

# **Navigating Urban Growth Boundary (UGB) Expansions in Oregon**

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Heather Richards – Community Development Director, City of McMinnville

Derrick Tokos – Community Development Director, City of Newport

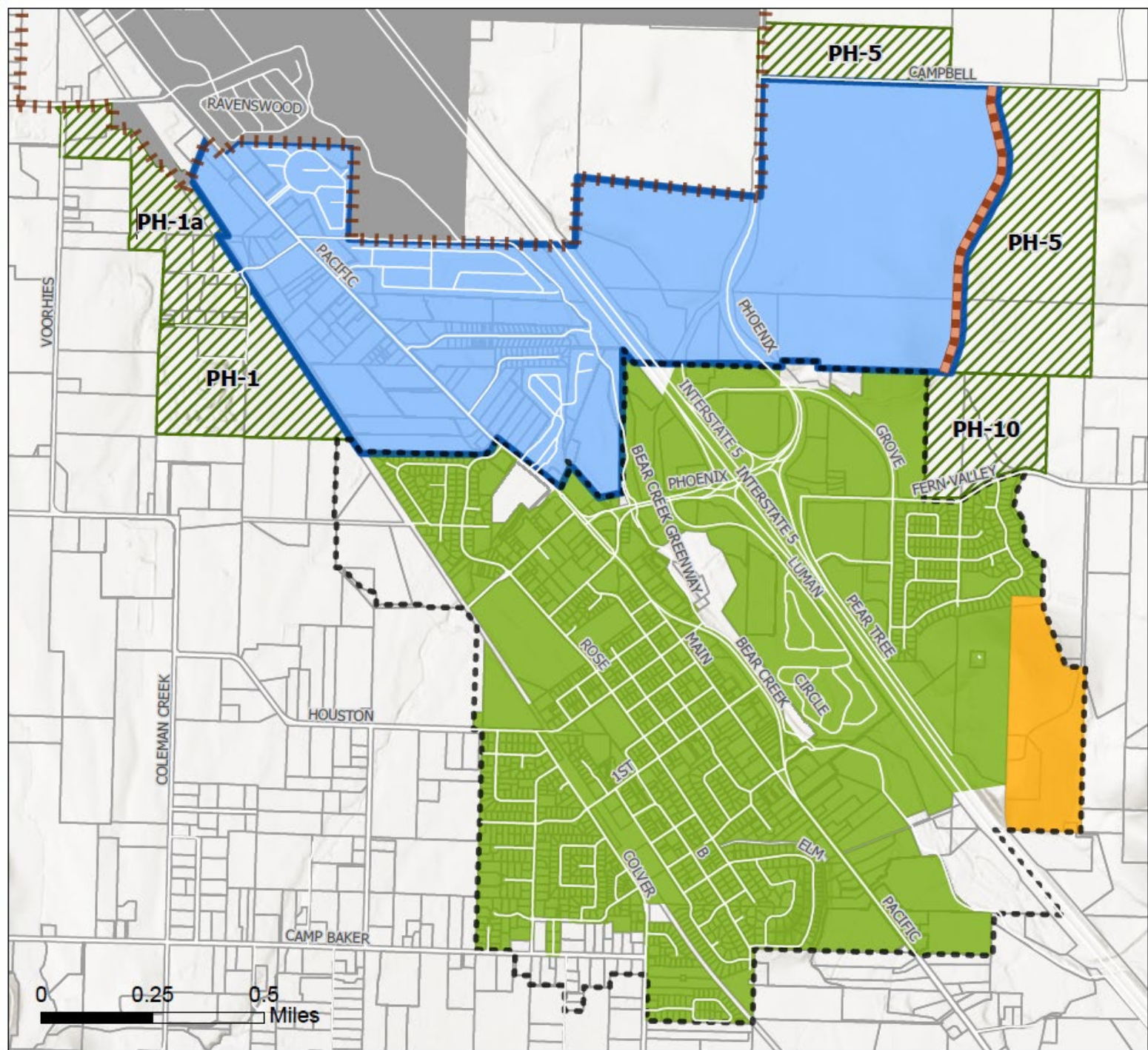
# City of Phoenix UGB Amendment

Eric Swanson, Phoenix City Manager











# City of Phoenix UGB Amendment

Removed approximately 50 acres and added 538 acres to the Phoenix Urban Growth Boundary (UGB) to provide residential, employment, and parks and open space land to accommodate forecast growth for the next 20 years, 2019-2039.

# Map of Changes



## City Of Phoenix Urban Growth Boundary Amendment

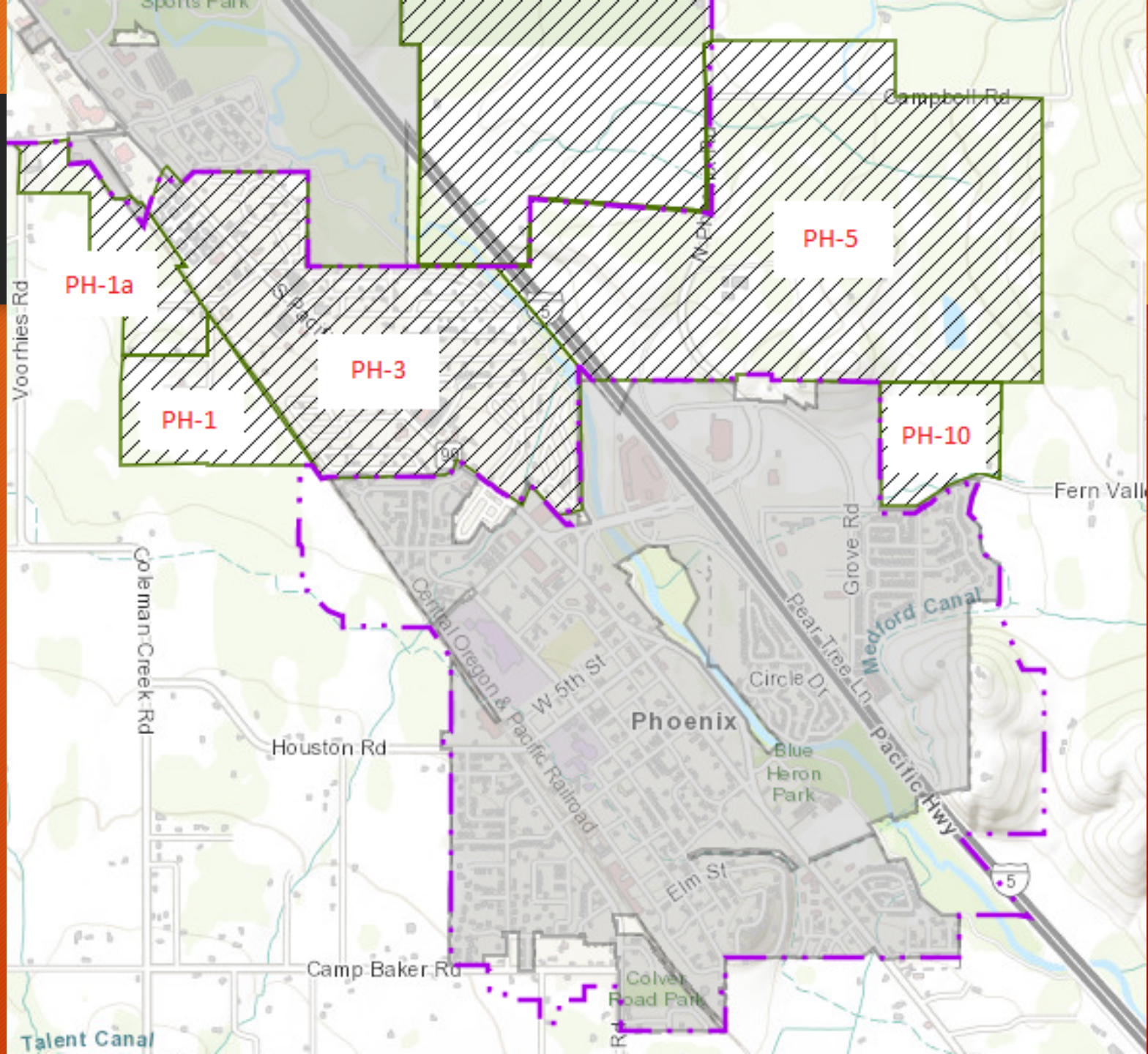
-  Proposed North/South Collector
-  Lands to be Added to Current UGB
-  Lands to be Removed from Current UGB
-  Phoenix City Limits
-  Current Phoenix UGB
-  Urban Reserves
-  Streets
-  Taxlots
-  Medford City Limits
-  Medford UGB

This map product is for planning purposes only and has not been created for, nor may be suitable for, legal, engineering, or survey purposes.  
 Sources: Jackson County GIS, City of Phoenix, ESRI  
 Created: 05/2022, N. Hart-Brinkley

# RPS and Urban Reserves

- Regional Problem Solving (RPS) - Completed in 2012
- Resulted in Urban Reserve Areas for each of the participating cities

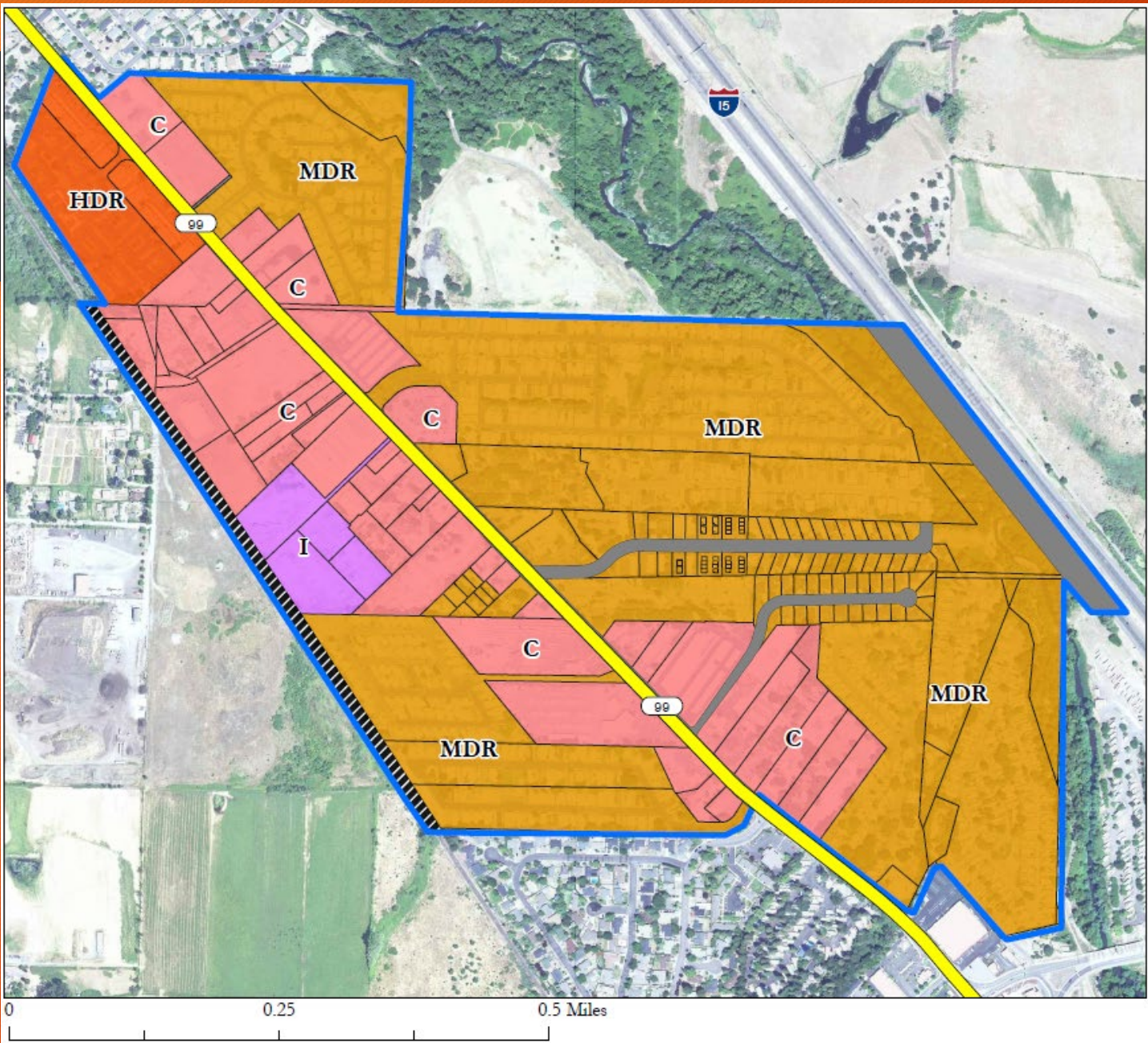
# Urban Reserve Areas (URAs)











# Comprehensive Plan Updates

- Transportation System Plan (TSP) - 2016
- Parks Master Plan - 2017
- Housing Element - 2018
- Economic Element - 2019
  - Regional Economic Opportunity Study (REOS) - 2016
  - Local Economic Opportunities Analysis (LEOA) - 2018
- Land Use Element - 2020
- Urbanization Element - 2021

# Conceptual Plan for PH-3



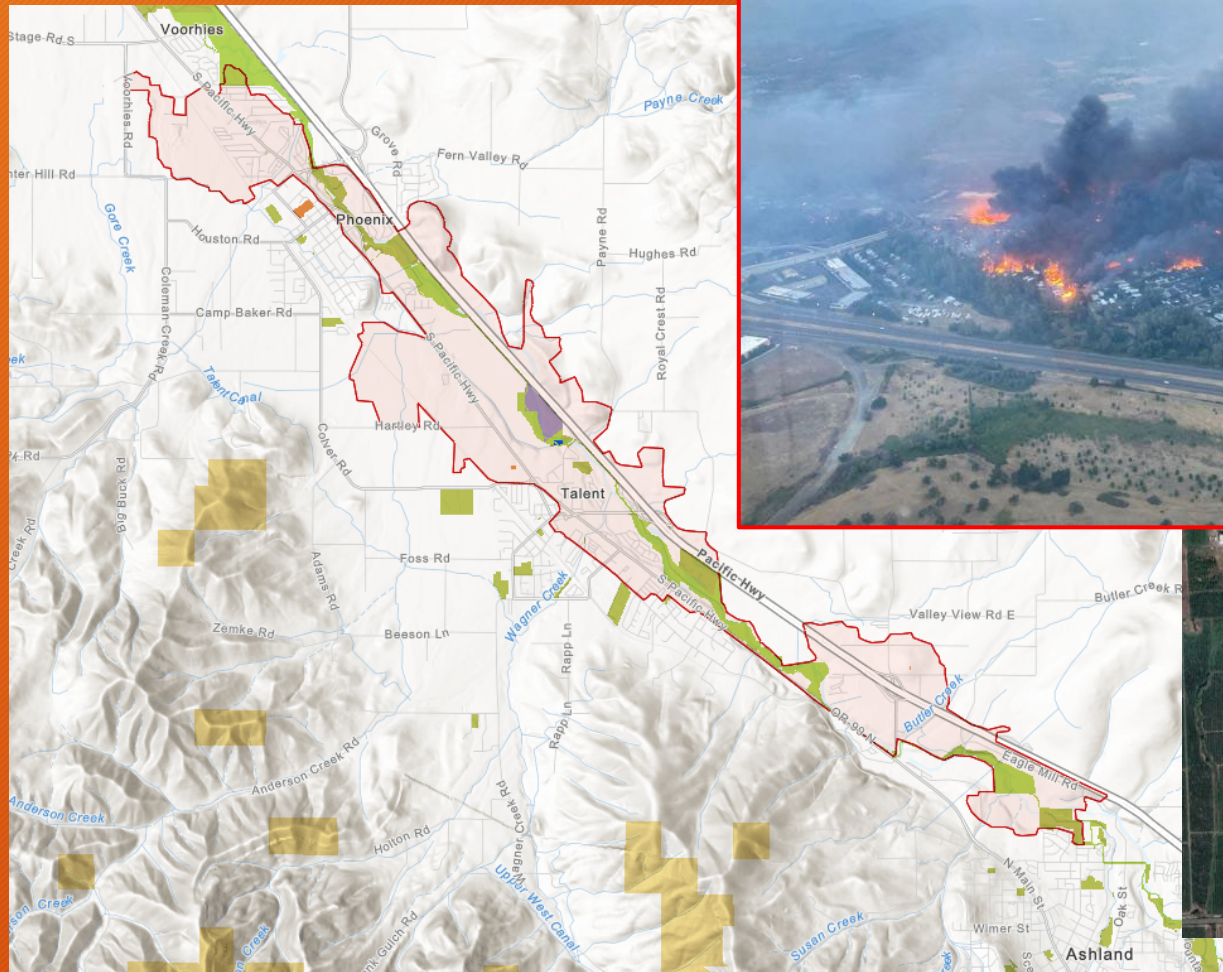
## PH 3 Conceptual Transportation & Land Use Plan

-  Highway 99
-  PH 3 Boundary
-  MDR: Medium Density Residential
-  HDR: High Density Residential
-  C: Commercial
-  I: Industrial
-  Public Roads & Right of Way
-  Railroad

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 Created: 03/2021, N.Hart-Brinkley



# PH-3 Devastated by Almeda Fire

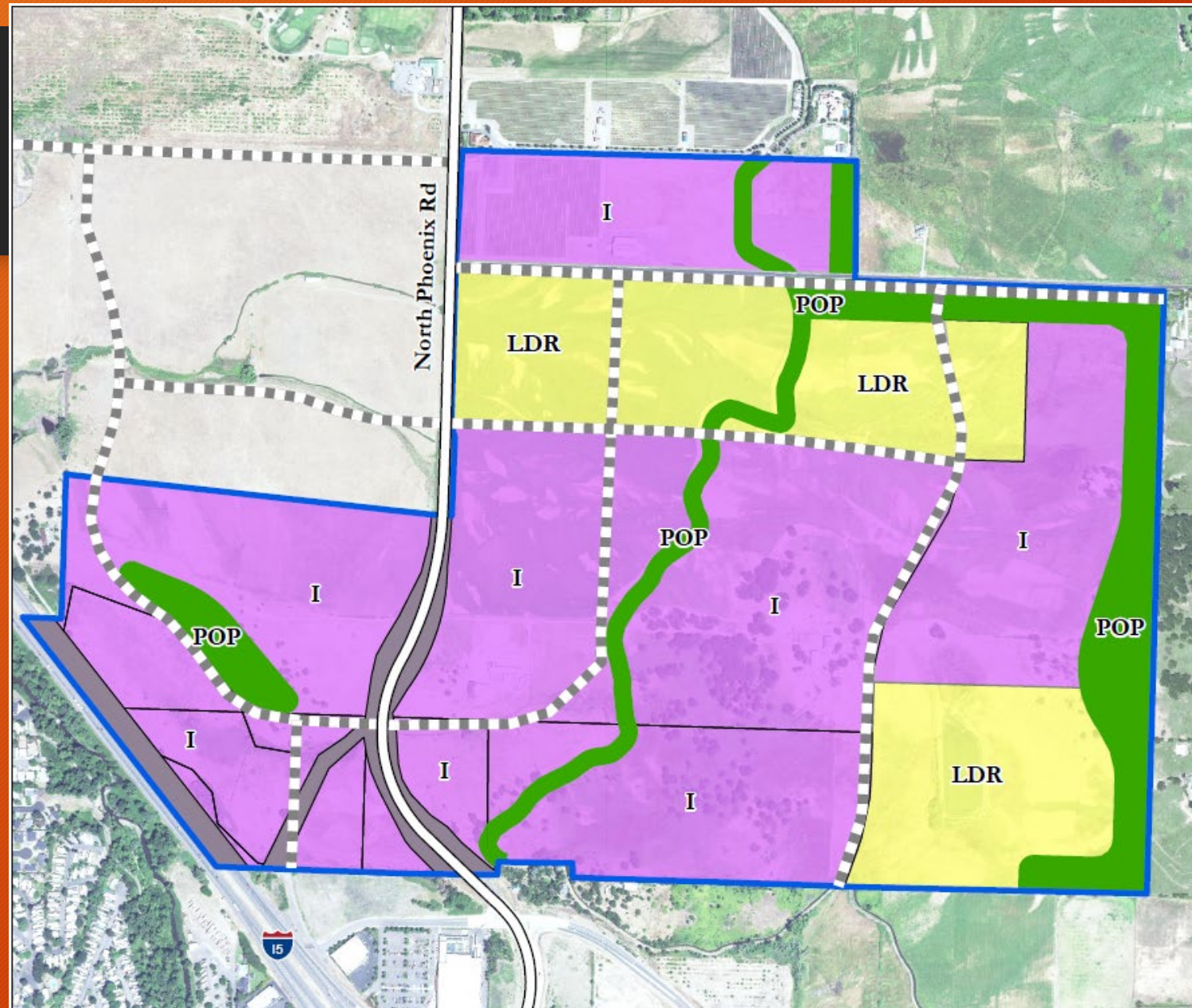


# PH-3

## PH-3 contains approximately 250 acres

- Existing urbanization outside of UGB - urban containment boundary
- Not viewed as meeting any land need
- Anticipated to be added to Phoenix UGB through RPS process
- Charlotte Ann Water District
- 173 acres of high and medium density residential
- 77 acres of employment

