

To request translation or disability-related accommodations, please contact us at DTDcompliance@clackamas.us | 503-742-4400.

Si quiere solicitar servicios de traducción o adaptaciones para la discapacidad, contáctenos en/al DTDcompliance@clackamas.us | 503-742-4400.

Чтобы запросить перевод или приспособления, связанные с инвалидностью, пожалуйста, свяжитесь с нами по:
DTDcompliance@clackamas.us | 503-742-4400.

Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними:
DTDcompliance@clackamas.us | 503-742-4400.

如需翻译服务或残障相关的协助，请与我们联系：
DTDcompliance@clackamas.us | 503-742-4400。

Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua DTDcompliance@clackamas.us | 503-742-4400.



Clackamas County
www.clackamas.us



MEMORANDUM

TO: Clackamas County Planning Commission
FROM: Long Range Land Use Planning Team
DATE: September 28, 2026
RE: **Study Session:** Urban Growth Boundaries in Clackamas County

The purpose of the second September 28th study session is to provide the Planning Commission with an overview of and an opportunity to discuss how urban growth boundaries (UGBs) in Clackamas County are established and altered. This study session is being held to provide the Planning Commission with a background understanding of the UGB process in preparation for two upcoming public hearings to consider UGB expansions for the cities of Canby and Molalla.

At this study session we will discuss:

- What an urban growth boundary (UGB) is and why it is an important part of Oregon's land use system
- Where UGBs exist in Clackamas County
- Who is responsible for determining where the UGB boundaries are established
- The process for assessing and potentially expanding a city's UGB, including what the county's role is in this process

Staff has provided a summary document about UGBs in Clackamas County (*Attachment A*) to guide these discussions.

Urban Growth Boundaries in Clackamas County



WHAT IS AN URBAN GROWTH BOUNDARY (UGB)?

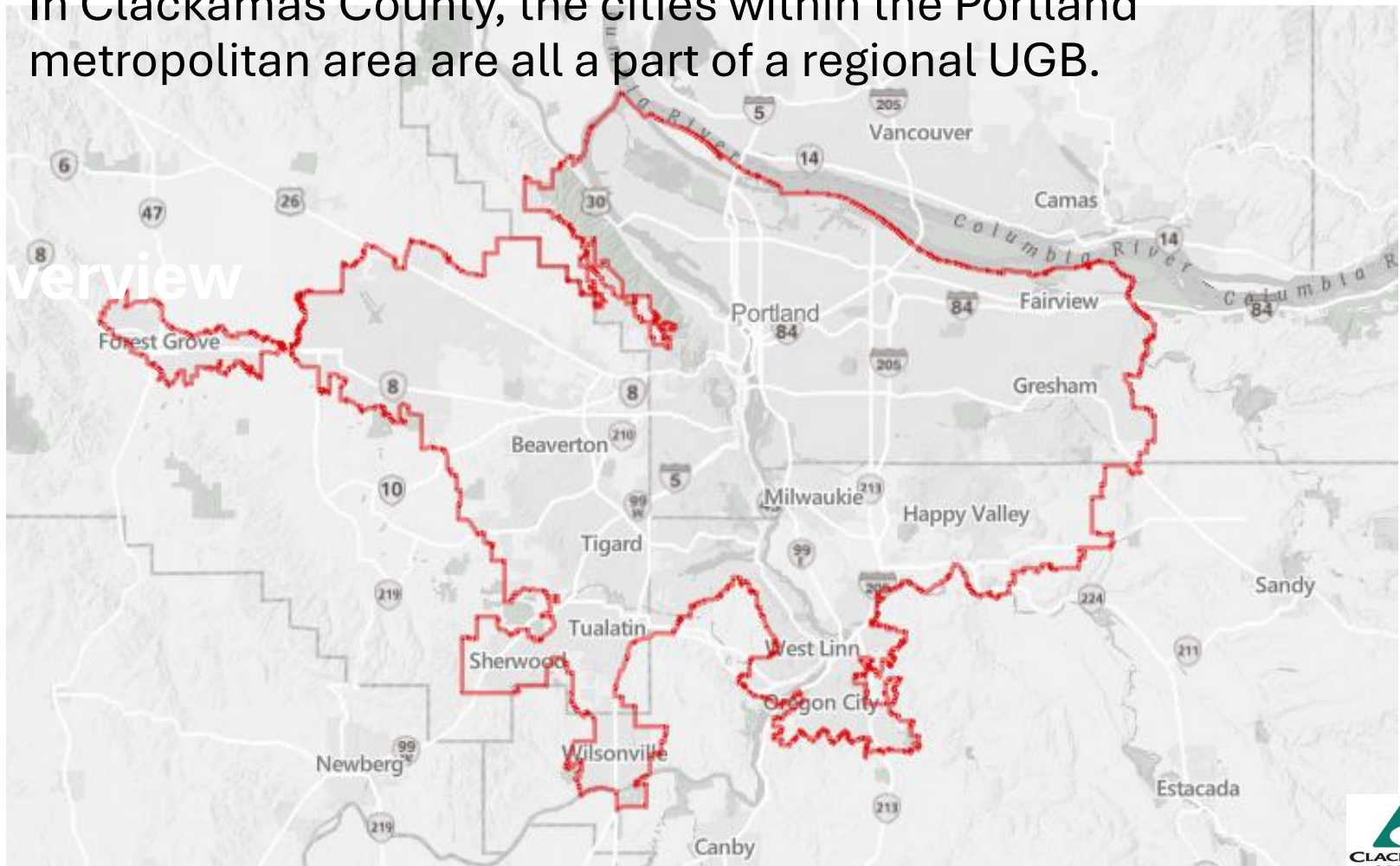
Urban growth boundaries (UGBs) are a key component of Oregon's Land Use Planning Program. Their purpose is to help preserve agricultural lands, forests, open spaces, protect urban investments, and to control urban sprawl.

