



Sustaining the New West Conference
Bold Visions – Inspiring Actions
June 5, 2019 Bozeman, Montana

Keeping Oregon Livable & Lovable: The Oregon Planning Experience



Robert Liberty
Portland State University

Some preliminaries.

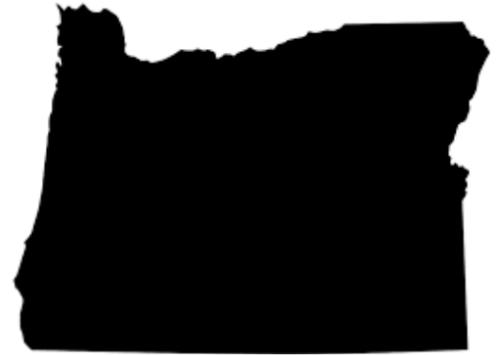
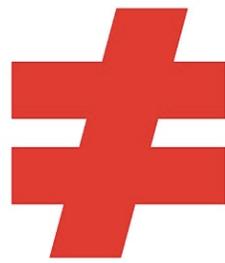


Institute for
Sustainable Solutions

Urban Sustainability Accelerator

PORTLAND STATE UNIVERSITY

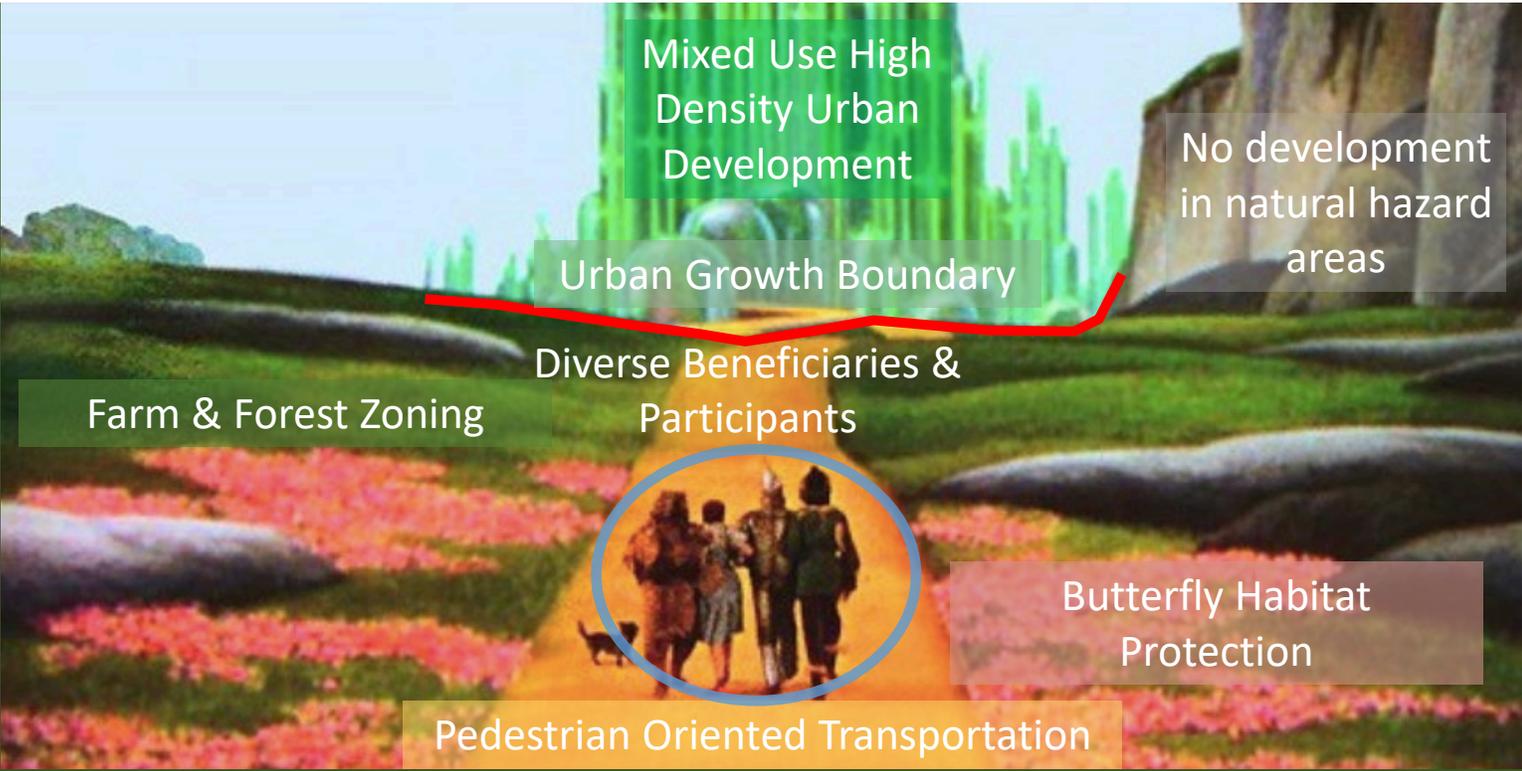
Let knowledge serve the city.



I get it!

What are my qualifications as wine-sipping brie-gobbling Left Coast effete urbanite to discuss these issues with rugged outdoor-loving Montanans?





Mixed Use High
Density Urban
Development

No development
in natural hazard
areas

Urban Growth Boundary

Diverse Beneficiaries &
Participants

Farm & Forest Zoning

Butterfly Habitat
Protection

Pedestrian Oriented Transportation

Welcome to Oregon



It isn't true!

Presidential Candidates Who Won Montana & Oregon 1968 - 1980

	Montana	Oregon
1968	Nixon	Nixon
1972	Nixon	Nixon
1976	Ford	Ford
1980	Reagan	Reagan

**Is This What LCDC Plans
For Douglas County??**



Is Oregon land captive
of Rockefeller L.C.D.C.?

*Save
Our
Neighborhood!*

**RETHINK
REZONING**

FOR PROGRESSIVE REZONING

Now, on to the good stuff.

