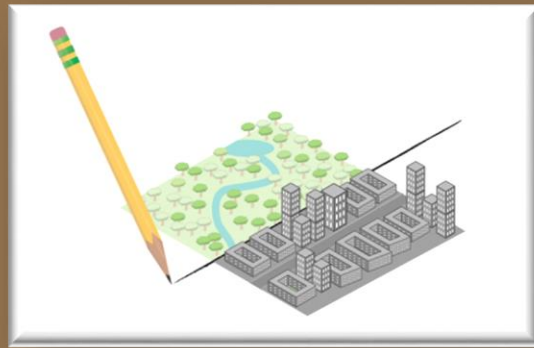


Urban Growth Boundary Expansion Public Workshop



MARCH 2016



BACKGROUND & STUDY PURPOSE

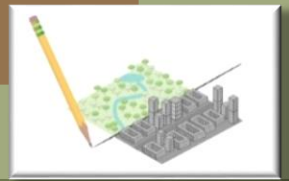
Background:

Urbanization Study completed by City staff in 2014 to determine if sufficient land exists in the existing Urban Growth Boundary (UGB) to meet projected need.

- Adopted by City Council in February 2015.
- Study identifies a need to expand the UGB.

Purpose of Current Study:

- Evaluate lands within the Urban Reserve Area to determine where to expand the UGB.
- Rules to expand the UGB established by the State.



FREQUENTLY USED TERMS

Urban Growth Boundary (UGB) – A boundary established to accommodate a 20-year supply of land for housing, employment, and other urban uses.

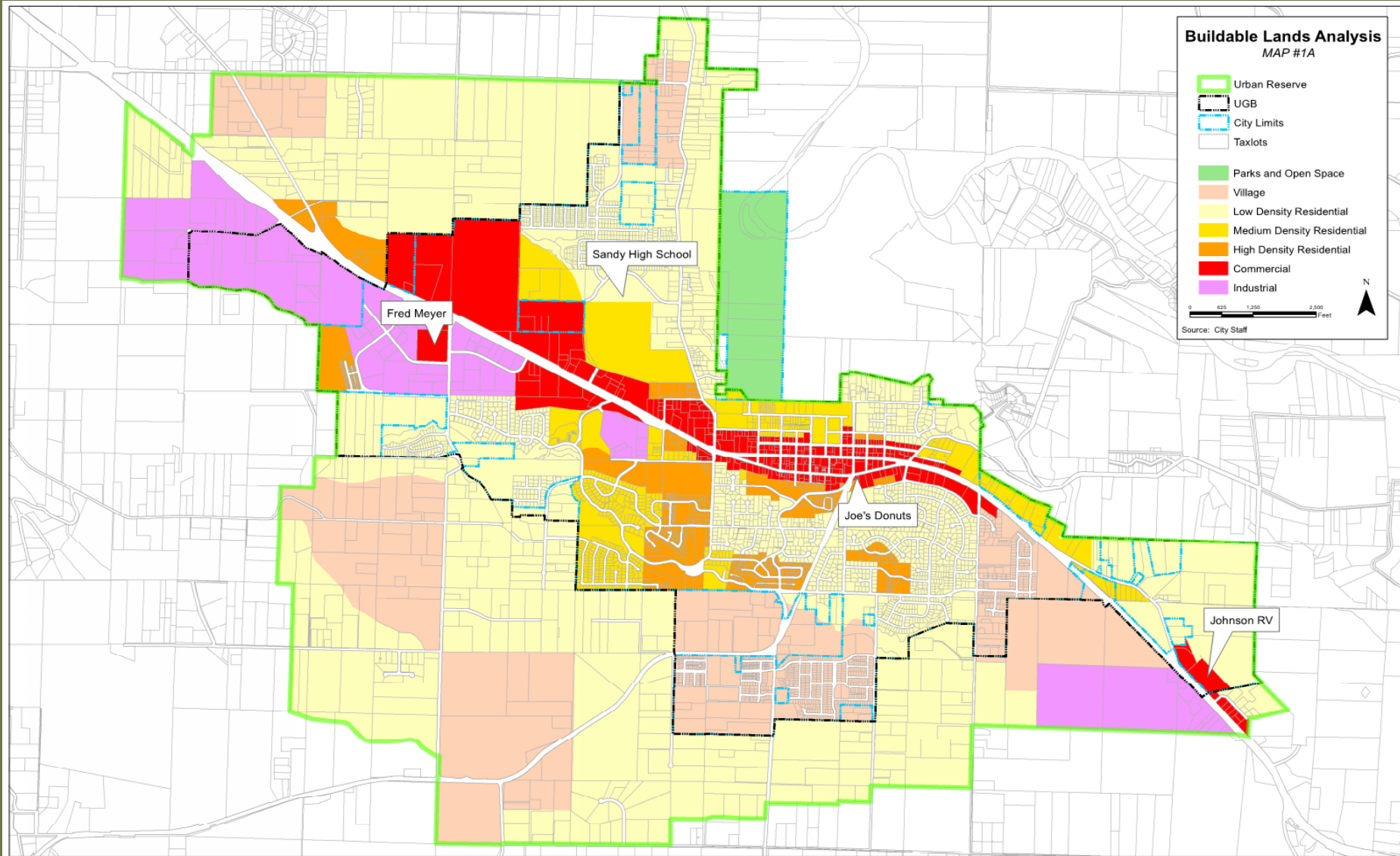
Urban Area – Lands within the UGB.

