

## Chapter XIV URBANIZATION

### **BACKGROUND INFORMATION**

The City of Boardman, in coordination with Morrow County, adopted a Comprehensive Plan with its accompanying Comprehensive Plan Map, in 1978. The current (2003) city limits contains 2,594 acres; when including the Urban Growth Boundary(UGB), the total acreage is 3,680 acres. Of these, 1,086 acres are within the Urban Growth Area located to the east and on the south and easterly side of the City. The City of Boardman completed a Buildable Lands Inventory in 1997. This study is incorporated into the City's Comprehensive Plan by reference.

### **Population Forecast**

The population projections from the 1997 Buildable Lands Inventory were developed using a base population for the City of Boardman of 2,700 reflected a 1995 estimate developed by Portland State University and additional households were estimated using city building permit information for new housing starts since then. An additional population of 362 people in the Urban Growth Area (UGA) was estimate by counting housing units and applying the city's average number of people per household (3.2).

Under ORS 197, counties are required to coordinate population and employment projections with cities within the county for the purpose of developing projections of future housing needs. Population growth rates were negotiated between Morrow County and the Department of Land Conservation and Development (DLCD) based on information from the Office of Economic Analysis (OEA) and the City of Boardman. DLCD policy is for counties to use the OEA growth rates, with the opportunity to suggest modifications based on location conditions that could affect projections. Between 1997 and 2002, the parties agreed to use an average growth rate of 4.0 percent, higher than the previous OEA estimate of 2.44 and 1.44 percent for 1997-2000 and 2000-2002 respectively, The higher estimate reflects several planned development that will generate significant employment in North Morrow and Umatilla Counties, including the Army Depot Incineration, Wal-Mart distribution center and the State Prison in Umatilla County. Between 2002 and 2017, the county and the state agencies agreed to use projected OEA forecasts which declined from 1.74% in 2002 to 1.33% by 2017.

It should be noted that many individuals in the community disagree with the OEA's projected growth rates, believing that they will be much higher. Projected 2020 population within the Boardman Urban Growth Boundary is 5,058 Table 1 which is based on maintaining the same pro-rata share of County population and using a rate of 1.33%. On the other hand, others note that past local projections have often over-estimated expected population growth.

**Table 14-1  
 Population Projections for the Boardman Urban Growth Boundary**

<b>Year</b>	<b>Growth Rate</b>	<b>Population</b>
1997		2,700 (City) 362 (Urban Growth Area)
1997-2002	4.00%	3,725 (estimated)
2002-2005	1.74%	3,923 (estimated)
2005-2010	1.56%	4,239 (estimated)
2010-2015	1.45%	4,555 (estimated)
2015-2017	1.33%	4,866 (estimated)
2017-2020	1.33%	5,058* (estimated)

\* NOTE: The 2017 to 2020 increase is based on a projection from 2017 at the same rate of growth  
 SOURCE: Buildable Lands Inventory, City of Boardman, 1997

## **URBAN GROWTH MANAGEMENT**

The City has adopted in the Development Code, the Future Urban (FU) Sub District which contains a minimum lot size of 10 acres to preserve land for future development at urban densities. Any proposal to annex new areas to the City must demonstrate that sufficient public facilities (including water, sewerage and transportation is available or will be installed in conjunction with any land development.

The City has specific policies regarding urbanization and are as follows:

### **GOAL XIV: URBANIZATION POLICIES**

1. Encourage orderly conversion of urbanizable land (designated as Future Urban (FU) on the City's Zoning Map) in a pattern to assure economical extension of municipal services.
2. To manage growth so that urban areas are developed when urban services (water and sewer) are available. Land adjacent to the City limits are preferred for service over areas on the fringe (near the Urban Growth Boundary (UGB) so that service are extended in a logical and orderly fashion.
3. Avoid sprawl and leap-frog development by encouraging infill and compact redevelopment in appropriate areas of the City.
4. The land use plan will provide for managed growth within the City.
5. The City shall work with Morrow County to maintain and modify the Urban Growth Boundary as agreed to in the Joint Management Agreement (1997) between the City and the County.
6. The City completed a Buildable Lands Inventory (BLI) in 1997 using the methodology in ORS 193 (House Bill 2709) and population figures from the State Office of Economic Analysis . The

findings indicated that the City has ample land to meet industrial, commercial and residential needs from 1997-2017.

7. The following policies apply to the conversion of urbanizable land to urban land (rezoning of Future Urban (FU) to the Residential District or Subdistrict:
  - Orderly economic provision for public facilities and services;
  - Availability of sufficient land for the various uses to insure choices in the market place;
  - Statewide planning goals and LCDC administrative rules; and
  - Encouragement of development within the urban areas, also known as the Future Urban before conversion of urbanizable areas.