City of Lafayette

"Third Oldest City in Oregon"

Phone:(503) 864-2451
Fax : (503) 864-4501

486 Third Street -PO Box 55 - Lafayette, Oregon97127-0055

LAFAYETTE PLANNING COMMISSION

NOTICE OF PUBLIC MEETING

THE PLANNING COMMISSION OF THE CITY OF LAFAYETTE WILL MEET IN REGULAR SESSION THURSDAY, OCTOBER 16, 2014 AT 7 PM IN THE CITY HALL MEETING ROOM AT 486 THIRD STREET (99W), LAFAYETTE, OREGON.

AGENDA IS AS FOLLOWS:

1. CALL MEETING TO ORDER
2. ROLL CALL AND ELECTION OF CHAIRPERSON
3. APPROVAL OF THE AUGUST 21, 2014 MEETING MINUTES (no meeting in September)
4. **PUBLIC HEARING:** None.
5. **WORK SESSION:** Review of UGB expansion materials.
6. NEW BUSINESS
7. OLD BUSINESS
8. NEXT MEETING: NOVEMBER 20, 2014 -- Public hearing for the UGB expansion proposal.
9. ADJOURNMENT

The location of this meeting is accessible to the disabled. If you will need any special accommodations to attend or participate in the meeting, please notify City Hall, at (503) 864-2451, at least 24 hours before the meeting.

Lafayette Planning Commission

TO: LAFAYETTE PLANNING COMMISSION

FROM: JIM JACKS, CITY PLANNER
MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS

SUBJ: UGB PROCESS

DATE: OCTOBER 16, 2014

The city's urban growth boundary (UGB) review process has progressed to the step of reviewing materials from the past several months in preparation for the Planning Commission public hearing on November 20, 2014.

The materials for October 16 are not the final documents that will be entered into the record during the public hearing on November 20. They include several memo's, some of which you have seen in June and August of this year as well as some revisions to some of the memos that were presented in the past several months.

Initially, it would be logical to read the memo on the population projection because it establishes how many people are forecasted to be living in the city in 20 years (2033).

Then the memo on the Buildable Land Inventory (BLI) and Housing Needs Analysis (HNA) could be read. It revises some of the numbers that have been presented previously. The BLI and HNA provide the inventory work to establish how many acres need to be added to the UGB to accommodate the forecasted population.

Then the "Big Picture" memo could be read as it provides information on all of the 7 areas the Commission has reviewed to determine which of areas surrounding the current city limits/UGB are the most suitable areas to consider further.

Then the memos that focuses on Areas 1, 2 and 4 can be read followed by the memo on the sewer and water serviceability to each area.

Lastly, read the memo on the recommendation for the specific properties to be added. It is revised from the last time you read it because the BLI/HNA has resulted in a different number of acres that need to be added to the UGB. The previously recommended areas add up to more acres than the BLI/HNA justify.

We will discuss which properties might be more suitable to delete from the list of properties to be added.

Lafayette Urban Growth Boundary

TO: LAFAYETTE PLANNING COMMISSION

FROM: JIM JACKS, CITY PLANNER
MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS

SUBJ: UGB RESIDENTIAL LAND REVIEW PROCESS -- POPULATION FORECAST

DATE: OCTOBER 16, 2014

PURPOSE

The purpose of this memo is to provide a population forecast for the city's urban growth boundary (UGB) review process.

BACKGROUND

Lafayette is reviewing its UGB to determine if an expansion is needed to accommodate future population and residential growth. The Statewide Planning Goals and applicable Administrative Rules require each city to provide sufficient land in its UGB to accommodate growth for a 20 year period. The population forecast is the basis of the city's UGB review and will be adopted as part of the process.

Oregon Administrative Rule (OAR) 660-024-0040(1) states, in part:

> (1) The UGB must be based on the adopted 20-year population forecast for the urban area described in OAR 660-024-0030, and must provide for needed housing,...over the 20-year planning period consistent with the land need requirements of Goal 14 and this rule. The 20-year need determinations are estimates which, although based on the best available information and methodologies, should not be held to an unreasonably high level of precision.

Oregon Administrative Rule (OAR) 660-024-0040(4) states:

> (4) The determination of 20-year residential land needs for an urban area must be consistent with the adopted 20-year coordinated population forecast for the urban area, and with the requirements for determining housing needs in Goals 10 and 14, OAR chapter 660, division 7 or 8, and applicable provisions of ORS 197.295 to 197.314 and 197.475 to 197.490.

Lafayette has not expanded its UGB since the Comprehensive Plan was initially adopted over 30 years ago. The population increased 101% (doubled) from 1,292 in 1990 to 2,586 in 2000. In the following decade the population increased 45% from 2,586 in 2000 to 3,742 in 2010. The Oregon Population

Research Center's annual population estimates for Lafayette since the April 1, 2010 decennial census follow:

July 1, 2011: 3,745
July 1, 2012: 3,735
July 1, 2013: 3,755

YAMHILL COUNTY'S 2012 COORDINATED POPULATION FORECAST

State Statute (ORS 195.036, Area Population Forecast; coordination) and Administrative Rule (OAR 660-024-0030, Population Forecasts) place the responsibility for coordinated population forecasts with counties. On November 8, 2012 Yamhill County adopted the "Population Forecasts for Yamhill County, its Cities and Unincorporated Area 2011 - 2035" (the "Forecast"). It is a coordinated population forecast for the county and the 10 cities in the county (Attachment 1 is selected pages). The OPRC prepared the 115-page report. The Forecast addressed factors such as age composition, school enrollment, births and fertility, housing and households, annexations, migration and employment.

The Forecast established population figures for the years 2012, 2015, 2020, 2025, 2030, 2032 and 2035 (Appendix 2, table "Populations for Yamhill County, Its Cities, and Unincorporated Area,", p. 58). Lafayette's forecasted population is 5,552 in 2032. The base date for the city's 20 year UGB review is July 1, 2013 and the twentieth year will be 2033. The Forecast includes a figure for 2032, but not for 2033, thus the 2032 figure of 5,522 will be extended one year to 2033.

The average annual percentage growth rate in the Forecast changes over time. The rate from 2012 to 2020 is 1.8% per year; from 2020 to 2025 it is 2.1% per year; from 2025 to 2030 it is 1.9% per year and from 2030 to 2035 it is 1.6% per year (Appendix 2, table "Average Annual Growth Rate," p. 60).

LAFAYETTE POPULATION FORECAST TO 2033

The date used as the base for the 20 year period is July 1, 2013 because it is the most recent annual estimate of Lafayette's population by the OPRC. Because the Forecast's average annual growth rate from 2030 to 2035 is 1.6% per year, the extended forecast for Lafayette from 2032 to 2033 uses the 1.6% figure. The calculation follows.

2032 population forecast: 5,552 x 0.016 = 88 person increase for 2033.
5,552 + 88 = 5,640 people in 2033.

The forecasted 2033 population for Lafayette is 5,640 which is a 1,885 person increase from the 3,755 people certified by the OPRC as of July 1, 2013.

ADOPTION OF 2033 POPULATION FORECAST

The 2033 population forecast and the 2012 Yamhill County "Population Forecasts for Yamhill County, its Cities and Unincorporated Area 2011 - 2035" are proposed to be adopted by the city at the same time as the buildable land inventory, housing needs analysis and expanded UGB.

Attachment 1: Selected pages related to Lafayette's population projection from the 2012 Yamhill County coordinated forecast.

Lafayette Planning Commission

TO: LAFAYETTE PLANNING COMMISSION

FROM: JIM JACKS, CITY PLANNER
MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS

SUBJ: UGB PROCESS – LAND NEED – BUILDABLE LAND INVENTORY

DATE: JANUARY 16, 2014

BACKGROUND

The 1973 Oregon Legislature passed Senate Bill 100 which created Oregon's land use planning program. Senate Bill 100 requires each city and county to adopt a comprehensive land use plan and implement the plan with regulations such a zoning and development codes. The State's program includes 19 Statewide Planning Goals and Goal 14, Urbanization, addresses urban growth boundaries (UGB). Urban growth boundaries are a salient element of the program. Each city is required to adopt a UGB and expand it as necessary to provide sufficient land to accommodate 20-years of growth.

Goal 10 address housing and is an important factor in establishing and maintaining a UGB with sufficient land to accommodate population growth, and commercial, industrial and public land needs.

A UGB is a line around a city with the land inside the UGB designated for urban uses and urban levels of development, and land outside the UGB designated for rural uses. The City of Lafayette established its UGB over 30-years ago as part of adopting its first comprehensive land use plan. Initially, the UGB was larger than the city limits, but over time property owners requested to be annexed to the city limits which allowed the property to be developed at urban densities and now the city limits has grown out to the UGB – the city limits and the UGB are the same line.

Thirty-years of growth has carried urban development out to the UGB and the City of Lafayette has entered into a review of its UGB for residential land needs to determine if it should be expanded and if so, how much expansion is justified and which properties should be added.

The Land Conservation and Development Commission's Oregon Administrative Rule (OAR) 660, Division 24, addresses the establishment of, and changes to UGBs. The City of Lafayette's UGB review process addresses needed residential land, but not other land needs such as employment (commercial and industrial lands) and public facility lands. OAR 660 allows cities to address selected categories of needed land.

Oregon Administrative Rule (OAR) 660-024-0040(3) states:

(3) A local government may review and amend the UGB in consideration of one category of land need (for example, housing need) without a simultaneous review and amendment in consideration of other categories of land need (for example, employment need).

As indicated above the city's UGB review process addresses needed residential land, but not other land needs such as employment and public facility lands.

The UGB review process includes, in general terms, two steps. The first is to forecast the city's population for 20 years and complete an inventory of the land in the current UGB to determine if there is sufficient land to accommodate the forecasted population. The UGB review is based on the 20-year population forecast in a separate memo which forecasts 5,640 people in 2033 -- a 1,885 person increase from the 3,755 people in the city limits as certified by the Oregon Population Research Center as of July 1, 2013.

As part of the first step, the current mix of housing (detached single family dwellings and detached manufactured homes on individual lots, attached single family dwellings (townhouses, condominiums), manufactured home parks, and multi-family are also inventoried. If there is sufficient land in the current UGB to accommodate the forecasted population growth, then no UGB expansion is needed. The inventory work is referred to as the Buildable Land Inventory (BLI). The housing mix work is referred to as the Housing Needs Analysis (HNA).

Typically, the UGB review process finds there is some vacant residentially zoned land that can accommodate some of the forecasted population, but not all of it, thus some land must be added to the UGB to accommodate the remainder of the forecasted population..

The second step is to inventory the land around the current UGB and determine which properties are suitable to be added to the UGB. Oregon Revised Statute 197.298 establishes that "urban reserve" areas will be added first (there are no urban reserves in the Lafayette area), then "exception areas" (there are exception lands in the Lafayette area), then "marginal lands" (there are no marginal lands in the Lafayette area), and then agricultural lands.

LAND NEED SAFE HARBORS

The UGB review process set forth in State Statute (ORS 197) and Oregon Administrative Rule (OAR 660-024-0040, Land Need) includes "safe harbors" for those cities that choose to use them. A safe harbor is "...an optional course of action that a local government may use to satisfy a requirement of Goal 14" (OAR 660-024-0010(7), Definitions). For example, a city may include information from the 2010 decennial census and may choose to not calculate some elements separately provided certain provisions are met. The benefits of using safe harbors is, the information is readily available and no appeal can be filed on those issues.

At the June 20, 2013 Planning Commission meeting, the safe harbors were presented to the Planning Commission in a memo and the Commission passed a motion to use the safe harbors.

The land need safe harbors follow:

OAR 660-024-0040 (8) (a): Persons per Household.

The safe harbor allows a city to estimate the persons per household for the 20-year planning period based on the persons per household from the data for the urban area published by the U.S. Census

Bureau. If the city had chosen to develop an estimate of the persons per household, the estimate would have taken time to develop, would have required assumptions that would have to be justified and would have been open to appeal. The Census data is readily available and is the most accurate data available to estimate persons per household.

The 2010 decennial census provides the following data as of the date of the census, April 1, 2010.

"Owner-occupied housing units:"	943.00
"Population in owner-occupied housing units:"	2,860.00
"Average household size of owner-occupied units:"	3.03
"Renter-occupied housing units:"	265.00
"Population in renter-occupied housing units:"	880.00
"Average household size of renter-occupied units:"	3.32

Aggregating the above data:

Total occupied housing units:	1,208.00
Total population:	3,740.00
Total average housing unit size:	3.10

The 3.10 persons per household is the safe harbor and is used in the UGB review. (Source: DP-1, Profile of General Population and Housing Characteristics: 2010. 2010 Demographic Profile Data.)

OAR 660-024-0040 (8) (b): Estimate Government-assisted Housing Separately.

The safe harbor allows a city whose development code regulates government-assisted housing the same as other housing to not be required to estimate the need for government-assisted housing as a separate housing type.

The Lafayette Zoning and Development Code regulates government-assisted housing the same as other housing types. The Residential Low Density District (R-1), Section 2.102.02, Permitted Uses, lists single family dwellings, manufactured homes, mobile home park, and residential care home or facility as permitted outright uses. The Residential Medium Density District (R-2), Section 2.103.02, Permitted Uses, lists single family dwellings, manufactured homes, mobile home park, duplex, multi-family housing, and residential care home and facility as permitted outright uses. The Residential Commercial District (RC), Section 2.104.02, Permitted Uses, lists single family dwellings, manufactured homes, duplex, multi-family housing, and residential care home and facility as permitted outright uses.

Using this safe harbor allows the city to not estimate government-assisted housing as a separate housing type.

If the city had chosen to estimate the need for government-assisted housing as a separate housing type, the estimate would have taken time to develop, would have required assumptions that would have to be justified and would have been open to appeal.

The city's UGB review process uses this safe harbor and does not estimate government-assisted housing as a separate housing type.

OAR 660-024-0040 (8) (c): Estimate Manufactured Homes Separately.

The safe harbor allows a city whose development code allows manufactured homes on individual lots as a permitted use in all residential zones that allow 10 or fewer dwelling units per net buildable acre to not be required to estimate the need for manufactured homes as a separate housing type.

The Lafayette Zoning and Development Code allows manufactured homes on individual lots as a permitted use in all residential zones that allow 10 or fewer dwelling units per net buildable acre. The Residential Low Density District (R-1) allows 10 or fewer dwelling units per net buildable acre. The R-1 District, Section 2.102.02, Permitted Uses, lists manufactured homes on individual lots and mobile home parks as permitted outright uses. The Residential Medium Density District (R-2) allows 10 or fewer dwelling units per net buildable acre. The R-2 District, Section 2.103.02 lists manufactured homes on individual lots and mobile home parks as permitted outright uses. The Residential Commercial District (RC) allows 10 or fewer dwelling units per net buildable acre. The RC District, Section 1.104.02 lists manufactured homes on individual lots as permitted outright uses.

Using this safe harbor allows the city to not estimate the need for manufactured homes on individual lots as a permitted use in all residential zones that allow 10 or fewer dwelling units per net buildable acre as a separate housing type.

If the city had chosen to estimate the need for manufactured housing on individual lots as a separate housing type, the estimate would have taken time to develop, would have required assumptions that would have to be justified and would have been open to appeal.

The city's UGB review process uses this safe harbor and does not estimate manufactured homes on individual lots as a permitted use in all residential zones that allow 10 or fewer dwelling units per net buildable acre as a separate housing type.

OAR 660-024-0040 (8) (d): Estimate Manufactured Home Parks Separately.

The safe harbor allows a city whose development code allows manufactured home parks required by ORS 197.475 to 197.490 in all areas planned and zoned for a residential density of 6 to 12 units per acre to not be required to estimate the need for manufactured home parks as a separate housing type.

The Residential Low Density District (R-1), Section 2.102.02, C, lists mobile home park as a permitted outright use, but because the R-1 District does not allow a density of 6 or more units per acre, OAR 660-024-0040(8)(d) does not apply to the R-1 District. The Residential Medium Density District (R-2), Section 2.103.02, L, lists mobile home park as a permitted outright use. The R-2 District's density includes the range of 6 to 12 units per acre as follows. The R-2 District does not have a minimum density, thus 1 dwelling unit on a 1-acre parcel would yield a density of 1 dwelling unit per net acre. A 2-plex (duplex) is required to have at least 9,000 square feet for a density of 9.7 dwelling units per net acre. A 3-plex is required to have at least 11,000 square feet for a density of 11.9 dwelling units per net acre, and a 19-plex is required to have at least 43,000 square feet for a density of 19.2 dwelling units per net acre.

Using this safe harbor allows the city to not estimate the need for manufactured home parks as a separate housing type.

If the city had chosen to estimate the need for manufactured home parks as a separate housing type, the estimate would have taken time to develop, would have required assumptions that would have to be justified and would have been open to appeal.

The city's UGB review process uses this safe harbor and does not estimate the need for manufactured home parks as a separate housing type.

As indicated above, the safe harbor allows a city whose development code allows manufactured home parks required by ORS 197.475 to 197.490 in all areas planned and zoned for a residential density of 6 to 12 units per acre to not be required to estimate the need for manufactured home parks as a separate housing type. The Residential Commercial (RC) District, Section 2.104.02, Permitted Uses, does not list manufactured home park as a permitted outright use. The RC District does not have a minimum density and includes a density of 6 to 12 dwelling units per net acre.

ORS 197.490, Restriction on Establishment of Park, Section 1 states:

> Except as provided by ORS 446.105 [temporary parks for construction and timber companies and government entities], a mobile home or manufactured dwelling park shall not be established on land, within an urban growth boundary, which is planned or zoned for commercial or industrial use. (emphasis added)

The safe harbor can be used even though the RC District does not allow manufactured home parks as a permitted or conditional use because Lafayette's RC District allows retail and office uses outright which makes the RC District, primarily, a commercial district (Section 2.104). Because the RC District allows commercial uses as permitted outright uses, ORS 197.490 prohibits the Lafayette Zoning and Development Code from allowing manufactured home parks in the RC District. The Lafayette Zoning and Development Code does not allow manufactured home parks in the RC District.

OAR 660-024-0040 (8) (e): Housing Vacancy Rate.

The safe harbor allows a city to estimate the housing vacancy rate for the 20-year planning period based on the housing vacancy rate from the most current data published by the U.S. Census Bureau for the urban area that includes the city.

If the city had chosen to estimate the housing vacancy rate, the estimate would take time to develop, would require assumptions that must be justified and would be open to appeal. The Census data is readily available and may be the most accurate data available to estimate the housing vacancy rate.

The 2010 decennial census provides the following data as of the date of the census, April 1, 2010 (Source: DP-1, Profile of General Population and Housing Characteristics: 2010. 2010 Demographic Profile Data.).