Urban Reserve Boundary – A boundary established in 1997 as part of the City's 2040 Plan to accommodate a population of approximately 32,500 in the year 2040.

Urban Reserve Area – Lands outside the UGB identified as highest priority for inclusion in the urban growth boundary when the boundary is expanded.



CITY LIMITS/UGB/UR



POPULATION/EMPLOYMENT PROJECTIONS

(2015 URBANIZATION STUDY)

RESIDENTIAL

Population

(2.8% average annual growth)

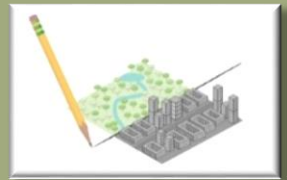
Year	Population
2014	10,908
2024	14,377
2034	18,980
20-yr population difference	8,072

COMMERCIAL/INDUSTRIAL

Employment

(2.8% average annual growth)

Year	Employees
2014	5,044
2024	6,648
2034	8,763
20-yr employment difference	3,719

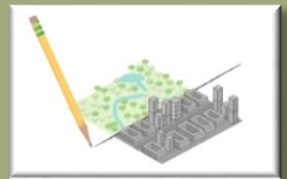


ESTIMATE OF LAND NEEDS (ACRES)

(2015 URBANIZATION STUDY)

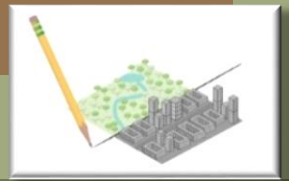
Land Use Type	Land Need Surplus (deficit)
Low Density Residential	(276.8)
Medium Density Residential	(4.5)
High Density Residential	13.9
Commercial	(51.8)
Industrial	45.0
Total Land Need	(333.1)

Urban Reserve Area contains about 1,891 buildable acres



UGB EXPANSION STUDY

- UGB expansion requirements set out in State law.
- Land in the Urban Reserve Area (URA) is first priority.
- Conceptual zoning established in 2040 Plan.
- Study area – all lands within URA will initially be evaluated.
- Urban Reserve Area divided into Analysis Areas.
- Each Analysis Area evaluated: Zoning, Constraints, Cost to provide Water and Sewer Service, and Parcel Size.



FACTORS TO EVALUATE UGB EXPANSION

(Statewide Planning Goal 14)

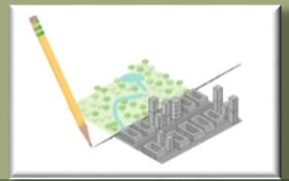
- Factor 1. Efficient accommodation of identified land needs;
- Factor 2. Orderly and economic provision of public facilities and services;
- Factor 3. Comparative environmental, energy, economic and social consequences; and,
- Factor 4. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on nearby farm and forest land outside the UGB (*not included in analysis*).



