

City of Banks UGB Expansion - Current Alternative & Maps Explanation Memo

PREPARED FOR: City of Banks

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DATE: November 20, 2009

Background/Purpose

In June 2009 the Banks urban growth boundary (UGB) expansion "City Council Preferred Alternative" was presented at a Banks community meeting on June 18, 2009 (see Attachment A). Subsequently, the City of Banks received comments from the Department of Land Conservation and Development (DLCD) and the Oregon Department of Transportation (ODOT) regarding issues with the City Council Preferred Alternative per applicable state laws and regulations. Comments were also received from the Banks City Council and Planning Commission regarding desired revisions to the alternative.

The City of Banks entered into a contract with CH2M HILL separate from the ODOT Transportation and Growth Management (TGM) program grant contract to address changes needed to address City desires and state compatibility. The first task of the consultant contract with the City of Banks explicitly listed the elements that would need to be addressed to revise the Preferred Alternative. The following elements are excerpted verbatim from the contract:

- *Incorporation of taxlots south of Wilkesboro Road (associated with realignment of Wilkesboro Road). Council preference is that new UGB land south of Highway 6 should be added as industrial.*
- *Reduction of UGB incorporation of "West Banks" property from 40 acres (as shown in Tech Memo 3.1 of previous contract) to 28 acres*
- *Incorporation of more residential land north of golf course in vicinity of cemetery*
- *Explanation that multi-use zoning on "West Banks" land would allow for commercial development*
- *Explanation of configuration of commercial land on taxlot in the northwest quadrant of the Highway 6/Highway 47 interchange (west of Main Street/south of Sunset Park).*
- *Assessment of Gloria Gardiner/DLCD recent comments on Banks Preferred Alternative for UGB expansion (from previous TBG contract). Notably:*
 - *Incorporation of golf course land in current "thumb" manner (DLCD requested a revision to this configuration). Reassessment of rationale regarding the incorporation of golf course land based on DLCD position that, although used currently as golf course, land is still "high-value farmland" due to underlying soils*

- *Rationale for excluding exception tax lot located north of established UGB study area boundary (lot is located along east side of Sellers Road)*
- *Incorporation of minor "gaps" in expanded UGB (small areas between taxlots to be included into expanded UGB)*

As a result of an assessment of the above elements, consultant staff developed a revised alternative that is in accordance with direction provided by both DLCD and ODOT and addresses comments provided by the City. This alternative is shown as "Map 1: Current Alternative" in Attachment B of this memorandum.

The City of Banks also requested the production of two other maps that may serve as potential alternatives pending further discussion and potential concurrence from DLCD regarding the proposed expansion strategies, and whether they are permissible under state law.

Following is a discussion of each of the aforementioned three maps. The discussion uses the previous "City Council Preferred Alternative" (see Attachment A) as a baseline, and discusses changes compared to that alternative.

Map 1: Current Alternative

- The industrial acres that were previously shown on the taxlot located southwest of the OR 6/OR 47 interchange have been reallocated to the area east of OR 47/south of Wilkesboro Road.
- The amount of residential acres to be included on the taxlot located west of Main Street/north of Sunset Park has been reduced from 40 acres to 28 acres.
- The amount of residential acres to be included on the taxlot north of the Quail Valley Golf Course (QVGC)/east of cemetery has been increased to 15 acres.
- One acre of residential land along the east side of Sellers Road has been included to fill the "UGB gap" between the existing northern UGB line and the residential taxlots slated for inclusion along the east side of Sellers Road just north.
- The entirety of the triangular QVGC taxlot located immediately east of the railroad has been included (previously only 3.7 acres of this taxlot were included).
- The "thumb" configuration on the QVGC has been removed. DLCD review of the previous Preferred Alternative resulted in a finding that this configuration was not in accordance with the statutes regulating UGB expansion, specifically related to "need and location" – UGB expansion cannot be performed on exclusive farm use (EFU) land in a manner that leaves distances or gaps between areas slated for inclusion; an exception would perhaps be allowed if the City had earlier identified a specific need for residential golf course housing.
 - As a result of the above, residential acreage on the QVGC was reallocated to extend directly eastward of the aforementioned QVGC triangular lot.
 - Four (4) acres of commercial land at the corner of Aerts Road and OR 6 would still be slated for inclusion.

