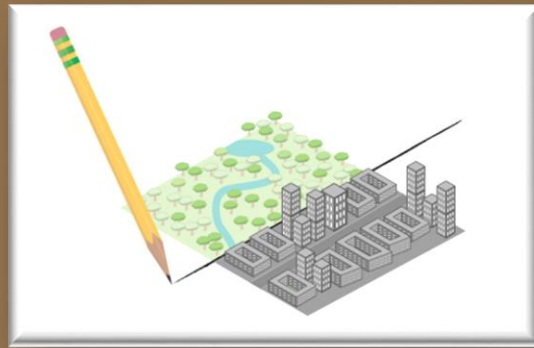


Urban Growth Boundary Expansion Analysis



JANUARY 2017



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 the 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

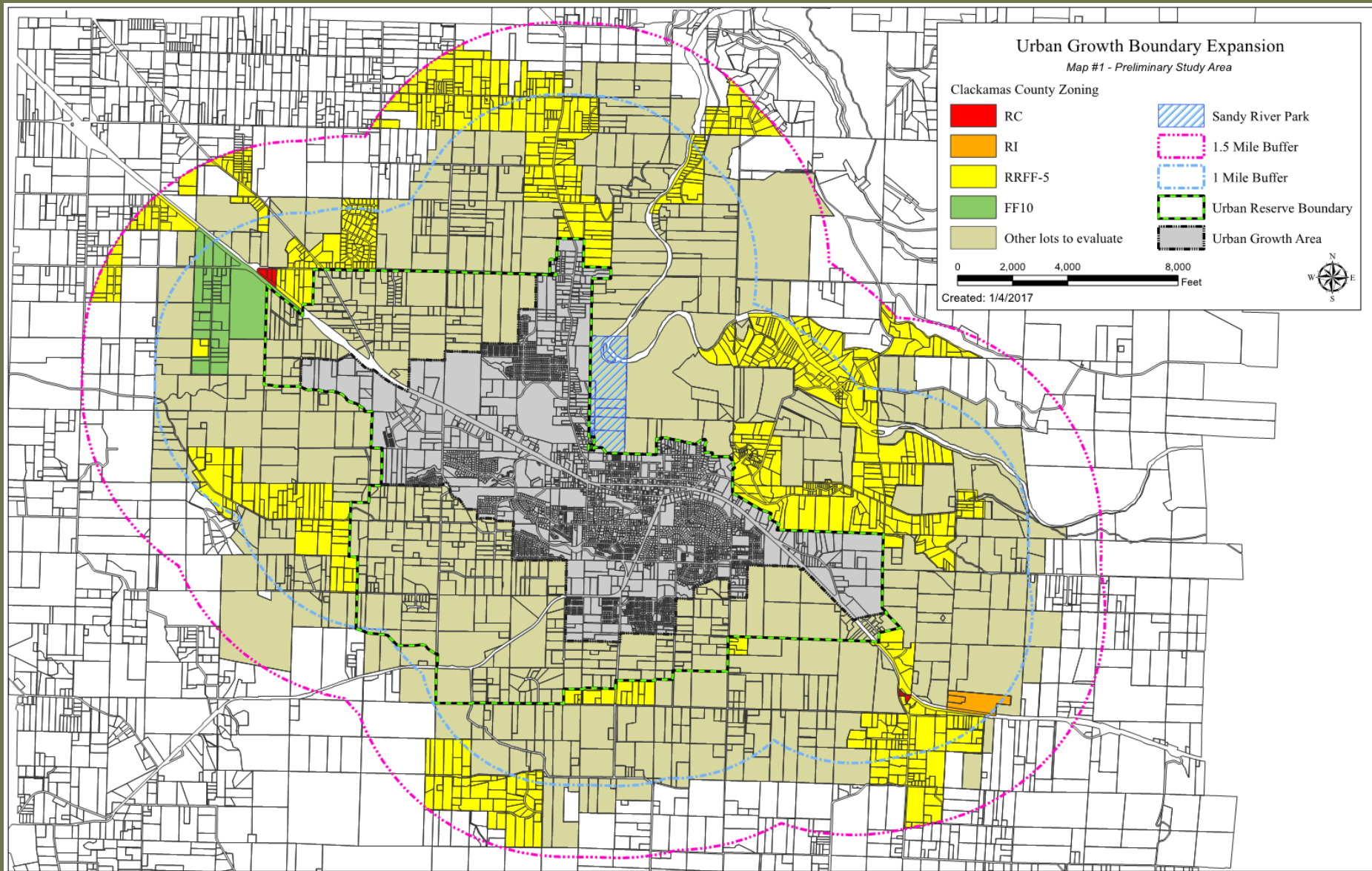
IDENTIFY PRELIMINARY STUDY AREA

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

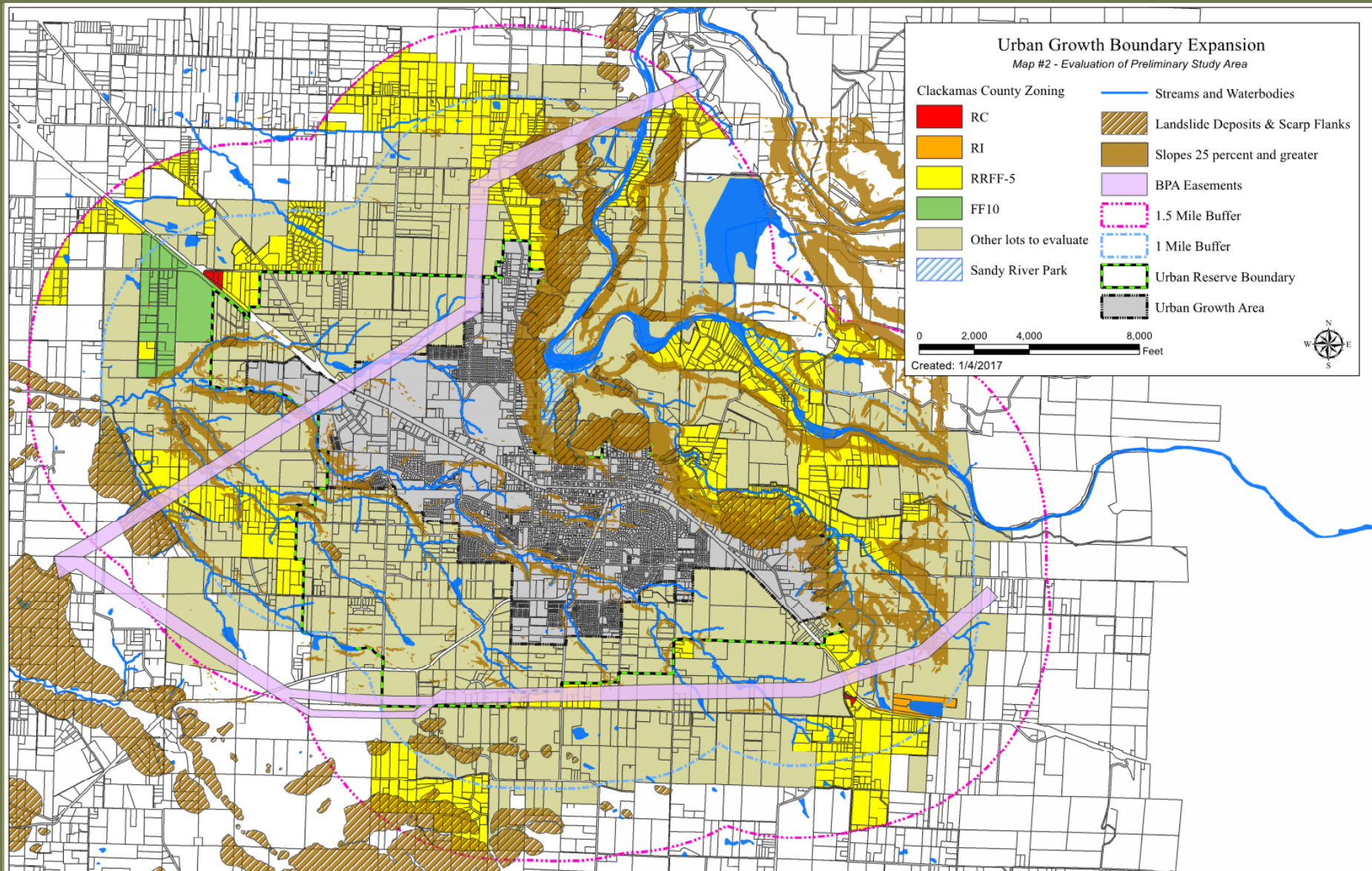
- All lands in the existing urban reserve area.
- All lands within 1 mile of the UGB.
- All exception lands (rural residential, commercial, and industrial) up to 1.5 miles of the UGB that are contiguous to an exception area within 1 mile of the UGB.