Lafayette, Oregon
Population 4,105



©2010 Google

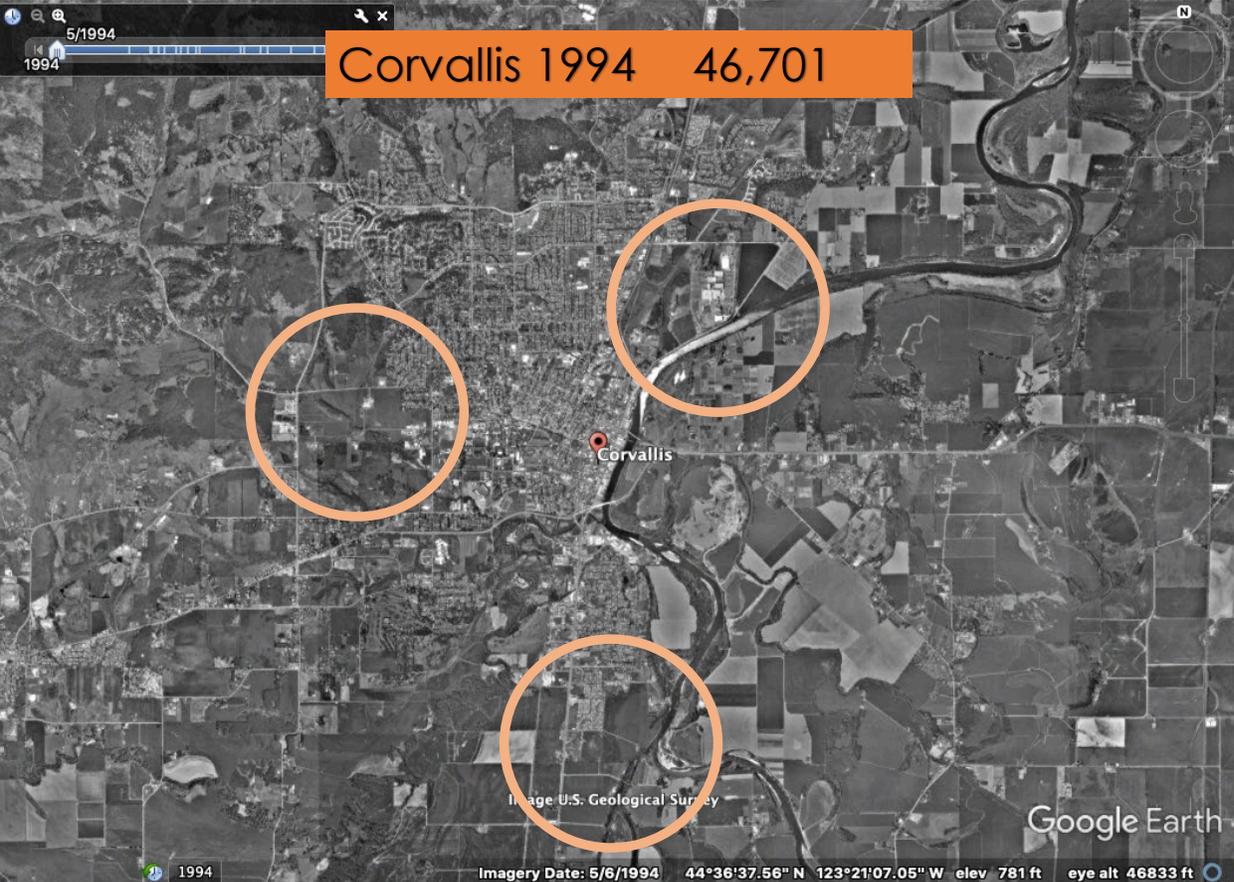
imgDate: 8/20/2011

45.144342° N, 123.062292° W elev: 53 m

Eyealt: 4.93 km

McMinnville, Oregon
Population 33,810





Corvallis 1994 46,701

Corvallis

Image U.S. Geological Survey

Google Earth

Imagery Date: 5/6/1994 44°36'37.56" N 123°21'07.05" W elev 781 ft eye alt 46833 ft

8/2006

Corvallis 2006 50,418

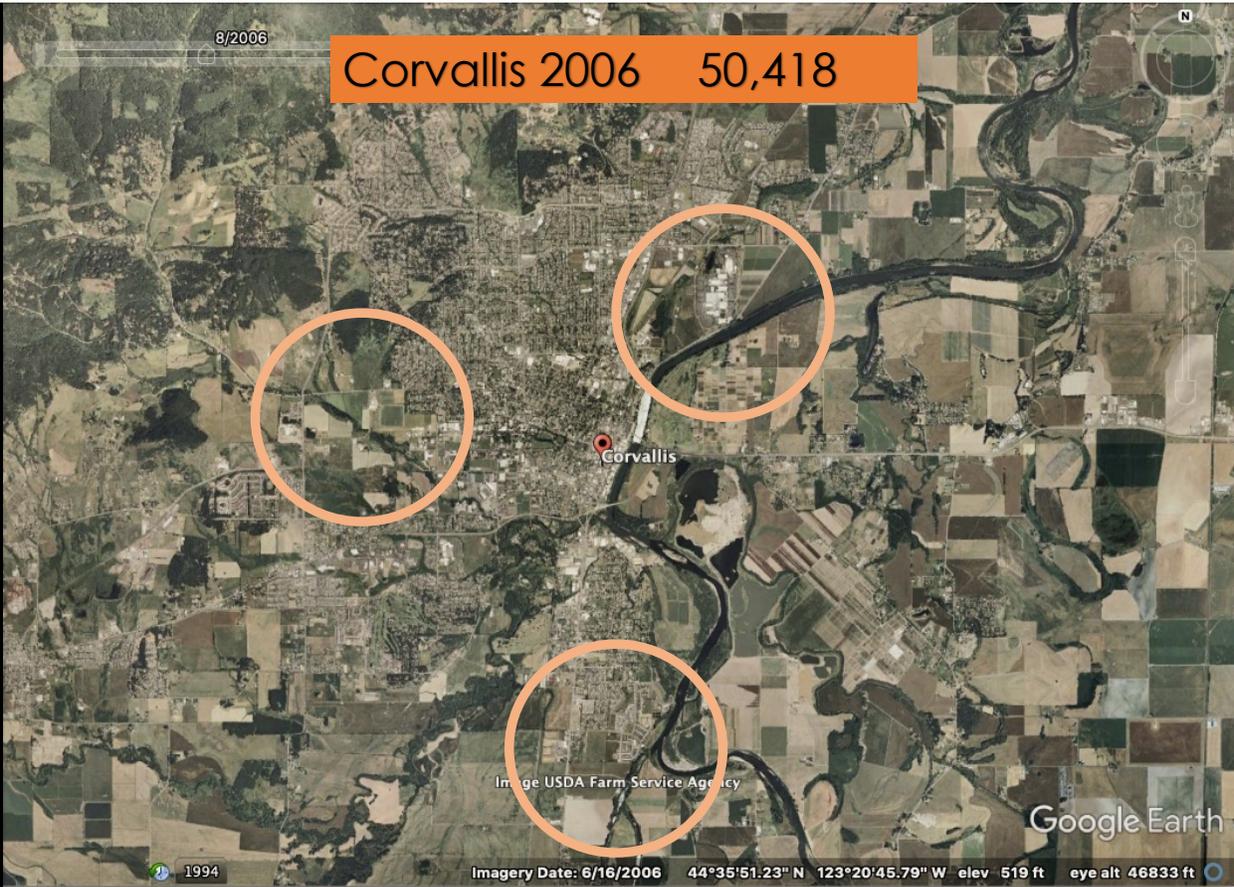
Corvallis

Image USDA Farm Service Agency

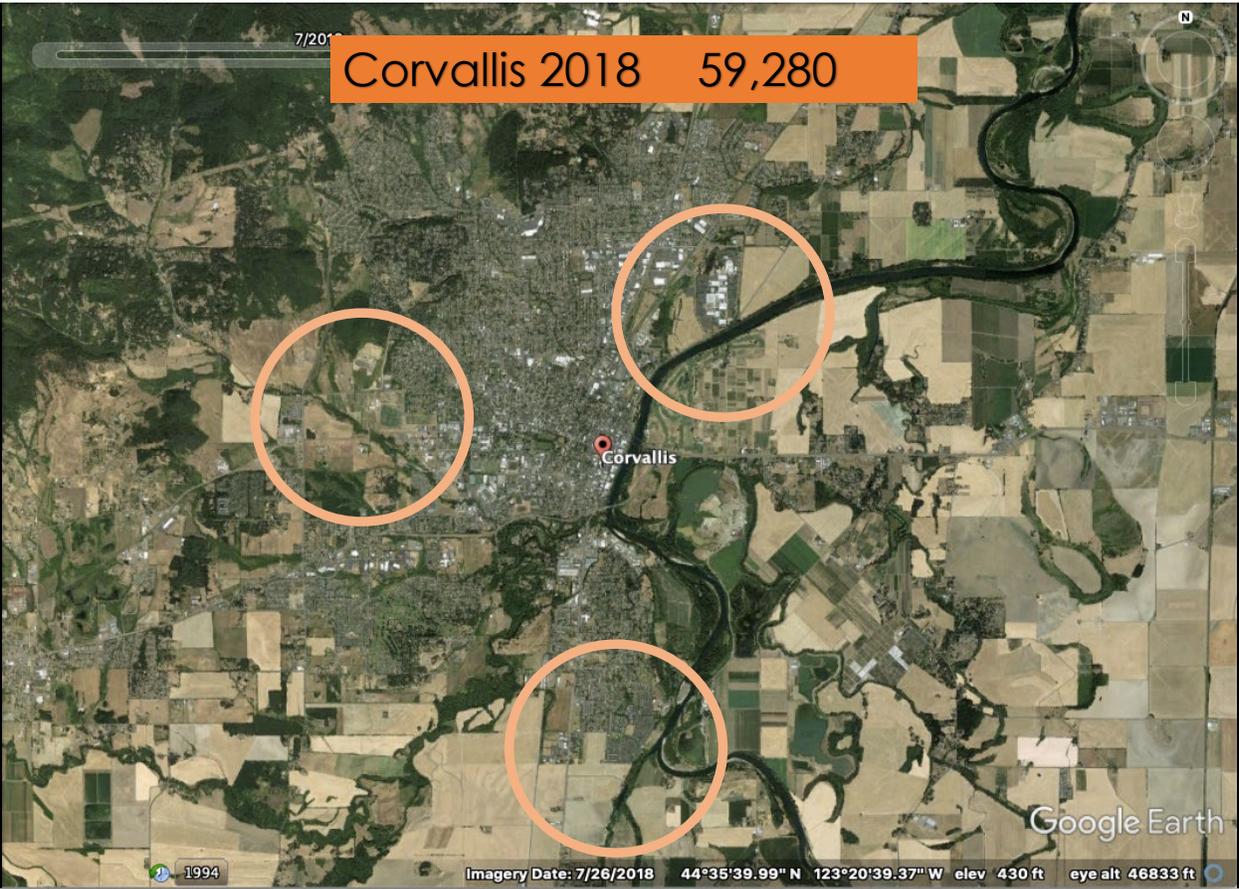
Google Earth

1994

Imagery Date: 6/16/2006 44°35'51.23" N 123°20'45.79" W elev 519 ft eye alt 46833 ft



