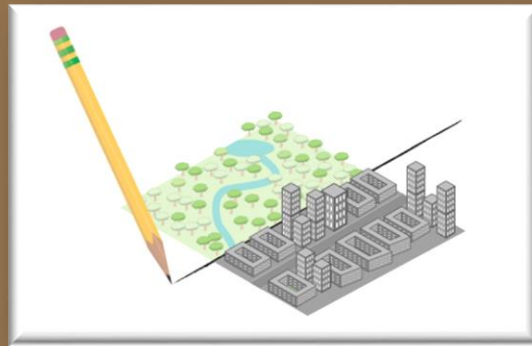


Urban Growth Boundary Recommended Expansion



NOVEMBER 2016



BACKGROUND & STUDY PURPOSE

Background:

Urbanization Study adopted by City Council in February 2015 identified a need to expand the UGB.

Purpose of Current Study:

- Determine how to satisfy the identified need (either by rezoning property in existing UGB or expanding UGB).

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

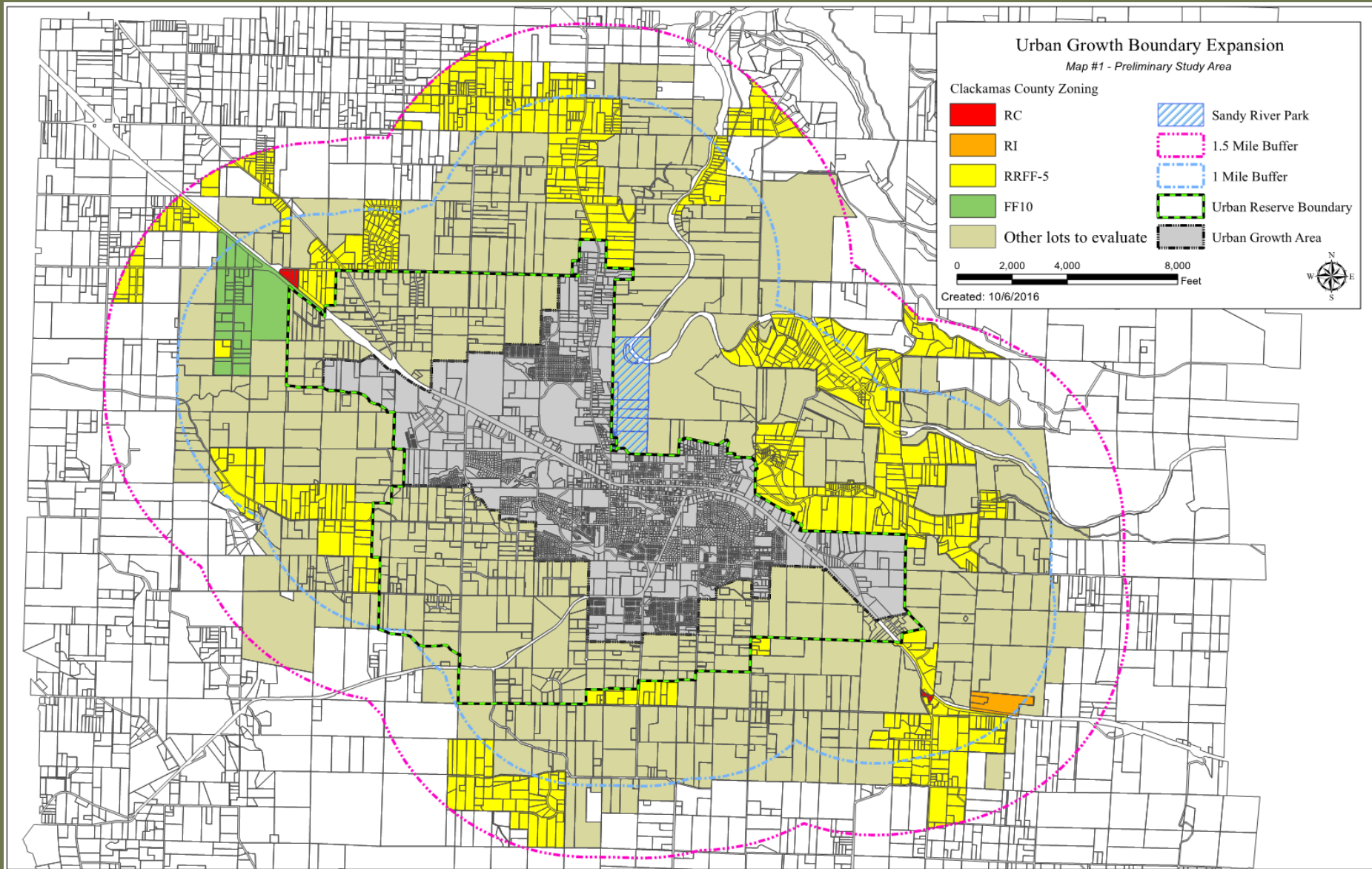
IDENTIFY PRELIMINARY STUDY AREA

OAR 660-024-0065 requires cities to establish a preliminary study area as follows:

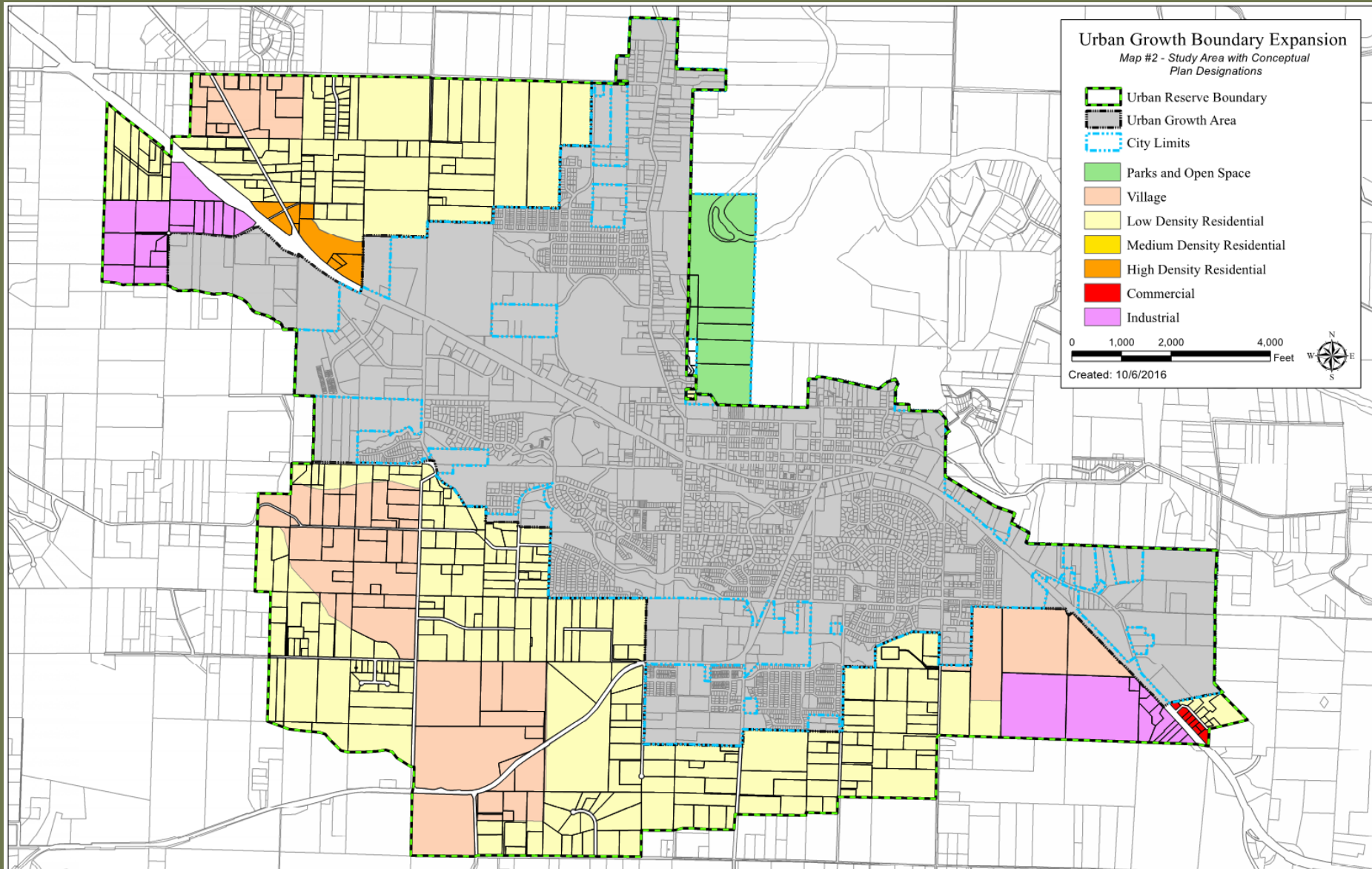
- All lands in the existing urban reserve area.
- All lands within 1 mile of the UGB.
- All exception lands (rural residential, commercial, and industrial) up to 1.5 miles of the existing UGB that are contiguous to an exception area within 1 mile of the UGB.

