	6.4	4.7*	11.5*	8*	Gen Res: 4.7 MDR: 10.4 HDR:12.7	25.0%
Monmouth	8,310			4.6	6.1#	8.5# (11.5 MF & 5.5 MFD)	7.7#	Development shall not exceed - LDR: 6 MDR: 12 HDR: 20 MXDR: 9	67.0%
Lakeview	7,400				5.8	12.0	8.9		
Independence	6,195	4.84#	9.94#	7.93#	5.5#	8.9#	7.0#	MFD parks 7.9	-12.0%
Madras	6,013			3.0#			5.9#		96.0%
Burns/Hines	3088/1,506								
Warrenton	4,503								
Philomath	3,380								
Mt. Angel	3,010				4.64*	9.0*	6.82*	SF: 4.64 du/ac MF: 9.00 du/ac	
Harrisburg	2,535	2.27*	16.02*	9.14*	6.0#	17.0#	11.5#	SF: 6.00 du/net acre MF: 17.00 du/net acre	25.8%
<b>Cities 2,499 and under</b>				<b>5.74</b>			<b>6.56</b>		<b>14.0%</b>
Aumsville	2,285	4.44*	7*	5.72*			5.15*	SF: 4.44 MF: 7.96 MFD: 6.04	-9.9%
Gervais	2,009						7.37*		
Columbia City	1,735						4.50*		
Rockaway Beach	1,394			7.60#			8.80#		15.7%
Coburg	969			3.9#			7.0#		79.0%