Steps in Simplified UGB Process

Step 1: Determine Need

Determine 14 year need for residential, employment and based on the forecast of population change 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 avg in the region

- **Residential Need**
  - 660-038-0030: New dwelling units, based on pop growth
  - 660-038-0040: Housing mix, i.e., number of low density, medium density, and high density units (Table 1)
  - 660-038-0050: Convert needed units to land need (Table 2), including adding 25% for public land needs (e.g., schools, streets, parks, etc)

- **Employment**
  - 660-038-0100: New jobs, based on population growth, or
  - 660-038-0110: New jobs, based on Employment Forecast
  - 660-0140-0140: Convert new jobs to land need; including adding 15% for public land needs

- **RESULT= how much land is needed**

Step 2: Determine Supply (Capacity of Current UGB)

Conduct simplified land inventory to determine how much of the needs can be met inside the existing UGB, based on:

- definitions for vacant and "partially vacant" lands
- the plan and zoning
- infill, redevelopment, and efficiency measures will provide for some land need without adding land

- **Residential:**
  - 660-038-0060: Inventory developed and undeveloped land in existing UGB, by type (e.g., low, medium, high density)
  - 660-038-0070: Adjust inventory for constraints (e.g., slopes, flood, tsunami, etc)

- **Employment:**
  - 660-038-0120: Inventory developed and undeveloped land in existing UGB, by type (commerical, industrial)
  - 660-0130: Adjust inventory for constraints (e.g., slopes, flood, tsunami, etc.

- **RESULT= how much land is available in UGB**

Step 3: Determine if UGB Expansion is Necessary

Compare "need" (Step 1) to "supply" (Step 2)

Residential

-OAR 660-038-0080: comparison of need versus supply; plus, direction of how to consider surplus (e.g,. should a surplus of low density residential be used to meet a deficit in high density, etc)

Employment

-OAR 660-038-0150: comparison of need v. supply; plus, direction of how to consider surplus (e.g., surplus commerical land for employment land deficit, or vice versa, as well as residential land).

RESULT = if 14-year capacity of current UGB is not sufficient, go to Step 4

Step 4: Establish a 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

-Lands with significant resources

-Federal land managed primarily for rural uses

-Lands without required site characteristics for particular industrial or public uses

660-038-0160 + 660-024-0065: distances for establishing "preliminary study area" plus list of lands that may be excluded.

Step 5: Add Land to UGB

Add lands from study area to UGB in amounts "roughly proportional" to determined needs, according to priorities in ORS 197A.320:

-Exceptions, non-resource and urban reserve are highest

-Lower-value resource lands next

-High-value resource lands last

-Limited "priority jumping" based on suitability

OAR 660-038-0170 +660-024-0067: prioritization of lands; how to determine whether land is "high-value"; how to dertmine whether land is "unsuitable" or whether development capacity should be reduced

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, by applying a "combination of measures" (Table 8)

-Demonstrate lands are "serviced" or "servicable"

-Enter into UGAs (>10,000)

-Avoid or mitigate transportation impacts

660-038-0180: planning requirements, including Goal 5

660-038-0190: housing measures

660-038-0200: serviceability