A UGB is essentially an imaginary line around a city or cities, inside of which urban development may occur and urban services (like public sewer) may be provided. Outside of a UGB, urban development and services is heavily restricted.

Each city (or group of cities) within Oregon has a UGB that defines where a city's urban growth is expected. Statewide Planning (SWP) Goals require that cities provide a 20-year supply of buildable land within their UGBs.

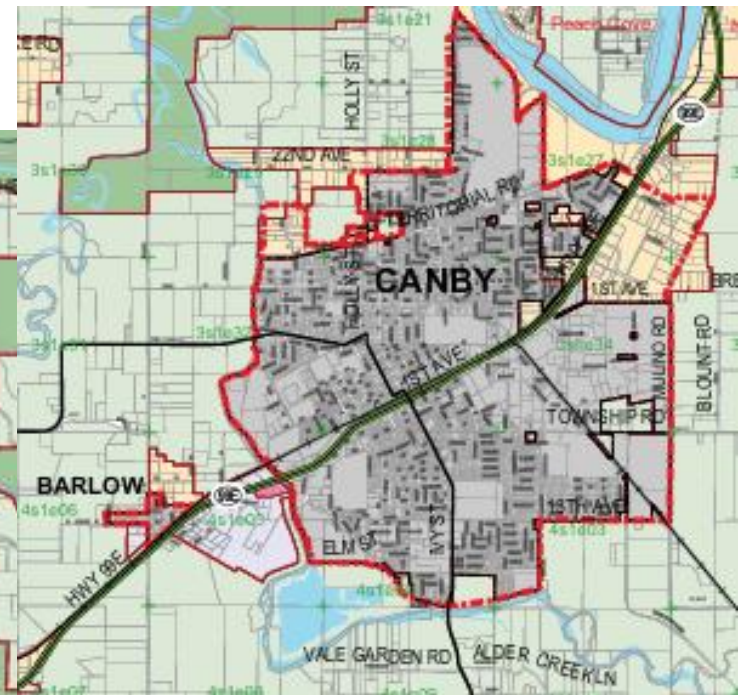
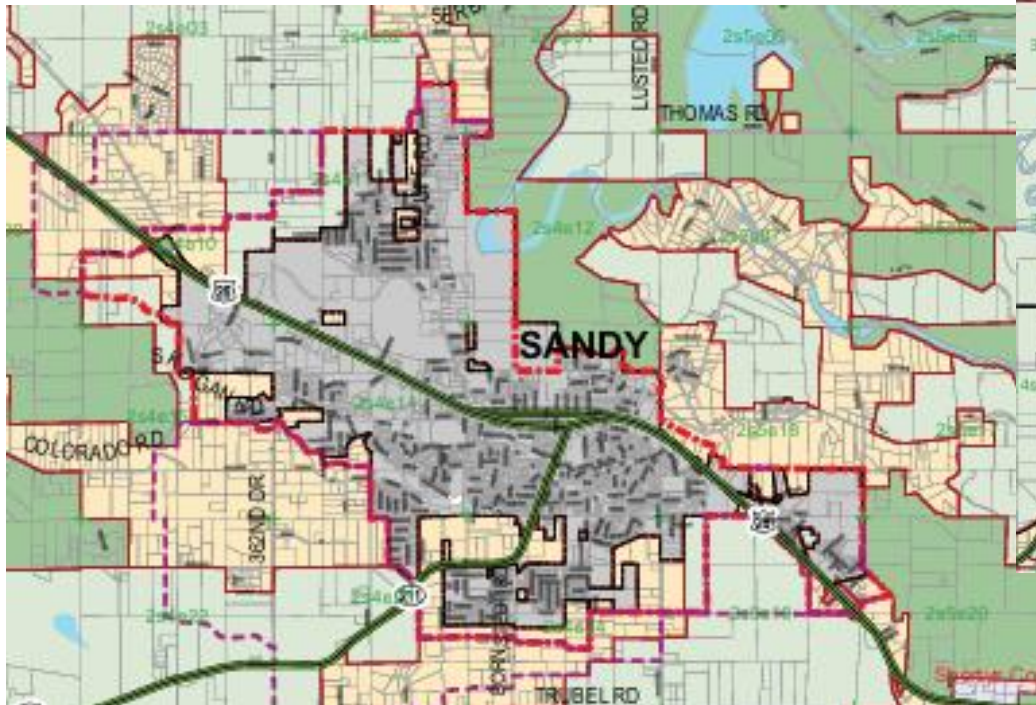
UGBS IN CLACKAMAS COUNTY

