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June 26, 2006

Oregon Task Force on Land Use Planning  
635 Capitol St. N.E., Suite 150  
Salem, OR 97301-2540

**Re: Recommendations for major issues the task force should review as part of its work**

Dear Task Force members:

Thank you for this opportunity to share our recommendations with you. Attached is our response to your input form. Here we'd like to summarize our recommendations. We have categorized our response into three tiers.

The primary responsibility of the Task Force should be to engage Oregonians in a discussion about the future of the state and the role of the land use planning program in shaping that future. Thus, we recommend the Task Force address four related **TIER 1** issues:

1. **VALUES:** *Why* do Oregonians enjoy living in Oregon?
2. **VISION:** *What* kind of future do Oregonians want to have for themselves and future generations?
3. **STRATEGIES:** *How* can the State of Oregon best work with local governments, the private sector, and the public to achieve that future?
4. **TRENDS:** What regional and global trends, opportunities, and threats are likely to significantly influence how Oregon changes in the coming decades?

Next, the Task Force should assess and report on where we've been, as **TIER 2**. This assessment could be a major part of the Task Force's report to the 2007 legislature.

We know one thing for sure, and that is that we do not know *all* the important issues with the land use planning program, nor all the ways in which it might help Oregon to meet the challenges of the future. Obtaining the experiences and wisdom of Oregonians is a necessary component of that assessment. We expect new issues will arise as the Task Force looks forward to where we might go (Tier 1) informed by looking back at where we have been (Tier 2). That is why we believe it is too early for the Task Force to narrow its focus to only certain specific issues within the land use planning program. Nevertheless, we offer the Task Force some specific suggestions and ideas, identified as **TIER 3**, in the attached form.

Again, thank you for this opportunity to communicate with you. Please do not hesitate to contact me with further questions or concerns.

Very truly yours,

A handwritten signature in black ink, appearing to read "Bob Stacey". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Bob Stacey  
Executive Director

# Oregon Task Force on Land Use Planning

## IDENTIFICATION OF MAJOR ISSUES

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### INSTRUCTIONS

The Oregon Task Force on Land Use Planning is interested in your organization's opinion regarding major issues that the Task Force should address as part of the Big Look. This form is designed to gauge what your organization thinks are the top five issues that the Task Force should address. The Task Force asks that your organization ask your membership, board of directors, or a subcommittee (how you get feedback is up to you) to identify issues and—briefly—why your organization thinks it is an important issue. Based, in part, on the feedback the Task Force receives, it will conduct in-depth research on selected issues.

Each gray box represents a field into which you will type information. Press the “Tab” button to go from field to field and enter the appropriate information.

When you have finished filling out the form, save it, then e-mail it as an attachment to Becky Steckler at the Department of Land Conservation and Development ([becky.steckler@state.or.us](mailto:becky.steckler@state.or.us)) by **Friday, June 30, 2006**.

If you have any problems with this file, please contact us and we will fax you a printed copy. If you have questions regarding the survey, please contact Becky Steckler at (503) 373-0050 x286 or by e-mail at [becky.steckler@state.or.us](mailto:becky.steckler@state.or.us).

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*To be filled in by the person completing the survey.*

**Agency or Organization:** 1000 Friends of Oregon

**Date:** June 26, 2006

**Department:** n/a

**Name:** Bob Stacey

**Title:** Executive Director

**Address:** 534 SW Third Avenue, Suite 300, Portland, OR 97204

**Phone:** (503) 497-1000

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**How many people did you survey to complete the information in this survey?** 10

**Please tell us about the people who are represented by this survey. Describe their role in the organization (if appropriate), or their professional role (if appropriate):**

Our program staff with expertise in various aspects of the land use planning program worked together to complete this survey.

**Please provide a brief description of your membership and organization (250 word limit):**

1000 Friends of Oregon is a nonprofit organization, founded in 1975 by Governor Tom McCall and Henry Richmond. We work with Oregonians to enhance our shared quality of life by building livable urban and rural communities, protecting family farms and forests, and conserving natural and scenic areas. We have embarked on a new citizen engagement program, led by the Envision Oregon project. This is an alliance of groups concerned about Oregon's future. We are hosting town hall forums around the state, first to learn what Oregonians value about our state and envision for our future. In a second step, we will revisit these communities to have more detailed conversations about how to work toward the future desired by Oregonians.