OAR 660-024-0065 (4) and (7) allow cities to exclude certain lands based on factors identified in the rule.

PRELIMINARY STUDY AREA



STUDY AREA WITH CONCEPTUAL ZONING



GOAL 14 FACTORS

Goal 14 Factor 1: Efficient accommodation of identified land needs.

Goal 14 Factor 2: Orderly and economic provision of public facilities and services.

Goal 14 Factor 3: Comparative environmental, energy, economic and social consequences.

Goal 14 Factor 4: Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

LOCAL EVALUATION FACTORS

Primary evaluation factors

- Local Factor 1: *Cost to provide sanitary sewer service.*
- Local Factor 2: *Distance to existing water service.*
- Local Factor 3: *Lot size.*
- Local Factor 4: *Proximity to future transportation routes.*
- Local Factor 5: *Proximity to existing street stubs.*
- Local Factor 6: *Proximity to existing UGB.*

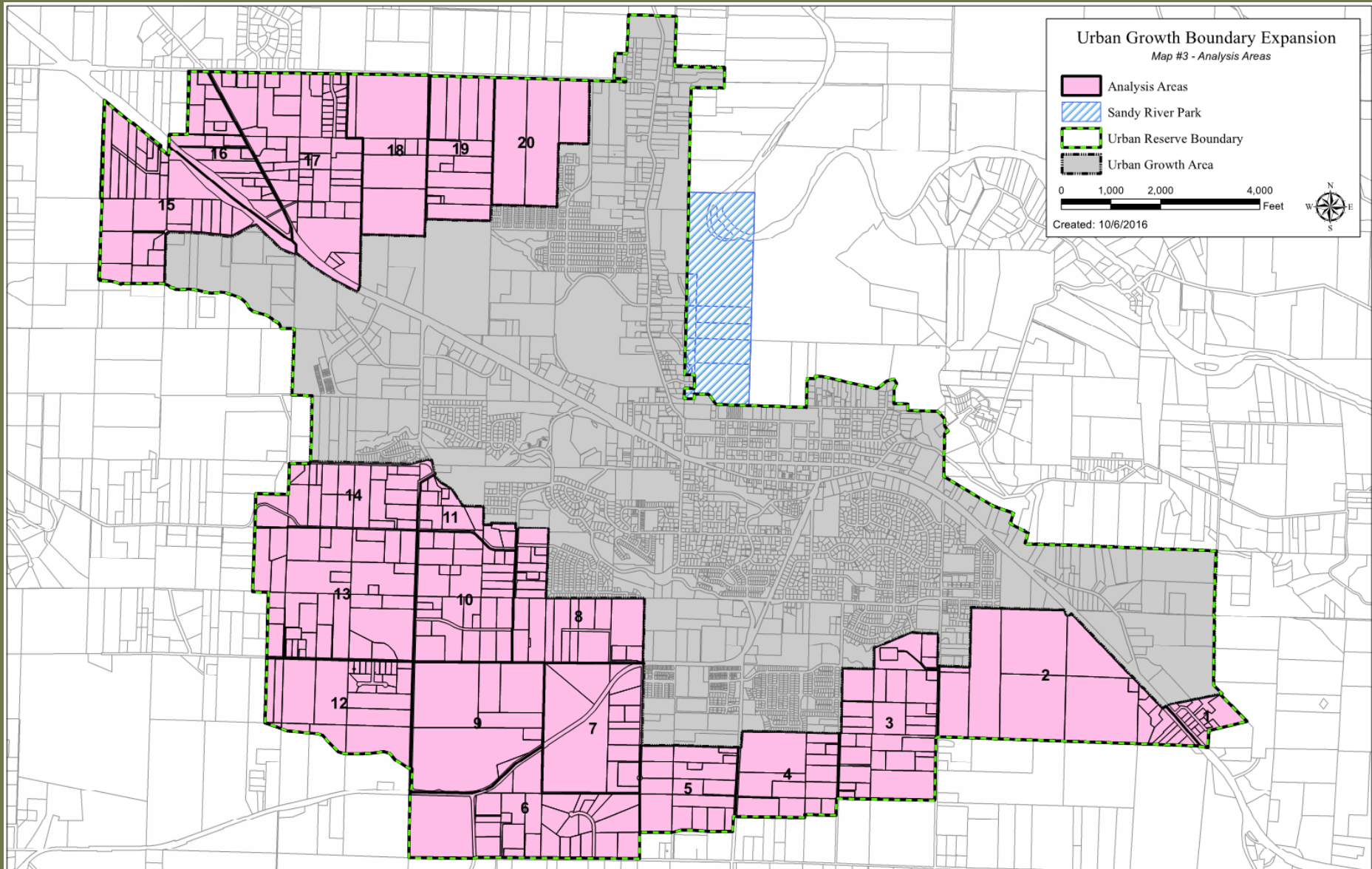
Secondary evaluation factors

- Local Factor 7: *Existence of constraints*
- Local Factor 8: *Property owner support.*