# Conceptual Plan for PH-5



## PH 5 Conceptual Transportation & Land Use Plan

-  Proposed Roads
-  LDR: Low Density Residential
-  I: Industrial
-  POP: Park & Open Space
-  Public Roads & Right of Way
-  PH 5 Boundary

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Sources: Jackson County GIS, ODOT, City of Phoenix  
Created: 03/2021, N.Hart-Brinkley

# PH-5

## Approximately 288 acres of PH-5 added to UGB

- 44.5 acres of residential land to meet identified need
- 44.5 acres of residential will replace 50 acres of hillside residential - net decrease of 5.5 acres
- No new employment land added based on “local” need
- Approximately 217 gross acres of employment land added to meet identified regional need
- Approximately 26.5 acres of open space

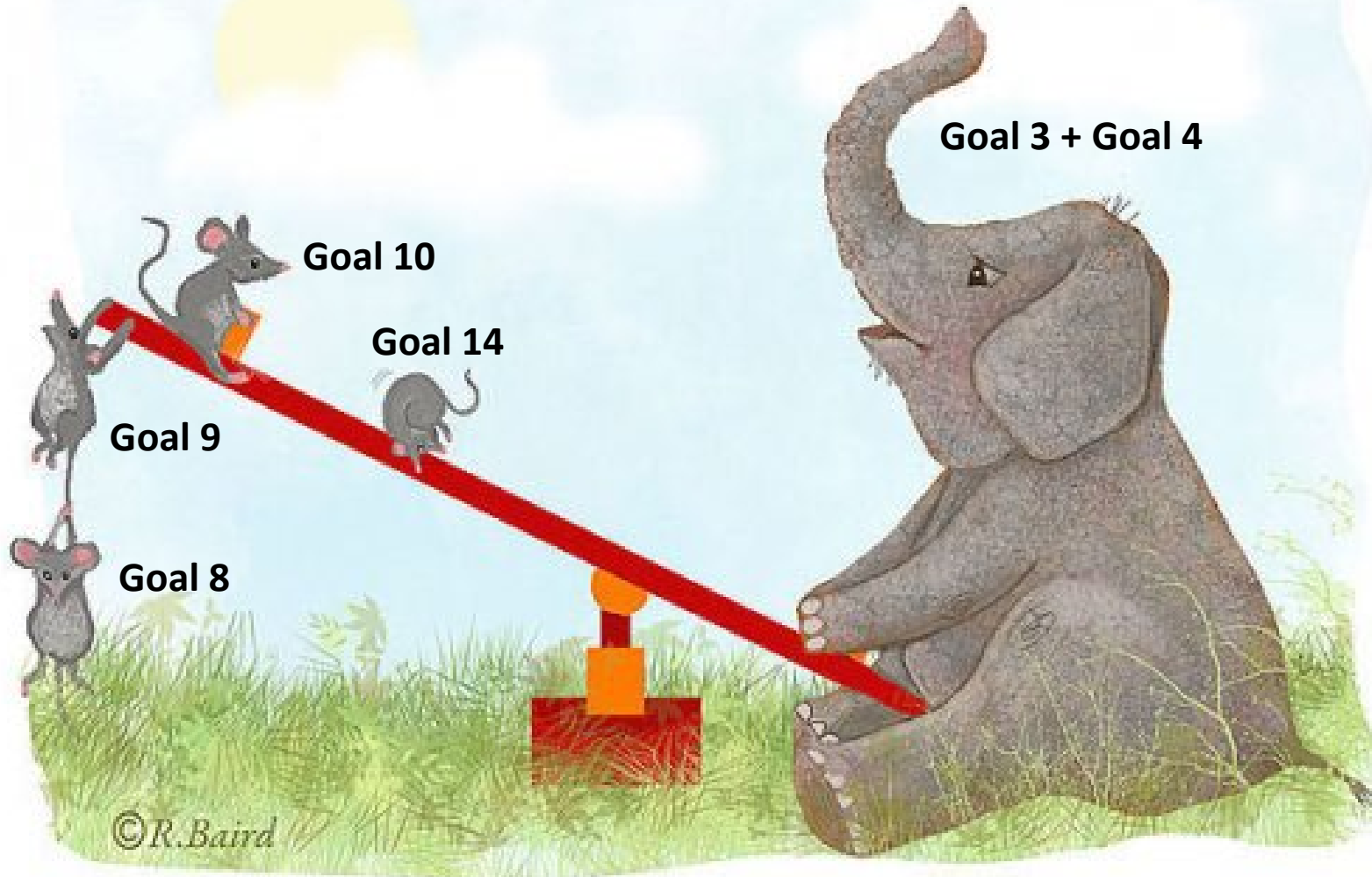
# Removal of Land

- Based on cost benefit analysis regarding cost of development and need for greater efficiency in residential development to meet statewide planning goals and Regional Plan obligations.

# Summary

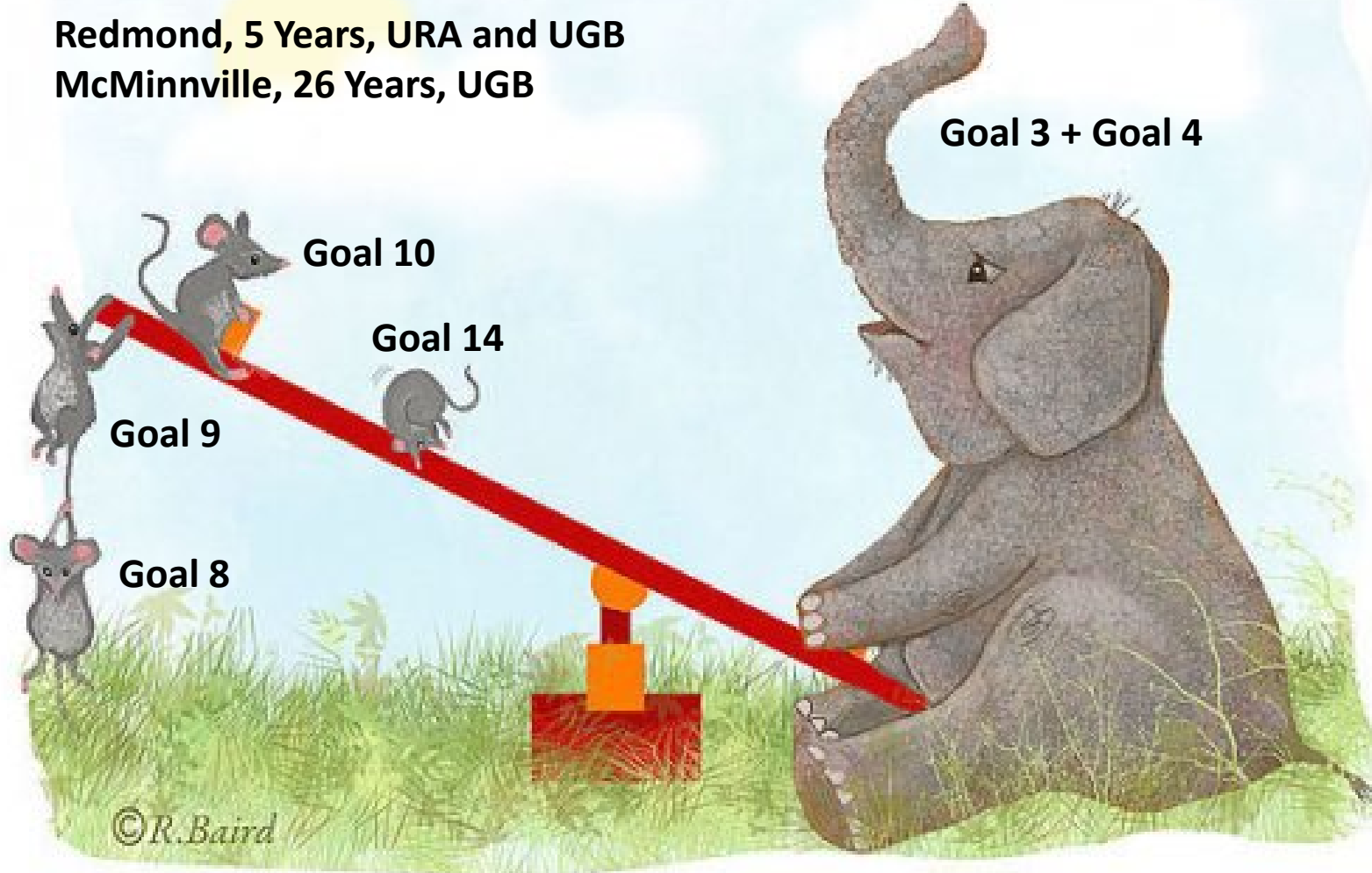
- Process took approximately 10 years of work to complete after adoption of Regional Plan
- Accommodated transition of urban area (PH-3) into Phoenix to facilitate fire rebuild and redevelopment.
- Brought in large area for regional employment center (PH-5).
- Only a small portion of the added area was brought in to accommodate local need for housing.
- Work completed 2 years after Alameda Fire - increased staff capacity but also greatly increased complexity in Planning/Building.

# EXPANDING THE UGB – A TALE OF TWO CITIES



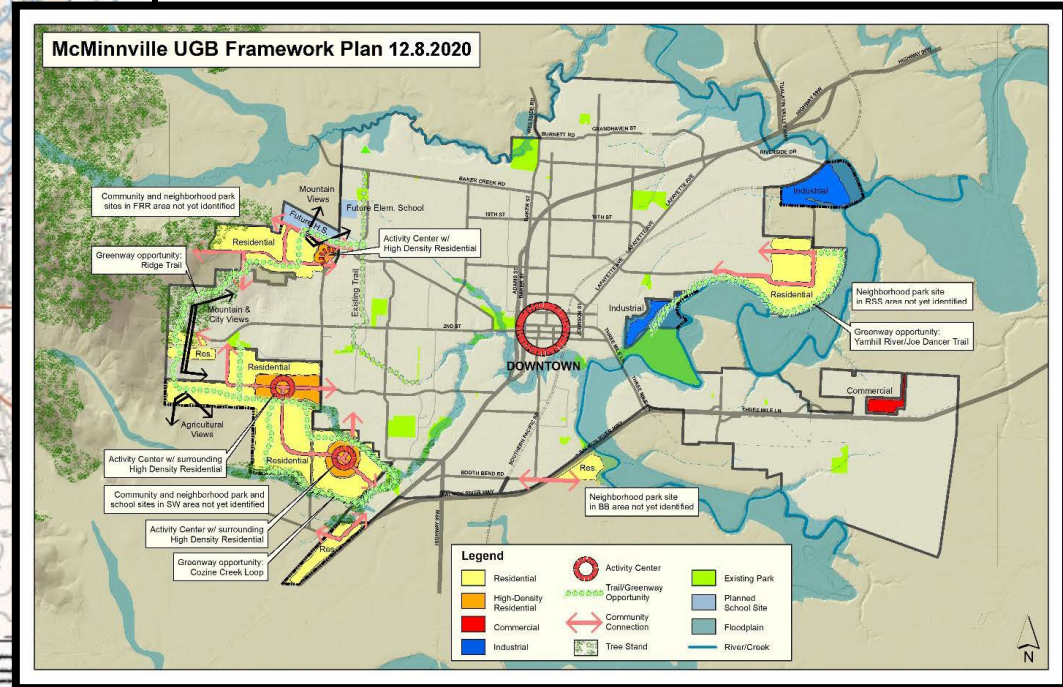
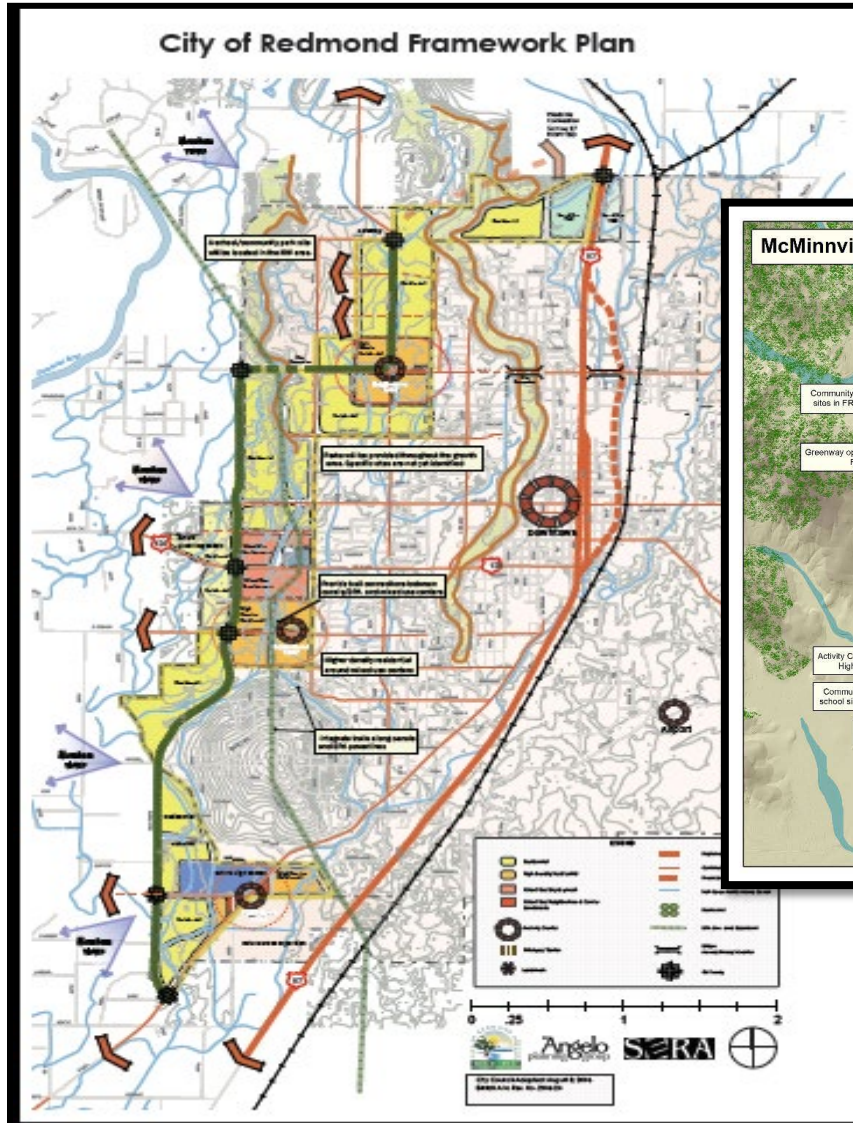
# EXPANDING THE UGB – A TALE OF TWO CITIES

Redmond, 5 Years, URA and UGB  
McMinnville, 26 Years, UGB





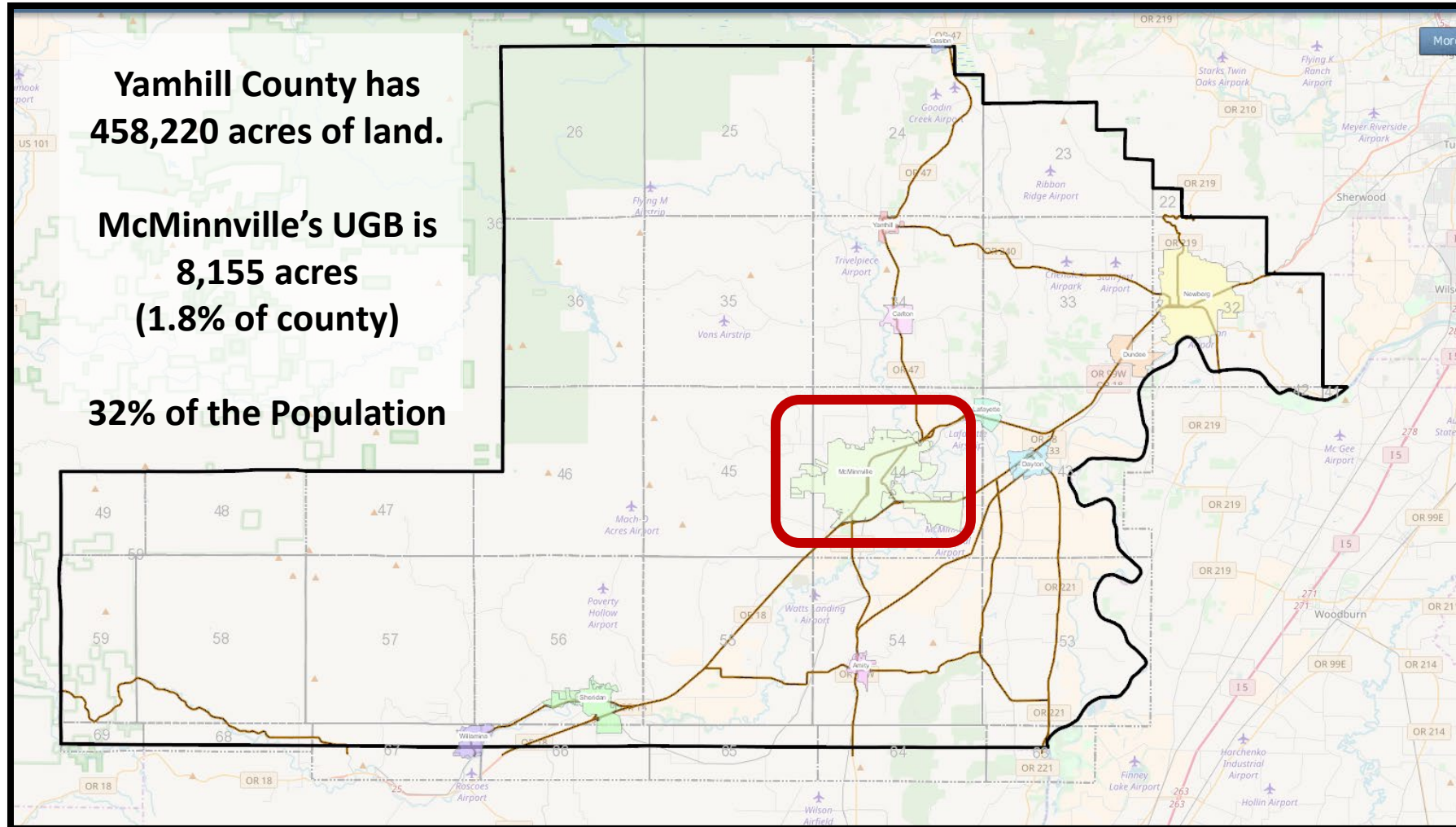
# EXPANDING THE UGB – A TALE OF TWO CITIES



# LAND USE, GROWTH AND DEVELOPMENT – McMinnville



# McMinnville is the county seat of Yamhill County







Growing McMinnville  
MINDFULLY

## SHOULD McMINNVILLE GROW...

*Up?*



**HIGHER DENSITY  
RESIDENTIAL DEVELOPMENT**

*(apartment complexes, smaller lots, duplexes & triplexes)*

**NO URBAN GROWTH  
BOUNDARY EXPANSION**

*Out?*



**MAINTAIN THE EXISTING  
MIX OF HOUSING TYPES**

**LARGE URBAN GROWTH  
BOUNDARY EXPANSION**

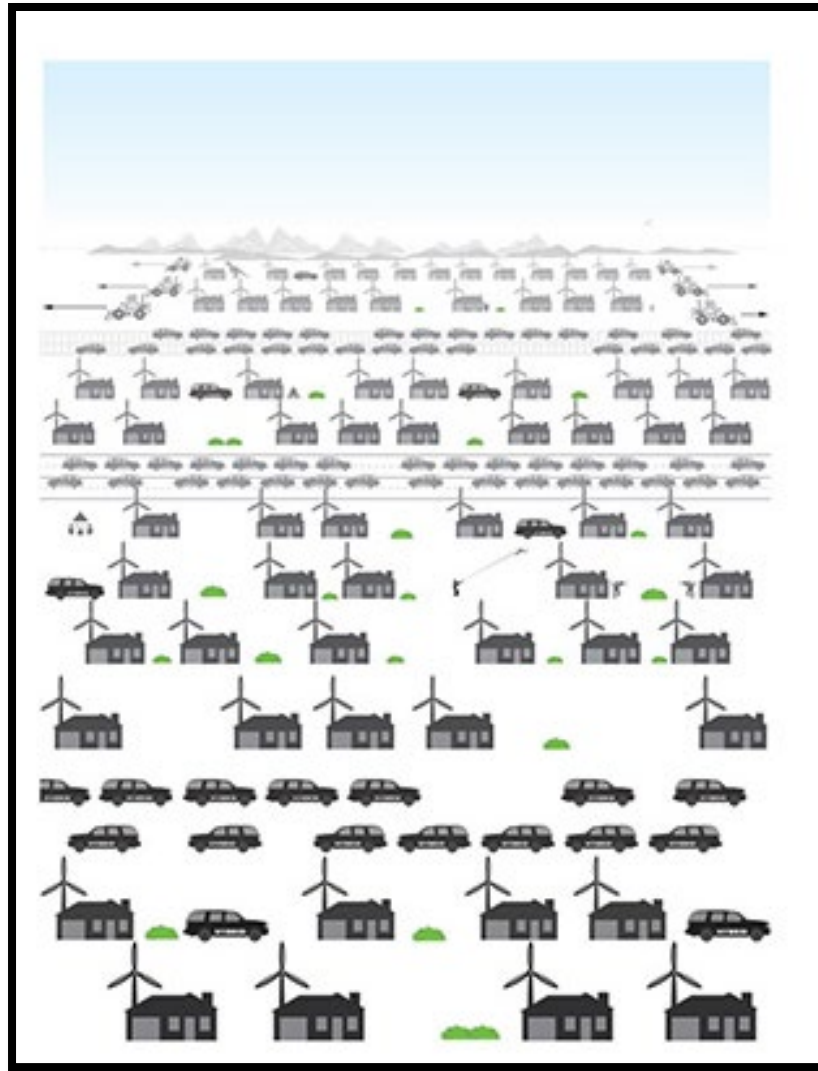
*Both?*



**ADDITION OF HIGHER DENSITY  
RESIDENTIAL DEVELOPMENTS  
AND SINGLE FAMILY HOMES**

**SMALL URBAN GROWTH  
BOUNDARY EXPANSION**

**WE DON'T WANT TO SPRAWL AND DEVELOP ON ALL OF OUR FARM AND FOREST LAND,  
BUT WE ALSO DON'T WANT TO DEVELOP METROPOLITAN DENSITY IN A COMMUNITY THAT PRIDES ITSELF ON  
HUMAN SCALE, SMALL-TOWN CHARM.**