- The amount of commercial land to be included on the taxlot located west of Main Street/south of Sunset Park would be increased from 7 to 8 acres.

Map 2

Map 2, shown in Attachment C, would be the same as Map 1, with two exceptions:

- 1) The amount of residential acres to be included on the taxlot located west of Main Street/north of Sunset Park would be increased from 28 acres to 32.56 acres. Another 7.3 acres would also be brought into the UGB, but would not count towards the residential land needs total acreage amount, **pending DLCD concurrence**. This amount of land could be used to develop a natural stormwater treatment system on the property. The design drawing provided in Attachment D illustrates this.
- 2) The amount of residential acres to be included on the taxlot north of the Quail Valley Golf Course (QVGC)/east of cemetery would be reduced from 15 acres to 10.44 acres.

Map 3

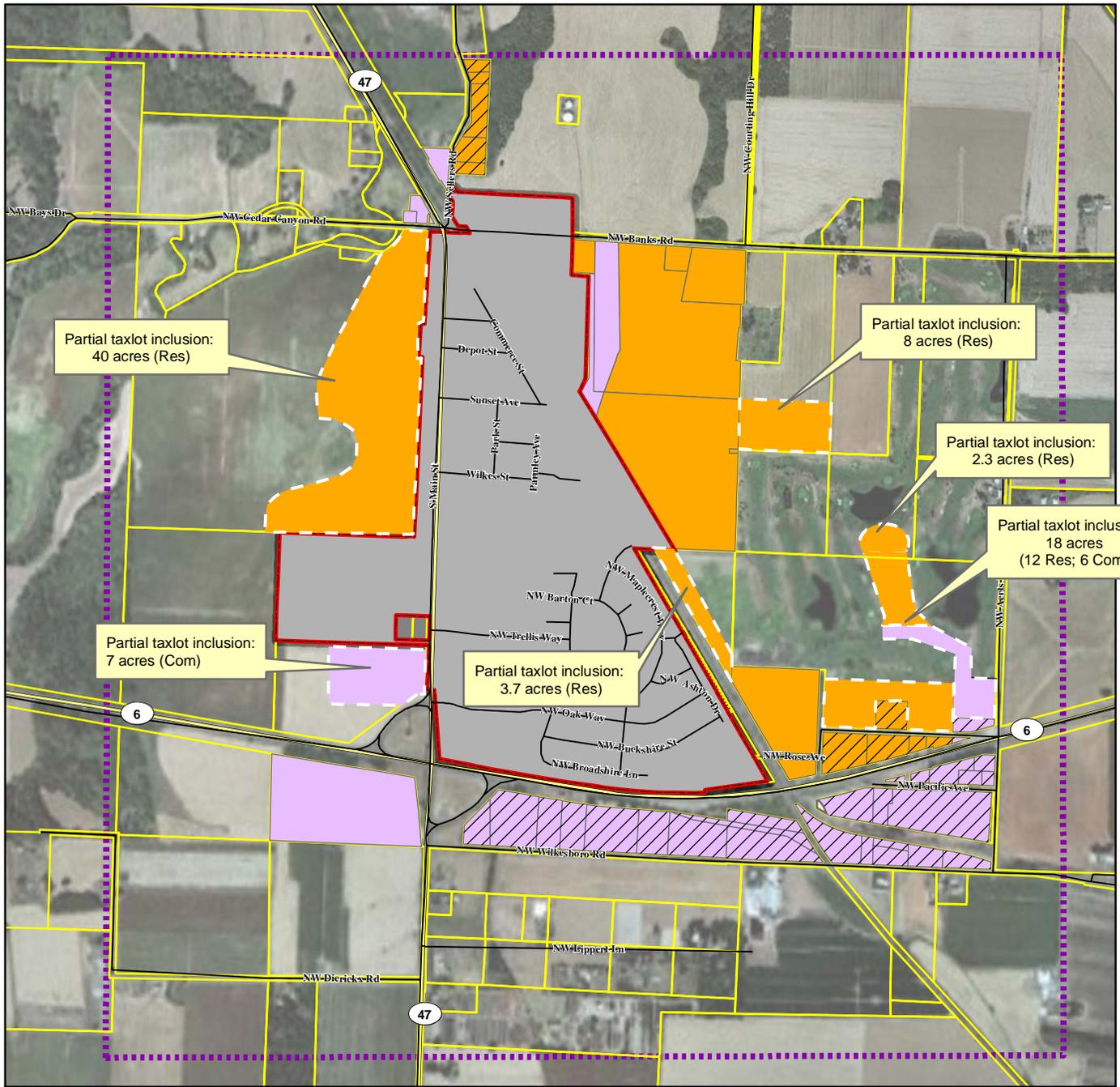
Map 3, shown in Attachment E, would be the same as Map 1, with three exceptions:

- 1) The entire QVGC is brought in as "Open Space", **pending DLCD concurrence**.
- 2) The thumb configuration from the previous Preferred Alternative is included as part of the overall golf course (entirely as residential).
- 3) The residential acres added on the QVGC along the east side of the QVGC triangular lot are removed.

Attachments

- A. City Council Preferred Alternative (from June 2009)
- B. Map 1: Current Alternative
- C. Map 2
- D. West Banks UGB Expansion Drawing
- E. Map 3

Attachment A – City Council Preferred Alternative (from June 2009)



VICINITY MAP

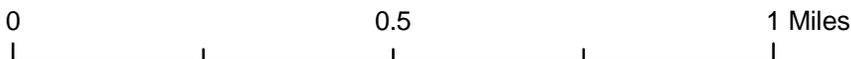
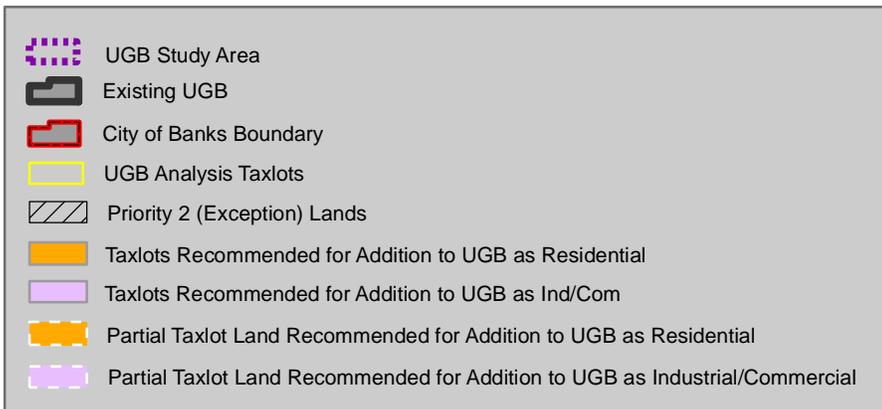
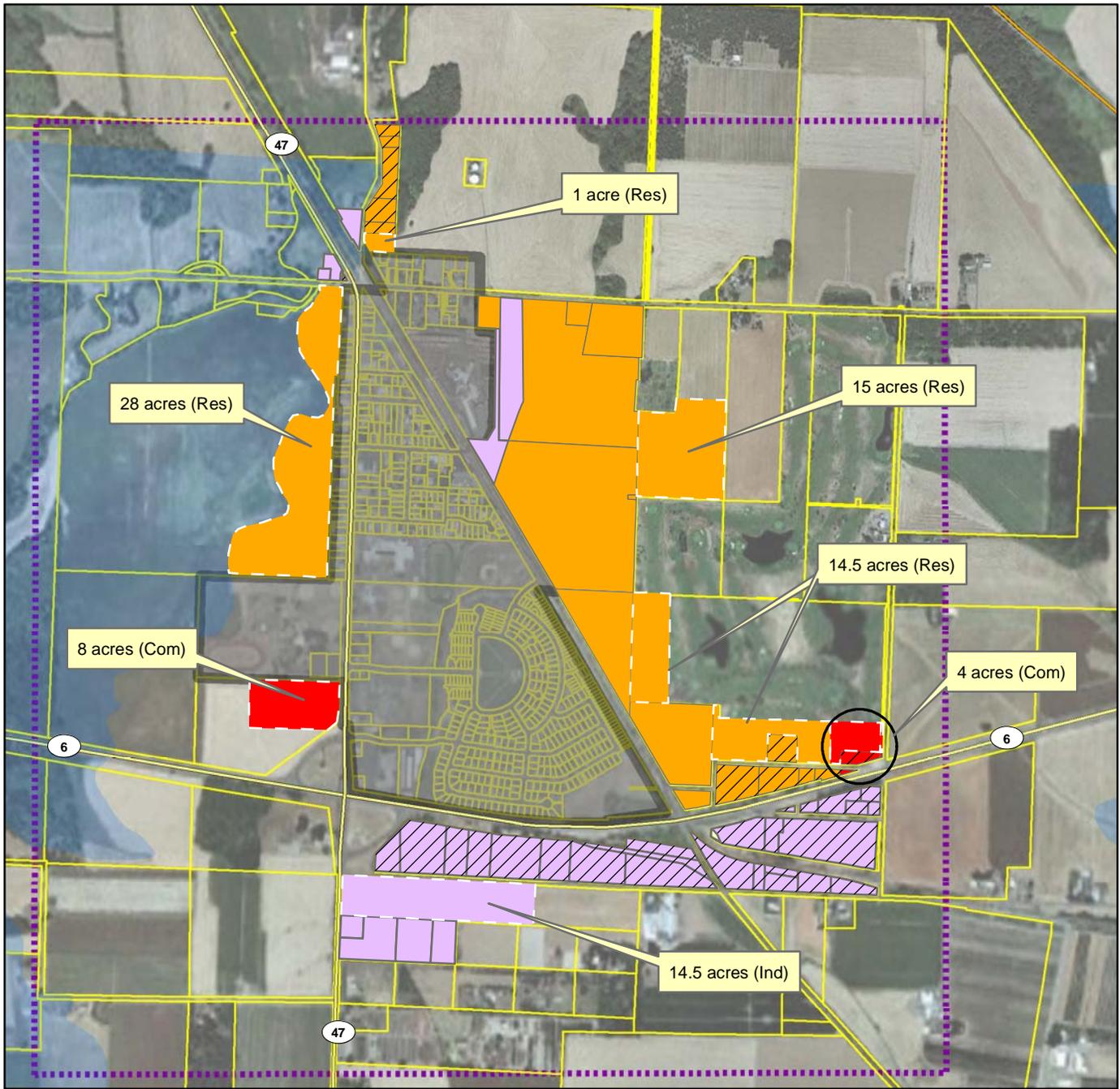
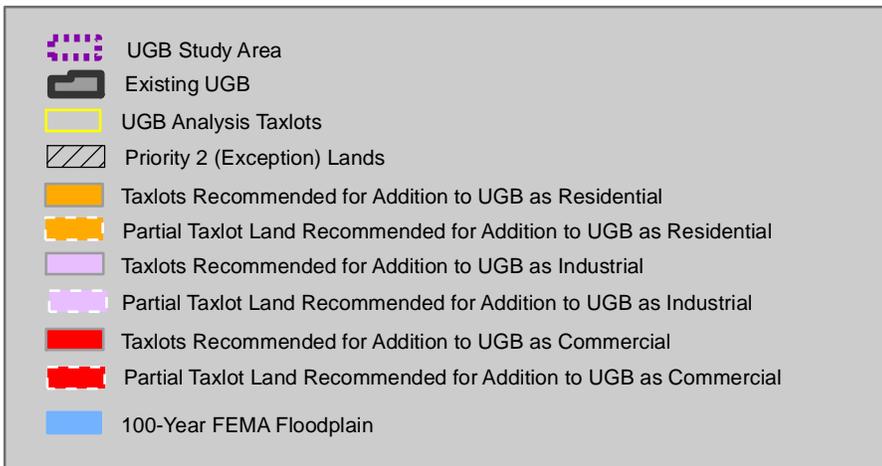