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

PRELIMINARY STUDY AREA

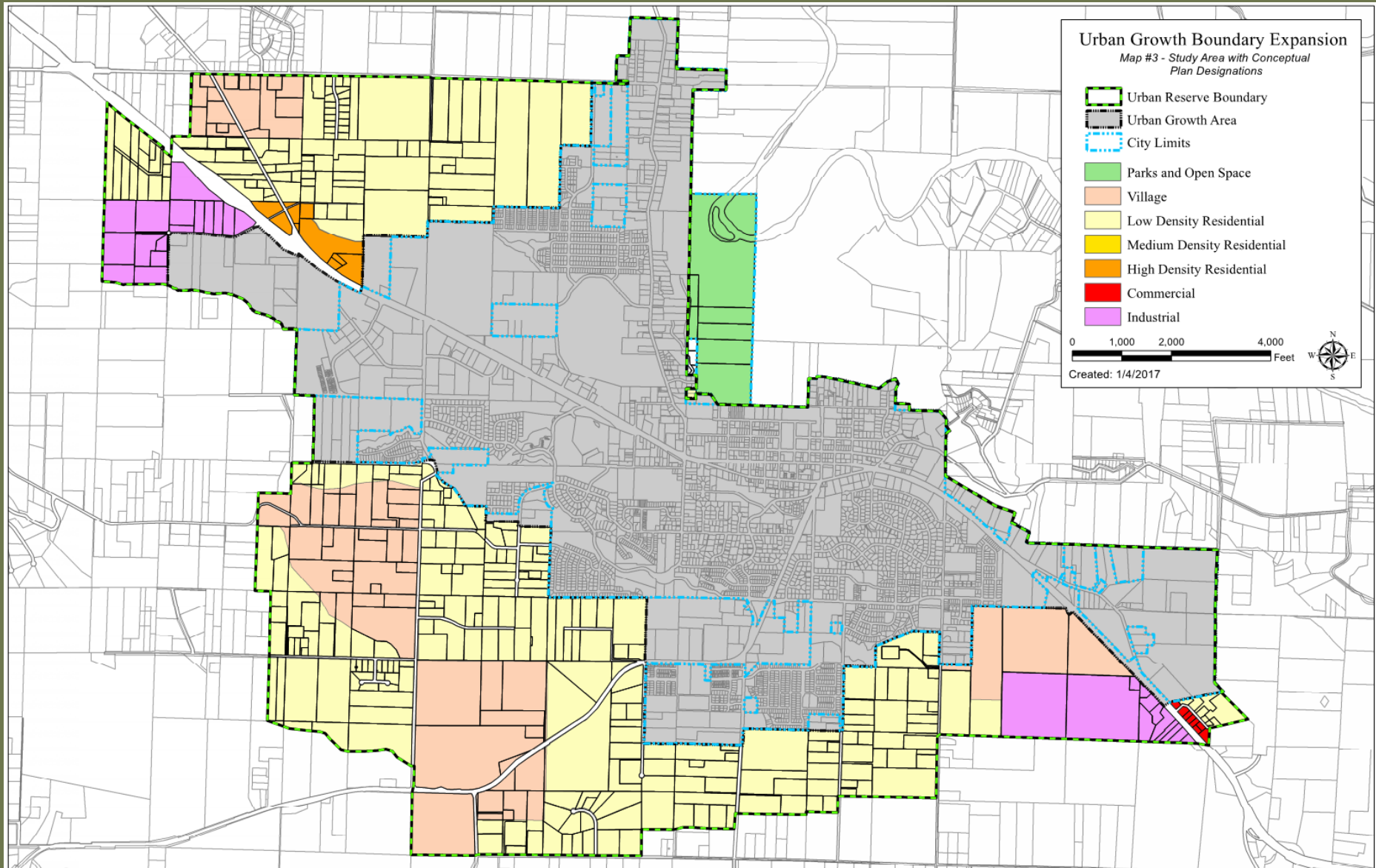


EVALUATION OF PRELIMINARY STUDY AREA



STUDY AREA

WITH CONCEPTUAL PLAN DESIGNATIONS



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.*

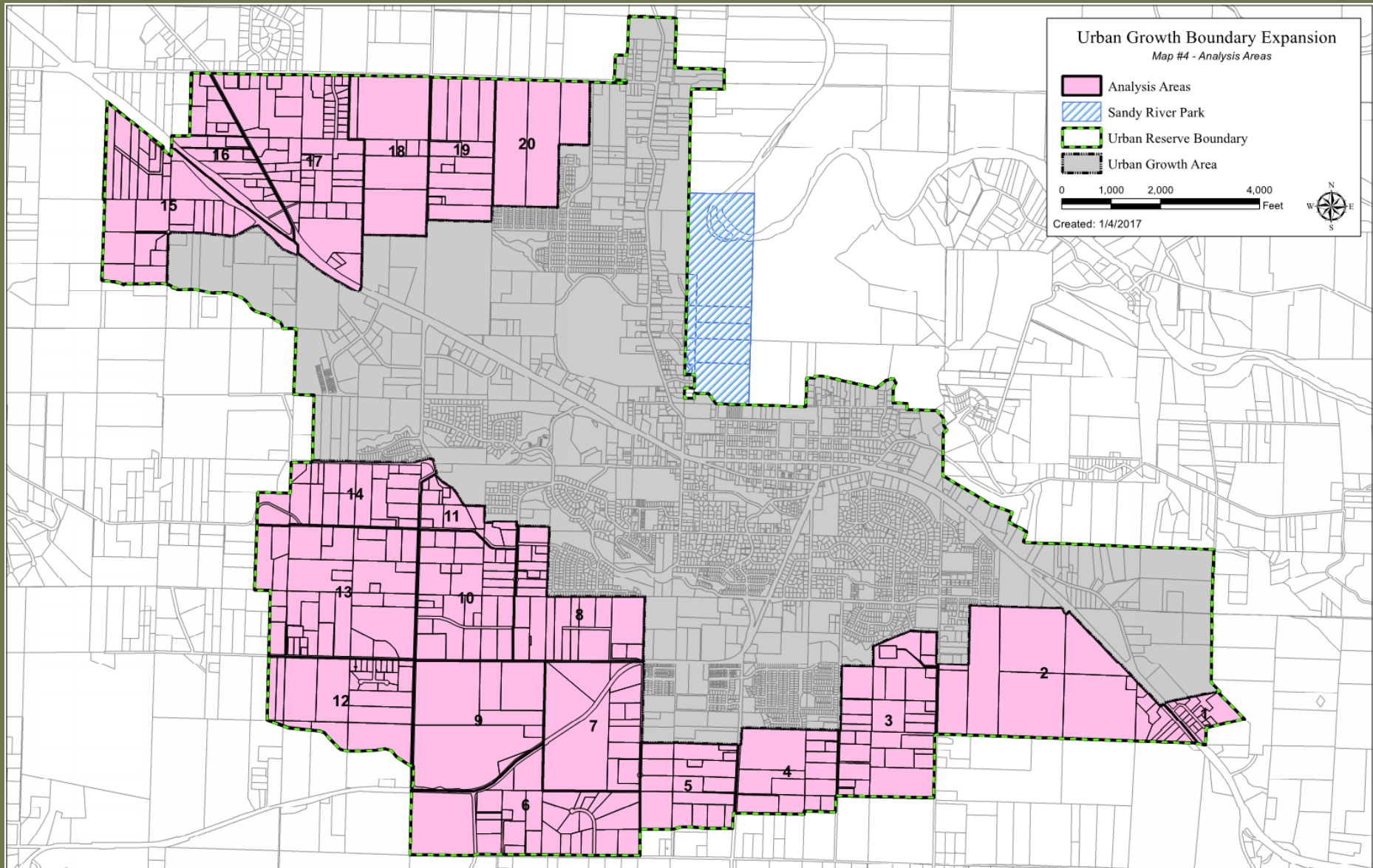
Secondary evaluation factors

- Local Factor 7: *Existence of constraints*
- Local Factor 8: *Compatibility with Ag/Forest Activities*

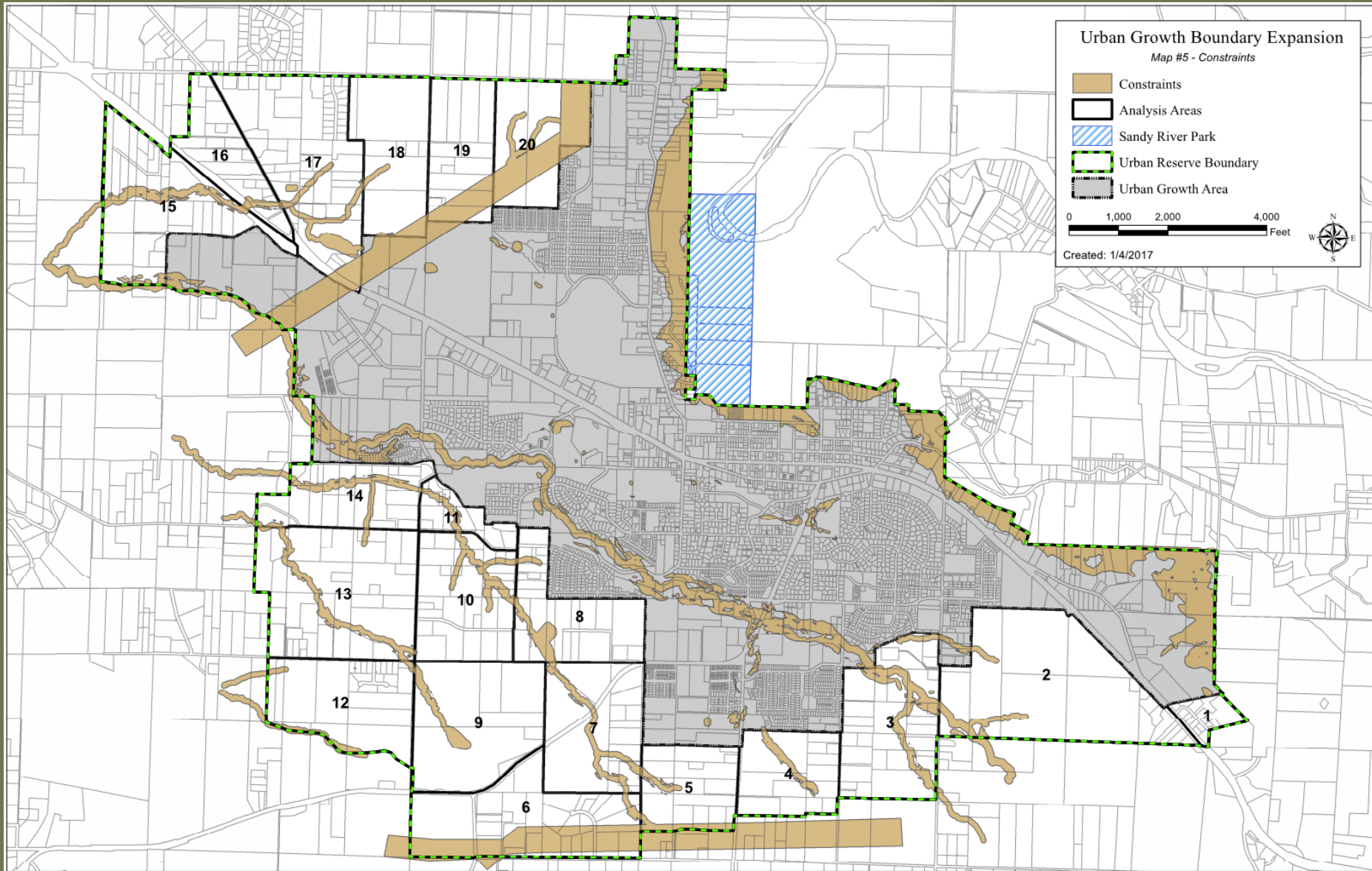
WEIGHT OF EVALUATION FACTORS

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
Compatibility with Ag/Forest Activities			Not adjacent to Ag/Forest		Adjacent to Ag/Forest