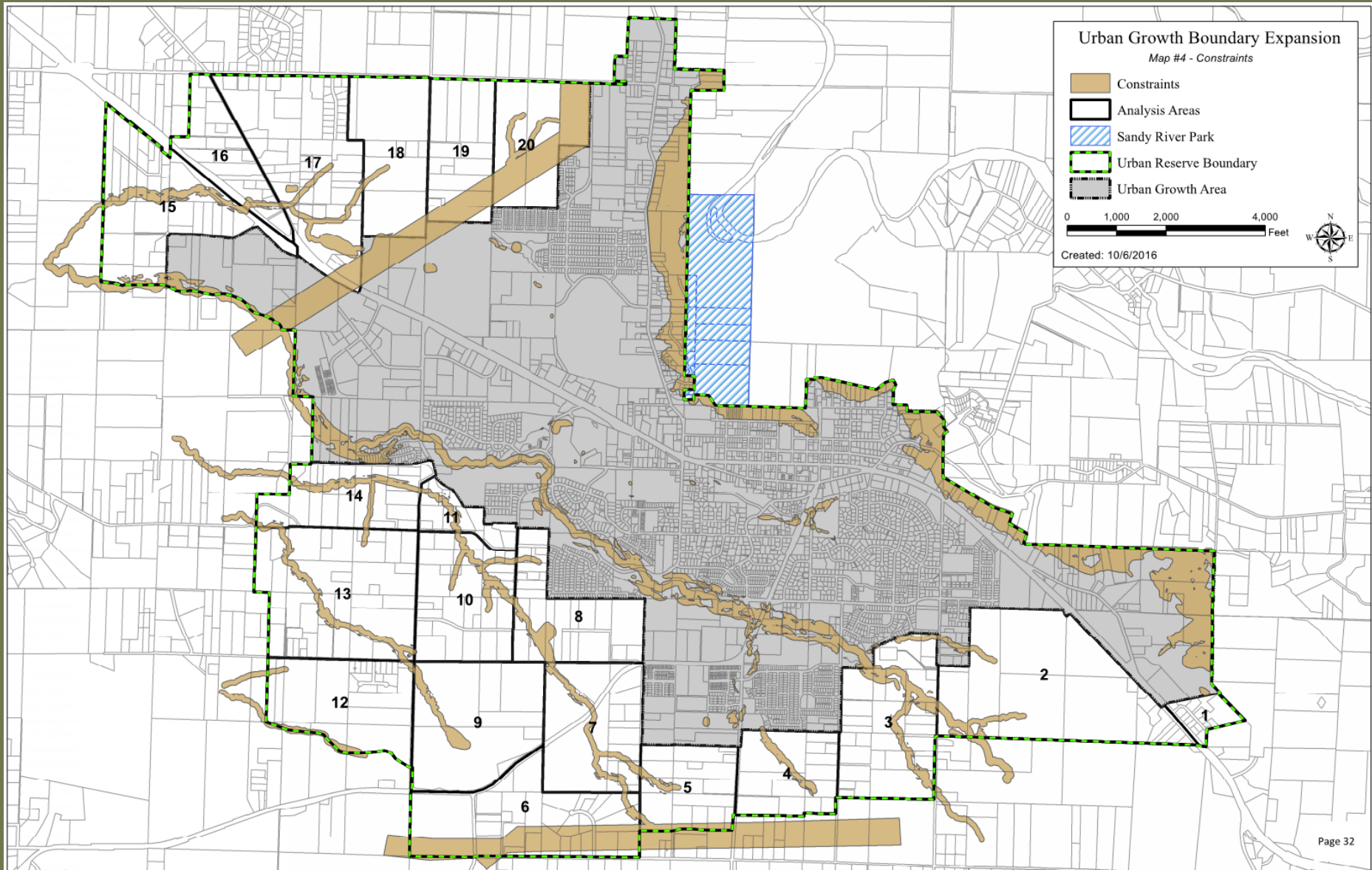
WEIGHT OF EVALUATION FACTORS

Primary Evaluation Factors	High Score (3)	Medium Score (2)	Low Score (1)	No Effect (0)	Negative Factor (-1)
Cost to Provide Sewer Service	Least Cost		Moderate Cost		High Cost
Distance to Existing Water Service	< 1,500 ft.		1,500-3,000 ft.		>3,000 ft.
Lot Size	>5 acres	2-5 acres	<2 acres		
Adjacent to Future Transportation Routes		Yes		No	
Adjacent to Existing Street Stub		Yes		No	
Contiguous to Existing UGB		Yes		No	
Secondary Evaluation Factors	High Score (3)	Medium Score (2)	Low Score (1)	No Effect (0)	Negative Factor (-1)
Existence of Constraints (BPA, streams, wetlands)			No constraints		Constraints Present
Property Owner Support			Owner Support	No Response	Unsupportive

