



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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MEETING NOTICE



LAND CONSERVATION AND DEVELOPMENT COMMISSION

**Agriculture Building
Basement Hearing Room**

635 Capitol Street NE

Salem, Oregon

April 21-23, 2004

The meeting location is accessible to person with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to Sarah Watson, (503) 373-0050 ext. 271, or e-mail sarah.watson@state.or.us; TTY: Oregon Relay Services (800) 735-2900.

Public Testimony

The Commission places great value on testimony from the public. People who want to testify are encouraged to:

- *Provide written summaries (20 copies to the Commission Assistant prior to the agenda item)*
- *Recognize that substance, not length, determines the value of testimony*
- *Endorse rather than repeat testimony of other witnesses*
- *The Chair may limit time for testimony on any item and may set time limits (usually 3 minutes) for individual speakers*

Thank you for taking the time to present your views.

Note: Because of the uncertain length of time needed, the Commission may deal with any item at any time in the meeting, except those set for a specific time. Anyone wishing to be heard on any item not having a set time should arrive when the meeting begins to avoid missing an item of interest. Topics not on the agenda may be introduced and discussed during the Director's Report, during the Commission's Business and Reports, or under Other.

The Commission may have a working lunch together and may discuss land use issues with staff at that time. They will not be making or deliberating toward any decisions.

The Commission's **Budget and Management Subcommittee** will meet during the lunch break on Thursday. The subcommittee will report to the full Commission during Commission Business. For additional information, contact Lainie Smith at 503-373-0050 ext. 243, or email lainie.smith@state.or.us

2:00 p.m. Wednesday, April 21, 2004

1. **Tour of the Mid Willamette Valley.** The tour bus will leave from the Department of Agriculture building's parking lot promptly at 2:00 pm. The tour will end at 5:00 pm. The tour bus capacity is limited to forty-six (46) passengers. Citizens are invited to tour with the Commission, but may have to supply their own mode of transportation. For more information, contact Gary Fish at 503-373-0050 ext. 254, or by email gary.fish@state.or.us

6:00 p.m. Wednesday, April 21, 2004

2. **Commission Work Session.** The Commission will have a work session at the Department of Agriculture building, 635 Capitol St. NE, Salem, OR 97301 – in Conference Room D, in the basement. This will be a dinner work session. For additional information, please contact Sarah Watson at 503-373-0050 ext. 271, or email sarah.watson@state.or.us

8:30 a.m. Thursday, April 22, 2004

- *3. **Public Comment.** This part of the agenda is for comments on topics not scheduled for discussion elsewhere on the agenda. The Commission chair will set time limits (usually 3 minutes) for individual speakers. The maximum amount of time for all public comments under this agenda item will be 30 minutes. If you plan to appear at public comment, please let the department know in advance by calling Sarah Watson at 503-373-0050 ext. 271, or email sarah.watson@state.or.us
4. **Metro Industrial Lands.** Metro staff and officials will report on Metro's proposal for additional industrial land supply necessary to meet the conditions of the Commission's Remand Order of Metro's Periodic Review Task 2. For additional information, please contact Meg Fernekees at 503-731-4065 ext. 34, or email meg.fernekees@state.or.us
5. **Commission Work Session on Proposed Administrative Rule (OAR 660, Division 023) Amending the Definition of Significant Aggregate Sites and Providing an Alternative Process for Local Government Review of Mining Proposals.** Department staff and the workgroup chair will report on the status of workgroup discussions and other matters related to the rulemaking effort. Public comment will not be taken, but the commission may discuss the report and provide further direction to the staff and workgroup (public testimony and adoption of the rule amendments are scheduled for the June 10, 2004 LCDC meeting). For information, please contact Bob Rindy at 503-373-0050 ext. 229, or email bob.rindy@state.or.us
6. **U.S. Commission on Ocean Policy: Implications for Oregon.** Bob Bailey will brief the Commission on the effect on Oregon Coastal Management Program of recommendations in the USCOP Report to the President. The Department is working with the Governor's

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office to prepare a Governor's response. For more information, please contact Bob Bailey at 503-373-0050 ext. 281, or email bob.bailey@state.or.us.

