

# City of Lafayette

*"Third Oldest City in Oregon"*

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486 Third Street - PO Box 55 - Lafayette, Oregon 97127-0055

## **LAFAYETTE PLANNING COMMISSION**

### **NOTICE OF PUBLIC MEETING**

THE PLANNING COMMISSION OF THE CITY OF LAFAYETTE WILL MEET IN REGULAR SESSION THURSDAY, JANUARY 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
3. APPROVAL OF THE OCTOBER 17, 2013 AND NOVEMBER 21, 2013 MEETING MINUTES.
4. **WORK SESSION:**
  - UGB Discussion
    - Population Forecast
    - Housing needs analysis/buildable lands inventory
5. NEW BUSINESS
6. OLD BUSINESS
7. NEXT MEETING: FEBRUARY 20, 2014
8. 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.

CITY OF LAFAYETTE  
PLANNING COMMISSION MEETING MINUTES  
OCTOBER 17, 2013

**Call to Order:** Ron Kerr called the meeting to order at 7:02 p.m.

**Roll Call:** Lori Martino, Community Development Clerk, called the roll.

*Present:* Sean Chase, Sam Dunn, Michael Karl, Ron Kerr and Laura Erickson.

*Absent:* Todd Holt and Marian Chasse.

*Staff Present:* Jim Jacks, City Planner; Lori Martino, Community Development Clerk

*Others:* Joe Piscitelli, Darrell & Angela Flood, Don Bray, Bonnie Kishpaugh, Michelle Hinton, Robin Mullin, John & Alanna Lambert and one additional that cannot be identified due to being unable to read handwriting on sign in sheet.

**Approval of Minutes:**

Minutes were postponed until the November 21<sup>st</sup> meeting.

**Discussion: • UGB Discussion**

Jim Jacks went over the staff report with the Planning Commission and gave a brief update to audience.

Jim Jacks gave a brief overview of the information obtained for the sewer and water system issues with a UGB expansion. He also went over the report included in the packet from the City Engineer.

Angela Flood –Lafayette.org, 287 Canyon View Drive-Lafayette.

Angela questioned if the City was still just looking at residential expansion. She noted that there was no property available for commercial development. Jim Jacks noted that it was unknown at this point if there was enough. According to the research, there is some property available. Ron Kerr also noted that the focus of the UGB expansion is for residential, not commercial or industrial.

Discussion ensued.

There were no further questions regarding the UGB.

**Discussion: • Sign Code Discussion**

Jim Jacks read over the staff report with the Planning Commission.

Robin Mullin-1100 Monroe Street questioned why the letter that she had submitted at the last meeting was not in the Commissioners packet. Lori Martino noted that she was not at the last meeting and was not aware that the Commissioners had not received it the first time.

Discussion ensued.

Ron Kerr suggested that we continue with the staff report and if there is anything of concern that was not addressed; it could be brought up at that time.

Jim Jacks continued with the staff report.

Ron Kerr noted that he had some points to go over that he had issues with. He noted that it was questioned if the intent of the Planning Commission was to restrict political signs. Ron noted that it was the Commissions intent to restrict political signs on the area of the signs, not the content. He noted that the reason for the time period allowed to have election signs in place seemed to make sense with the number of possible elections throughout a year in Lafayette. Ron stated that he saw no issue with changing the time allowed to display political signs from 30 days before election to 14 after to 45 days before to 14 days after.

Discussion ensued.

Robin Mullin-1100 Monroe Street: Robin explained to the Commission the issues that she is having with the sign code due to the number of signs that she is allowed to have due to the small frontage of her business. She noted that she feels that businesses should be allowed to use promotional products and they should be allowed a lot more signage.

Discussion ensued.

Robin noted that another issue that she has found is that the Cities street trees are blocking some of the businesses signs downtown.

Jim Jacks noted that most of the businesses do not use up to their allowed signage.

Lori Martino noted that the Planning Commission needs to keep in mind that variances are available for additional signage.

Jim Jacks noted that the assumption that is going around is that all the businesses are maxed out on their signage. However, just by looking at most of the businesses, that is not accurate assumption.

Discussion ensued.

Laura questioned the issue with the street trees. Lori noted that the street trees were not a sign issue and that it was an issue that would need to be addressed by the City Council or City Administrator.

Joe Piscitelli- 712 Lincoln Street- noted that he owns Antonio's restaurant and has talked to the City about the trees blocking his sign and they have been slow taking care of the issue.

Lori Martino once again noted that street trees were not an issue to be addressed at the Planning Commission level but it will be noted in the minutes.

Discussion ensued.

Don Bray-829 Jackson Street-also noted that the street trees are an issue.

Ron Kerr asked to move the discussion away from the street trees.

Ron Kerr noted that if City Council wanted some things clarified he would give some additional items from attachment 4 in the packet. Ron noted that before he continued, he would take more input from the audience.

Darrell Flood-287 Canyon View Drive- Darrell noted that political signs were brought up and he felt that was a 1<sup>st</sup> amendment issue regardless of what, how or why he put up a sign. He feels because of his 1<sup>st</sup> amendment right, that the City should not be allowed to tell him how big a sign can be, how many he can have and what content can be on the sign. Darrell noted that he also has an issue with the portion of the sign code that addresses holiday signs or decorations. He noted that if he wanted to celebrate Christmas year round he can. Darrell continued discussing how these types of things could lead to lawsuits against the city.

Discussion ensued.

Ron Kerr questioned if Darrell thoughts were to throw out all the codes. Darrell noted that the only code that was being discussed now was the sign code and he believed it should be thrown out. It may be beneficial to mirror a town's code that is more successful with businesses than Lafayette.

Jim Jacks noted that maybe it would be a good idea to seek legal advice on the political signs.

There was further discussion regarding political signs and other cities sign codes.

Angela Flood noted that the City is overregulated and the City should get rid of the sign code.

Discussion ensued.

Joe Piscitelli-712 N. Lincoln Street- Joe noted that he assumes places have sign codes because they want a clean city. He felt that the city should not get rid of the sign code because he did not want to go down the street and see every yard and business plastered with a bunch of signs. He noted that there should be a little more leeway for businesses because it is their livelihood.

There was a discussion amongst the Planning Commission, staff and audience about needing to attract people to Lafayette and developing a downtown association.

Ron Kerr brought the meeting back on track and noted that he had a couple of things that he would like to go over. He started with attachment 4; section 2.206; purpose: He proposed the paragraph to read as follows: *The purpose of this Section is to provide equitable rights, reduce conflicts, promote traffic and pedestrian safety, increase economic viability and maintain the aesthetic appearance of the city by classifying and regulating the location, size, type and number of signs and related matters, in a content-neutral manner.*

Ron discussed his reasoning for his thoughts for the change. He also noted that there had been some questions about what the difference is between a commercial and a political sign. He noted that definitions can be added for both.