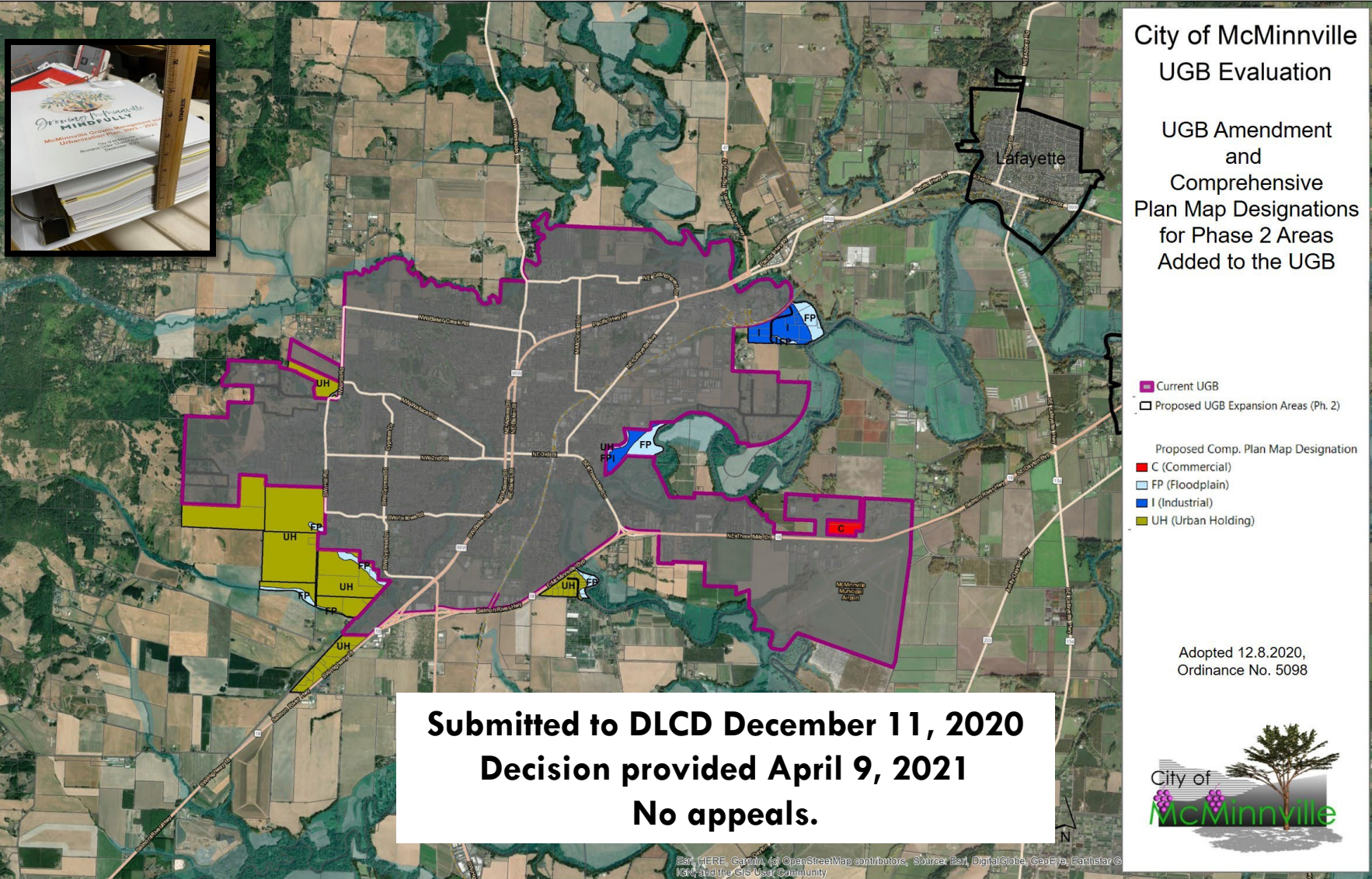
# MCMINNVILLE UGB HISTORY - SUMMARY

- ❑ Started in 1994 with a 2000 – 2020 Planning Horizon
- ❑ Most decision-making milestones were challenged, opposed or appealed
- ❑ Revised planning horizon to 2003-2023 – MGMUP
- ❑ Submitted in 2003, some land was approved and remainder was appealed
- ❑ 1000 Friends and Friends of Yamhill County appealed to Court of Appeals on Three Assignments of Error
- ❑ City and 1000 Friends and Friends of Yamhill County tried to negotiate/mediate resolution (twice). Both attempts failed.
- ❑ One Assignment of Error Remanded back to LCDC and eventually to City in 2013.
- ❑ 2013 - City decides to take a break on the effort and invest in other programs
- ❑ 2020 – Decided to respond to the remand.

PNM Mid Willamette Valley, 02.01.22



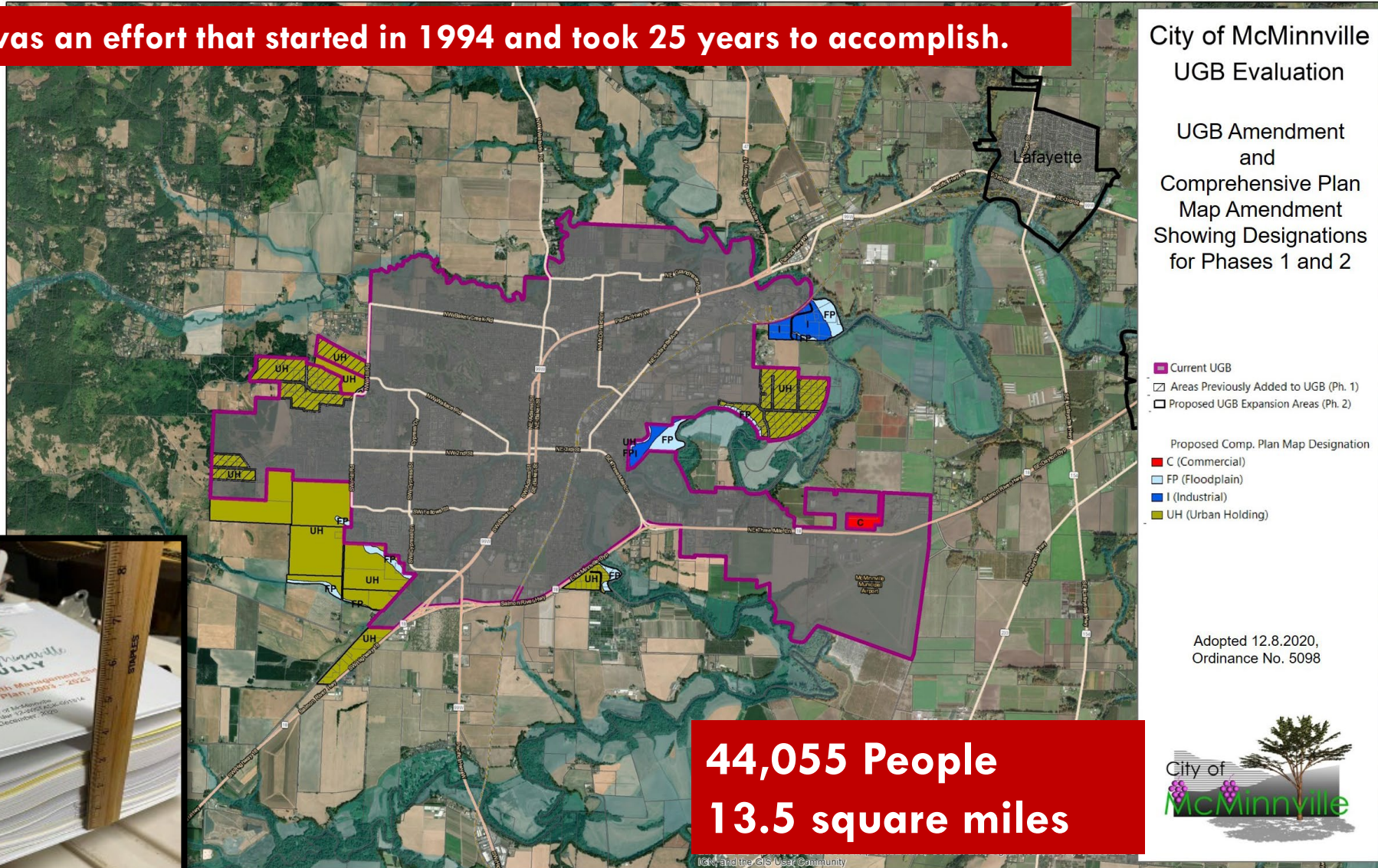
# MGMUP 2020 UGB AMENDMENT





# MGMUP 2020 UGB AMENDMENT

This was an effort that started in 1994 and took 25 years to accomplish.



**44,055 People**  
**13.5 square miles**



# **THE LONG AND WINDY ROAD**

**City submits new plan for Phase II of the UGB in 2005**

**DLCD Director approves it.**

**Appealed to LCDC in 2006**

**LCDC approves it.**

**Appealed to Court of Appeals in 2007**

**Mediation in 2008**

**Petition for appeal affirmed in 2009**

**Court of Appeals decision in 2011**

**Remanded to LCDC in 2012**

**LCDC remanded to City in 2013**

**City elects to walk away for a while due to depleted resources and battle fatigue.**

# COURT OF APPEALS REMAND

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Petitioners Submitted Three Assignments of Error:

1. Selection of Land
2. Amount of Park Land Needed
3. Amount of High Density Residential Land Needed

The court rejected the second and third assignment of error without further discussion.

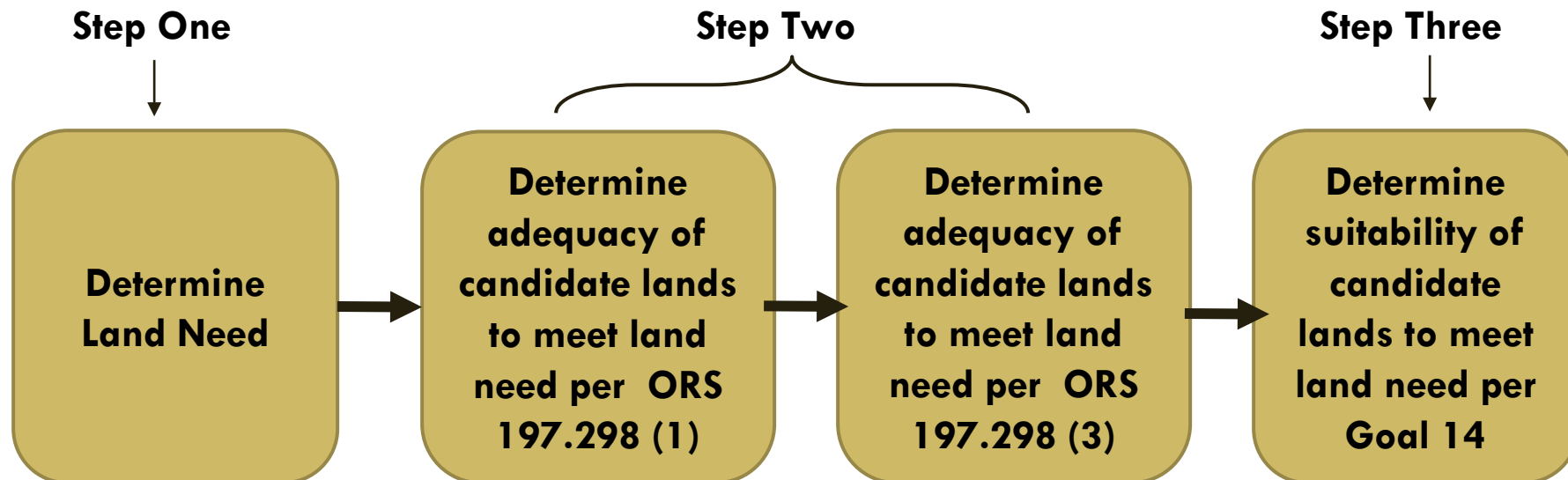
Remand was down to one remaining assignment of error – the selection of land for the UGB.

LCDC PRESENTATION, 07.23.21



# McMinnville 2020 Remand UGB Selection of Land

The Court of Appeals 'Roadmap' for UGB analysis.



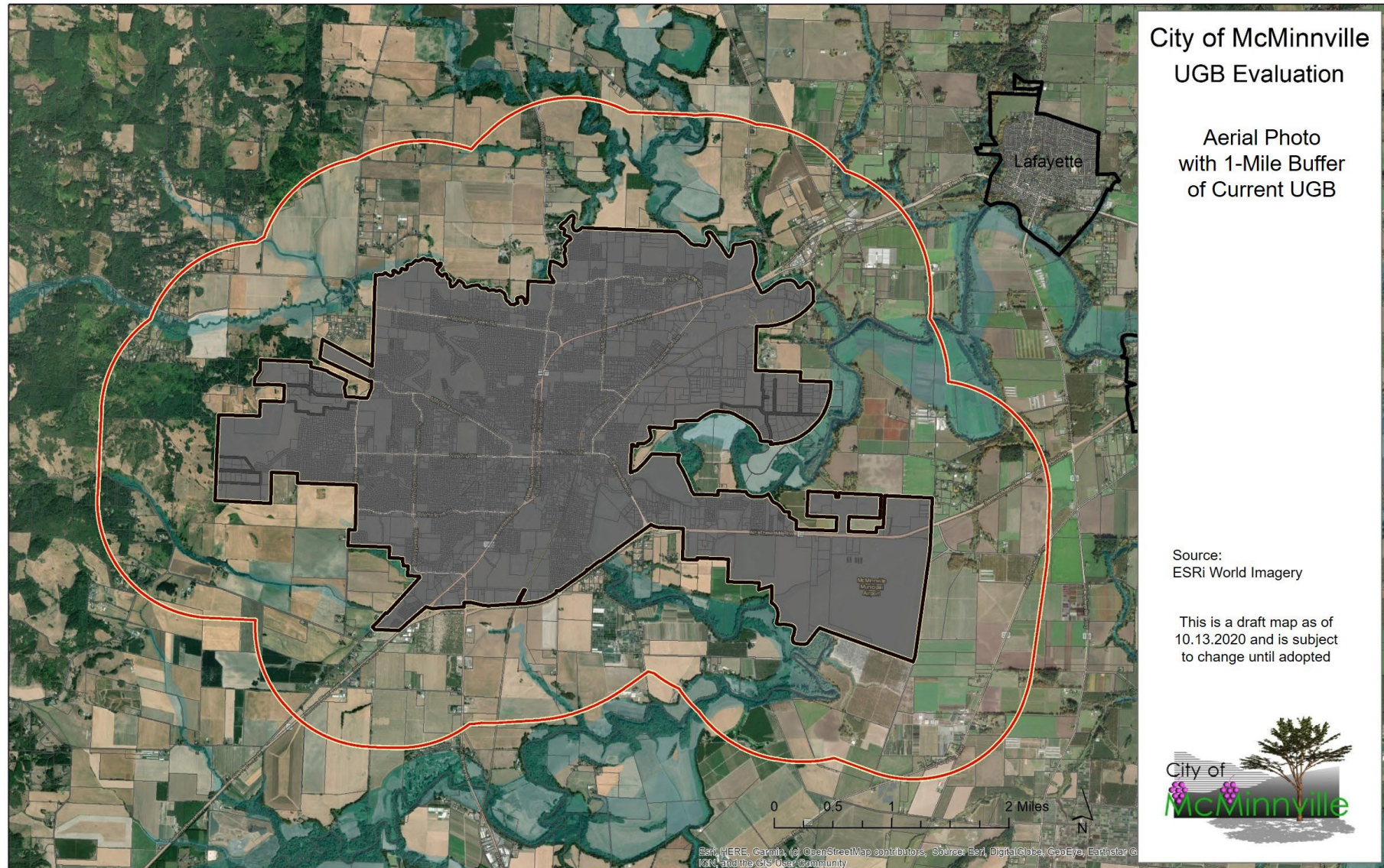
# **Determine the adequacy of candidate lands per ORS 197.298(1) and (3)**

## **Use ORS 197.298(1) Prioritization Sequence for Analysis and Evaluation**

- Exception land first, then
- Resource land with Class IV+ soils, then
- Resource Land with Class III soils, then
- Resource land with Class II soils, then
- Resource land with Class I soils