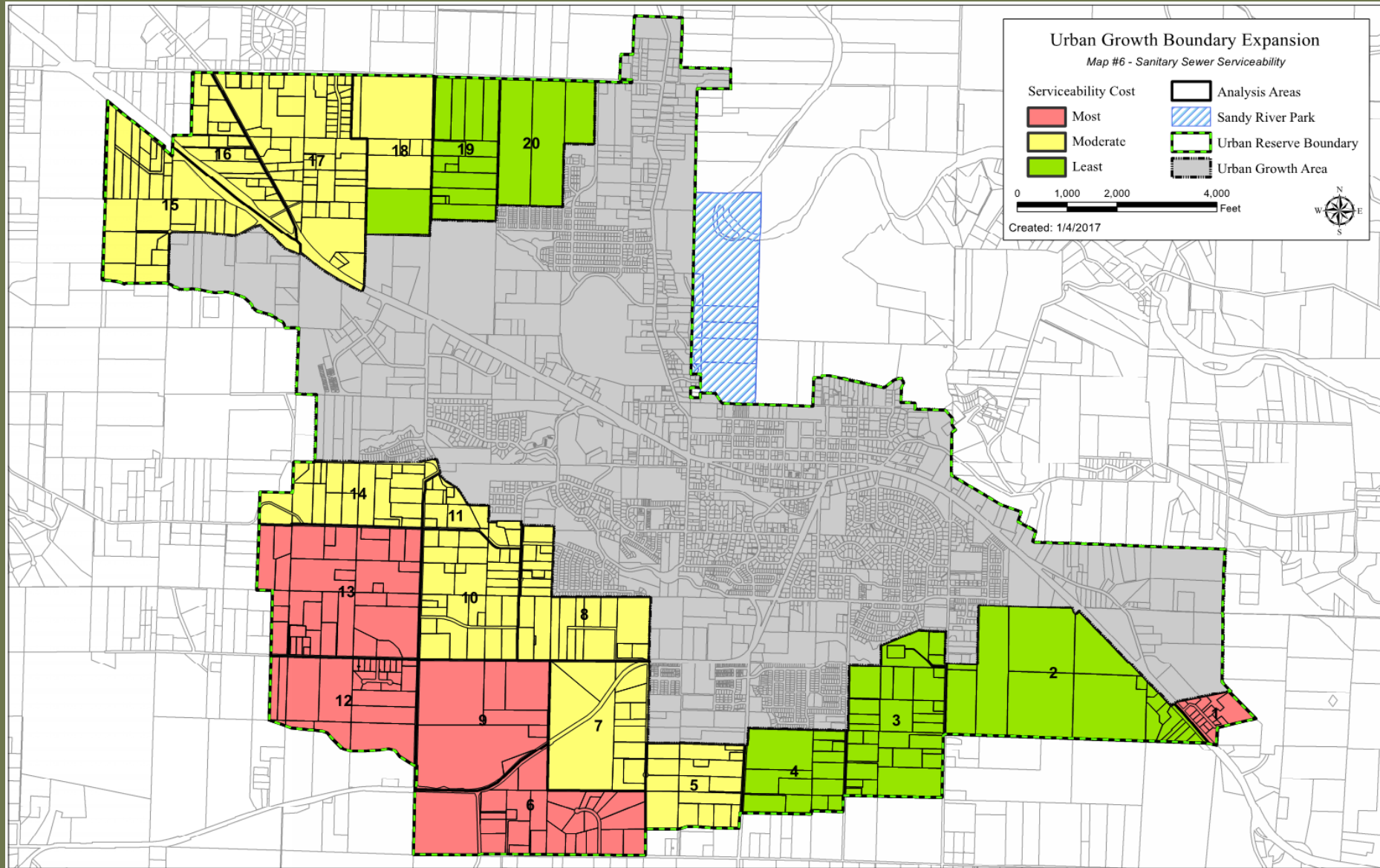
ANALYSIS AREAS



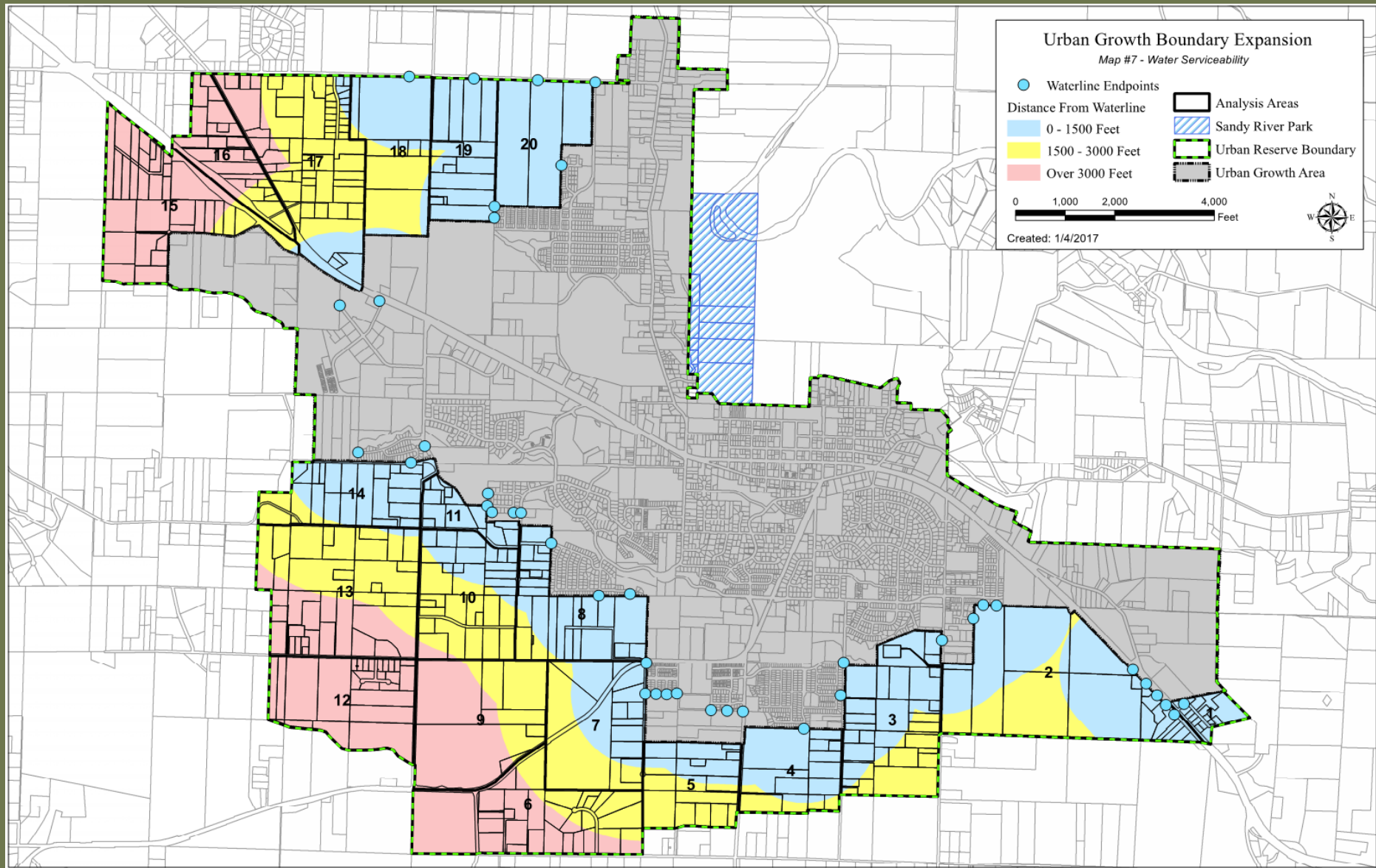
CONSTRAINTS



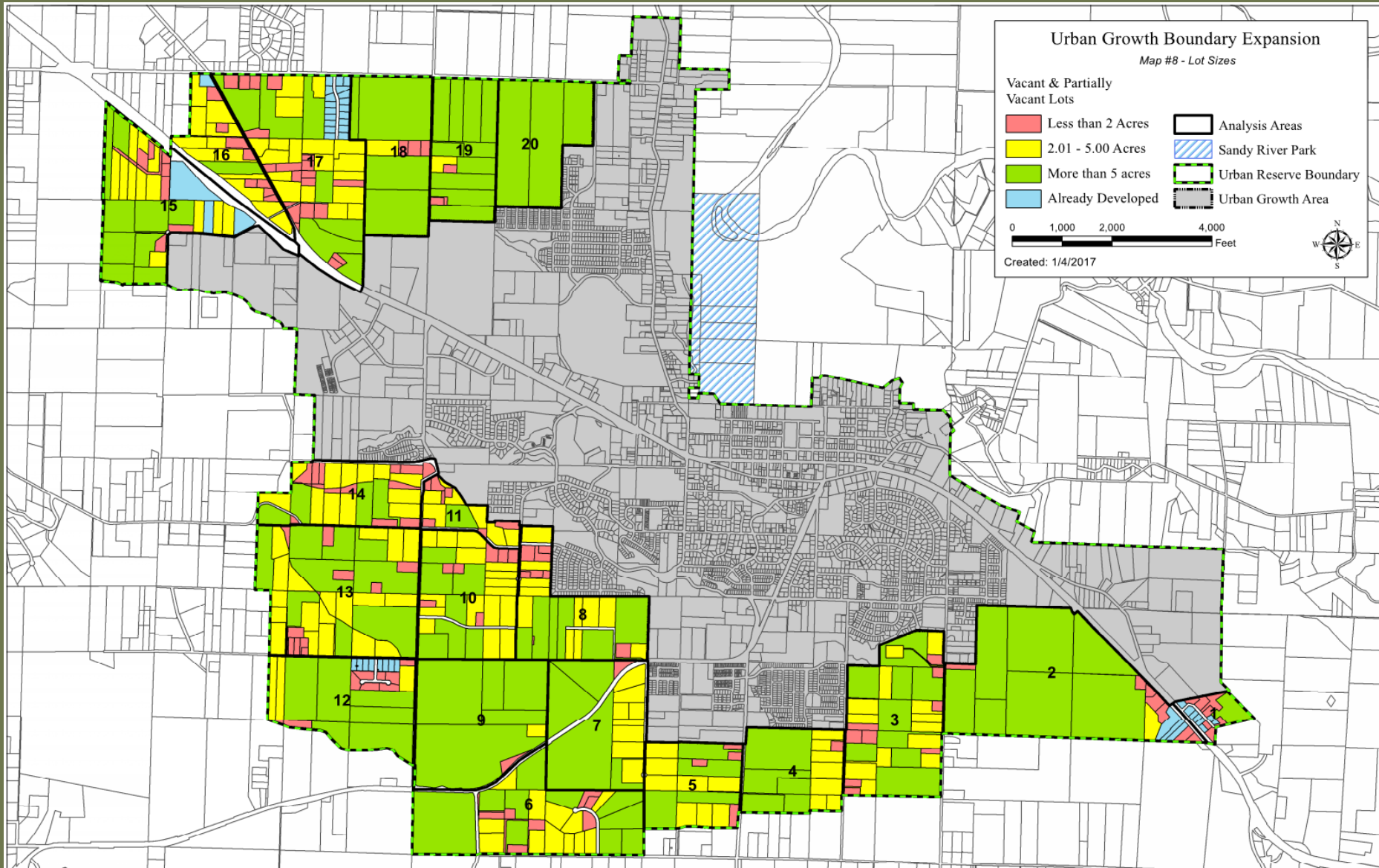
SANITARY SEWER SERVICEABILITY



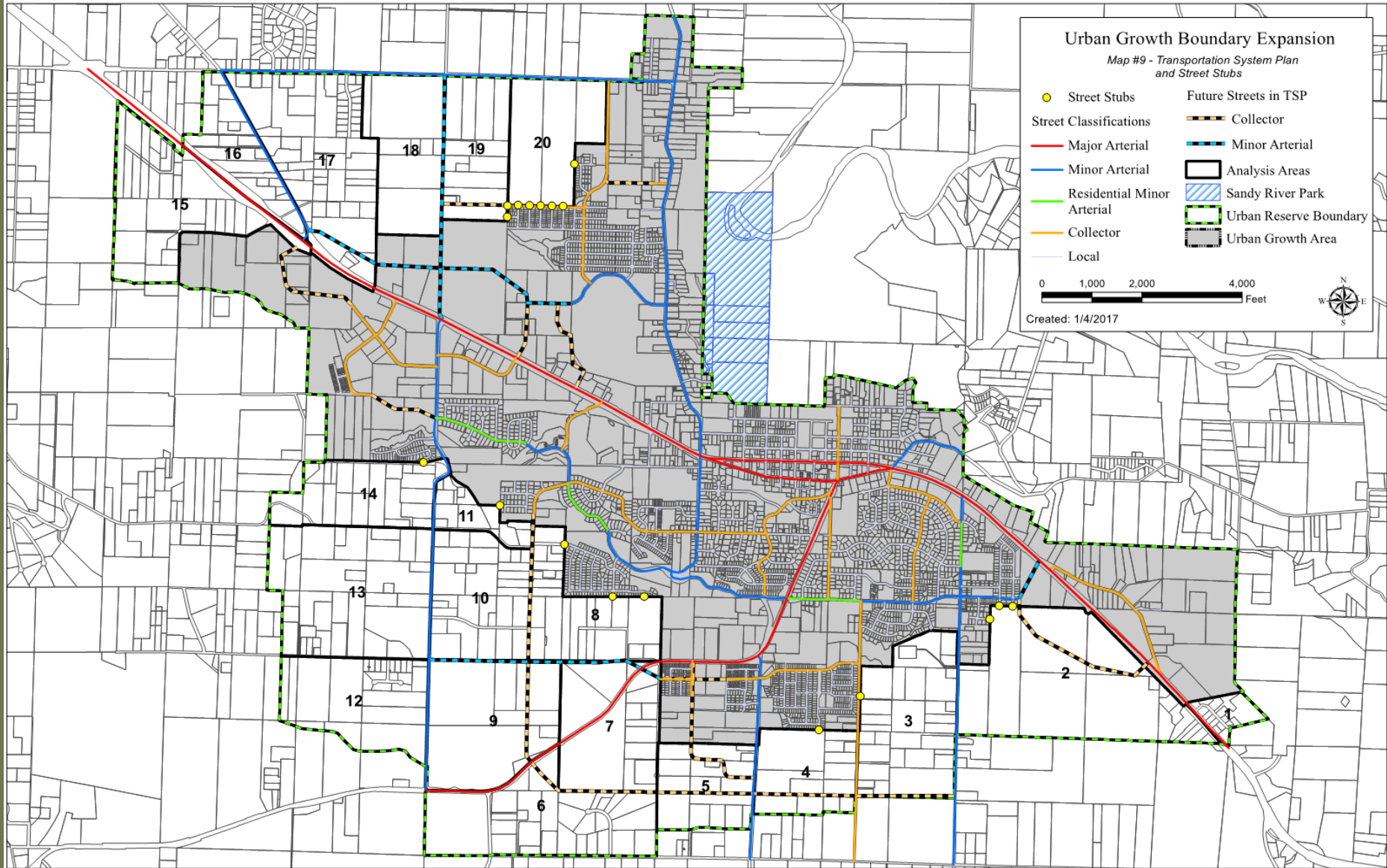
WATER SERVICEABILITY



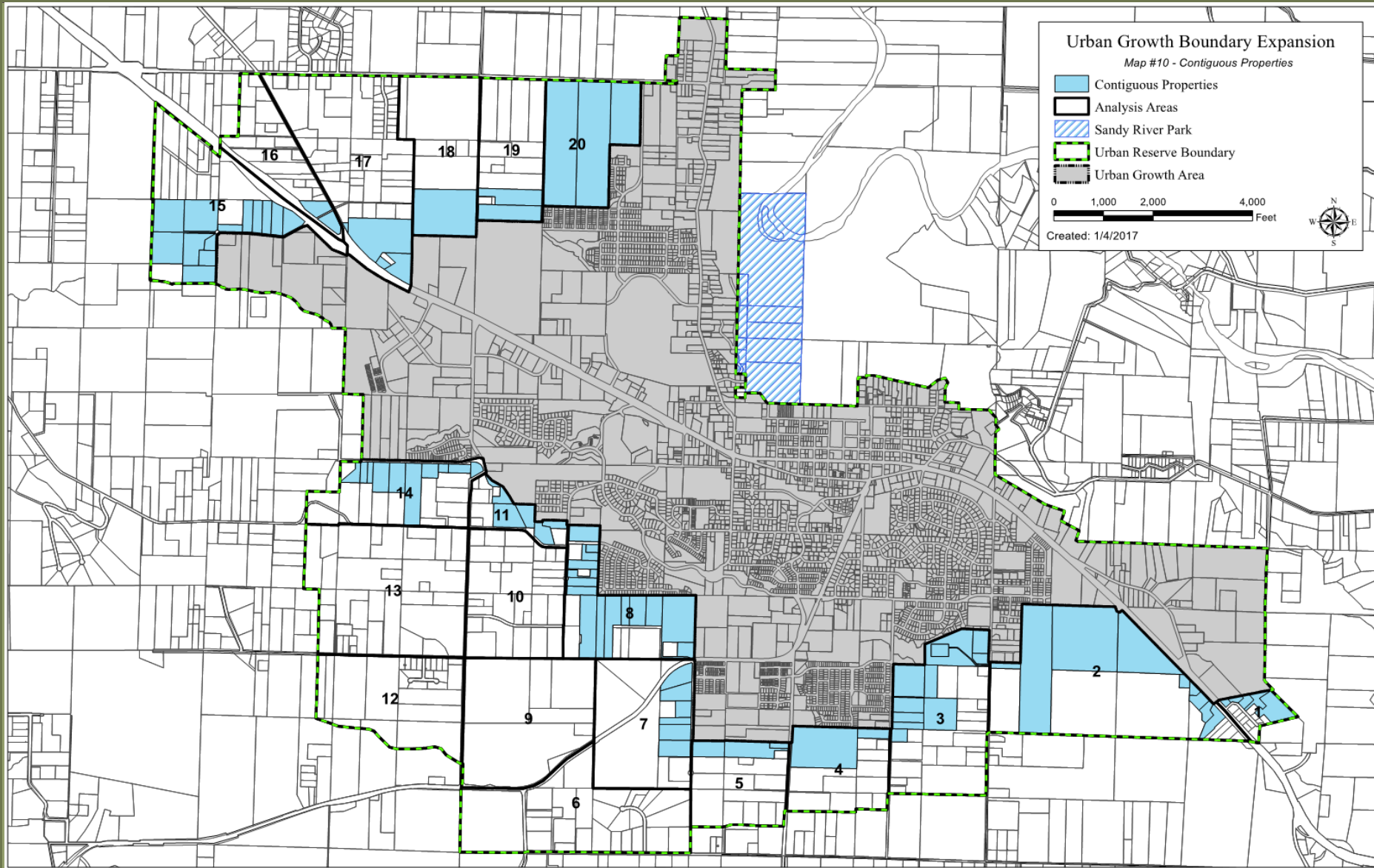
LOT SIZE



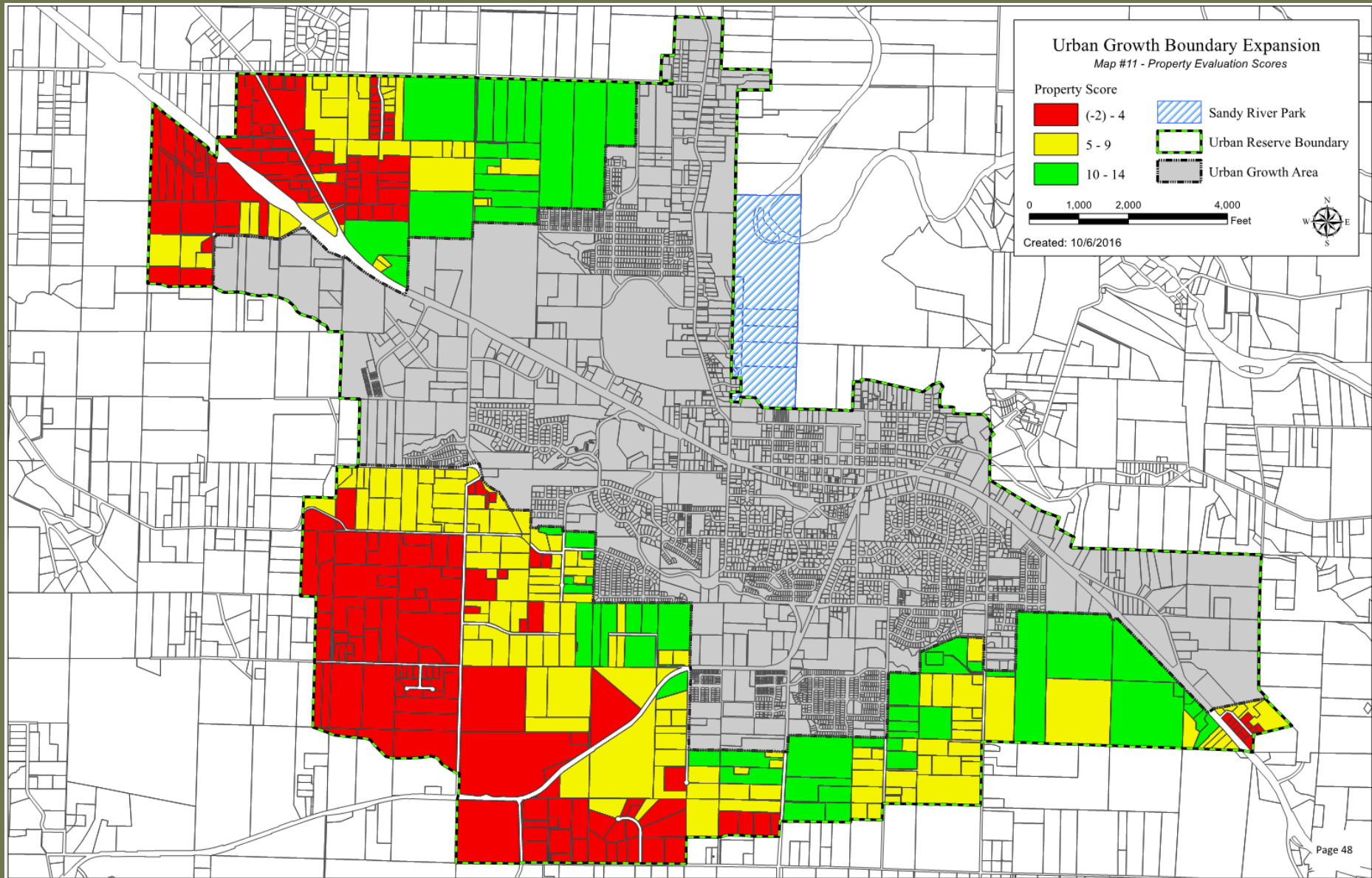
TSP AND STREET STUBS



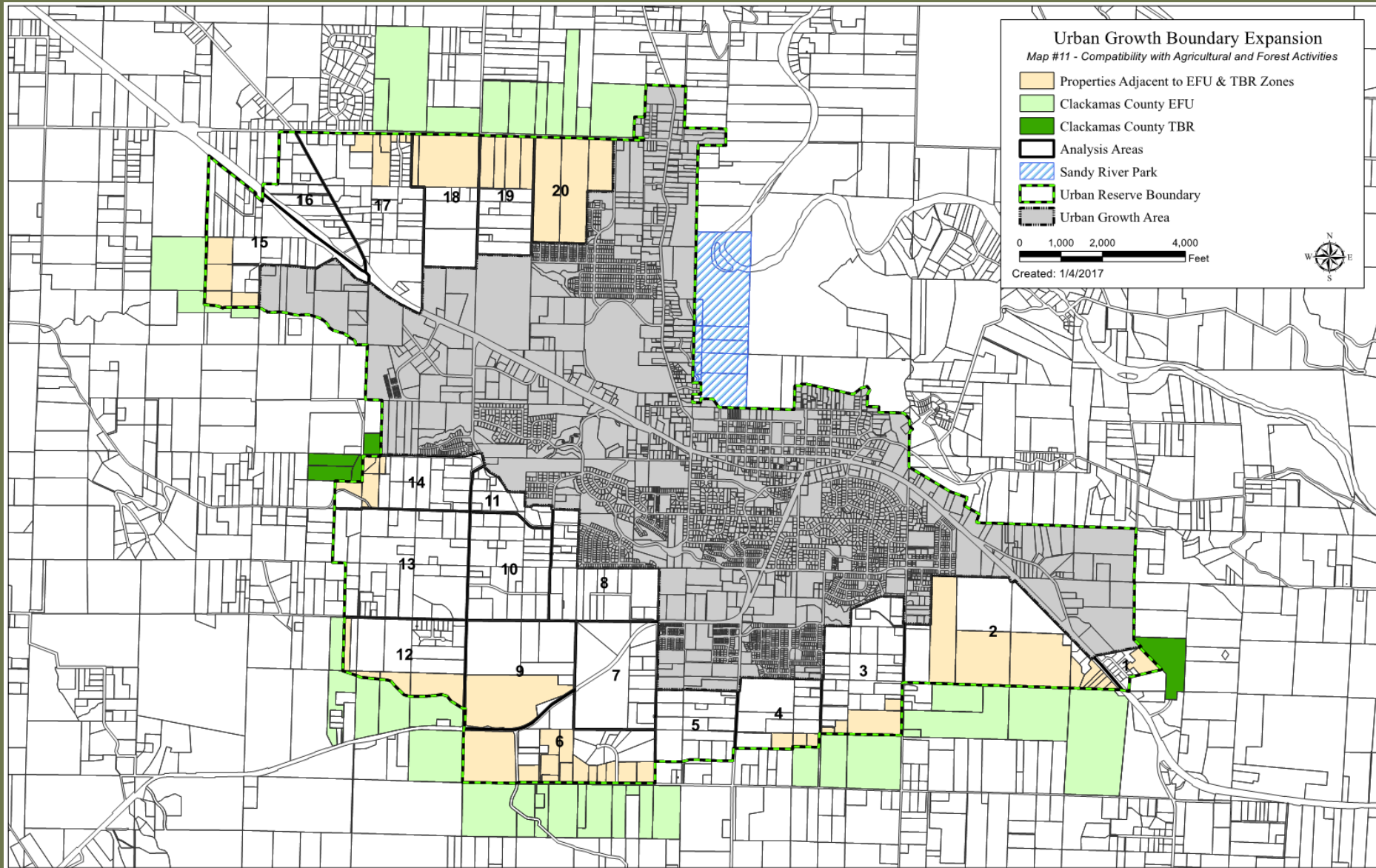
