

UGB Analysis Study

Study size, methods and final memorandum, and data collection

UGB Workgroup Meeting, September 9, 2008

Becky Steckler

becky.steckler@gmail.com

Study size:

Determine which studies to include

Summary of Oregon UGB Amendments and Periodic Review Studies, 1995-July 2007

2007 City Population	Number of records (1995-2007)	Number of records with UGB exp. >50	Number of records with UGB exp. >25	Expansions that include residential	City (date of acknowledgement, change in the size (acres) of the UGB) (* is expansion with no residential)	Justification for UGB expansion (non-residential only)	Periodic Review Number in category City (date of acknowledgement)	
25,000+	10	1	5	0	*McMinnville (2004, 34.58) Medford (2003, 54.90) *Grants Pass (2002, 45.75)	*Springfield (1999, 38.00) *Bend (1996, 44.00) McMinnville: Expansion of a museum Medford: Not a UGB expansion Grants Pass: Industrial Springfield: Parks and open space Bend: Public works expansion	2 Corvallis (2005) Albany (2008)	
10,000 -24,999	34	11	20	13	Newberg (PENDING, 201.00) Newport (2007, 41) Newberg (2007, 200) Newberg (2007, 29.92) Redmond (2006, 2279) La Grande (2006, 27.15) Canby (2005, 30.19) Hermiston (2004, 392) *Newport (2004, 85.15) *Newberg (2004, 100) *Prineville (2002, 321)	*Newberg (2002, 29.20) Newberg (2001, 46) *Redmond (2001, 182) *Pendleton (2000, 275) Pendleton (1999, 205) *Newport (1999, 50.13) *Roseburg (1999, 57.69) *Roseburg (1999, 223.06) Roseburg (1998, 28.40) Newport (1997, 40) Newport (1997, 40)	Newport: Industrial Newberg: Recreational (golf course and reg. park) Prineville: Industrial Newberg: Institutional (new hospital) Redmond: Parks and open space Pendleton: Industrial Newport: Wastewater treatment plant, parks Roseburg: Industrial Roseburg: Industrial	3 Dallas (2007) La Grande (2005) Lebanon (1999)
2,500-9,999	35	8	8	3	*Shady Cove (2007, 99) *Silverton (2006, 97.7) *Junction City (2006, 74.26) *Creswell (2004, 100)	*Hood River (2002, 300) Burns (1999, 190) Cottage Grove (1998, 56) Shady Cove (1995, 387)	Shady Cove: Wastewater treatment, transportation Silverton: Oregon Garden (public amusement) Junction City: Industrial Creswell: Expand airport Hood River: Extend sewer service (health hazard)	15 Lincoln City (2007) Madras (2007) Tillamook (2007) Warrenton (2007) Philomath (2007) Monmouth (2006) Independence (2006)
0-2,500	46	18	16	8	Culver (2006, 45) *Pilot Rock (2006, 445) *Coburg (2004, 35.50) Columbia City (2004, 71.37) *Coburg (2004, 52) *Sisters (2002, 35.14) *Sisters (2002, 98.20) Spray (2001, 49.15)	Hines (2000, -45.70) Hines (1999, 90) *Vale (1998, 160) *Culver (1997, 48.70) Richland (1996, 50.38) Vernonia (1995, 161.55) *Tangent (1995, 60.90) John Day (1995, 78.78)	Pilot Rock: Industrial and wastewater treatment facility Coburg: Provide sewer and water service to residents Coburg: Develop wastewater treatment plant Sisters: Industrial (schools?) Sisters: Zoned res., but purpose is to build high school Vale: Include airport Culver: Include wastewater treatment facility in UGB, expansion of school Tangent: Industrial	5 Coburg (2008) Turner (2005) Stanfield (2005) Waldport (2005) Gervais (2003)
Total # of records	125	30	49	24			25	

Source: DLCD

Methods and final memorandum

Review UGB amendments and periodic review studies and organize data (see Data Collection, below) from those studies into a database. All Department of Land Conservation and Development records will be verified with study cities. All documentation will be obtained from cities, or if unavailable from cities, from DLCD records.

I will draft a memorandum of findings and present it at the September 30, 2008 UGB Workgroup meeting.

Data collection

Note that I will include as much of the following data points as are available.

- **Baseline data.** Each record will include baseline data identifying the city, population size, date of the study, study period, document title(s) (from which the data is compiled), etc.
- **Housing mix, household size, vacancy rates.** Housing mix: single-family (e.g., detached, attached, manufactured houses on individual lots) vs. multi-family (e.g., apartments, duplexes, manufactured or mobile home parks). Household size and vacancy rates.
- **Density.** Current and proposed housing density (both gross and net acres, if provided). Include employment “densities” (if provided).
- **Infill assumptions.** Record the various infill and redevelopment assumptions to determine buildable land.
- **Gross to net acreage assumptions.** Record the basic gross to net acreage assumptions (%) for each of the studies. These assumptions will describe what uses are taken out of the gross to arrive at the net (streets, utilities, parks, schools, and other uses). If time permits and information available, I will attempt to determine the actual % of land currently in such use for the current developed area.
- **How far outside of the city did it consider when expanding the UGB.** Record the methodology used by cities to determine what distance from the existing UGB was studied with respect to exception areas considered for UGB expansion, as appropriate under Goal 14 “location criteria”.
- **Average annual growth rate.** For each study I will compare the average annual growth rate projected for the 20-year study period to the actual average annual growth rate of the previous 30 years.
- **Forecast population to needed land ratio.** This data point tests the MASH (mother of all safe harbors) theory that there is a relationship between population growth and land needed to accommodate that growth.