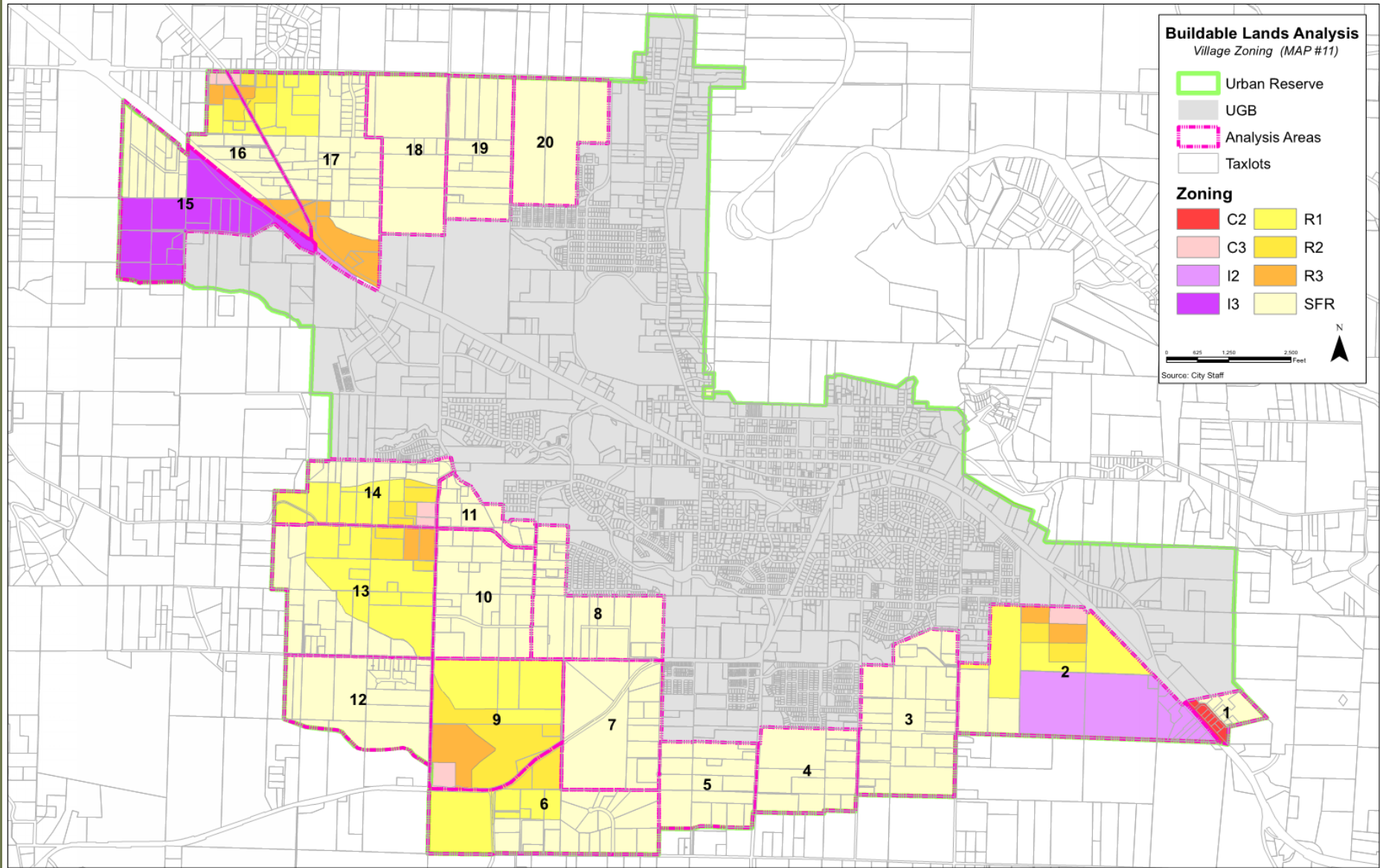
ADDITIONAL CONSIDERATIONS

(OAR 660-024-0067)