7. **Periodic Review, pursuant to ORS 197.628 to 197.644 and OAR 660, Division 25; and consideration of urban growth boundary expansion in the manner of periodic review.** The Commission considers matters related to periodic review usually by way of an appeal of the department's decision or upon referral by the department of a local government's work program or work task submittal. Consideration of matters relating to the expansion of urban growth boundaries is conducted in the manner of periodic review. Appeals and referrals of a periodic review work task or work program are decided by the Commission, based on the written record. The Commission may decide to hear oral argument. If oral argument is accepted it shall be limited to DLCD, the appellants and parties, and the local government. The Chair may limit time for testimony and may set time limits (usually 3 minutes) for individual speakers.
 - a. **Ontario.** Consideration of a request to modify the work program to add a task relating to economic development. For additional information, contact Mark Radabaugh at 541-388-6157 or mark.radabaugh@state.or.us
 - b. **Eugene/Springfield Metropolitan Area.** Consideration of a petition to keep optional periodic review tasks mandatory. For additional information, contact Marguerite Nabeta at 541-682-3132 or marguerite.nabeta@state.or.us
 - c. **McMinnville.** Referral of the city's submittal of an urban growth boundary expansion and periodic review task 1, relating to commercial land needs. For additional information, contact Jim Hinman at 503-373-0050 ext. 245 or email jim.hinman@state.or.us

Evening, Thursday, April 22, 2004

The Commission will have a social gathering hosted by Association of Oregon Counties and the League of Oregon Cities, by invitation only, during the evening hours on Thursday, April 22, 2004 at the Local Government Center. The Commission may discuss land use issues with staff at that time. They will not be making or deliberating toward any decisions.

8:30am Friday, April 23, 2004

8. **Oregon Housing & Community Services Department Presentation.** Bob Repine, Director, and Jack Kenny, Deputy Director, Oregon Housing and Community Services, will discuss housing issues and trends; technical assistance available from Housing to help local governments analyze housing needs; and suggestions on forming a closer working relationship between the departments, LCDC, and the Housing Council. For additional information, contact Jim Hinman at 503-373-0050 ext. 245, or email jim.hinman@state.or.us

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- 9. **Citizen Involvement Advisory Committee.** Peggy Lynch, Chair of the CIAC, will update the Commission on the April 16 CIAC meeting and report on the CIAC's education and outreach event in Hood River. For additional information, please contact Cliff Voliva at 503-373-0050 ext. 268, or email cliff.voliva@state.or.us
- *10. **Review and Possible Approval of Citizen Involvement Guidelines for Policy Development.** This item includes public testimony and possible commission approval of proposed "Draft 8" of the guidelines, (titled "Citizen Involvement Policy" or "Public Involvement Guidelines" in previous drafts). For additional information contact Bob Rindy at 503-373-0050 ext 229, or email bob.rindy@state.or.us
- 11. **Request to Appeal Pursuant ORS 197.090(2), (3), and OAR 660-010-0201 to – 0230.** State Law requires LCDC approval of the director's decision to seek review of a local government land use decision, an expedited land division or a limited land use decision. This item is a placeholder to be used only in the event such approval is needed. Only the DLCD Director, or department staff on the Director's behalf, the applicant and the affected local government may submit written or oral testimony concerning whether the commission should approve the director's request to file or pursue an appeal, or an intervention in an appeal, of a land use decision, expedited land division or limited land use decision.
- 12. **Minutes.**
- 13. **Director's Report. Informational.**
- 14. **Appointment of Transportation Subcommittee.** For additional information, please contact Bob Cortright at 503-373-0050 ext. 241, or email robert.cortright@state.or.us
- 15. **Commission's Business and Reports.**
- 16. **Review of Future Agenda.** For additional information, please contact Sarah Watson at 503-373-0050 ext. 271, or email sarah.watson@state.or.us
- 17. **Other**
The Commission reserves this time, if needed, for other business or for further consideration of any item on the agenda.

1:00 p.m. Friday, April 23, 2004

- 18. **Roundtable Discussion with Local Governments, the Confederated Tribes of the Grand Ronde Community of Oregon, and other invited guests.** The Commission will discuss local planning issues, economic development concerns, and streamlining issues with invited representatives of local governments, the Confederated Tribes of the Grand Ronde, and other invited guests. The public is invited, however, no public testimony will

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be taken. For more information, contact Gary Fish at 503-373-0050 ext. 254, or by email at gary.fish@state.or.us

The next LCDC meeting will be June 10-11, 2004, at the Government Center, 2nd Floor, Commission Hearing Room #219, 305 Main Street, Klamath Falls, Oregon.