**Commercial sign:** A sign whose primary purpose is to identify commercial locations and drive financial economic decisions and activities.

**Political sign:** A sign whose primary purpose is to influence voting and drive support for or against an individual, a measure, a proposition, or any other item that must be ratified through a voting process. This also applies to signs directed at activities to influence commercial and/or economic decisions towards a specific social engineering outcome.

Ron noted that the two major items discussed that seem to be an issue are the political signs, which we may want a legal opinion on the matter, and a study may need to be done on what allowed signage of the businesses in town are and what the actual signage used is and what is the desired signage. Ron also noted that it may be beneficial to have a variance to the signage at a lower cost to the applicant.

Jim Jacks noted that the Planning Commission needs to keep in mind that there is, under the sign code, a section that allows for a variance on signs. This section has specific criteria that relate only to sign issues.

Discussion ensued.

Ron suggested changing some of the wording under the variance section 2.206.13

Item C: The granting of the variance compensates for the unique circumstances in a manner equitable with other property owners and is thus not a special privilege to ~~any other business~~ the requesting party.

Item E: The variance ~~will not result in~~ shall avoid creating a special advertising advantage in relation to neighboring businesses or businesses or similar nature.

Item F: Ron suggested that the commission completely get rid of item F. Jim Jacks noted that there were reasons other than the purchase of a type of business that item F would be beneficial.

After further discussion on Item F between the Planning Commission and staff, it seemed that the consensus of a majority of the commissioners was not to get rid of item F.

Laura Erickson started a discussion of when the sign regulations came into effect. Jim Jacks noted that the last update was around 2008 or 2009 but there were regulations long before that and they have been updated over the years.

Discussion ensued.

There was discussion on making the sign code more leeway to allow a lot more and larger signs. Lori noted that she had talked with a business owner earlier in the day that understood the need for more signs but did not want to see businesses in town that looked like a circus.

Discussion ensued.

Jim Jacks noted that the Planning Commission needed to provide a direction or items that need to be looked into.

An audience member noted that when he opened his business, he was told what size of sign he was allowed to have. He put up his sign and used other forms of advertising to promote his business. There are other businesses in town that may have way too much signage and also use other properties to utilize their signs. He wants to see the city looking clean and having signs everywhere, makes it look trashy.

Discussion ensued.

The Planning Commission discussed the items that they would like Jim Jacks to look into further and they came up with three points.

- Legal limits on allowed political signs
- Comparison of current versus prior sign code regulation changes.
- Study of actual signage in play versus, what is allowed versus, what a business owner might desire.

Sam Dunn noted that the fee for a variance should be waived by the City Council in the case of street trees blocking business owner's signs.

There was further discussion regarding the size allowance of signs.

## **New Business**

Jim Jacks noted that Patti Webb will have a presentation for the commissioners at the meeting in November and there will also be some further information on the

UGB from the open house. He also noted that there will be no meeting in December.

## **Old Business**

## **Adjournment**

Ron Kerr made a motion to adjourn. Sam Dunn seconded the motion. Motion passed unanimously. Meeting adjourned at 9:34 p.m.

CERTIFIED:

\_\_\_\_\_  
Chairman, Ron Kerr

ATTESTED:

\_\_\_\_\_  
Community Development Clerk, Lori Martino

CITY OF LAFAYETTE  
PLANNING COMMISSION MEETING MINUTES  
NOVEMBER 21, 2013

**Call to Order:** Ron Kerr called the meeting to order at 7:04 p.m.

**Roll Call:** Lori Martino, Community Development Clerk, called the roll.

*Present:* Marian Chasse, Sean Chase, Michael Karl, Ronald Kerr and Laura Erickson.

*Absent:* Sam Dunn (excused) and Todd Holt

*Staff Present:* Jim Jacks, City Planner; Lori Martino, Community Development Clerk

*Others:* Patti Webb, Preston Polasek, Alanna Lambert and Don Leard.

**Approval of Minutes:**

Ron Kerr that he had concern over not having anything in the minutes regarding drainage from the farmer's field. Lori noted that it was mentioned in the minutes but not in detail due to the fact that it was an off topic conversation.

Marian Chasse made a motion to approve the September 19, 2013 meeting minutes as presented. Mike Karl seconded the motion. There was no further discussion and the motion passed unanimously.

**Discussion: •Downtown development presentation:**

Ron Kerr introduced Patti Webb noting that she was a former Manager of the McMinnville Downtown Association, 1994-2008. She is currently retired but also doing some Main Street consulting with many Oregon cities including Hillsboro, Beaverton, West Linn, Canby, Estacada, Molalla and Oak Grove.

Patti Webb started her presentation/slideshow at 7:10. Patti concluded her presentation at 8:05.

**• UGB open house #2 update:**

Jim Jacks gave an update on what happened at open house #2.

**New Business:**

Ron Kerr noted that since there will not be a meeting in December, the sign code may be revisited in January or February.

**Old Business:**

None



Laura Erickson questioned what the next move would be to start on the Downtown Plan. After a brief discussion, it was noted that the City is not at a point to start a plan and the best thing to do right now, would be to have the business owner's start meeting and forming an organization.

**Adjourn:** Ron Kerr made a motion to adjourn. Mike Karl seconded the motion. There was no discussion and the motion passed unanimously. Meeting adjourned at 8:46 pm.

CERTIFIED:

\_\_\_\_\_  
Chairman, Ron Kerr

ATTESTED:

\_\_\_\_\_  
Community Development Clerk, Lori Martino



# Lafayette Urban Growth Boundary

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TO: LAFAYETTE PLANNING COMMISSION

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

SUBJ: UGB RESIDENTIAL LAND AND PARK LAND REVIEW PROCESS -- POPULATION FORECAST

DATE: JANUARY 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 it should be expanded to accommodate residential growth and needed land for parks. The Statewide Planning Goals and Administrative Rules require each city to provide sufficient land in its UGB to accommodate growth for a 20 year period. The Oregon Population Research Center (OPRC) provides estimates of each city's population as of July 1 each year. The most recent estimate is July 1, 2013, thus it is the base for the 20 year population forecast.

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. If there is sufficient land in the current UGB, then no UGB expansion is needed. The inventory work is referred to as the Buildable Land Inventory (BLI).