"Total housing units:"	1,314	100.0%
"Occupied housing units:"	1,208	91.9%
"Vacant housing units:"	106	8.1%

The 2010 census shows the housing vacancy rate on April 1, 2010, was 8.1% which was during the depths of the recent recession. Because it was during the recession it represents a housing vacancy rate that was not typical for the city in the past, for example, the 2000 census showed a vacancy rate of 5.3% (Source: 2000 Summary File 1, Matrices H3, H4, H5, H6, H7 and H16). To provide a rate that is considered to be typical for the next 20 years, the 2010 and 2000 rates are averaged and a vacancy rate of 6.7% is used in this memo (8.1 + 5.3 / 2 = 6.7%).

OAR 660-024-0040 (8) (f): Determine Housing Needs.

The housing needs safe harbor is lengthy. It establishes a primary path set forth in Subsection (8)(f) which is connected to Table 1, but allows alternatives set forth in:

Subsection (8)(g) which is linked to Table 2;
Subsection (8)(h); and
Subsection (8)(i) which is linked to Table 3.

The safe harbor is used.

The term "housing need" or "housing need analysis" is defined, in part, as "a local determination as to the needed amount, types and densities of housing..." (OAR 660-024-0010(3). The safe harbor, Table 1, includes a range of low, medium and high density housing mixes for cities with populations less than 2,500; 2,501 to 10,000; 10,001 to 25,000 and more than 25,000. For example, for cities of 2,501 to 10,000 population, Table 1, Column C, shows a safe harbor mix of 60% Low Density housing, 20% Medium Density housing, and 20% High Density housing.

Lafayette's current 3,740 population and forecasted population of 5,640 for 2033 is within the 2,501 to 10,000 category. As documented in the buildable land inventory spreadsheet the housing mix in the current UGB is 97% low density, 3% medium density and 0% high density. Based on the disparity between the city's actual housing mix (97: 3: 0) and the mix in Table 1, Column C (60: 20: 20), the city uses the alternative set forth in 660-024-0040(8)(i) which states:

> (i) As an alternative to the Housing Mix safe harbor required in subsection (f) of this section and in Column C of Table 1, a local government outside the Metro boundary that uses the housing density safe harbor in either subsection (f), (g) or (h) of this section may estimate housing mix using the Incremental Housing Mix safe harbor described in paragraphs (A) to (C) of this subsection, as illustrated in Table 3:
>
> > (A) Determine the existing percentages of low density, medium density, and high density housing on developed land (not "buildable land") in the urban area at the time the local government initiated the evaluation or amendment of the UGB;
> >
> > (B) Increase the percentage of medium density housing estimated in paragraph (A) of this subsection by 10 percent, increase the percentage of high density housing estimated in paragraph (A) of this subsection by five percent, as illustrated in Table 3, and decrease the percentage of low density single family housing by a proportionate amount so that the overall mix total is 100 percent, and
> >
> > (C) Zone to Allow the resultant housing mix determined under subparagraphs (A) and (B) of this subsection.

OAR 660-024-0040(8)(j)(J) defines "Zone to Allow" as:

> (j) "Zone To Allow" or "Zoned to Allow" means that the comprehensive plan and implementing zoning shall allow the specified housing types and densities under clear and objective standards and other requirements specified by ORS 197.307(3)(b) and (6).

Using this safe harbor allows the city to not determine housing needs separately. If the city had chosen to determine housing needs separately, it would have taken time to develop, would have required assumptions that would have to be justified and would have been open to appeal.

The city's UGB review process uses this safe harbor and does not determine housing need separately.

The safe harbor allows a city to determine housing needs using the combined Housing Density and Housing Mix safe harbors described in 660-024-0040(8)(f) and in Table 1, OR in combination with the Alternative Density safe harbor described under Subsection (8)(g) and in Table 2.

OAR 660-024-0040(8)(f) continues and says:

> To meet the Housing Density safe harbor in this subsection, the local government may Assume For UGB Analysis that all buildable land in the urban area, including land added to the UGB, will develop at the applicable average overall density specified in column B of Table 1. Buildable land in the UGB, including land added to the UGB, must also be Zoned to Allow at least the average overall maximum density specified as Zone To Allow in column B of Table 1. Finally, the local government must adopt zoning that ensures buildable land in the urban area, including land added to the UGB, cannot develop at an average overall density less than the applicable Required Overall Minimum density specified in column B of Table 1. To meet the Housing Mix safe harbor in this subsection, the local government must Zone to Allow the applicable percentages of low, medium and high density residential specified in column C of Table 1.

As noted above in 660-024-0040(8)(j), the city's process estimates the "...housing mix using the Incremental Housing Mix safe harbor described in paragraphs (A) to (C) of subsection (8)(i) as illustrated in Table 3."

Subsection (8)(i)(A) calls for a determination of " the existing percentages of low density, medium density, and high density housing on developed land (not "buildable land") in the urban area at the time the local government initiated the evaluation or amendment of the UGB;" The city's excel spreadsheet containing all the properties in the Residential Low Density District (R-1), Residential Medium Density District (R-2), and Residential Commercial District (RC) show all the dwellings are single family dwellings except for:

3 duplexes at:
414 N. Madison (R-1, 2 du on 12,000 sq. ft., 7.26 du/ac).
450 E. 8th (R-2, 2 du on 8,000 sq. ft., 10.89 du/ac).
903 N. Bridge (R-2, 2 du on 8,000 sq. ft., 10.89 du/ac).
Total dupex du's: 6.

2, 3-plexes at:
491 N. Bridge (R-2, 3 du on 8,000 sq. ft., 16.34 du/ac).
632 N. Washington (R-2, 3 du on 8,000 sq. ft., 16.34 du/ac).
Total 3-plex du's: 6.

1, 32-unit multi-family apartment at:
988 N. Bridge (R-2, 32 du on 3.16 ac., 10.13 du/ac).
Total multi-family: 32.

Total du's in duplexes, 3-plexes and multi-family is 44 du's.

The 2010 decennial census showed 1,314 "Total housing units" (Source: DP-1, Profile of General Population and Housing Characteristics: 2010. 2010 Demographic Profile Data.).

The Lafayette Zoning and Development Code does not include a high density district, thus the city's housing mix does not include high density housing. The mix, as demonstrated by the spreadsheet is:

> 96.7% low density (1,270 du's out of 1,314 du's).
> 3.3% medium density (44 du's out of 1,314 du's)
> 0% high density.

Subsection (8)(i)(B) calls for the percentage of medium density housing estimated in paragraph (A) to be increased by 10 percent, the percentage of high density housing estimated in paragraph (A) to be increased by 5 percent, and calls for the percentage of low density housing to be decreased by a proportionate amount so that the overall mix total is 100 percent, as illustrated in Table 3.

In accordance with Table 3, Example 2, the city's high density percentage of zero is increased by 5% to be 5%, (Step 1) and the medium density percentage of 3.3 is increased by 10% to be 13.3% (Step 2). The total for medium and high density is 18.3% (Step 3). The 18.3% figure is subtracted from 100% to yield 81.7% low density housing (Step 4). Step 3 includes an asterisk which states:

> * If current housing mix has two tiers instead of three (for example, Low Density Residential and Medium-High Density, or Single-Family and Multi-Family), apply the "Low Density Residential" safe harbor percentage for Low Density Residential or Single-Family, and apply the combined "Medium Density" and "High Density" safe harbor percentages of 10% and 5%, or 15%, to Medium-High Density or Multi-Family.

In accordance with the guidance in the above asterisk, and given the Lafayette comprehensive plan does not include a high density residential designation and the Lafayette Zoning and Development Code does not include a high density residential district, the low density residential figure of 81.7% is used. The medium density and high density figures of 13.3% and 5%, respectively, are combined to be 18.3% and applied to the medium density category.

The result is a two tier system of 81.7% low density residential and 18.3% medium density residential.

Subsection (8)(i)(C) calls for the city to "Zone to Allow" the resultant housing mix determined under subparagraphs (A) and (B) of this subsection. Under the alternative housing mix safe harbor in 660-024-0440(8)(i), buildable land in the UGB must be Zoned to Allow the safe harbor housing mix of 81.7% low density and 18.3% medium density.

The above calculation is consistent with the OAR's Example 2 in Table 3 which is an example with 91% low density and 9% medium density and zero percent high density.

For the OAR's Table 1, if the safe harbor is used the UGB process would proceed and verify that the residential land inside the city limits and current UGB has a density of at least 4 dwelling units per net buildable acre (Required Overall Minimum: 4). The city's spreadsheet shows the following for the three zones that allow residential uses.

	No. of Lots	Dwelling Units	Acres	Net Density
R-1	660	663	129.98	5.10
R-2	388	525	97.17	5.40
RC	43	48	12.57	3.82
TOTAL	**1,091**	**1,236**	**239.72**	**5.16**

The above summary of the city's spreadsheet shows the residential land inside the city limits and current UGB has a density of 5.16 du's per net buildable acre which exceeds the minimum of 4 du's per net buildable acre.

The UGB process would assume 6 dwelling units per net buildable acre for the buildable acres in the current city limits and current UGB and in the lands to be added to the UGB ("Assume for UGB Analysis: 6"). The remaining buildable acres in the city limits and current UGB could be developed at 6 or more dwelling units per net buildable acre (many of the residential blocks in the original town plat where the grid street pattern exists have 6 or more dwellings (each block is about 1.1 acres). The buildable acres in the lands to be added to the UGB could be developed at 6 or more dwelling units per net buildable acre provided they are zoned R-2.

OAR 660-024-0040 (10): Need for Streets and Roads, Parks, Schools.

The safe harbor allows a city to estimate the 20-year land need for streets, roads, parks and schools using additional land equal to 25% of the net buildable acres determined for residential land needs.

OAR 660-024-0040(10) states:

> (10) As a safe harbor during periodic review or other legislative review of the UGB, a local government may estimate that the 20-year land needs for streets and roads, parks and school facilities will together require an additional amount of land equal to 25 percent of the net buildable acres determined for residential land needs under section (4) of this rule, and in conformance with the definition of "Net Buildable Acre" as defined in OAR 660-024-0010(6).

The city does not use this safe harbor because the purpose of the UGB review is to address residential land needs. It does not address land needed for parks and schools. Land needed for streets as part of subdivision development is separately estimated based on the two subdivisions approved in the last seven years which is 21.2% of the buildable subdivision acres.

The original approval for Green Highlands Subdivision Phase II lapsed during the recent recession and in 2013 the new owners re-applied and it was again approved (city case number SUB 2013-01). The gross acreage was 9.06 acres and 7.00 acres were taken up by lots. The public street rights-of-way was 2.13 acres or 23.4%.

The original approval for Lafayette View Estates PUD was in 2008, but it lapsed during the recent recession and the new owners have not re-applied. The 2008 gross acreage was 20.46 acres and the open space tracts were 6.12 acres leaving 14.34 acres for development. Of the 14.34 acres, 2.69, or 19% (2.69 / 14.34), were used for public street rights-of-way leaving 11.65 acres for the lots.

The 23.4% for Green Highlands Ph II and the 19% for Lafayette View Estates PUD are averaged to give 21.2% for public street rights-of-way (23.4 + 19 = 42.4 / 2).

LAND NEED

The population forecast calls for the 2013 population of 3,755 to be increased by 1,885 people for a population of 5,640 in 2033.

Persons Per Household

Based on the safe harbor for persons per household (OAR 660-024-0040 (8) (a)), the number of persons per household for the 20 year period is 3.10. Using 3.10, **608** dwelling units will be needed to house the forecasted increase in population (1,885 / 3.10). This figure is increased below under the vacancy rate safe harbor.

Estimate Government-Assisted Housing

Based on the safe harbor for estimating government-assisted housing (OAR 660-024-0040 (8) (b)), the amount of needed government-assisted housing is not estimated separately because the Residential Low Density District (R-1), Section 2.102.02, Permitted Uses, the Residential Medium Density District (R-2), Section 2.103.02, Permitted Uses, and the Residential Commercial District (RC), Section 2.104.02, Permitted Uses, allow government-assisted housing as a permitted outright use and regulates such housing the same as other housing types.

Estimate Manufactured Homes

Based on the safe harbor for estimating manufactured homes (OAR 660-024-0040 (8) (c)), the amount of needed manufactured homes is not estimated separately because the Residential Low Density District (R-1), Section 2.102.02, Permitted Uses, the Residential Medium Density District (R-2), Section 2.103.02, Permitted Uses, and the Residential Commercial District (RC), Section 2.104.02, Permitted Uses, allow manufactured homes as a permitted outright use wherever stick-built homes are permitted and regulates such housing the same as other housing types.

Estimate Manufactured Home Parks

Based on the safe harbor for estimating manufactured home parks (OAR 660-024-0040 (8) (d)), the amount of needed manufactured home parks is not estimated separately because the Residential Low Density District (R-1), Section 2.102.02, Permitted Uses and the Residential Medium Density District (R-2), Section 2.103.02, Permitted Uses, allow manufactured homes as a permitted outright use. The Residential Commercial (RC) District, Section 2.104.02, Permitted Uses, does not list manufactured home park as a permitted outright use. The RC District does not have a minimum density and includes a density of 6 to 12 dwelling units per net acre.

ORS 197.314(5) prohibits a city from having a minimum property size greater than 1 acre for a manufactured home park, thus a park can be developed on a property that is 1 acre or greater.

Also, ORS 197.490, Restriction on Establishment of Park, Section 1 states:

> Except as provided by ORS 446.105 [temporary parks for construction and timber companies and government entities], a mobile home or manufactured dwelling park shall not be established on land, within an urban growth boundary, which is planned or zoned for commercial or industrial use. (emphasis added)

The RC District is not affected by the safe harbor because the RC District allows retail and office uses outright which makes the RC District, primarily, a commercial district. Because the RC District allows commercial uses as permitted outright uses, ORS 197.490 prohibits the Lafayette Zoning and Development Code from allowing manufactured home parks in the RC District.

Housing Vacancy Rate

Based on the safe harbor for housing vacancy rate (OAR 660-024-0040 (8) (e)), the vacancy rate for the 20 year period is 6.7%. Using 6.7%, it would require 649 dwelling units to accommodate the 1,885 increase in population. For example, at 3.10 people per du, 608 du's are needed for the 1,885 population increase. And if 6.7% of the 608 du's were vacant, then an additional 6.7% or 41 more du's would be needed (608 X .067 = 40.74 units rounded to 41). The total number of needed dwelling units is **649**.

Streets and Roads, Parks, Schools

The safe harbor for land needed for streets, parks and schools (OAR 660-024-0040(10)) is not used because this UGB review is only for residential uses, not parks and schools (see above).

The McMinnville School District has been contacted and they said they do not plan to acquire any new land in Lafayette over the next 20 years. The approximately 10 acre Wascher Elementary School site has land available for additional elementary school facilities. Mid-school and high school students will continue to attend schools in McMinnville.

In place of the safe harbor, 21.2% of the gross buildable acres is assumed to be needed for public street rights-of-way (see above) based on recent subdivision activity in the city. Based on the city's spreadsheets the following are the gross and net buildable acres in the current city limits/UGB:

Buildable acres, R-1 District:	18.23
Buildable acres, R-2 District:	27.25
Buildable acres, RC District:	2.09
Total buildable land:	47.57 acres

Zone	Gross Acres	Net Acres	Net Sq. Ft.	Lots
R-1 (7,500 sq. ft.)	18.23	15.12	658,702	107
R-2 (5,000 sq. ft.)	27.25	21.47	935,364	233
RC (5,000 sq. ft.)	2.09	1.65	71,740	14
TOTAL	**47.57**	**38.24**	**1,665,806**	**354**

In the current city limits/UGB 354 dwelling units can be accommodated on the 38.24 net acres with 21.2% of the 47.57 gross acres used for public street rights-of-way..

Housing Needs

Based on the safe harbor for housing needs (OAR 660-024-0040(8)(f)) and the alternative to (8)(f) in (8)(i) as explained in Example 2 in the OAR's Table 3, a two-tier housing mix of 81.7% low density residential and 18.3% medium density is used.

Of the needed 649 dwelling units, 354 can be accommodated in the existing city limits/UGB, leaving **295** to be accommodated in the UGB expansion area. The foregoing assumes no reduction in the minimum lot size for the R-1, R-2 and RC Districts for residential development. It also assumes no residential properties in the current city limits/UGB will be up-zoned from R-1 to R-2 as part of this UGB review process. It assumes no land added to the UGB will be in the Residential Commercial Zone (RC). Finally, it assumes no commercial or industrial properties in the current city limits/UGB will be rezoned to residential.

The 295 dwelling units in the UGB expansion area would be accommodated with a housing mix of 81.7% low density (R-1 and 7,500 sq. ft. lot size) and 18.3% medium density (R-2 and 5,000 sq. ft. lot size and the possibility of multi-family built at 10 to 20 du's per gross acre). The 81.7% low density would be 241 du's (295 x .817 = 241.02 du's rounded to 241). The 18.3% medium density would be 54 du's (295 x .183 = 53.98 du's rounded to 54), but because the R-2 District allows multi-family du's, the following Medium Density Subection assumes the 54 du's will be in multi-family developments of 10 du/acre.

The following Low Density and Medium Density calculations are summarized in the Summary Subsection that follows the Medium Density Subsection.

Low Density

The R-1 District is the city's low density district with a 7,500 square foot minimum lot size which is a density of 5.80 du/gross acre, or 4.6 du/net acre. The gross density is calculated as 43,560 square feet in an acre divided by the 7,500 square foot minimum lot size which equals 5.80 du's per gross acre.

The net density is calculated as 43,560 square feet in an acre with 21.2%, or 9,235 square feet removed for streets, leaving 34,325 square feet for lots. The minimum lot size of 7,500 square feet is divided into 34,325 yielding a density of 4.57 dwellings units per net acre. The current density of the 663 existing dwellings in the R-1 District is 5.10 du / net acre (663 du's / 129.98 ac).

The 241 R-1 low density dwellings to be accommodated in the UGB expansion area would need **53 gross acres** added to the UGB. The 53 gross acres would be reduced by 21.2% (11.24 acres) for street rights-of-way providing **41.76 net acres** for homes (53 ac - 11.24 ac = 41.76 ac.). The 41.76 net acres is 1,819,065 square feet (53 ac x 43,560 sq. ft. per acre = 1,819,065 sq. ft.). The 1,819,065 square feet could accommodate 241 lots where each lot contained one du and was 7,500 sq. ft. in area (1,819,065 sq. ft. / 7,500 sq. ft. per lot = 242). The net density would be 5.80 du per net acre (242 du / 41.76 net ac = 5.795 du / net acre rounded to 5,80). The total number of R-1 needed gross acres is 53.

Medium Density

The R-2 District is the city's medium density district with a 5,000 square foot minimum lot size which is a density of 8.71 du/gross acre, or 6.86 du/net acre. The gross density is calculated as 43,560 square feet in an acre divided by the R-2 5,000 square foot minimum lot size which equals 8.71 du's per gross acre.

