

Brown notes from meeting with Jon Jinings and Lisa Phipps of the Oregon Department of Land Conservation and Development September 29, 2021

Topic: Land Use Planning and Comprehensive Plan Development

Caveat: I did not take these notes planning to be a recorder, but rather for my own benefit. I later realize they might be helpful to others. I am not an expert on land use planning. The meeting was approached from the perspective of **IF** incorporation is pursued, what would be required of a new city in these areas.

We began the meeting by describing Oceanside to Jon and Lisa. Oceanside is a bit unique as a census designated unincorporated community consisting of (then) 269 registered voters, approximately 700 residences with less than half full-time occupied by mostly retirement age folks, the remainder a combination of second homes/part-time residents and short-term rentals. Highway 131 ends at the state park. Oceanside is densely populated within the urban growth boundary with primary zones R-1 and a tiny commercial zone and park zone. Oceanside is served by quite a few special service districts, including sewer, water, fire, and transportation, and incorporation would not affect those services. The new city would most likely handle administration, land use, roads, and the short-term rental businesses.

Jon began his comments by noting Oceanside is currently an urban unincorporated community with a state park in our front yard. He suggested the League of Oregon Cities as a great resource for revenue sharing studies and insurance information. He noted that ORS 221 may or may not require an economic feasibility study, but strongly suggested that it be prepared even if not required.

Jon noted the land use planning process is a marathon, not a sprint. He and Lisa were very involved in the most recent incorporation effort in LaPine, and noted that a new city has four years to develop all of the land use planning and comprehensive plan goals required by Oregon statutes. During that four years, LaPine developed a memorandum of understanding with the county to cover services and implementing ordinances. The Oregon State Land Use Planning Goals (particularly goals 2-14), found in OAR 660-015, are the guide for the planning. Jon emphasized the intent is to read the goals together and harmonize them when they may seem to be in competition. The urban growth boundary for Oceanside is in part dictated by geography – water to the west and privately-owned forest lands to the east. Development of a plan will involve creating a 20-year land supply plan with possible help from PSU for the population forecasts.

Next steps identified include determining how LaPine developed interim zoning and planning practices after incorporation, draft a feasibility study or address the components if one is not required, obtain a twenty-year population forecast, learn from LaPine's incorporation experience, and begin the comprehensive plan outline.