Steps in Streamlined UGB Process

Step 1: Determine Need

Determine 14-year need using "factors" and "ranges" and based on the forecast of population change over next 14 years and/or Employment Forecast, considering:

- relation btw pop and empl growth
- rate and trends of past land utilization in the region
- significant changes in markets in the region
- Use land at least as efficiently as the average in the region

Step 2: Determine Supply (Capacity of Current UGB)

Conduct "simplified land inventory" to determine how much of the need can be met inside existing UGB

Infill capacity calculated based on inventory of vacant and partially-vacant lots and "simple factors" for forecasting the UGB supply and development capacity, based on

- the plan and zoning
- Redevelopment capacity calculated based on "ranges drawn from actual development experience" in region.

Infill, redevelopment and efficiency measures will provide for some need without adding land

Step 3: Determine if UGB Expansion is Necessary

Compare "need" (Step 1) to "supply" (Step 2) and determine whether existing UGB provides an adequate supply of land for 14-year needs that "can be serviceable", including a "serviceable" supply of land for 7 years.

If 14-year capacity of current UGB is not sufficient, go to step 4

Continue to Step 4 only if insufficient supply determined in Step 3

Step 4: Establish Study Area

Study all adjacent land within a set distance for possible addition to the UGB

May exclude, from the study area:

- Lands impracticable for urban services
- Lands within particular hazard categories
- Land with significant resources
- Federal land managed primarily for rural uses.
- Lands without required site characteristics determined in advance

Step 5: Add Land to UGB

Add lands from study area to the UGB, in amounts "roughly proportional" to determined needs, according to priorities in HB 2254:

- Exceptions, non-resource and urban reserves are highest priority
- Lower-value resource lands next
- high-value resource lands last
- Limited "category jumping" allowed in certain circumstances

Step 6: Planning and Zoning

Plan land in the amended UGB so as to provide for the needs determined in Step 1.

- Provide for needed housing
- apply a "Combination of measures" that are clear and objective
- demonstrate buildable lands are "serviceable" or "serviced"
- Enter into UGA's (cities > 10,000)
- Avoid or mitigate transportation impacts to state hwys and freight routes