We have approximately 5,000 members around the state, served by a main office in Portland and regional offices in southern Oregon, the mid-Willamette Valley, Lane County, and central Oregon. The work of these offices is funded by membership contributions, major donations, foundation grants, gifts, bequests, and other sources.

# TOP FIVE MAJOR ISSUES

Please identify the top five major issues that you think the Oregon Task Force on Land Use Planning should address over the next three years as part of the Big Look.

## TIER 1

**1a. What is the most important issue that the Task Force should address over the next three years as part of the Big Look? (Please limit your response to 20 words.)**

**VALUES:** *Why* do Oregonians enjoy living in Oregon?

**1b. Why do you think this issue is important? (Please limit your response to approximately 100 words.)**

Before evaluating the effectiveness of the land use planning program and suggesting changes to make it better, we need to know what Oregonians value and hence what they expect the land use planning program to achieve. The goals of the land use program should support those values.

**2a. What is the second most important issue that the Task Force should address over the next three years as part of the Big Look? (Please limit your response to 20 words.)**

**VISION:** *What* kind of future do Oregonians want to have for themselves and future generations?

**2b. Why do you think this issue is important? (Please limit your response to approximately 100 words.)**

Before suggesting changes to make the land use program better able to meet the opportunities and challenges of the future, we should know the vision Oregonians have for the state. The land use planning program should be effective in achieving that vision.

**3a. What is the third most important issue that the Task Force should address over the next three years as part of the Big Look? (Please limit your response to 20 words.)**

**STRATEGIES:** *How* can the State of Oregon best work with local communities, the private sector, and the public to achieve that future?

**3b. Why do you think this issue is important? (Please limit your response to approximately 100 words.)**

We need to talk about which combination of existing and new strategies will be most effective in supporting the values and achieving the vision Oregonians have articulated. Oregon's land use planning system must include more than zoning regulations. It must incorporate market incentives, education, transportation and other infrastructure investment policies, and interagency and intergovernmental cooperation if it is to result in public and private actions that achieve the outcomes Oregonians desire.

**4a. What is the fourth most important issue that the Task Force should address over the next three years as part of the Big Look? (Please limit your response to 20 words.)**

**TRENDS:** What regional and global trends, opportunities, and threats are likely to significantly influence how Oregon changes in the coming decades?

**4b. Why do you think this issue is important? (Please limit your response to approximately 100 words.)**

Oregon's land use planning system must be designed to address the trends and pressures Oregon will face in the coming decades, not to redress 30-year-old grievances or fix today's glitches. As the world population grows 50 percent by mid-century, finite resources are placed under ever-increasing demand, and the economy becomes increasingly global, Oregon must overcome extraordinary challenges to maintain our quality of life. To inform our discussion of the future, we must first understand the trends, opportunities, and threats.

## **TIER 2**

**5a. What is the fifth most important issue that the Task Force should address over the next three years as part of the Big Look? (Please limit your response to 20 words.)**

**ASSESSMENT:** How effective has the land use planning program, along with other state and local policies, been at achieving the Statewide Planning Goals over the past 30+ years?

**5b. Why do you think this issue is important? (Please limit your response to approximately 100 words.)**

Before making recommendations about where we should go, the Task Force should assess and report on where we've been. This assessment should look not only at the effectiveness of goals and regulations administered by DLCD but also, and just as importantly, at the effectiveness of other state regulatory, investment and tax policies in achieving the Statewide Planning Goals. In particular, transportation investment has a major effect on patterns of development. This assessment could be a major part of the Task Force's report to the 2007 legislature.