CONTIGUOUS LOTS



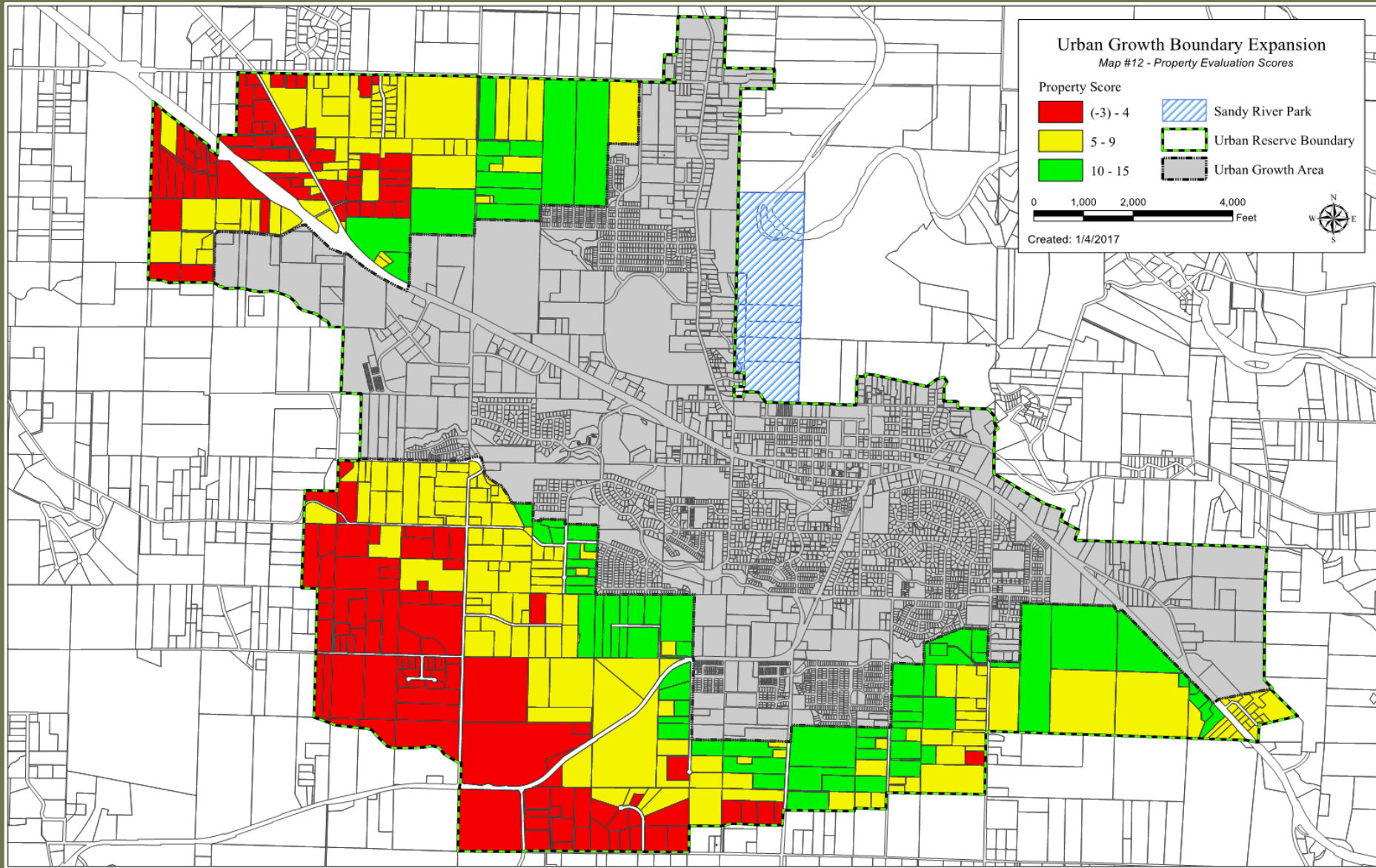
PROPERTY EVALUATION SCORES (INITIAL ANALYSIS)



COMPATIBILITY WITH EFU & TBR ZONES



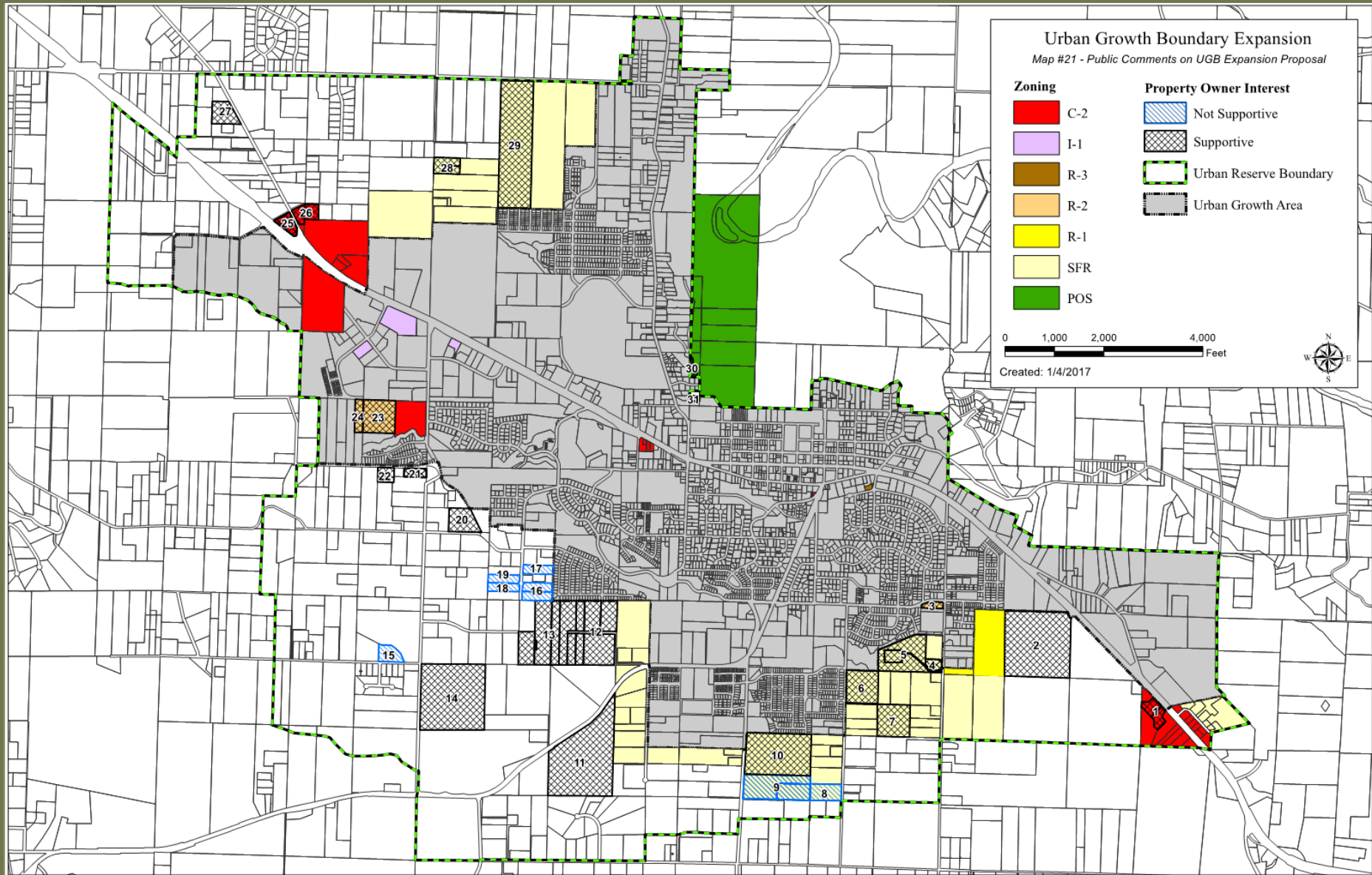
PROPERTY EVALUATION SCORES (REVISED)



PUBLIC INVOLVEMENT/COMMENTS

- Over 70 people on interested parties list.
- 22 Responses to Property Owner Interest Survey.
- Numerous phone calls and office visits from property owners.
- Notice sent to all property owners in Expansion Alternative, interested parties, and DLCD.
- Letters received from DLCD, Fair Housing Council of Oregon, and ODOT.
- Written correspondence from 1,000 Friends of Oregon representative supporting the study.
- Five property owner letters.
- PC public hearing (11/28/16) – 62 people in attendance, 14 testified.