The net density is calculated as 43,560 square feet in a gross acre with 21.2%, or 9,235 square feet removed for streets, leaving 34,325 square feet for lots. The minimum lot size of 5,000 square feet is divided into 34,325 yielding a density of 6.86 dwellings units per net acre. The current density of the 525 existing dwellings in the R-2 District is 5.40 du / net acre (525 du's / 97.17 ac).

More important than the above single family dwelling calculations is the density allowed in the R-2 district which is up to 20 du per gross acre. The Safe Harbor approach as it is applied to Lafayette anticipates 18.3% medium density dwellings or 54 dwellings. The medium density existing in the city is the Abbey Heights Apartments at N. Bridge and 12th Street which is 10.26 du / gross acre (32 du / 3.12 ac). Using the medium density category and the existing built density, the 54 du's would need 5.4 gross acres (54 du / 10 du / gross acre = 5.4 gross acres). The **5.4** gross acres is used because the Safe Harbor requires 18.3% of the housing to be considered medium density (10 du/ ac).

Subsection (8)(i)(C) calls for the city to "Zone to Allow" the resultant housing mix determined under subparagraphs (A) and (B) of this subsection. Under the alternative housing mix safe harbor in 660-024-0440(8)(i), buildable land in the UGB must be Zoned to Allow the safe harbor housing mix of 81.7% low density or 53 gross acres and 18.3% medium density or 5.4 gross acres. The 81.7 : 18.3 split is consistent with Example 2 in Table 3.

The UGB process would assume 6 dwelling units per net buildable acre (Assume for UGB Analysis: 6) for the buildable acres in the current city limits and current UGB and in the lands to be added to the UGB. The remaining buildable acres in the city limits and current UGB can be developed at 6 or more dwelling units per net buildable acre.

Summary

The R-1 low density gross acre need is 53 and the R-2 medium density gross acre need is 5.4 for a total of **58.4** gross acres needed to be added to the UGB. The following table does not subtract acres for public street rights-of-way for the medium density (R-2) land because the Safe Harbor requires the R-2 to be medium density or in the Lafayette situation 10 du/ac which is apartments or condominiums. In apartment and condominium developments there are no public streets because the accessways (parking lot driveways and private streets) are on private property.

Zone	Gross Acres	Public ROW Ac	Net Acres	Du's
R-1 (7,500 sq. ft.)	53.00	11.24	41.76	241
R-2 (10 du / ac.)	5.40	0	5.40	54
TOTAL	**58.40**	**11.24**	**47.16**	**295**

BUILDABLE LAND INVENTORY SAFE HARBORS

The UGB review process set forth in State Statute (ORS 197) and Oregon Administrative Rule (OAR 660-024-0050, Land Inventory and Response to Deficiency) includes "safe harbors" for those cities that choose to use them. As noted above a safe harbor is "...an optional course of action that a local government may use to satisfy a requirement of Goal 14" (OAR 660-024-0010(7), Definitions).

OAR 660-024-0050(2) addresses the capacity of buildable land to accommodate housing needs. It states:

> (2) As safe harbors, a local government, except a city with a population over 25,000 or a metropolitan service district described in ORS 197.015(13), may use the following assumptions to inventory the capacity of buildable lands to accommodate housing needs:

The land inventory safe harbors follow:

OAR 660-024-0050(2)(a): Infill Potential – Developed Residential Lots 0.5 Acre and Greater.

> (a) The infill potential of developed residential lots or parcels of one-half acre or more may be determined by subtracting one-quarter acre (10,890 square feet) for the existing dwelling and assuming that the remainder is buildable land;

The city's UGB review process does not use this safe harbor to determine the infill potential of developed residential lots or parcels of one-half acre or more. Instead, infill potential is analyzed on a lot by lot basis as shown in the R-1, R-2 and RC headings below. The spreadsheet showing the buildable land inventory does not use this safe harbor.

OAR 660-024-0050(2)(b): Infill Potential – Developed Residential Lots Less Than 0.5 Acre.

> (b) Existing lots of less than one-half acre that are currently occupied by a residence may be assumed to be fully developed.

The city's UGB review process does not use this safe harbor to determine the infill potential of developed residential lots or parcels of one-half acre or more. Instead, infill potential is analyzed on a lot by lot basis as shown in the R-1, R-2 and RC headings below. The spreadsheet showing the buildable land inventory does not use this safe harbor.

BUILDABLE LAND INVENTORY (BLI)

Oregon Administrative Rule 660-008-0005(2) and (7) define "Buildable Land" and "Redevelopable Land," respectively, as follows:

> (2) "Buildable Land" means residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses. Publicly owned land is generally not considered available for residential uses. Land is generally considered "suitable and available" unless it:
>
> > (a) Is severely constrained by natural hazards as determined under Statewide Planning Goal 7;
> >
> > (b) Is subject to natural resource protection measures determined under Statewide Planning Goals 5, 6, 15, 16, 17 or 18;
> >
> > (c) Has slopes of 25 percent or greater;
> >
> > (d) Is within the 100-year flood plain; or
> >
> > (e) Cannot be provided with public facilities.
>
> (7) "Redevelopable Land" means land zoned for residential use on which development has already occurred but on which, due to present or expected market forces, there exists the strong likelihood that existing development will be converted to more intensive residential uses during the planning period.

The UGB review process set forth in State Statute (ORS 197) and Oregon Administrative Rule 660 Division 24, Urban Growth Boundaries, requires a buildable land inventory (BLI). A BLI has been prepared as set forth in a city spreadsheet.

The following information refers primarily to net buildable acres, but an understanding of gross acres versus net acres is helpful. Gross acres is the total acreage for a property. For example, if a property is 1 acre, then its gross acreage is 1 acre.

Net acres is the amount of land left for development once the land that is not to be developed with houses is subtracted, for example land that would be dedicated to the city for public streets, and land in floodways and steep slopes. If a property is 1 acre (43,560 square feet) and 5 feet of the frontage is to be dedicated to the public for public street right-of-way, say 500 square feet, and another 1,000 square feet is in a designated floodway, and another 1,000 square feet is a steep slope, then the net acres left for actual development is 41,060 square feet (43,560 sq. ft. - 500 - 1,000 - 1,000 sq. ft.) or 0.94 acres.

If 5 dwellings were to be constructed on 1 gross acre the gross density would be 5 dwelling units per gross acre. However, using the square foot figures in the above paragraph, the same 5 dwellings on 0.94 net acres would be 5.3 dwelling units per net acre.

The following sections are the buildable land inventory for the R-1, R-2 and Residential Commercial (RC) Districts. A summary of the R-1, R-2 and RC Districts follows the section on the RC District.

BUILDABLE LAND INVENTORY -- R-1 DISTRICT

The minimum lot size in the R-1 District is 7,500 square feet (LZDO, 2.102.04, A, 1). To determine the capacity of the R-1 properties, the R-1 District was inventoried as documented in the city's spreadsheet. There are 669 properties in the R-1 District. Nine R-1 properties are vacant and 660 have 663 stick-built or manufactured dwellings. Of the 660 properties with dwellings, 12 are 0.50 acre or greater. The total acreage of the 660 properties with dwellings is 129.98 net acres and the net density is 5.10 du per net acre (663 du's divided by 129.98 net acres).

There is one duplex (414 N. Madison, 4, 3, 06CC, 5900) and one lot with 3 single family detached dwellings (720 - 756 N. Market and 550 E. 7th, 4, 3, 06CC, 2200) in the R-1 District. There are no multi-family dwellings in the R-1 District.

Vacant R-1 Properties

The following is summarized in a table at the end of this subsection.

The 9 vacant R-1 properties total 22.05 acres and range in size from 0.06 acres (2,615 sq. ft.) to 20.46 acres (see city spreadsheet). The following describes their capacity to accommodate dwelling units. The first three are not buildable, but the remaining 6 are buildable and can accommodate 77 dwelling units consistent with the R-1 District's 7,500 square foot minimum lot size (Lafayette Zoning and Development Code, Section 2.102.04, A, 1).

Tax Lot 4, 3, 07BA 2600 is 0.10 acre (4,456 sq. ft.) which is less than the 7,500 square foot minimum lot size, thus it is not counted as buildable. It is narrow and is owned by the property next door and functions as a side yard of that property.

Tax Lot 4, 3, 07BA 3702 is 0.06 acre (2,497 sq. ft.) which is less than the 7,500 square foot minimum lot size, thus it is not counted as buildable. It is narrow and is owned by the property next door and functions as a rear yard of that property.

Tax Lot 4, 3, 06CD 300 is 0.45 acre (19,409 sq. ft.) and is a low drainage swale that is in the middle segment of the Morgan Creek drainage, thus it is not counted as buildable. It is part of a continuous drainage that begins many blocks north and accepts storm drainage from several subdivisions in the northeast quadrant of the city. This lot is owned by the property owner abutting to the west and an accessory building is partially on this lot. It functions as a side yard for the dwelling on the lot abutting to the west.

Tax Lot 4, 3, 06BC 7000 is 0.22 acre (9,418 sq. ft.) and is Tract B of Yamhill Valley Estates Subdivision. It is labeled on the final plat as "Future Development." One new dwelling unit can be accommodated.

Tax Lot 4, 3, 06CC 401 is 0.30 acre (13,103 sq. ft.) and is on top of the hill just north of 8th on the east side of Market. It is not large enough to accommodate two 7,500 square foot lots (15,000 sq. ft.), thus one dwelling unit can be accommodated.

Tax Lot 4, 3, 06CC 3200 is 0.18 acre (8,000 sq. ft.) and is a lot in the original town plat. One dwelling unit can be accommodated.

Tax Lot 4, 4, 01AD 201 is 0.14 acre (6,185 sq. ft.) and was created through a partition with a variance granted to allow a parcel less than the 7,500 square foot minimum lot size. One dwelling unit can be accommodated.

Tax Lot 4, 4, 01AD 202 is 0.14 acre (6,053 sq. ft.) and was created through a partition with a variance granted to allow a parcel less than the 7,500 square foot minimum lot size. One dwelling unit can be accommodated.

Tax Lot 4, 4, 01 300 is 20.46 acres and is in the NW corner of the city limits. It was the subject property for Lafayette View Estates, a 72 lot PUD approved in 2008. It is confined by Millican Creek on the west with its side slopes that are greater than 25% slope and by East Millican Creek on the east with its side slopes that are greater than 25% slope. During the recession the owner/developer did not keep the approval current, thus the approval lapsed and the project was not built. The property is now owned by a different party. The gross density was 72 du's on 20.46 acres or 3.5 du per gross acre (72 divided by 20.46 ac). The net density was greater and was based on 10.61 net buildable acres for 72 du's, or 6.79 du per net acre (72 divided by 10.61 ac). The net density was calculated as follows.

Of the PUD's 20.46 total acres, 6.12 acres (open space tracts C, D and E) were not buildable due to steep slopes and the Millican Creek and East Millican Creek riparian corridors which left 14.34 acres for development (20.46 ac - 6.12 ac). The public street rights-of-way were 2.69 acres (19% of the 14.34 acres for development) which reduced the 14.34 acres to 11.65 net acres available for housing (14.34 - 2.69). The net density was 6.18 du per net acre (72 du's divided by 11.65 ac).

Because Lafayette View Estates was a PUD, the lot sizes were allowed to be of various sizes to fit the topography. The steep slopes and the Millican Creek and East Millican Creek riparian corridors were not proposed for development. The average lot size was 6,420 square feet with lot sizes varying from 6,000 to 21,564 square feet with 56 lots (78% of the lots) between 6,000 to 7,000 square feet.

Overall, of the 9 vacant properties in the R-1 District, 3 are not buildable and 6 are buildable with a capacity to accommodate 77 dwelling units on 12.63 net acres for a density of 6.10 du/net acre.

Assessor's Map	Gross Ac	Gross Sq Ft	Ac Not Buildable	Net Ac	Overall Net Density	New Du's
4, 3, 07BA 2600	0.10	4,456	0.10	0.00	na	0
4, 3, 07BA 3702	0.06	2,497	0.06	0.00	na	0
4, 3, 06CD 0300	0.45	19,409	0.45	0.00	na	0
4, 3, 06BC 7000	0.22	9,481	0.00	0.22	na	1
4, 3, 06CC 0401	0.30	13,103	0.00	0.30	na	1
4, 3, 06CC 3200	0.18	8,000	0.00	0.18	na	1
4, 4, 01AD 0201	0.14	6,185	0.00	0.14	na	1
4, 4, 01AD 0202	0.14	6,053	0.00	0.14	na	1
4, 4, 01 0300	20.46	891,238	9.85	10.61	na	72
TOTAL	**22.05**	**930,395**	**10.46**	**11.59**	**6.64**	**77**

Developed R-1 Properties of 0.50 Acre or Greater

The following is summarized in a table at the end of this subsection.

There are 12 R-1 developed properties that are 0.50 acre or greater. Their total area is 17.13 acres and they range in size from 0.51 acres (22,428 sq. ft.) to 8.86 acres (see spreadsheet). The following describes their capacity to accommodate dwelling units. Three are not buildable, but the remaining 9 are buildable and can accommodate 27 dwelling units.

Tax Lot 4, 3, 06CB 3100 is 0.77 acres (33,415 sq. ft.) and has one dwelling. One-quarter acre is removed for the existing dwelling yielding 0.52 buildable acres or 22,651 square feet which is divided by 7,500 square feet to yield 3 buildable lots.

Tax Lot 4, 3, 06CC 201 is 0.51 acres (22,428 sq. ft.) and has one dwelling. One-quarter acre is removed for the existing dwelling yielding 0.26 buildable acres or 11,325 square feet which is divided by 7,500 square feet to yield 1 buildable lot.

Tax Lot 4, 3, 06CC 400 is 0.56 acres (24,458 sq. ft.) and has one dwelling with an accessory structure (shop/storage) in the back yard. One-quarter acre is removed for the existing dwelling yielding 0.31 buildable acres or 13,503 square feet which is divided by 7,500 square feet to yield 1 buildable lot, but it will be long and narrow and in the back which would not be a marketable property. Never-the-less this property is considered to be capable of accommodating one new dwelling unit.

Tax Lot 4, 3, 07BA 100 is 0.58 acres (25,158 sq. ft.) and has one dwelling. One-quarter acre is removed for the existing dwelling yielding 0.33 acres or 11,325 square feet which is not buildable. Similar to Tax Lot 4, 3, 06CD 300, above in the list of vacant R-1 properties, the 0.33 acres is a low drainage swale that is the middle segment of the Morgan Creek drainage, thus it is not counted as buildable. It is part of a continuous drainage that begins many blocks north and accepts storm drainage from several subdivisions in the northeast quadrant of the city. This property fronts on E. 7th Street and

is approximately 20 feet lower than street level. The street is supported by a retaining wall. This property cannot accommodate any new dwelling units.

Tax Lot 4, 3, 07BA 4300 is split-zoned. Its total area is 1.0 acre with the northern 0.53 acres (23,122 sq. ft.) in the R-1 District and the southern 0.47 acres in the Residential Commercial District with frontage on E. 3rd (Highway 99W). The 0.53 acre northern portion in the R-1 District is occupied by Morgan Creek with steep side slopes which are 25% slope or greater and a sewer line easement for a public sewer line. Of the 0.53 acre northern portion, approximately 0.28 acres is steep slope and creek corridor, leaving 0.25 buildable acres for one new dwelling unit. Similar to Tax Lot 4, 3, 06CD 300, above in the list of vacant R-1 properties, and Tax Lot 4, 3, 07BA 100, immediately above, the 0.53 acres is a segment of Morgan Creek. Upstream the landform is a drainage swale, but beginning with the property abutting to the north (TL 4301), the landform is a deeply incised creek. It is part of a continuous drainage that begins many blocks north and accepts storm drainage from several subdivisions in the northeast quadrant of the city. From this property Morgan Creek runs westerly along the north side of E. 3rd Street (Highway 99W) for about two blocks and then runs south under 99W toward the Yamhill River. Along the south bank of the creek in the R-1 District, an area of about 0.25 acres exists where one new dwelling unit could be accommodated which would have access southerly through the CR District portion of the property to 99W.

Tax Lot 4, 3, 07BA 4301 is 0.71 acres (31,145 sq. ft.) and has one dwelling with a detached accessory building (shop/storage) about 15 feet from the house. One-quarter acre is removed for the existing dwelling and accessory building yielding 0.46 acres or 20,038 square feet which is not buildable. The 0.46 acre remaining area is on the east side of the house and the approximately 15 foot distance between the house and the accessory building does not provide a sufficient width for a driveway to serve a new lot on the east side. The southeastern 0.15 acre portion of the 0.46 acre remaining area is occupied by Morgan Creek with sides which are 25% slope or greater. Similar to Tax Lot 4, 3, 06CD 300, Tax Lot 4, 3, 07BA 100, and Tax Lot 4, 3, 07BA 4300 above, the 0.46 acre area is a segment of Morgan Creek. Immediately upstream (to the north) from this property the drainage is piped and upstream from that the landform is a drainage swale. Beginning with this property, the landform is a deeply incised creek. It is part of a continuous drainage that begins many blocks north and accepts storm drainage from several subdivisions in the northeast quadrant of the city. From this property Morgan Creek runs southerly into Tax Lot 4300, then westerly along the north side of E. 3rd Street (Highway 99W) for about two blocks and then runs south under 99W toward the Yamhill River. In addition to the creek and topography issues, this tax lot has no frontage on a public street and is landlocked. The existing house has no legal easement over the land that must be crossed (Tax Lot 4700) to access the east end of E. 5th Street. This property cannot accommodate any new dwelling units.

Tax Lot 4, 3, 07BA 4700 is 0.68 acres (29,671 sq. ft.) and has one dwelling. One-quarter acre is removed for the existing dwelling yielding 0.43 acres or 18,730 square feet which is not buildable. The 0.43 acre southern portion is occupied by Morgan Creek with sides that are 25% slope or greater and a sewer line easement for a public sewer line. Similar to Tax Lot 4, 3, 06CD 300, Tax Lot 4, 3, 07BA 100, Tax Lot 4, 3, 07BA 4300, and Tax Lot 4, 3, 07BA 4301, above, the 0.43 acre area is a segment of Morgan Creek which is a continuous drainage that begins many blocks north and accepts storm drainage from several subdivisions in the northeast quadrant of the city. From this property Morgan Creek runs southerly into Tax Lot 5800, then westerly along the north side of E. 3rd Street (Highway 99W) for about two blocks and then runs south under 99W toward the Yamhill River. In addition to the creek and topography issues, this tax lot is at the east end of E. 5th Street. The current driveway for the landlocked Tax Lot 4301, above, goes over the north end of this lot which reduces the area available for new dwellings. The existing dwelling occupies the only suitable area on the property for development This property cannot accommodate any new dwelling units.