**Adequacy determined by Goal 2, Part II and Goal 14,  
Factor 5 and 7 (consequences and compatibility)**

# DETERMINE CANDIDATE LANDS



City of McMinnville  
UGB Evaluation

Aerial Photo  
with 1-Mile Buffer  
of Current UGB

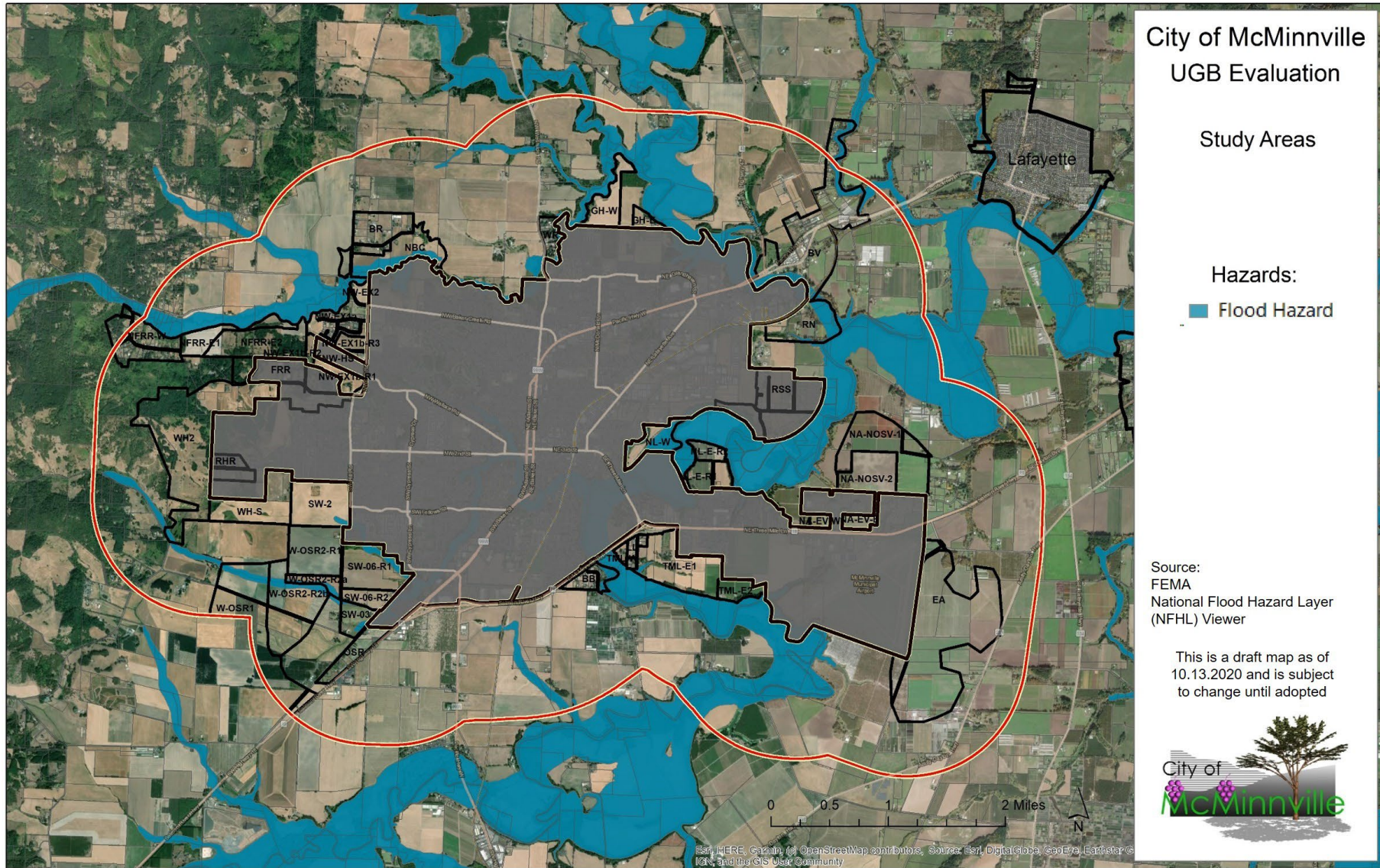
Source:  
ESRI World Imagery

This is a draft map as of  
10.13.2020 and is subject  
to change until adopted

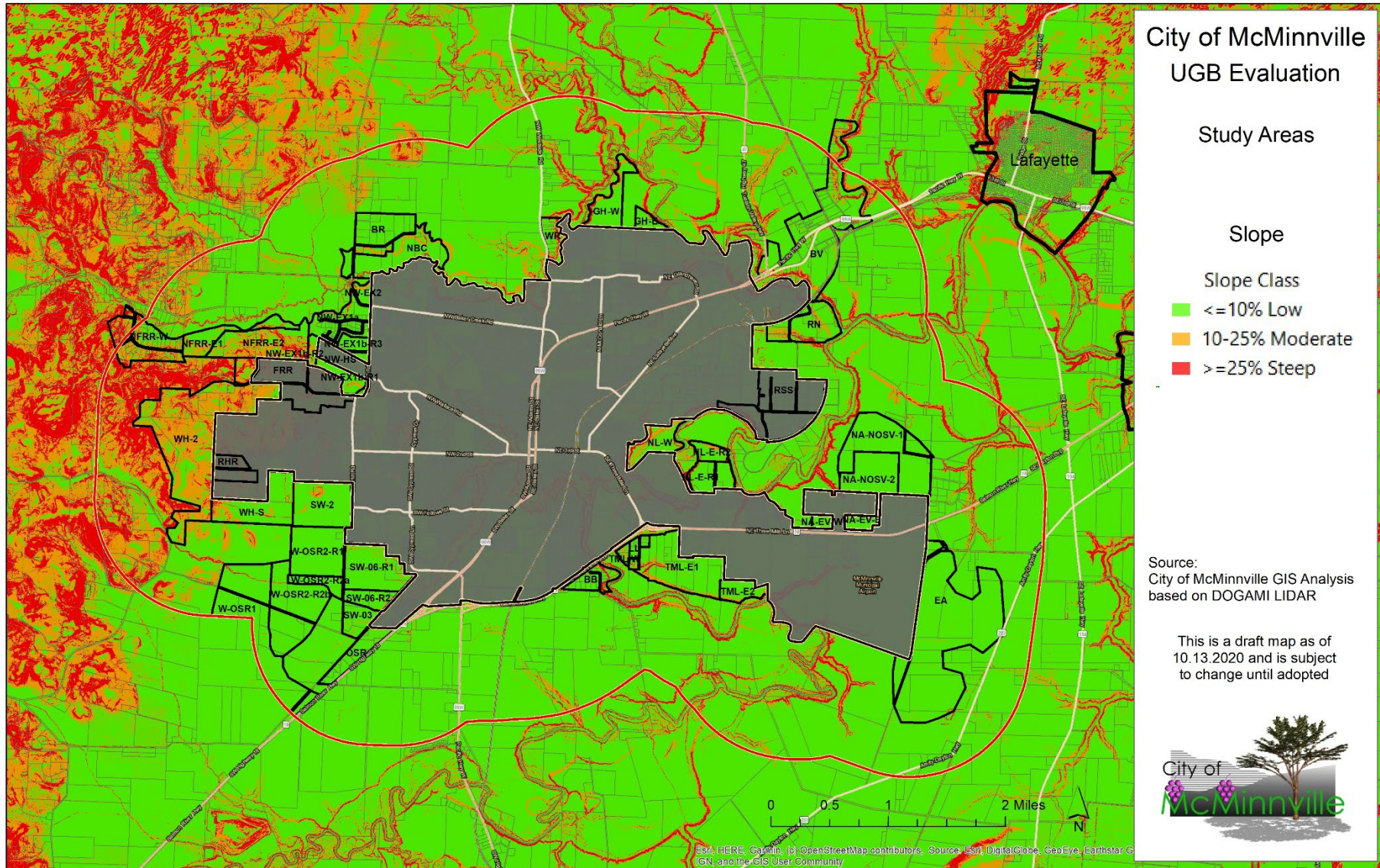


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# WHAT IS BUILDABLE

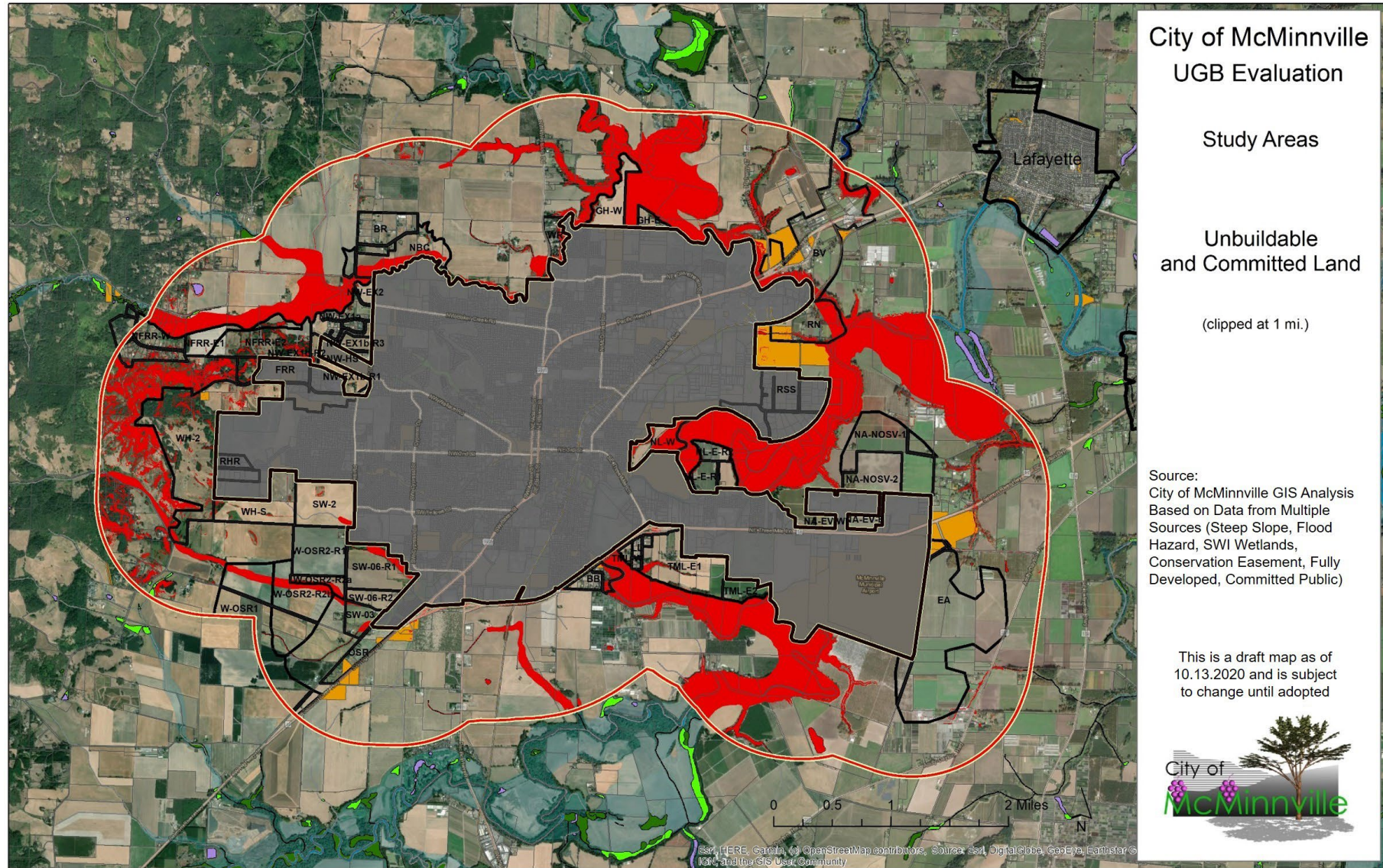


# WHAT IS BUILDABLE

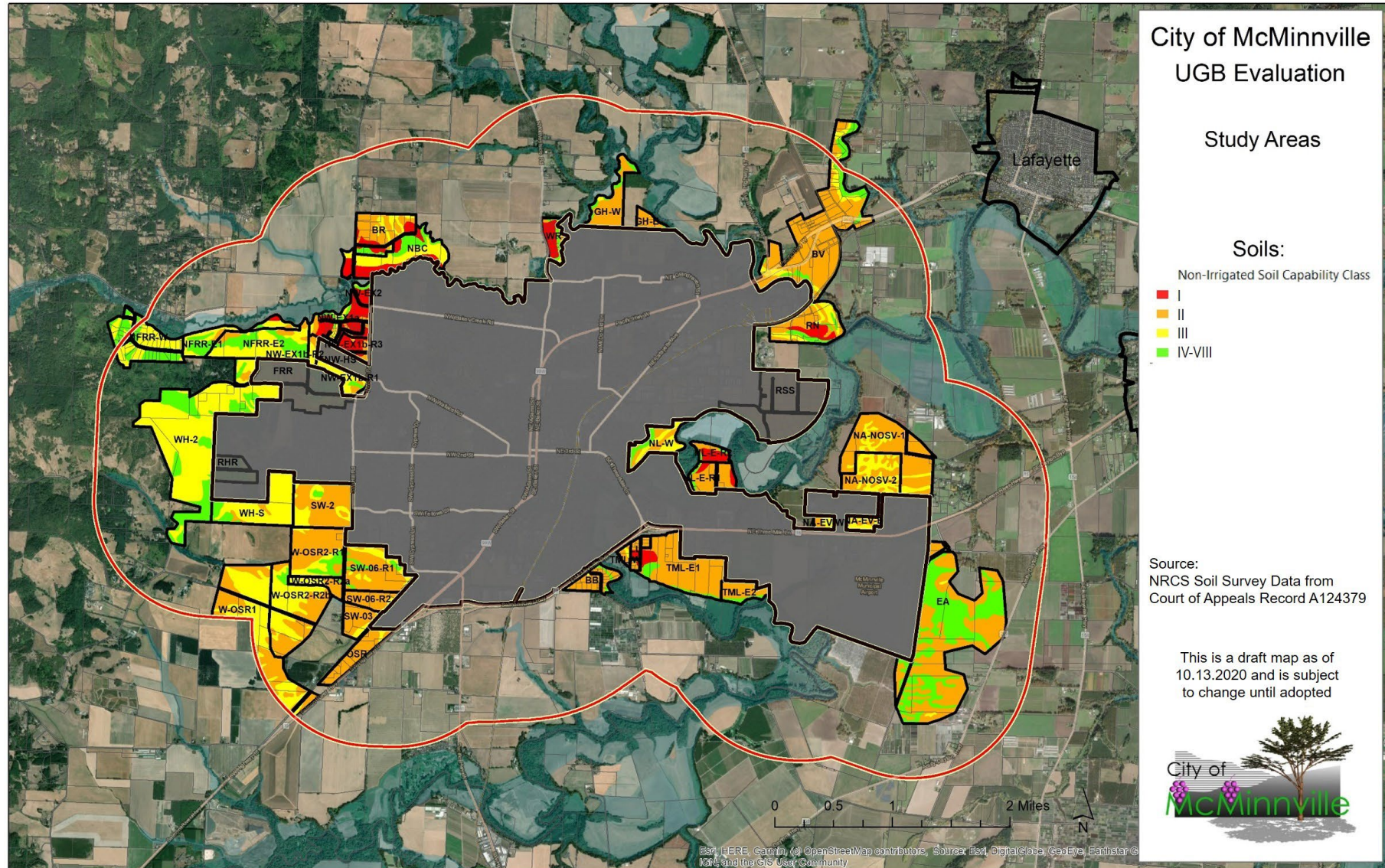




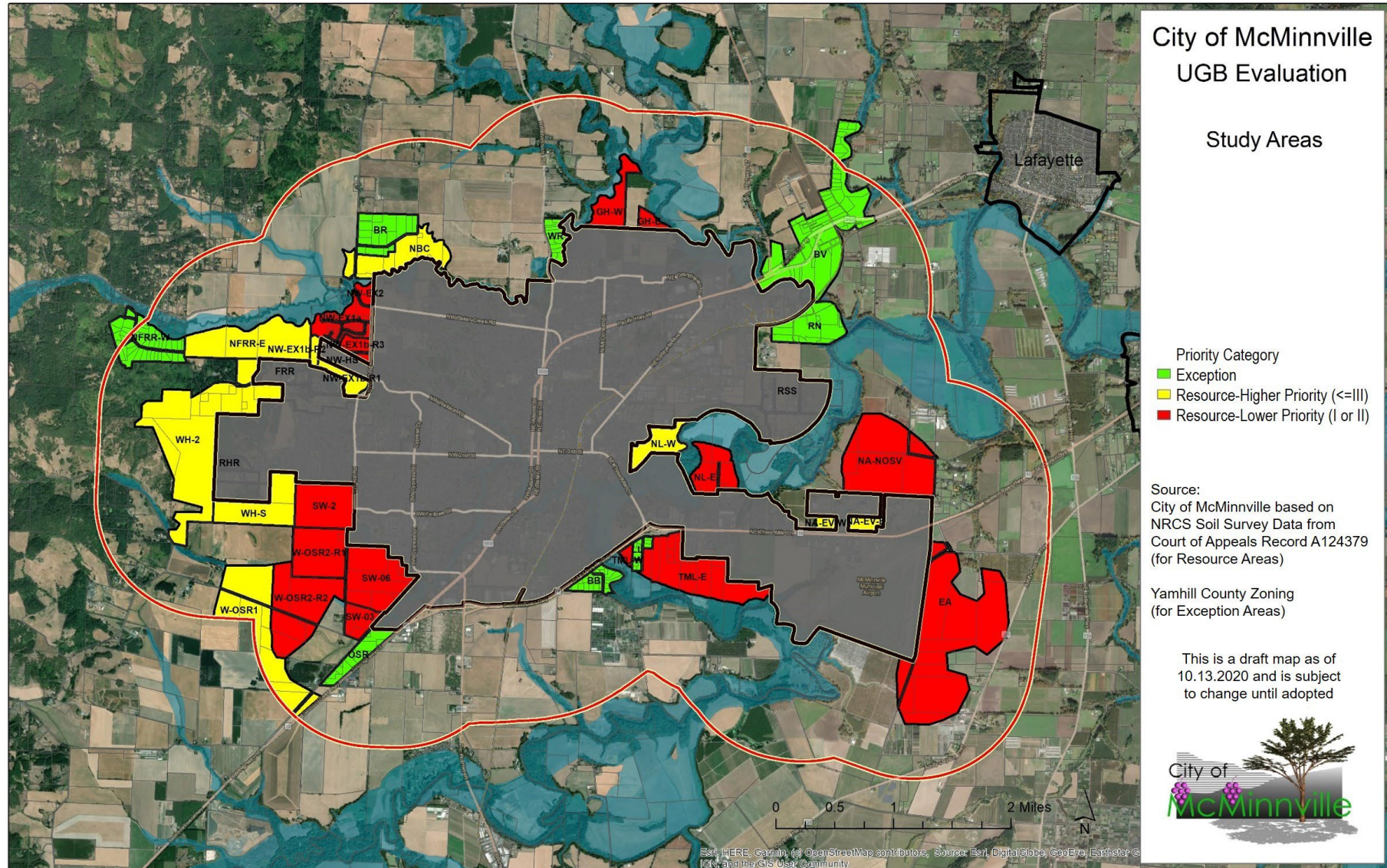
# IDENTIFYING STUDY AREAS



# IDENTIFYING STUDY AREAS



# ORS 197.298(1) PRIORITY SEQUENCE OF STUDY AREAS



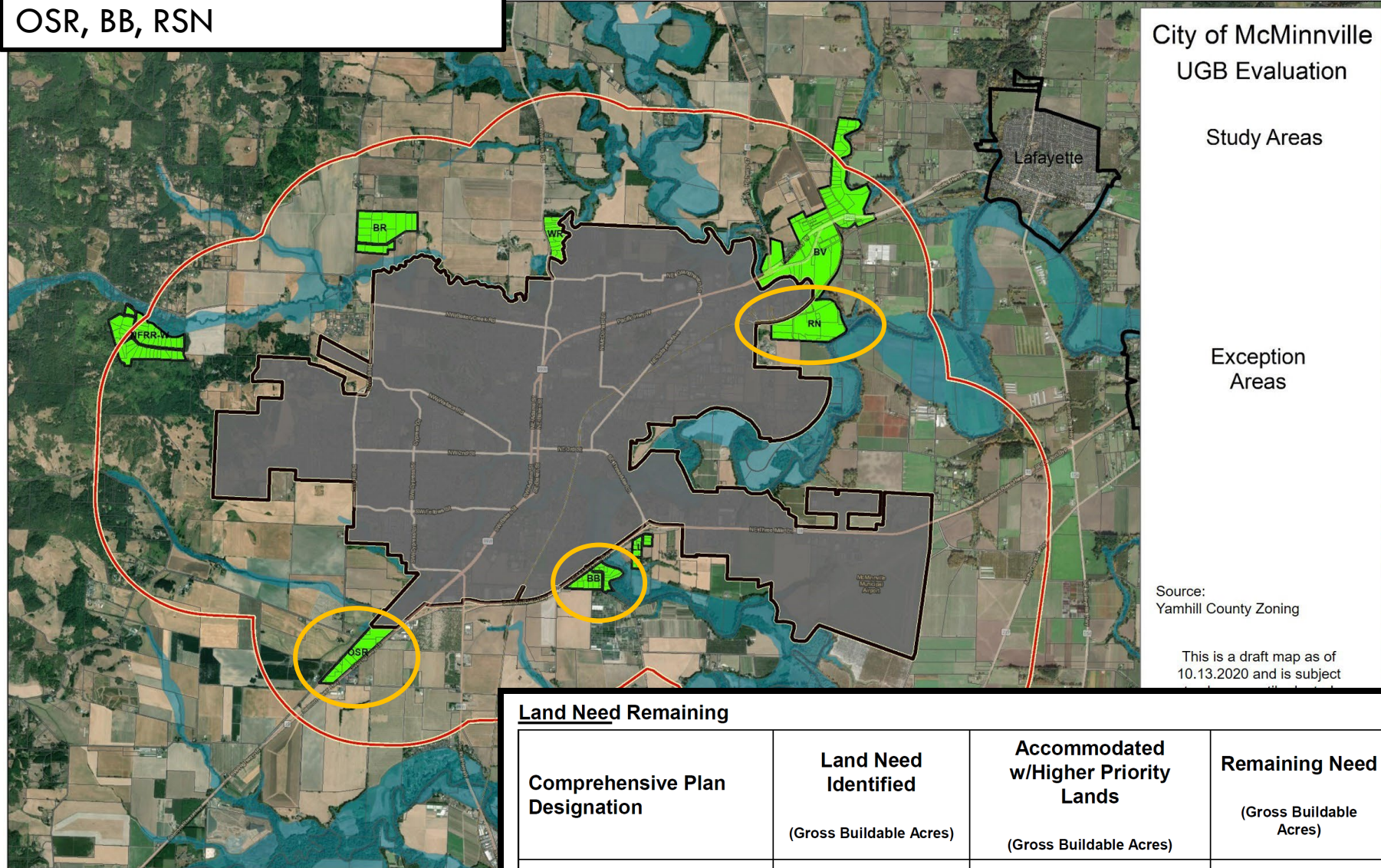
# Evaluate Study Areas for Adequacy and Suitability

Apply 19 Screening Criteria with approximately 50 Different Data Sets

<b>Factor 3 – Public Facilities</b>	<b>Factor 5 – Energy, Economic, Environment and Social Impacts</b>
<b>Wastewater Engineering</b>	<b>Distance to Services</b>
<b>Wastewater Costs</b>	<b>Park, Schools, Other Public Amenities</b>
<b>Water Engineering</b>	<b>Social Equity and Justice</b>
<b>Water Costs</b>	<b>Hazard Risks</b>
<b>Transportation Engineering</b>	<b>Natural Resources</b>
<b>Transportation Costs</b>	<b>Factor 6 – Soil Priority</b>
<b>Factor 4 – Efficient Integration on the edge of the UGB</b>	<b>Soil Priority</b>
<b>Urban Integration</b>	<b>High Value Farmland</b>
<b>Commercial Suitability</b>	<b>Factor 7 – Compatibility with Nearby Agricultural Uses</b>
<b>Housing Suitability</b>	<b>Agricultural Adjacency</b>
<b>Development Capacity</b>	<b>Type of Nearby Agricultural Use</b>