## **TIER 3**

**6. Are there any other issues that you think the Task Force should evaluate? Please list the approximate order of importance to your organization (with a. being the most important and j. being the least important).**

The following list is not ranked in order of importance, but rather groups together related issues:

## ***Public Involvement***

- a. **Engage Oregonians:** Does the land use planning program—and the Task Force—adequately involve and inform the people of Oregon, many of whom have not been engaged in a statewide discussion of land use policy or Oregon’s future development? Does the land use planning system adequately engage both young and new Oregonians?

## ***Land Use Planning***

- b. **Plan for the Future:** Does the land use planning program adequately consider long-term trends facing the state, such as growing population, rising energy prices, and an increasingly globalized economy? Will the land use program result in the right decisions about what to build, where to build, how to build, and where *not* to build to improve Oregon’s communities?
- c. **Keep Community Plans Current and Useful:** Is there frequent enough reconsideration of community comprehensive plans, and sufficient citizen involvement in these updates, to warrant the highly favorable treatment of development proposals that is a hallmark of the Oregon land use system? If Oregon communities do not involve the public more regularly in the development of land use policy for their communities, is it fair or politically sustainable to limit citizen input on development proposals through the pro-development procedures and standards in state law?
- d. **Emphasize Outcomes:** Planning isn’t an end in itself but a means to desired ends. Does the land use planning program provide adequate tools to communities for achieving desired outcomes or are additional public policy tools—investment, incentives, taxation, regulation, etc.—needed to implement plans?
- e. **Plan at the Scale of *Human* Activity:** Does the Oregon land use program adequately address *human* activity that occurs at a regional scale? Housing and employment markets typically transcend urban growth boundaries. People often commute long distances from where they live to where they work, study, or play. Does the current system of local comprehensive plans adequately support planning at the regional scale of human activity? If not, how can communities better coordinate—and cooperate—to achieve regional goals?
- f. **Plan at the Scale of *Natural* Activity:** Does the Oregon land use program adequately address *natural* activity that occurs at a regional scale? Does the current system of local comprehensive plans adequately address ecosystem needs, which stretch across many communities? If not, how can the planning program think of development changes in a more ecosystem-based manner?

- g. **Reassess the Statewide Planning Goals:** It's too early to draw the conclusion that the Statewide Planning Goals we have are the right, or wrong, goals. The majority of Oregonians today actually know very little about the state's land use laws, because they moved here or were born after the last major, statewide conversation about the goals. Back in 1974–1975, ten thousand Oregonians engaged in conversations all around the state that led to the adoption of the original goals. But that was a different time and a different generation. This time and this generation needs an opportunity to arrive at its own answers about the values we hold, the Oregon we want, and the tools we need to make it so.

### ***Livable Communities***

- h. **Promote Affordable Communities:** It is too simplistic to speak of affordable *housing*; the real issue is affordable *communities*, which encompasses not only housing, but also transportation, health care, access to healthy food, good schools, living wage jobs, etc. The land use program can address at least two of these: housing and transportation. In an increasing number of communities across the nation, households are spending a larger share of their budget on transportation costs than on housing, due to commuting long distance by single-occupancy car.
- i. **Promote Housing Choices.** As our population ages, as family size decreases to where most households have only 1 or 2 persons, as we continue to have a diversity of income levels, does the land use program ensure that a diversity of housing to meet all these needs exists or will be built in *every* neighborhood? Are additional tools are needed, such as inclusionary zoning?
- j. **Promote Transportation Choices:** Does the Oregon land use program adequately coordinate land use and transportation development to avoid dramatic increases in time and money lost from transportation delay as the state grows by 2 million people over the next 35 years? Are we designing neighborhoods and communities to give existing and future Oregonians adequate choices in where to live and how to get around, to enable them to avoid or limit transportation cost increases? Will a larger or smaller percentage of Oregonians 30 years from now live within easy and safe walking or bicycling distance of transit, shopping, work, and school than today?
- k. **Foster Economic Development:** Oregon's land use planning system must create wealth and add value, and must conserve the wealth and value the state already possesses. Does the state of Oregon have an integrated economic development strategy? Does the state adequately coordinate and focus its arsenal of tools to achieve that strategy, including land use planning, infrastructure investment, transportation investments, and other public and private investment? How can Oregon best use its locational advantages, including its position on the Pacific Rim, scenic beauty, recreational attractions, desirability as a place to live and work, and unusually productive farm and forest lands? How can the land use program integrate technology to reinforce these qualities and contribute to economic development? How can it reinforce existing businesses? How can the program assist the growth of new, creative, cutting edge industries?