Tax Lot 4, 4, 01 400 is 0.71 acres (31,143 sq. ft.) and has one dwelling. One-quarter acre is removed for the existing dwelling yielding 0.46 buildable acres or 20,037 square feet which is divided by 7,500 square feet to yield 2 buildable lots. However, this property was part of the subject property for Lafayette View Estates PUD which showed three lots at this site indicating the existing house would be demolished for 3 new dwellings, or a net gain of 2 dwellings. This property can accommodate 2 new dwelling units.

Tax Lot 4, 4, 01 401 is 1.36 acres (59,169 sq. ft.) and has one dwelling and one accessory building (garage/shop/storage). One-quarter acre is removed for the existing dwelling yielding 1.11 buildable acres or 48,352 square feet. About 10% of the south end of the property (0.13 ac. or 5,662 sq. ft.) has a 25% or greater slope related to East Millican Creek which is deeply incised down into the overall level of the area. The 1.11 acre area is reduced by 0.13 acres to yield 0.98 acres or 42,688 square feet which is divided by 7,500 square feet to yield 5 buildable lots. However, the existing house and accessory building are each rectangular in shape, are side by side about 20 feet apart and are near the "front" of the property (a flaglot with the 20 foot wide flagpole centered) which prevents driveways on each side from reaching the rear of the property. It appears that a driveway could be fitted-in on the west side of the house to serve a new lot behind the house. One new dwelling unit can be accommodated.

Tax Lot 4, 4, 01 402 is 0.74 acres (32,216 sq. ft.) and has one dwelling and one small accessory building (shop/storage) in the middle of the parcel. One-quarter acre is removed for the existing dwelling yielding 0.49 buildable acres or 21,344 square feet which is divided by 7,500 square feet to yield 2 buildable lots. However, this property was part of the subject property for Lafayette View Estates PUD which showed three lots at this site indicating the existing house would be demolished for 3 new dwellings, or a net gain of 2 dwellings. This property can accommodate 2 new dwelling units.

Tax Lot 4, 4, 01 1200 is 8.86 acres (385,942 sq. ft.) and has one dwelling, three accessory buildings that are as big as, or bigger, than the house, and one smaller accessory building. The house and accessory buildings occupy about 40% of the property (3.54 ac), leaving 5.32 acres (60% of 8.86). About 25% or 2.22 acres (96,703 sq. ft.) of the total property is Millican Creek and the floodplain and riparian vegetation associated with the creek, leaving 3.10 acres (135,036 sq. ft.). The 3.10 acres is reduced by 20% (0.62 acres or 27,007 sq. ft.) for public streets, leaving 2.48 building acres (108,028 sq. ft.) which is divided by 7,500 square feet to yield 14 lots. Thus, 14 new dwellings units can be accommodated on this property.

Tax Lot 4, 4, 01AD 300 is 1.11 acres (48,262 sq. ft.) and has one dwelling. One-quarter acre is removed for the existing dwelling yielding 0.86 buildable acres (37,462 sq. ft.) which is reduced by 20% for a public street right-of-way (0.18 ac or 7,840 sq. ft.) leaving 0.68 acres or 29,620 square feet. The 29,620 square feet is divided by 7,500 square feet to yield 4 buildable lots. The existing house is centered in the north portion of the lot which will allow 15th Street to be extended westerly into the property with a cul-de-sac or hammerhead turnaround. Four new dwellings can be accommodated.

Overall, of the 12 developed R-1 properties of 0.50 acres or greater, 3 are not buildable and 9 are buildable with a capacity to accommodate 29 dwelling units on 6.56 net acres for a density of 4.42 du/net acre.

Assessor's Map	Gross Ac	Gross Sq Ft	Ac For Existing Building	Steep Wet Flood Access	Net Ac	Overall Net Density	New Du's
4, 3, 06CB 3100	0.77	33,415	0.25	0	0.52	na	3
4, 3, 06CC 0201	0.51	22,428	0.25	0	0.26	na	1
4, 3, 06CC 0400	0.56	24,458	0.25	0	0.31	na	1
4, 3, 07BA 0100	0.58	25,158	0.25	0.33	0.00	na	0
4, 3, 07BA 4300	0.53	13,103	0.00	0.28	0.25	na	1
4, 3, 07BA 4301	0.71	31,145	0.25	0.46	0.00	na	0
4, 4, 07BA 4700	0.68	29,671	0.25	0.43	0.00	na	0
4, 4, 01 0400	0.71	31,143	0.25	0	0.46	na	3
4, 4, 01 0401	1.36	59,169	0.25	0.86	0.25	na	1
4, 4, 01 0402	0.74	32,216	0.25	0	0.49	na	2
4, 4, 12 1200	8.86	385,942	3.54	2.84	2.48	na	14
4, 4, 01AD 0300	1.11	48, 262	0.25	0	0.68	na	4
TOTAL	**17.12**	**736,110**	**6.04**	**5.20**	**5.70**	**6.64**	**30**

R-1 District Capacity Summary

In summary, the R-1 District contains 663 dwellings with a net density of 5.10 du per net acre. The 6 buildable vacant R-1 properties have a capacity to accommodate 77 new dwellings on 11.59 net acres for a density of 6.64 du/net acre. The 9 developed properties of 0.50 acres or greater that can accommodate new dwellings have a capacity to accommodate 30 new dwellings on 6.64 net acres for a density of 4.52 du/net acre.

The R-1 District can accommodate 107 new dwellings (77 + 30) on 18.23 net acres (11.59 + 6.64) for an overall density of 5.87 du/net acre.

The 107 du's with 3.1 people per household would accommodate a total of 331 people out of the total forecasted increase of 1,885 in 2033 (total forecasted in 2033 is 5,640). The 1,885 additional people at 3.1 people per dwelling unit results in a need for 649 new dwelling units (with a 6.7% vacancy rate). The current R-1 District can accommodate 16.5% of the need (107 / 649 = 16.5%).

BUILDABLE LAND INVENTORY -- R-2 DISTRICT

The following will be summarized in a table at the end of this subsection in the materials that will be available for the November 20, Planning Commission public hearing.

To determine the capacity of the R-2 properties, the R-2 District was inventoried as documented in the city's spreadsheet. There are 499 properties in the R-2 District. One-hundred eleven R-2 properties are vacant and 388 have a stick-built or manufactured dwelling totaling 525 dwelling units. Of the 388 properties with dwellings, 10 are 0.50 acre or greater. The total acreage of the 388 properties with dwellings is 97.17 net acres and the density is 5.40 du/net acre (525 du's divided by 97.17 acres).

Except for four properties, all of the 388 built properties have single family dwellings (stick built and manufactured homes). One exception is the 3.12 acre Abbey Heights Apartments at the SE corner of Bridge and 12th property. It is a 32-unit apartment with a density of 10.26 du per net acre (32du / 3.12 ac). The second exception is a 0.19 acre (8,000 sq. ft.) 3-plex at the SW corner of Bridge and 5th. Its density is 16.34 du per net acre (3du / 8,000 sq. ft.). The third exception is a 0.19 acre (8,000 sq. ft.) 3-plex at the NE corner of Washington and 6th. Its density is 16.34 du per net acre (3du / 8,000 sq. ft.). The fourth exception is a 20.9 acre property with a 103 space manufactured home park at a density of 4.93 du per gross acre (103du / 20.9 ac). If the land for the private streets, small play area and RV storage area were removed (assume 20% or 4.18 ac), the net density of the manufactured home park would be about 6.28 du per net acre (20.9 ac - 4.18 ac = 16.42 ac and 103du / 16.42 ac = 6.28).

Vacant R-2 Properties

The following will be summarized in a table at the end of this subsection in the materials that will be available for the November 20, Planning Commission public hearing.

There are 111 vacant R-2 properties totaling 32.89 gross acres. They range in size from 0.03 acres (1,460 sq. ft.) to 9.06 acres.

The 111 vacant R-2 properties can accommodate 190 du's consistent with the R-2 District's 5,000 square foot minimum lot size (Lafayette Zoning and Development Code, Section 2.103.04, A, 1). Of the total 111 vacant properties, 102 are buildable. The largest is a 9.06 acre site at the NE corner of the city limits which can accommodate 51 lots (see below). The remaining 139 du's (190 - 51) would be on the remaining 18.14 acres (27.20 - 9.06).

Of the 111 total vacant properties, 9 are unbuildable. The following describes the 9 unbuildable lots.

Tax Lot 4, 4, 01DD 601 is 0.09 acres (4,113 sq. ft.) which is smaller than the 5,000 square foot minimum lot size and it is landlocked. This property is owned by the abutting property owner to the south and is the rear yard for the abutting property. This property cannot accommodate any new dwelling units.

Tax Lot 4, 3, 06CB 3002 is 0.03 acres (1,460 sq. ft.) which is smaller than the 5,000 square foot minimum lot size. This landlocked property is a narrow triangular shape and is owned by the abutting property owner to the east and is the rear yard for the abutting property. This property cannot accommodate any new dwelling units.

Tax Lot 4, 4, 01DD 5341 is 0.04 acres (1,723 sq. ft.) which is smaller than the 5,000 square foot minimum lot size. This property is owned by the abutting property owner to the north and is a sliver at the intersection of Canyon View Drive and 8th. It is the front yard for the abutting property. This property cannot accommodate any new dwelling units.

Tax Lot 4, 4, 01DD 4200 is 0.11 acres (5,000 sq. ft.) which meets the 5,000 square foot minimum lot size, but it is only 25 feet wide (200 feet long). It is owned by the abutting property owner to the east and is the side yard of that property. This property cannot accommodate any new dwelling units.

Tax Lot 4, 4, 12AA 3300 is 2.89 acres (125,961 sq. ft.) at the SW corner of the city. It is landlocked by the Yamhill River on the south with associated floodway, floodplain and slope greater than 25%, Millican Creek on the west with associated floodway, floodplain and slope greater than 25%, the RR tracks to the north, and R-2 land in the city to the east. This property cannot accommodate any new dwelling units.

Tax Lot 4, 4, 12AA 3400 is 0.18 acres (8,000 sq. ft.) at the SW corner of the city. It is landlocked by private properties on all sides and has slopes greater than 25% running down to the Yamhill River. This property cannot accommodate any new dwelling units.

Tax Lot 4, 4, 12AA 4000 is 0.33 acres (14,567 sq. ft.) at the SW corner of Jefferson and Water Streets. It is on a slope greater than 25% running down to the Yamhill River. The property on the uphill side is the last property with a house on it due to the steep slope. This property cannot accommodate any new dwelling units.

Tax Lot 4, 4, 12AA 4100 is 0.32 acres (13,822 sq. ft.) at the SW corner of the city. It has a slope greater than 25% running down to the Yamhill River with associated floodway and floodplain. The entire property is on the hillside. This property cannot accommodate any new dwelling units.

The last of the 9 unbuildable lots is Tax Lot 4, 4, 12AA 4200 is 0.08 acres (3,298 sq. ft.) at the SW corner of the city. It is smaller than the 5,000 square foot minimum lot size. It is landlocked by private properties to the west, south and east, and the RR tracks to the north. This property cannot accommodate any new dwelling units.

Of the 109 total vacant properties, 100 are buildable. Ninety-six are less than 10,000 square feet and, therefore, can accommodate only one new dwelling unit. Four are greater than 10,000 square feet and can accommodate more than one new dwelling. The following describes the 4 lots.

Tax Lot 4, 4, 12AA 3600 is 0.55 acres (24,000 sq. ft.) at the SE corner of Washington Street and the RR tracks. There is sufficient area immediately south of the RR tracks for two 5,000 square foot lots (0.23 acre), provided access over the RR tracks can be obtained. The 0.33 acre southern and eastern portion of the property has a slope greater than 25% running down to the Yamhill River. The property can accommodate 2 new dwelling units.

Tax Lot 4, 3, 06 1801 is a 9.06 acre site at the NE corner of the city limits. It is Phase II of Green Highlands Subdivision. All of the sewer, water, storm pipes and streets were constructed for Green Highlands, including the 9.06 acre area, but the final plat only for Phase I was recorded. The 2008 market collapse prevented the final plat for Phase II from being recorded for the remaining 51 lots. During the recession the owner/developer did not keep the approval current, thus the approval lapsed and the property was foreclosed. The new owner re-submitted the subdivision application and in 2013 the city approved the tentative plan for Green Highlands Phase II. The gross density continues to be 51 du's on 9.06 acres or 5.63 du per gross acre (51 / 9.06 ac). The streets use 2.13 acres (92,783 sq. ft.) or 24% of the gross area leaving 7.00 acres for lots. The net density is 7.29du per net acre (51 du / 7.00 ac). The property can accommodate 51 new dwelling units.

Tax Lot 4, 4, 01DA 600 is 0.26 acres (11,325 sq. ft.) on the east side of Washington Street at Cosmo Street. An old accessory structure is on the south end of the site, but could be demolished and the property partitioned into 2 parcels, each with frontage on Washington Street. The property can accommodate 2 new dwelling units.

Tax Lot 4, 4, 01DD 600 is 0.67 acres (29,054 sq. ft.) on the west side of Washington Street between 8th and Cosmo Streets. The property has 182 feet of frontage on Washington and is 160 feet deep which would allow for a 44 foot wide public right-of-way (Lafayette Zoning and Development Code, Section 2.202.04) to be extended westerly into the site with a cul-de-sac or hammerhead turnaround serving five 5,000 square foot lots. The property can accommodate 5 new dwelling units.

Overall, of the 111 vacant properties in the R-2 District, 9 are not buildable and 102 are buildable with a capacity to accommodate 190 dwelling units on 20.74 net acres for a density of 7.53 du/net acre.

Developed R-2 Properties of 0.50 Acre or Greater

The following will be summarized in a table at the end of this subsection in the materials that will be available for the November 20, Planning Commission public hearing.

There are 10 R-2 developed properties that are 0.50 acre or greater. Their total area is 14.04 acres and they range in size from 0.50 acres (21,780 sq. ft.) to 6.75 acres (see spreadsheet). The following describes their capacity to accommodate dwelling units. Three are not buildable, but the remaining 7 are buildable and can accommodate 43 dwelling units.

Tax Lot 4, 3, 06CB 2900 is 0.78 acres (33,840 sq. ft.) on the east side of Adams Street, north of 8th. One-quarter acre is removed for the existing dwelling yielding 0.53 buildable acres (23,086 sq. ft.) which is divided by 5,000 square feet to yield 4 buildable lots. However, the existing long rectangular (north to south) house is located in the center of the rear portion of the property and its front yard and front door face east with a 20 foot setback on the east side and with the driveway access onto Jefferson Street. The rear of the house faces west to Adams Street, but with the required R-2 rear yard setback of 10 feet (Lafayette Zoning and Development Code, Section 2.103.04, B, 1, b), the area is only able to accommodate 2 new lots with frontage on Adams Street. Two new dwellings can be accommodated.

Tax Lot 4, 3, 06CB 3000 is a 2.15 acre (93,654 sq. ft.) site at the top of the hill at the end of Market Street and north of 8th. One-quarter acre is removed for the existing dwelling yielding 1.90 buildable acres (82,764 sq. ft.). The gross acreage is reduced by 21.2% (0.46 acres or 20,038 sq. ft.) for public street right-of-way leaving 1.44 acres or 62,726 square feet. The 62,726 square feet is divided by 5,000 square feet to yield 12 buildable lots. The existing house is in the SE corner of the lot which will allow the stubbed Market Street to be extended northerly, provided an accessory structure is removed, into the property with a cul-de-sac or hammerhead turnaround, or possibly be extended to match-up with N. Adams Street at the north property line. N. Adams Street is stubbed to the NW corner of the property, but that stub includes a slope greater than 25% which would need to be graded down with land to the sides lost to the side slope being laid back for the extended road. It is not clear that access could be created to N. Adams Street. Twelve new dwellings can be accommodated.

Tax Lot 4, 3, 06CC 900 is 0.61 acres (26,512 sq. ft.) on the NW corner of Adams and 8th. One-quarter acre is removed for the existing dwelling yielding 0.36 buildable acres (15,682 sq. ft.) which is divided by 5,000 square feet to yield 3 buildable lots. However, the existing house is located just far enough to the north-center of the property to allow only 2 new dwellings in the back yard area. Two new dwellings can be accommodated.

Tax Lot 4, 3, 06CD 101 is 0.85 acres (37,203 sq. ft.) on the north side of E. 7th Street Extension between Grant and Duniway. One-quarter acre is removed for the existing dwelling yielding 0.60 buildable acres (26,136 sq. ft.) which is divided by 5,000 square feet to yield 5 buildable lots. However, the existing house is centered side to side with a 50 foot front yard setback which places it near the center of the property. There is insufficient area in the back yard for 5 new lots. The rear yard area could accommodate two new lots provided one lot is accessed via a driveway on the west side of the existing house with the removal of a small accessory building and provided another lot is accessed via a driveway on the east side of the existing house with the removal of an above-ground swimming pool. Two new dwellings can be accommodated.

Tax Lot 4, 3, 07BB 5300 is 0.52 acres (22,755 sq. ft.) at the south end of Market Street where it enters the north end of Terry Park. One-quarter acre is removed for the existing dwelling yielding 0.27 acres (11,761 sq. ft.). The 0.27 acres extend west down to the Yamhill River with the associated floodway, floodplain and slope greater than 25%. This property cannot accommodate any new dwelling units.

Tax Lot 4, 4, 01DA 500 is 0.50 acres (21,780 sq. ft.) on the west side of Bridge Street and north of 8th. One-quarter acre is removed for the existing dwelling yielding 0.25 acres (10,890 sq. ft.) which is divided by 5,000 square feet to yield 2 lots. However, the existing old house is centered on the lot, it has an approximately 60 foot front yard setback, and it has been added onto which has taken additional area. There is no room on any side of the house for new lots. This property cannot accommodate any new dwelling units.

Tax Lot 4, 4, 01DD 5310 is 0.55 acres (23,827 sq. ft.) on the west side of Canyon Drive. One-quarter acre is removed for the existing dwelling yielding 0.30 acres (13,068 sq. ft.) which is divided by 5,000 square feet to yield 2 lots. However, the property extends downhill from Canyon Drive and the remaining 0.30 acres runs down into the Millican Creek drainage with slopes exceeding 25%. The existing house is back from the road about 100 feet and occupies the only buildable portion of the property. This property cannot accommodate any new dwelling units.

Tax Lot 4, 4, 01DD 5400 is 6.75 acres (294,030 sq. ft.) at the west end of 4th and 5th Streets. No area is removed for the existing dwelling because it is assumed it would be demolished, but 3.375 acres (147,232 sq. ft.)(50% of the site) are removed for the Millican Creek area with its associated floodplain, slopes greater than 25% and riparian area. The remaining 3.375 acres are reduced by 0.72 acres for right-of-way (21.2% of buildable area) leaving 2.66 acres (115,870 sq. ft.) which is divided by 5,000 square feet to yield 23 lots. The property does not touch the end of either 4th or 5th Streets because a city owned parcel (Tax Lot 5500 - about 60 feet by 500 feet) is in between. Assuming a developer and the city would work together to allow 4th and 5th to be extended westerly into the property and looped, the assumed 23 lots may be achievable. The property can accommodate 23 new dwelling units.