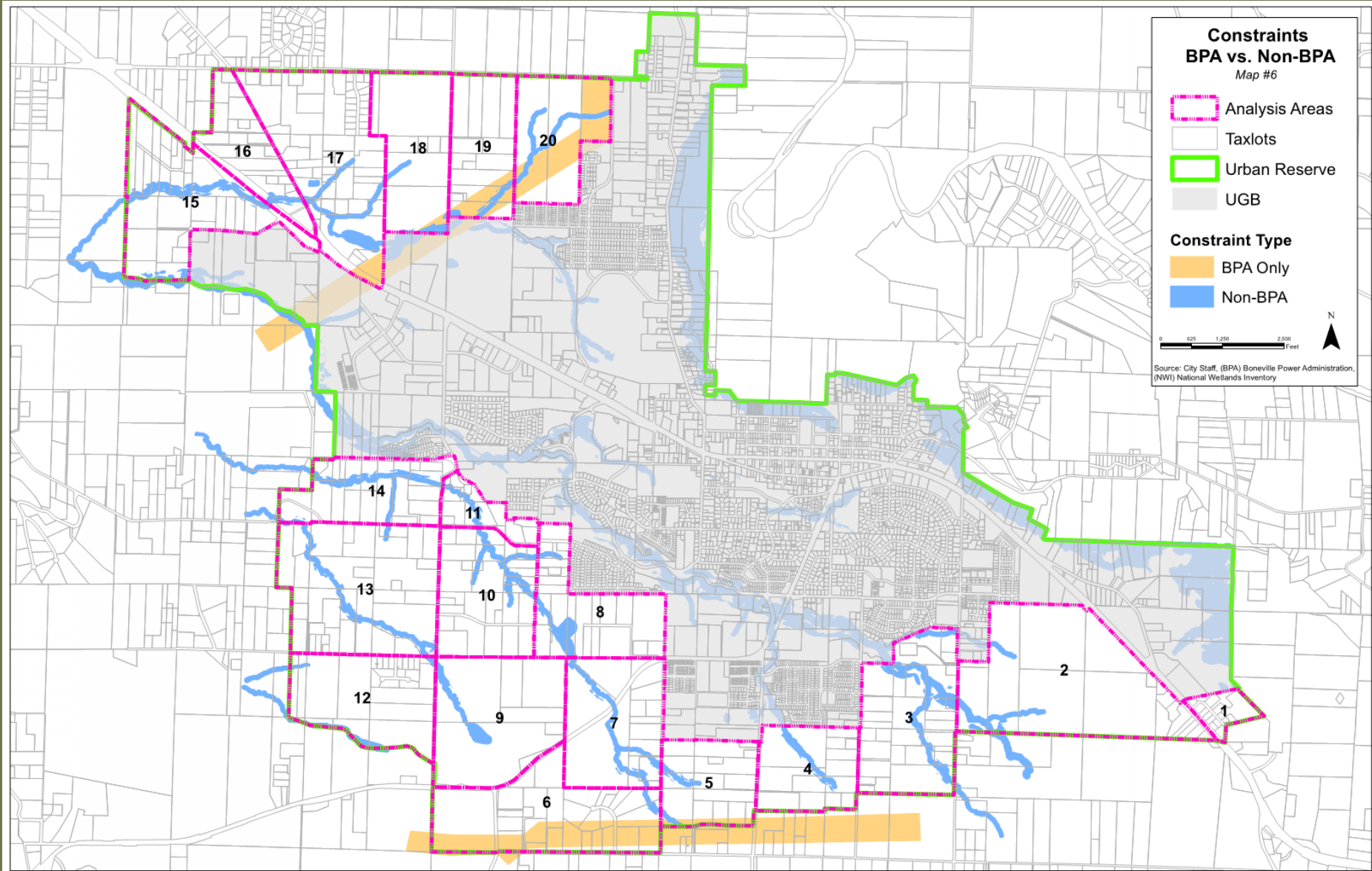
- (a) Impacts to existing water, sanitary sewer, storm water and transportation facilities serving areas already inside the UGB;
- (b) Capacity of existing public facilities and services to serve areas proposed for addition to the UGB;
- (c) Needed transportation facilities; and,
- (d) Other factors as determined by the City.