Typically, there is insufficient land in the current UGB due to development over the years and the UGB must be expanded by an amount that will accommodate the population that cannot be accommodated in the current UGB. In addition to residential land needs, the UGB review process for Lafayette includes acres for needed park land, thus the expansion will also include land for future parks.

The second step is to inventory the land around the current UGB and determine which properties are suitable to be added to the UGB. The properties selected will be those which are the most appropriate to accommodate future urban development based on factors such as soils, topography, floodplain and serviceability by water, sewer and transportation systems.

Lafayette has not expanded its UGB in over 30 years. During that time 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 OPRC annual certified estimates of population since the April 1, 2010 decennial census follow:

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

The following population forecast shows the population anticipated in the city as of July 1, 2033.

### YAMHILL COUNTY'S 2012 COORDINATED POPULATION FORECAST

State Statutes (ORS 195.036, Area Population Forecast; coordination) and Administrative Rules (OAR 660-024-0030, Population Forecasts) place the responsibility for coordinated population forecasts with counties. Yamhill County adopted the "Population Forecasts for Yamhill County, its Cities and Unincorporated Area 2011 - 2035" (the "Forecast"), a coordinated population forecast for the county and the 10 cities in the county, on November 8, 2012 (see Attachment 1 for applicable selected pages). The 115-page document was prepared by the OPRC. The Forecast addressed factors such as age composition, school enrollment, race and ethnicity, 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). The forecasted population for Lafayette is 5,552 in 2032. As noted above, the date used as the base for the city's 20 year UGB review is July 1, 2013 and the twentieth year will be 2033. The Forecast does not include a forecasted population figure for 2033, thus the 2032 figure of 5,522 people for Lafayette 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). Overall, the rate from 2012 to 2035 is 1.8% per year (Forecast, Table 10, "Population forecasts for Yamhill County's Smaller Cities and Unincorporated Area (Summarized)," p. 42).

### LAFAYETTE POPULATION FORECAST TO 2033

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:  $5,552 \times 0.016 = 88$  person increase for 2033.  
 $5,552 + 88 = 5,640$  people in 2033.

The forecasted population for Lafayette in 2033 is 5,640 people 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 set forth above will be adopted by the city as part of the overall adoption of the UGB work later in 2014 in accordance with the post-acknowledgement plan amendment process set forth in Oregon Revised Statute 197 and applicable Oregon Administrative Rules. The forecast, the housing needs analysis, the buildable land inventory and the proposed location of the expanded UGB will be adopted as one package. At least one public Open House will be conducted before the Planning Commission and City Council conduct their public hearings later in 2014.

**Population Forecasts for  
Yamhill County, its Cities and  
Unincorporated Area  
2011-2035**

**Prepared by:  
Population Research Center  
College of Urban and Public Affairs  
Portland State University**

**October 2012**



**Portland State**  
UNIVERSITY  
Population Research  
Center



Table 2 below displays the recent population for Yamhill County and its cities, and non-UGB unincorporated area. Also shown are the shares that cities represent of the county population and average annual change from 2000-2011.

Of all of Yamhill County's cities, Lafayette, Carlton, Yamhill, and McMinnville experienced the highest average annual growth rates from 2000-2011 ( at least 2.0 percent). The average growth rates for the other cities range from less than one percent to 1.9 percent per year during the same period. Most cities experienced average annual growth rates higher than the County.

Table 2. Yamhill County Populations by Jurisdiction

Major Urban Areas	Population		Share of County Population		# Ave. Annual Change	% Ave. Annual Change
	2000*	2011	2000	2011		
Yamhill County	84,992	99,850			1,351	1.5%
McMinnville	26,286	32,808	30.9%	32.8%	593	2.0%
Newberg	18,538	22,730	21.8%	22.8%	381	1.9%
Other Yamhill County Cities	Population		Share of County Population		# Ave. Annual Change	% Ave. Annual Change
	2000*	2011	2000	2011		
Amity	1,481	1,635	1.7%	1.6%	14	0.9%
Carlton	1,514	2,036	1.8%	2.0%	47	2.7%
Dayton	2,244	2,731	2.6%	2.7%	44	1.8%
Dundee	2,642	3,210	3.1%	3.2%	52	1.8%
Lafayette	2,586	3,745	3.0%	3.8%	105	3.4%
Sheridan	5,581	6,228	6.6%	6.2%	59	1.0%
Willamina	1,859	2,057	-	-	18	0.9%
Willamina (Yamhill Co.)	1,128	1,180	1.3%	1.2%	5	0.4%
Yamhill	805	1,037	0.9%	1.0%	21	2.3%

\*Population for 2000 is allocated to 2011 boundaries and includes UGB areas; the 2000 population in this table may differ from Census 2000 published population (see caveat explanation on page 3).

### AGE COMPOSITION

The number of persons in age groups 0-17, 18-64, and 65 and older residing in Yamhill County all increased from 2000 to 2011. However, regarding the percentages that they represent of the total population, there was a decrease in the share of children's population.

Table 5. Housing Unit Change, 2000-2010

City + UGB	Housing Units, 2000	Housing Units, 2010	New Housing Units 2000-2010	Percent Increase
Yamhill County	30,270	37,110	6,840	22.6%
Amity	497	576	79	15.9%
Carlton	577	768	190	33.0%
Dayton	699	904	205	29.3%
Dundee	963	1,175	212	22.0%
Lafayette	888	1,317	429	48.3%
McMinnville	9,743	12,573	2,830	29.0%
Newberg	6,604	8,409	1,805	27.3%
Sheridan	1,392	1,684	292	21.0%
Willamina (full)	718	786	68	9.5%
Willamina (Yamhill County portion only)	438	439	1	0.2%
Yamhill	268	375	107	39.9%
Unincorporated Yamhill County <sup>2</sup>	8,203	8,944	741	9.0%