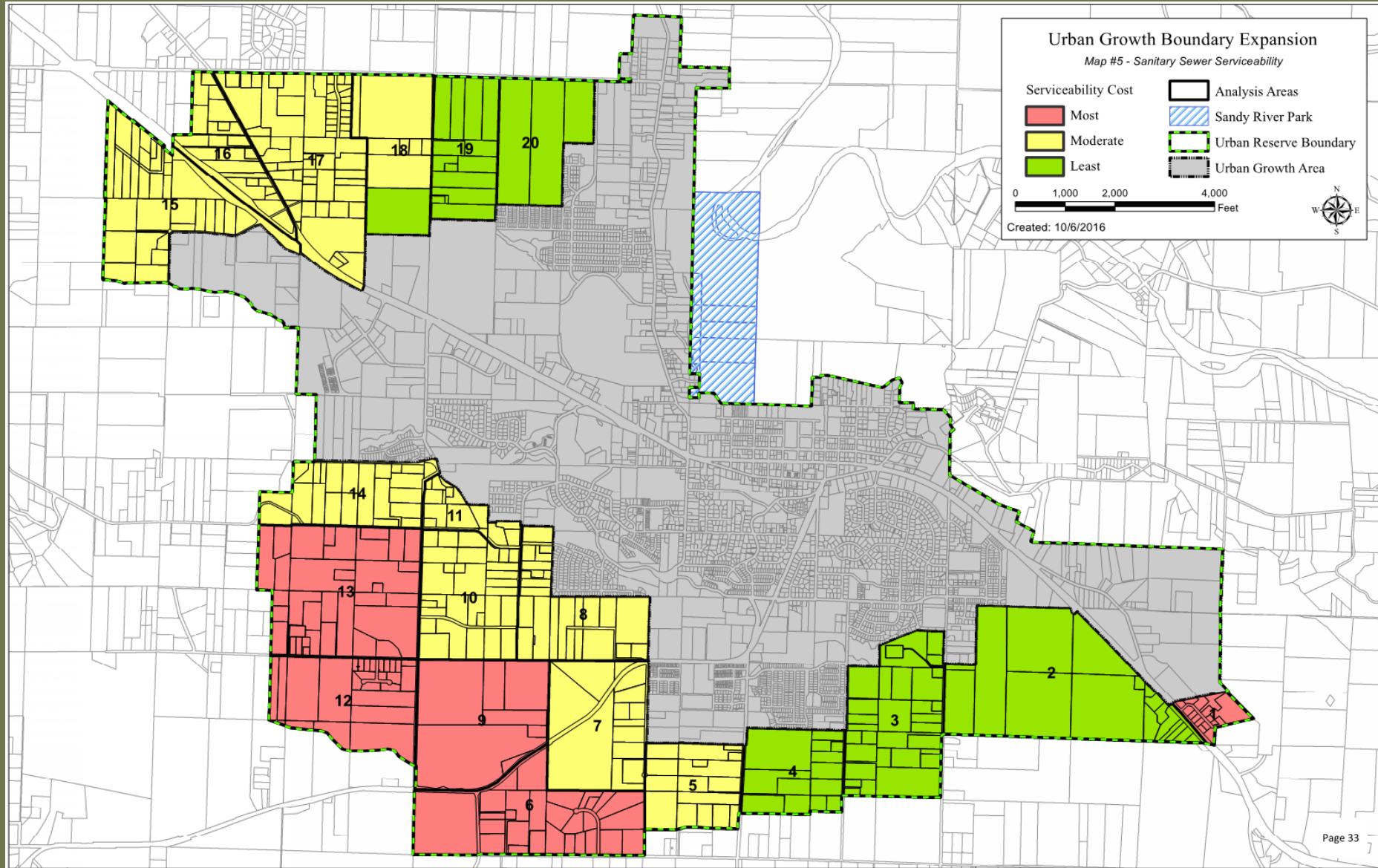
ANALYSIS AREAS



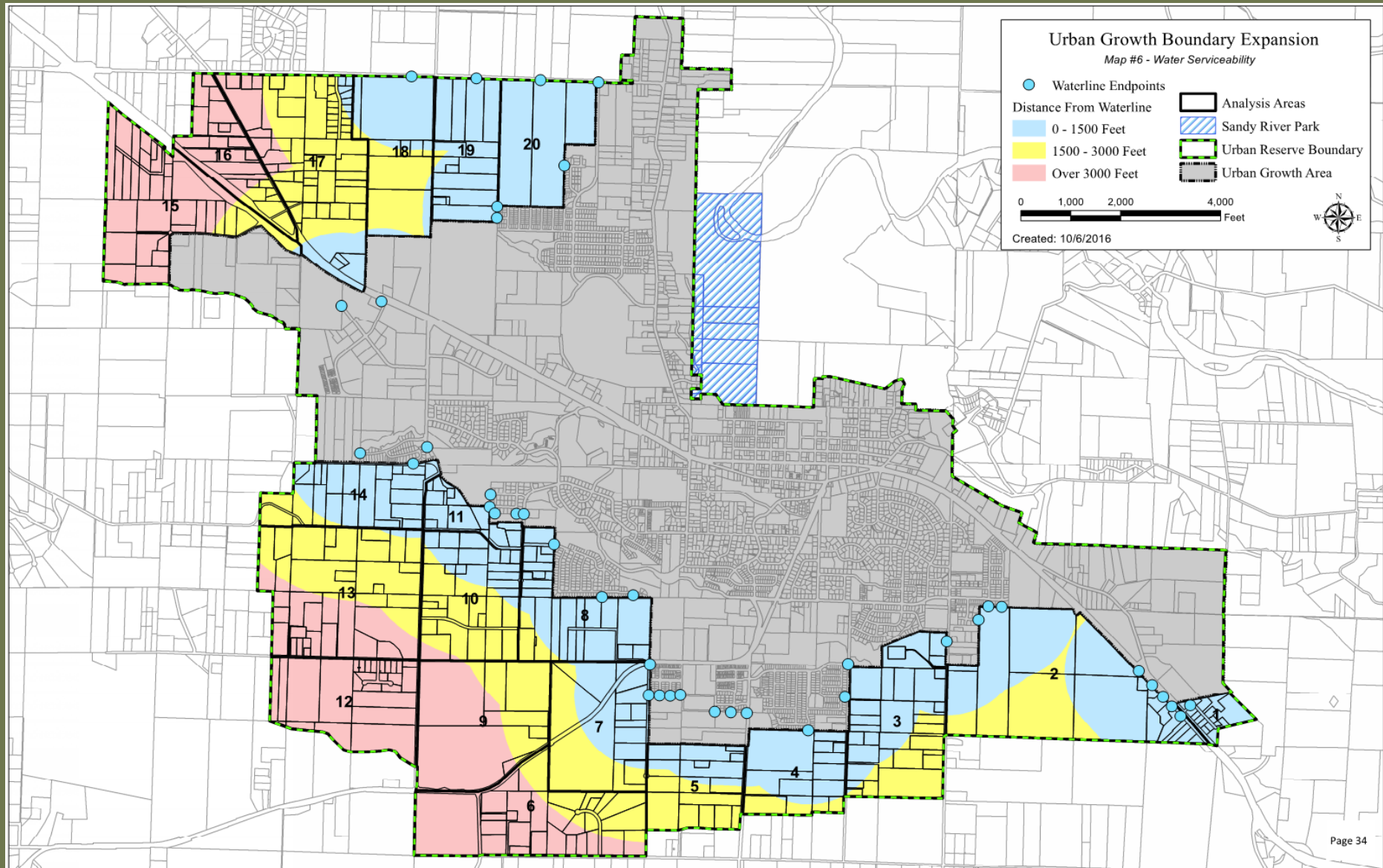
CONSTRAINTS



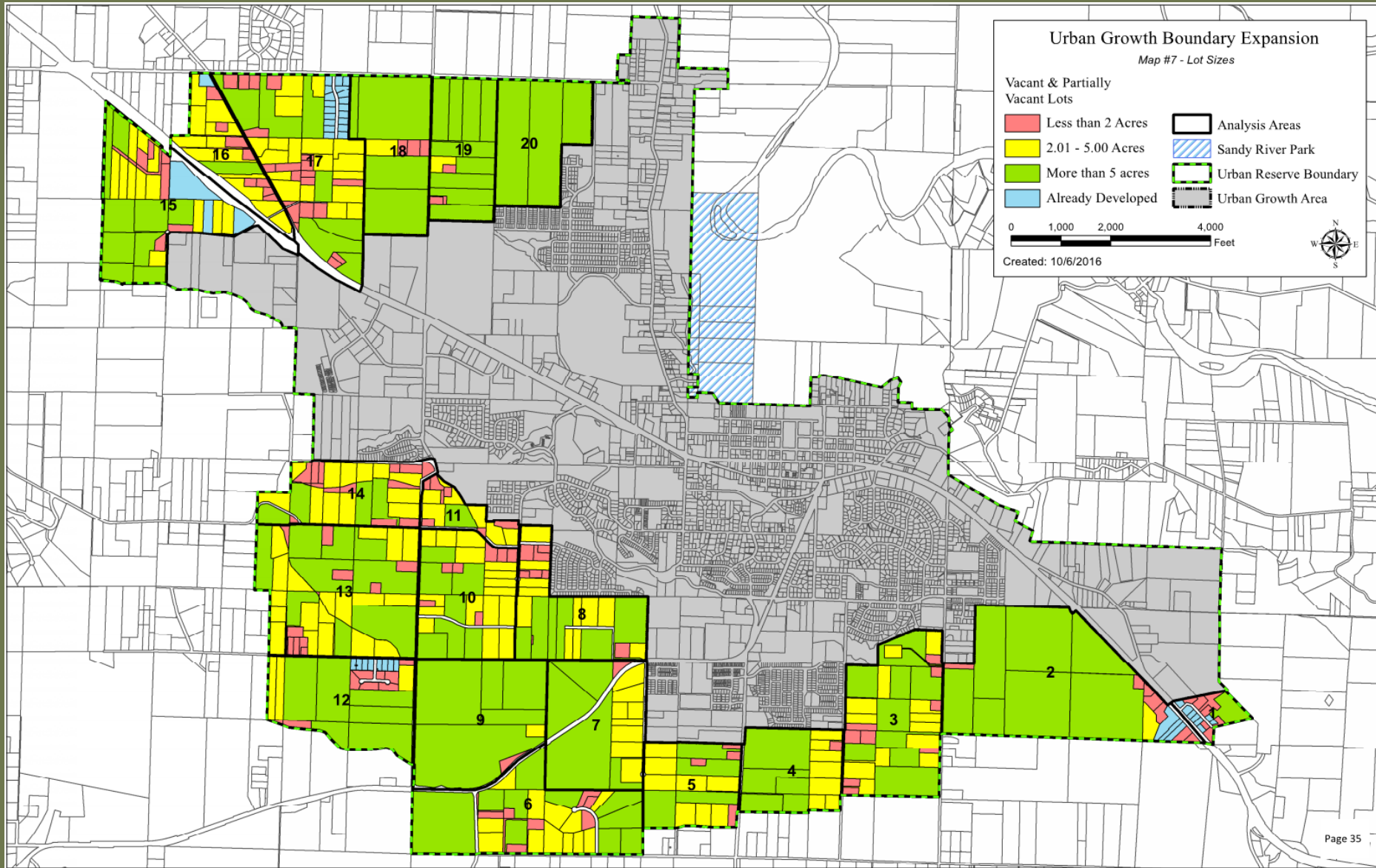
SANITARY SEWER SERVICEABILITY



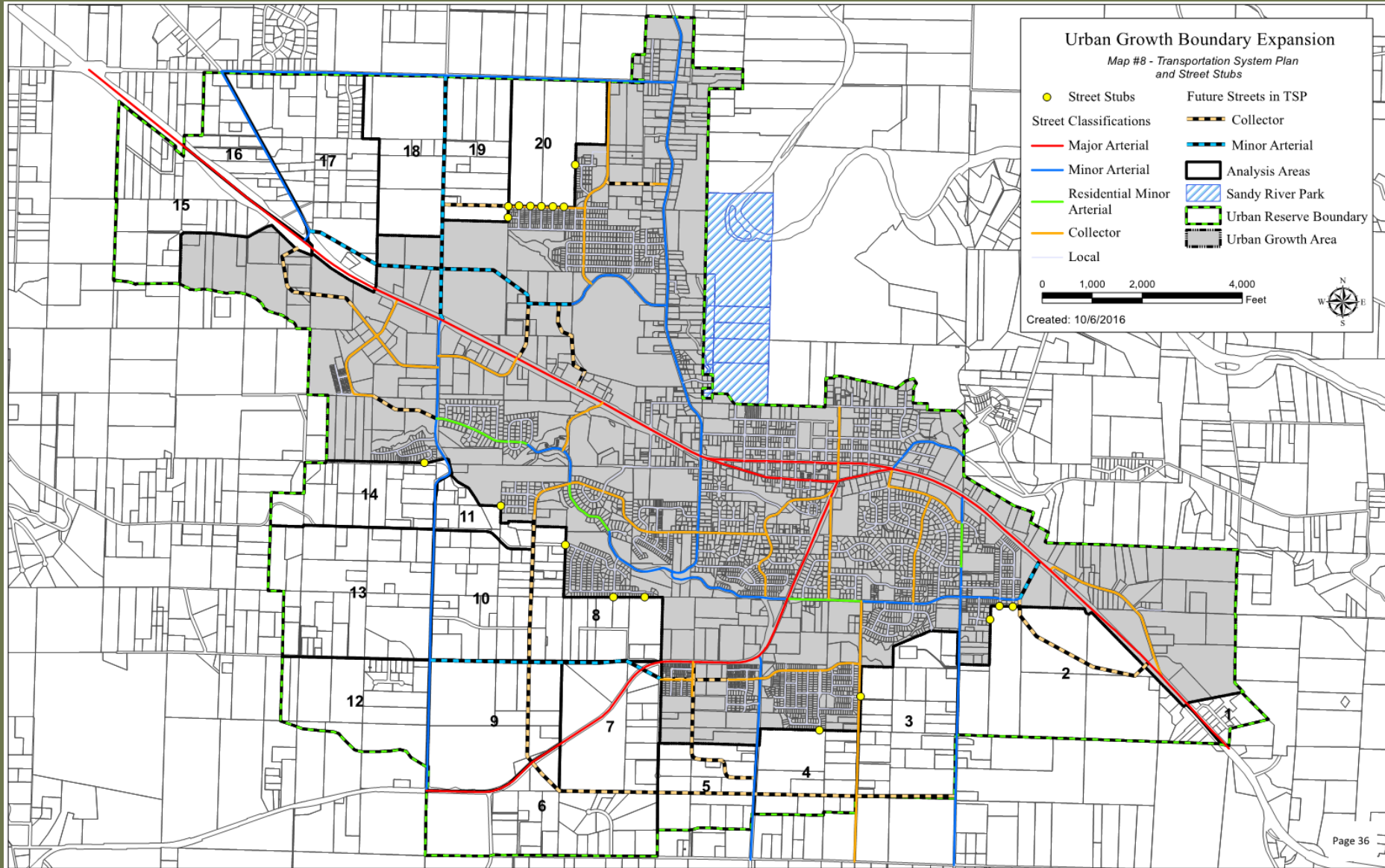
WATER SERVICEABILITY