PUBLIC COMMENTS

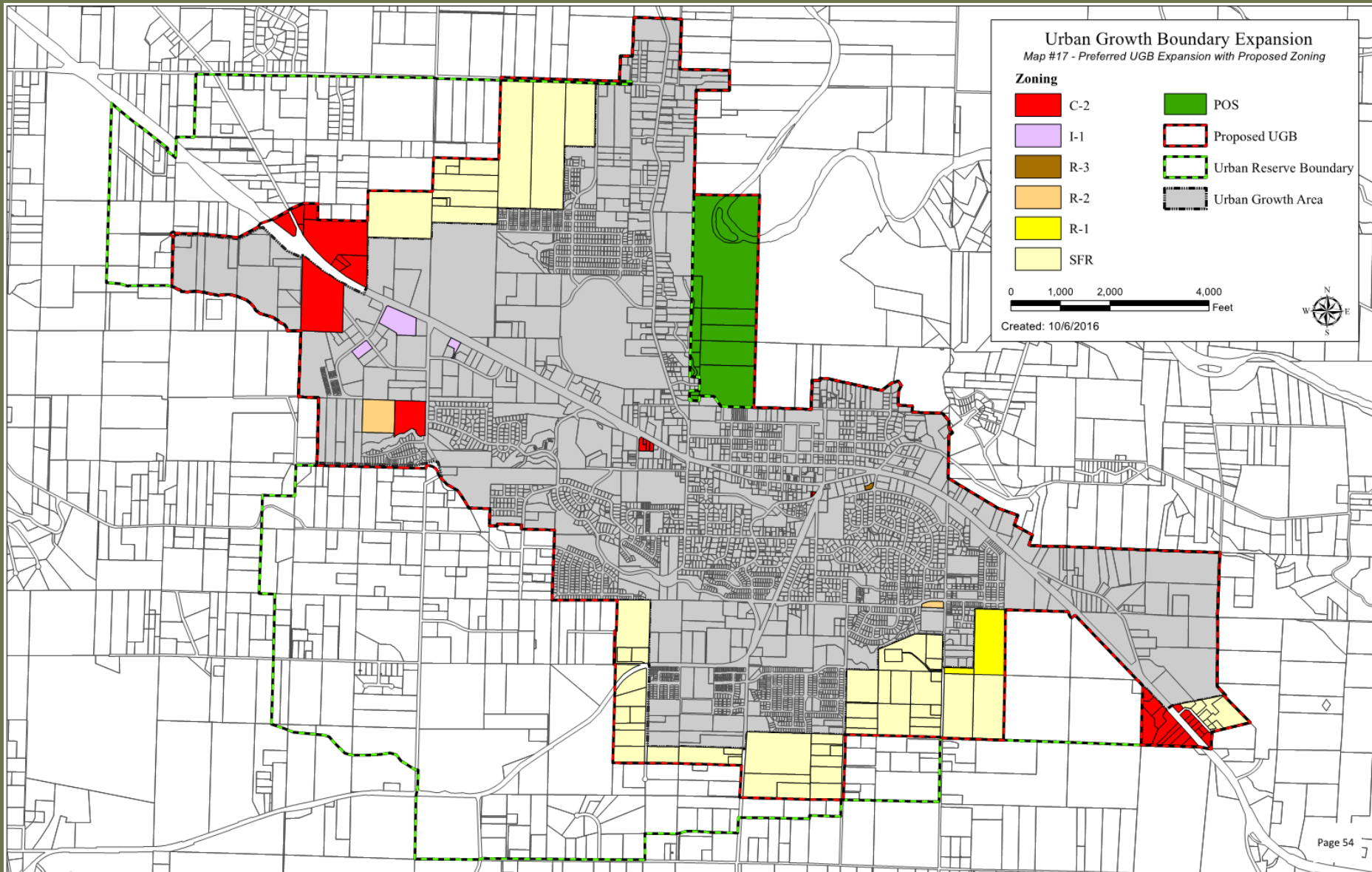


EXPANSION ALTERNATIVE

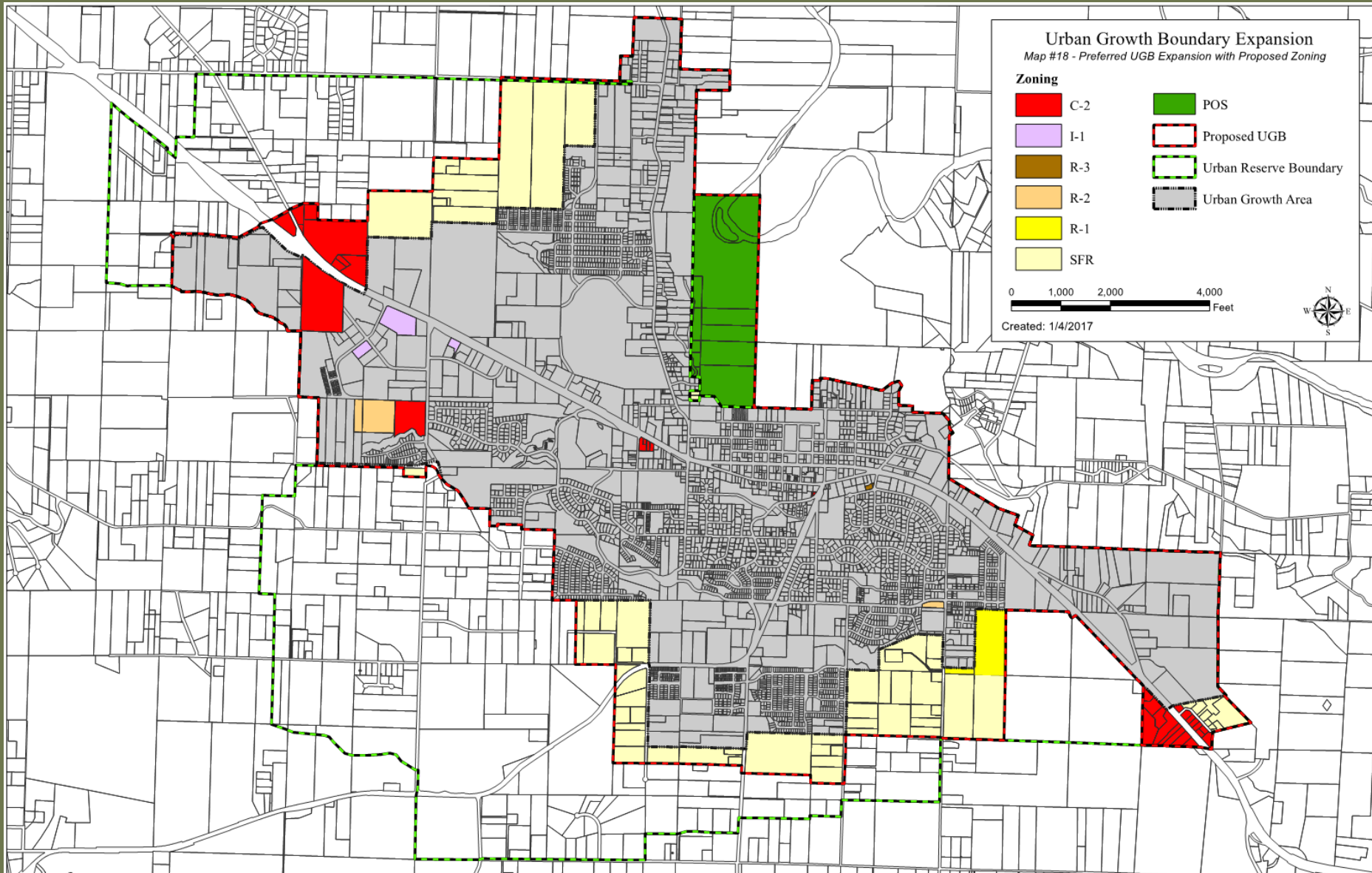
The Preferred Expansion Alternative includes four primary components:

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

DRAFT UGB EXPANSION (NOV. 2016)



PROPOSED UGB EXPANSION (JAN. 2017)

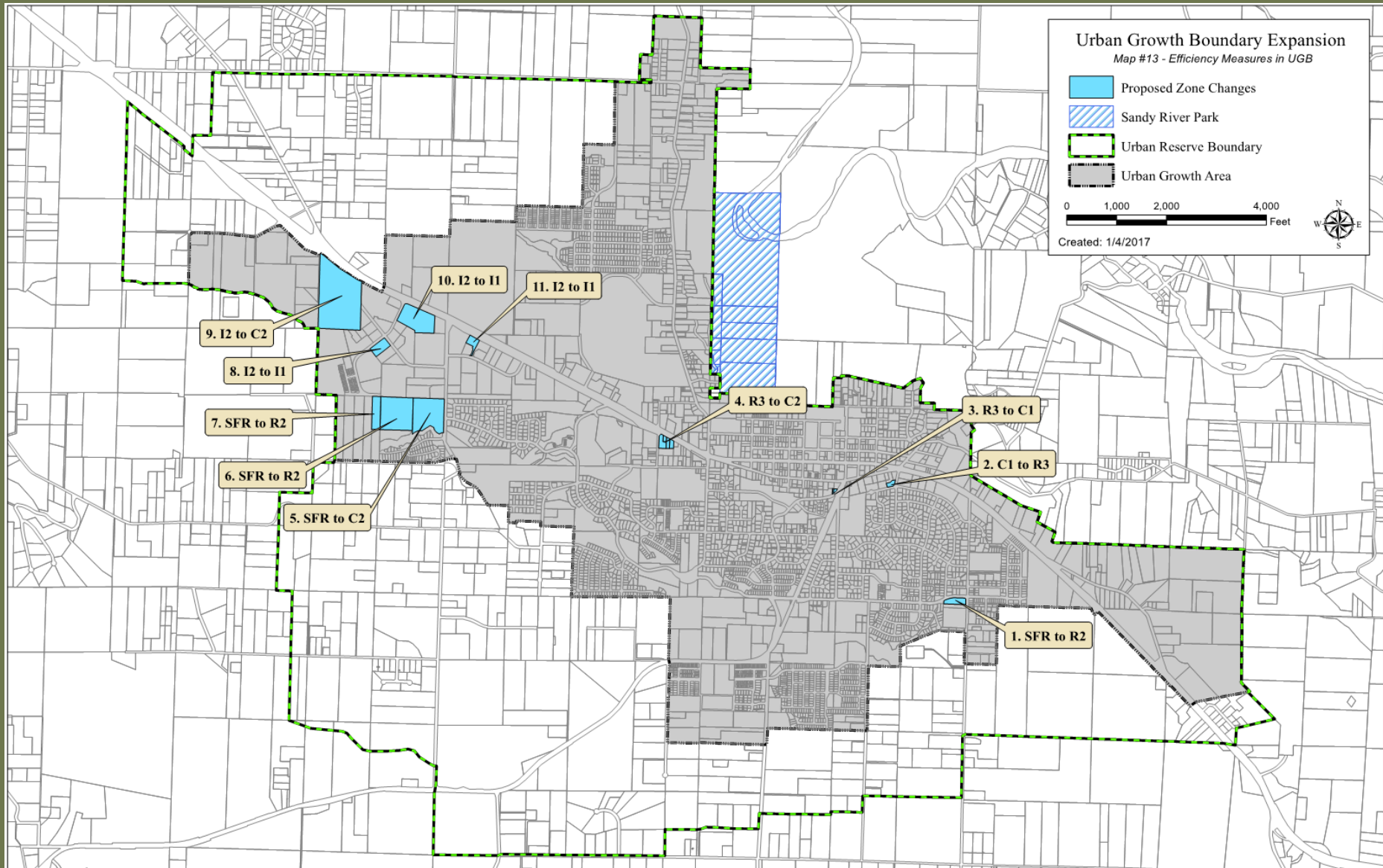


EFFICIENCY MEASURES

Step One: 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.
- Fifteen properties in eleven areas identified.

RECOMMENDED EFFICIENCY MEASURES



EFFECT OF EFFICIENCY MEASURES

15 properties (11 areas defined on the map) within the existing UGB are proposed to be rezoned.