Oregon's seven-member Land Conservation and Development Commission, assisted by the Department of Land Conservation and Development (DLCD), adopts state land use goals, assures local plan compliance with the goals, coordinates state and local planning, and manages the coastal zone program. The Commissioners are unpaid citizen volunteers appointed by the Governor and confirmed by the Senate. Commissioners are appointed to four-year terms and may not serve for more than two consecutive terms. The statute establishing the Commission, ORS 197, also directs that they be representative of the state. The Commission meets approximately every six weeks to direct the work of the Department of Land Conservation and Development (DLCD).

Current Commission members are:

Dennis Derby (Portland)
Marilyn Worrrix (McMinnville)
Gary Harris (Madras)
Ron Henri (Talent)
Tim Josi (Tillamook)
Margaret Kirkpatrick, Vice Chair (Portland)
John H. Van Landingham, Chair (Eugene)

LCDC 2004 Tentative Dates and Location

July 15-16 LaGrande
Sept 30-Oct 1 Astoria
November 4-5 Salem
December 9-10 Salem

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- | | | | |
|-----|---------------|---|--|
| 191 | Shetterly | If the Commission directs the department to do that, we would take that direction very seriously. | |
| 192 | Jerome | | o know which tasks you do |
| 196 | Worrix | | |
| 197 | Jerome | | |
| 205 | VanLandingham | | chedule this matter as being |
| 216 | Kirkpatrick | | on. |
| 224 | Shetterly | | re Goal 5 is mandatory, but |
| 227 | Worrix | | hat Goal 5 is being kept
e original petition? |
| 236 | Kirkpatrick | | ther it's mandatory or not? |
| 241 | Hallyburton | | hether a task was mandatory
at task 7 is not subject to the |
| 255 | Derby | Withdraws motion. | |
| 258 | Harris | Withdraws second. | |
| 273 | Kirkpatrick | Motion - Moves to grant the petition to require the completion of the Eugene/Springfield Metro tasks 11, 12, & 17, deny the petition to keep task 6 mandatory, and defer consideration of sanctions until no sooner than July 1, 2005. | |
| 280 | Josi | Second motion. | |
| 285 | VanLandingham | Unanimous - all members present. | |
| 313 | VanLandingham | Recesses at 2:29 p.m. | |
| 314 | VanLandingham | Reconvenes at 2:43 p.m. | |

Agenda Item - 7c - McMinnville - referral of the city's staff expansion and periodic review task 1, relating to com

with boundary

- | | | | |
|-----|---|--|---|
| 349 | Jeff Condit,
City of
McMinnville | We would ...
minute | additional 5 |
| 351 | VanLandingham | I'm
relati | continue in |
| 400 | Josi | Motion. | |
| 401 | Josi | Seconds. | |
| 402 | Worrix | Discloses t...
has sold and
States that the
into an incredib. | and
ussed.
ars of work |
| 435 | VanLandingham | Unanimous vote - | |
| 442 | Jim Hinman,
DLCD Staff | Testifies and submi.
Periodic Review (Ex | egarding the McMinnville
Discusses 3 exhibits given to |

April 21 Ledemak
A) Response to Exp
B) Exception
C) Double Goal Report
Task 7 + UGB
D) Objections?

GET AGENDA

These minutes are in compliance with the Public Meeting Laws. Only text enclosed in quotation marks reports a speaker's exact words. For complete contents, please refer to the tapes.

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Commission members that were not originally included in the members packets, to help with the Commission's deliberation (**Exhibits X, Y, Z**).