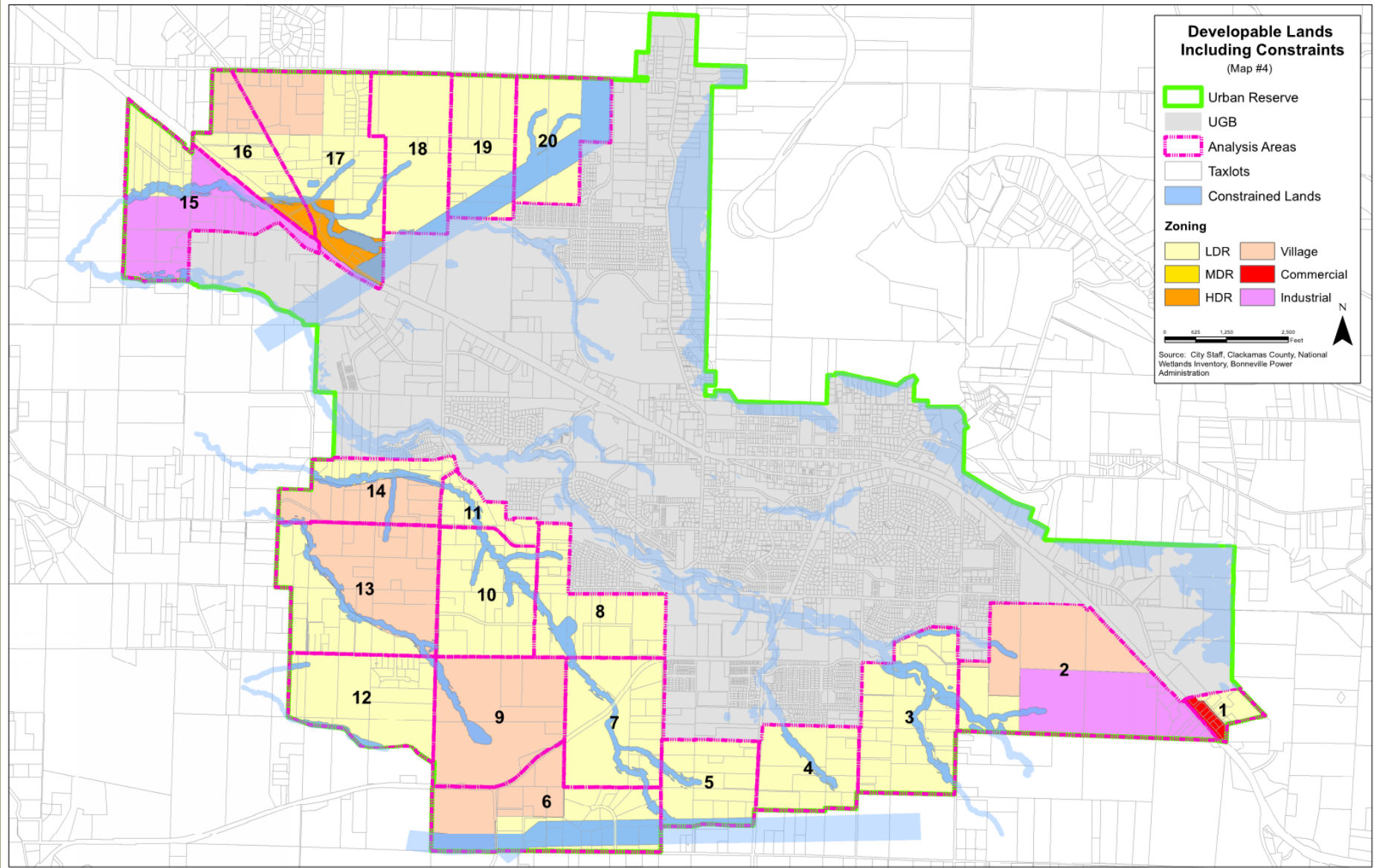
ANALYSIS AREAS



CONSTRAINTS



DEVELOPABLE LANDS

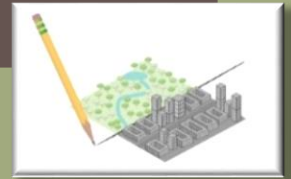


ACRES BY ZONING DISTRICT IN URBAN RESERVE AREA

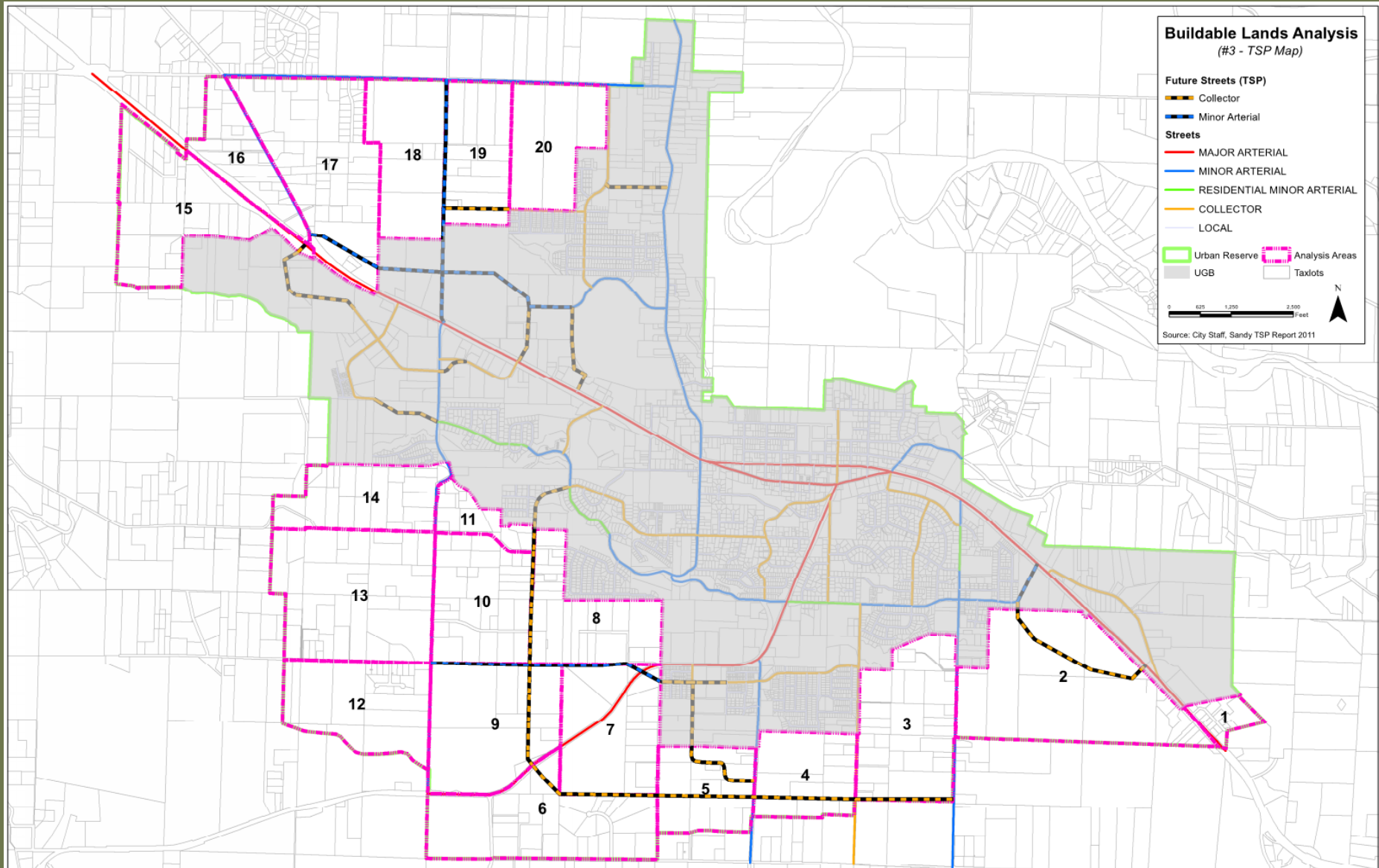
Plan Designations	Tax Lots	Gross Acres	Buildable Acres	Percent
LDR	400	1,855.1	1,526.1	80.7 %
MDR	23	114.1	105.8	5.6 %
HDR	19	85.3	67.4	3.6 %
Commercial	17	27.8	22.4	1.2 %
Industrial	37	201.6	169.8	8.9 %
Total	446*	2,283.9	1,891.5	100 %