Tax Lot 4, 4, 12AA 3500 is 0.60 acres (26,144 sq. ft.) on the SW corner of Washington Street and the railroad. One-quarter acre is removed for the existing dwelling and accessory building (garage) yielding 0.35 acres (15,246 sq. ft.) which is divided by 5,000 square feet to yield 3 lots. However, the property extends down a slope that exceeds 25% toward the Yamhill River and 0.24 acres (10,246 sq. ft.) are removed for the steep slope leaving 0.12 acres (5,000 sq. ft.) for one new lot. The existing house and accessory building are side-by-side, but it appears there is sufficient space for a driveway to run beside the accessory building to serve one new lot behind the house. The property can accommodate 1 new dwelling unit.

Tax Lot 4, 4, 12AA 3800 is 0.74 acres (32,037 sq. ft.) at the south end of Adams Street on the south side of the tracks. The property is accessed over the railroad tracks at the south end of Adams. One-quarter acre is removed for the existing dwelling and accessory building (shop/storage) yielding 0.49 acres (21,344 sq. ft.) which is divided by 5,000 square feet to yield 4 lots. However, the property extends down a slope that exceeds 25% toward the Yamhill River and 0.37 acres (16,117 sq. ft.) are removed for the steep slope leaving 0.12 acres (5,000 sq. ft.) for one new lot. The property is, generally, a long triangle running east/west with the wider portion to the east. The existing house is centered on the eastern portion of the property which leaves the smaller point of the triangle to the west as the only remaining developable portion of the property. The property can accommodate 1 new dwelling unit.

Overall, of the 10 developed R-2 properties of 0.50 acres or greater, 3 are not buildable and 7 are buildable with a capacity to accommodate 43 dwelling units on 6.54 net acres for a density of 6.58 du/net acre.

R-2 District Capacity Summary

In summary, the R-2 District contains 525 dwellings with a net density of 5.40 du per net acre. The 102 buildable vacant R-2 properties have a capacity to accommodate 190 new dwellings on 20.74 net acres for a density of 7.53 du/net acre. The 7 developed properties of 0.50 acres or greater that can accommodate new dwellings have a capacity to accommodate 43 new dwellings on 6.54 net acres for a density of 6.58 du/net acre.

The R-2 District can accommodate 233 new dwellings (190 + 43) on 27.28 net acres (20.74 + 6.58) for an overall density of 7.30 du/net acre.

The 233 du's with 3.1 people per household would accommodate a total of 722 people out of the total forecasted increase of 1,885 in 2033 (total forecasted in 2033 is 5,640). The 1,885 additional people at 3.1 people per dwelling unit results in a need for 649 new dwelling units. The current R-2 District can accommodate 35.9% of the need (233 / 649 = 35.9%).

BUILDABLE LAND INVENTORY -- RC DISTRICT

The following will be summarized in a table at the end of this subsection in the materials that will be available for the November 20, Planning Commission public hearing.

To determine the capacity of the RC properties, the RC District was inventoried as documented in the spreadsheet that accompanies this memo. There are 57 properties in the RC District with 18.79 net acres. Eleven RC properties are vacant (5.86 ac). Forty-two are developed with a stick-built or manufactured dwelling totaling 43 dwelling units. Of the 42 properties with dwellings, 3 are 0.50 acre or greater. One 0.18 acre (7,840 sq. ft) property has Redtail Espresso shop at Madison and 2nd with no dwelling. One 0.34 acre (14,810 sq. ft.) property has Western Oregon Spa Company with an apartment in the back. One 0.55 acre (24,000 sq. ft.) property has Macore Industrial Company on the eastern portion and a small single family dwelling on the west portion. For this property it is assumed the single family dwelling is 0.18 ac (8,000 square feet) and Macore Industries is 0.37 ac (16,000 square feet). The total acreage of the 42 properties with 43 dwellings is 12.03 net acres and the density is 3.58 du/net acre (43 du's divided by 12.03 net acres).

Vacant RC Properties

The following will be summarized in a table at the end of this subsection in the materials that will be available for the November 20, Planning Commission public hearing.

There are 11 vacant RC properties totaling 5.86 gross acres. They range in size from 0.11 acres (5,000 sq. ft.) to 1.47 acres (63,874 sq. ft).

With one exception (see Tax Lot 4, 3, 07BA 5702 below), it is assumed the RC properties with frontage on 3rd Street (99W), the city's main street, will be developed for commercial uses, not residential uses, over the 20 year planning period. Five properties are affected by this assumption, leaving 6 properties to accommodate dwelling units. The 6 vacant RC properties can accommodate 12 du's consistent with

the RC District's 5,000 square foot minimum lot size (Lafayette Zoning and Development Code, Section 2.104.04, A, 1).

Tax Lot 4, 3, 07BA 5702 is 0.91 acres (39,640 sq. ft.). It has frontage on 3rd Street (99W) and is on the north side of 3rd (99W). It is at the south end of Willison Street. Above, it was stated, with one exception, that RC properties with frontage on 3rd (99W) would be developed for commercial uses. This property is the exception because Morgan Creek is along the southern half of the property and prevents access to the property for commercial uses. A bridge would be needed to access the property from 3rd (99W). On the other hand, access is easily obtained from Willison Street on the north through a residential neighborhood. From the end of Willison Street a 20 foot wide public sewer line easement extends southerly into the property to a sewer pump station and other facilities. The public sewer line easement extends southerly from the pump station to a vault in the city owned Tax Lot 5701, then to the south property line and then easterly along Morgan Creek to the east property line. The eastern 1/3 of the property (0.33 ac. or 14,378 sq. ft.) includes the paved driveway, the pump station building and parking/turnaround for city maintenance vehicles. In the SE quadrant of the property is Tax Lot 5701 which is surrounded by Tax Lot 5702 and is owned by the city for a public sewer facilities, and although the square footage of Tax Lot 5701 isn't included in the square footage of Tax Lot 5702, it prevents development in the SE quadrant of Tax Lot 5702. The remaining western portion of Tax Lot 5702 is 0.58 acres or 25,265 square feet and the southern one-half (0.29 ac. or 12,632 sq. ft.) of the 0.58 acres is Morgan Creek with its associated side slopes greater than 25% and riparian habitat. The remaining 0.29 acre area or 12,632 square feet (0.58 / 2 = 0.29 ac.) in the NW quadrant of the property is the remainder that can accommodate residential development. At the RC District's 5,000 square foot minimum lot size (Lafayette Zoning and Development Code, Section 2.104.04, A, 1, two lots can be accommodated. The property can accommodate 2 new dwelling units.

Tax Lot 4, 3, 07BA 5800 is 1.47 acres (64,033 sq. ft.). It has frontage on 3rd Street (99W) and is on the north side of 3rd (99W). In accordance with the above stated assumption that RC properties with frontage on 3rd (99W) will be developed over the next 20 years with commercial uses, this property will not accommodate any residential uses. In addition to the assumption, a public sewer line easement runs east/west through the property as does Morgan Creek with its associated side slopes greater than 25% slope and riparian habitat. This property cannot accommodate any new dwelling units.

Tax Lot 4, 3, 07BA 5900 is 0.39 acres (16,821 sq. ft.). Overall, Tax Lot 5900 is the 20+ acre Pioneer Mobile Home Park which is, primarily, in the R-2 District, but the subject 0.39 acre portion of Tax Lot 5900 is the SE corner that is in the RC District. It has frontage on 3rd Street (99W) and is on the north side of 3rd (99W). In accordance with the above stated assumption that RC properties with frontage on 3rd (99W) will be developed over the next 20 years with commercial uses, this property will not accommodate any residential uses. This property cannot accommodate any new dwelling units.

Tax Lot 4, 3, 07BA 5900 is 0.17 acres (7,405 sq. ft.). Overall, Tax Lot 5900 is the 20+ acre Pioneer Mobile Home Park which is, primarily, in the R-2 District, but the subject 0.17 acre portion of Tax Lot 5900 is centered in the south portion of the property and is in the RC District. It has frontage on 3rd Street (99W) and is on the north side of 3rd (99W). In accordance with the above stated assumption that RC properties with frontage on 3rd (99W) will be developed over the next 20 years with commercial uses, this property will not accommodate any residential uses. Additionally, this 0.17 acre portion of Tax Lot 5900 is the paved driveway entrance to Pioneer Mobile Home Park and it is not likely to be developed even for commercial uses. This property cannot accommodate any new dwelling units.

Tax Lot 4, 3, 07BA 5902 is 0.47 acres (20,685 sq. ft.). It has frontage on 3rd Street (99W) and is on the north side of 3rd (99W). In accordance with the above stated assumption that RC properties with

frontage on 3rd (99W) will be developed over the next 20 years with commercial uses, this property will not accommodate any new dwelling units.

Tax Lot 4, 3, 07BA 5903 is 0.87 acres (37,878 sq. ft.). It has frontage on 3rd Street (99W) and is on the north side of 3rd (99W). In accordance with the above stated assumption that RC properties with frontage on 3rd (99W) will be developed over the next 20 years with commercial uses, this property will not accommodate any new dwelling units.

Tax Lot 4, 3, 07BB 2500 is 0.18 acres (8,000 sq. ft.) and is on the south side of 2nd between Adams and Jefferson. It is a lot in the original town plat. It does not have frontage on 3rd (99W). This property can accommodate 1 new dwelling unit.

Tax Lot 4, 3, 07BB 2600 is 0.18 acres (8,000 sq. ft.) and is on the SW corner of 2nd and Jefferson. It is a lot in the original town plat. It does not have frontage on 3rd (99W). This property can accommodate 1 new dwelling unit.

Tax Lot 4, 4, 12AA 2801 is 0.11 acres (5,000 sq. ft.) and is on the south side of 2nd west of Washington. It was created via Partition Plat 1997-27. This property can accommodate 1 new dwelling unit.

Tax Lot 4, 4, 12AA 4300 is 0.55 acres (23,981 sq. ft.) and is at the north side of the RR tracks west of Washington Street. The 100 foot by 240 foot property has 100 feet of frontage on Washington. One lot could front on Washington and then a long driveway on the south side next to the RR tracks could serve 3 more lots to the west. This property can accommodate 4 new dwelling units.

Tax Lot 4, 4, 12AA 4400 is 0.55 acres (23,925 sq. ft.) and is at the north side of the RR tracks between Washington and Bridge Streets. The 100 foot by 240 foot property is similar to Tax Lot 4300, above, and has 100 feet of frontage on Washington and Bridge Streets. One lot could front on Washington and one lot could front on Bridge and then a long driveway on the south side next to the RR tracks could serve 2 more lots in the middle. This property can accommodate 4 new dwelling units.

Overall, of the 11 vacant properties in the RC District, it is assumed 5 will be developed for commercial uses because they have frontage on 3rd (99W) and 6 will be developed for residential uses. The 6 properties have 1.86 net acres and can accommodate 12 new dwelling units for a density of 6.45 du/net acre.

Developed RC Properties of 0.50 Acre or Greater

The following will be summarized in a table at the end of this subsection in the materials that will be available for the November 20, Planning Commission public hearing.
There are 3 RC developed properties that are 0.50 acre or greater. Their total area is 3.42 acres and they range in size from 0.55 acres (23,958 sq. ft.) to 1.95 acres or 85,057 square feet (see spreadsheet). The following describes their capacity to accommodate dwelling units. Two are not buildable, but the remaining lot is buildable and can accommodate 2 dwelling units.

Tax Lot 4, 3, 06CC, 7100 is 0.55 acres (23,9025 sq. ft.) at 432 N. Adams Street. It is occupied by a single family dwelling (.18 ac or 8,000 square feet) and Macore Industrial (.38 ac or 16,000 square feet). Even though the property has a single family dwelling and the total area is 0.55 acres, the property cannot accommodate any additional dwellings because the Macore Industrial building occupies the remaining 16,000 square feet of the property. This property cannot accommodate any new dwelling units.

Tax Lot 4, 3, 07BA 5700 is 0.92 acres (40,066 sq. ft.) at the northeast corner of Jackson and 3rd (99W) at 354 N. Jackson Street. It is occupied by a large old house in the middle. It has frontage on 3rd Street (99W) and is on the north side of 3rd (99W). In accordance with the above stated assumption that RC properties with frontage on 3rd (99W) will be developed over the next 20 years with commercial uses. This property cannot accommodate any new dwelling units.

Tax Lot 4, 3, 07BB 5600 is 1.95 acres (85,057 sq. ft.) on the east side of Madison Street at the east end of Water Street and just uphill from the city's sewer treatment plant. The existing house is centered on the property at the top of the hill. Most of the property, 1.72 acres (75,057 sq. ft.) is on a hillside with slopes exceeding 25%, leaving 0.23 acres (10,000 sq. ft.) to accommodate new dwellings. At the RC District's 5,000 square foot minimum lot size, 2 new dwellings can be accommodated. This property can accommodate 2 new dwelling units.

Overall, of the 3 developed RC properties of 0.50 acres or greater, 2 are not buildable and 1 is buildable with a capacity to accommodate 2 dwelling units on 0.23 net acres for a density of 8.69 du/net acre.

RC District Capacity Summary

In summary, the RC District contains 43 dwellings with a net density of 3.58 du/net acre (43 du's divided by 12.03 net acres). Five of the vacant RC properties have frontage on 3rd (99W) and it is assumed they will be developed with commercial uses. The 6 vacant RC properties that do not have frontage on 3rd (99W) have a capacity to accommodate 12 new dwellings on 1.86 net acres for a density of 6.45 du/net acre. Of the 3 developed properties of 0.50 acres or greater, one has frontage on 3rd (99W) and it is assumed it will develop with commercial uses, one is built-out with a single family dwelling and Macore Industries and the third property can accommodate 2 new dwellings on 0.23 acres (10,000 sq. ft.).

The RC District can accommodate 14 new dwelling units (12 + 2) on 2.09 acres (1.86 + 0.23) for an overall density of 6.70du/net acre.

The 14 du's with 3.1 people per household would accommodate a total of 43 people out of the total forecasted increase of 1,885 in 2033 (total forecasted in 2033 is 5,640). The 1,885 additional people at 3.1 people per dwelling unit results in a need for 608 new dwelling units. The current RC District can accommodate 2.30% of the need (14 / 608 = 2.30%).

R-1, R-2 AND RC CAPACITY SUMMARY

The R-1 District can accommodate 107 new dwellings (77 + 30) on 18.23 net acres (12.63 + 5.60) for an overall density of 5.87 du/net acre.

The R-2 District can accommodate 233 new dwellings (190 + 43) on 27.28 net acres (20.74 + 6.54) for an overall density of 7.30 du/net acre.

The RC District can accommodate 14 new dwelling units (12 + 2) on 2.09 acres (1.86 + 0.23) for an overall density of 6.70du/net acre.

The following table is the Capacity Summary

	New Dwellings	Net Acres	Dwelling Units / Net Ac
R-1 District	107	18.23	5.87
R-2 District	233	27.25	7.30
RC District	14	2.09	6.70
TOTAL	354	47.57	7.44

Lafayette Planning Commission

TO: LAFAYETTE PLANNING COMMISSION

FROM: JIM JACKS, CITY PLANNER
MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS

SUBJ: UGB PROCESS –POLICY ISSUES REGARDING THE INVENTORY OF LAND SURROUNDING THE CURRENT CITY LIMITS/UGB

DATE: JUNE 19, 2014 (originally created for the May 15, 2014 Planning Commission meeting)

NOTE: **This revised May 15, 2014 memo should be read first as it is the "Big Picture" look at the areas around the current city limits/urban growth boundary and will be discussed first at the June 19, 2014 Planning Commission meeting.**

BACKGROUND

The city's urban growth boundary (UGB) review process has progressed to the step of inventorying the lands surrounding the current city limits/UGB to determine which properties should be added to the UGB.

Rather than start with a lot-by-lot inventory of all the properties surrounding the city limits/UGB, the purpose of this memo is to take a "Big Picture" look at the various areas around the city and identify the pros and cons of each area to determine if one or more areas need not be inventoried in detail.

This staff report recommends Areas 1, 2 and 4 be inventoried in detail. These three areas are wholly or are mostly designated as Exception Areas in the Yamhill County Comprehensive Plan. Exception Areas are the first priority for addition to the urban growth boundary (UGB) per State Statute ORS 197.298. Areas 3, 5, 6 and 7 are not recommended for further work because they are wholly exclusive farm use zoning (EFU) or they have Exception Areas, but the Exception Areas are separated from the city limits/UGB by EFU land.

The areas are mapped on Attachment 1. Attachment 2 shows the northern portion of Area 2 which extends about 0.8 miles northerly from the city limits/UGB on the west side of Abbey Road up to Oak Springs Farm Road.

FACTORS TO CONSIDER

The following are the factors considered in this memo.

1. Natural Hazards. Floodplains and steep slopes (greater than 20 percent) are natural hazards that present development constraints.

Floodplains are those areas shown on the National Flood Insurance Program flood insurance rate map (FIRM) in the 2010 Flood Insurance Study (FIS) for Yamhill County and the 10 cities in the county. The city should not add land in the 100-year floodplain, but a property that is in the 100-year floodplain could be added provided a portion large enough to accommodate development is outside the floodplain.

Steep slopes are those slopes greater than 20 percent. The city should not add land with steep slopes, but a property with steep slopes could be added provided a portion large enough to accommodate development is outside the steep slope area.

2. Natural Features. Hills, rivers and creeks are landforms that can affect urban development. Hills necessitate roads with up and down grades and curves that affect "sight distance." Rivers and creeks can present impediments to crossing them with streets and with sewer and water lines.

3. Isolated Areas. Areas that would be isolated or separated from the existing community should not be added to the UGB. An area that is separated from the current UGB by the Yamhill River with its associated 100-year floodplain and riparian vegetation, when developed with residences, would be isolated from the city and the residents would feel they are not part of the city.

4. Street Connectivity. Areas that are served, or can be served, with streets that connect to the city's existing street system. The city should avoid "cherry stem" additions to the UGB. A "cherry stem" addition would be an area that is served by only one street and that street has no connecting streets to the city's existing street system. If a "cherry stem" area is to be added, it should be small and near the existing UGB, or have a reasonable probability the one street can be connected to the city's existing street system.

5. Sewer Service. Areas that would be dependent on pump stations to convey the sewage should not be added to the UGB. Rolling terrain can present situations where a pump station is needed to serve a portion of an area and adding such an area is acceptable. Adding an area where all the sewage from the area would need to be pumped should be avoided.

6. Water Service. Areas whose elevation is high enough to require pumping the water to the area should not be added to the UGB. Rolling terrain can present situations where the water pressure in the line is sufficient to overcome the elevation differences is acceptable. Adding an area where all the area would need to be served by pumped water should be avoided.