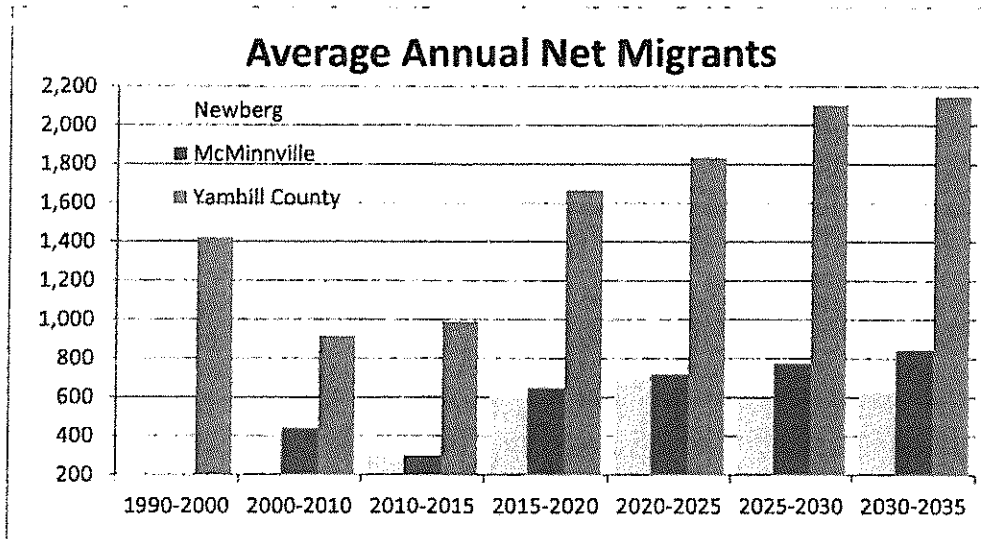
<sup>1</sup>Populations are allocated by Census block and include urban growth boundaries (UGBs) where applicable; current boundaries supplied by Yamhill County are used in the calculations.

<sup>2</sup>The unincorporated figures exclude current city limits and UGBs as supplied by Yamhill County.

### Housing Occupancy

According to the Census 2010 data, Yamhill County's housing occupancy rate was about 93.6 percent, which is higher than the rate for Oregon (about 90.7 percent). Although the occupancy rate for the County, all its ten cities, and unincorporated area has slightly declined since 2000, the occupancy rate did not fluctuate much from 2000 to 2010 for most cities, except for Dayton and Willamina. In these two cities, a change of over just over three percentage point was observed. Since the share of seasonal or vacation homes within the County and its cities is relatively small compared to places with more tourism activities, the housing occupancy rate has been about 90 percent or above for all jurisdictions within the County. Places with the highest occupancy rates – above 94 percent - are Dayton, Dundee, McMinnville, and Yamhill. Cities with lowest occupancy rates – below 92 percent - are Carlton, Lafayette, and Willamina.

Figure 5. Assumptions for Net Migration for Yamhill County, McMinnville, and Newberg



DEMOGRAPHIC ASSUMPTIONS FOR YAMHILL COUNTY'S EIGHT SMALLER CITY AREAS

The population forecasts produced for Yamhill County's eight smaller city areas and the non-UGB unincorporated area are based on a medium growth scenario. Rates of population growth for these areas are assumed to be determined by corresponding growth in the number of housing units, and changes in housing occupancy rates and average number of persons per household (PPH). The change in housing unit growth is much more variable than change in housing occupancy rates or PPH.

Some general and broad assumptions about future housing growth apply to the eight smaller cities. First, the housing growth trends from 2000 to 2011 that were assumed to have bearing on how housing growth rates will change during the forecast period. For some cities in Yamhill County, housing growth rates are not predicted to be as high as in the early 2000s, but not as low as in the past five years when the economic downturn impacted housing growth. In these cases, growth rates are expected to gradually increase as the housing development speeds up, and aligns with the recovery of the economy. The growth rates will level off if there is no foreseeable future development. In other cities,

project, since Dayton is located at the end of the transportation project. Housing occupancy rates will experience slight fluctuations over time, and PPH remains one of the highest in the County with only a slight decline over the forecast period. High Hispanic population partially offsets some of the impact from decreasing household size due to aging population and changes in housing types.

Dundee: Dundee is expected to have steady housing growth during the forecast period with the pace of growth picking up fully by around 2020. Planned future housing from the Riverside District Master plan and potential growth associated with the completion of the Newberg Dundee By-pass project will be the main driving force for growth during the forecast period. The occupancy rates and PPH are forecast to have little change.

↙ Lafayette: Housing growth rates are assumed to increase slightly and gradually in the next 10 years as the economy recovers. Housing growth rates will stabilize from 2020-2035. Growth is expected to continue due to completion of previously platted subdivision and some availability of buildable land. There is also some potential growth associated with the completion of the Newberg-Dundee By-pass project expected since Lafayette is located toward the end of the transportation project. Housing occupancy rates and PPH are assumed to remain stable throughout the forecast period.

Sheridan: Few subdivisions are expected and housing growth is expected to be limited over the forecast period but there is some availability of buildable land. Overall, some population growth is anticipated from both housing growth and potential expansion of the group quarters facility. There may be some additional jobs created from the new group quarters facility expansion, and the metal fabrication industry will increase the demand for new housing. The occupancy rates and PPH are forecast to have little change.

Willamina: Housing and population growth is assumed to increase in Willamina over the forecast horizon due to the existence of platted residential tax lots ready for development. Population growth rates are anticipated to increase more rapidly over the nearer term and then become less pronounced toward the end of the forecast period. The majority of



Table 10. Population Forecasts for Yamhill County's Smaller Cities and Unincorporated Area (Summarized)

Population Forecast	Census 2010	2011 (PRC est)	2020	2030	2035	2011-2035 Change		Average Annual Change	
						Number	Percent	Number	Percent
Amity	1,623	1,635	1,779	1,984	2,097	462	28.3%	19	1.0%
Carlton	2,007	2,036	2,247	2,669	2,890	854	41.9%	36	1.5%
Dayton	2,708	2,731	3,021	3,520	3,765	1,034	37.9%	43	1.3%
Dundee	3,162	3,210	3,772	4,592	4,985	1,774	55.3%	74	1.8%
Lafayette	3,742	3,745	4,394	5,349	5,797	2,053	54.8%	86	1.8%
Sheridan	6,164	6,228	7,276	8,366	8,657	2,429	39.0%	101	1.4%
Willamina (Yamhill County portion only)	1,180	1,180	1,285	1,375	1,426	246	20.8%	10	0.8%
Willamina (full)	2,046	2,055	2,179	2,295	2,361	307	14.9%	13	0.6%
Yamhill	1,024	1,037	1,217	1,352	1,403	366	35.3%	15	1.3%
Unincorporated Yamhill County <sup>1</sup>	22,467	22,510	23,436	23,418	23,338	828	3.7%	34	0.2%

<sup>1</sup>The unincorporated figures exclude current city limits and UGBs as supplied by Yamhill County.