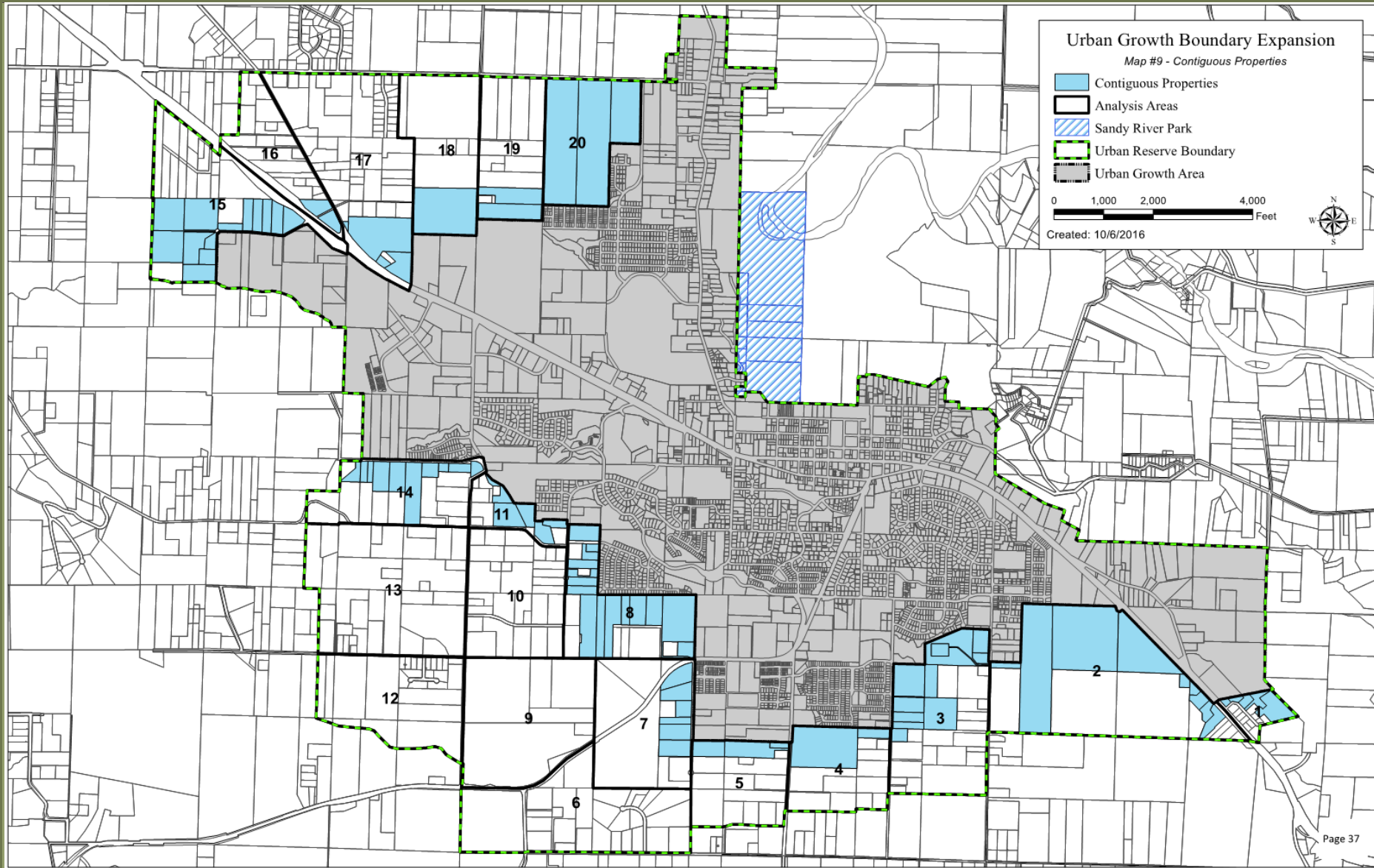
LOT SIZE



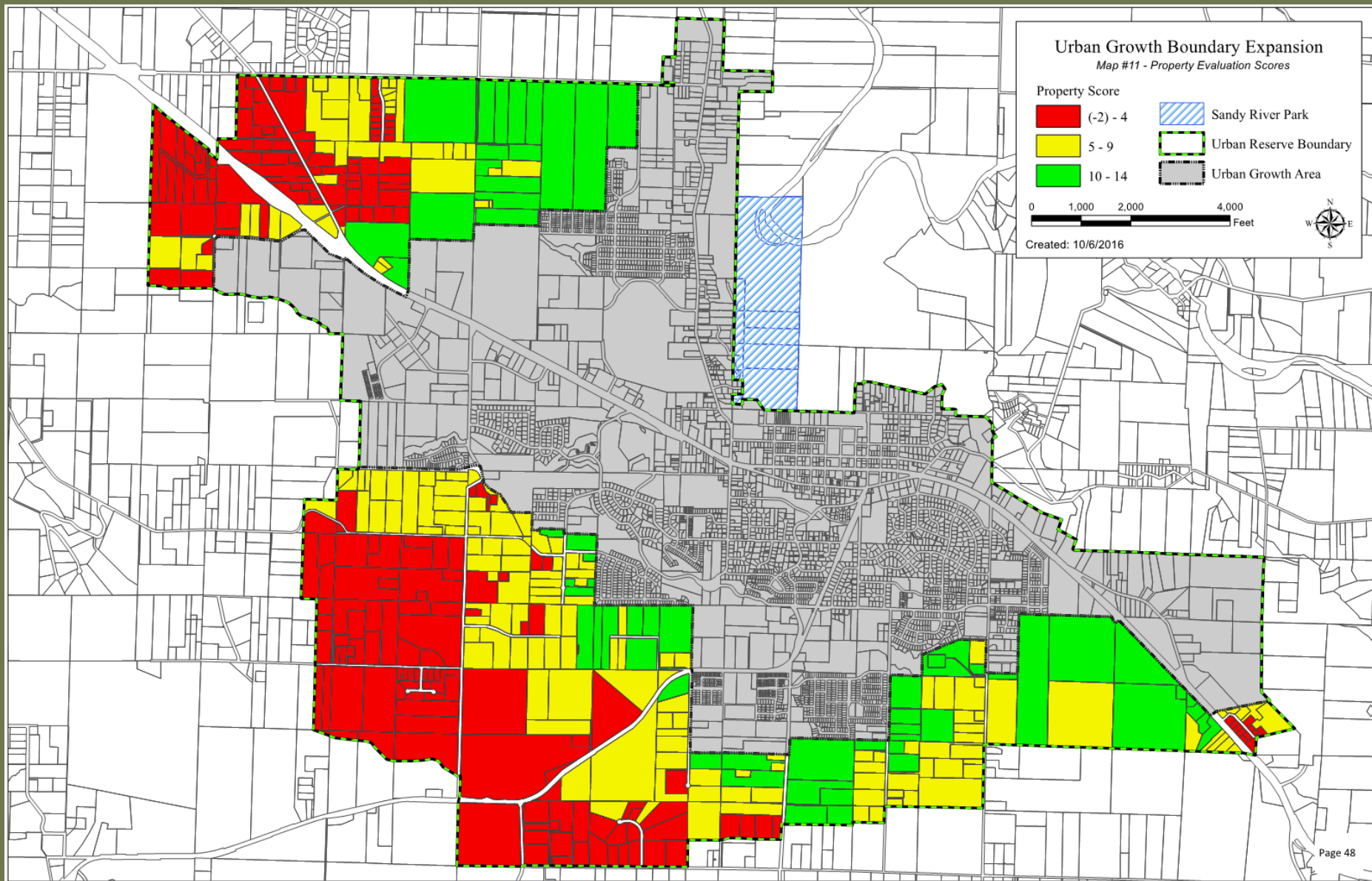
TSP AND STREET STUBS



CONTIGUOUS LOTS



PROPERTY EVALUATION SCORES



EXPANSION ALTERNATIVE

The Preferred Expansion Alternative includes four primary components:

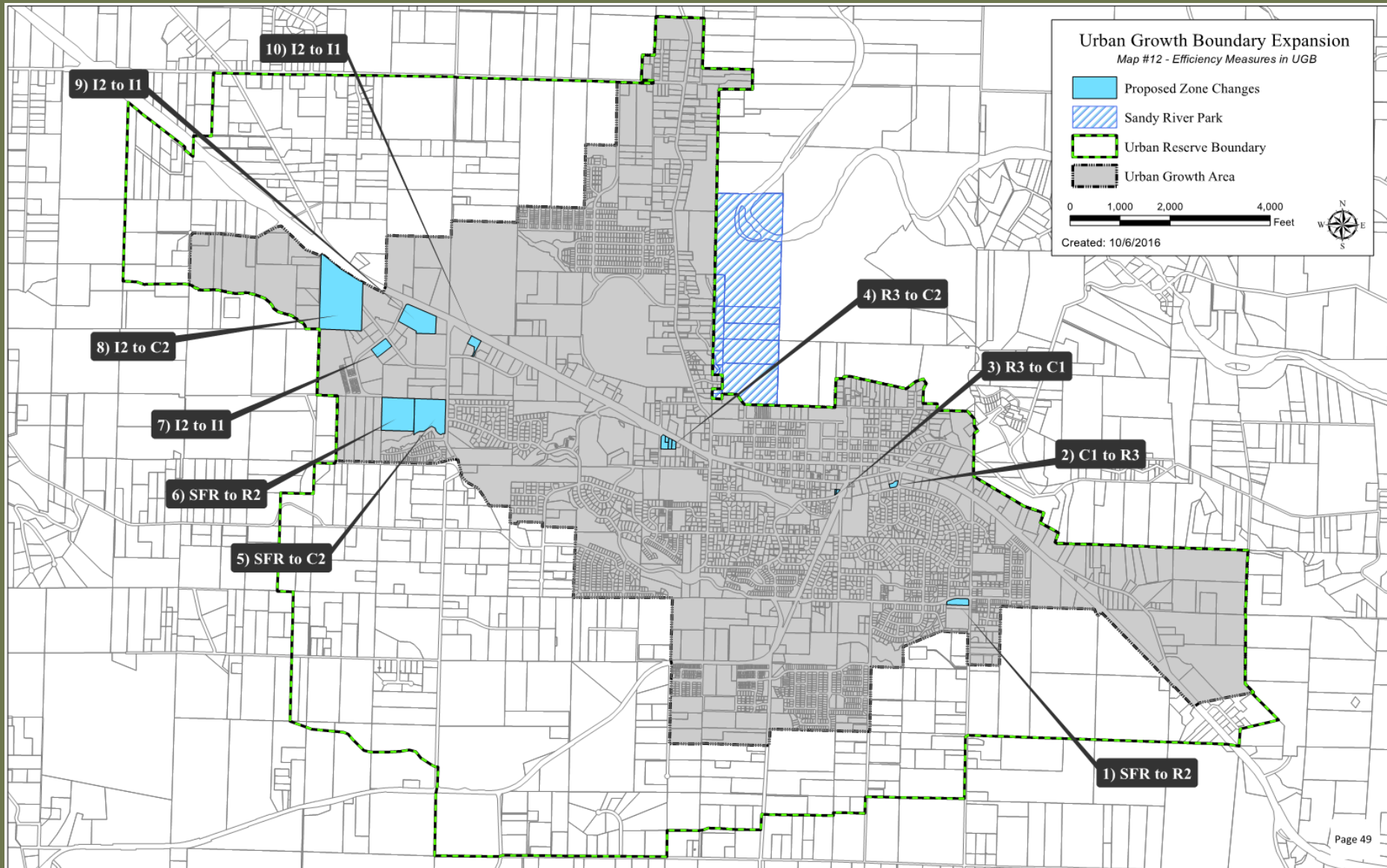
- 1. Efficiency Measures within the existing UGB**
- 2. Residential lands UGB expansion**
- 3. Employment lands UGB expansion**
- 4. Sandy River Park expansion**

EFFICIENCY MEASURES

The first step was to evaluate properties within the existing UGB to rezone to address a portion of the projected land deficit.

- Locate higher density residential near existing or planned transit and park amenities and employment near highways and existing businesses where possible.
- Property located along major transportation routes and near existing infrastructure closer to the city core is more cost effective to serve.
- Fourteen properties in ten areas identified.

RECOMMENDED EFFICIENCY MEASURES



EFFECT OF EFFICIENCY MEASURES

14 properties (10 areas defined on the map) within the existing UGB are proposed to be rezoned.

Table 3.3: Effect of Efficiency Measure

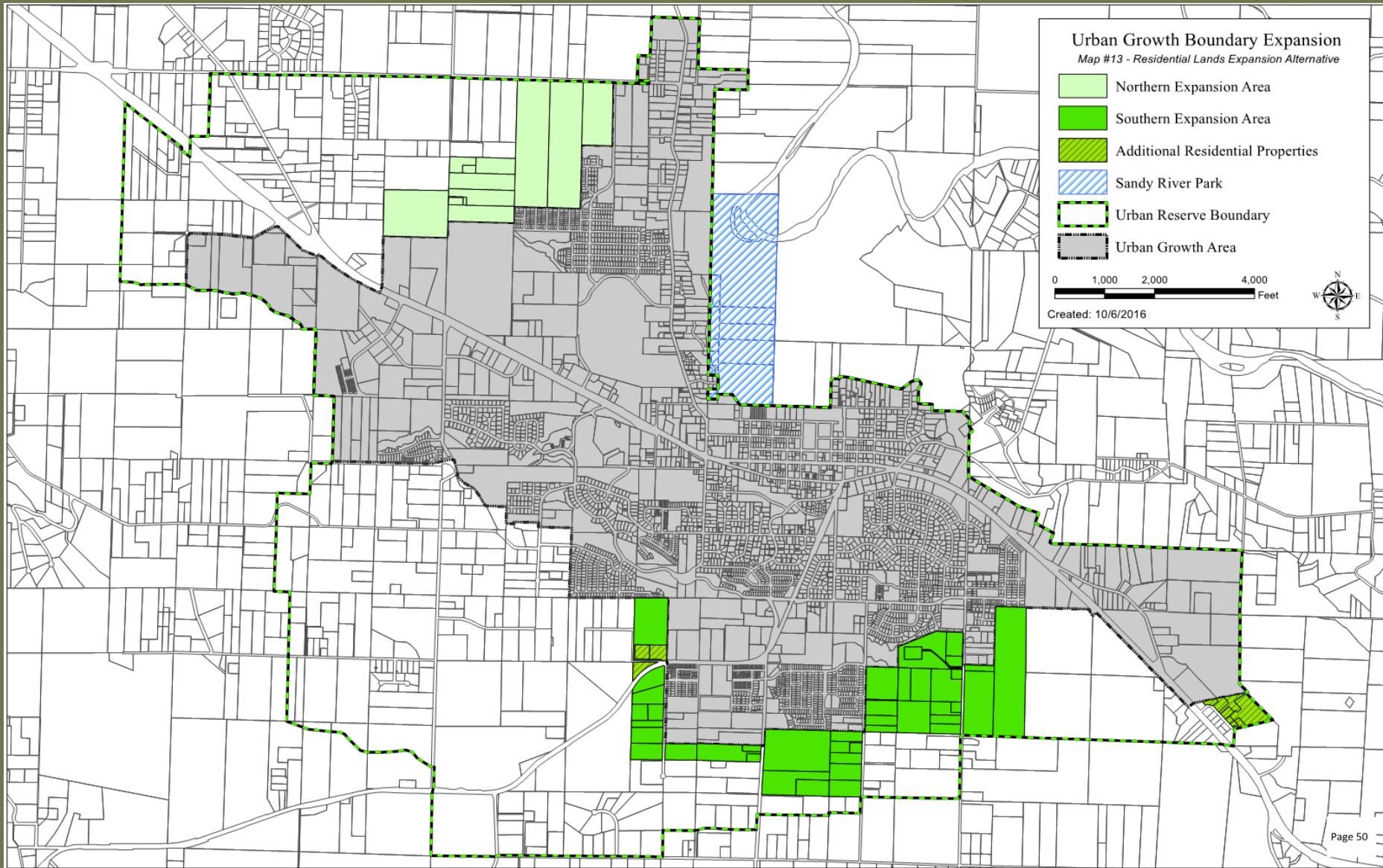
Land Use Type	Original Land Needs Surplus (deficit)	Efficiency Measures Added (reduced)	Adjusted Land Needs Surplus (deficit)
LDR	(276.8)	(19.03)	(295.8)
MDR	(4.5)	11.15	6.7
HDR	13.9	(1.34)	12.6
Commercial	(51.8)	24.82	(27.0)
Industrial	45.0	(15.61)	29.4

