



Oregon

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November 24, 2008



TO: Land Conservation and Development Commission

FROM: Richard Whitman, Director
Jon Jinings, Eastern Oregon Regional Representative
Katherine Daniels, Farm and Forest Lands Specialist

SUBJECT: Agenda Item 9, December 3-5, 2008, LCDC Meeting

PROPOSED ADMINISTRATIVE RULE AMENDMENTS
REGARDING THE SITING OF WIND ENERGY FACILITIES
ON FARMLAND

I. AGENDA ITEM SUMMARY

This item is a public hearing and an opportunity for the Land Conservation and Development Commission (LCDC) to receive testimony, deliberate and decide whether to adopt proposed new administrative rule amendments (Attachment A) regarding the siting of wind energy facilities on land zoned for exclusive farm use.

The proposed rule amendments are intended to clarify the land use standards for siting wind power generation facilities on lands zoned for exclusive farm use. Counties review proposed wind facilities generating up to 105 megawatts of power; larger facilities are reviewed by the Oregon Energy Facilities Siting Council. The rule amendment would apply in both cases. The rule amendments are designed to encourage wind resource developers to site facilities away from high-value farmland soils. They also make a distinction between arable and non-arable lands for purposes of siting a wind power generation facility. Rules interpreting and clarifying Goal 3 regarding commercial power generation facilities are found under OAR chapter 660, division 33.

For additional information, please contact Katherine Daniels, Farm and Forest Lands Specialist or Jon Jinings, Eastern Oregon Regional Representative. Katherine can be reached at 503-373-0050, ext. 329, or at katherine.daniels@state.or.us. Jon can be reached at 541-318-2890 or at jon.jinings@state.or.us.

II. SUMMARY OF RECOMMENDATION

The department recommends the Commission receive testimony on the proposed administrative rule amendments and, at the conclusion of the public hearing, adopt the proposed administrative rule amendments.

III. BACKGROUND AND HISTORY

On August 7, 2008, the Commission agreed to initiate rule making regarding wind power generation facilities and appointed a committee to assist staff in reviewing the Commission's existing rules. The Commission also directed staff to focus specifically on agricultural lands protection issues and to return with a draft recommendation at the Commission's regular December meeting. Commissioner Jenkins agreed to serve as the committee chair and commission liaison.

The committee (please see Attachment B for a list of membership) met a total of three times. The first meeting was held on September 15, 2008, at the Gilliam County Grains Quality Lab located south of Arlington, Oregon. During this time the committee toured the Rattle Snake Road wind power project currently under construction. Subsequent meetings were held at on October 20 and November 3, 2008. All of the meetings were well attended by committee members. County planners and wind power industry representatives also attended. At least one member of the general public attended a meeting.

IV. PROPOSED ADMINISTRATIVE RULE

A. GENERAL

The committee agreed to three fundamental concepts: 1) the exceptions process is not the best way to consider wind power generation projects on agricultural land; 2) high-value farmland soils (as opposed to high-value farmland) should be avoided if possible; and 3) lands used for livestock grazing are not vulnerable to all of the same types of impacts that could negatively affect cultivated farmland. Changes embodying these concepts are proposed to be integrated into two existing rules – OAR 660-033-0120 and OAR 660-033-0130, as follows.

B. OAR 660-033-0120 – SUMMARY OF CHANGES

The table at OAR 660-033-0120 identifies all of the various uses that may occur on lands protected by Goal 3 and identifies the type of review and review criteria whether located on high-value farmland or other farmland. The proposed changes simply identify wind power generation facilities as a specific type of commercial power facility and require that they be reviewed in the same manner whether located on high-value farmland or other farmland.

The proposed changes also note the review criteria at OAR 660-033-0130(5) continue to apply but that the provisions of OAR 660-033-0130(17) and (22) are no longer applicable to wind power generation facilities. The effect of this change is to remove the acreage thresholds that

trigger an exceptions requirement for other types of power generation facilities. In place of these review criteria, new criteria are proposed for wind power generation facilities in a new section (37) as described below.

C. OAR 660-033-0130 – SUMMARY OF CHANGES

The proposed new rule section (37) begins with a description of the components of a wind power generation facility. The committee decided that the physical elements of a wind project should be defined as constituting the facility. This definition includes turbines, pads, electrical connection systems, roads and accessory uses—in other words, everything up to but excluding the first substation to which the facility is connected. Under other Oregon law, substations and transmission towers and lines are reviewed separately. This language is intended to clarify what is considered part of a wind power generation facility.