7. Railroad track crossings. Railroad track crossings are inherently dangerous, especially those without safety equipment such as crossing arms, lights, and bells. The cost to construct a fully protected street and sidewalk across a track can be about $250,000 to $300,000. Areas that require crossing a railroad track should be avoided.

8. Deed Restrictions. Deed restrictions can be worded such that properties cannot be further divided. Properties with such restrictions should not be added to the UGB because they will not result in land being available to accommodate new dwellings for the projected population increase. However, in some cases such properties may have failing wells or failing septic systems and the properties may be added to provide city water and/or sewer service.

SEVEN GENERAL AREAS

Seven general areas are proposed to assist in determining if one or more of the areas need not be inventoried in detail. Each area is reviewed following the listing of the areas.

Area 1: West of the City.

The first area is west of the city, north of Highway 99W, east of Mineral Springs Road and south of the point where Mineral Springs Road curves to the northwest and enters the large-parcel agricultural area.

Area 2: North of the City and West of Abbey Road.

The second area begins on the north city limits/UGB line and is west of Abbey Road. This area extends about 0.84 miles north of the city limits and is defined by being designated as an Exception Area in the Yamhill County Comprehensive Plan. Exception Areas are the first priority to be added to the UGB per State Statute, ORS 197.298. Area 2 does not extend east of Abbey Road because none of the land east of Abbey Road is designated as an Exception Area.

Area 3: North of the City and East of Abbey Road.

The third area begins on the north city limits/UGB line and is east of Abbey Road. This area is defined by it not being designated as an Exception Area in the Yamhill County Comprehensive Plan. Area 3 extends easterly and then southerly along the east side of Duniway Road.

Area 4: East of the City and South of Stoller Road.

The fourth area begins on the east city limits/UGB line and is south of Stoller Road. It is defined by all but two properties being designated as an Exception Area in the Yamhill County Comprehensive Plan. Exception Areas are the first priority to be added to the UGB per State Statute, ORS 197.298. It is a small area of only 9 properties and 7 dwellings. The western approximately two-thirds of the area is west of Henry Creek and the remainder is east of the creek.

Area 5: East of the City and South of Stoller Road and North of 99W.

The fifth area is bounded on the north side by Stoller Road, Henry Creek on the west, 99W and McDougal Road on the south and it extends easterly to the portion of Stoller Road that runs north and south. It is defined by being one property which is a dairy with EFU zoning.

Area 6: Southeast of the City and South of 99W.

The sixth area is south of 99W, east of Henry Creek and north of the Yamhill River. It includes Locks Loop Road and Locks Road leading to the Yamhill County Park which features the old locks on the river. Some of the properties are designated as an Exception Area in the Yamhill County Comprehensive Plan, but they are separated from the current city limits/UBG by EFU land. Exception Areas are the first priority to be added to the UGB per State Statute, ORS 197.298.

Area 7: South of the City and South of the Yamhill River.

The seventh area is described as beginning southwest of the southwest corner of the city where 2nd Place loop road serves the By The River Subdivision and where Millican Creek joins the river. It

extends easterly and is south of the Yamhill River. It runs past the Lafayette-Hopewell highway bridge to the east.

PRO'S AND CON'S OF THE SEVEN GENERAL AREAS

The following describes the pro's and con's of further inventorying the seven general areas in detail. A conclusion is included whether each area should, or should not, be inventoried in detail.

Area 1: West of the City.

The first area is west of the city, north of Highway 99W, east of Mineral Springs Road and south of the point where Mineral Springs Road curves to the northwest enters the large-parcel agricultural area.

Pros's:

1. It is an Exception Area.

2. Abuts the current city limits/UGB.

3. It is divided into a north area and a south area by a property that is in the current city limits and UGB.

4. Generally flat, thus good for development.

5. It is served by Mineral Springs Road which has a paved surface.

Con's:

1. The Exception Area does not include the southernmost 5.02 acre property at the NE corner of 99W and Mineral Springs Road.

2. Abuts the city limits/UGB, but the area is significantly lower in elevation than the land in the city limits/UGB, is not connected by a road to the land in the city limits/UGB and is separated from the city limits/UGB by Millican Creek with its 100-year floodplain, riparian corridor and steep slopes.

3. The portion in the city limits/UGB is an 8.6 acre "finger" sticking out westerly from the city limits/UGB. Until about 20 years ago it was not in the city limits/UGB. The house caught fire and because it was not in the city limits the Lafayette Fire Department did not respond. It was in the McMinnville Fire Protection District and it took too long for their equipment to arrive and the house was destroyed. The property owner applied to be added to the UGB and be annexed so the property could be served by the Lafayette Fire Department. Once annexed, the owner built a new house which is served by the Lafayette Fire Department. There is no functional connection between the property and the city, i.e., the property is not connected to the city water or sewer system. The property is separated from the city by Millican Creek with its 100-year floodplain, riparian corridor and steep slope. There is no road from the property directly to the city. The property is served by Mineral Springs Road which means the trips from any future development on the property would go south on Mineral Springs Road to 99W, then turn left on 99W and proceed up the hill into the city.

4. Of the approximately 22 parcels in Area 1, about 14 [this number is being verified by researching the deeds] have deed restrictions that prevent further partitioning or subdividing, thus if they were added to the UGB and annexed, no new lots for new dwellings could be created and none of the projected population could be accommodated by these properties.

5. The southeastern 3 properties are affected by Millican Creek and its 100-year floolplain, steep slopes and riparian habitat.

6. The area is served only by Mineral Springs Road. If the area is added to the UGB all the trips generated would be funneled onto Mineral Springs Road and southerly to the intersection with 99W. At the intersection a left turn would be needed to proceed to Lafayette. During the a.m. and p.m. peak hours, the left turn is problematic due to a long wait. Depending on the number of trips, a new signal at the intersection may be warranted and the cost of that signal would be borne by the development of properties in Area 1. It is not clear if the limited number of new houses in Area 1 could financially support the cost of a new signal, as well as the cost of extending sewer and water lines and installing a sewer pump station.

Staff recommendation.

Staff recommends Area 1 be inventoried with an emphasis on the southern portion (the properties without deed restrictions preventing further division of the properties) with a view to adding the southern properties to the UGB, but only after other properties in Areas 2 and 4 are added.

Area 2: North of the City and West of Abbey Road.

The second area begins on the north city limits/UGB line and is west of Abbey Road. This area extends about a mile north of the city limits and is defined by being designated as an Exception Area in the Yamhill County Comprehensive Plan. Exception Areas are the first priority to be added to the UGB per State Statute, ORS 197.298. Area 2 does not extend east of Abbey Road because none of the land east of Abbey Road is designated Exception Area.

Pros's:

1. It is an Exception Area.

2. Abuts the current city limits/UGB.

3. The southern 40 acres is rolling, then to the north it is a gradual uphill slope and on top of the hill it is rolling. The terrain could accommodate residential development.

4. The western portion of the properties on the west side of Area 2 are affected by Millican Creek and its tributaries, with their steep slopes and riparian habitat. Such environmental factors can provide enhanced natural benefits for residential development.

5. Is served by Abbey Road which has a paved surface.

6. When the 40 acre area is developed, a road could be included that would provide appropriate access to the 20 acre area that is in the NW corner of the city and is south of the SW portion of the 40 acre area. The 20 acre area and the 40 acre area are in one ownership, in one deed and in one tax lot. Currently, the only access to the 20 acre area in the city limits/UGB is a narrow local street, Haylen Drive, running though a neighborhood. If the 40 acre area is not added to

the UGB and the 20 acre area is developed, all the trips generated by the 20 acre development would be funneled onto Haylen Drive and significantly and negatively affect the property owners along Haylen Drive.

7. The area includes some rural residences, but many acres are undeveloped.

8. Sewer and water lines can be extended to serve the area.

Con's:

1. The Exception Area includes the 2006 Abbey Ridge Subdivision, a 13 lot rural residential subdivision with dwellings on most of the lots. The lots are large and are served by a paved private drive, John's Landing Road. Additionally, 4 more large partition parcels are served by John's Landing Road. Although the properties do not have a deed restriction preventing further division of the properties, it is unlikely the owners will want to divide their properties for new residences to accommodate the projected population growth. For the last few years many of the wells for the dwellings have been dry, or nearly dry.

2. The Exception Area includes Abbey Road Acres Subdivision, an 8 lot rural residential subdivision with a dwellings on some of the lots. The lots are large and are served by a private drive, Penny Lane. Additionally, 2 more large partition parcels are north of Abbey Road Acres.

3. The western portion of the properties on the west side of Area 2 are affected by Millican Creek and its tributaries, with their steep slopes and riparian habitat.

4. The area is served only by Abbey Road. If the area is added to the UGB all the trips generated would be funneled onto Abbey Road and southerly into the city (Bridge Street in the city) and eventually to an intersection with 99W (3rd Street). At the intersection a left turn would be needed to proceed easterly on 3rd Street or a right turn to proceed westerly out of town to McMinnville. During the a.m. and p.m. peak hours, the left and right turns must wait. Depending on the number of trips, a new signal at the intersection of Bridge and 3rd may be warranted and the cost of that signal would be borne by the development of properties in Area 2.

5. North of the Abbey Ridge Subdivision is the crest of the hill and much of the northern portion of Area 2 is on a north facing downslope. For this northern portion to be served with gravity flow sewers, a new line running north from the current city limits/UGB up Abbey Road would need to be deep near the crest to be able to serve some of the properties just over the crest. An alternate gravity flow sewer line route could be on the west side of Area 2 near Millican Creek and its tributaries.

Staff recommendation.

Staff recommends Area 2 be inventoried in detail with a recognition that not all of Area 2 would need to be added because it contains more acres than the Buildable Land Inventory and Housing Needs Analysis show are needed.

<u>Area 3: North of the City and East of Abbey Road</u>.

The third area begins on the north city limits/UGB line and is east of Abbey Road. This area is defined by it not being designated as an Exception Area in the Yamhill County Comprehensive Plan. Area 3 extends easterly and then southerly along the east side of Duniway Road.

Pros's:

1. Five properties on the east edge of the area are Exception Areas.

2. Abuts the current city limits/UGB.

3. The area is, generally, flat and rolling. The terrain could accommodate residential development.

4. The northern portion is served by Abbey Road and the eastern portion is served by Duniway Road which are both paved.

5. The properties are, generally, large which supports residential development.

6. The area includes only a few rural residences.

7. Sewer and water lines can be extended to serve the area.

8. The area is large enough to allow a street from Abbey Road to extend easterly to Duniway Road thereby creating a connection between the two existing roads.

Con's:

1. The majority of the area is not an Exception Area. The five Exception Area properties noted above in Pro #1 are on the very eastern portion of the area and are separated from Duniway Road by Exclusive Farm Use (EFU) lands. The EFU lands would need to be added to the UGB to get to the five properties.

2. None of the five Exception Area properties abut Duniway Road.

3. The eastern portion of three of the Exception Area properties are affected by Henry Creek.

4. The area is served by Abbey Road and Duniway Road. If the area is added to the UGB some of the trips generated would be funneled onto Abbey Road and southerly into the city (Bridge Street in the city) and eventually to an intersection with 99W (3rd Street). At the intersection a left turn would be needed to proceed easterly on 3rd Street or a right turn to proceed westerly out of town to McMinnville. During the a.m. and p.m. peak hours, the left and right turns must wait. Depending on the number of trips, a new signal at the intersection of Bridge and 3rd may be warranted and the cost of that signal would be borne by the development of properties in Area 3.

   The area is also served by Duniway Road. If the area is added to the UGB some of the trips generated would be funneled onto Duniway Road and they would proceed southerly to the intersection with Stoller Road (East 7th Street Extension). At the intersection a right turn would be needed to proceed westerly toward the heart of the city. East 7th Street Extension is designated as a Collector in the city's Transportation Systems Plan, but it would convey the traffic through local residential neighborhoods. Duniway Road does not extend south of Stoller to 99W.

Staff recommendation.

Staff recommends Area 3 not be inventoried in detail.

Area 4: East of the City and South of Stoller Road.

The fourth area begins on the east city limits/UGB line and is south of Stoller Road. It is defined by all but two properties being designated as an Exception Area in the Yamhill County Comprehensive Plan. Exception Areas are the first priority to be added to the UGB per State Statute, ORS 197.298. It is a small area of 9 properties and 7 dwellings. The western approximately two-thirds is west of Henry Creek and the remainder is east of the creek.

Pros's:

1. All but two of the 9 properties are Exception Area.

2. Abuts the current city limits/UGB.

3. The area is, generally, flat and then steep where Henry Creek runs north-south through the area. The terrain could accommodate residential development.

4. The area is served by Stoller Road which is paved.

5. If the area is added to the UGB the trips generated would be funneled onto Stoller Road and westerly into the city and eventually to an intersection with Jackson Street (the first north-south street that runs south to 99W). The potential number of new infill houses is small, thus it does not appear significant traffic problems would result from Area 4 being added to the UGB.

6. A sewer line can be extended to serve the west portion area.

7. A water line can be extended to serve the west and east portions of the area.

Con's:

1. Henry Creek runs north-south through the area and is incised down into the overall level of the area. This low area would create the need for a sewer pump station to convey the sewage from the eastern one-quarter of the area (about 5 acres) westerly to connect to the city's existing system.

2. The 7 properties on the west side of Henry Creek (about 11.55 acres) range in size from 1.16 acres to 2.55 acres and 5 have dwellings. Sufficient space is available for infill development, but due to the existing houses and driveways, the number of potential new houses is less than if the 11.55 acre area were vacant.

3. East of Henry Creek are two properties of 4.48 acres and 0.50 acres. Each has a house. The lager parcel could accommodate infill development, but the smaller parcel could not given the location of the existing house and the parcel's shape being a triangle.

4. Serving the two properties east of Henry Creek with sewer would necessitate a sewer pump station to pump the sewage westerly to the city. It is not clear if the number of new houses constructed on the approximately 4.48 acre property could fund a pump station.

Staff recommendation.

Staff recommends Area 4 be inventoried in detail.

Area 5: East of the City and South of Stoller Road and North of 99W.

The fifth area is bounded on the north side by Stoller Road, Henry Creek on the west, 99W and McDougal Road on the south and it extends easterly to the portion of Stoller Road that runs north and south. It is defined by being one property which is a dairy.

Pros's:

1. Abuts the current city limits/UGB.

2. The area is, generally, flat. Henry Creek runs north-south along the west property line, thus it would not significantly affect development of the property. The terrain could accommodate residential development.

3. The area is served by Stoller Road on the north and 99W and McDougal Road on the south. If the area is added to the UGB the trips generated could be split onto Stoller Road and 99W, but the majority would likely go to 99W.

4. Sewer and water lines can be extended to serve the area.

Con's:

1. The area is all Exclusive Farm Use zoning with good and high quality soils. No portion of the area is an Exception Area.

Staff recommendation.

Staff recommends Area 5 not be inventoried in detail.

Area 6: Southeast of the City and South of 99W.

The sixth area is south of 99W, east of Henry Creek and north of the Yamhill River. It includes Locks Loop Road and Locks Road leading to the Yamhill County Park which features the old locks on the river. Some of the properties are designated as an Exception Area in the Yamhill County Comprehensive Plan. Exception Areas are the first priority to be added to the UGB per State Statute, ORS 197.298.

Pros's:

1. Some of the area is an Exception Area.

2. Abuts the current city limits/UGB.

3. Generally flat, thus it is good for residential development.

4. It is served by Locks Loop Road and Locks Road which are paved, but narrow.

Con's:

1. The Exception Area includes only about half of the area, but not all of the area would need to be added to the UGB.

2. The Exception Area is separated from the city limits/UGB by non-Exception Area land, thus non-Exception Area land would need to be added to get to the Exception Area land.

3. Abuts the city limits/UGB, but it is separated from the city limits/UGB by Henry Creek with its riparian corridor and steep slopes.

4. The area to the west just inside the city limits/UGB is in the city's Industrial Zone. Thus, Area 6 is isolated from the current city limits and a residential neighborhood in the area would be "out of town" and the residents may not feel they are part of the city.

5. There is only a minimal transportation connection between the area and the city, i.e., Locks Loop Road off of 99W and then Locks Road southerly into the area.

6. The area can be accessed only by crossing the railroad tracks. Residential development in the area would need to provide a protected RR crossing with the typical safety elements such as crossing arms, bells and lights. The 30-acre industrial zoned parcel to the west (in the city limits/UGB) has been identified as a difficult property to develop for industrial uses due to the cost of the RR crossing and the proximity of the RR to 99W where access to the site would be located. Access to Area 6 is also affected by the same proximity of the RR track and 99W and the need for the RR crossing to be integrated with turning lane improvements to 99W.

7. The area is served only by 99W. If the area is added to the UGB all the trips generated would be funneled onto 99W. At the intersection a left turn would be needed to proceed to Lafayette. During the a.m. and p.m. peak hours, the left turn would be problematic due to a long wait. Depending on the number of trips, a new signal at the intersection may be warranted and the cost of that signal would be borne by the development of properties in Area 6. It is not clear if the number of new houses in Area 6 could financially support the cost of a new signal, as well as the cost of a protected RR crossing, extending sewer and water lines and installing a sewer pump station to get past Henry Creek.

Staff recommendation.

Staff recommends Area 6 not be inventoried in detail.

Area 7: South of the City and South of the Yamhill River.

The seventh area is described as beginning southwest of the southwest corner of the city where 2nd Place loop road serves the By The River Subdivision and where Millican Creek joins the river. It extends easterly and is south of the river. It runs past the Lafayette-Hopewell highway bridge to the east.

Pros's:

1. Large properties suitable for residential development.

2. Abuts the current city limits/UGB.

3. Generally rolling and flat, thus it is good for residential development.

4. It is served by the Lafayette-Hopewell Highway which is paved.

Con's:

1. All of the area is Exclusive Farm Use with high and good quality soils.

2. Much of the area is in the Yamhill River 100-year floodplain and all of the area immediately south of the city limits/UGB is in the floodplain.

3. Abuts the city limits/UGB, but it is separated from the city limits/UGB by the Yamhill River with its 100-year floodplain, riparian corridor and steep slopes.

4. The only transportation connection between the area and the city is the Lafayette-Hopewell Highway which includes a 2-lane bridge over the river to the city. All the traffic from residential development in the area would need to cross the bridge to get into town.

5. The area can be accessed from the city only by crossing the railroad tracks on Madison Street (Lafayette-Hopewell Highway). Residential development in the area would likely need to provide an improved protected RR crossing with sidewalks.

