

TECHNICAL MEMORANDUM 2.1

Banks Urban Growth Boundary Update: Infrastructure Land Needs Memo

PREPARED FOR: KJ Won/City of Banks
PREPARED BY: Michael Hoffmann/CH2M HILL
COPIES: Ross Kevlin/ODOT
Kirsten Pennington/CH2MHILL
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Purpose

This memorandum documents: (1) the status of the City of Banks' effort in regard to the Urban Growth Boundary (UGB) Amendment Process and; (2) an estimate of the city's 20-year land needs for public infrastructure (streets, roads, parks and school facilities). This memorandum addresses Task 2.1 of the UGB/TSP Update statement of work.

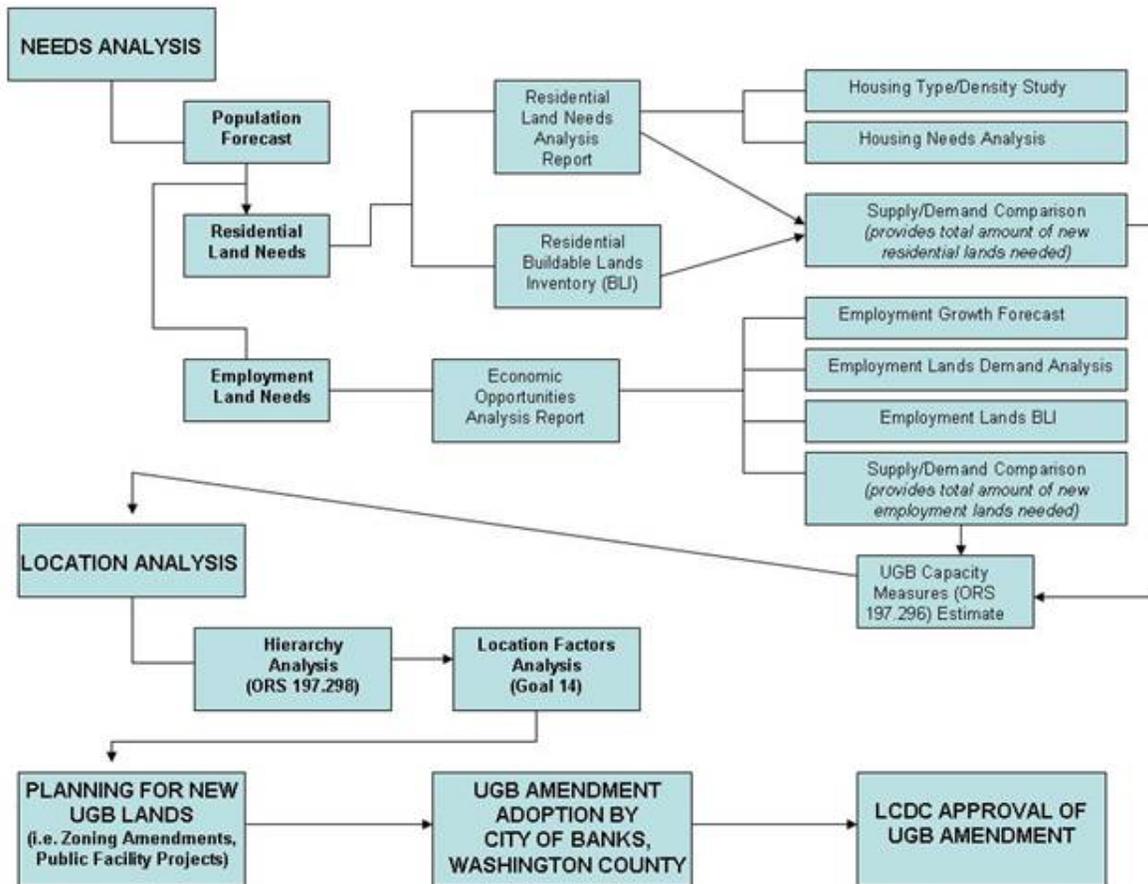
This memorandum is part of the process to determine whether there is a sufficient supply of developable land to meet future residential and employment land (commercial, industrial, other employment lands) demand within the existing Banks UGB. If a conclusion is reached that demand for lands - be it residential land, employment land, or both - is greater than existing supply, then the city can proceed to determine whether there are measures that can be undertaken to increase the development capacity of existing UGB land. If such measures do not result in enough additional land supply to meet demand needs, the City's next step is to determine the location(s) of a UGB expansion. This determination must be based on prioritization and location procedures set forth in relevant state regulations.