OAR 660-033-0130(37)(a). This subsection applies to wind facilities on high-value farmland soils as described at ORS 195.300(10)(the Measure 49 definition, rather than the definition of high-value farmland located as ORS 215.710 and OAR 660-033-0020(8)). High-value farmland *soils* differ from high-value *farmland*, which is determined on the basis of the predominant soil type of land in a tract. A tract defined as high-value farmland could contain up to 49 percent non-high-value farmland soils. High-value soils may be found in areas considered high-value *or* non-high-value farmland. To put it another way, the proposed rule focuses on the soil type and not the tract. The intended effect is to provide a greater level of protection to the best farmland soils, wherever they are located and to encourage wind power developers to site wind system components on non-high-value farmland soils.

If any of a wind power project’s components are proposed to be placed on high-value farmland soils, the reviewing body must conduct an alternatives analysis to determine that the use is locationally dependent and cannot reasonably be sited elsewhere, as well as a consequences analysis to show that a location on high-value farmland soils is better, or at least no worse than, a location on other agricultural land.

The needs analysis language is based on existing language in ORS 215.275 for utility facilities, which must be shown to be needed in order to be sited in an exclusive farm use zone. The notion of a consequences analysis has been borrowed from the commission’s exceptions rule (OAR 660, Division 4). The committee decided that, because the protection of farmland and the promotion of alternative energy sources are both important statewide policy priorities, the traditional exceptions process would not be the best approach to balance these uses. At the same time, the potentially adverse impacts of wind facility components on high-value farm soils should be avoided where possible.

The focus on protecting high-value farmland soils rather than high-value farmland tracts has the advantage to wind facility developers of foregoing the requirement to conduct a needs analysis just because high-value soils are present on the property but not proposed to be used for the siting of facility components.

OAR 660-033-0130(37)(b). This subsection applies to arable farmland, including high-value farmland soils, and includes review criteria intended to minimize and mitigate impacts of wind

power projects on these lands. The committee felt that agricultural production on land that is, or could be, cultivated could be negatively impacted by the presence of a wind power generation facility.

In particular, the committee was concerned about dividing existing fields or siting system components in such a way as to make farming practices more difficult. The committee also felt that soil erosion, soil compaction and the introduction of weeds could cause problems for cultivated agriculture if not dealt with properly.

OAR 660-0130(37)(c). This subsection applies to land that is not arable and is most likely to be used for livestock grazing. The committee did not believe that siting wind power generation facilities on non-arable lands would create the same types of conflicts as siting facilities on arable lands. The work group heard and saw that livestock don't seem bothered by the presence of a wind farm. The committee did, however, feel that the introduction of weeds could be a problem for livestock growers unless handled appropriately.

OAR 660-0130(37)(d). This subsection identifies the review criteria that will apply if a wind power generation facility is proposed for a site containing both arable and non-arable lands. In this case the arable lands criteria of OAR 660-033-0130(37)(b) will apply to the entire project. The requirements of OAR 660-033-0130(37)(a) will also apply to any component of the project proposed to be sited on high-value farmland soils.

V. LCDC RULEMAKING AUTHORITY AND REQUIREMENTS

The Commission is authorized to adopt administrative rules under ORS 197.040, which indicates certain requirements for rulemaking, including economic impact assessments. These assessments were completed as part of the notices submitted for publication in the Secretary of State Bulletin on January 2 (See Attachment C). ORS 197.040 states that

(1) The Land Conservation and Development Commission shall:

* * * * *

(b) In accordance with the provisions of ORS chapter 183, adopt rules that it considers necessary to carry out ORS chapters 195, 196 and 197. * * * [I]n designing its administrative requirements, the commission shall:

(A) Allow for the diverse administrative and planning capabilities of local governments;

(B) Assess what economic and property interests will be, or are likely to be, affected by the proposed rule;

(C) Assess the likely degree of economic impact on identified property and economic interests; and

(D) Assess whether alternative actions are available that would achieve the underlying lawful governmental objective and would have a lesser economic impact.

Additional sources of authority for the proposed rule amendments are ORS 197.045 (LCDC authorized to “perform other functions required to carry out ORS chapters 195, 196 and 197”);

197.090 (coordinating land conservation and development functions with other government entities); 197.175 (comprehensive planning responsibilities of cities and counties); and 197.180 (land use planning responsibilities of state agencies).

ORS 183.335 provides general authorization for all agencies to adopt rules and provides requirements for notice of such rule adoption:

- (1) Prior to the adoption, amendment or repeal of any rule, the agency shall give notice of its intended action:
 - (a) In the manner established by rule adopted by the agency under ORS 183.341 (4), which provides a reasonable opportunity for interested persons to be notified of the agency's proposed action[.]