Table 3.3: Effect of Efficiency Measures

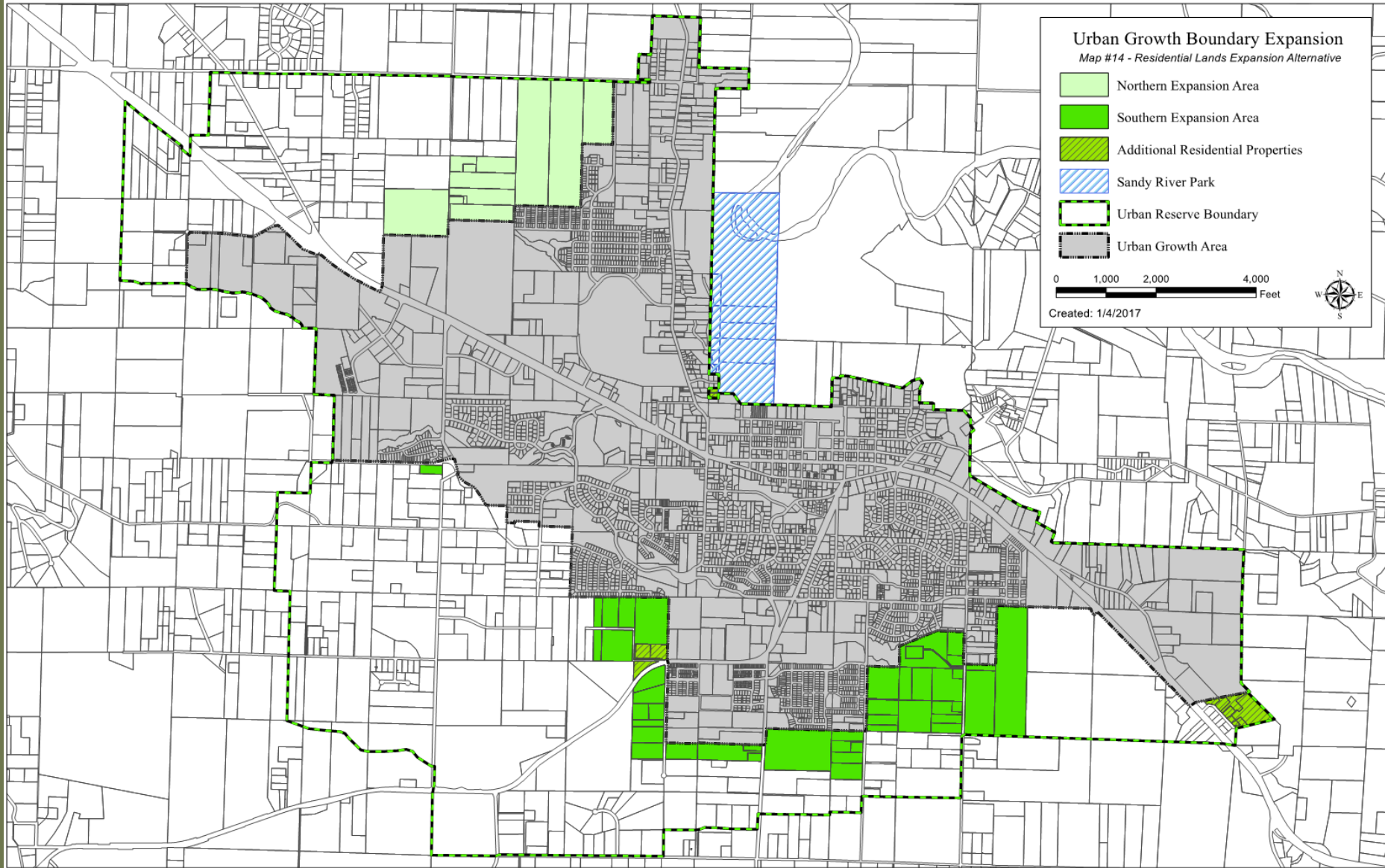
Land Use Type	Efficiency Measures	Existing Land Needs	Adjusted UGB
LDR	(21.55)	(276.8)	(298.4)
MDR	13.67	(4.5)	9.2
HDR	(1.34)	13.9	12.6
Commercial	24.82	(51.8)	(27.0)
Industrial	(15.61)	45.0	29.4

RESIDENTIAL LANDS EXPANSION RECOMMENDATION

70 properties totaling 438.1 gross acres in two primary residential expansion areas and additional properties to form a logical expansion boundary:

- **Northern Expansion Area – 13 properties totaling 163.40 gross acres (98.56 net acres)**
- **Southern Expansion Area – 44 properties totaling 255.27 gross acres (218.90 net acres)**
- **Additional Residential Properties – 13 properties totaling 19.41 gross acres**

RESIDENTIAL LANDS EXPANSION

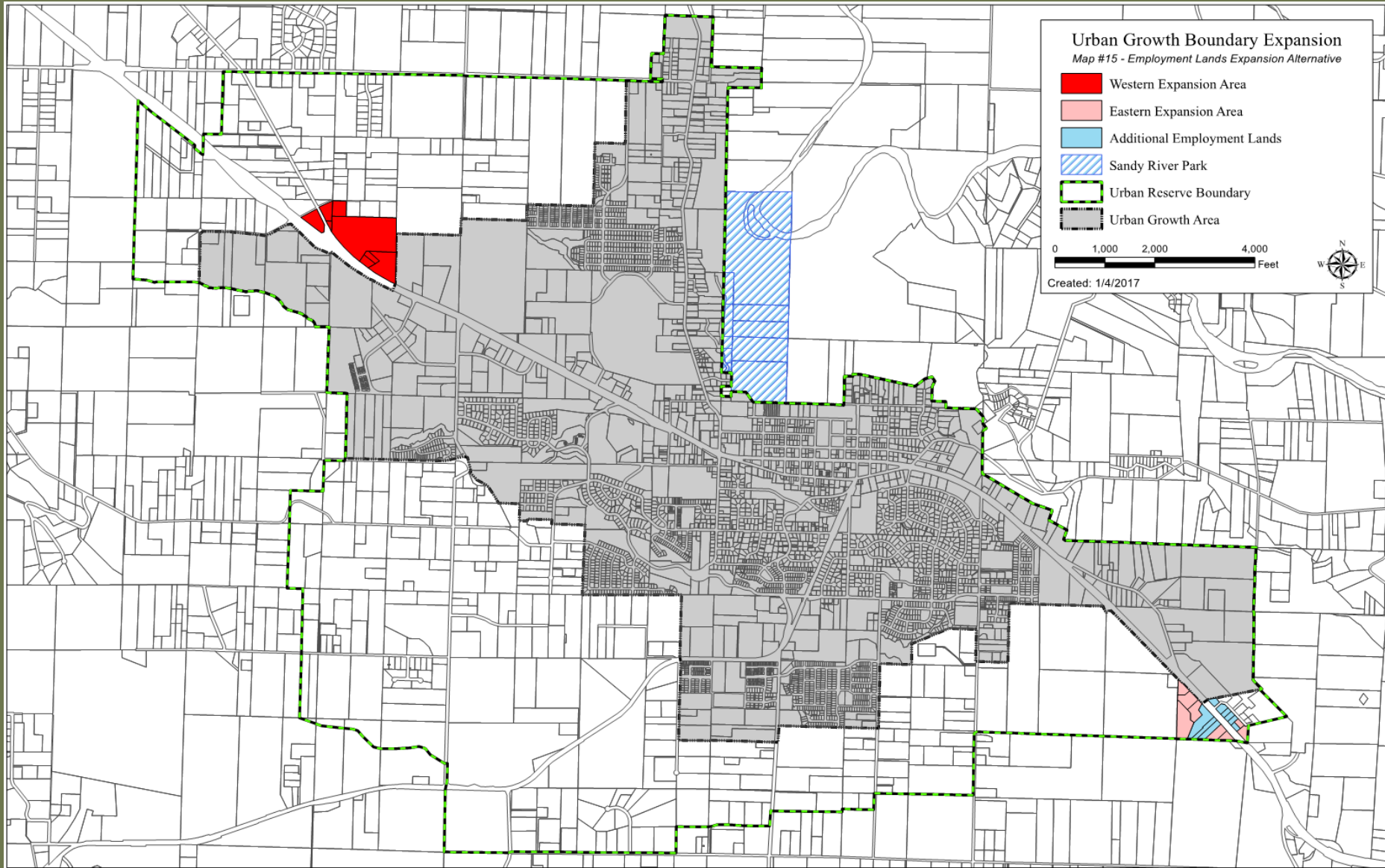


EMPLOYMENT LANDS EXPANSION RECOMMENDATION

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

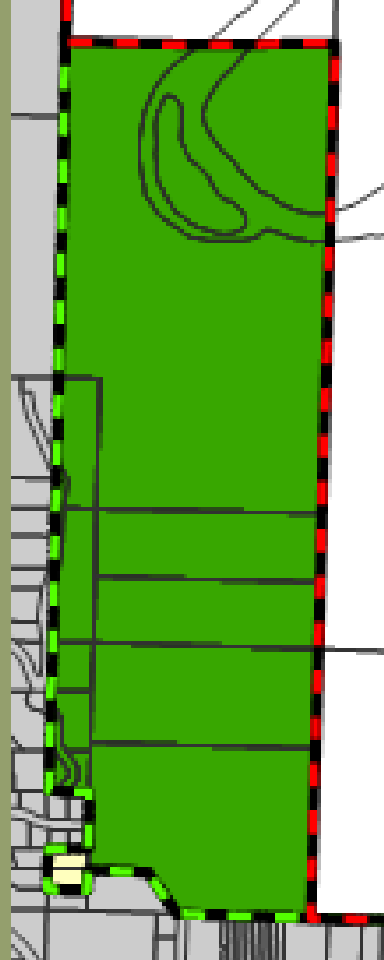
- Western Expansion Area – 8 properties totaling 34.02 gross acres (21.19 net acres)**
- Eastern Expansion Area – 8 properties totaling 12.67 gross acres (12.67 net acres)**
- Additional Employment Properties – 9 properties totaling 8.53 gross acres**

EMPLOYMENT LANDS EXPANSION



SANDY RIVER PARK EXPANSION

14 Properties and the Sandy River totaling 125 acres including the 114 acre Sandy River Park property owned by the City of Sandy.