UGB Amendment Process

In general, the UGB amendment process can be divided into five parts: (1) the need analysis; (2) the location analysis; (3) the process to plan for land added to the UGB; (4) the adoption of UGB amendment by city and county; and (5) approval of the UGB amendment by the Land Conservation Development Commission (LCDC). Technical analysis for the UGB amendment entails:

- Determining how much land is needed to accommodate 20-year growth of the urban area;
- Determining which land is best suited to accommodate that need, after considering the various possible areas for the UGB expansion capable of meeting the 20-year land needs; and
- Planning for areas that are added to a UGB. Land added to a UGB to accommodate a need (e.g. residential, employment) must be planned so as to accommodate that particular need.

The below diagram depicts the UGB amendment process.



Status of Banks UGB Amendment Effort

The City of Banks is currently undertaking final tasks to complete the needs analysis part of the UGB amendment process. A summary of UGB amendment efforts completed by the City of Banks thus far is described in this section:

2024 Population Forecast: In 2004, the City of Banks updated and adopted a 20-year population forecast. This forecast is integral to the determination of both future employment and future residential land needs.

Employment Land Needs Analysis: “Employment land” refers to industrial, commercial, and other employment-related land. The City adopted the *Banks Economic Opportunities Analysis and Economic Development Strategy*^[1] (EOA) in 2005. The EOA provides an employment lands Buildable land Inventory (BLI), an employment land demand analysis, and subsequent supply/demand comparison. Based on the “high growth rate” demand scenario in the EOA, the supply/demand comparison calculation indicated that **106.20** new acres of buildable employment land will need to be added to the Banks UGB to accommodate the estimated need^[2]. *(Note: the City of Banks planner reported that the “high growth rate” demand scenario should be used because it best supports a key objective of the EOA – to provide an optimum jobs/population balance. It is conceivable that the actual demand would fall somewhere within the parameters of*

the demand scenarios (high/medium/low). Utilizing the high growth demand scenario will help the city to avoid coming up short in meeting the jobs/housing balance objective and is the most sensible approach for planning purposes.)

The City included a residential lands supply/demand comparison calculation in their 2005 Residential Needs Analysis. However, this calculation did not account for acres of land necessary for public infrastructure related to residential growth. This calculation is provided in the next section of this memorandum. The last step in the needs analysis process that the City must perform is a review of measures to increase UGB capacity (these are found in ORS 197.296(9)) – this calculation will be performed as part of Technical Memorandum 2.3. If these additional measures do not result in enough added acreage to satisfy demonstrated need, the City will begin the location analysis part of the UGB amendment process.

Public Infrastructure Land Needs (for Residential Growth)
OAR 660-024-0040(9) states the following:

As a safe harbor during periodic review or other legislative review of the UGB, a local government may estimate that the 20-year land needs for streets and roads, parks and school facilities will together require an additional amount of land equal to 25 percent of the net buildable acres determined for residential land needs under section (4) of this rule.

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The supply/demand comparison calculation performed as part of the City of Banks Residential Land Needs Analysis resulted in a need for 91.1 net buildable acres for residential land needs (see Template 19 in the Residential Land Needs Analysis). Based on the above OAR safe harbor provision, the following calculation can be made:

$91.1 * 0.25 = 22.78$ (amount of new acres necessary to accommodate public infrastructure needs associated with residential growth)

By subsequently adding the acres needed for public infrastructure to the previously determined residential land needs total, we arrive at the total number of new buildable residential acres needed for Banks to accommodate forecasted demand:

$91.1 + 22.78 = 113.88$ (new buildable residential acres needed)

Summary

Analysis performed by the City of Banks to this point in the UGB amendment process for determining the city's 20-year land needs indicates the following:

- An estimated 113.88 new acres of buildable residential land will be needed to accommodate forecasted demand for residential land in Banks, including 22.78 acres for associated public infrastructure uses.
- An estimated 106.20 new acres of buildable employment land will be needed to accommodate forecasted demand for employment land in Banks, including 22.80 acres for associated public infrastructure uses.

The next technical memorandum will address the measures listed in ORS 197.296(9) to determine whether such measures can add a sufficient amount of buildable lands to accommodate some or all the city's estimated land needs (both residential and employment).

[1] Banks Economic Opportunities Analysis and Development Strategy, May 2005

[2] See Table 4-6 of Banks Economic Opportunities Analysis and Development Strategy, p 4-10