- 465 VanLandingham Is there any protocol for adding new information into the record?
- 466 Shipsey There is nothing in the rule whether you can or cannot accept new information into the record.
- 474 VanLandingham Does the city have any objection to the material?
- 475 Condit That is fine.
- 489 Kirkpatrick **Motion** – Moves to accept new materials into the record regarding the McMinnville Periodic Review.
- 490 Harris Seconds motion.
- 491 VanLandingham **Unanimous** – all members present.
- 500 Condit Testifies and submits written testimony regarding the McMinnville UGB issue (**Exhibit DD**). Asks the Commission to defer to the local government's policy decisions regarding the Goal 1 & 2 issues.
- 559 **Ed Gormley, McMinnville Mayor** Testifies regarding the McMinnville UGB issue. States that DLCD staff has not been consistently involved in the local government process.
- Tape 6, Side A**
- 002 Gormley Continues with testimony regarding the McMinnville UGB issue.
- 034 **Mary Kyle McCurdy, 1000 Friends of Oregon, Staff Attorney** Testifies and submits written testimony regarding the McMinnville UGB issue (**Exhibit U**).
- 046 Henri Has 1000 Friends been involved in this process for very long?
- 047 McCurdy Yes, particularly, Mr. Sid Friedman.
- 048 Henri Would you agree with the statement that DLCD staff has not been involved with this process?
- 049 McCurdy I do not agree with that statement.
- 053 **Sid Friedman, 1000 Friends of Oregon** I agree with Ms. McCurdy. Explains that he has been involved with this process from the beginning until now.
- 057 VanLandingham Were you at the hearings raising some of the same issues that DLCD staff was raising?
- 058 Friedman Yes, I have been at every meeting and would agree.
- 064 Hinman Discusses his involvement in the McMinnville UGB process. Discusses staff report discussing the options the Commission has regarding McMinnville's UGB, (**Exhibit Q**). Cites (**Exhibit CC**) Objections 1 & 2 regarding the Responses to Exceptions, which modifies previous staff report (**Exhibit Q**).
- 172 VanLandingham DLCD staff doesn't feel that the city has explained how it is addressing redevelopment in R2 zones, or why it isn't counting duplexes on corner lots?

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- 176 Hinman Correct. Continues with staff briefing (**Exhibit M**) regarding responses to exceptions # 3. Discusses the different housing "types" and "needs".
- 234 VanLandingham In the city's planned need analysis, should there be a land category designation as "affordable housing"?
- 237 Hinman I don't think that we have ever instructed cities to do that. Cites ORS 197.296 (**Exhibit S**). Explains that "needed housing type" is defined by statute and by rule as, housing types to meet the housing needs at various price ranges and rent levels.
- 274 VanLandingham Does there need to be a category of land designation as "affordable housing"?
- 279 Hinman There is an argument that the statute could be construed that way, but that is not something we've said in the past.
- 281 VanLandingham What would be acceptable language for "needed housing"?
- 283 Hinman What is lacking in the plan is an analysis for the types of "needed housing".
- 299 VanLandingham So the city needs to give some type explanation of how it is addressing the needed affordable housing units.
- 302 Hinman Yes, and to explain whether they inadvertently stated that they didn't plan for any government assisted housing on buildable land.
- 312 Worrix Do you think part of the confusion comes from the types of "housing" that are listed, and then government housing is listed separately?
- 328 Hinman Yes, I believe so. Government assisted housing is also multi-family housing which can be fit into the other housing types listed.
- 331 Worrix Have you had discussions with the city about how they are addressing government and farmworker housing?
- 334 Hinman No, this isn't an issue that we've raised, but was raised by the objectors, explains.
- 349 VanLandingham Staff's job is to evaluate the objections.
- 352 Hinman Continues with testimony regarding floor area ratio and economic opportunities analysis, objections 4 & 5 (**Exhibit CC**).
- 402 VanLandingham Do you think that the city is overestimating their need for commercial space?
- 404 Hinman Yes.
- 410 Worrix States concern with the (**Exhibit X**) example and the numbers that are involved. Are we giving the city enough leeway to take into account the city's pattern of development and local factors?
- 444 Hinman We recognize that there would be a variety of types of development, but we are asking the city to do a re-look at the issue to see if they can come up with a more average floor area ratio number. Continues testimony regarding parklands, objection 6 (**Exhibit CC**). Continues testimony regarding floodplain lands, cites map (**Exhibit DD**).
- 581 Leon Laptook,
Co-Director Testifies and submits written testimony regarding McMinnville's UGB (**Exhibit V**).