In Clackamas County, the cities within the Portland metropolitan area are all a part of a regional UGB.



UGBS IN CLACKAMAS COUNTY

In Clackamas County, there are also five “rural cities” that have their own UGBs: Barlow, Canby, Estacada, Molalla, and Sandy



WHO DECIDES WHERE THE UGB IS LOCATED?

Portland Metro Area UGB: Metro (the regional government)

Every six years, Metro reviews the UGB and determines if there is a need to add more land; this review is done in close coordination with the cities and counties in the metro area.

The county does not adopt an expansion to the metro area UGB.

Rural Cities: the city

Cities must periodically compare their 20-year land supply for housing and jobs to the 20-year land demand for housing, employment, open space, and recreational needs. If these needs cannot be accommodated by the land that is already inside the current UGB, then the city is required to expand the boundary to accommodate 20-years of anticipated growth.

Although this is a city-led process, state law requires the county also adopt a city's UGB expansion for joint submittal to the state.

HOW DOES A CITY (OUTSIDE METRO) EXPAND THEIR UGB?

To assess its UGB, a city must follow the state's rules and statutes to make sure they are managing their growth efficiently, providing adequate public engagement opportunities, and choosing land that is practical to serve and develop, and with minimal impacts to farm and forest lands.

In general, this includes the following steps and takes several years:

1. Determine need: compare land needs for expected household and employment growth with the amount of land available in the UGB
 - Contextualized Housing Need & Housing Capacity Analysis (HCA)
 - Housing Production Strategy (HPS)
 - Economic Opportunities Analysis (EOA)
 - Buildable Land Inventory (BLI)
2. Consider “efficiency measures”: try to accommodate the need inside the UGB
 - May include rezoning properties to allow more development

HOW DOES A CITY (OUTSIDE METRO) EXPAND THEIR UGB? (cont.)

3. Determine where to expand UGB: evaluate lands outside the UGB

- Create a study area outside UGB
- Consider land within study area in order of priorities identified in Statewide Planning (SWP) Goal 14
 - 1) Urban reserves
 - 2) Exception lands
 - 3) Land with lower-value agricultural soils
 - 4) Land with higher-values agricultural soils
- Assess land based on SWP Goal 14 locational factors
 - Efficient accommodation of need
 - Orderly and economic provision of public facilities and services
 - Comparative environmental, energy, economic and social consequences
 - Compatibility of urban uses with agricultural and forest uses outside the UGB

HOW DOES A CITY (OUTSIDE METRO) EXPAND THEIR UGB? (cont.)

4. Conduct public outreach: coordinating with the public, county, and other agencies is an important part of the consideration to expand a UGB and must be integrated into the city process
5. Adoption: must be considered through a public hearings process
 - City adoption
 - County adoption
 - Joint submittal to State (DLCD)
 - OAR 660-018-0021

WHAT IS THE COUNTY'S ROLE IN A CITY UGB EXPANSION?

The county has two main roles in a city's UGB review:

1. Advisory committees: County staff often participate on technical and/or policy advisory committees throughout the city's process to review its UGB. This opportunity allows staff to understand the decisions that the city is making and to help inform the decision that the county makes regarding adoption.

2. Adoption of new boundary: Ultimately, the county needs to adopt a city's expanded UGB boundary before it is sent to the state for acknowledgement. This adoption occurs after the city's adoption and gives the county a chance to review that the city has complied with the rules and statutes.