<b>Hazard Risk</b>												
						Moderate Constraints on Buildable Land						
Study Area	Total Acres	Flood	>25% slope	Unbuildable	Rating	High Landslide Risk		Rating	High Liquefaction Risk		Rating	Composite Rating
<i>Exception Areas</i>				%		Acres	%		Acres	%		
Lawson Lane (LL)	18.1	0.2	0.1	1.7%	3	0.0	0.0%	3	0.0	0.0%	3	3.00
Old Sheridan Road (OSR)	54.5	0.2	0.1	0.6%	3	0.0	0.0%	3	0.0	0.0%	3	3.00
N-Fox Ridge - West (N-FR)	116.3	0.0	23.3	20.0%	2	54.2	46.6%	1	3.6	3.1%	3	2.00
Booth Bend Road (BR)	40.2	10.0	5.1	37.6%	2	6.4	15.9%	2	0.0	0.0%	3	2.33
Brentano Lane (BL)	91.8	0.0	0.2	0.2%	3	0	0.0%	3	0.0	0.0%	3	3.00
Westside Lane (WL)	35.4	8.3	5.7	39.5%	2	6.1	17.2%	2	0.0	0.0%	3	2.33
Subtotal	356.3	18.7	34.5			66.7			3.6			
<i>Resource Areas</i>												
N of Old Stone	279.0	0.0	0.0	0.0%	3	0.0	0.0%	3	0.0	0.0%	3	3.00
NA-EV	40.2	0.0	0.2	0.5%	3	0.0	0.0%	3	0.0	0.0%	3	3.00
Three Mile Lane East	201.7	3.5	7.7	5.6%	3	11.3	5.6%	3	0.0	0.0%	3	3.00
Three Mile Lane West	9.0	0.0	0.0	0.0%	3	0.0	0.0%	3	0.0	0.0%	3	3.00
Norton Lane East	81.5	0.0	6.8	8.3%	3	8.0	9.8%	3	0.0	0.0%	3	3.00
Norton Lane West	61.4	35.9	7.7	71.1%	1	9.7	15.8%	2	0.0	0.0%	3	2.00
SW - 06	158.0	16.7	0.8	11.1%	2	0.0	0.0%	3	0.0	0.0%	3	2.67
SW-03	41.9	3.8	0.0	8.9%	3	0.0	0.0%	3	0.0	0.0%	3	3.00
SW II	120.1	3.6	1.7	4.4%	3	8.5	7.1%	3	0.0	0.0%	3	3.00
W of Old Sheridan-1	231.4	16.7	1.7	8.0%	3	0.2	0.1%	3	205.4	88.8%	1	1.00
W of Old Sheridan-2	313.8	27.3	1.2	9.1%	3	0.0	0.0%	3	0.0	0.0%	3	3.00
West Hills-South	122.3	0.0	3.7	3.0%	3	0.5	0.4%	3	0.0	0.0%	3	3.00
West Hills-2	431.9	3.8	44.4	11.2%	2	24.4	5.6%	3	0.0	0.0%	3	2.67
N of Fox Ridge-East	189.1	0.0	17.5	9.3%	3	48.2	25.5%	2	22.4	11.8%	2	1.00
NW-Ext 1a (Northern)	78.2	0.0	1.6	2.0%	3	0.7	0.9%	3	0.0	0.0%	3	3.00
NW-Ext 1b (Southern)	72.5	0.0	1.4	1.9%	3	15.1	20.8%	2	0.0	0.0%	3	2.67
NW-Ext 2	15.5	0.0	0.4	2.6%	3	0.4	2.6%	3	0.0	0.0%	3	3.00
Grandhaven-E	19.5	0.0	1.9	9.7%	3	2.5	12.8%	2	0.0	0.0%	3	2.67
Grandhaven-W	67.9	0.0	7.6	11.2%	2	8.6	12.7%	2	0.0	0.0%	3	2.33
Airport East (EA)	493.4	0.0	0.5	0.1%	3	0.0	0.0%	3	0.0	0.0%	3	3.00
North of Baker Creek (NB)	118.7	39.2	4.3	36.6%	2	1.7	1.4%	3	0.0	0.0%	3	2.67
Subtotal	3146.9	150.5	111.1			139.8			227.8			
	Rating											
High Risk	1	>40%										
Medium Risk	2	10-40%										
Low Risk	3	<10%										
Composite Rating	average rating unless high hazard present over 50% of study area, then composite = 1											

Recommended for Inclusion:  
OSR, BB, RSN



City of McMinnville  
UGB Evaluation

Study Areas

Exception  
Areas

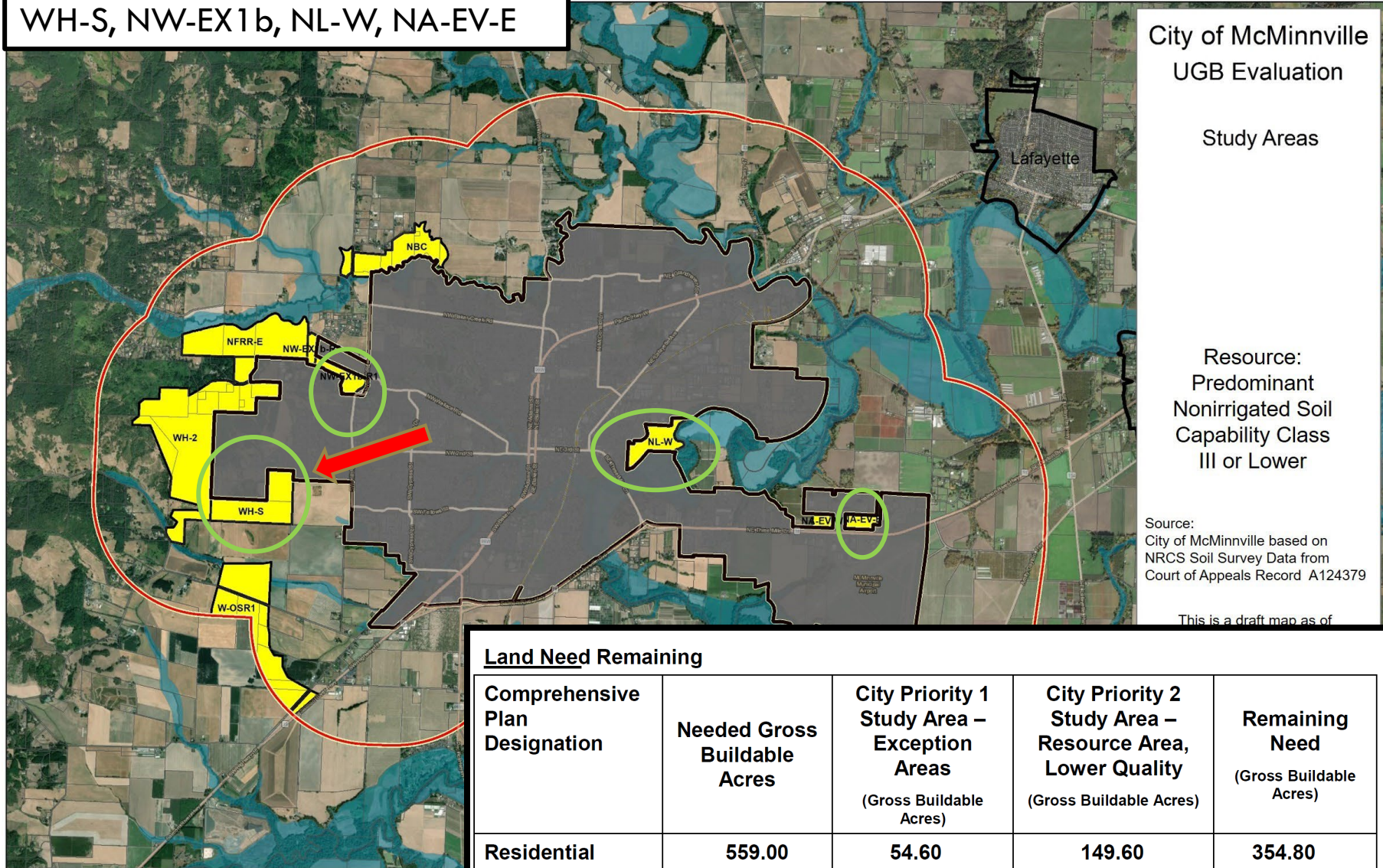
Source:  
Yamhill County Zoning

This is a draft map as of  
10.13.2020 and is subject

**Land Need Remaining**

Comprehensive Plan Designation	Land Need Identified (Gross Buildable Acres)	Accommodated w/Higher Priority Lands (Gross Buildable Acres)	Remaining Need (Gross Buildable Acres)
Residential	559.00	54.60	504.40
Commercial	106.00	36.30	69.70
<b>Total</b>	<b>665.00</b>	<b>90.90</b>	<b>574.10</b>

Recommended for Inclusion:  
 WH-S, NW-EX1b, NL-W, NA-EV-E



City of McMinnville  
 UGB Evaluation

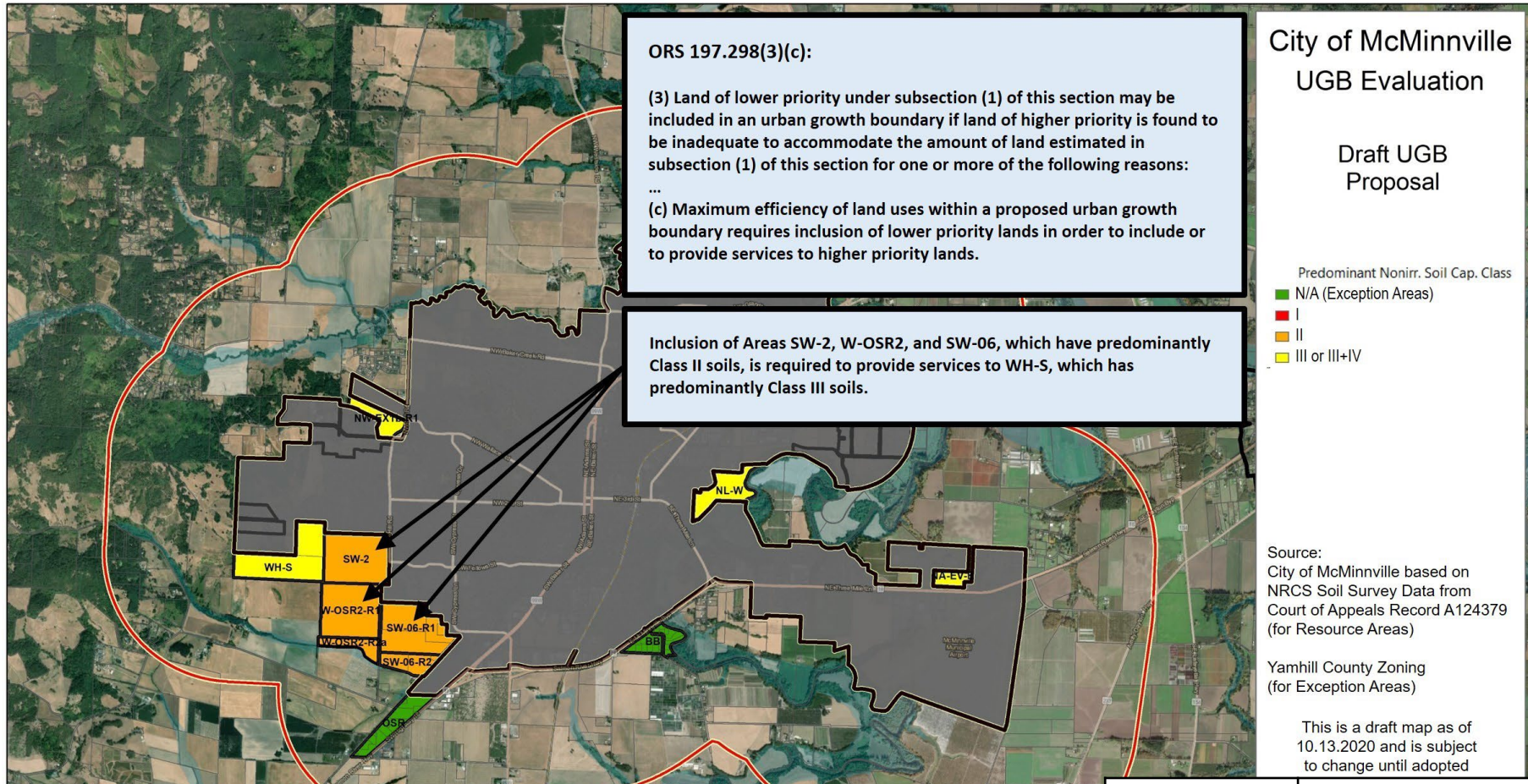
Study Areas

Resource:  
 Predominant  
 Nonirrigated Soil  
 Capability Class  
 III or Lower

Source:  
 City of McMinnville based on  
 NRCS Soil Survey Data from  
 Court of Appeals Record A124379

This is a draft map as of

<b>Land Need Remaining</b>				
<b>Comprehensive Plan Designation</b>	<b>Needed Gross Buildable Acres</b>	<b>City Priority 1 Study Area – Exception Areas</b> (Gross Buildable Acres)	<b>City Priority 2 Study Area – Resource Area, Lower Quality</b> (Gross Buildable Acres)	<b>Remaining Need</b> (Gross Buildable Acres)
Residential	559.00	54.60	149.60	354.80
Commercial	106.00	36.30	30.70	39.00
<b>Total</b>	<b>665.00</b>	<b>90.90</b>	<b>180.30</b>	<b>393.80</b>



**ORS 197.298(3)(c):**

(3) Land of lower priority under subsection (1) of this section may be included in an urban growth boundary if land of higher priority is found to be inadequate to accommodate the amount of land estimated in subsection (1) of this section for one or more of the following reasons:

...

(c) Maximum efficiency of land uses within a proposed urban growth boundary requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.

Inclusion of Areas SW-2, W-OSR2, and SW-06, which have predominantly Class II soils, is required to provide services to WH-S, which has predominantly Class III soils.

**City of McMinnville**  
**UGB Evaluation**

Draft UGB  
 Proposal

Predominant Nonirr. Soil Cap. Class

- N/A (Exception Areas)
- I
- II
- III or III+IV

Source:  
 City of McMinnville based on  
 NRCS Soil Survey Data from  
 Court of Appeals Record A124379  
 (for Resource Areas)

Yamhill County Zoning  
 (for Exception Areas)

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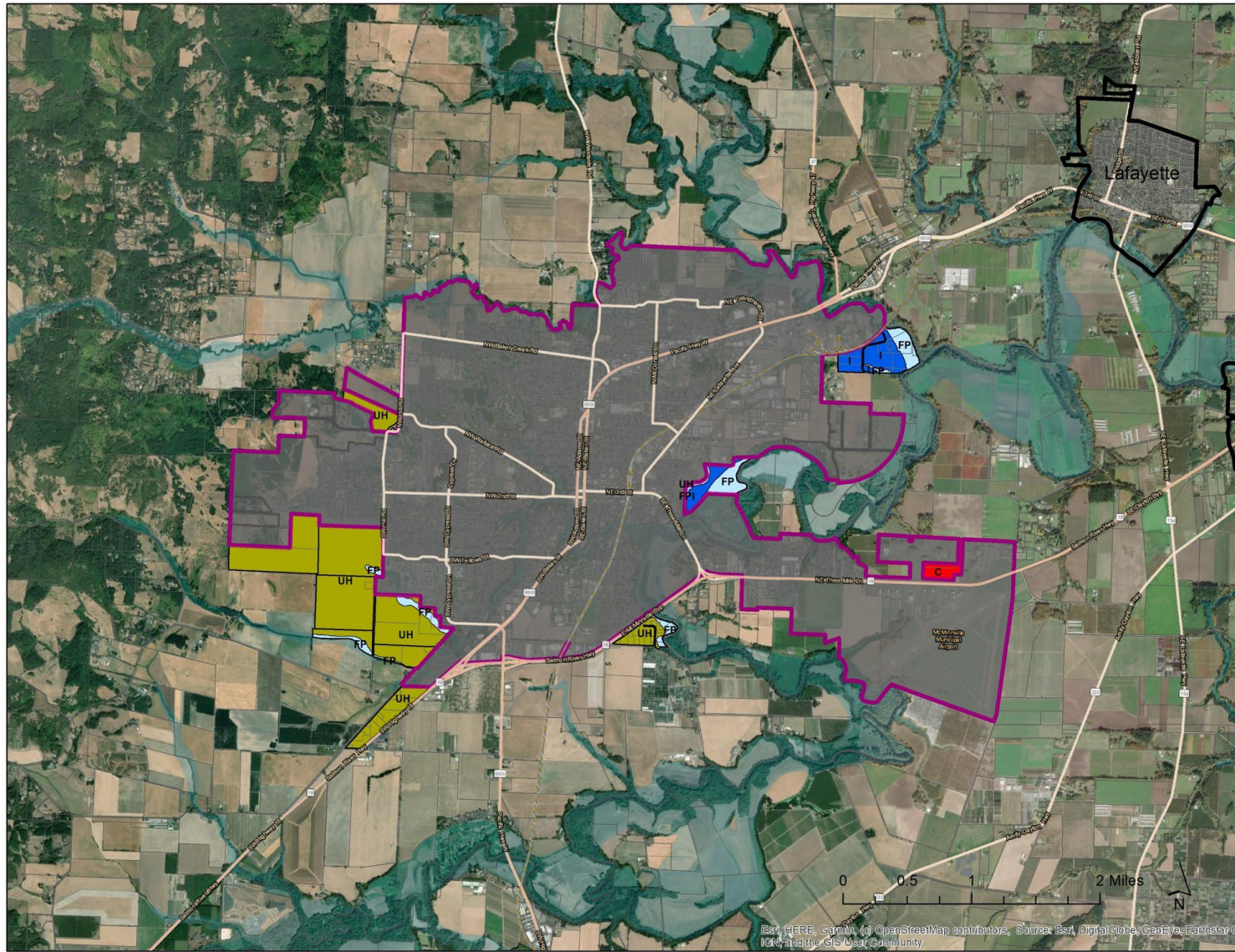
Category of Land Need	Needed Gross Buildable Acres
Residential	595.40
Commercial	26.70
Industrial <sup>1</sup>	40.30
<b>Total</b>	<b>662.40</b>

Category of Land Need	Phase II Amendment Need (Gross Buildable Acres)
Residential	559.00
Commercial	106.00
Industrial <sup>1</sup>	(46.0)
<b>Total</b>	<b>665.00</b>



# City of McMinnville UGB Evaluation

## UGB Amendment and Comprehensive Plan Map Designations for Phase 2 Areas Added to the UGB



- Current UGB
- Proposed UGB Expansion Areas (Ph. 2)
- Proposed Comp. Plan Map Designation
  - C (Commercial)
  - FP (Floodplain)
  - I (Industrial)
  - UH (Urban Holding)

Adopted 12.8.2020,  
Ordinance No. 5098



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# PLANNING FOR GROWTH

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**Planning for growth is about planning for people – how they will live and work in the future.**

**There is a significant impact to people based on our decisions.  
Be it good or be it bad, there is impact.**

# PLANNING FOR GROWTH

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**It is impactful for more than twenty years.**

**What happens in the next twenty years will impact future generations far past twenty years.**



# PLANNING FOR GROWTH

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**THIRD:**

**It is required by state law.**

**For good reasons.**



# PLANNING FOR GROWTH

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## FOURTH:

It is about balance.

- Balancing priorities.
- Balancing agendas.
- Balancing near-term needs and long-term opportunities.
- Balancing aspirational goals and cautiousness.

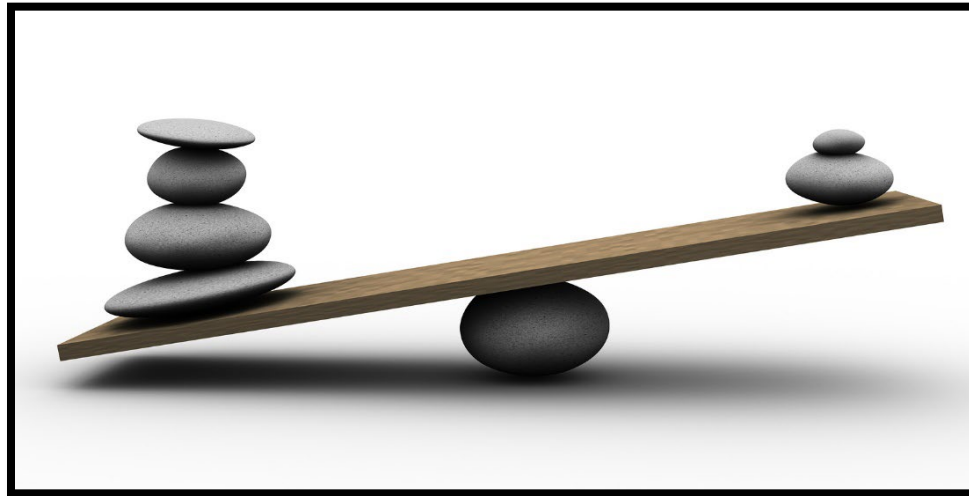


# PLANNING FOR GROWTH

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## FOURTH:

When it is out of balance it is unfairly weighted in one direction and the results are inequitable.