Identified Land Need = 277 acres LDR, 4.5 acres MDR, and 52 acres Commercial

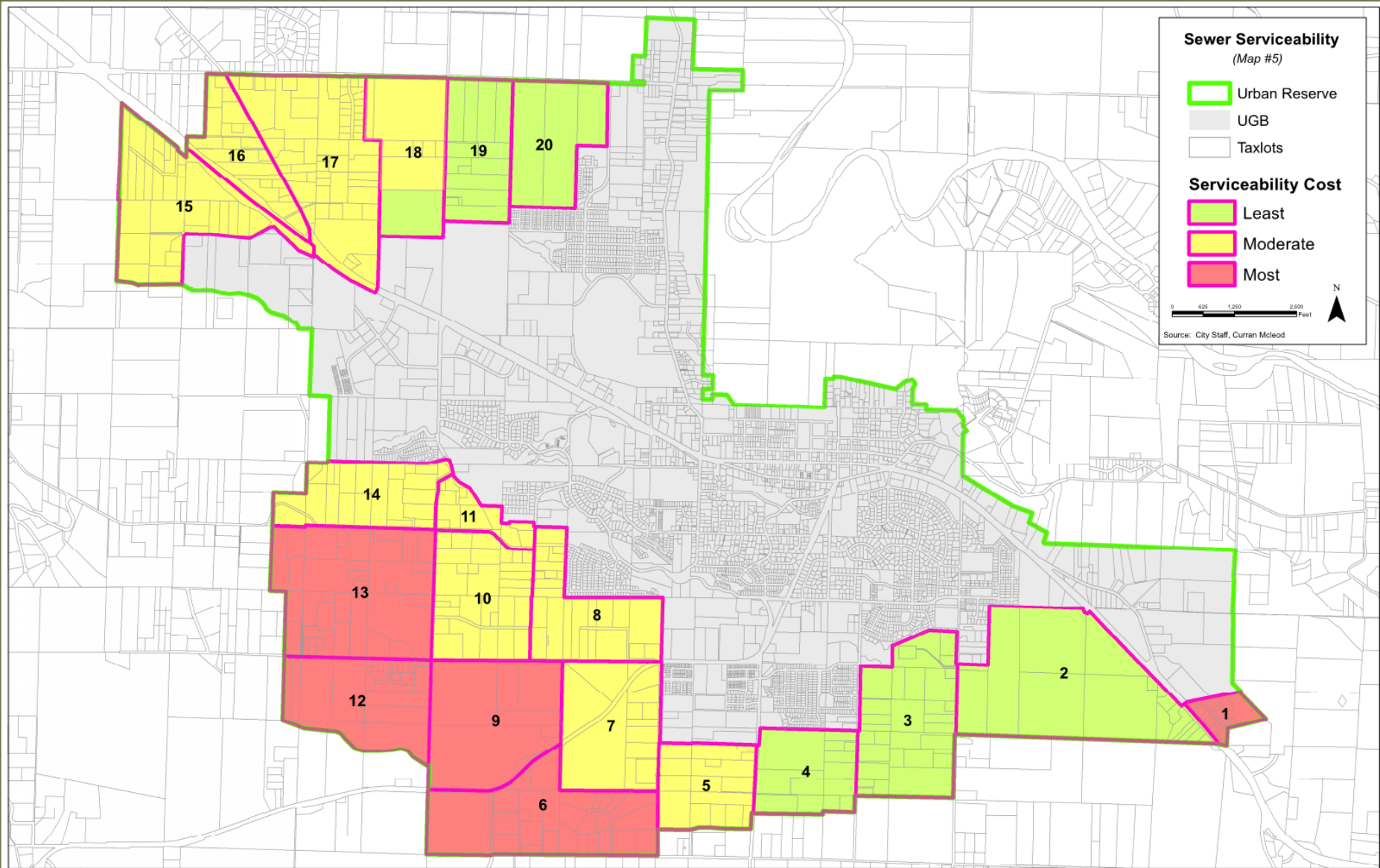
* Total does not equal combined rows because some tax lots contain multiple designations.