Avg. Annual Growth Rate	Historical →		Forecast →				
	2000-2010	2010-2011	2012-2015	2015-2020	2020-2025	2025-2030	2030-2035
AREA							
Amity	0.9%	0.7%	1.4%	0.7%	1.1%	1.1%	1.1%
Carlton	2.8%	1.5%	0.2%	1.5%	1.8%	1.6%	1.6%
Dayton	1.9%	0.8%	0.9%	1.3%	1.6%	1.5%	1.3%
Dundee	1.8%	1.5%	1.8%	1.9%	2.1%	1.9%	1.6%
Lafayette	3.7%	0.1%	1.8%	1.8%	2.1%	1.9%	1.6%
Sheridan	1.0%	1.0%	0.6%	2.5%	0.8%	2.0%	0.7%
Willamina (Yamhill County portion only)	0.5%	0.0%	1.1%	1.0%	0.8%	0.6%	0.7%
Willamina (full)	1.0%	0.4%	0.8%	0.6%	0.6%	0.5%	0.6%
Yamhill	2.4%	1.3%	3.0%	1.1%	1.1%	1.0%	0.7%
Unincorporated Yamhill County <sup>1</sup>	0.1%	0.2%	0.4%	0.4%	-0.2%	0.2%	-0.1%

<sup>1</sup>The unincorporated figures exclude current city limits and UGBs as supplied by Yamhill County.

Lafayette	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hisp	HH	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Ocpncy Rate	Average HH Size	GQ pop	Births	Schl Enrl*
2000	2,586			7.8%	20.2%	841	888			94.7%	3.07	0	57	6,499
2010	3,742	116	3.7%	8.0%	22.1%	1,193	1,317	43	3.94%	91.8%	3.09	0	57	7,408
2011	3,745	3	0.1%			1,218	1,319	2	0.15%	92.3%	3.07	0		
2012	3,802	57	1.5%			1,236	1,339	20	1.51%	92.3%	3.07	0		
2015	4,018	72	1.8%			1,307	1,401	21	1.51%	93.3%	3.07	0		
2020	4,394	75	1.8%			1,429	1,532	26	1.79%	93.3%	3.07	0		
2025	4,874	96	2.1%			1,585	1,699	33	2.07%	93.3%	3.07	0		
2030	5,349	95	1.9%			1,740	1,865	33	1.86%	93.3%	3.07	0		
2032	5,552	101	1.9%			1,806	1,936	35	1.86%	93.3%	3.07	0		
2035	5,797	82	1.4%			1,885	2,021	28	1.44%	93.3%	3.07	0		

\*Total public school enrollment in school district(s) in which area is located (Dayton 8 and McMinnville 40).

McMinnville (+UGB)	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hisp	HH	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Ocpncy Rate	Average HH Size	GQ pop	Births	Schl Enrl*
2000	26,286			14.2%	14.6%	9,285	9,743			95.3%	2.66	1,602	416	5,505
2010	32,648	636	2.2%	14.6%	20.5%	11,849	12,573	283	2.55%	94.2%	2.61	1,716	417	6,460
2011	32,808	160	0.5%			11,822	12,549	-24	-0.19%	94.2%	2.63	1,716		
2012	33,045	237	0.7%			11,912	12,645	96	0.76%	94.2%	2.63	1,716		
2015	34,757	570	1.7%	16.5%		12,563	13,259	205	1.58%	94.8%	2.63	1,716		
2020	38,430	735	2.0%	19.4%		13,960	14,733	295	2.11%	94.8%	2.63	1,716		
2025	42,283	771	1.9%	22.4%		15,484	16,341	322	2.07%	94.8%	2.62	1,716		
2030	46,171	777	1.8%	24.7%		16,968	17,908	313	1.83%	94.8%	2.62	1,716		
2032	47,659	744	1.6%			17,535	18,507	300	1.65%	94.8%	2.62	1,716		
2035	49,983	775	1.6%	26.4%		18,493	19,518	337	1.77%	94.8%	2.61	1,716		

\*Total public school enrollment in school district(s) in which area is located (McMinnville 40).

## APPENDIX 2

### Detailed Population Forecasts for Yamhill County's Eight Smaller City Areas and Non-UGB Unincorporated Area

Populations for Yamhill County, its Cities, and Unincorporated Area										
AREA	Historical →			Forecast →						
	2000*	2010	2011	2012	2015	2020	2025	2030	2032	2035
Amity	1,481	1,623	1,635	1,650	1,719	1,779	1,879	1,984	2,026	2,097
Carlton	1,514	2,007	2,036	2,065	2,080	2,247	2,465	2,669	2,757	2,890
Dayton	2,244	2,708	2,731	2,762	2,835	3,021	3,266	3,520	3,625	3,765
Dundee	2,642	3,162	3,210	3,259	3,437	3,772	4,185	4,592	4,764	4,985
Lafayette	2,586	3,742	3,745	3,802	4,018	4,394	4,874	5,349	5,552	5,797
Sheridan	5,581	6,164	6,228	6,296	6,417	7,276	7,573	8,366	8,488	8,657
Willamina (Yamhill County portion only)	1,128	1,180	1,180	1,182	1,223	1,285	1,336	1,375	1,395	1,426
Willamina (full)	1,859	2,046	2,055	2,063	2,112	2,179	2,243	2,295	2,321	2,361
Yamhill	805	1,024	1,037	1,050	1,150	1,217	1,285	1,352	1,377	1,403
Unincorporated Yamhill County <sup>2</sup>	22,187	22,467	22,510	22,630	22,919	23,436	23,150	23,418	23,336	23,338

*\*Population for 2000 is allocated to current boundaries.*

*<sup>1</sup>Populations are allocated by Census block and include urban growth boundaries (UGBs) where applicable; current boundaries supplied by Yamhill County are used in the calculations.*

*<sup>2</sup>The unincorporated figures exclude current city limits and UGBs as supplied by Yamhill County.*

## APPENDIX 4

### Information Considered When Developing Forecasts for Yamhill County's Sub-Areas

<b>Lafayette</b>						
Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Est . Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
<ul style="list-style-type: none"> <li>*Income, educational attainment, Hispanic population rapidly rising</li> <li>*Relatively young population</li> </ul>	<ul style="list-style-type: none"> <li>*Significant SFR development in last 20 years</li> </ul>	<ul style="list-style-type: none"> <li>*14 SFR building permits, 2011;</li> <li>~12 new homes annually from same non-profit</li> <li>*1 manufactured home installation permit issued, 2011</li> <li>*126 vacant platted subdivision lots in city limits</li> <li>*9.6 acres to be subdivided</li> </ul>			<ul style="list-style-type: none"> <li>*Sewer treatment plant relatively new</li> <li>*Water system can meet growth for at least 20 years</li> </ul>	<ul style="list-style-type: none"> <li><b>Promos:</b></li> <li>*Bedroom community for nearby job markets</li> <li>*UGB expansion review beginning</li> <li><b>Hinders:</b></li> <li>*Current economic recession</li> </ul>
<b>Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies</b>	<ul style="list-style-type: none"> <li>*In initial step of reviewing UGB for potential expansion; expansion geared toward residential rather than job development</li> </ul>					

## APPENDIX 5

### Supporting Data and Forecast Summary Tables

#### Supporting Data and Forecast Summary Tables

These tables hold a summary of supporting data that were used to develop the population forecasts. They include recent historic data (including populations) that are known or were estimated. The data are grouped by geographic area. There is a table for Yamhill County and one for each of its city areas and non-UGB, non-URA unincorporated area.

