

**To:** Jennifer Dimsho & Jacob Graichen, City of St. Helens

**Meeting Date:** February 12, 2019

**From:** Todd Chase & Tim Wood, FCS GROUP

**CC:** Anne Debbaut & Kevin Young, Oregon DLCD

**RE** St. Helens HNA Advisory Committee Meeting #2 Notes

The second St. Helens Housing Needs Analysis (HNA) Advisory Committee (AC) meeting was held on February 12, 2019 at City Hall at 6 p.m. A meeting attendance list and the Buildable Lands Inventory (BLI) Report and Presentation are on file with the City and uploaded to the [Project Website](#).

### **Buildable Land Inventory Methodology Overview:**

- Todd Chase provided summary of prior meeting (Task 2 Housing Needs Forecast) and HNA project overview.
- Tim Wood provided a BLI Presentation and an updated BLI Report. Tim noted overall findings that have not changed significantly from the prior draft, but the current report is intended to provide additional detail about the BLI requirements per Oregon Administrative Rules (OARs) and respond to city and Department of Land Conservation & Development (DLCD) staff comments received to date.
- The HNA AC indicated that they understood the BLI methodology and generally agreed with its findings. Commissioner Cohen asked if there is an ideal number of acres a City should have available for housing. He wondered if 700 acres of buildable land was too much or too little. Todd Chase said it depends on how quickly the City grows. If the City grows faster than it has in the past, then more land may be needed to accommodate needed housing. This HNA exercise should be repeated every ten years or so to see if the City is growing as expected.
- Commissioner Semling asked how far south the Urban Growth Boundary goes.
- There was a discussion about some of the larger parcels of vacant land identified on the BLI map.
- City staff noted that there may be subdivisions (i.e., Graystone Estates) that are now in predevelopment phases and asked whether they should be included in the BLI as vacant land. Todd recommended that all vacant land that existed as of December 31, 2018 should be included in the BLI since the forecast period includes 20 years (2019 to 2039) of growth.
- It was noted that the BLI does include the Riverfront property even though it is publicly owned because it is being planned for a mix of development which includes housing.
- City staff also noted that there are potentially one or two other properties that may need to be added to the BLI, which can be considered buildable residential land. City staff will provide FCS more details next week.
- City staff indicated there is a publicly-owned property (Millard Road property) that could be rezoned to accommodate housing in the future. It is currently zoned Public Lands. Todd and

Tim recommended that the BLI be based on current zoning so if housing is prohibited that land would not typically be included in the BLI; however Todd noted redevelopment properties can be included in the BLI at the discretion of the City as long as they meet the BLI criteria and are not 100 percent constrained by the various factors included in the BLI methodology. It was agreed to leave this property out of the BLI in order to help the City inform its re-zoning after the HNA is completed.

- No one from the audience testified about the BLI methodology presentation.
- The next HNA AC meeting is scheduled for March 12, 2019 at 6:00 p.m. before the regularly scheduled Planning Commission meeting in the Council Chambers. The agenda will focus on revised findings of Task 2 and Task 3 and reconciliation of St. Helens residential land demand and supply.

The meeting adjourned at 6:33 p.m.