MARION COUNTY BOARD OF COMMISSIONERS

Work Session Summary Minutes

OREGON

Land Inventory Project
January 9, 2024. 1:30 PM
Courthouse Square, 555 Court St. NE, Salem
5th Floor, Suite 5232, Commissioners Board Room

ATTENDANCE:
Commissioners: Kevin Cameron, Colm Willis, and Danielle Bethell.
Board's Office: Trevor Lane, Chris Eppley, Matt Lawyer, Toni Whitler, Alvin Klausen, and Shawnnell Fuentes.
Legal Counsel: Steve Elzinga.
Public Works: Brandon Reich and John Speckman.
Community Services: Sarah Coutley, and Kelly Weese.
Information Technology: Adam Crateau.

Danielle Bethell called the meeting to order at 1:38 p.m.

Summary
Discussed the development of a land inventory project to identify buildable residential lands outside incorporated areas. The project, initiated by Commissioner Bethell, aimed to provide a tool for developers to assess potential development sites. The Geographic Information System (GIS) team collated and analyzed data, resulting in a map indicating feasibility and development potential. The board debated the public accessibility of the tool, considering potential backlash from property owners and the need for a clear disclaimer. They agreed on a phased approach, starting with internal testing and feedback from developers before public release. The tool could identify around 600 potential development sites, each with the potential for one to two additional homes.

Background
- Commissioner Bethell asked for land inventory of buildable residential areas in Marion County's unincorporated areas.
- Struggled to get bids from consultants, as the project was quite large in scope.
- Re-brainstormed the project and decided to try to do the work in-house.

Presentation
- The GIS team created a better product than expected by leveraging the deep understanding of planning, zoning, and data.
- Currently this is a desktop tool with the potential to be web based.
- Created a map that identifies areas easier to develop versus more difficult:
  - Based on factors like zoning, utilities, Federal Emergency Management Agency (FEMA) flood zones, geo-hazards, and sensitive groundwater areas.

- The map classifies parcels into 6 categories based on whether they are bare land or have an existing home, and the level of development feasibility.
- The map provides detailed information on each parcel, including size, minimum lot size, and potential for additional infill.
- Need clear indicators on the map to show developed and potential development areas.
- Potentially add filters to allow searching based on specific criteria.
- Tool has the potential to reduce phone calls and provide clear property information.

Discussion
- Potential risks and uncertainties around making this information publicly available, including potential backlash from neighbors, code enforcement issues, and developers taking advantage of the data.
- Debate whether to make this publicly accessible, have an opt-in/opt-out system, or restrict access to certain groups like realtors and developers.

Next Steps
- Schedule meeting with local stakeholders to get feedback on the inventory tool:
    - Refine the tool based on feedback from the stakeholder meeting.
- Determine the appropriate way to make the land inventory information available, considering public access, opt-out options, and disclaimers.

Adjourned – time: 2:34 p.m.
Minutes by: Mary Vityukova
Reviewed by: Gary L. White