# Affordability is critical and an increasing problem in McMinnville

*If your household earns....*

**\$15,000**

(30% of MFI)

**\$25,150**

(50% of MFI)

**\$40,240**

(80% of MFI)

**\$50,300**

(100% of MFI)

**\$60,400**

(120% of MFI)

*Then you can afford....*

**\$375**

monthly rent

**\$630**

monthly rent

OR

**\$1,000**

monthly rent

OR

**\$1,260**

monthly rent

OR

**\$1,510**

monthly rent

OR

**\$45,000-  
\$53,000**

home sales price

**\$75,000-  
\$88,000**

home sales price

**\$141,000-  
\$161,000**

home sales price

**\$176,000-  
\$201,000**

home sales price

**\$211,000-  
\$242,000**

home sales price



.5 FTE,  
earning minimum wage  
\$13,000



Food Processor  
\$25,490



Healthcare Support  
\$36,705

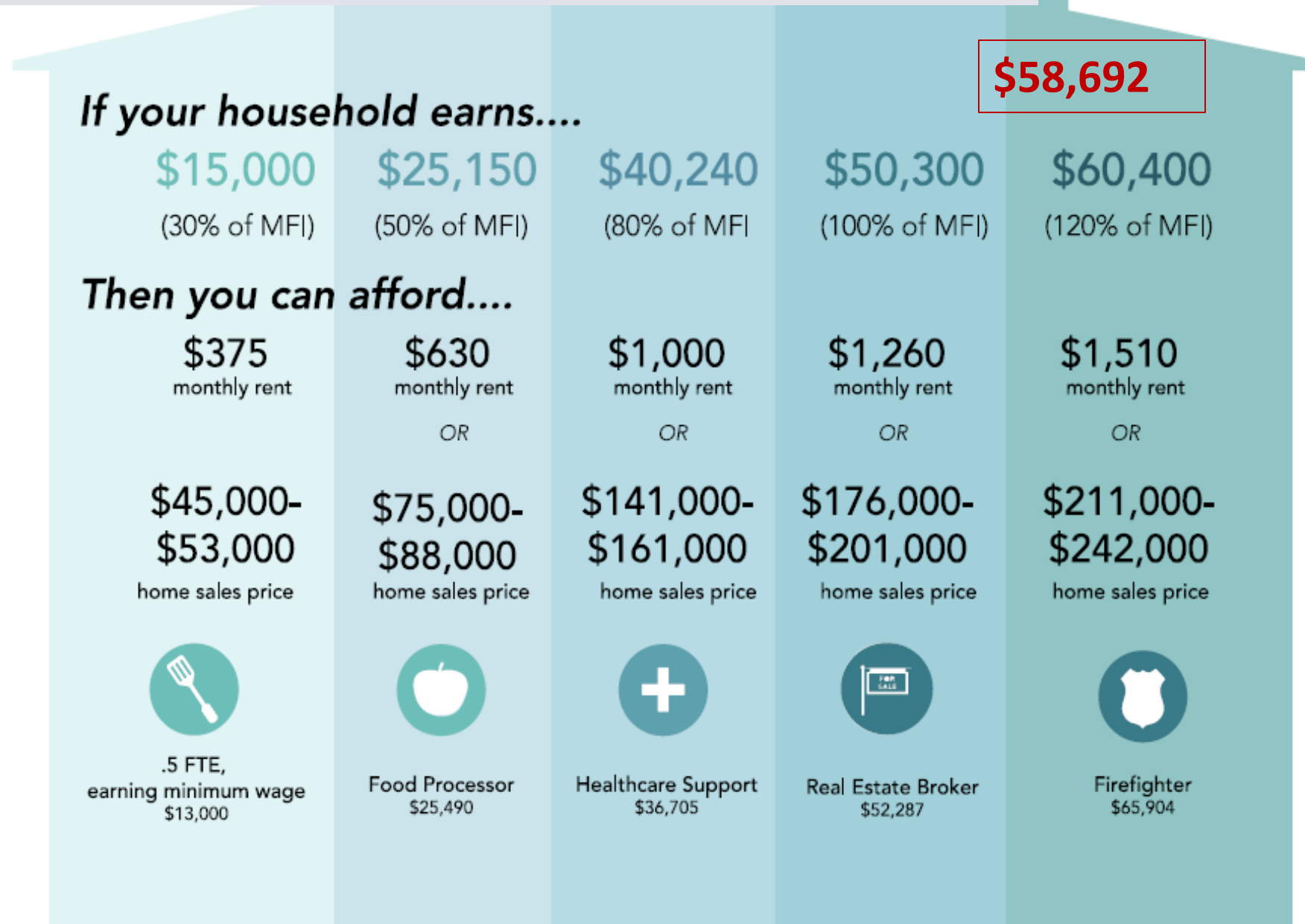


Real Estate Broker  
\$52,287



Firefighter  
\$65,904

# Affordability is critical and an increasing problem in McMinnville

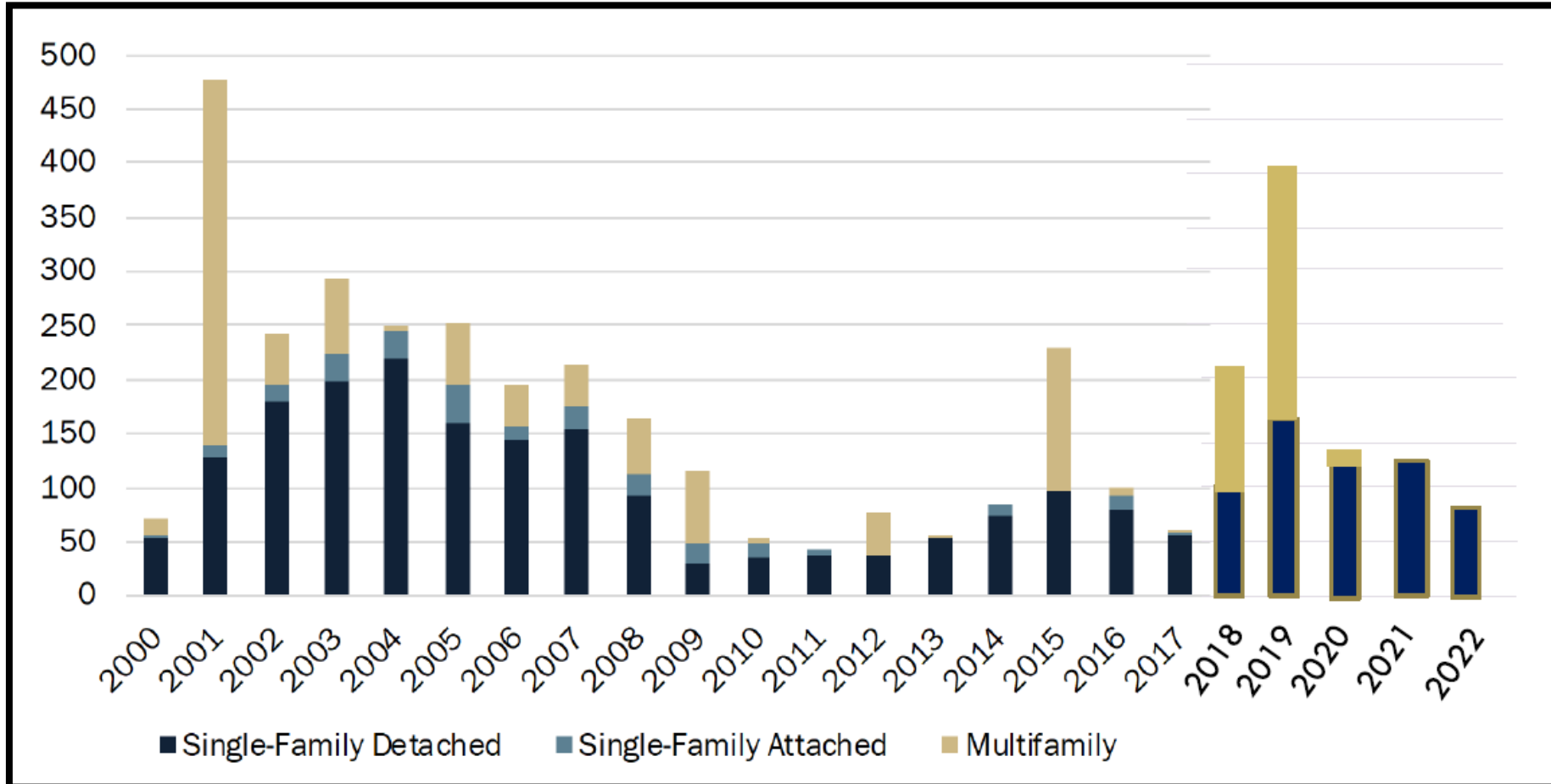


Median Home Sales Price = \$474,000 (July, 2023)

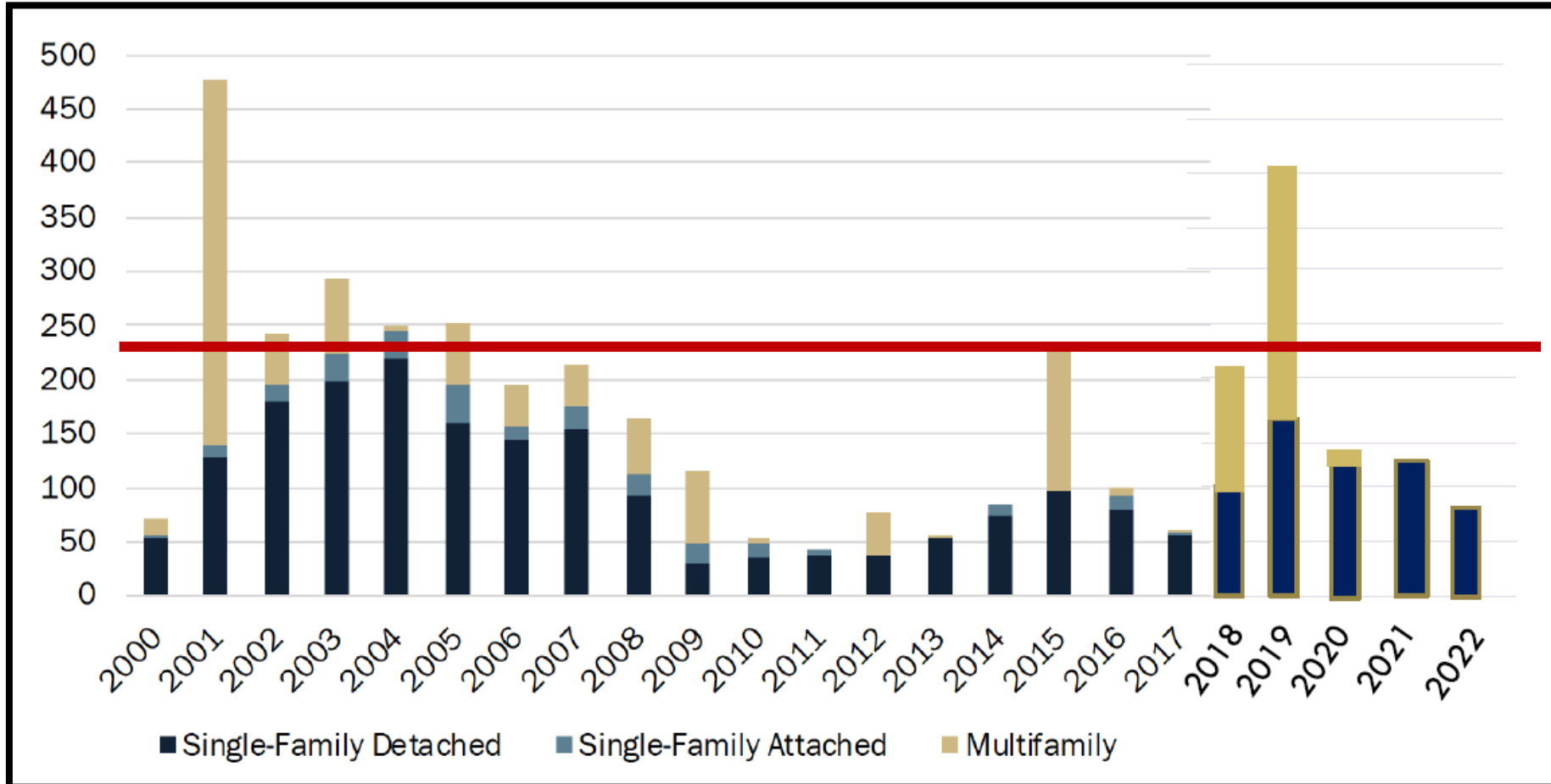


Housing supply contributes to affordability and supply is an increasing problem

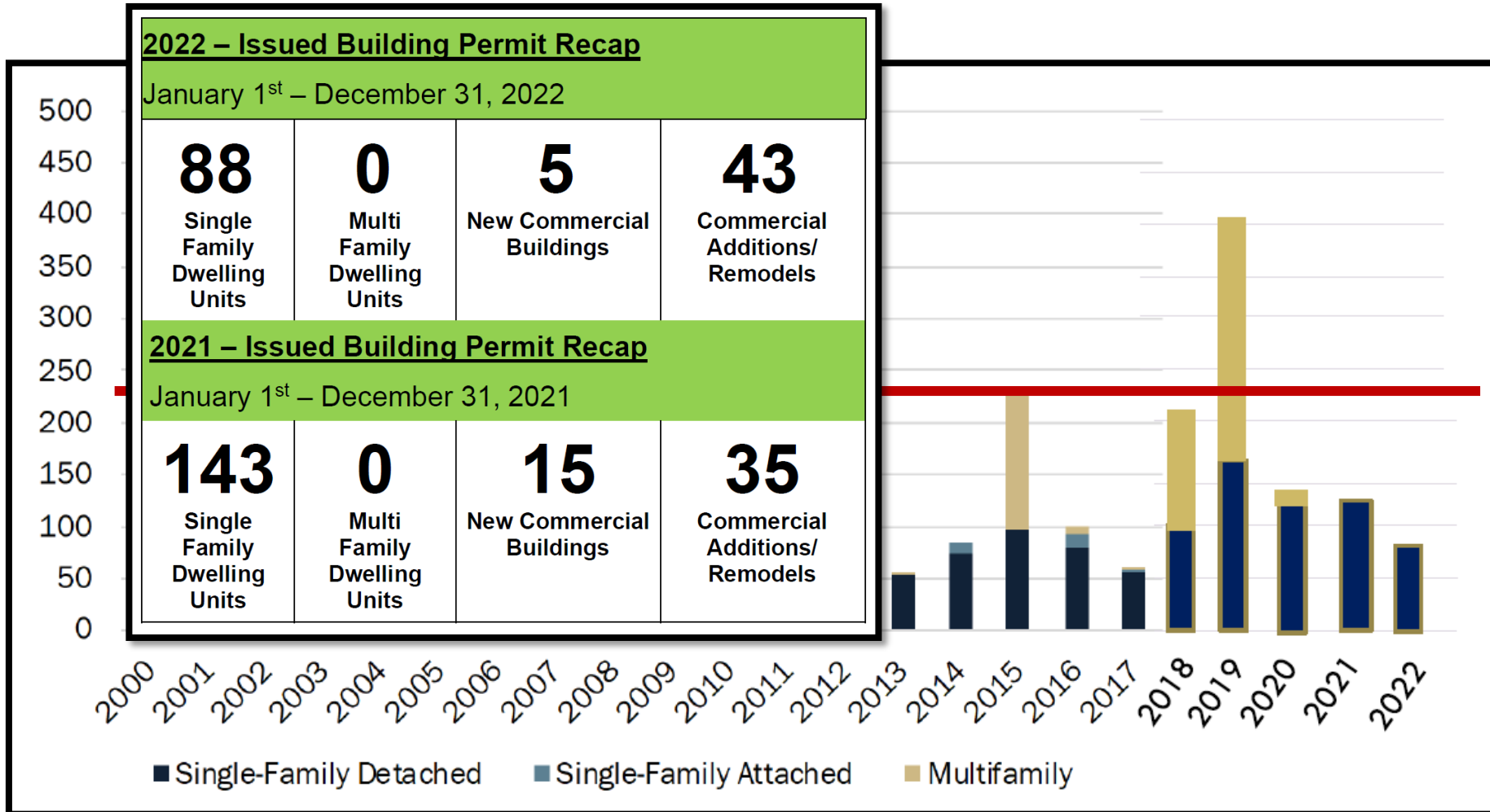
## Building Permits – Housing



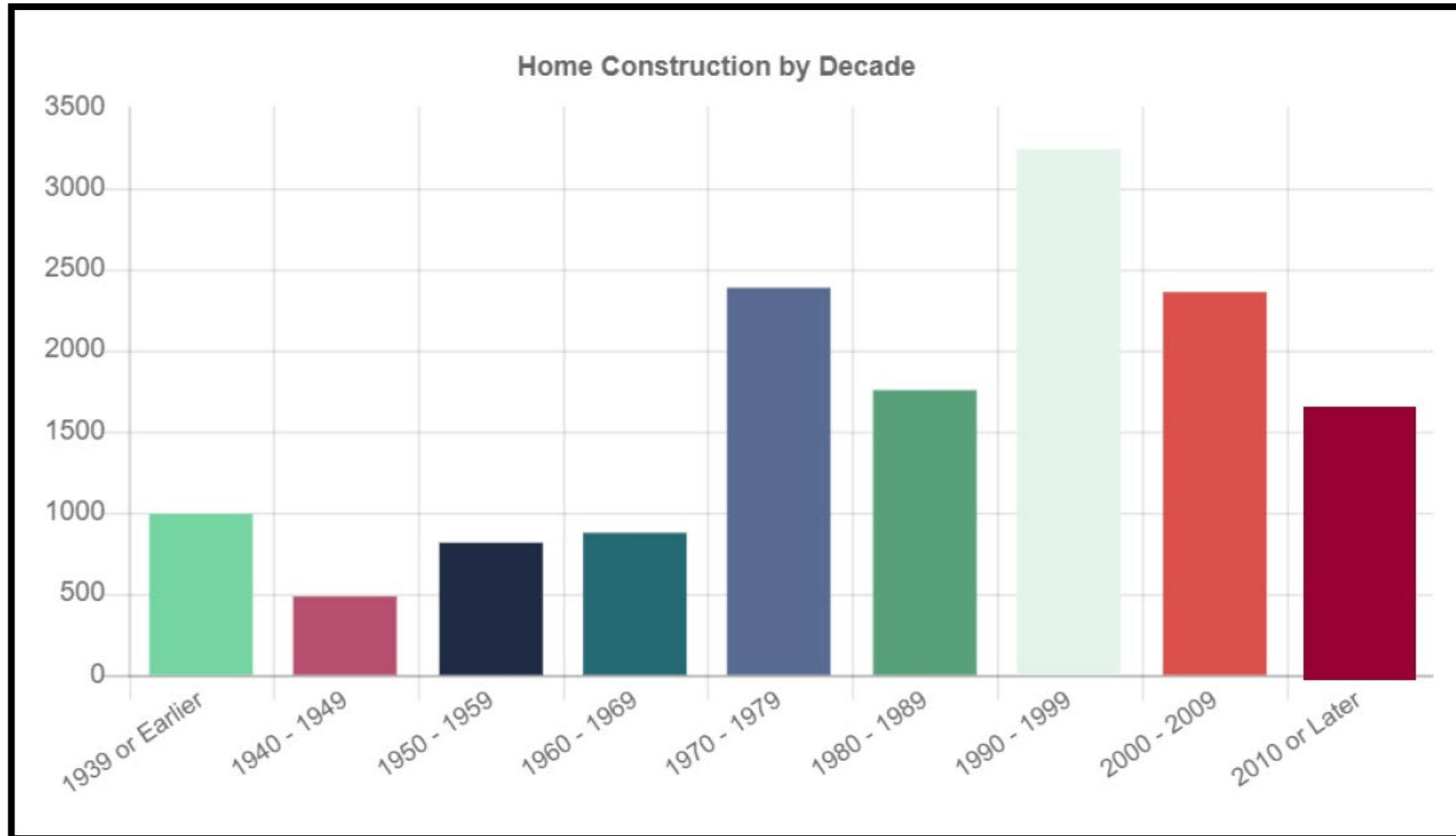
# Building Permits – Housing (Goal = 233/Year)