Population and housing data and rates for 1990, 2000, and 2010 are from decennial censuses using block-level geography and Yamhill-County-supplied city, UGB, and URA boundaries;  
 2000-2010 birth data and 2000-2010 enrollment data are from administrative records;  
 All numbers for years 2015-2035 are predicted.

Abbreviated column headings key:

Pop = population; #Ave Ann Pop Growth = number average annual population growth; %Ave Ann Pop Growth = percent average annual population growth; %Pop 65+ = percentage population ages 65 and over; % Pop Hisp = percentage population that are Hispanic; HH = households; Hsg Units = housing units; Ocpncy = occupancy; Average HH Size = average number of persons per household; GQ pop = group quarters population; Schl Enrl = school enrollment.

Yamhill County	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hisp	HH	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Ocpncy Rate	Average HH Size	GQ pop	Births	Schl Enrl*
2000	84,992			11.70%	10.60%	28,732	30,270			94.90%	2.78	5,024	1,191	15,473
2010	99,193	1,420	1.50%	13.40%	14.70%	34,726	37,110	684	2.04%	93.60%	2.7	5,461	1,127	16,531
2011	99,851	658	0.70%			34,965	37,366	256	0.07%	93.60%	2.7	5,472		
2012	100,708	858	0.90%			35,273	37,684	318	0.08%	93.60%	2.7	5,472		
2015	105,220	1,504	1.50%	15.50%		36,342	38,580	299	0.23%	94.20%	2.74	5,642		
2020	115,108	1,978	1.80%	19.00%		40,187	42,661	816	1.01%	94.20%	2.71	6,202		
2025	124,509	1,880	1.60%	22.40%		43,980	46,688	805	0.90%	94.20%	2.69	6,202		
2030	134,204	1,939	1.50%	24.70%		47,933	50,884	839	0.86%	94.20%	2.66	6,702		
2032	137,590	1,693	1.20%			49,579	52,631	874	0.34%	94.20%	2.64	6,702		
2035	142,830	1,747	1.20%	26.10%		51,957	55,156	842	0.47%	94.20%	2.62	6,702		

\*Total public school enrollment in school district(s) in which area is located.

## Appendix 8

### Historical City and County Populations for Yamhill County

Historical Population for Yamhill County and Places (city limits, no UGB)

Population	Amity	Carlton	Dayton	Dundee	Lafayette	McMinnville	Newberg	Sheridan	Willamina*	Yamhill (city)	Uninc. Yamhill Co.	Yamhill County	Willamina, Yamhill Co.
1970	708	1,126	949	588	786	10,125	6,507	1,881	1,193	516	16,312	40,213	715
1980	1,092	1,302	1,409	1,223	1,215	14,080	10,394	2,249	1,749	690	20,492	55,332	1,186
1990	1,175	1,289	1,526	1,663	1,292	17,894	13,086	3,979	1,748	867	21,586	65,551	1,194
2000	1,478	1,514	2,119	2,598	2,586	26,499	18,064	5,561	1,844	794	22,651	84,992	1,128
2010	1,614	2,007	2,534	3,162	3,742	32,187	22,068	6,127	2,025	1,024	23,548	99,193	1,180
Source: U.S. Census Bureau													
Average Annual Change	Amity	Carlton	Dayton	Dundee	Lafayette	McMinnville	Newberg	Sheridan	Willamina*	Yamhill (city)	Uninc. Yamhill Co.	Yamhill County	Willamina, Yamhill Co.
1970-1980	38	18	46	64	43	396	389	37	56	17	418	1,512	47
1980-1990	8	-1	12	44	8	381	269	173	0	18	109	1,022	1
1990-2000	30	23	59	94	129	861	498	158	10	-7	107	1,944	-7
2000-2010	14	49	42	56	116	569	400	57	18	23	90	1,420	5
Average Annual Growth Rates	Amity	Carlton	Dayton	Dundee	Lafayette	McMinnville	Newberg	Sheridan	Willamina*	Yamhill (city)	Uninc. Yamhill Co.	Yamhill County	Willamina, Yamhill Co.
1970-1980	4.3%	1.5%	4.0%	7.3%	4.4%	3.3%	4.7%	1.8%	3.8%	2.9%	2.3%	3.2%	5.1%
1980-1990	0.7%	-0.1%	0.8%	3.1%	0.6%	2.4%	2.3%	5.7%	0.0%	2.3%	0.5%	1.7%	0.1%
1990-2000	2.3%	1.6%	3.3%	4.5%	6.9%	3.9%	3.2%	3.3%	0.5%	-0.9%	0.5%	2.6%	-0.6%
2000-2010	0.9%	2.8%	1.8%	2.0%	3.7%	1.9%	2.0%	1.0%	0.9%	2.5%	0.4%	1.5%	0.5%

\*Whole city



# Lafayette Planning Commission

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TO: LAFAYETTE PLANNING COMMISSION

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

SUBJ: UGB PROCESS – LAND NEED – BUILDABLE LAND INVENTORY

DATE: JUNE 20, 2013 (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 as 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.

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 and park land needs to determine if it should be expanded and if so, how much expansion is justified and where an expansion should be located.

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 and needed park land, but not other land needs such as employment 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 and park land, but not other land needs such as employment and public facility lands. Park land needs are included because the city completed an update of its park land needs and adopted the Lafayette Parks Development Plan in 2012. The plan calls for the city to acquire 43 acres through 2032 for needed parks.

## POPULATION FORECAST

Oregon's land use planning program calls for UGB reviews to be based on a 20-year population forecast. 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,... parks and open space 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.

A coordinated population forecast for the City of Lafayette has been prepared and is set forth in a separate memo dated January 16, 2014, with a subject "Population Forecast." The population forecast is the basis of the city's UGB review and will be adopted as part of the process. The housing needs analysis (HNA) and buildable land inventory (BLI) in this memo are based on the 20-year population forecast 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.