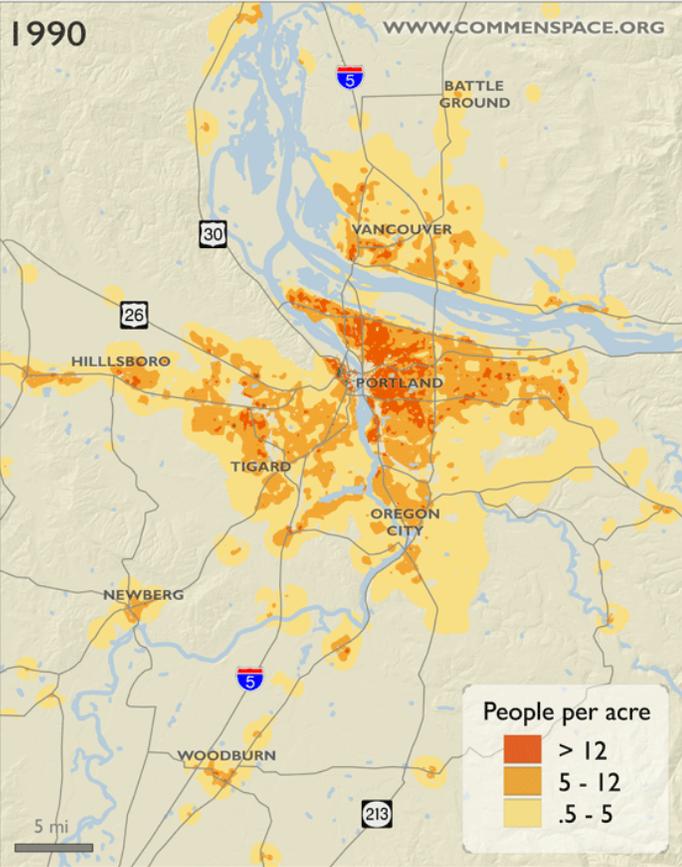
7/2018
Corvallis 2018 59,280



Imagery Date: 7/26/2018 44°35'39.99" N 123°20'39.37" W elev 430 ft eye alt 46833 ft