RESIDENTIAL LANDS EXPANSION RECOMMENDATION

65 properties representing 432.3 gross acres in two primary residential expansion areas and additional properties to form a logical expansion boundary:

- Northern Expansion Area – 13 properties totaling 163.4 gross acres (98.56 net acres)**
- Southern Expansion Area – 41 properties totaling 250.37 gross acres (211.18 net acres)**
- Additional Residential Properties – 11 properties totaling 18.48 gross acres**

RESIDENTIAL LANDS EXPANSION

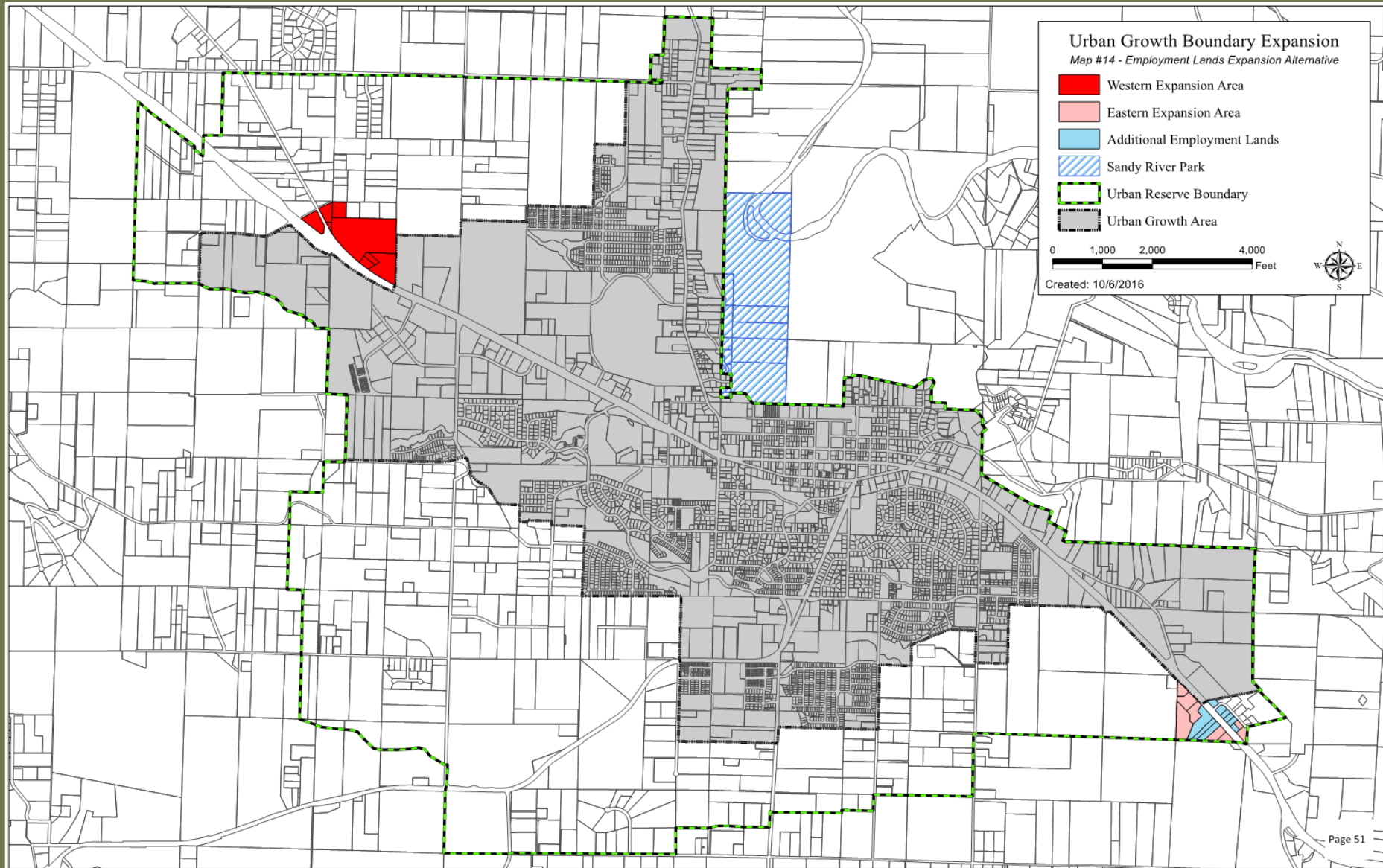


EMPLOYMENT LANDS EXPANSION RECOMMENDATION

25 properties representing 55.22 gross acres in two primary employment expansion areas and additional properties to form a logical expansion boundary:

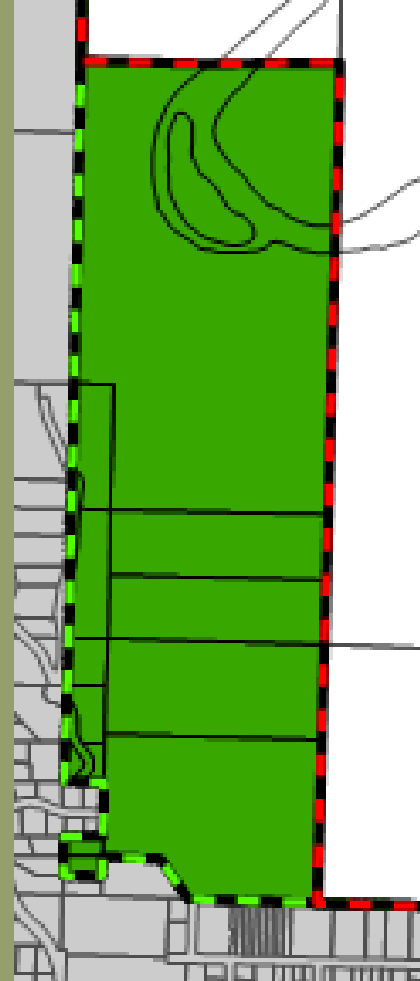
- Western Expansion Area – 8 properties totaling 34.02 gross acres (21.19 net acres)**
- Eastern Expansion Area – 8 properties totaling 12.67 gross acres (12.67 net acres)**
- Additional Residential Properties – 9 properties totaling 8.53 gross acres**

EMPLOYMENT LANDS EXPANSION



SANDY RIVER PARK EXPANSION

16 Properties and the Sandy River totaling 126 acres including the 114 acre Sandy River Park property owned by the City of Sandy.



