

UGB RAC Meeting 8

January 28, 2014

Attendees: Shaun Jillions; Marilyn Worrix; Bob Parker; Jerri Bohard; Erin Doyle; Jeff Condit; Stephan Lashbrook; Joy Vaugh; Damian Syrnk; Alissa Hanson; Mary Kyle McCurdy; Terry Moore; Kim Travis; Pamela Barlow-Lind; Steve Faust; Kathy Verble; Christe White

Guests: Brandon Reich; Jim Hendryx; Mia Nelson

Staff: Carrie MaLaren; Bob Rindy; Gordon Howard; Casaria Taylor; Catherine Morrow; Rob Hallyburton

U of O Final Report – Bob Parker/Rebecca Lewis

Bob Parker spoke regarding the draft final report. Rebecca Lewis was on the phone for the first hour as part of the presentation, but then had to conduct a class at the University of Oregon. The presentation was focused upon the single-family residential numbers that result from the data collection. The presentation includes several graphs and also “box and whisker” plots to illustrate the data. Both the graphs and the whisker plots show a positive correlation between city size and density of single-family residential development, but with large amounts of variation that make the strength of the correlation weak. The graphs show that there are “outliers” of the data sets, consisting of cities with unusually high or low residential densities, which weaken the predictive power of the hypothesis that density increases as cities grow in population. Another weakness of the data is that it relies on information from cities that have not had much development activity, and thus have more potential for being “outliers.” Bob and Rebecca are analyzing other variables, such as region, to see if the predictive power of a model can be strengthened. Terry Moore indicated that another promising avenue is look at removing “outliers” from the data.

Rebecca is planning to go forward with the research to see if other variables can be introduced that will strengthen the predictive power of a model. However, this research will continue independent of the report for the UGB rulemaking process.

The question to be determined now is whether the preliminary information can be used to determine ranges for different types of residential and employment land needs based upon population growth (Employment land numbers have similar issues with positive, but weak correlation between city size and density of employment development). The general consensus was in the affirmative as to this question, while additional variable analysis is useful for academic research purposes, the need for simplicity in the rulemaking calls for use of the information that has been already collected. However, a working group needs to look at the appropriate numbers and ranges of numbers to put into the rule. Several participants volunteered for such a group (Damian Syrnk, Mia Nelson, Stephan Lashbrook, Terry Moore).

Comments have been received from 1000 Friends but have not been completely reviewed by Bob Parker and Rebecca Lewis. Any additional comments/suggested edits need to be sent to Casaria

Taylor by Wednesday, February 4; then if anyone needs to comment on others' comments they are due to Casaria Taylor by Wednesday, February 11. Then the University of Oregon will finish the report by the end of February.

Steps to determine the “Location” of a UGB Expansion

Bob Rindy introduced this topic referring to two handouts that outline locational analysis. He indicated that the first handout provides a brief summary of “steps” for the UGB location analysis.

Bob indicated there is a small group that has been meeting to scope this issue out prior to bringing a formal proposal to the RAC. That group includes Jeff Condit, Mary Kyle McCurdy, Christe White and Dick Benner. They have met a couple of times and are not quite done yet.

Terry asked if there is a step 0: defining a minimum area that would need to be studied.

Bob explained at step 5 before 6 there would be language asking if you are studying an area twice as much as the need.

Need to do more work on resource inventories and wetlands work was specifically mentioned.

Kathy Verbal would like to be involved in a committee that discusses habitat/wetlands and resources.

Goal 5 is part of the problem

Request for a definition of “small amount”