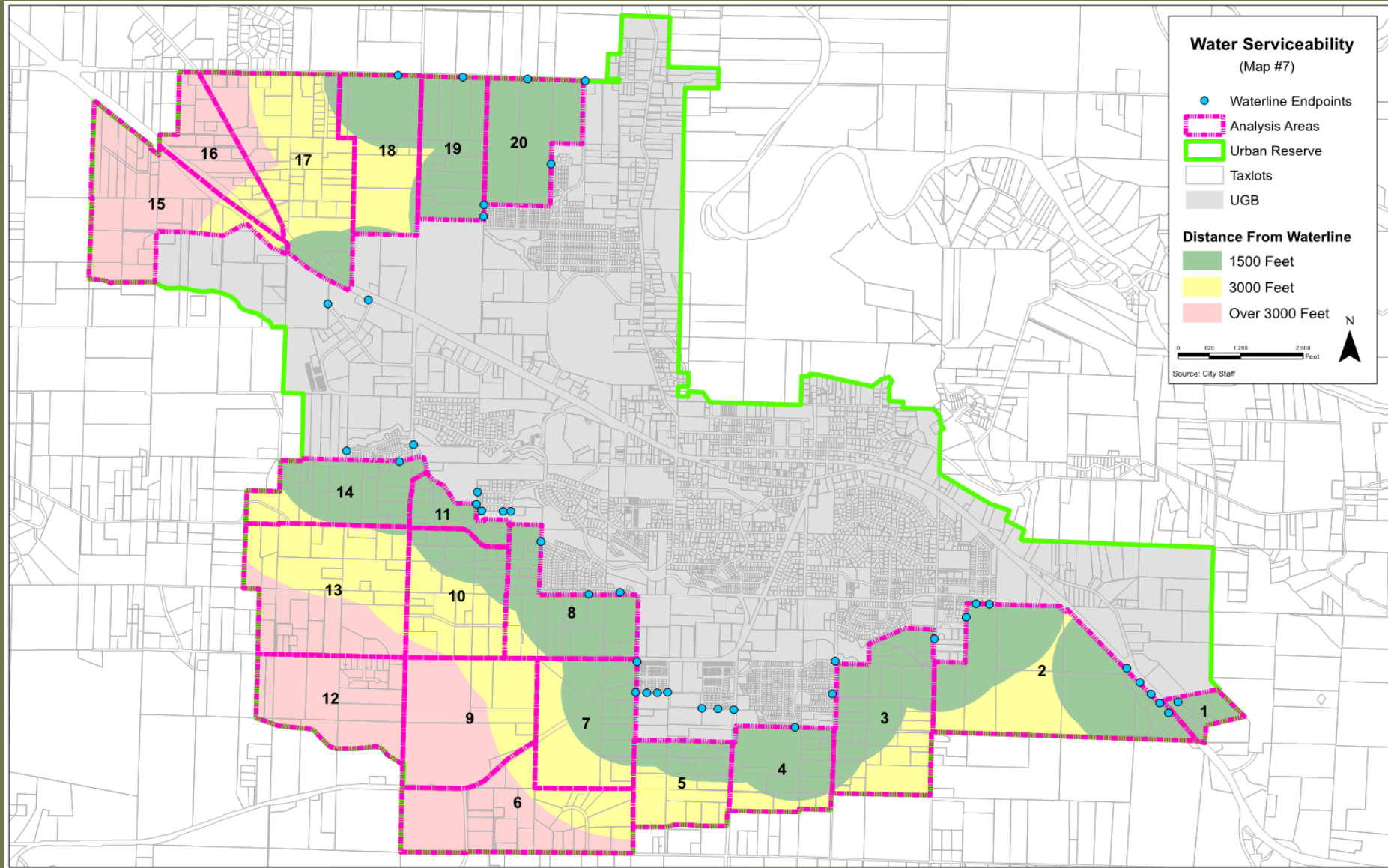
TRANSPORTATION ROUTES



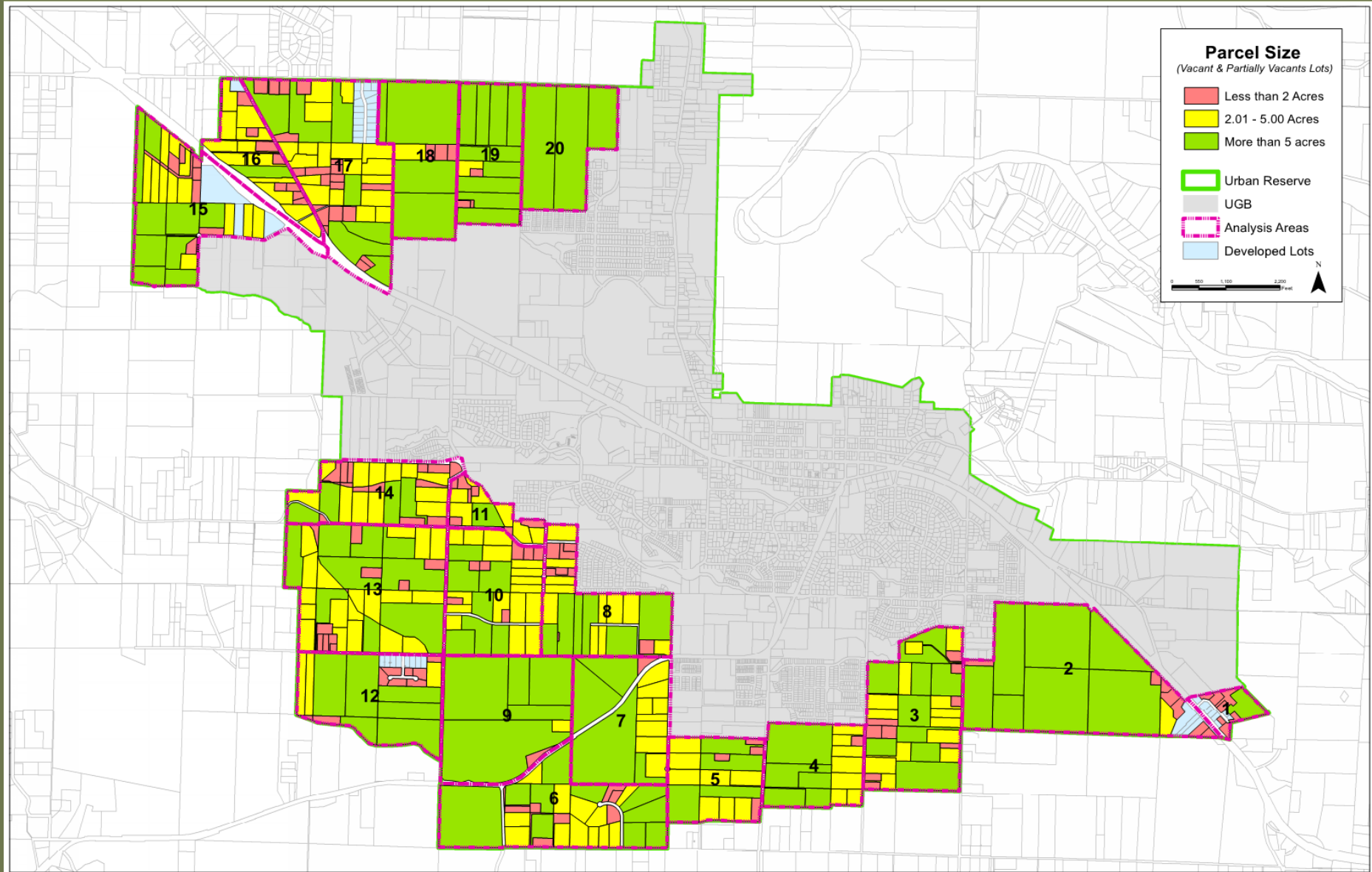
COST TO PROVIDE SEWER SERVICE



WATER AVAILABILITY



PARCEL SIZE



NEXT STEPS

- Conduct public workshops/solicit public input (March)
- Refine analysis (April – June)
- Develop Recommended Expansion Alternative
- Planning Commission Public Hearing (summer 2016)
- City Council Public Hearing (summer/fall 2016)
- LCDC acknowledgement (fall 2016)