6. The area is served only by the Highway. If the area is added to the UGB all the trips going to Lafayette would be funneled onto the Highway. At the intersection a left turn would be needed to proceed to Lafayette. In Lafayette at the intersection of Madison and 99W there is no signal. During the a.m. and p.m. peak hours, the left turn to go west through the downtown would be problematic due to a long wait. Depending on the number of trips, a new signal at the intersection may be warranted and the cost of that signal would be borne by the development of properties in Area 7. It is not clear if the number of new houses in Area 7 could financially support the cost of a new signal, as well as the cost of an improved RR crossing, extending sewer and water lines across the river on the bridge and installing a sewer pump station to pump the sewage to the north side of the river to the treatment plant.

7. Area 7 is south of the Yamhill Rive and is isolated from the current city limits by the Yamhill River and its 100-year floodplain, steep slops and riparian corridor. A residential neighborhood in the area would be "out of town" and the residents may not feel they are part of the city.

Staff recommendation.

Staff recommends Area 7 not be inventoried in detail.

SUMMARY

In summary, Areas 1, 2, and 4 are recommended for a detailed inventory.

Attachments: 1. Map of Areas 1 - 7.
2. Map of Area 2.

Lafayette Planning Commission

TO: LAFAYETTE PLANNING COMMISSION

FROM: JIM JACKS, CITY PLANNER
MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS

SUBJ: UGB PROCESS – SEWER AND WATER SYSTEM AVAILABILITY

DATE: AUGUST 21, 2014

PURPOSE

The purpose of this memo is to provide inventory information regarding the location of the city's existing sewer and water systems for potential servicing of the 7 UGB Study Areas.

The descriptions of the areas and the Data Summary are from memo's previously provided to the Planning Commission.

AREA 1 - NORTH OF 99W AND EAST OF MINERAL SPRINGS ROAD

1. Area 1 is west of the city limits/UGB on the east side of Mineral Springs Road and north of 99W. It extends north from 99W about 0.62 miles (3,260 ft.) to the first curve in Mineral Springs Road.

It may be possible to serve Area 1 with water via a long westerly extension in the 99W right-of-way or via a long westerly extension in a power line easement across the Millican Creek corridor with its floodplain, steep slopes and riparian vegetation. It may be possible to serve Area 1 with sewer with a long pumped extension in a power line easement to the 4th Street Pump Station or with a long pumped extension in the 99W right-of-way to a line south of the 4th Street pump station.

2. Data Summary:

Total Area:	60.61 acres
No. of Properties:	22
Properties with Dwellings:	14 (64% of 22)
Average Size:	2.75 acres
Largest Property:	7.67 acres. The Paddock property has a 1969 house and does not have frontage on a public street right-of-way. It's access to Mineral Springs Road is via a private easement over two other properties.
Smallest Property:	1.00 acre
Zoning:	VLDR 2.5 (Very Low Density Residential 2.5 ac minimum): 21 properties with 55.59 acres

	EF-40 (Exclusive Farm 40 acre minimum): 1 property with 5.02 acres
Net Buildable Acres:	17.33
Potential Dwelling Units:	100 (100.66) assuming the 7,500 square foot minimum lot size in the R-1 District. 150 (150.98) assuming the 5,000 square foot minimum lot size in the R-2 District.
Population:	At 3 people per dwelling unit, 300 people could be accommodated with R-1 zoning and 450 with R-2 zoning.

3. Water System.

a. There is no city water system in Area 1.

b. The nearest segment of the city's water system is in the west side of the city in a city owned rectangular property 1-block west of Washington Street between 4th and 5th. It is an 8" PVC pipe. This looped segment of pipe is connected to the city's water system by 8" PVC pipes in 4th and 5th Streets which are connected to an 8" PVC pipe in Washington Street. It is about 1,000 feet in a straight line east from Mineral Springs Road and is across the Millican Creek corridor with its floodplain, steep slopes and riparian vegetation. If new lines were to be extended west from the west end of 4th and/or 5th Streets to a new line in Mineral Springs Road, easements would need to be obtained from the private property owners of the properties west of the west end of 4th and/or 5th Streets.

c. Another water line segment is in the west side of the city in the Canyon View Drive public right-of-way which is one and two blocks west of Washington Street between 6th and 8th. It is an 8" PVC pipe. This looped segment of pipe is connected to the city's water system by 8" PVC pipes in 6th and 8th Streets which are connected to an 8" PVC pipe in Washington Street. It is about 1,100 to 1,400 feet in a straight line east from Mineral Springs Road and is across the Millican Creek corridor with its floodplain, steep slopes and riparian vegetation. If new lines were to be extended west to a new line in Mineral Springs Road, easements would need to be obtained from the private property owners of the properties west of Canyon View Road.

c. Another segment is in the west side of the city in the Cramner Street public right-of-way which is three blocks west of Washington Street between 12th and 14th. It is an 8" PVC pipe. This looped segment of pipe is connected to the city's water system by an 8" PVC pipes in 12th and 14th Streets which are connected to an 8" PVC pipe in Washington Street. It is about 1,400 to 1,900 feet in a straight line east from Mineral Springs Road and is across the Millican Creek corridor with its floodplain, steep slopes and riparian vegetation. If new lines were to be extended west to a new line in Mineral Springs Road, easements would need to be obtained from the private property owners of the properties west of Cramner Street.

d. An alternate route to serve Area 1 would be to extend a new water line from the 8" asbestos cement line at the intersection of 3rd (99W) and Washington Street westerly about 1,200 feet to the intersection of 99W/Mineral Springs Road. A new line could be extended northerly in the Mineral Springs Road public right-of-way with additional lines extending easterly from Mineral Springs Road to serve the properties in Area 1.

4. Sewer System.

a. There is no city sewer system in Area 1.

b. The nearest segment of the city's sewer system is in the west side of the city in a city owned rectangular property 1-block west of Washington Street between 4th and 5th. It is an 8" concrete pipe. This segment of pipe conveys sewage southerly to the 4th Street Pump Station (PS) at the west end of 4th Street. It is about 1,000 feet in a straight line east from Mineral Springs Road and is across Millican Creek with its floodplain, steep slopes and riparian corridor. If a new line were to be extended west to a new line in Mineral Springs Road, easements would need to be obtained from the private property owners of the properties immediately west of the city owned rectangular property. Pumping would be required from Area 1 easterly to the higher west portion of the city.

c. Another element of the sewer system in the west side of the city is the 4th Street PS at the west end of 4th Street. It collects sewage from the west portion of the city north of 3rd Street (99W) and pumps it south in only a 4" PVC force main which conveys the sewage southerly under 3rd Street (99W) to a 12" PVC line in 2nd Street which conveys the sewage easterly to the treatment plant on the north bank of the Yamhill River on the east side of Madison Street (Lafayette - Hopewell Highway). It is not known at this time if the 12" line is at capacity.

d. For residential development in Area 1, it is probable that sewage would flow from the higher ground in the north portion of the area, southerly, to the lower ground in the south portion of the area at or near the 99W/Mineral Springs Road intersection. At that point the sewage would need to be pumped easterly uphill in a power line easement which aligns with 4th Street to the 4th Street PS. Alternatively, it may be possible to pump the sewage easterly uphill in the 3rd Street (99W) right-of-way to a 6" line that runs south to a 12" line in 2nd Street. Again, it is not known at this time if the 12" line is at capacity.

e. Another sewer line segment is in the Canyon View Drive public right-of-way which is one to two blocks west of Washington Street between 6th and 8th. It is an 8" concrete pipe. Sewage in this segment is conveyed southerly to the 4th Street PS. The Canyon View Drive line is about 1,100 to 1,400 feet in a straight line east from Mineral Springs Road and is across the Millican Creek corridor with its floodplain, steep slopes and riparian vegetation. If new lines were to be extended west to a new line in Mineral Springs Road, easements would need to be obtained from the private property owners of the properties west of Canyon View Road. Pumping would be required from Area 1 easterly to the higher west portion of the city. This sewage would be conveyed southerly to the 4th Street PS and then in the 4" PVC force main to the 12" line in 2nd Street. Again, it is not known at this time if the 12" line is at capacity.

f. Another segment is in the west side of the city in the Cramner Street public right-of-way which is three blocks west of Washington Street between 12th and 14th Streets. It is a 10" PVC pipe. Sewage in this segment is conveyed southerly to the 4th Street PS. It is about 1,400 to 1,900 feet in a straight line east from Mineral Springs Road and is across the Millican Creek corridor with its floodplain, steep slopes and riparian vegetation. If new lines were to be extended west to a new line in Mineral Springs Road, easements would need to be obtained from the private property owners of the properties immediately west of Cramner Street. Pumping would be required from Area 1 easterly to the higher west portion of the city. This sewage would be conveyed southerly to the 4th Street PS and then in the 4" PVC force main to the 12" line in 2nd Street. Again, it is not known at this time if the 12" line is at capacity.

g.

AREA 2 - NORTH OF THE CITY LIMITS/UGB AND WEST OF ABBEY ROAD

1. Area 2 begins at the north city limits/UGB and is west of Abbey Road. This area extends about 0.84 miles (4,440 ft.) north to the Abbey Road/Oak Springs Farm Road intersection. It is an Exception Area in the Yamhill County Comprehensive Plan. Exception Areas are the first priority to be added to the UGB per State Statute, ORS 197.298. No properties east of Abbey Road were included in Area 2 because no properties east of Abbey Road are Exception Areas.

Area 2 may be served with water by extending the 12" line in Abbey Road northerly in the Abbey Road right-of-way and the 8" line at the north end of Haylen Drive. Area 2 may be served with sewer via the 8" lines in Abbey Road and/or Haylen Drive and/or a new line running southerly in the Millican Creek corridor to the 4th Street Pump Station.

2. Data Summary:

Total Area:	173.33 acres
No. of Properties:	33
Properties with Dwellings:	24 (73% of 33)
Average Size:	5.25 acres
Largest Property:	40 acres. It abuts the city limits/UGB and is south of the Abbey Ridge Subdivision.
Smallest Property:	0.54 acres
Zoning:	VLDR 2.5 (Very Low Density Residential 2.5 ac minimum): 33 properties with 173.33 acres
Net Buildable Acres:	100.60
Number of Dwelling Units:	584 (584.29) assuming the 7,500 square foot minimum lot size in the R-1 District, or 876 (876.43) assuming the 5,000 square foot minimum lot size in the R-2 District.
Population:	At 3 people per dwelling unit, 1,752 people could be accommodated in the R-1 District or 2,628 in the R-2 District.

3. Water System.

a. There is no city water system in Area 2.

b. The nearest segment of the city's water system is at the north end of Bridge Street (Abbey Road) at the current city limits/UGB line (the south line of Area 2). It is a 12" PVC pipe. The city and the property owners in the Abbey Ridge Subdivision, about 1/4 mile north of the current city limits/UGB, are discussing extending this 12" pipe northerly in Abbey Road to John's Landing Road in the Abbey Ridge Subdivision to provide water to that area because their wells are dry or have been very nearly dry for about 3 years. The City Council is willing to provide the water if the users fund the extension. An estimate of the costs is being developed. The details have yet to be worked out, including determining if the property owners want to fund the project.

c. A second water line is about 300 feet west of Bridge Street (Abbey Road) at the north end of Haylen Drive at the current city limits/UGB line (the south line of Area 2). It is an 8" PVC pipe.

4. Sewer System.

a. There is no city sewer system in Area 2.

b. For residential development in Area 2, sewage would flow from the high ground on the ridge in the area of the Abbey Ridge Subdivision, southerly, to the low ground in the south portion of the area. The area over the ridge and to the north is a downhill slope that, if developed, would require pumping.

c. The nearest segment of the city's sewer system is at the north end of Bridge Street (Abbey Road) at the current city limits/UGB line (the south line of Area 2). It is an 8" PVC pipe. It is not known if the capacity of this line can accommodate additional sewage.

d. A second sewer line is about 300 feet west of Bridge Street (Abbey Road) at the north end of Haylen Drive at the current city limits/UGB line (the south line of Area 2). It is an 8" PVC pipe. It is not known if the capacity of this line can accommodate additional sewage.

AREA 3 - NORTH OF THE CITY LIMITS/UGB AND EAST OF ABBEY ROAD

1. Area 3 is north of the city limits/UGB and east of Abbey Road, extending easterly and then southerly along the east side of Duniway Road. It is a large area of primarily Exclusive Farm Use zoning with some Exception Areas on the east side of the area. Exclusive Farm Use (EFU) zoning separates the current city limits/UGB from the Exception Areas.

2. Area 3 was recommended by the Planning Commission on June 19, 2014, to not be inventoried in detail, therefore, there is no Data Summary available.

3. Area 3 may be served with water by extending the 12" PVC line in Abbey Road northerly in the Abbey Road right-of-way, extending the 8" PVC line at the north end of Grant Street, and extending lines into the portion of the area north and east of the city from the 10" asbestos cement line in Duniway Road. Area 3 may be served with sewer via the 8" lines in Abbey Road and a possible new line running southerly in the Duniway Road right-of-way to the south.

4. Water System.

a. There is no city water system in Area 3.

b. The nearest segment of the city's water system is at the north end of Bridge Street (Abbey Road) at the current city limits/UGB line (the south line of Area 3). It is a 12" PVC pipe.

c. A second water line is about 1,200 feet east of Bridge Street (Abbey Road) at the north end of Grant Street at the current city limits/UGB line (the south line of Area 2). It is an 8" PVC pipe.

d. A third water line is in Duniway Road. It is a 10" asbestos cement line that runs from the city's spring water source in the area to the north downhill to the city in Duniway Road. The spring source line may not be able to adequately serve Area 3 during the summer or dry years.

5. Sewer System.

a. There is no city sewer system in Area 3.

b. For the portion of Area 3 north of the city, sewage would flow from the high ground in the north to the low ground in the south. The only existing connection is the 8" PVC pipe at the north end of Bridge Street (Abbey Road) at the current city limits. There are no other sewer pipes stubbed to the north portion of Area 3.

c. For the portion of Area 3 east of Duniway Road, 8" PVC sewer lines are in 14th, 12th and 11the Streets near their intersections with Duniway Road. An 8" PVC line is in Duniway Road just south of 11th Street running southerly to 7th Street. It is not known if the capacity of this line can accommodate additional sewage.

AREA 4 - EAST OF THE CITY LIMITS/UGB, SOUTH OF STOLLER ROAD & NORTH OF THE DAIRY

1. Area 4 is small and it begins on the east city limits/UGB line and is south of Stoller Road. It includes 5 properties and portions of 2 more properties that are west of Henry Creek. Two more properties to the east of Henry Creek are included.

Area 4 may be served with water by extending the 10" PVC line in 7th Street Extension easterly in Stoller Road (7th Street Extension). Optimally, the line would be looped and not be a dead-end. Area 3 may be served with sewer via the 8" PVC line in 7th Street Extension with its manhole at the intersection of 7th Street Extention and Duniway Road at the northwest corner of Area 4. The manhole's depth is 9 feet which would be sufficient to allow gravity flow sewers to the manhole.

2. Data Summary:

Total Area:	16.35 acres
No. of Properties:	9
Properties with Dwellings:	7 (78% of 9). One dwelling appears to be on both of the two Heinzman properties (4, 3, 06, Tax Lots 1302 and 1303).
Average Size:	1.82 acres
Largest Property:	4.48 acres.
Smallest Property:	0.24 acres
Zoning:	VLDR 1 (Very Low Density Residential 1 ac minimum): 5 properties wholly in VLDR 1 with 6.48 acres 2 properties partially in VLDR 1 with 2.83 acres (1.13 + 1.70) EF-40 (Exclusive Farm 40 acre minimum): 2 properties wholly in EF 40 with 5.06 acres 2 property partially in EF 40 with 1.98 acres (1.13 + 0.85)
Net Buildable Acres:	9.70
Number of Dwelling Units:	56 (56.34). Assuming the 7,500 square foot minimum lot size in the R-1 District, or 84 (84.51) assuming the 5,000 square foot minimum lot size in the R-2 District.

3. Water System.

a. There is no city water system in Area 4, however, there are 4 water meters at the east city limits/UGB on the south side of 7th Street Extension. They serve the Johnson (Tax Lot 1301), Stinson (Tax Lot 1304), and the two Heinzman properties (Tax Lots 1303 and 1305) in the western portion of Area 4. Additionally, a private 8 inch PVC water line extends southerly about 800 feet from the 7th Street Extension/Duniway Road intersection along the west side of

Area 4 to a private water line in Pioneer Loop, a private street in Pioneer Estates Mobile Home Park which abuts the western portion of Area 4 on the south.

b. The nearest segment of the city's water system is at the intersection of 7th Street Extension and Duniway Road at the northwest corner of Area 4. A 10" PVC pipe is in 7th Street Extension and it is connected to a 10" asbestos cement line in Duniway Road.

c. Serving the eastern portion of Area 4 east of Henry Creek would be possible because water lines are under pressure and can run up and down slopes such as those along Henry Creek.

4. Sewer System.

a. There is no city sewer system in Area 4.

b. For the portion of Area 4 west of Henry Creek it would be possible to serve the area from the 9 foot deep manhole at the intersection of 7th Street Extension and Duniway Road. The line in 7th Street Extension is 8" PVC. It is not known if it can accommodate additional sewage from Area 4. For the area east of Henry Creek, it could be served via a line in the Stoller Road fill for the culvert over Henry Creek. There is a dip in the road as it crosses Henry Creek and pumping of the sewage would be needed, but the road is not as deep as the level of Henry Creek, thus pumping would be less than if the sewer line were at the bottom of the creek..

c. A possible option for sewer service would be a new line running south from Area 4 along the west shoulder of Henry Creek (the eastern portion of the Pioneer Estates Mobile Home Park) and then tying into the public 8" PVC line along the south property line of the Pioneer Estates Mobile Home Park.

AREA 5 - EAST OF THE CITY AND SOUTH OF STOLLER ROAD AND NORTH OF 99W

1. Area 5 is south of Stoller Road, east of Henry Creek and north of 99W. It is Exclusive Farm Use zoning with a dairy.

2. Area 5 was recommended to not be inventoried in detail, therefore, there is no Data Summary available.

3. Water System.

a. There is no city water system in Area 5.

b. The nearest segment of the city's water system is about 800 feet west of the southwest corner of Area 5 in 99W and is across Henry Creek. It is a 10" ductile iron pipe.

c. The second closest water line is about 900 feet northwest of the northwest corner of Area 5 and across Henry Creek. It is the 10" PVC pipe at the intersection of 7th Street Extension and Duniway Road.

d. It is not clear how Area 5 would be served with public water.

4. Sewer System.

a. There is no city sewer system in Area 5.

b. The nearest public sewer lines are across Henry Creek at the intersection of 7th Street Extension and Duniway Road, and at the southeast corner of the Pioneer Park Mobile Home Park. Both possible connection points are across Henry Creek with its steep sides and significant drop in topography which would require pumping.