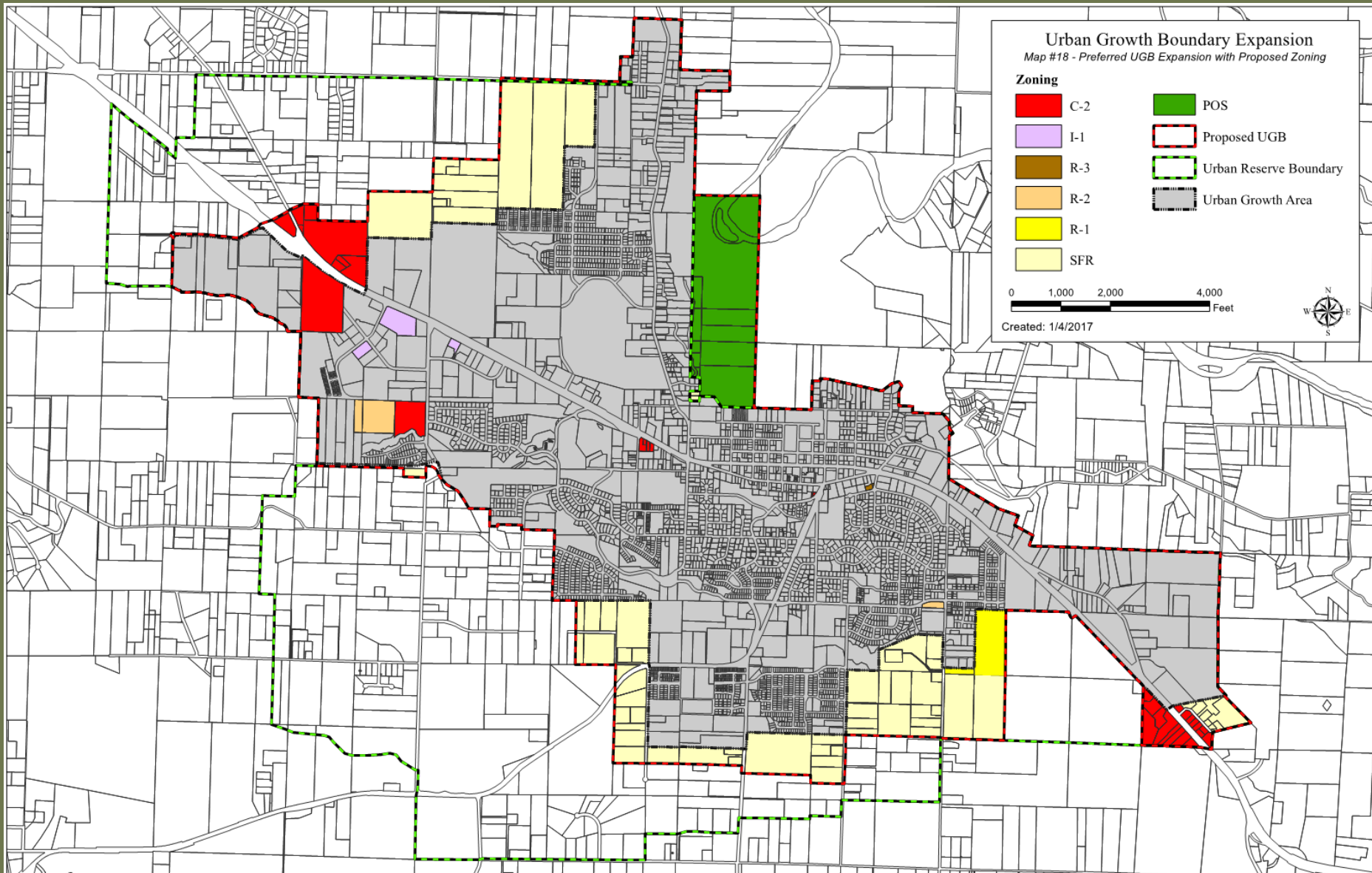
UGB EXPANSION VS. IDENTIFIED NEED

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

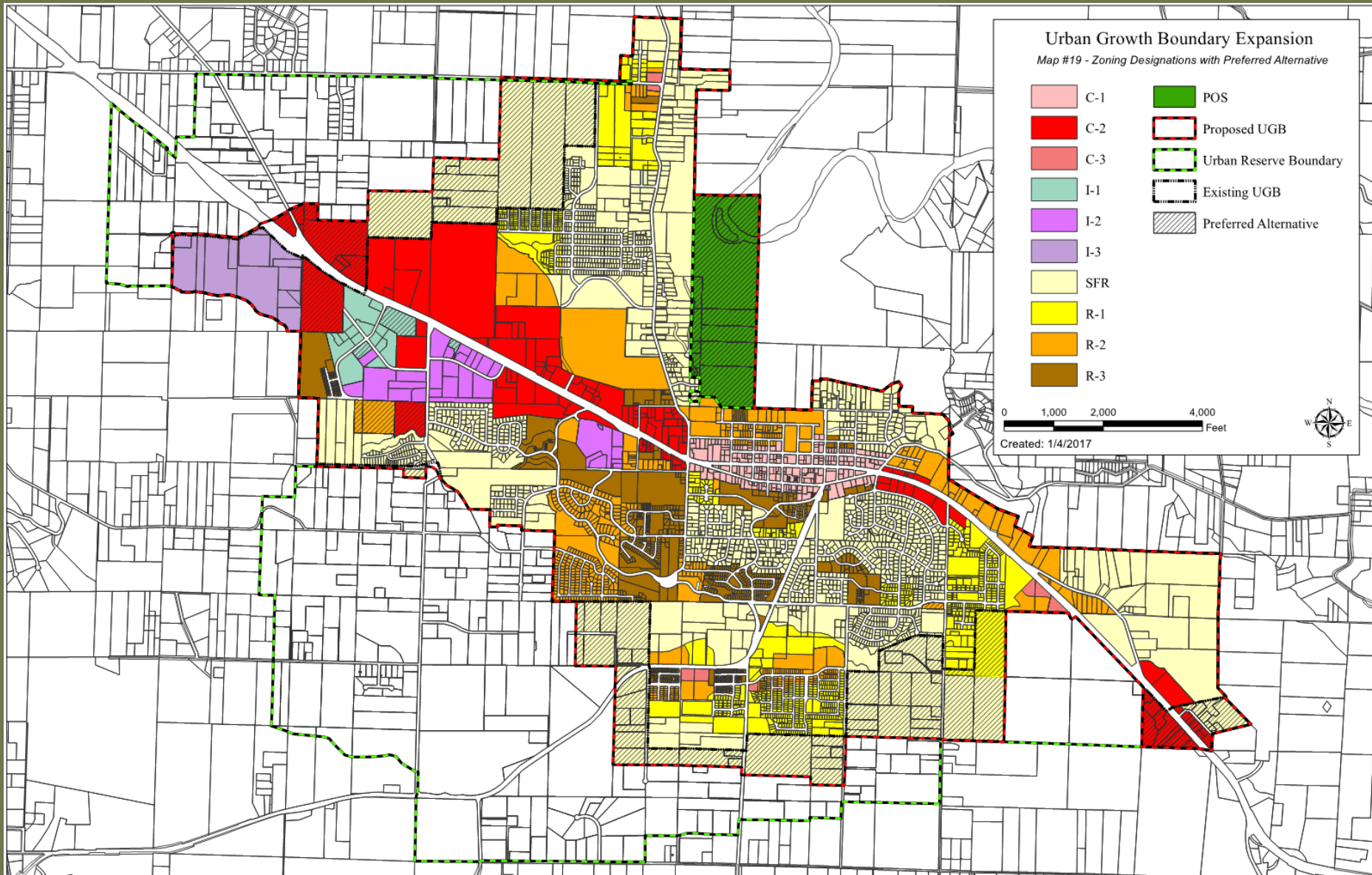
Land Use Type	Existing Land Needs	Efficiency Measures	Expansion Alternative	Adjusted UGB
LDR	(276.8)	(21.55)	317.50	19.2
MDR	(4.5)	13.67		9.2
HDR	13.9	(1.34)		12.6
Commercial	(51.8)	24.82	30.47	3.5
Industrial	45.0	(15.61)	3.39	32.8

Adjusted UGB (acres) =
Existing Land Needs + Efficiency Measures + Expansion Alternative

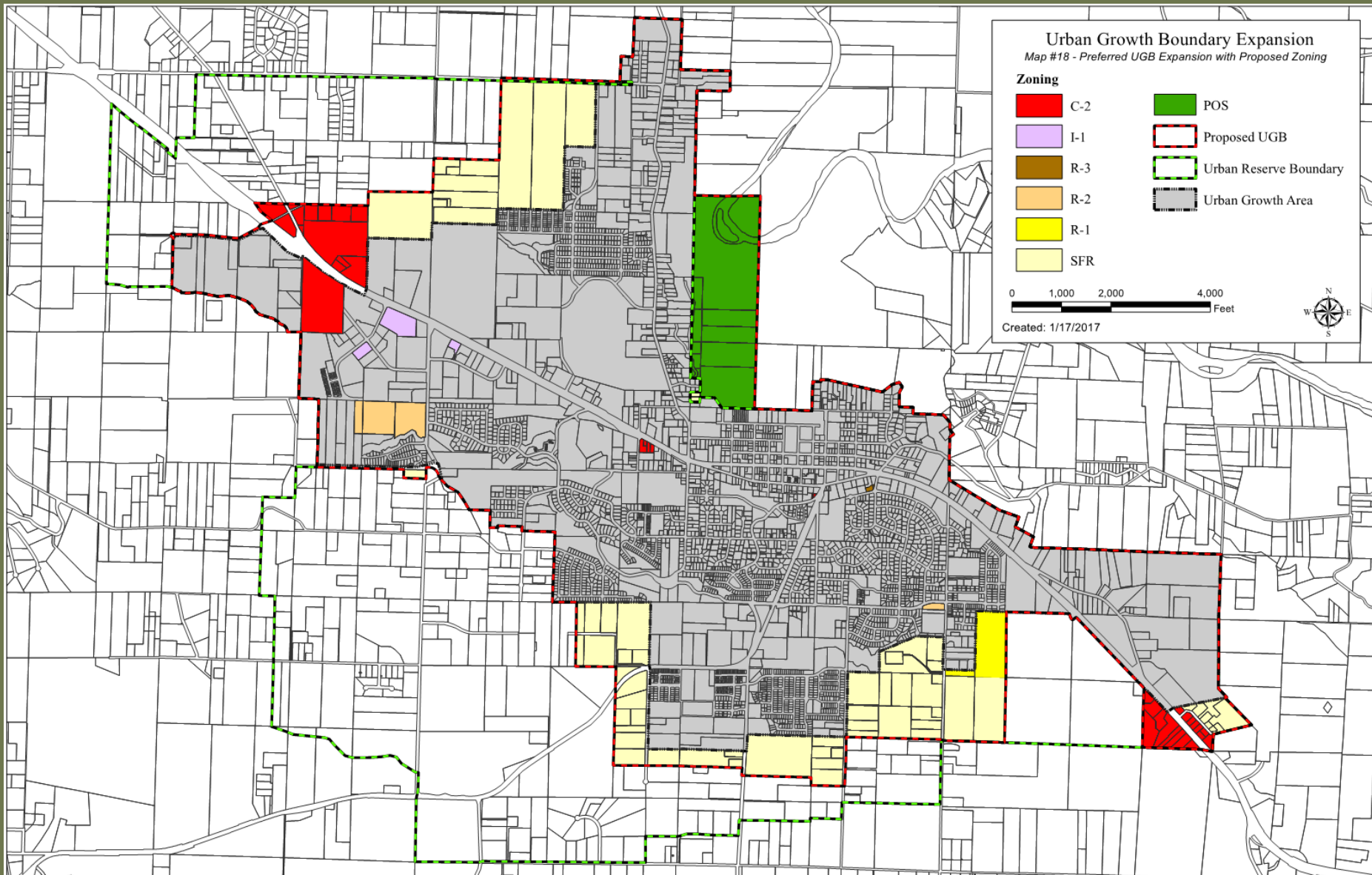
PROPOSED UGB EXPANSION (JAN. 2017)



PROPOSED ZONING DESIGNATIONS



REVISED UGB EXPANSION (JAN. 2017)



REVISED UGB EXPANSION VS. IDENTIFIED NEED

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

Land Use Type	Existing Land Needs	Efficiency Measures	Expansion Alternative	Adjusted UGB
LDR	(276.8)	(21.55)	317.50	19.2
MDR	(4.5)	21.55		17.1
HDR	13.9	(1.34)		12.6
Commercial	(51.8)	17.74	37.66	3.6
Industrial	45.0	(16.40)	4.18	32.8

Adjusted UGB (acres) =
Existing Land Needs + Efficiency Measures + Expansion Alternative

NEXT STEPS

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