## 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
"Population in owner-occupied housing units:"	2,860
"Average household size of owner-occupied units:"	3.03
"Renter-occupied housing units:"	265
"Population in renter-occupied housing units:"	880
"Average household size of renter-occupied units:"	3.32

Aggregating the above data:

Total occupied housing units:	1,208
Total population:	3,740
Total average housing unit size:	3.10

The figure of 3.10 persons per household is the safe harbor and is used in this memo. (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. Using this safe harbor allows the city to not estimate government-assisted housing as a separate housing type. 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, the R-1 District 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. 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 because Lafayette's 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.

#### **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 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 one 4-plex on 0.19 acres (8,000 sq. ft.) for a density of 21.06 dwelling units per net acre and one 32-unit apartment on 3.12 acres for a density of 10.26 dwelling units per net acre. 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 97% low density and 3% medium density and 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 is increased by 10% to be 13% (Step 2). The total for medium and high density is 18% (Step 3). The 18% figure is subtracted from 100% to yield 82% 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 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 district, the low density residential figure of 82% is used. The medium density and high density figures of 13% and 5%, respectively, are combined to be 18% and applied to the medium density category.

The result is a two tier system of 82% low density residential and 18% 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 82% low density and 12% medium density.

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

As staff understands the operation of 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 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 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.

Finally, the process would include zoning the land to be added to the UGB with a residential zone(s) that allows enough density for the average of all the land in the current UGB and land added to the UGB to be built at a density of 8 dwelling units per net acre.

To achieve the 8 dwelling units per net acre the land added to the UGB could be zoned R-2 which allows up to about 20 dwelling units per net acre. Granted the R-2 District lands haven't been built to that density, but they could have been. The market simply didn't support higher density residential development such as duplexes, townhouses and apartments. And, for the land added to the UGB, when zoned R-2 would allow up to about 20 dwelling units per net acre.

The allowed density in the R-2 lands added to the UGB, combined with the R-1, R-2 and RC lands in the current UGB, would average 8 dwelling units per net acre or more.

The safe harbor is used in this memo.

#### **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 an additional amount of 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 and park land needs. It does not address land needed for 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 the acreage taken up by lots was 7.00. The acreage in public street rights-of-way was 2.13 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 ( $1,885 / 3.1$ ). 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 land 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 651 dwelling units to accommodate the 1,885 increase in population ( $651 \times .067 = 43$  units for vacancies and then  $651 - 43 = 608$ ). The total number of needed dwelling units is 651.

### Streets and Roads, Parks, Schools

Based on the safe harbor for land needed for streets, roads, parks and schools (OAR 660-024-0040(10)), the amount of land needed for streets is 21.2% of the buildable acres in the current city limits/UGB.

Buildable acres for R-1 District:	19.19
Buildable acres for R-2 District:	27.25
Buildable acres for RC District:	<u>2.09</u>
Total buildable land:	48.53 acres

The land for streets for development in the current city limits/UGB is 21.2% of 48.53 acres, or 10.29 acres. The 10.29 acres is added to the residential land need and totals 59 acres (58.82 rounded).

The city's UGB process also addresses land needed for parks and based on the adopted 2013 Lafayette Parks Development Plan, 43 acres are needed during the 20 year period.

The city's UGB process does not address land needed for schools, but the McMinnville School District has been contacted and 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.

### 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 Table 3, a two-tier housing mix of 82% low density residential and 18% medium density is used.

Of the needed 651 dwelling units, 319 can be accommodated in the existing city limits/UGB, leaving 332 to be accommodated in an expanded UGB. 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 are up-zoned as part of this UGB review process. Finally, it assumes no commercial or industrial properties are rezoned to residential as part of this process.

The 332 dwellings would be accommodated in an expanded UGB area with a housing mix of 82% (272 dwellings) low density and 18% (60) medium density.

### 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 4.6 du/net acre. The 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 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 660 existing dwellings in the R-1 District is 5.08 du / net acre (660 du's / 129.98 ac).

The 272 low density dwellings would need a minimum of 2,040,000 net square feet (272 X 7,500 sq. ft. minimum lot size per dwelling) or 46.83 net acres. Using 21.2% of the gross acreage for streets, it would require 59 gross acres to provide 46.49 net acres for the 272 dwelling units (59 acres X .212 = 12.51 acres for streets and then 59 acres - 12.51 acres = 46.49 net acres). The total number of needed low density gross acres is 59.

### 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 6.87 du/net acre. The 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 6.87 dwellings units per net acre. The current density of the 521 existing dwellings in the R-2 District is 5.36 du / net acre (521 du's / 97.17 ac).

If the 60 medium density dwellings are assumed to be detached single family dwellings on 5,000 square foot lots, they would need 300,000 net square feet (60 X 5,000 sq. ft. minimum lot size per

dwelling) or 6.89 net acres. Using 21.2% of the gross acreage for streets, it would require 8.75 gross acres to provide 6.89 net acres for the 60 dwelling units (8.75 acres X .212 = 1.86 acres for streets and then 8.75 acres - 1.86 acres = 6.89 net acres). The total number of needed medium density gross acres is 9 (rounded from 8.75).

If the 60 medium density dwellings are assumed to be some form of attached dwellings at a density of 10 du / net acre (the Abbey Heights Apartments are 10 du / net ac), they would need 6 net acres (60 X 10 du / net acre).

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 82% low density and 12% medium density. The 82 : 18 split is consistent with Example 2 in Table 3.

In accordance with the safe harbor, Table 1, the UGB process would 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). As indicated above, the current density of the 660 existing dwellings in the R-1 District is 5.08 du / net acre (660 du's / 129.98 ac) and the current density of the 521 existing dwellings in the R-2 District is 5.36 du / net acre (521 du's / 97.17 ac). Combined the 1,181 existing dwellings on 227.15 net acres is a density of 5.20 du / net acre.

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. It appears the remaining buildable acres in the city limits and current UGB can 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).

Finally, the process includes zoning the land to be added to the UGB with a residential zone(s) that allows enough density for the average of all the land in the current UGB and land added to the UGB to be built at a density of 8 dwelling units per net acre.

To achieve the 8 dwelling units per net acre, the land added to the UGB could be zoned R-2 which allows up to more than 20 dwelling units per net acre. Granted the R-2 District lands haven't been built to that density, but they could have been. The market simply didn't support higher density residential development such as duplexes, townhouses and apartments.

### Summary

The R-1 low density needed acres are 59 and the R-2 medium density needed acres are 6 for a total of 65 acres needed to be added to the UGB.

### 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 spreadsheet that accompanies this memo.

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 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. minus 2,500 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 above, the same 5 dwellings on 0.94 net acres would be 5.3 dwelling units per net acre.