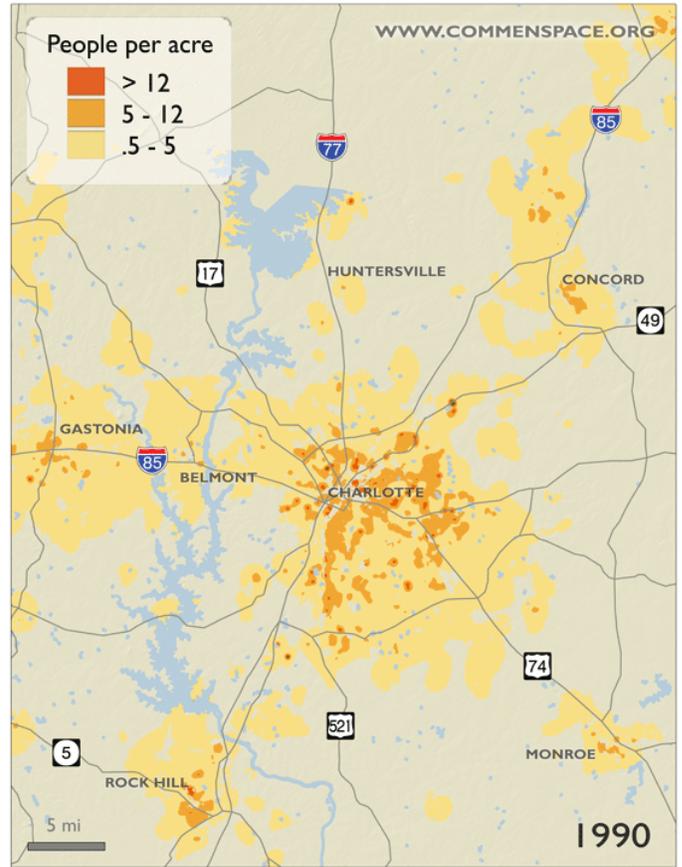
1990

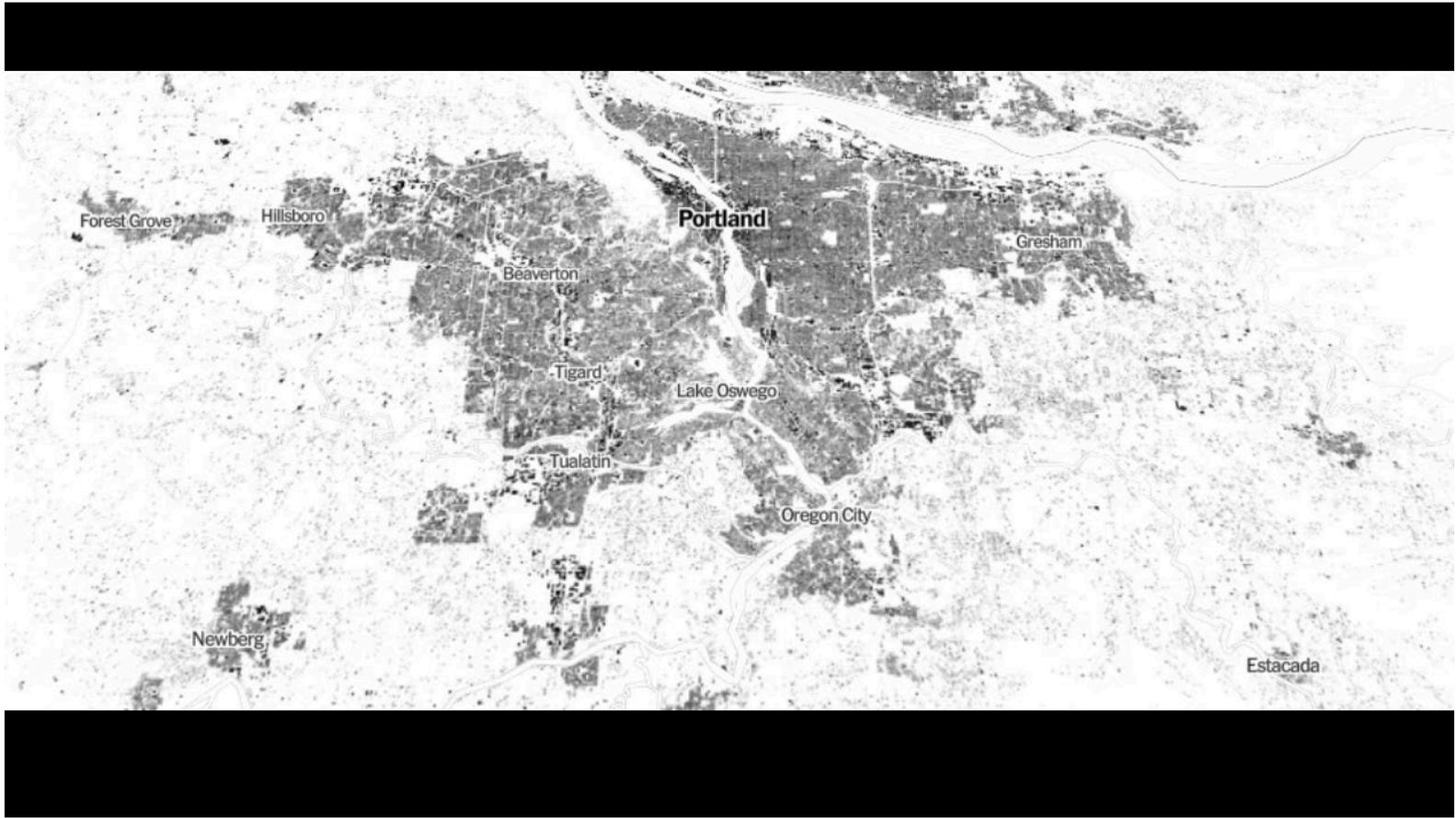
WWW.COMMENSPLACE.ORG

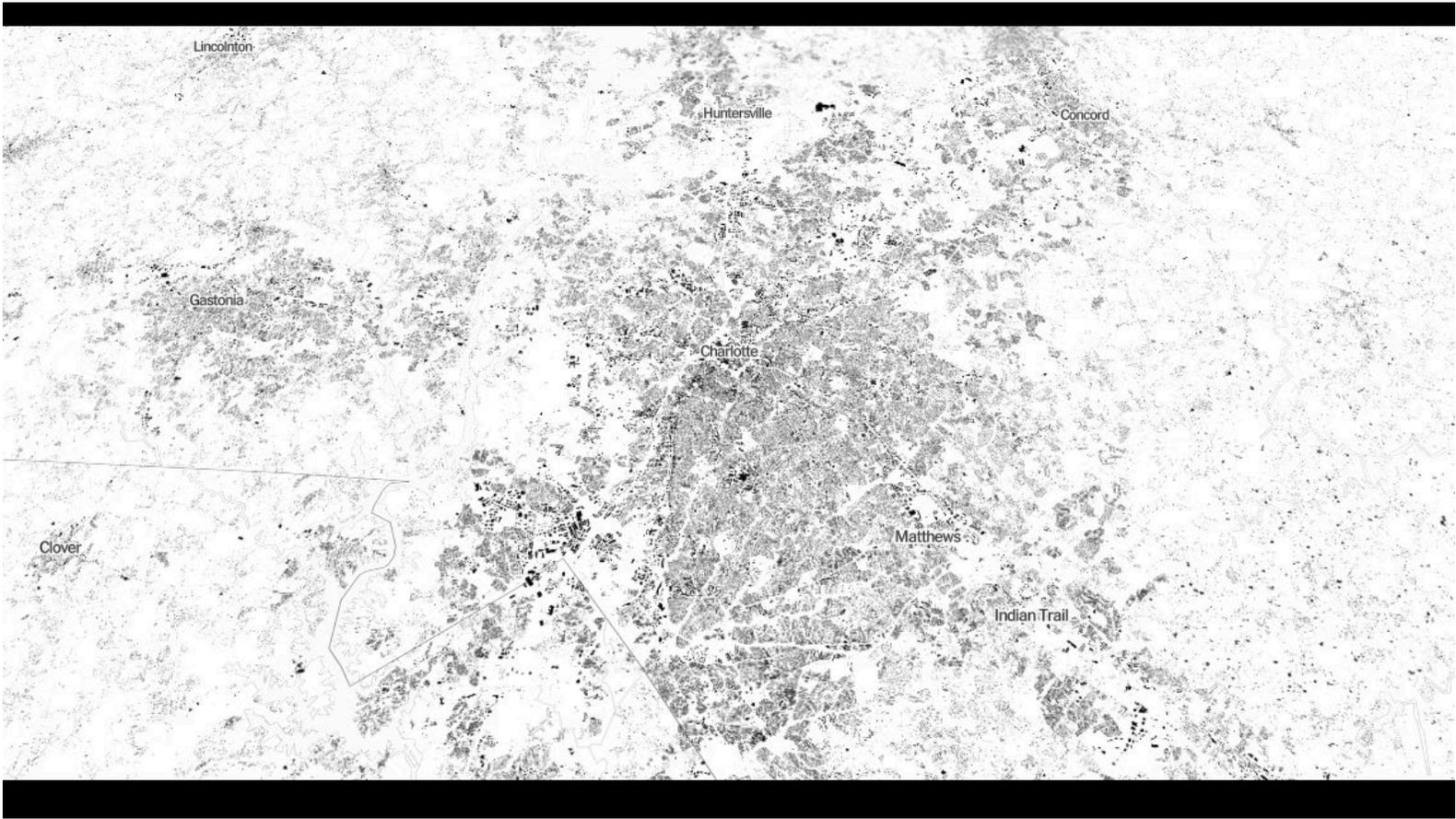


People per acre

WWW.COMMENSPLACE.ORG







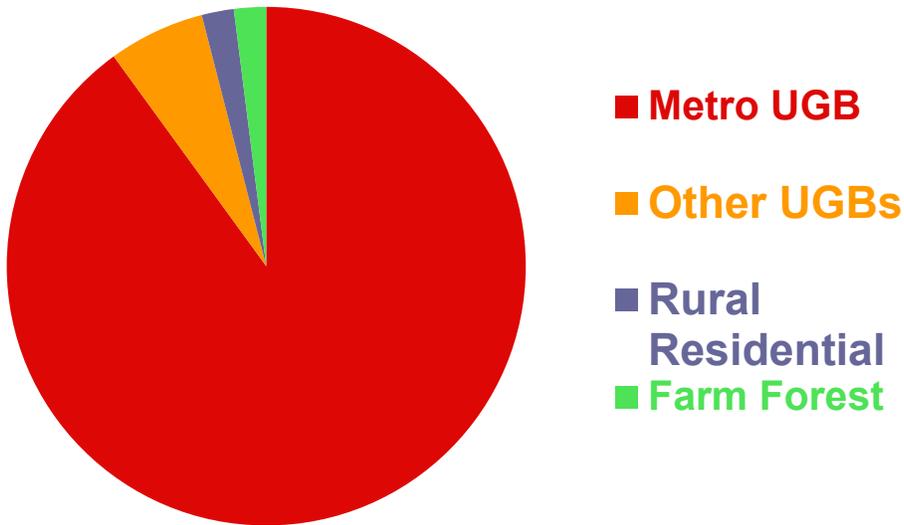


14434 NW Springville Road, Portland Oregon



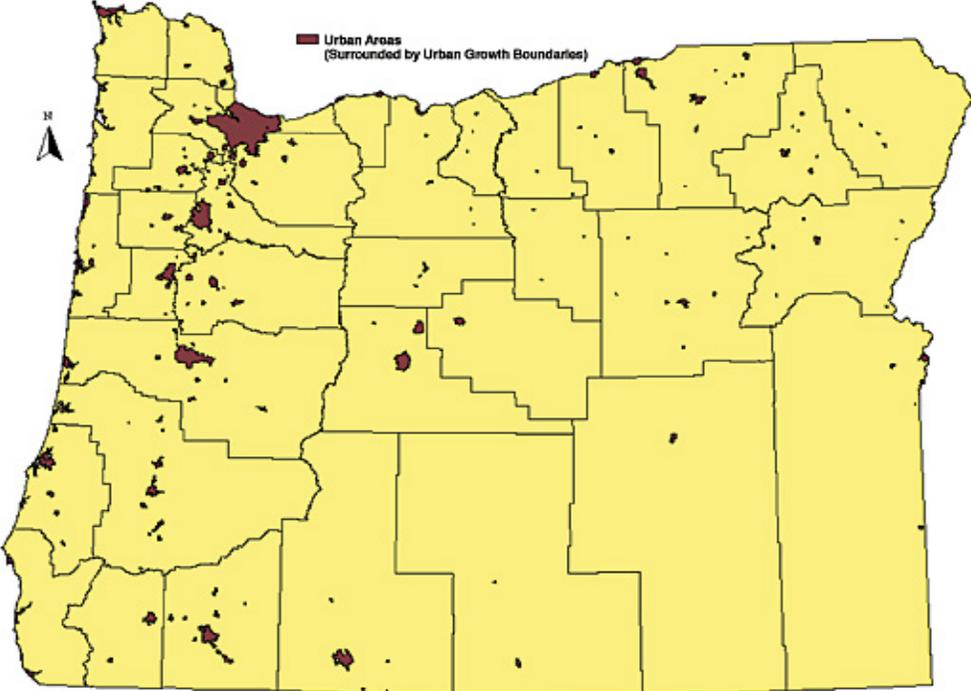
14434 NW Springville Road, Portland Oregon

Distribution of 100,000 Residential Unit Permits Three Portland Metro Counties* 1998 - 2008



* Clackamas, Multnomah, Washington about 3,000 square miles, UGB about 400 square miles