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Community
Development
Law Center

Tape 6, Side B

002	Laptook	Continues with testimony on McMinnville's UGB appeal. Discusses their objections to the City's submittal of their UGB plan.
031	Kirkpatrick	When did you get involved with this process.
032	Laptook	Late summer, 2001.
034	Derby	What you are looking for is an allocation for affordable housing?
035	Laptook	Based on the work that we've done, we've concluded that there will be a significant need for multi-family housing.
041	Derby	Is there a component of "affordable" needs that are met with single-family housing?
042	Laptook	Yes.
044	Derby	Aren't most of the government assisted housing programs accomplished by private property ownership?
049	Laptook	The Housing Authorities around the state have been developers of affordable housing, but non-profit developers are developing the vast majority.
054	VanLandingham	It seems that your point is that the city of McMinnville needs to account for multi-family housing land?
060	Laptook	Correct. We are narrowly focused on Goal 10, affordable housing, and trying to represent the interest of low-income people and their pursuit of affordable housing.
065	VanLandingham	What did you want out of the analysis of government housing?
069	Laptook	Explains that the issue they want looked into is the split between multi-family and single family housing.
077	VanLandingham	What were some of the things you suggested to city staff when you met with them to address the needed housing issue?
078	Laptook	Explains that they noted the historical un-utilization of the land as well as lot size.
091	VanLandingham	What is your understanding of "used" housing?
094	Laptook	Existing housing was my understanding.
096	Worrrix	Did the city suggest to you that used housing was the specific source of housing that they were referring to?
099	Laptook	I understood that and got my information from the "housing needs analysis" table.
124	Mark Davis, Citizen	Testifies and submits written testimony regarding the McMinnville UGB issue (Exhibit W). Discusses his belief that the "buildable land" is overstated by over 100 acres due to the analysis of park land need. States concern for sending issue back to City for more public testimony. Asks for an outside third party to help resolve the issue.
194	Worrrix	Asks how Mr. Davis arrived at the numbers for the community parks

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- and what percentage is in the flood plains.
- 201 Davis Explains that there are 64% of area parks that have been developed in flood plains and how he arrived at that number.
- 223 Worrix If there was one city park that was in a flood plain, and everything else was outside of that, your numbers could get us in a bind.
- 226 Davis Yes, but the record shows that there is a considerable amount of acreage, both slopes and flood plain, so 1/3 of the acreage is not buildable.
- 233 Friedman Testifies and submits additional testimony regarding McMinnville's UGB issue (**Exhibit DD**). Discusses the need for housing expansion, cites (**Exhibit DD**).
- 292 VanLandingham Is there vacant R2 land that the city is not counting as developable?
- 293 Friedman ~~There is vacant R2 land, but the city is saying that there will be no multi-family housing built on that. As a result they are projecting the density in the R2 zone to drop dramatically resulting in a larger need for UGB expansion.~~
- 304 Derby The present R2 zoning is 7500 sq. foot for a lot?
- 305 Friedman I believe that it is either 7000 or 7500 sq. feet.
- 307 Derby With that density ceiling, would multi-family housing be an insufficient use of that land?
- 309 Friedman Explains that multi-family housing is far better use of land than single family housing.
- 318 Derby Asks about planned development in the R2 zone.
- 323 Friedman Through the planned development process, multi-family housing is allowed in the R2 zone, but because of that the R2 zone has now exceeded its allowable density. Continues with testimony and discusses floor area ratios.
- 361 Condit Because of the amount of testimony that the objectors just gave, asks the commission for additional time to rebut testimony.
- 369 VanLandingham Recesses at 4:22 pm.
- 375 VanLandingham Reconvenes at 4:38 pm. Discusses that there will be a special meeting for McMinnville testimony only scheduled in the future.
- 416 Shetterly I support this process while I realize that it's an inconvenience for the parties involved.
- 431 VanLandingham While this is time consuming, I believe that it will be beneficial.
- 442 Terry Moore, EcoNorthwest consultant for City of McMinnville Discusses his background and involvement with the McMinnville UGB issue. Discusses submitted testimony (**Exhibits AA & DD**). Rebuts issues brought up by appellants – population projection and growth rate.
- 463 VanLandingham How did you arrive at the 2.2% growth rate?
- 465 Moore We looked at the historic trend and determined that the 4% growth rate would be difficult to uphold. Discusses and explains that there are always uncertainties in making population projections. Discusses the

