

# Notes

## Administrative Boundaries FIT Planning Workgroup



**Meeting Date:** August 29, 2012

**Time:** 10:00am-Noon

**Location:** Metro, Portland

**Attendees:** Brian Hanes, Washington County \* = via phone  
Milt Hill, DAS/GEO  
John Boyd, Douglas County\*  
Randy Dana, DLCD  
Dawn Smith, Wallowa County\*  
Bill Clingman, LCOG\*  
Rob Denner, City of Philomath  
Katherine Daniels, DLCD  
Steve Lucker, DLCD\*  
Zac Christensen, Metro  
Gail Ewart, DLCD  
Heidi Suna, City of Beaverton  
Dennis Yee, Metro  
Angela Lazarean, DLCD

Gail convened the meeting. A round of introductions followed. Dennis Yee was introduced to tell us how he developed the crosswalk zoning table, how it evolves, and why Metro needs it. The table allows a seamless zoning map across the Metro area, often referred to as regionalized zoning.

Dennis read all the local zoning ordinances within the Metro area to understand the range of commonality and variation. He began building a crosswalk table by matching information in the local ordinance to each row in the table of "proposed" common codes. Sometimes he needs to use professional judgment to make a match. He shares the first cut to the local planning director for review and then they work through modifications if needed. Dennis explained that for Metro the goal is to increase density to stay within the UGB. The biggest use of the regionalized zoning data set is for the Urban Growth Report. It is also used for land use forecasting and mapping.

Dennis went through each of the major categories one-by-one (single-family residential, commercial, etc.). He explained the rationale for the codes within each. Density is the common principle in most cases. He is aware that a good portion of what Metro needs doesn't work in rural areas. We had a detailed discussion on density calculations. Dennis ignores the overlay zones except when they are incorporated into a zoning code. Revisions to the common codes are triggered by new and revised zoning ordinances and by the Urban Growth Report. We are looking at the third revision.

Overlay zones would be a separate data set. (This group might take that on in the future.) Metro has a separate process for identifying shovel-ready industrial lands that uses the regionalized zoning data.

## Discussion

What is important to preserve in a crosswalk of zoning? Depends on uses.

What are some of the uses for statewide zoning?

- Sharing knowledge of zoning among local govts
- DLCD uses include density inside UGBs and resource lands
- Fueling comparative discussions

We need to get more state agencies involved and discover their uses. We want to make sure the resulting zoning “buckets” support State needs. OUS uses economic districts.

A few years ago, Katherine Daniels (Farm/Forest planner) assembled a comparison of county zoning codes with a potential crosswalk. Not all the county ordinances were readily available at that time, so a few counties need to be queried to complete the analysis. The density principle applies in county/rural zones, too. Jon Jinnings is DLCD’s rural specialist; he could help us with those zones.

Milt identified two distinct activities, the first being the creation of the “buckets” or common codes as Dennis Yee has done for Metro and the second being an outreach effort to local governments to enlist their assistance in creating the crosswalk tables. We could collect comp plan maps at the same time. Most comp plan maps will be the same as zoning maps.

Dawn said that Wallowa County zoning is online but none of the cities in her county had their zoning ordinances online.

ODFW overlay zones may need to be broken out. Conclusion: It’s a separate layer.

Zac reminds us about DOR’s generic land use codes. (These reflect actual use rather than permitted use.) Counties may be using these codes. Gail received some documentation from our first meeting, and she will make those available to the group.

Rob suggested we get an intern on board to do the research. It would be good to support that idea, but Gail isn’t sure there’s enough to do. Let’s reconsider after we add the additional codes for a set that would support the entire state. Maybe it’s more work than it seems right now.

We agreed on creating the zoning categories (aka, buckets) first.

### **Actions/Tasks**

Katherine will talk to Jon Jinnings about rural categories.

Angela will contact counties for unincorporated area zoning in her region (Mid WV).

Katherine will pull land use codes together for resource lands.

Rob offered to assist in collecting zoning codes but due to the size of the task will need assistance.

He’s also willing to put some time into correlating the incoming codes. Contact Rob if you can assist.

Milt will reach out to state agencies to collect uses.

Milt will add us to the existing Administrative Boundaries FIT listserv

Next Meeting: October (possibly second week), two hours, in Salem (unless another host volunteers)

**Action:** Gail to set up Doodle poll for October meeting