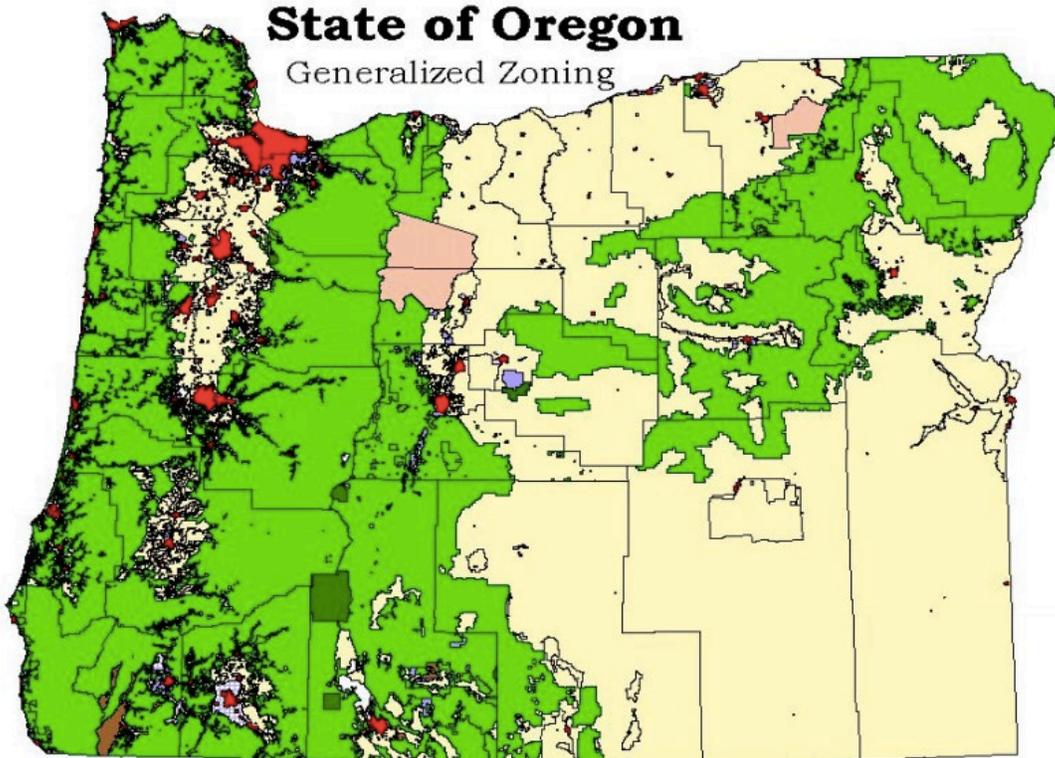
Oregon Urban Growth Boundaries



Data are from the DLCD zoning and land use coverage based on County comprehensive plans from 1986 to 1987. This coverage generalizes zoning categories so some area may not appear with the expected classification. Zoning changes since the creation of this coverage are not included.

State of Oregon

Generalized Zoning



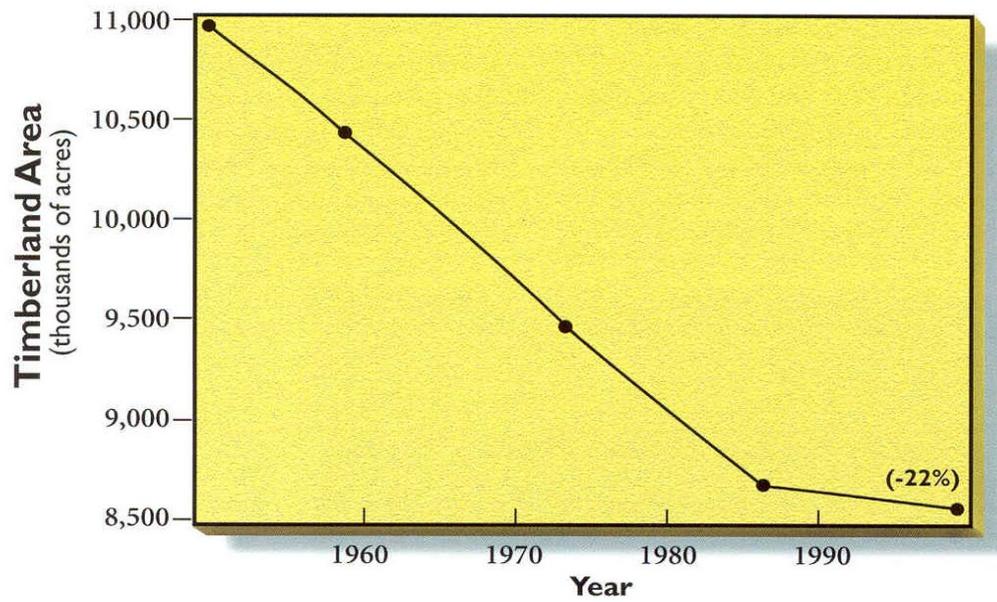
Exclusive Farm Use	Park/Recreation	Non-Resource
Forest	Reservation	Rural Commercial & Industrial
Rural Residential	Urban	Rural Residential and Farm (too mixed to depict accurately at this scale)





LAND USE POLICY IMPLICATIONS

Figure 20 - Change in Private Timberland Area in Oregon, 1953-1997 (Adapted from Donnegan 2001)



Land Use Change On Non-Federal Land in Western Oregon, 1973-2000* Azuma, Birch, Herstrom, Kline & Lettman (May 2002)









How?

Oregon Balances Development and Conservation For healthy urban and rural economies and quality of life

- Conserve rural working lands for ranching, farming and forestry by zoning
- Define limits to urban development (UGBs) by zoning & infrastructure
- Reduce regulatory constraints on infill and redevelopment and compact new growth
- Subordinate infrastructure (roads, water, sewers, schools, utilities) investments to this balanced approach.
- Firm and consistent oversight of continuing implementation.

But don't these regulations make housing unaffordable?

Median Home Prices in Western Metropolitan Areas

First Quarter 2019 Source: National Assoc. Realtors

Salt Lake City Metro Area	\$331,400
Sacramento Metro Area	\$360,000
Reno Metro Area	\$378,500
Portland-Vancouver Metro Area	\$390,600
Denver Metro Area	\$446,600
Seattle Metro Area	\$497,700
Los Angeles Metro Area	\$548,600
San Diego Metro Area	\$620,000

Bozeman

Median Home Value
First Quarter 2019

\$439,300

Source: Zillow

Avg. Monthly Apt. Rent

\$1,396

Source: Rent Café data for May 2019
Zillow median rent \$2,000

Median Household Income: \$49,217
Source: US Census 2013-2017

Portland (city)

Median Home Value
First Quarter 2019

\$422,500

Source: Zillow

Avg. Monthly Apt. Rent

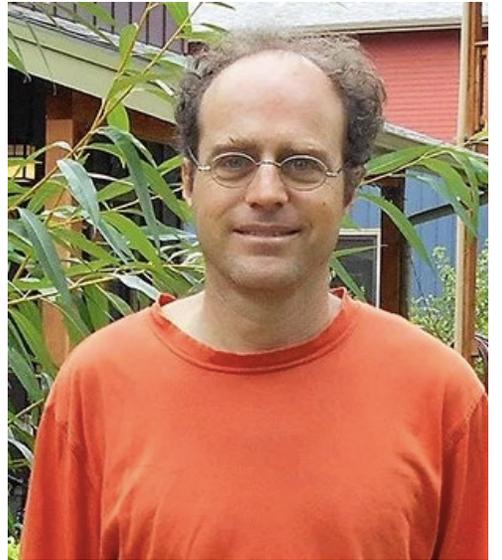
\$1,476

Source: Rent Café data for May 2019
Zillow median rent \$1,995

Median Household Income: \$61,532
Source: US Census 2013-2017

Back to “how?”







But enough about
Oregon!