- multi-family issue and how the city projected its numbers.
- 582 VanLandingham In your projections you have stated that there would be a 60/40% split between single and multi-family housing?
- 585 Moore Correct, that is in the R5 zone. There are other zones where multi-family housing could and has been built.
- 598 Doug Montgomery, Planning Director for the City of McMinnville Continues with testimony regarding R-2 zoned land and cites (Exhibit AA).
- Tape 7, Side A**
- 004 Worrix Asks for clarification on the size of land required for R-2 zoning.
- 006 Montgomery There has to be 8000 sq. feet available for a duplex.
- 008 VanLandingham The current code allows for duplexes on corner lots that are at least 8000 sq. feet, but in the last thirteen years you haven't found that someone has re-developed a single family house into a duplex on a lot of that size?
- 014 Montgomery No, I cannot recall that happening.
- 016 Harris Can you explain why there is going to be no multi-family housing in the new R-2 zone?
- 020 Montgomery Discusses that in McMinnville there is a sanitary system limitation. Discusses how they came up with the 38% in the R-2 zone and how it is shifting to the R-5 zone.
- 031 Moore Discusses the differences in R-5 and R-2 zoning and that the city has had a flexible planning process. Discusses farm worker and assisted housing issues. Agrees that because McMinnville has grown by 90% in the last 20 years without any Urban Growth Boundary expansion, there isn't a lot of multi-family housing land available.
- 078 Condit "Government housing" is defined as a housing type by statute, but that doesn't make much sense. Discusses some of the problems with how the statutes interpret zoning types.
- 099 Shipsey Cites ORS 197.309.
- 110 VanLandingham Does that mean that the city can't designate land as being only available for people with a specific income or as a housing of a certain price?
- 113 Shipsey Yes.
- 115 Condit Explains that when the committee that wrote the statute was discussing this issue, it was to prohibit any inclusionary zoning.
- 137 VanLandingham Staff's concern was that the City's plan was to have no new affordable housing. But you are treating affordable housing as part of the multi-family demand?
- 140 Moore Primarily, yes.
- 146 VanLandingham But you addressed that need through the multi-family and single family demand supply. The concern was that you didn't include incomes and

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- housing prices in your analysis.
- 149 Moore Explains that they did consider those issues, but it is a very difficult issue to predict.
- 161 VanLandingham Where does manufactured housing fit into this equation?
- 163 Moore We classify it as single family, affordable housing.
- 170 VanLandingham Are you assuming the same density in manufactured housing as you do with regular single family housing?
- 172 Moore That depends on where the house is located, in a manufactured home park or on a small lot.
- 180 Kirkpatrick Is it possible to clarify why the housing splits numbers that you and 1000 Friends came up with are different?
- 186 Hinman Clarifies chart regarding housing mixes (**Exhibit R**).
- 196 **Bob Parker, EcoNorthwest** Refers to housing chart and how they determined manufactured housing zoning.
- 209 VanLandingham ~~Is your assumption that manufactured homes in a sub-division would have the same density as a stick built house?~~
- 211 Parker Yes, except for the R-1 zone.
- 213 VanLandingham So the 40% explanation is that multi-family includes housing types other than just apartments?
- 214 Parker Yes.
- 215 VanLandingham Are there any townhouses or row houses in McMinnville now?
- 217 Montgomery Yes, we have townhomes.
- 220 Moore Discusses the floor area ratio issue (**Exhibit AA**). Gives example of how they can come up with different floor area ratios.
- 261 Montgomery Discusses the city's plan for the three park types; neighborhood parks, community parks and greenway space.
- 284 VanLandingham Was there damage from the 1996 flood and can you describe it?
- 285 Montgomery Discusses the damage that was done to the park areas.
- 296 Moore Explains that there can be enough park land available in one area, but it may not be where it is needed in the city.
- 310 Condit Discusses the floodplain issue relating to Goal 14 and how the city came up with their study. Cites maps included in (**Exhibit DD**).
- 368 Harris Are there floodplain lands that are being farmed that will be acquired and brought into the city plan and no longer farmed?
- 370 Condit No, the plan is to bring in sub areas – including some farm land. But in the future, these farmlands will reach up against these residential areas.
- 390 Worrix Why would there ever be annexation at Norton Lane?
- 397 Moore Hypothetically the area could be transferred from a floodplain to an urban open space.
- 403 Worrix Could it also be traded to the city for a park?
- 407 Condit Yes.