FIGURE 10
City Council Preferred Alternative
(Alternative 2 Modified)
 Banks UGB Location Alternatives Analysis

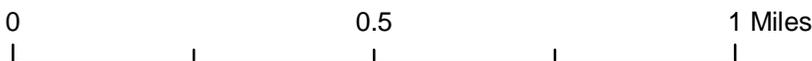
Attachment B – Map 1: Current Alternative



VICINITY MAP



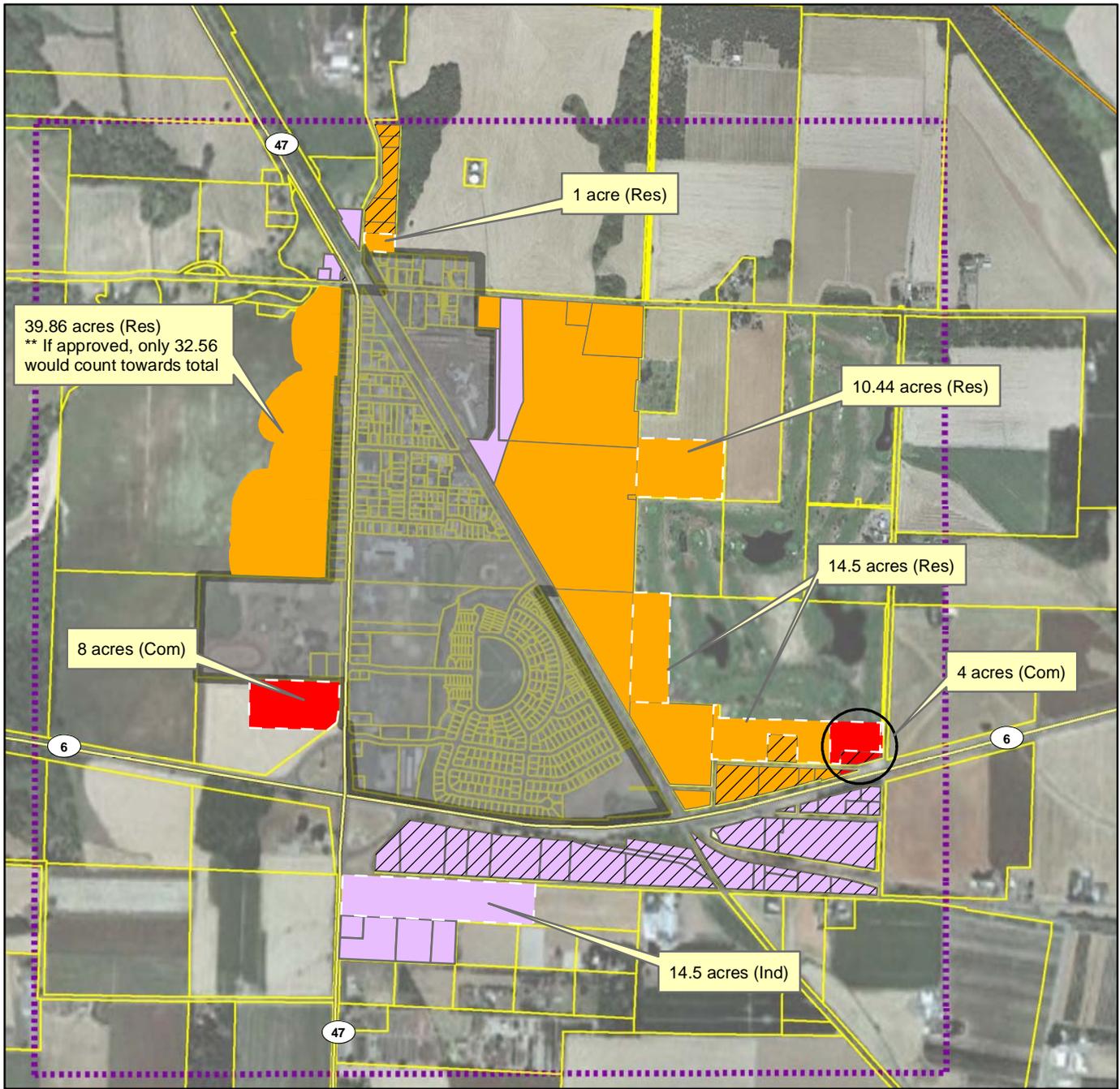
MAP 1
Current Alternative



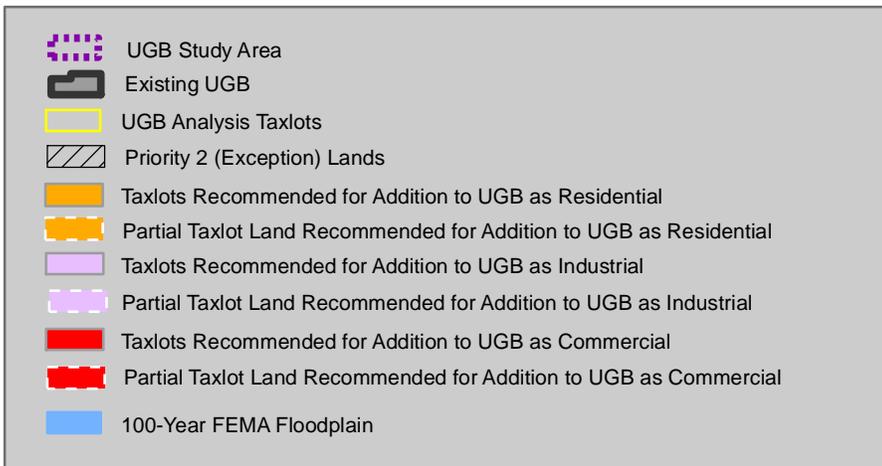
Banks UGB Location Alternatives Analysis