STATE REPORTS

STOPPING SPRAWL IN THE FIFTY STATES

A report by
Smart Growth America

Commissioned by the Wallace Global Fund
and prepared by Robert Liberty

September 2009

State Reports 700 Pages

BACKGROUND REPORT

STOPPING SPRAWL IN THE FIFTY STATES

A report by
Smart Growth America

Commissioned by the Wallace Global Fund
and prepared by Robert Liberty

March 2009

SUMMARY REPORT

STOPPING SPRAWL IN THE FIFTY STATES

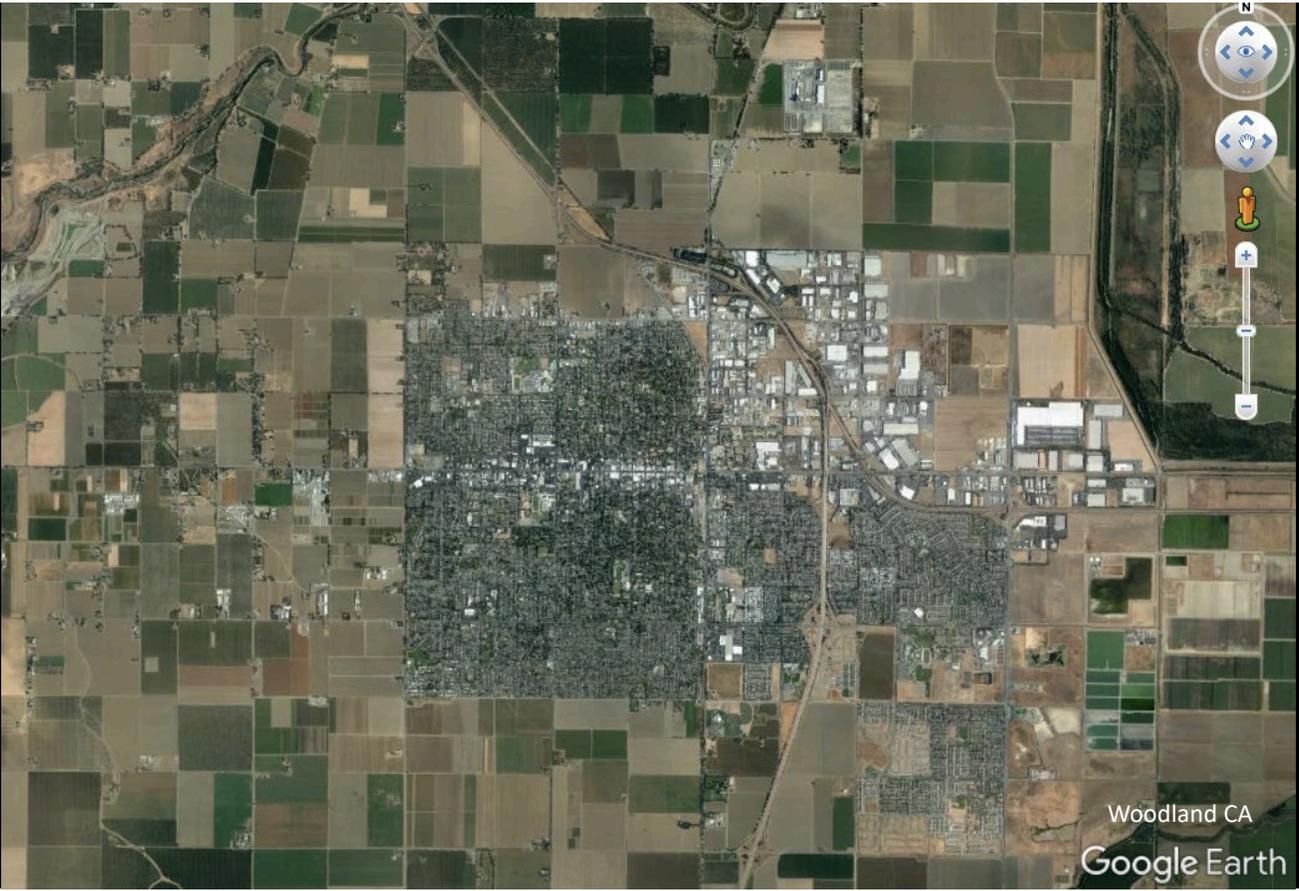
A report by
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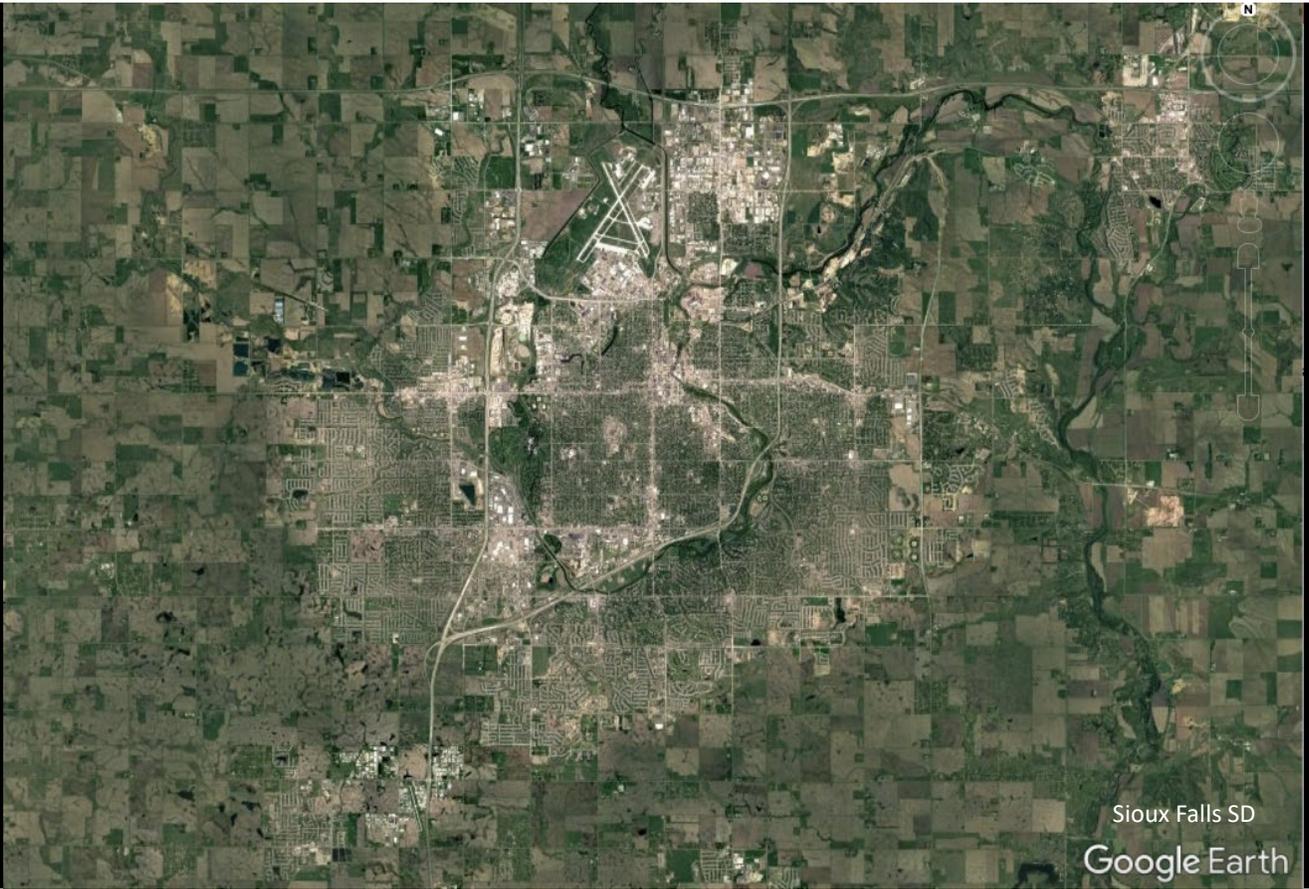
March 2009