- l. **Improve Community Design:** Good community design promotes vibrant neighborhoods and a strong quality of life. Does the land use planning program sufficiently encourage functional and aesthetically-pleasing design in order to maintain livability in Oregon's communities? Efforts to increase neighborhood density and housing choices should be accompanied by a blend of regulations and incentives to promote quality community design.
- m. **Maintain a Regional Sense of Place:** Are there ultimate edges to our urban communities, places into which we should not develop? How do we manage the urban-rural interface to create a sense of place, while ensuring that good development happens inside our communities, in ways that reinforce and enhance the economic and cultural vitality of those places?
- n. **Provide Public Facilities and Services Cost-Effectively:** How well does the land use planning program ensure governments provide needed public facilities and services in a cost effective way?

### **Resources**

- o. **Protect the Land Base for Family Farms:** Does the land use program adequately protect both the agricultural industry *and* agricultural land, and provide incentives to farmers to maintain and improve the Oregon agricultural industry? Agriculture is currently the No. 2 Oregon traded sector industry. As the state adds two million more local consumers and the world adds two billion more consumers of agricultural products, can the land use program ensure that agricultural land is protected and the industry is strengthened? How well does the planning program acknowledge the economic and social interdependence of cities and communities with the surrounding landscape, including the working landscape of farms and forestry operations?
- p. **Support Sustainable Forestry:** How well does the land use planning program protect large forest parcels for commercial forestry? How well does the land use planning program support small woodlot operations, allowing people to make a decent living while practicing good land stewardship? How well does the land use planning program support the long-term viability of resource-based rural economies?
- q. **Reward Stewardship:** Does the land use program adequately use incentives to financially reward good land stewardship? Why does Oregon not use the federal Farm Protection Program, which helps fund farm conservation easement programs that protect hundreds of thousands of acres and compensate thousands of farmers in other states? Could Oregon more effectively use the federal Forest Legacy Program, which protects key forest types threatened by landscape conversion? Should Oregon join other states in funding easement programs, transfer of development credits, and other innovative ideas to protect resource lands and encourage their stewardship?

- r. **Protect Environmental Capital:** Does the land use planning program adequately protect Oregon core values of conserving fish and wildlife habitat, protecting and enhancing air and water quality, assuring water quantity, and preserving biodiversity? As we plan to add 2 million new Oregonians over the next 35 years, can we find better ways to consider the needs of wild animals and plants, and the human community, concurrently? How should we locate future housing, business sites, and transportation corridors so that natural habitats, coastal scenic areas, public beaches, aquatic resources, and wildlife will be conserved? How can we integrate Oregon's extensive data on statewide conservation priorities into local land use planning decisions? Does the state adequately recognize and capitalize on the fact that the quality of life that brings people and businesses to the state depends on the natural environment?
- s. **Promote Clean Energy and Energy Conservation:** Energy conservation and climate change may be *the* defining issues for the 21<sup>st</sup> Century. How well does the land use planning program promote patterns of development and transportation choices to conserve energy and reduce the production of greenhouse gases linked to climate change? How can the land use system better encourage clean energy use and development?

### ***Other Values***

- t. **Provide Fairness for *All* Oregonians:** Oregon's land use planning system must be fair. It must produce results that benefit the community without unfairly burdening individuals. It must ensure that individuals obtain private benefits only in ways that do not unfairly burden the community. How can laws provide fairness to all property owners and to communities?
- u. **Protect Community Values on the Land:** Should all Oregonians benefit from some of the value our communities bestow upon individual property owners when those communities allow more development? Now that land use laws require that property owners be compensated for loss in value from land use regulations, should the increase in value from land use regulations help to fund that compensation or other elements of the land use system?

### **7. Is there anything else you would like to add?**

***Thank you for your feedback.***