

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

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June 3, 2016

MEMORANDUM

To: Board of Commissioners

From: *KS*
Keith Friday, Planning Division Manager

Re: **Lafayette UGB Amendment, Docket PA-02-14**

Attached is Lafayette's Ordinance 629 which adopts an Urban Growth Boundary (UGB) amendment to add 61.35 acres to the UGB. The action by the City requires review and adoption by the Board of Commissioners. This application is scheduled for a public hearing on June 9, 2016.

This application may look familiar because the Board of Commissioners added 51.29 acres last year through Ordinance 892, which was adopted July 16, 2015. That action was reviewed and remanded by the Department of Land Conservation and Development (DLCD). While their remand was explained in a 14 page staff report, in sum, the DLCD found that additional land was needed for a 20-year supply of residential land. They found that there was a need to accommodate 307 dwelling units, rather than the 214 dwelling units that were provided by the 51.29 acres. Therefore, additional actions were needed to provide an additional 93 dwelling units. To accommodate these dwelling units the City of Lafayette has identified an additional 10.06 acres to be taken into the UGB; has increased the density in one area of the city; and has reduced the amount of land used to calculate the right of way used with development occurs. The additional 10.06 acres is located northwest of Abbey Road and John's Landing Road. These actions increase their anticipated dwelling units by 100 as detailed in the April 19, 2016 memo from Jim Jacks, Lafayette City Planner.

If you have any questions, I will be available at the Board briefing on June 7, 2015.

The content of the record is as follows:

1. April 19, 2016 memo from Jim Jacks, Lafayette City Planner
2. Lafayette Ordinance 629
3. Comments received
4. DLCD Remand Order 001873
5. Public Notice

Accepted by Yamhill County
Board of Commissioners on
6-9-16 by Board Order
16-229

City of Lafayette

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TO: LAFAYETTE CITY COUNCIL

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

SUBJ: ORDINANCE 629 RESPONDING TO THE DLCD REMAND OF THE UGB EXPANSION Lafayette Case # LA 2015-01

DATE: APRIL 14, 2016

On March 31, 2016 the City Council conducted a public hearing and passed an oral motion. It:

1. Added 10.06 acres to the UGB and designated the 10.06 acres Low Density Residential on the Comprehensive Plan Map.
45 dwellings were added.
2. Changed the Comprehensive Plan Map designation from Low to Medium Density Residential and changed the Zone Map district from Low (R-1) to Medium Density Residential (R-2) for the 20 acres in the northwest corner of the city limits/UGB.
46 dwellings were added.
3. Changed the assumption for the amount of land in rights-of-way when development occurs from 21.2% to 15%.
9 dwellings were added.

The total dwellings added: 100 (45 + 46 + 9 = 100).

Exhibit "B" of Ordinance 629, pages 1 - 9 discuss the City's actions.