AREA 6 - SOUTHEAST OF THE CITY LIMITS/UGB AND SOUTH OF 99W

1. Area 6 is south of 99W and the RR tracks, and is on the west and east sides of Locks Road.

2. Area 6 was recommended to not be inventoried in detail, therefore, there is no Data Summary available.

3. Water System.

a. There is no city water system in Area 6.

b. The nearest segment of the city's water system is about 1,000 feet west of the northwest corner of Area 6 in 99W and is across Henry Creek. It is a 10" ductile iron pipe.

c. It is not clear how Area 6 would be served with public water, except to extend the line in 99W easterly and then southerly.

4. Sewer System.

a. There is no city sewer system in Area 6.

b. The nearest public sewer line is across Henry Creek at the southeast corner of the Pioneer Park Mobile Home Park. Henry Creek with its steep sides and significant drop in topography would require pumping.

c. An option might be to extend a line southerly near the Yamhill River, then across Henry Creek, then upstream and across Martin Creek to the city's sewage treatment plant. This option may require up to three pump stations.

AREA 7 - SOUTH OF THE CITY LIMITS/UGB AND SOUTH OF THE YAMHILL RIVER

1. Area 7 is, primarily, south of the Yamhill River and is on the west and east sides of the Lafayette - Hopewell Highway.

2. Area 7 was recommended to not be inventoried in detail, therefore, there is no Data Summary available.

3. Water System.

a. There is a city water line in Area 7.

b. The city water line is a 12" PVC line in the Lafayette - Hopewell Highway which conveys water from the Dayton/Lafayette well-field west of Dayton into the City of Lafayette via the bridge over the Yamhill River.

4. Sewer System.

a. There is no city sewer system in Area 7.

b. The nearest public sewer line is across the Yamhill River at the city's sewage treatment plant on the north bank of the river and east of the Lafayette - Hopewell Highway (Madison Street in the city limits). This option would require pumping.

OVERALL CONCLUSION

In a possible priority list for addition to the UGB:

Area 2 is entirely Exception Area and the southern portion is near city water and sewer systems. The north side of the ridge is a downhill slope to the north that would necessitate pump stations for the sewer system.

Area 4 is, primarily, Exception Area and is near city water and sewer systems.

Area 1 is, except for one property, Exception Area, but it is not near city water or sewer systems. The systems would need to cross the Millican Creek corridor with its flood plain, steep slopes and riparian vegetation.

Area 3 is, primarily Exclusive Farm Use zoning, but has city water and sewer systems nearby. The State required priority for adding land to the UGB is to use Exclusive Farm Use zoned land last.

Areas 5, 6 and 7 are entirely or primarily Exclusive Farm Use zoning and are not near city water and sewer systems, although Area 7 has the main line from the Dayton/Lafayette well-field running through it in the Lafayette - Hopewell Highway and the city sewer treatment plant is across the Yamhill River on the north bank.

Lafayette Planning Commission

TO: LAFAYETTE PLANNING COMMISSION
FROM: JIM JACKS, CITY PLANNER
MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS
SUBJ: UGB PROCESS – PROPERTIES PROPOSED TO BE ADDED TO THE UGB
DATE: OCTOBER 16, 2014 (revised version of the 8/21/14 staff report of same subject)

BACKGROUND

The city's urban growth boundary (UGB) review process has progressed to the step of selecting which properties the Planning Commission will recommend the City Council add to the UGB.

On June 19, 2014 the Planning Commission reviewed a staff memo which presented the "Big Picture" of areas surrounding the current city limits/UGB. The memo divided the area around the city into 7 Study Areas, presented inventory information and the pros and cons of each area to determine the suitability of each area for future urbanization. The memo recommended the Commission focus further inventory work on Study Areas 1, 2 and 4 because they exhibited the most suitable factors for addition to the UGB. The primary factor was that they were entirely, or primarily, Exception Areas on the Yamhill County Comprehensive Plan Map. Exception Areas are the first priority for addition to a UGB per State Statute ORS 197.298.

On June 19 the Commission also reviewed a staff memo which presented further inventory information on Study Areas 1, 2 and 4. These three areas are entirely or primarily designated Exception Areas in the Yamhill County Comprehensive Plan Map. Areas 3, 5, 6 and 7 were not recommended for further work because they are entirely exclusive farm use zoning (EFU) or they are primarily EFU zoning with Exception Areas that are separated from the city limits/UGB by EFU land.

Study Area 2 (north of the city limits/UGB and west of Abbey Road) and Study Area 4 (south of Stoller Road and east of the city limits/UGB) were identified as the first priority to be added with Study Area 1 the next priority.

On August 21, 2014, the Commission reviewed a staff memo, Subject: UGB Process, Sewer and Water System Availability. It indicated sewer and water are available to the boundary of Areas 2 and 4 and, thus, Areas 2 and 4, are the most suitable areas to be added to the UGB. The memo indicates sewer and water are a long distance from Area 1 and, thus, Area 1 is not as suitable as Areas 2 and 4.

The Buildable Land Inventory (BLI) and Housing Needs Analysis (HNA) provide the justification to add 58.4 gross acres (47.16 net acres) to the UGB to accommodate the forecasted increase in population over the next 20 years. Area 2 is 173 acres and Area 4 is 16 acres for a total of 189 acres. It is clear that not all of Areas 2 or 4 can be added because an addition of only 58.4 acres is justified.

AREA 2 -- PROPERTIES RECOMMENDED TO BE ADDED TO THE UGB

The August 21, 2014 memo regarding sewer and water availability indicated gravity flow sewer is available only to the top of the ridge. Northerly of the ridge the topography slopes downhill to the north and gravity flow sewer would not be available. The properties recommended to be added to the UGB in Area 2 are those extending from the current city limits/UGB northerly to the top of the ridge on the west side of Abbey Road. The properties included are shown below in Table 1 (See attached Assessor's Map 4, 4, 01 for the southern portion of Area 2).

Table 1. Area 2 Properties Recommended to be Added to the UGB.

	Assess. Map	**Tax Lot**	**Gross Ac**	**Net Bldble Ac**	**Owner**
1	4 4 01	300	40.00	27.20	Tea Olive Enterprises
2	4 4 01	200	2.63	1.26	
3	4 4 01	201	5.00	2.68	Beagle Burke Conserv
4	4 4 01	202	2.43	1.76	Paulson
		TOTAL	**50.06 ac**	**32.90 ac**	
Abbey Ridge Subdivision					
5	4 4 01	203	1.84	0.98	
6	4 4 01	206	1.63	0.87	Bates
7	4 4 01	207	1.62	0.65	Scheper
8	4 4 01	208	1.80	0.97	Fowler
9	4 4 01	209	2.92	1.29	Vondran Trust
10	4 4 01	210	4.27	1.94	Scott
11	4 4 01	211	2.12	0.42	Procter
12	4 4 01	212	2.64	0.72	Craft
13	4 4 01	213	2.69	1.18	
14	4 4 01	214	4.11	2.37	Cordray
15	4 4 01	215	2.93	1.98	Spearman Eskelsen
16	4 4 01	216	2.13	1.70	Champ
17	4 4 01	217	1.81	1.09	Murray
		TOTAL	**32.51 ac**	**16.16 ac**	
	GRAND	**TOTAL**	**82.57**	**49.06**	

AREA 4 -- PROPERTIES RECOMMENDED TO BE ADDED TO THE UGB

The August 21, 2014 memo regarding sewer and water availability indicated gravity flow sewer is available easterly only to the properties on the west side of Henry Creek. The two properties (5.06 gross acres -- 3.64 net acres) east of Henry Creek are not in an Exception Area and are zoned Exclusive Farm Use. They are also recommended to be added to the UGB because they have not been and are not now in agricultural production, and each has a house. A sewer line to them in the Stoller Road right-of-way could be placed in the fill for the culvert crossing of Henry Creek, thus the line would not need to be placed down as low as the creek itself. A pump would be needed, but the pumped elevation would be significantly less than if the Stoller Road fill could not be used. The properties included are shown below in Table 2 (See attached Assessor's Map 4, 3, 06 for Area 2).

Table 2. Area 4 Properties Recommended to be Added to the UGB.

	Assess. Map	Tax Lot	Gross Ac	Net Bldble Ac	Owner
W. of Creek					
1	4 3 06	1301	1.27	0.70	Johnson
2	4 3 06	1302	0.24	0.00	Heinzman
3	4 3 06	1303	2.26	1.28	Heinzman
4	4 3 06	1304	1.81	0.96	Stinson
5	4 3 06	1305	1.16	0.50	Heinzman
6	4 3 06	1500	2.00	1.60	Tjaden
7	4 3 06	1501	2.55	1.60	Tjaden
		TOTAL	**11.29**	**6.64**	
E. of Creek					
8	4 3 06	1200	0.58	0.58	Chappell Lowell Trust
9	4 3 06	1300	4.48	3.06	Jones
		TOTAL	**5.06 ac**	**3.64 ac**	
	GRAND	**TOTAL**	**16.35 ac**	**10.28 ac**	

AREAS 2 AND 4 -- PROPERTIES RECOMMENDED TO BE ADDED TO THE UGB

The combined acreages of Areas 2 and 4 are shown below in Table 3.

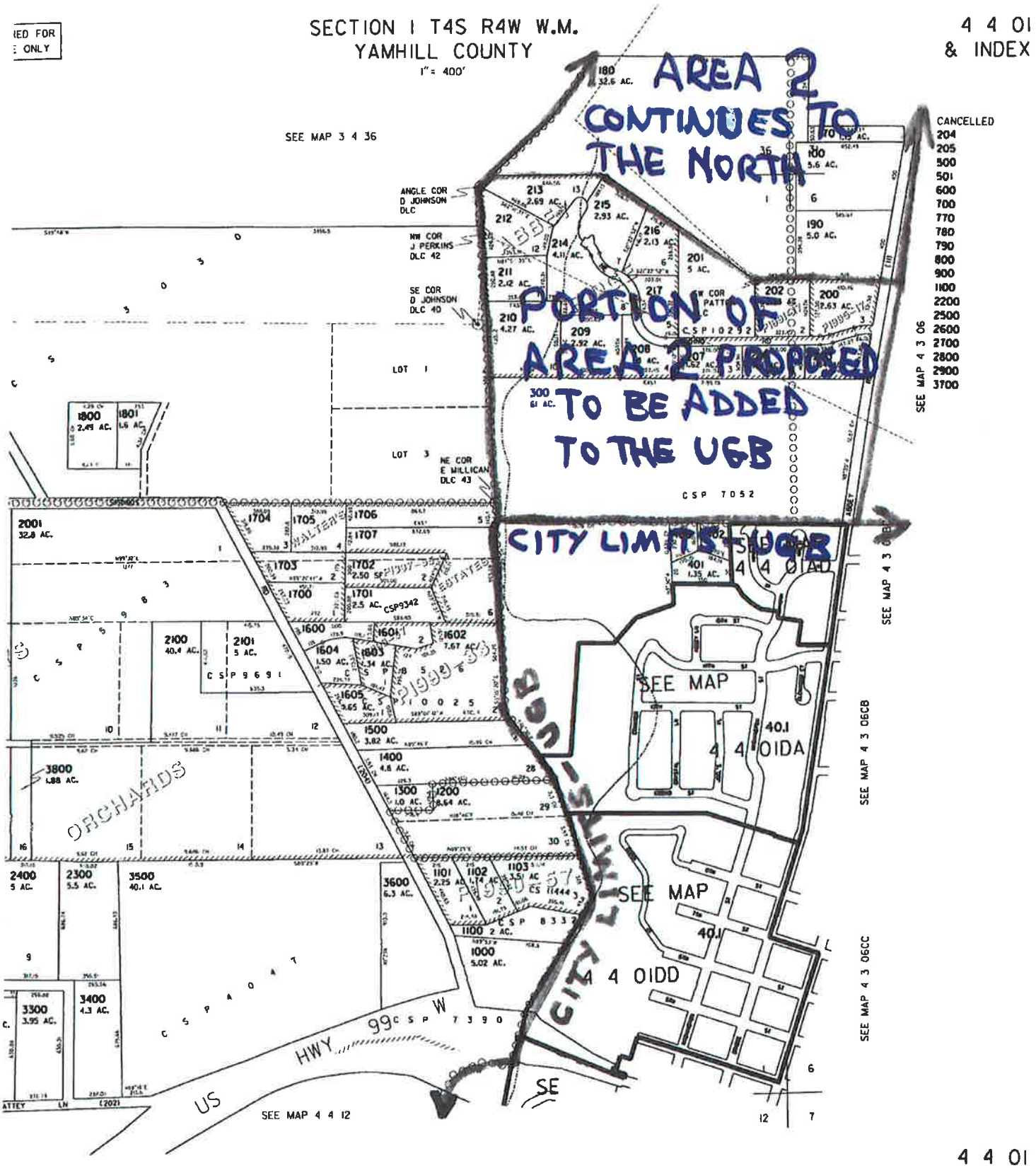
Table 3. Acreages of Areas 2 and 4 -- Properties Recommended to be Added to the UGB.

Area	Gross Ac	Net Bldble Ac
Area 2 - Non Abbey Ridge Sub.	50.06	32.90
Area 2 - Abbey Ridge Sub.	32.51	16.16
TOTAL	**82.57 ac**	**49.06 ac**
Area 4 - West of Henry Creek	11.29	6.64
Area 4 - East of Henry Creek	5.06	3.64
TOTAL	**16.35 ac**	**10.28 ac**
GRAND TOTAL	**98.92 ac**	**59.34 ac**

SUMMARY

The southern portion of Area 2 and all of Area 4 would provide 98.92 gross acres and 59.34 net buildable acres to the UGB for future residential development. Above, it was noted the Buildable Lands Inventory and Housing Needs Analysis show 58.4 gross acres and 47.16 net buildable acres are needed. Staff and the Commission will discuss which properties should be deleted from the above list to more closely match the 58.4 gross acres and 47.16 net buildable acres.

Attachments: 1. Map of Area 2.
2. Map of Area 4.

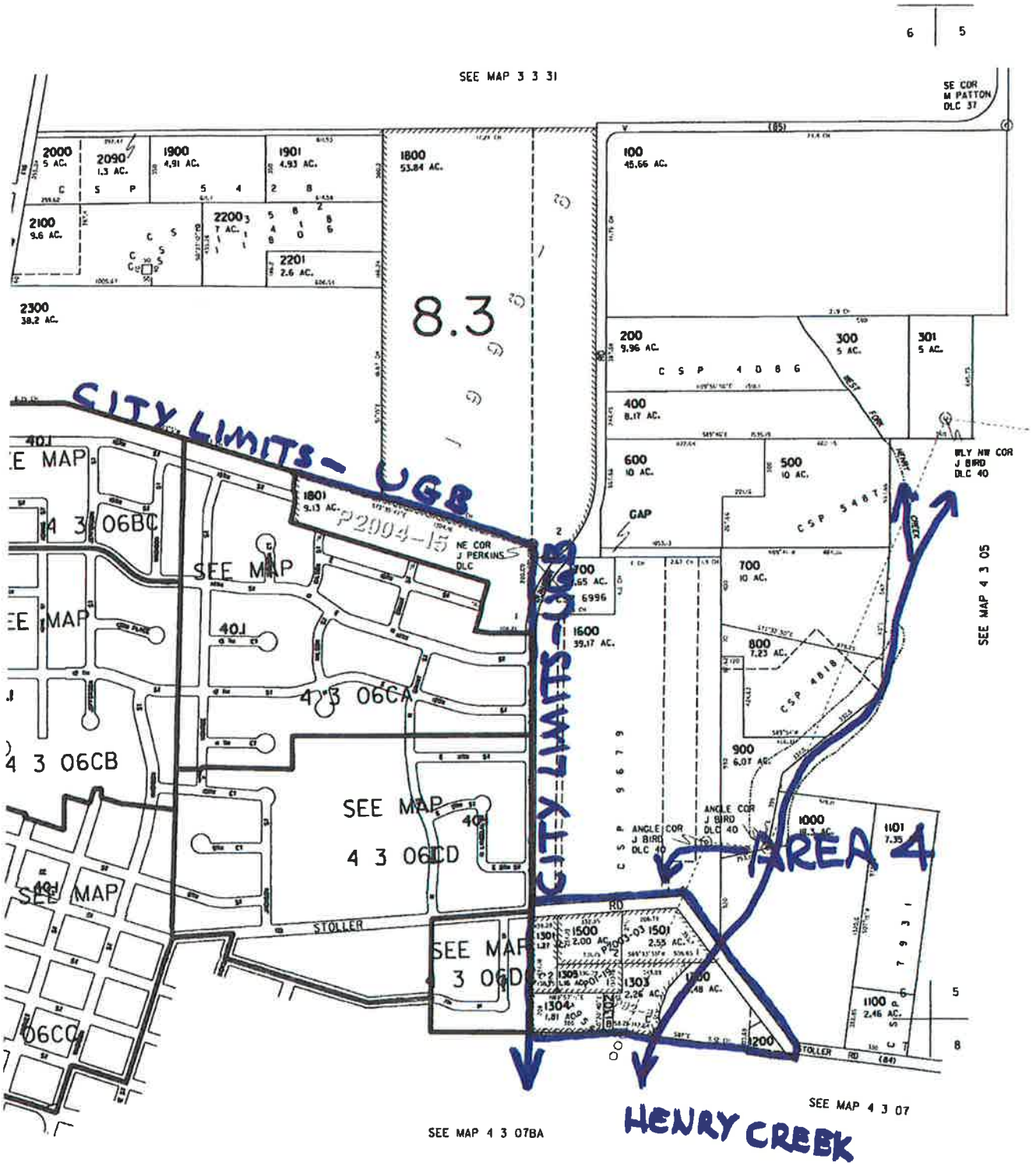

SECTION 1 T4S R4W W.M.
YAMHILL COUNTY
1" = 400'
4 4 01
& INDEX
AREA 2 CONTINUES TO THE NORTH
PORTION OF AREA 2 PROPOSED TO BE ADDED TO THE UGB
CITY LIMITS
UGB
SEE MAP 3 4 36
SEE MAP 4 4 12
SEE MAP 4 3 06
SEE MAP 4 3 06B
SEE MAP 4 3 06CB
SEE MAP 4 3 06CC
SEE MAP
4 4 01AD
4 4 01DA
4 4 01DD
40.1
ANGLE COR D JOHNSON DLC
NW COR J PERKINS DLC 42
SE COR D JOHNSON DLC 40
NE COR E MILLICAN DLC 43
LOT 1
LOT 3
CSP 7052
CSP10292
CSP9691
CSP9342
P10025
P1997-57
P1999-17
CS11444
CSP8332
CSP7390
WALTER'S ESTATES
ORCHARDS
HWY 99W
US
SE
CANCELLED
204
205
500
501
600
700
770
780
790
800
900
1100
2200
2500
2600
2700
2800
2900
3700
4 4 01
ATTACHMENT - AREA 2

RED FOR
E ONLY

SECTION 6 T4S R3W W.M.
YAMHILL COUNTY
1" = 400'

4 3 06

CANCELLED
1400
1802
2400
2500



4 3 06

ATTACHMENT - AREA 4