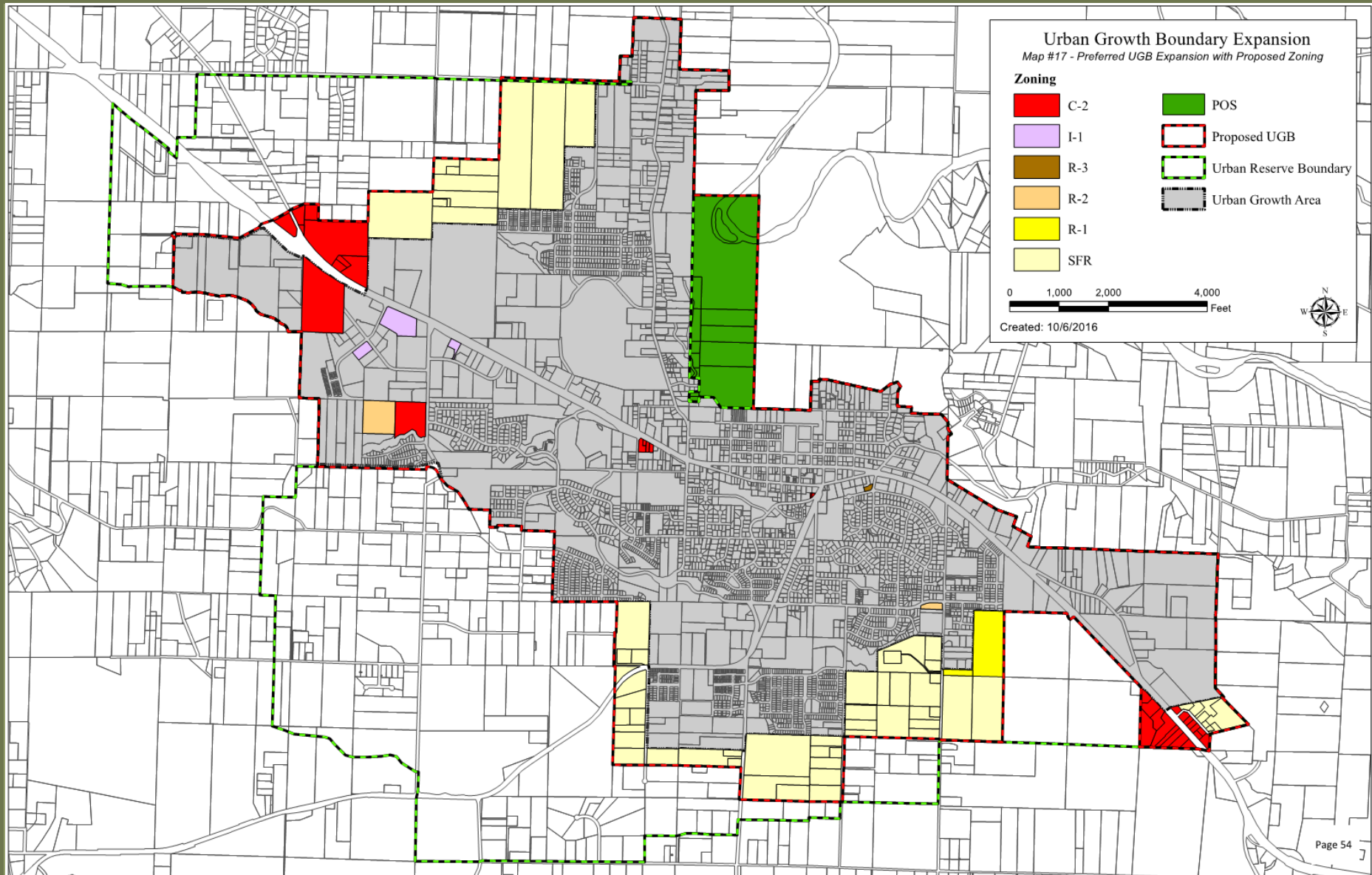
UGB EXPANSION VS. IDENTIFIED NEED

Table 3.10: Area of Land Surplus (deficit) of the Preferred UGB Expansion Alternative

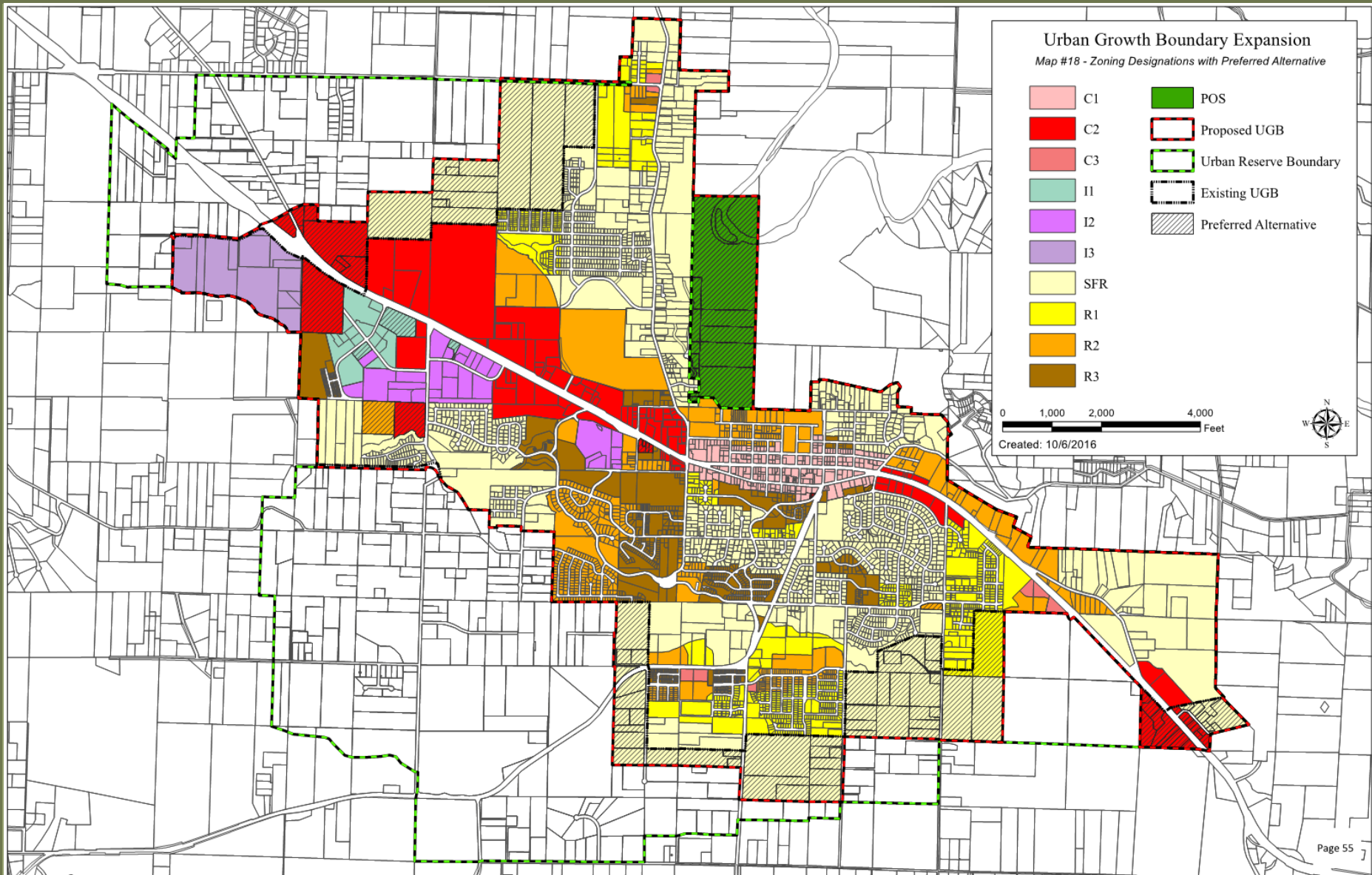
Land Use Type	Existing Land Needs	Efficiency Measures	Expansion Alternative	Adjusted UGB
LDR	(276.8)	(19.03)	309.70	13.9
MDR	(4.5)	11.15		6.7
HDR	13.9	(1.34)		12.6
Commercial	(51.8)	24.82	30.47	3.5
Industrial	45.0	(15.61)	3.39	32.8

Efficiency Measures + Expansion Alternative – Existing Land Needs
= Adjusted UGB

PROPOSED UGB EXPANSION



PROPOSED ZONING DESIGNATIONS



SUMMARY OF UGB EXPANSION

Table 3.11: Summary of UGB Expansion

Land Use Type	Taxlots	Gross Acres	Net Acres
Residential	54	413.8	309.7
Additional Residential	11	18.5	18.5
Residential Total	65	432.3	328.2
Employment	16	46.7	33.9
Additional Employment	9	8.5	8.5
Employment Total	25	55.2	42.4
Sandy River Park	16	118.8	118.8
Other Areas	n/a	45.6	45.6
Total	106.0	651.9	535.1

NEXT STEPS

- City Council Public Hearing – January 17, 2017
- Clackamas County Planning Commission Hearing (Feb. 2017)
- Clackamas County Board of Commissioners Hearing (March 2017)
- DLCD Approval of Expansion
- LCDC Acknowledgement (if necessary)