# Building Permits - Housing

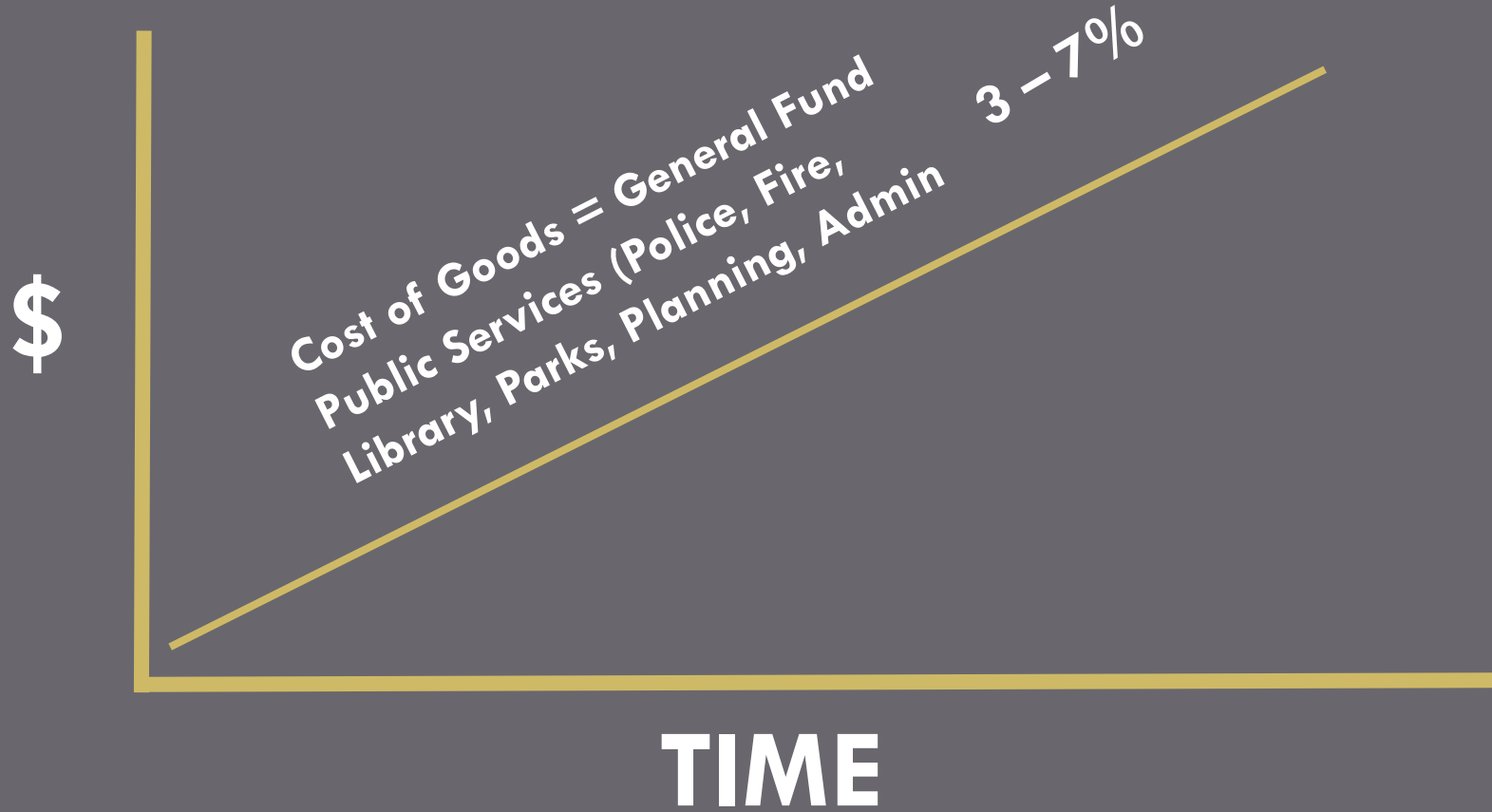


# Building Permits – Housing (by decade)



Other Cities that are Severely Rent Burdened		Cities that are not Severely Rent Burdened	
Corvallis	37.7%	Springfield	24.8%
Happy Valley	35.8%	Silverton	24.6%
Klamath Falls	32.3%	Redmond	24.7%
Monmouth	33.2%	Astoria	24.6%
Gresham	33.1%	Lincoln City	23.9%
Baker City	31.5%	Albany	23.7%
Ashland	31.0%	Milwaukie	23.6%
Cottage Grove	31.0%	Molalla	23.5%
Troutdale	30.5%	Oregon City	23.5%
Eugene	30.5%	Canby	23.4%
Sandy	30.3%	Keizer	23.3%
Forest Grove	29.9%	Newport	23.2%
Grants Pass	28.6%	Sweet Home	21.0%
Lake Oswego	28.5%	Coos Bay	22.7%
The Dalles	27.4%	Coos Bay	22.7%
Medford	27.2%	Independence	22.6%
Wilsonville	27.2%	Beaverton	22.3%
Salem	27.1%	Newberg	21.9%
<b>McMinnville</b>	<b>26.5%</b>	Prineville	20.5%
West Linn	26.0%	Roseburg	19.3%
Tigard	25.8%	Cornelius	19.1%
Tualatin	25.8%	Fairview	18.2%
Woodburn	25.8%	Central Point	17.1%
La Grande	25.6%	Ontario	17.7%
Bend	25.5%	Hillsboro	15.0%
Gladstone	25.5%	North Bend	15.0%
Lebanon	25.3%	St Helens	13.8%
Pendleton	25.3%	Sherwood	13.7%
Portland	25.2%	Hermiston	10.6%

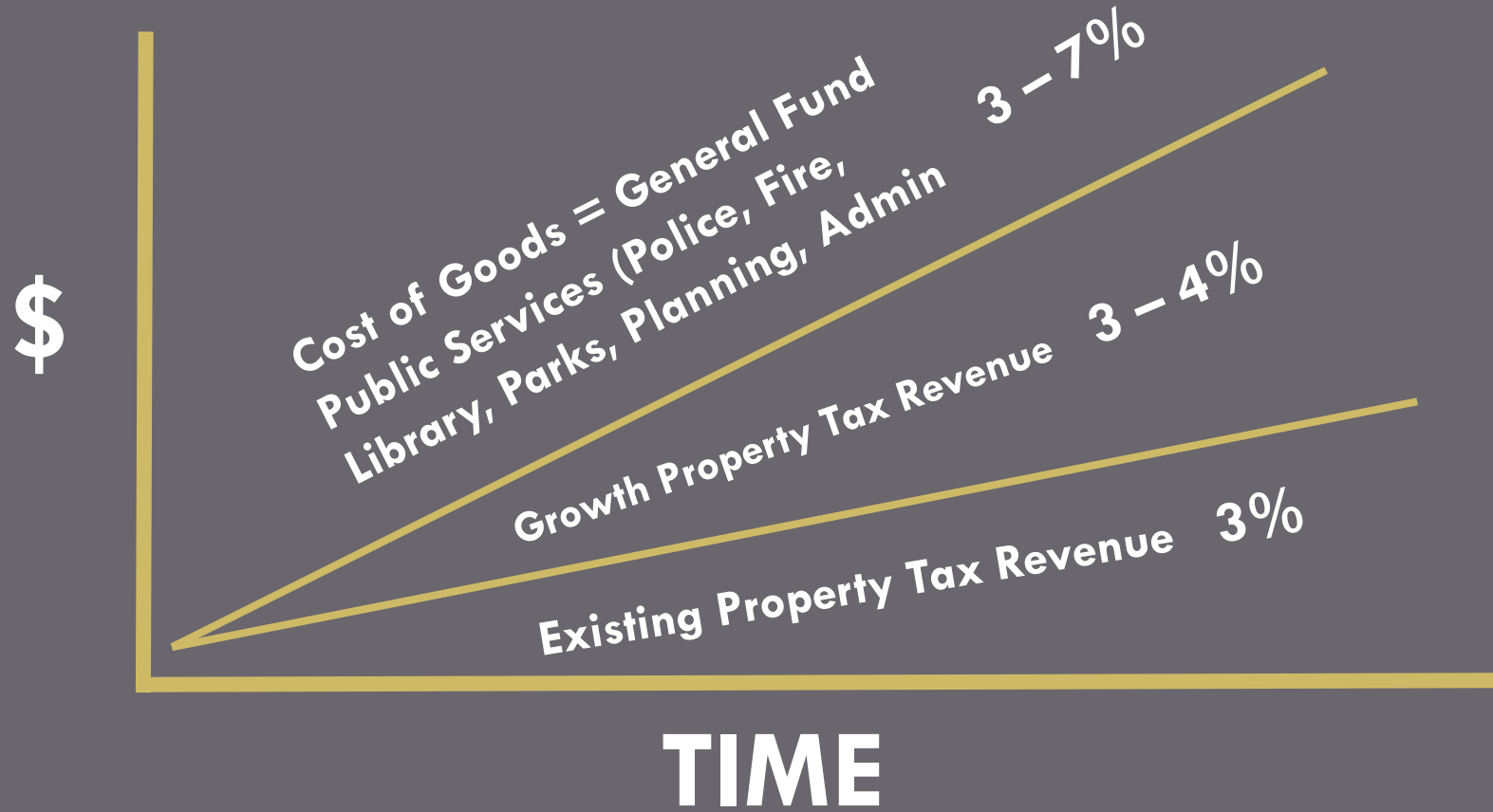
# FUNDING SERVICES



LCDC PRESENTATION, 07.23.21



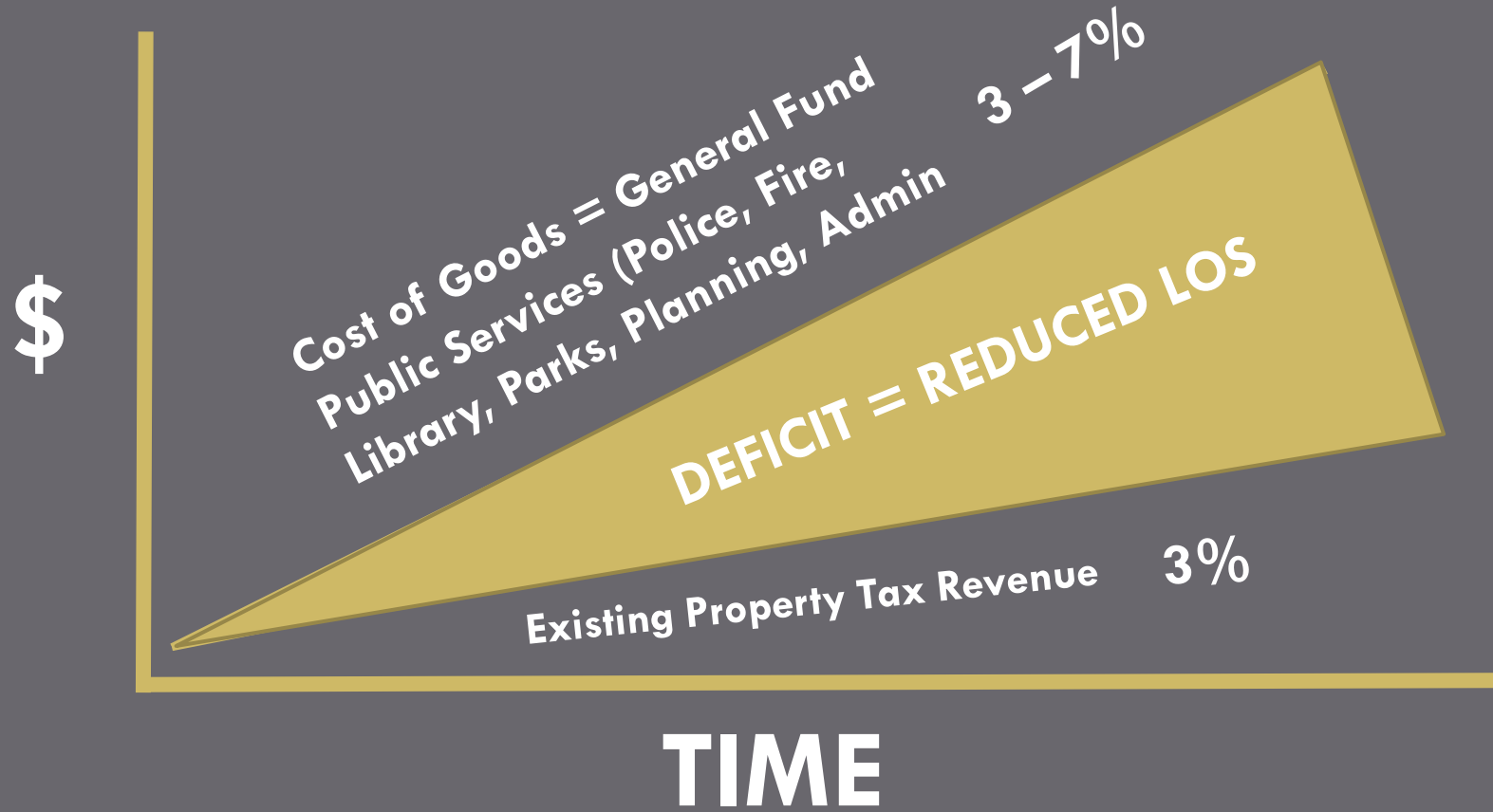
# FUNDING SERVICES



LCDC PRESENTATION, 07.23.21



# FUNDING SERVICES

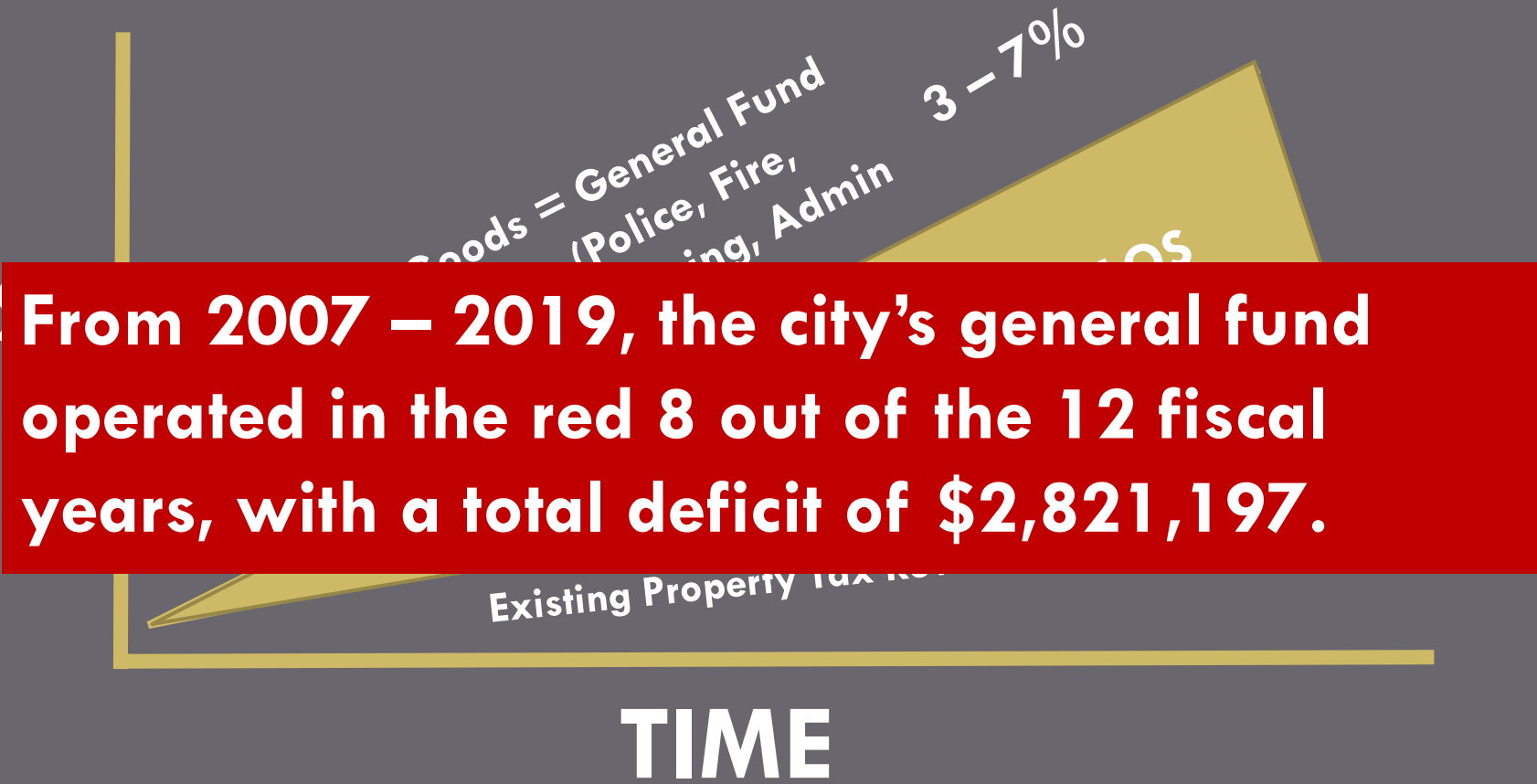


**LCDC PRESENTATION, 07.23.21**





# FUNDING SERVICES



LCDC PRESENTATION, 07.23.21



# CONSEQUENCES OF MCMINNVILLE UGB CHALLENGE

- GENTRIFICATION
- LOWER AND MIDDLE-INCOME HOUSEHOLDS DISPLACED
- INCREASING HOMELESSNESS
- NOW A SEVERELY RENT BURDENED CITY
- EMPLOYERS STRUGGLING TO RETAIN AND RECRUIT EMPLOYEES
- SCHOOL DISTRICT STUDENT POPULATION IS CONTRACTING
- INSUFFICIENT COMMERCIAL SERVICES – SIGNIFICANT RETAIL LEAKAGE
- CITY GENERAL FUND IS CONSISTENTLY UNDERWATER FOR EXISTING LOS
- LONG RANGE PLANNING PROGRAM IS SEVERELY BEHIND
- LOST OPPORTUNITY FOR THOUGHTFUL DEVELOPMENT
- DIVIDED COMMUNITY

# CONSEQUENCES OF MCMINNVILLE UGB CHALLENGE

- ❑ GENTRIFICATION
- ❑ LOWER AND MIDDLE-INCOME HOUSEHOLDS DISPLACED

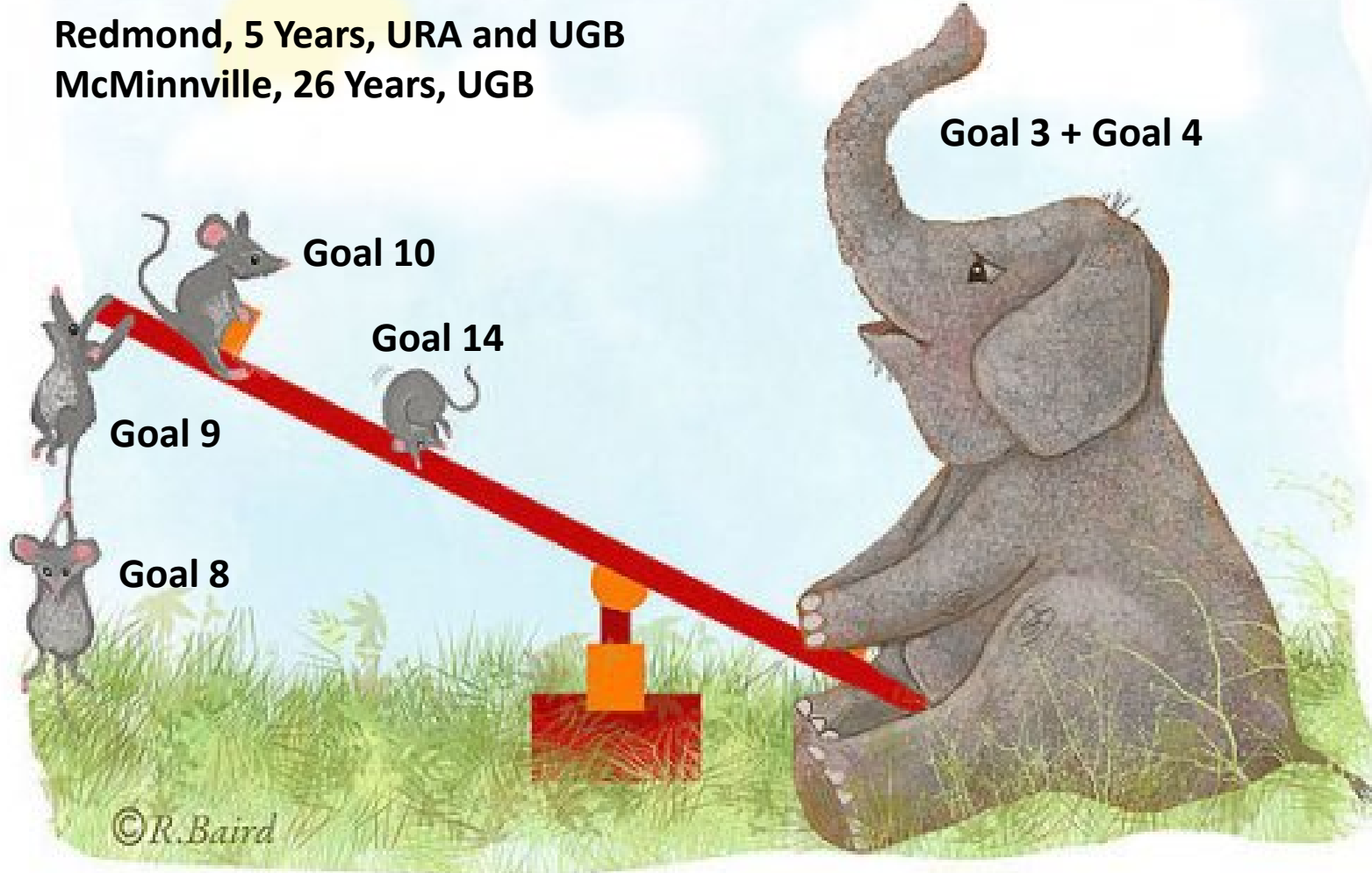
This McMinnville UGB Amendment increases accounts for **0.2% (2/10 of 1%)** of Yamhill County's overall acreage (assumes 458,240 acres).

This McMinnville UGB amendment will urbanize **(0.4% (4/10 of 1%))** of Yamhill County's exclusive farm use land (assumes 192.351 acres of EFU land in Yamhill County).