The abbreviation, du, means dwelling unit and includes stick-built and manufactured home dwellings. A duplex has two du's. An apartment in an apartment building is a du. A condo in a condo building is a du. A townhouse in a building that contains several townhouses is a du.

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

To determine the capacity of the R-1 properties, the R-1 District was inventoried as documented in the spreadsheet that accompanies this memo. There are 669 properties in the R-1 District. Nine R-1 properties are vacant and 660 have a stick-built or manufactured dwelling. Of the 660 properties with dwellings, 12 are 0.50 acres or greater. The total acreage of the 660 properties with dwellings is 129.98 net acres and the net density is 5.08 du per net acre (660 du's divided by 129.98 net acres).

There are no duplexes or multi-family dwellings in the R-1 District.

#### Vacant R-1 Properties

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 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 8<sup>th</sup> on the east side of Market. It is not large enough to accommodate two 7,500 square foot lots, 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.

#### Developed R-1 Properties of 0.50 Acre or Greater

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. 7<sup>th</sup> 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. 3<sup>rd</sup> (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. 3<sup>rd</sup> 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. 3<sup>rd</sup> 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. 5<sup>th</sup> 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. 3<sup>rd</sup> 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. 5<sup>th</sup> 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 15<sup>th</sup> 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.

### R-1 District Capacity Summary

In summary, the R-1 District contains 660 dwellings with a net density of 5.08 du per net acre. The 6 buildable vacant R-1 properties have a capacity to accommodate 77 new dwellings on 12.63 net acres for a density of 6.10 du/net acre. The 9 developed properties of 0.50 acres or greater that can accommodate new dwellings have a capacity to accommodate 29 new dwellings on 6.56 acres for a density of 4.42 du/net acre.

The R-1 District can accommodate 106 new dwellings (77 + 29) on 19.19 net acres (12.63 + 6.56) for an overall density of 5.53 du/net acre.

The 106 du's with 3.1 people per household would accommodate a total of 328 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 R-1 District can accommodate 17.5% of the need ( $106 / 608 = 17.5\%$ ).

### BUILDABLE LAND INVENTORY – R-2 DISTRICT

To determine the capacity of the R-2 properties, the R-2 District was inventoried as documented in the spreadsheet that accompanies this memo. There are 497 properties in the R-2 District. One-hundred

and nine R-2 properties are vacant and 388 have a stick-built or manufactured dwelling totaling 524 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 5.39 du/net acre (524 du's divided by 97.17 acres).

Except for three properties, all of the 388 built properties have single family dwellings (stick built and manufactured homes). One 3.12 acre property has a 32-unit apartment (Abbey Heights Apartments at the SE corner of Bridge and 12th) with a density of 10.26 du per net acre (32du / 10.26 ac). The second exception is a 0.19 acre (8,000 sq. ft.) property with a 4-plex (SW corner of Bridge and 5th) at a density of 21.06 du per net acre (4du / 0.19 ac). The third exception is a 20.9 acre property with a 103 space manufactured home park at a density of 4.93 du per gross acre. 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

There are 109 vacant R-2 properties totaling 27.20 gross acres. They range in size from 0.03 acres (1,460 sq. ft.) to 9.06 acres.

The 109 vacant R-2 properties can accommodate 156 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 109 vacant properties, 100 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 105 du's (156 - 51) would be on the remaining 18.14 acres (27.20 - 9.06).

Of the 109 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 109 vacant properties in the R-2 District, 9 are not buildable and 100 are buildable with a capacity to accommodate 156 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

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 524 dwellings with a net density of 5.39 du per net acre. The 100 buildable vacant R-2 properties have a capacity to accommodate 156 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 199 new dwellings (156 + 43) on 27.28 net acres (20.74 + 6.58) for an overall density of 7.30 du/net acre.

The 199 du's with 3.1 people per household would accommodate a total of 616 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 R-2 District can accommodate 32.8% of the need (199 / 608 = 32.8%).

### BUILDABLE LAND INVENTORY -- RC DISTRICT

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

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 3<sup>rd</sup> Street (99W) and is on the north side of 3<sup>rd</sup> (99W). It is at the south end of Willison Street. Above, it was stated, with one exception, that RC properties with frontage on 3<sup>rd</sup> (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 3<sup>rd</sup> (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 3<sup>rd</sup> Street (99W) and is on the north side of 3<sup>rd</sup> (99W). In accordance with the above stated assumption that RC properties with frontage on 3<sup>rd</sup> (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 3<sup>rd</sup> Street (99W) and is on the north side of 3<sup>rd</sup> (99W). In accordance with the above stated assumption that RC properties with frontage on 3<sup>rd</sup> (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 3<sup>rd</sup> Street (99W) and is on the north side of 3<sup>rd</sup> (99W). In accordance with the above stated assumption that RC properties with frontage on 3<sup>rd</sup> (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 3<sup>rd</sup> Street (99W) and is on the north side of 3<sup>rd</sup> (99W). In accordance with the above stated assumption that RC properties with frontage on 3<sup>rd</sup> (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 3<sup>rd</sup> Street (99W) and is on the north side of 3<sup>rd</sup> (99W). In accordance with the above stated assumption that RC properties with frontage on 3<sup>rd</sup> (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 2<sup>nd</sup> between Adams and Jefferson. It is a lot in the original town plat. It does not have frontage on 3<sup>rd</sup> (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 2<sup>nd</sup> and Jefferson. It is a lot in the original town plat. It does not have frontage on 3<sup>rd</sup> (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 2<sup>nd</sup> 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 3<sup>rd</sup> (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

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 3<sup>rd</sup> (99W) at 354 N. Jackson Street. It is occupied by a large old house in the middle. It has frontage on 3<sup>rd</sup> Street (99W) and is on the north side of 3<sup>rd</sup> (99W). In accordance with the above stated assumption that RC properties with frontage on 3<sup>rd</sup> (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 3<sup>rd</sup> (99W) and it is assumed they will be developed with commercial uses. The 6 vacant RC properties that do not have frontage on 3<sup>rd</sup> (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 3<sup>rd</sup> (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 106 new dwellings (77 + 29) on 19.19 net acres (12.63 + 6.56) for an overall density of 5.53 du/net acre.

The R-2 District can accommodate 199 new dwellings (156 + 43) on 27.28 net acres (20.74 + 6.58) 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 summarizes the totals.

#### Capacity Summary

	Dwellings	Net Acres	Dwelling Units / Net Ac
R-1 District	106	19.19	5.53
R-2 District	199	27.25	7.30
RC District	14	2.09	6.70
<b>TOTAL</b>	<b>319</b>	<b>48.53</b>	<b>6.57</b>