CH2MHILL

Attachment C – Map 2

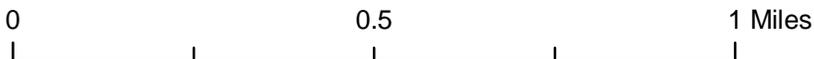


VICINITY MAP

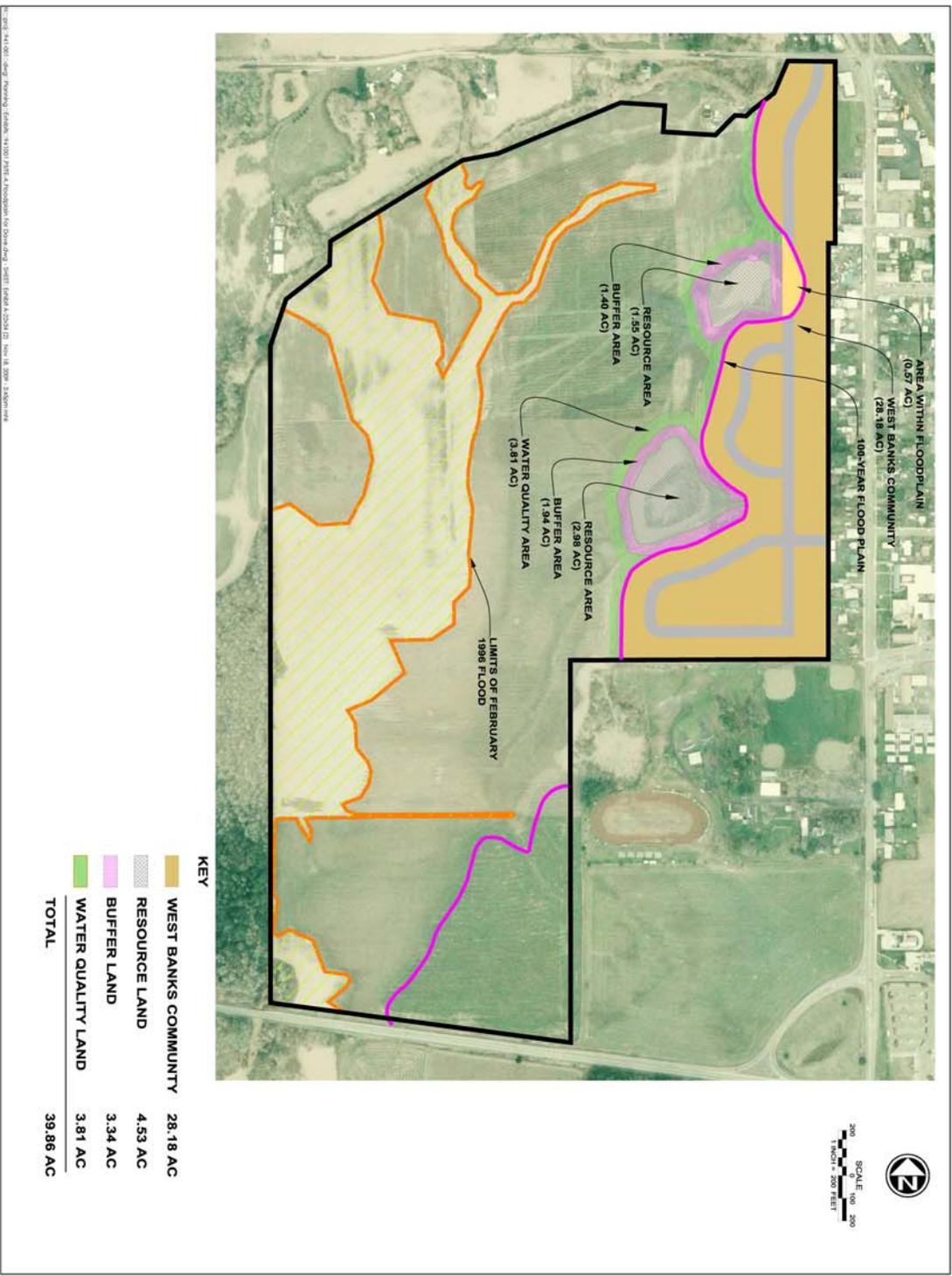


MAP 2

Banks UGB Location Alternatives Analysis



Attachment D – West Banks UGB Expansion Drawing