- ❑ LOST OPPORTUNITY FOR THOUGHTFUL DEVELOPMENT
- ❑ DIVIDED COMMUNITY

# EXPANDING THE UGB – A TALE OF TWO CITIES

Redmond, 5 Years, URA and UGB  
McMinnville, 26 Years, UGB



# WHAT CAN CITIES DO?

## TELL THE STORY –

- **Human costs to an unbalanced system.**
- **Long-Term Community Consequences**
  - **Demographics Change**
  - **LOS for Public Amenities Change**

## TRANSPARENCY – Do not negotiate behind closed doors.

- **Equity and Undue Influence**
- **Creates a Community Dialogue**

## KEEP WORKING THE PROBLEM –

- **Be focused in the discussion**
- **Keep it within the legal framework**
- **Focus on process**

# QUESTIONS?



# Navigating UGB Expansions in Oregon (Newport's Experience)

League of Oregon Cities Annual Conference

October 12-14, Eugene

# Case Examples

- South Beach  
Neighborhood Plan
- Reservoir Expansion
- Westmont Assisted Living
- Workforce Housing

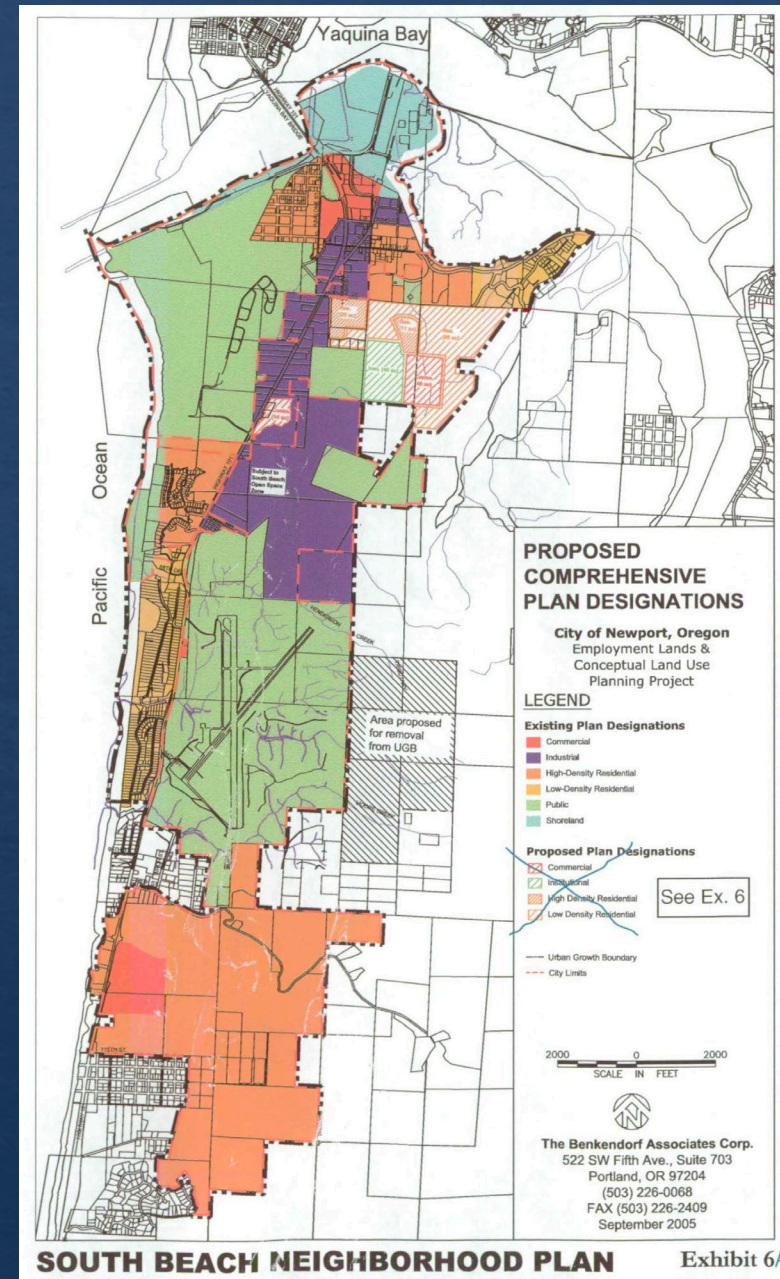
Complicated... yes,  
time consuming and  
resource intensive... yes,  
worth it... yes!





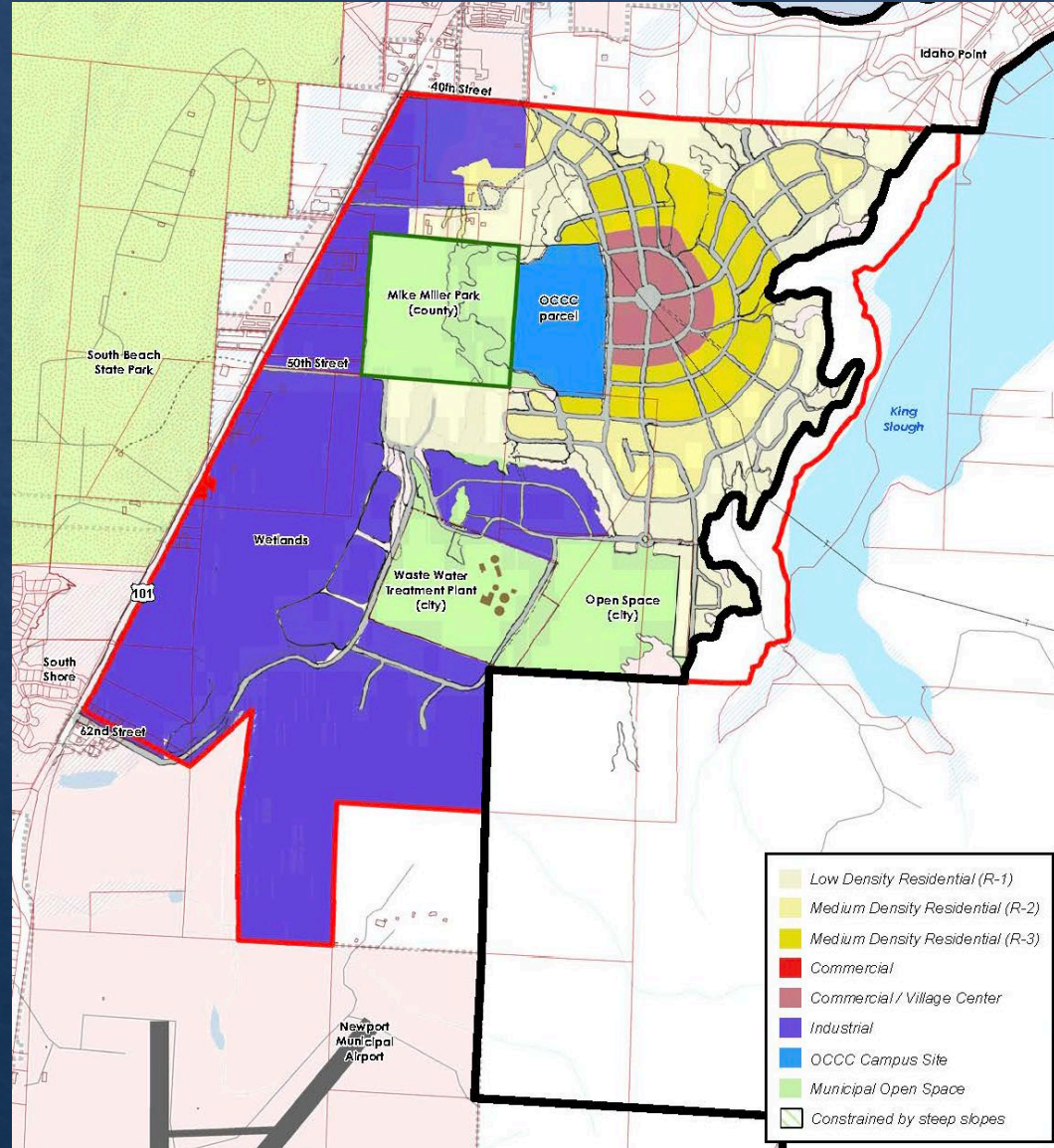
# South Beach Neighborhood Plan

- Initiator: City of Newport
- 268 acres added / 309 removed
  - 2004/2005 employment lands and conceptual land use planning
  - 2006 UGB and Comprehensive Plan amended for withdrawal and addition
  - 2007 Annexation of 102 acres (LUBA appeal)
  - 2009 Infrastructure completed to support urban scale commercial and residential development (focus on creating a bikeable/walkable environment)
  - 2010 Initial phase approved and under development
- Consulting expertise: Urban design, legal, code development, facility planning, engineering, and surveying



# Key Takeaways

- Resulted in land being brought into the UGB that could actually be served
- Significant public buy-in with new community college as project anchor
- Fact that same party owned land being added/removed was a plus
- Close coordination between DLCD, City and County led to positive outcome
- LUBA appeal (TPR) anticipated and ultimately resolved

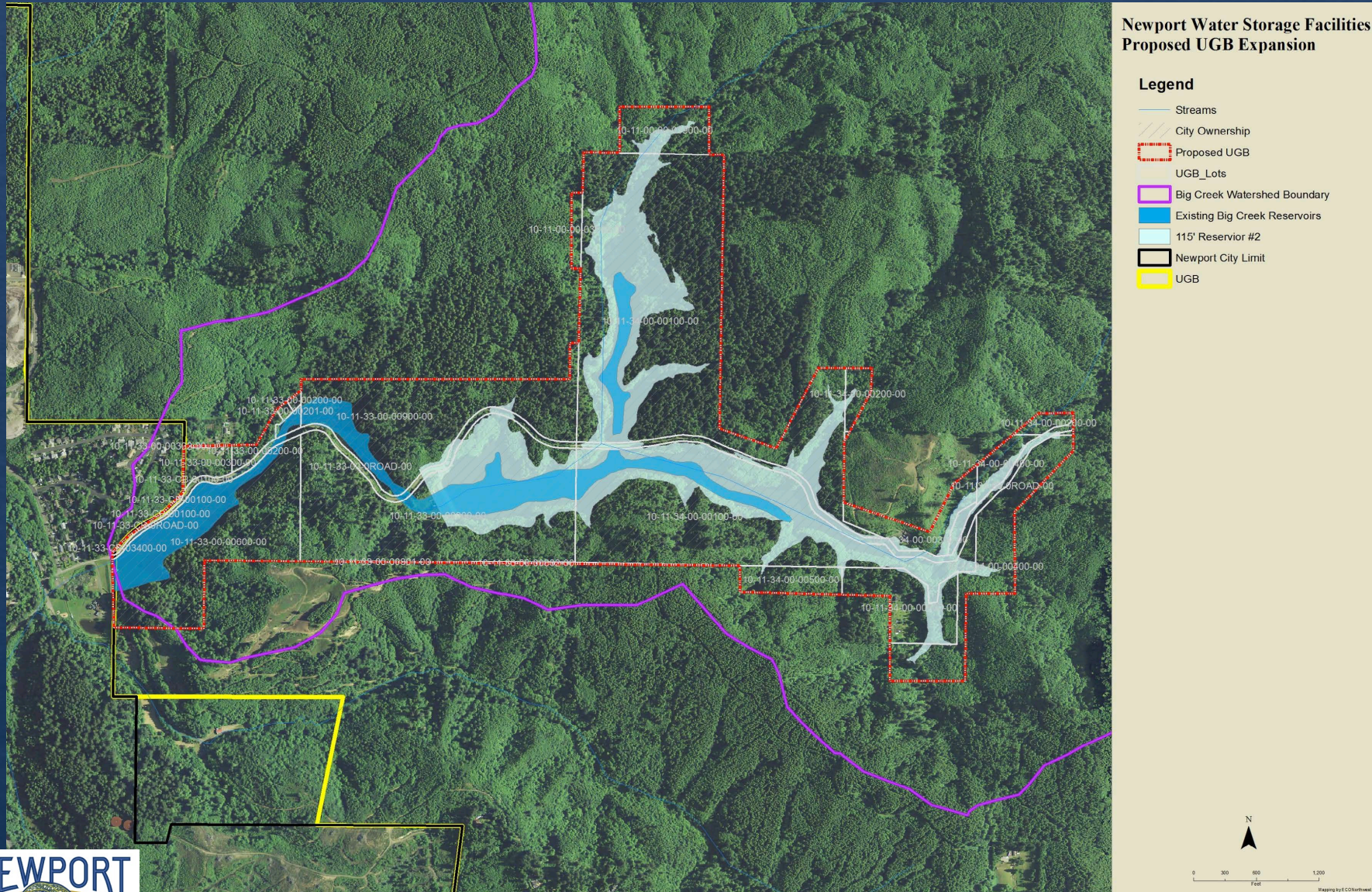


# Reservoir UGB Expansion

- Initiator: City of Newport
- 350 acres added
  - Purpose was to bring water treatment plant and domestic water supply reservoirs inside the UGB
  - 2012 Seismic analysis of reservoirs shows that dams are susceptible to failure
  - 2012/13 UGB and Comprehensive Plan amended adding acreage
  - 2014 City received DLCD approval
  - 2016 Annexation of city-owned lands completed and principal access road transferred to City jurisdiction
- Consulting expertise: Findings for goal and administrative rule compliance, surveying



# Amendment Aligns with Anticipated Area of Inundation



# Amendment Includes Significant Recreational Opportunities



Newport: Park System Master Plan - Big Creek Reservoir



# Key Takeaways

- Established that water storage/treatment facilities are urban public facilities that should be in a UGB
- Streamlined process for replacing deficient infrastructure by eliminating uncertainty of County land use process
- Showed that Goal 14 “need” and “locational analysis” applies to public as well as residential/commercial uses
- Deficiency in park land helped make the City’s case for the UGB expansion



# Newport Assisted Living

- Initiator: Property Owner
- 0.61 acres (minor UGB Amendment)
  - Purpose was to expand existing Senior Living Facility to include a 48-room assisted living facility
  - 2014 UGB and Comprehensive Plan amendment submitted and approved (County concurred)
  - 2015 Property annexed by the City
- Key Takeaway: A motivated owner who is patient can successfully navigate the minor amendment process to move the dial on needed housing
- Consulting expertise: Findings for goal and administrative rule compliance, facility planning, engineering, and surveying



# Boston Timber Workforce Housing

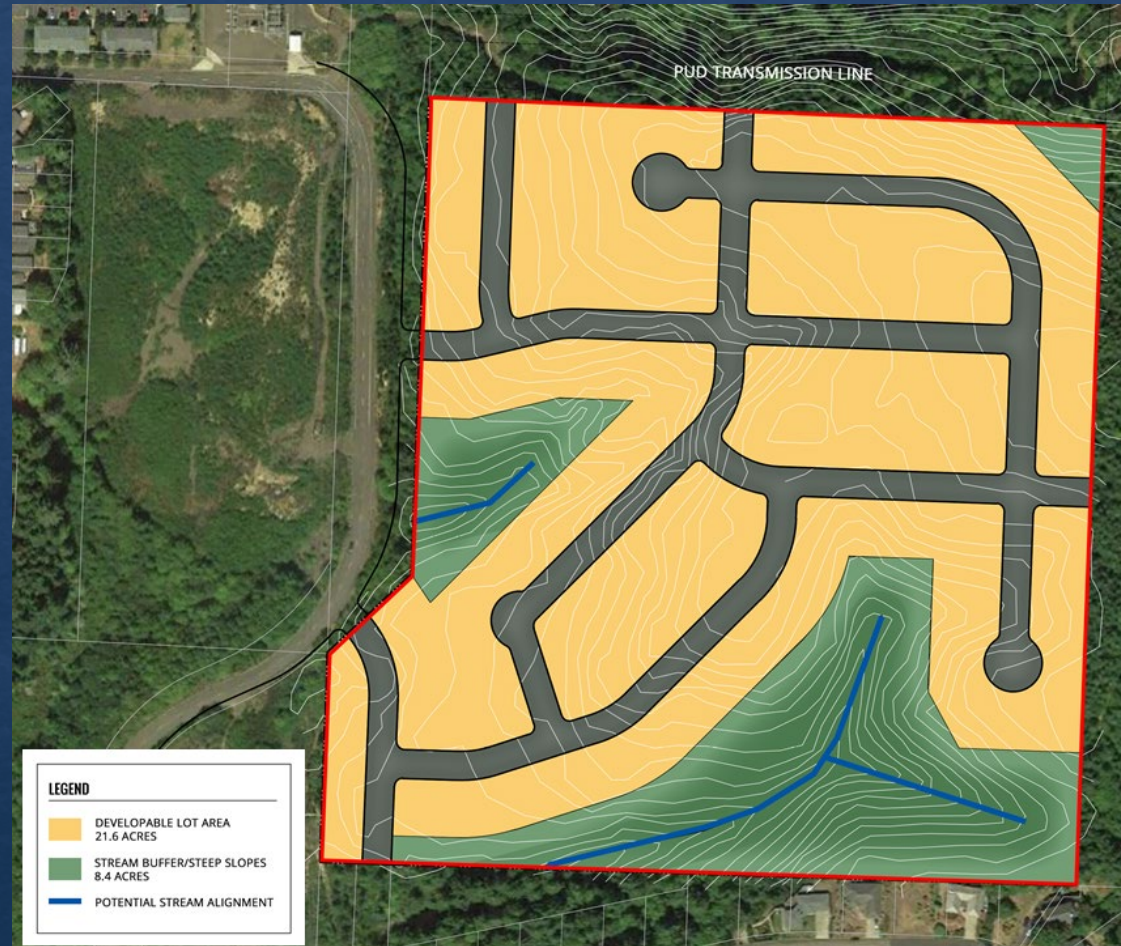
- Initiator: Property Owner
- 43 acres added / 71 removed
  - Objective is to construct up to 200 single-family detached/attached units at Site A
  - Rare rural property that is proximate to city services that can support urban scale development
  - 2020 UGB and Comprehensive Plan amendment submitted
  - 2021 City approved proposal
  - 2023 No action taken by County and owner anticipates resubmitting to City with slightly reduced acreage
- Consulting expertise: Findings for goal and administrative rule compliance, legal analysis, facility planning, engineering, and surveying





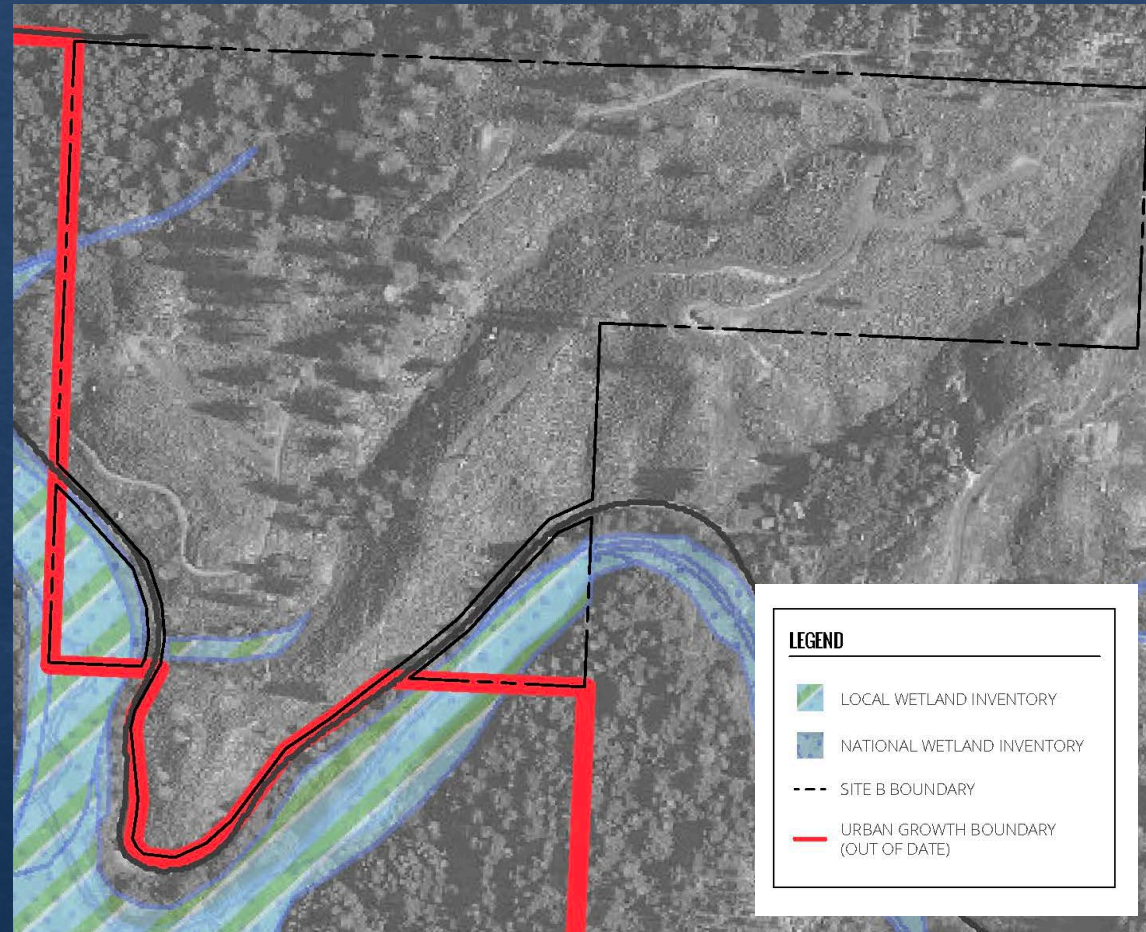
# Key Takeaways

- Rare coastal property that lacks view amenities and is large enough that development can occur at scale, helping with affordability
- Process simplified with Transportation Planning Rule (TPR) compliance deferred to annexation
- City could leverage its capacity to help with the cost of a new US 101 signal in order to obtain agreement with developer on unit price caps



# Key Takeaways (Part II)

- Applicant's lack of control of property that is to be removed has complicated the process
- Identifying City and County expectations in writing early in the process is key
- County staff capacity issues can significantly impact timelines for discretionary reviews like a UGB amendment. Having a current urban service agreement can help this to an extent



# Questions?

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[d.tokos@newportoregon.gov](mailto:d.tokos@newportoregon.gov)