

Policy for Timing of Rural to Urban Rezoning for UGB Expansion Areas

Item:

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Action Items:

- **Policy for Timing of Rural to Urban Rezoning for UGB Expansion Areas**
- **Zoning Map Amendments to Occur Later Based on Policy**
- *(Direction on this item can be provided later. However, this is a significant issue that the City and County should begin discussing for future action).*

Background:

This item only applies to the rural to urban rezoning of UGB expansion areas. Lands in the Urban Reserve must retain rural zoning until lands are included in the UGB through a future UGB amendment. Properties already within the current UGB already have urban zoning and will continue to be managed as they are now.

State law allows urban Comprehensive Plan map designations to be adopted at the time of UGB expansion. However, before City urban zoning can be applied throughout the UGB expansion areas, it is necessary to complete transportation and infrastructure plans to support future land use, based on the Comprehensive Plan map. Those plans will identify infrastructure sizing and mitigation necessary to support development when urban zoning is applied and as properties develop. Transportation and infrastructure planning is expected to be completed within 12-18 months. The 'Goal 5' natural resource plan updates also need to be completed for the UGB expansion areas during that time.

During that time or sooner, the City and County can decide how to address the rural to urban rezoning of properties within the UGB expansion areas. In the meantime, the rural zoning will remain in place and the proposed Interim IGA for the UGB expansion areas provides for the county to continue to administer the rural land development code and building code in UGB expansion areas. Policy options, and pros and cons, for rural to urban rezoning will be presented in more detail at a future time. Policy options may include the following:

1. Upzone all properties in UGB expansion areas from rural to urban zoning all at the same time only after the transportation, infrastructure, and natural resource plans have been completed, and manage those areas the same way lands in the current UGB are now managed.
2. Generally upzone most properties as noted in #1 above only after the transportation, infrastructure, and natural resource plans have been completed, but evaluate whether there are any areas that should be upzoned from rural to urban zoning sooner for some limited areas where sewer, water, and major transportation facilities are already in place and significant changes won't occur through the infrastructure plan updates.
3. Apply urban zoning only at the time an owner signs an annexation agreement and develops property to urban standards, where the annexation agreement is an automatic administrative action that is a condition of approval that goes concurrent with a development application.
4. Apply urban zoning only at the time an owner signs an annexation agreement and develops property to urban standards. However, establish criteria where an annexation agreement isn't an automatic administrative action, where the city may have criteria that provide for timing and direction of growth and urban zoning that is phased and coordinated with a capital improvement plan and coordinated city investments in infrastructure for given areas.
5. Apply urban zoning and authorize extension of urban services for urban development only when properties are annexed into the City (except where services such as Redwood Sewer are now authorized to serve rural levels of development which would continue).

