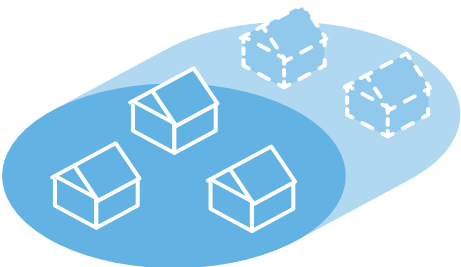


Planning for Goal 10: Housing

Urban Reserve Areas

What is an Urban Reserve Area?

Lands outside a city’s urban growth boundary (UGB) that a local government sets aside to be brought into the city for future expansion beyond the 20-year UGB planning horizon are called Urban Reserve Areas, or URAs. These areas are planned so when a UGB is expanded to include them, cities can extend public facilities and services in an efficient, cost-effective, and orderly manner.



Why might we designate one?

Long range planning for population, housing, and employment growth helps local governments provide greater certainty for various industries, including the housing development sector, private landowners, and public service providers by identifying where future UGB expansions are more or less likely to occur. Designating URAs helps streamline the process when a UGB amendment is needed and protects the area from development patterns that could impede future housing production. This planning framework also supports agricultural and forest operations by distinguishing the large areas of land reserved for eventual urbanization from those that will remain protected for long term resource use.

Who designates urban reserve areas?	When?
Metro and cities outside of Metro	As desired

Steps and Deliverables

How much land is needed?

Determine Land Need

A local government will use the analysis and findings from their adopted Housing Capacity Analysis (HCA) to determine the amount of buildable land and housing capacity inside the UGB for the current 20-year planning period. The local government will then evaluate the residential land need for an additional 10 to 30 years beyond the current planning period based on current population projections.

Collaborators

- Local government staff and officials
- Community members
- Regional partners and other public entities
- Tribal governments



How do local governments evaluate and select land for inclusion in the URA?

Establish study area

Metro and local governments outside of Metro evaluate land outside their UGB that could potentially meet their needs and identify land that should not be included in an expansion. For example, some land may be extremely challenging to provide public services such as water and sewer due to slopes, rivers, or similar circumstances. Other land may be especially susceptible to natural hazard risks like flooding or landslides. A local government would not consider these lands as potential URAs.

Alternatives Analysis

Local governments identify subareas within the study area and classify the land in a way that prioritizes non-resource land and minimizes impacts to land designated for farm or forest uses. The subareas are compared based on how well each meet Statewide Planning Goal 14: Urbanization location factors related to:

- Accommodating land needs,
- Providing public facilities and services,
- Environmental, energy, economic and social consequences, and
- Compatibility with nearby farm and forest land.

Note about Metro

As an alternative, Metro may designate urban reserves for the Portland Metropolitan area urban growth boundary under specific rules in division 27.

Finalization and Review

DLCD typically reviews URA amendments by a city with a population of 2,500 or more as part of Post-Acknowledgement Procedures in the manner of periodic review.

Deliverable	Completion Method	Does this require a land use decision?
<i>Designation of URAs</i>	Submitted to DLCD as a Post Acknowledgement Plan Amendment (PAPA). Local government(s) adopt by ordinance.	Yes