- 412 Worrix Discusses that there should be some clarity when these plans are developed concerning farmland.
- 423 Condit Explains that this issue is where the boundary is drawn and why.
- 431 Harris Sid Friedman suggested that there was 1300 acres of developable land that wasn't going to be used. Where is that?
- 444 Montgomery Explains that the city's inventory shows that there are 864.5 buildable acres within the boundary which includes 326 acres of industrial land.
- 506 Hinman Discusses park zoning and floodplain issues brought up by city and how he came up with his conclusion, cited in (Exhibit CC).
- 523 VanLandingham Have you changed your opinion about the city's testimony regarding their parkland and floodplain issues?
- 527 Hinman I have not received that data from the city to provide me with the information that I need to evaluate that.
- 548 Kirkpatrick I thought the city had provided that.
- 554 VanLandingham We will have staff look at the maps compared to their data before our next meeting to evaluate that.
- 566 Worrix Having heard the city's arguments regarding population projections, are you more comfortable with that information now?
- 574 Hinman Explains that he didn't hear any other information from the city as to why they would accept the short-term downturn in population projection instead of the long-term upturn of population projection.

Tape 7, Side B

- 003 Hinman Continues with discussion of McMinnville's population forecast.
- 004 VanLandingham Discusses that he heard Mr. Moore state that the city should not be responsible for the county's population projection.
- 008 Hinman Explains that they are accountable to work with the county's, but they are accountable to the state economist on their calculations. We agreed with the city that the growth rate based on historical data was very reasonable.
- 032 VanLandingham Why is the DLCD staff objecting then? County?
- 035 Hinman The objection was that the forecast was not entirely consistent in regards to the unincorporated part of the city.
- 042 Derby Do you feel that the 2.2% population growth is supportable?
- 054 Hinman Yes. Explains that the growth rates go up and down, so it is justified to pick a growth rate on the low end.
- 067 Derby The practical limitation is the county forecast didn't fit with the last two decades of growth rate?
- 070 Hinman Rates of growth are hard to sustain in the long term.
- 073 Derby Discusses that it seems inconsistent to tell the city that they need to use the county's projections which were on the high end.
- 084 Hinman The city did present a forecast based on a certain rate of growth that we agreed to, but you are raising the question of if that rate could have been higher?

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- 088 Derby I am raising the rationale behind the objection.
- 091 Hinman Explains that the issue is the consistency of the whole forecast. It is supportable to say that the city's population forecast is supported by factual evidence.
- 112 VanLandingham We are going to stop our discussion here. Reminds the Commission that this matter of Periodic Review is a quasi judicial issue and if it is discussed before the next meeting, it should be revealed.
- 119 McCurdy Some responses from the city regarding this issue is new evidence to us, and we'd like the opportunity to respond to that.
- 125 VanLandingham Adjourns the meeting at 5:53 pm.

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Tape 8, Side A

- 009 VanLandingham • Calls meeting to order at 8:42 a.m.

Agenda Item 8 - Oregon Housing and Community Services Department Presentation

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- 036 **Jim Hinman** Submits staff report regarding Oregon's statewide Planning Goals and Guidelines, Goal 10 (**Exhibit FF**). Introduces the staff from the Oregon Housing and Community Services Department.
- 067 **Bob Repine, Director, Oregon Housing and Community Services** Testifies and submits written testimony regarding the Oregon Housing and Community Services Department and Goal 10 Housing issues (**Exhibits GG & HH**). Discusses State Housing Analyst - DLCD support (**Exhibit II**). Discusses issues and trends; technical assistance available from Housing to help local governments analyze housing needs; and suggestions on forming a closer working relationship between the departments, LCDC, and the Housing Council. Explains the development of the housing strategy that was the forefront to ORS 197.637 (**Exhibit JJ**). Discusses excerpts from the Feb 27, 2004 - Housing Council minutes (**Exhibit KK**).
- 175 **Jack Kenny, Housing and Community Services** Discusses and explains the development of the chart regarding oversight, tactical/strategic plans, and most extensive impact/ long term impact statewide plans (**Exhibit KK**).
- 177 Josi I was wondering if there is a definition of "smart growth".
- 179 Repine "Smart Growth" for our department is used to look ahead to future growth and planning to see what will work for housing needs, gives example.
- 208 Shetterly For DLCD "smart growth" is the coordination between transportation growth management and how it fits with economic development.
- 217 Repine It would be good for our two agencies to come up with the same common term regarding Goal 10 and "smart growth".
- 220 Josi 1000 Friends may have an entirely different idea of smart growth than either of the agencies.
- 223 Henri Discusses that there is a good website regarding and explaining smart growth.

These minutes are in compliance with the Public Meeting Laws. Only text enclosed in quotation marks reports a speaker's exact words. For complete contents, please refer to the tapes.

