

**Urban Area Boundary Revision Policy
Workshop Summary
September 17, 2018**

The Gorge Commission staff held its third urban area policy workshop on September 17. Twenty-four people attended.

Jeff Litwak reviewed the agenda for the meeting and everybody in the room introduced themselves.

Steve Harris, Community Development Director for City of The Dalles, gave a presentation about The Dalles, its urban growth boundary, urban area boundary, buildable lands work to date, and what the City needs the Gorge Commission to do when developing urban area boundary revision policy. Steve's presentation slides are on the Gorge Commission's website. See bottom of these notes for the link to the webpage.

The Dalles has conducted nearly a dozen studies in the past 10 years relating to revision of its urban growth boundary; all of the documents are on the City's website at http://www.ci.the-dalles.or.us/public_docs.htm?q=node/68. The most recent residential buildable lands analysis shows a surplus of residential land with potential for an additional 2600 (approx.) new dwellings within the city limits, mostly land zoned for multi-family residential. Historically, The Dalles has received approximately 20 applications for new homes, but has seen a larger number in the past couple of years. There was discussion about using The Dalles waterfront area for new homes (luxury homes) and discussion about affordability. The last slide in the presentation included a list of definitions and clarifications that The Dalles would like to see in the Commission's policy:

- “Minor” v. “Major” UAB adjustments defined
- UAB Adjustments process defined
- Coordination of OR UGB & NSA UAB adjustment processes
- Definition: “Urban Area” - “The Dalles / Dallesport”
- OR/WA state laws, planning reqs. - coordinate land use planning efforts

During Steve's presentation, Jeff mentioned the Gorge Commission's briefing on urban growth boundaries and land values and government interventions to assist with affordability and the Gorge Commission's buildable lands inventory. Jeff will make these available on the Commission's website with the other urban area policy documents.

Mike Schrankel and Jeff Litwak next showed mapping of constrained land adjacent to urban areas and what land is available under different constraint assumptions. For example, more land would be available if we assumed land was constrained when slope was 20 percent rather than 10 percent. Similarly, more land appears available when we treat smaller areas around known wildlife and sensitive plant locations as constrained. Mike and Jeff will continue to work on different constrained land scenarios.

Jeff presented two concepts for urban area policy—one concept would have urban areas use state law guidance and regulations to determine need, but with some different National Scenic Area factors and assumptions. For example, one factor that does not appear in Oregon or Washington urban growth boundary/urban growth area planning is to consider available land in adjacent or nearby urban areas. The other concept would limit urban area boundary revisions to small adjustments. Oregon Metro has processes to make small adjustments for land trades, to make boundary lines contiguous, and for non-housing public facilities. We ran out of time to have a long discussion of these concepts, but Jeff invited the participants to send their thoughts and comments and we would continue discussion at the next staff workshop

At the next staff workshop, Michael Lang or another staff person from Friends of the Columbia Gorge will present on a conservation perspective of urban area boundary revision policy.

Next Workshop dates include:

Oct. 15 – Friends of the Columbia Gorge will present a conservation perspective

Nov. 19 – Briefing on possible forms of NSA urban area policy (guidance, rule, Mgt. Plan, etc.)

Dec. 17 – topic TBD

REMINDER: All of the Commission and Staff Workshop Agendas, Staff Reports, and Workshop Summaries are on the Gorge Commission's Gorge2020 webpage at <http://www.gorgecommission.org/management-plan/gorge2020/> (click on "Focus Topics and Technical Teams" tab).