DATE: 11/02/2009
REVISIONS:
NO. DATE DESCRIPTION

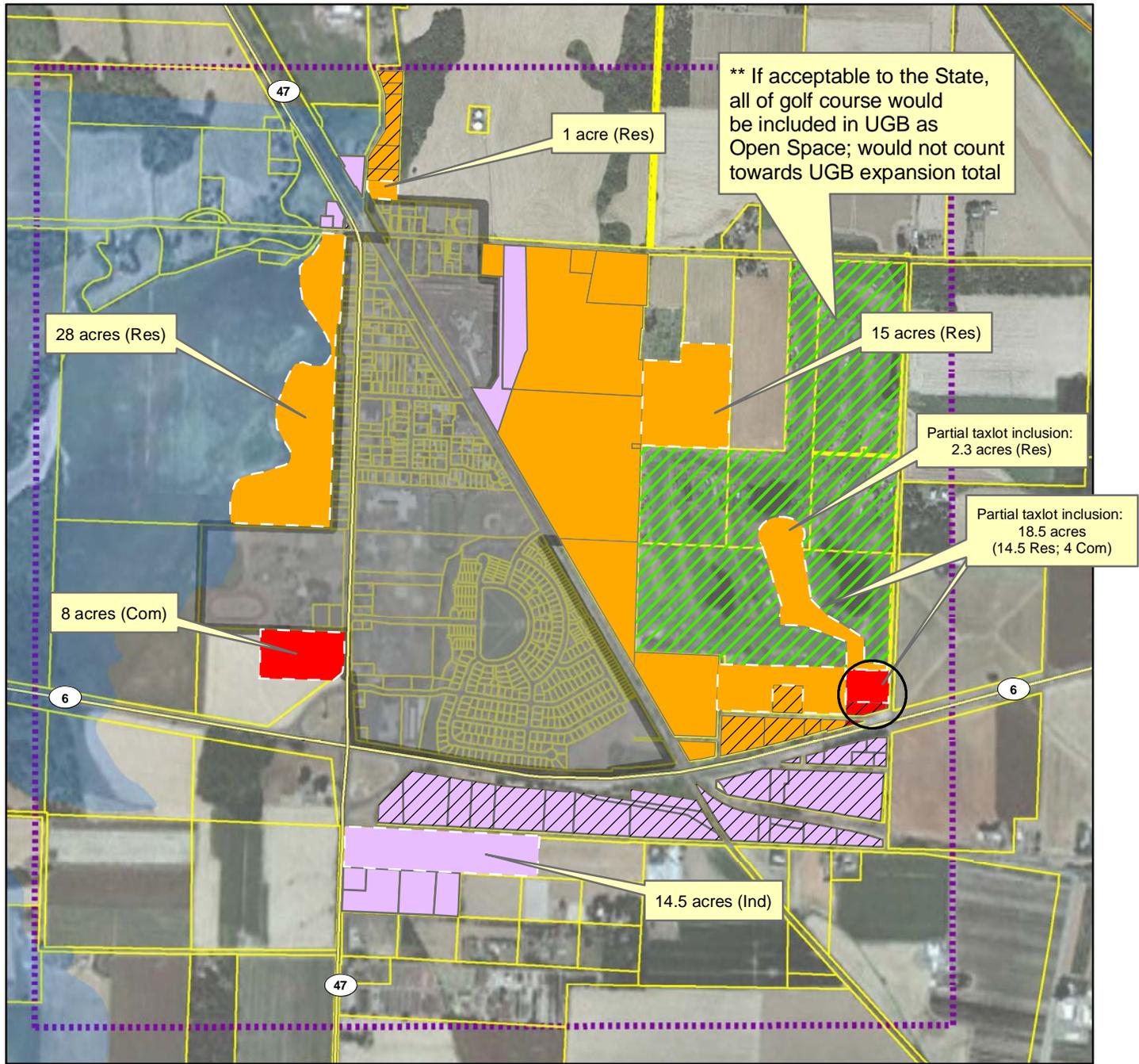
WEST BANKS
UGB
EXPANSION

EXHIBIT A

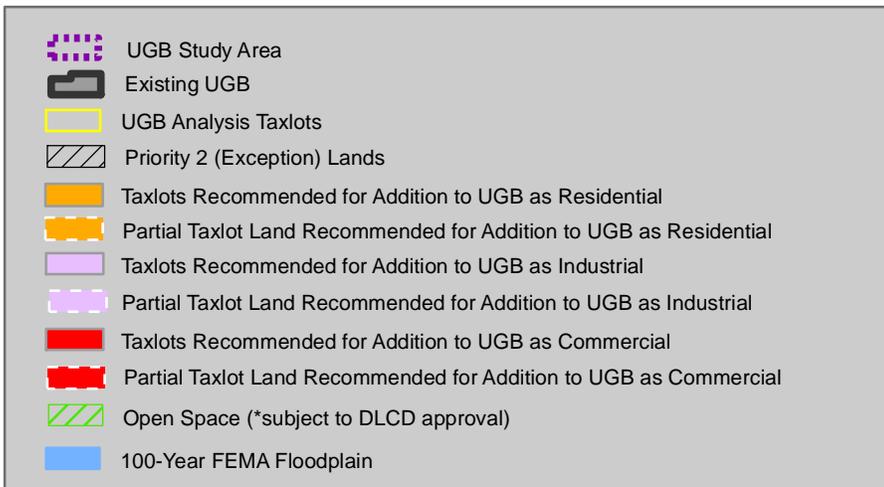
PROJECT NO.: 041-001
PREPARED BY: Planning

11/02/09 04:00:00: dcmg Planning Services, 41001 JEFF A, Preparation for Operating Permit Update 2009.02, Rev. 0, 2009, 1:00pm.mxd

Attachment E – Map 3



VICINITY MAP



MAP 3

Banks UGB Location Alternatives Analysis