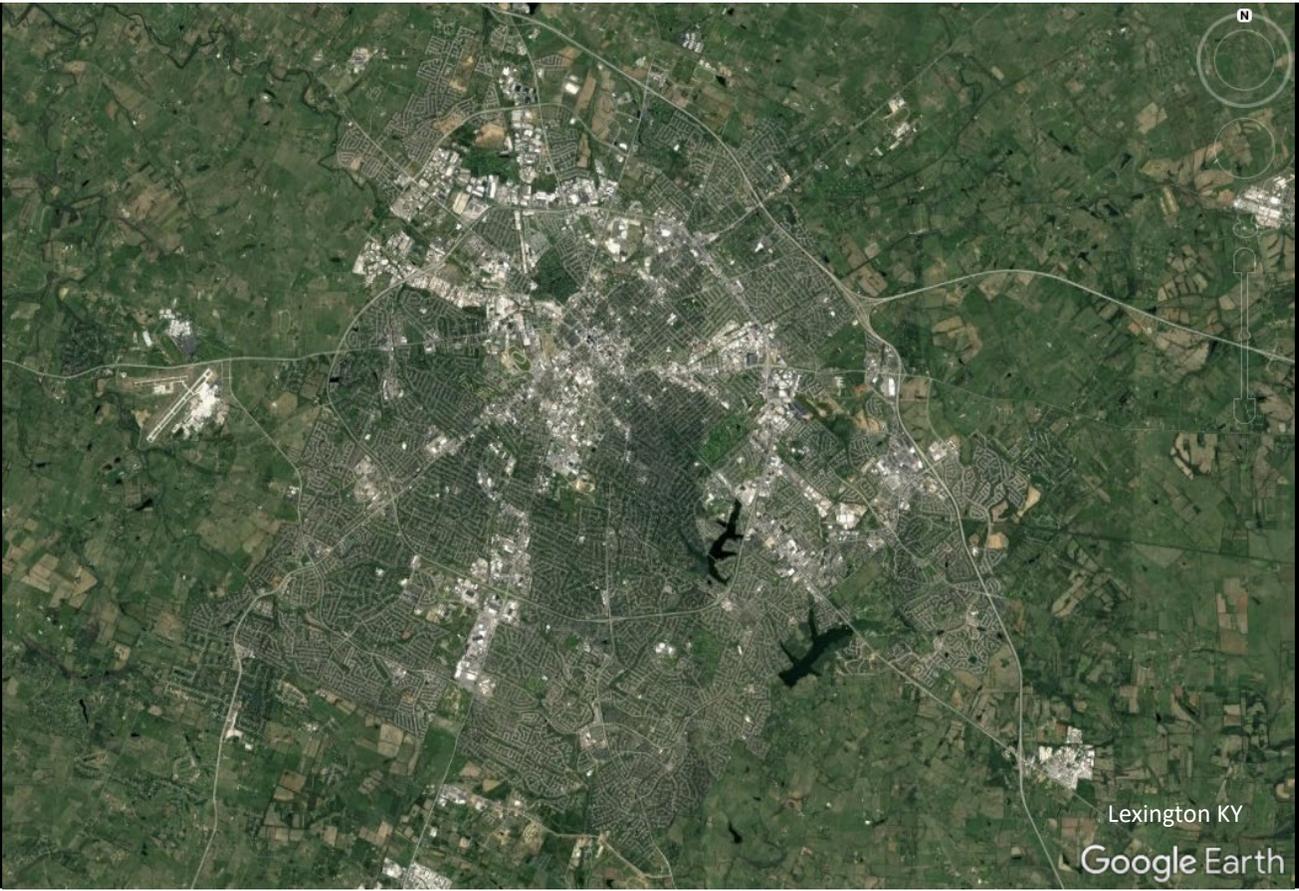
Frankenmuth MI
Google Earth



Woodland CA
Google Earth



Sioux Falls SD
Google Earth



Lexington KY

Google Earth

- Joint/consistent city-county comprehensive plans with balanced urban development/working landscape conservation objectives
- Integrated city & county implementing zoning
- Rural conservation zoning
- Rural conservation incentives (public and private)
- Consistency of infrastructure investments with development & conservation goals.

So what could you do in
Montana?

Granting more freedom for market driven, efficient urban development

Increase Housing Choices

- Reduce residential minimum lot size for single family homes
- Allow accessory dwellings (internal or external) on every single family lot
- Increase land zoned for multi-family housing

Granting more freedom for market driven, efficient urban development

Parking and Transportation Reforms

- Reduce minimum parking requirements for multifamily housing
- Reduce parking requirements for commercial uses (retail & office)
- Establish parking and transportation management associations
- Increase transportation choices

Granting more freedom for market driven, efficient urban development

Infrastructure and Fees

- Adjust development fees to reflect efficiencies for more efficient land uses
- Prohibit extensions of urban infrastructure and services outside of city limits
- Carry out taxpayer impact analyses for zone changes & extensions of urban services

But....residential market trends favoring urban infill, redevelopment, smaller homes and compact mixed use development will **not** protect rural lands from exurban sprawl.

**Table 22
Bozeman Housing Projection**

Description	Factors	2017-2020	2021-2030	2031-2040	2041-2045
Gallatin County Housing Demand		3,130	9,890	8,410	4,040
Bozeman Market Share	50.0%	1,565	4,945	4,205	2,020

Source: Economic & Planning Systems “Demographic and Real Estate Market Assessment” prepared for City of Bozeman January 25, 2018

10,000 new homes in Gallatin County 2021-2030

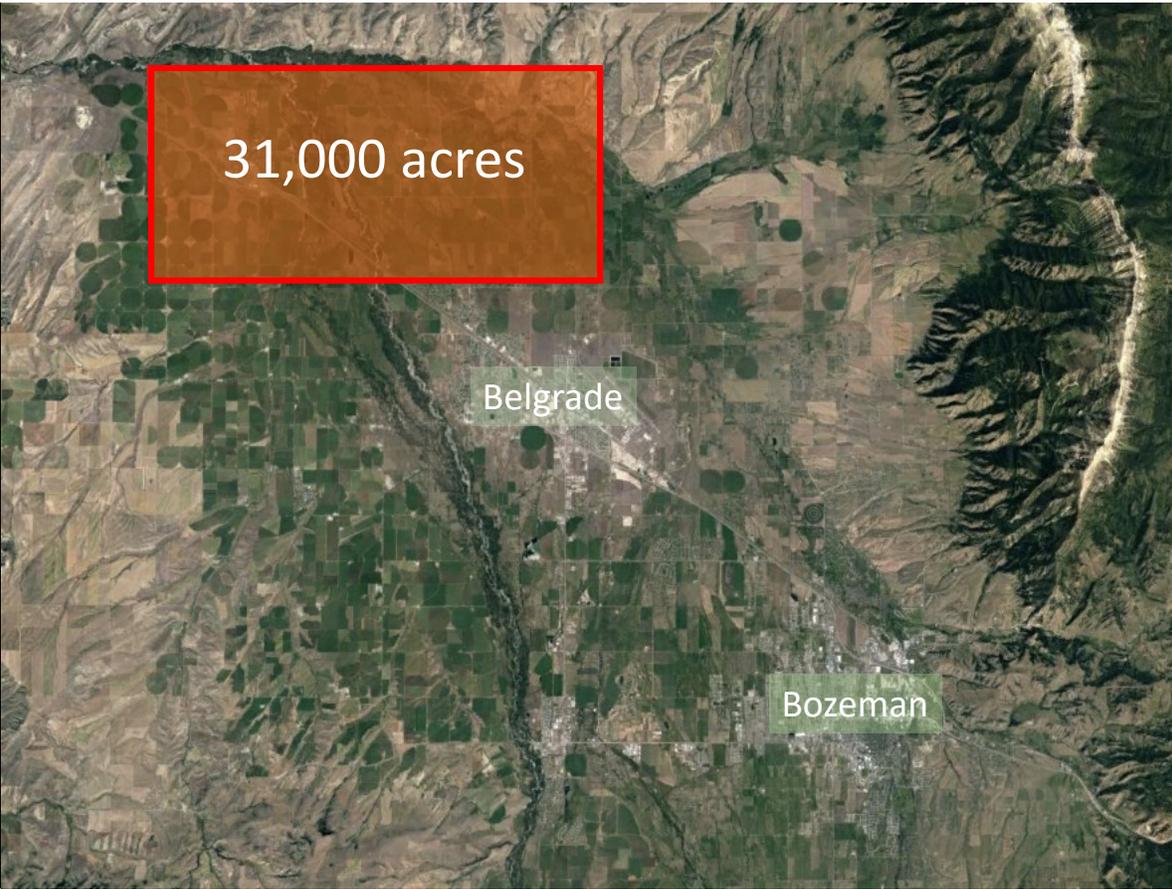
9,000 (90%) located in Bozeman, Belgrade & Three Forks
1,000 (10%) located in rural areas

200 homes on 5 acres	=	1,000 acres
200 homes on 10 acres	=	2,000 acres
200 homes on 20 acres	=	4,000 acres
200 homes on 40 acres	=	8,000 acres
200 homes on 80 acres	=	<u>16,000 acres</u>
		31,000 acres

31,000 acres

Belgrade

Bozeman



Conserving working lands from exurban residential development

1. Choose the area of working rural lands to be conserved and which will be the subject of analysis and conservation action.

Conserving working lands from exurban residential development

2. Forecast future rural residential development under recent and likely future conditions, based on recent trends and future forecasts and by conditions and geography (under current regulations); include hazard limitations. (This is not a build-out analysis.)

Conserving working lands from exurban residential development

3. Translate that forecast into a maximum regulatory entitlement of dwellings, potential homes per acres, modified to reflect lot conditions, roads, etc. (Include a sunset clause.) Use clear and objective standards, administered by staff with appeals to a hearings officer, not to elected officials.

Conserving working lands from exurban residential development

4. Revise rural infrastructure and service charges, taxes, policies, programs and investments to be consistent with working lands conservation and forecasted residential development.

Conserving working lands from exurban residential development

5. Eliminate provisions for rural upzoning, rezoning, adjustments etc., except at long periodic intervals as part of general plan review, e.g. ten years.

Conserving working lands from exurban residential development

6. Create requirements and implement incentives for clustering, transferring and net reductions of residential development entitlements.

Conserving working lands from exurban residential development

7. This work lays the foundation for establishing a joint urban growth boundary.

Working Lands Conservation Collaborative Policy Making & Implementation

Year 1

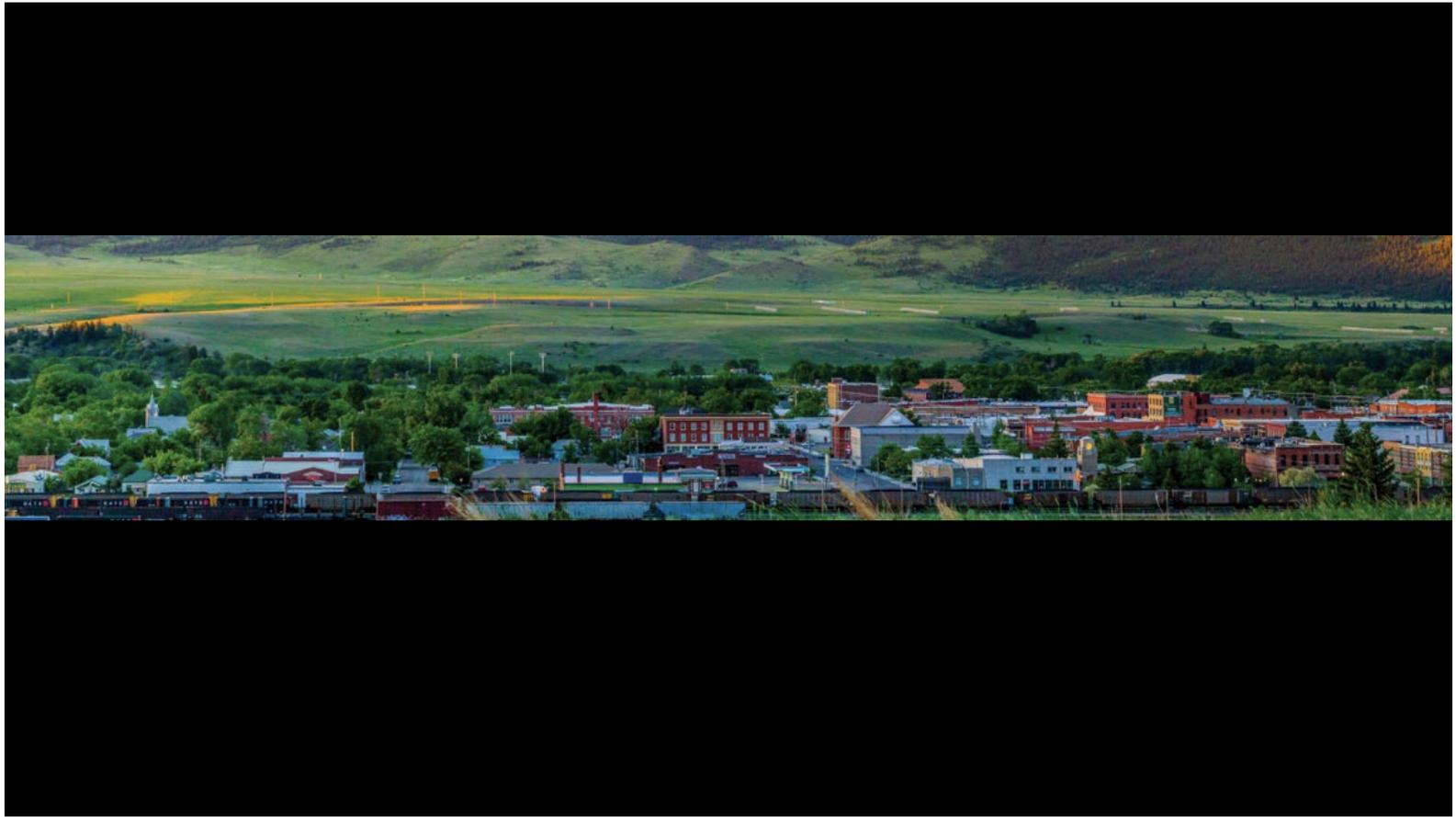
- Step 1 Appoint joint city-county committee(s) charged with identifying six specific outcomes for urban development and working lands conservation over the next 20 years.
- Step 2 Joint committee deliberates and identifies the six specific outcomes. These outcomes must be clear and objective enough to be easily implemented
- Step 3 Public comment, revision and adoption as proposed outcomes, outcomes that will govern implementing actions
- Step 4 Referral to the voters

Working Lands Conservation Collaborative Policy Making & Implementation

Year 2

- Step 5 If voters approve the outcomes, appointment of joint city-county implementation action committee to prepare full suite of implementation actions, including immediate interim actions and quantifiable performance measures and enforcement provisions.
- Step 6 Public comment, revisions and decisions.
- Step 7 If approved, begin implementation process, including annual evaluation and revision process.

Yes, it is hard and it may not work,
but what have you got to lose?



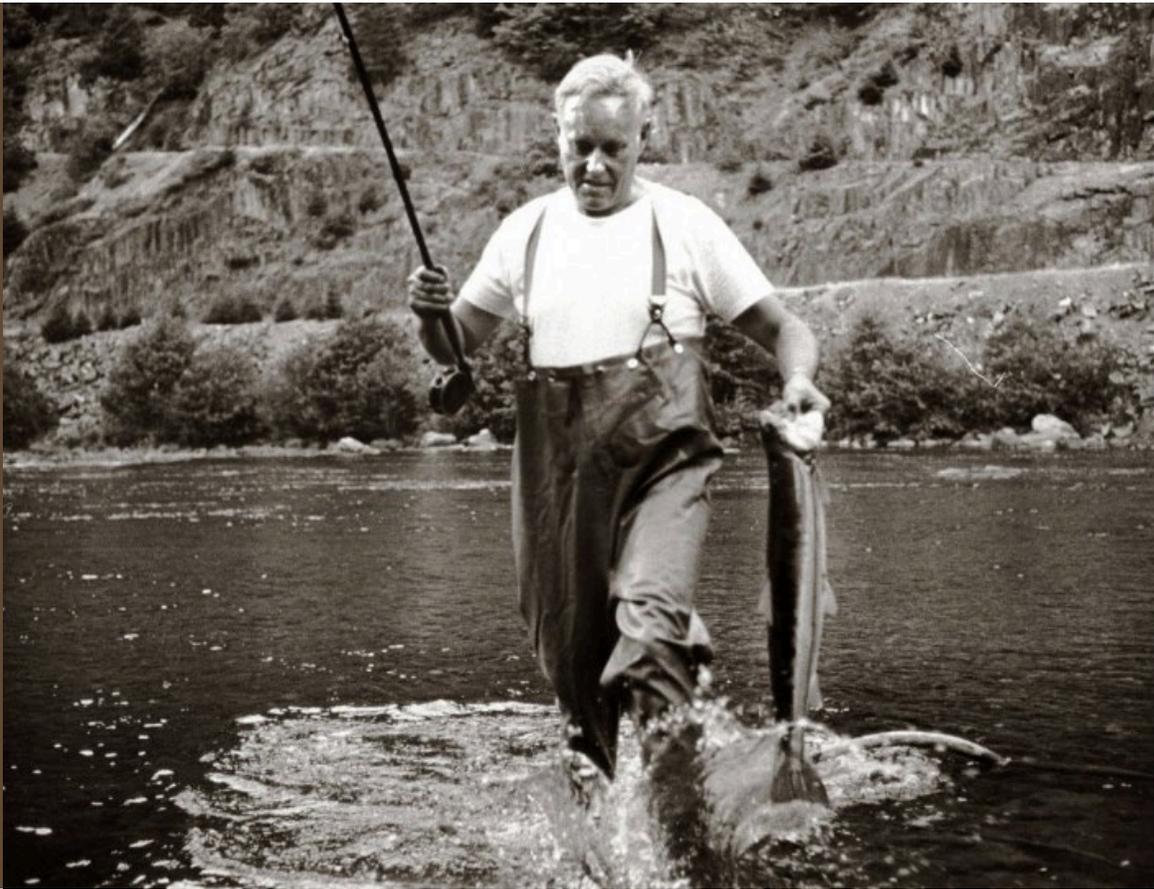














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