The department has issued rulemaking notice for publication in the November 2008 Secretary of State's Bulletin and has mailed notices to interested parties, including legislators (Attachment C).

In 2004, the Commission approved "Citizen Involvement Guidelines for Policy Development" intended to guide the Commission and the department in promoting public involvement in the development of Commission policy on land use, including new or amended administrative rules. With regard to this rulemaking, the guidelines provide that

the Commission and the department shall adhere to the following guidelines to the extent practicable:

1. Consult with the CIAC on the scope of the proposed process or procedure to be followed in the development of any new or amended goal, rule or policy;
2. Prepare a schedule of policy development activities that clearly indicates opportunities for citizen involvement and comment, including tentative dates of meetings, public hearings and other time-related information;
3. Post the schedule, and any subsequent meeting or notice announcements of public participation opportunities on the Department's website, and provide copies via paper mail upon request;
4. Send notice of the website posting via an e-mail list of interested or potentially affected parties and media outlets statewide, and via paper mail upon request; and
5. Provide background information on the policy issues under discussion via posting on the Department's website and, upon request, via paper mail. Such information may, as appropriate, include staff reports, an issue summary, statutory references, administrative rules, case law, or articles of interest relevant to the policy issue.

The committee included CIAC member Gregory MacClaren of Redmond, who participated in all three committee meetings. The department has followed the guidelines with regard to this rulemaking. The committee determined its schedule at its first meeting and the department established a website and a list of interested parties to receive notices of the committee. The website includes agendas and minutes for each committee meeting, background information,

draft rules under consideration by the committee and copies of formal notices. The department sent notice of meetings to interested parties, including notice of the LCDC hearings, by electronic and regular mail.

VI. CONCLUSION AND RECOMMENDATION

The department recommends that the Commission receive testimony on the proposed rule amendments. Following testimony, the department recommends that the Commission close the public hearing, consider the testimony and other information provided and adopt the proposed rule amendments.

Proposed Motion:

I move that the Commission approve the proposed amended administrative rules regarding the siting of wind power generation projects on agricultural lands as presented in Attachment A of the department's staff report.

Alternative Motion:

I move that the Commission approve the proposed amended administrative rules regarding the siting of wind power generation projects on agricultural lands presented in Attachment A of the department's staff report, with the following amendments: [].

VII. ATTACHMENTS

- A. Proposed amended Administrative Rules: OAR 660-033-0120 and OAR 660-033-0130(37)**
- B. Advisory committee roster**
- C. Rulemaking notices**

DRAFT 11-7-08

OREGON ADMINISTRATIVE RULES
CHAPTER 660, DIVISION 033, RULE 120

TABLE 1

<u>HV Farm</u>	<u>All Other</u>	<u>Uses</u>
		Utility/Solid Waste Disposal Facilities
R5, 17	R5, 22	Commercial utility facilities for the purpose of generating power for public use by sale, not including wind power generation facilities.
R5, 37	R5, 37	Wind power generation facilities as commercial utility facilities for the purpose of generating power for public use by sale.

660-033-0130

Minimum Standards Applicable to the Schedule of Permitted and Conditional Uses
(current)

- (5) Approval requires review by the governing body or its designate under ORS 215.296. Uses may be approved only where such uses:
- (a) Will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and
 - (b) Will not significantly increase the cost of accepted farm or forest practices on lands devoted to farm or forest use.
- (37) **For purposes of this rule a wind power generation facility includes, but is not limited to, the following system components: all wind turbine towers and concrete pads, permanent meteorological towers and wind measurement devices, electrical cable collection systems connecting wind turbine towers with the relevant power substation, new or expanded private roads (whether temporary or permanent) constructed to serve the wind power generation facility, office and operation and maintenance buildings, and all other necessary appurtenances. A proposal for a wind power generation facility shall be subject to the following provisions:**

- (a) For high-value farmland soils described at ORS 195.300(10), the governing body or its designate must find that:**
- A) Reasonable alternatives have been considered to show that siting any wind power generation facility or component thereof on high-value farmland soils is necessary due to the following factors:**
- (i) The proposed wind power generation facility or component thereof is locationally dependent on high-value farmland soils. A wind power generation facility is locationally dependent if the necessary wind resource can only be obtained at the proposed site. A component of a wind power generation facility may be locationally dependent if it must be sited on high-value soils to function properly, or if a road system or turbine string must cross high-value soils to achieve a reasonably direct route; and**
 - (ii) Technical and engineering feasibility; or**
 - (iii) Availability of existing rights of way; or**
 - (iv) Public health and safety.**
- (B) The long-term environmental, economic, social and energy consequences resulting from the wind power generation facility or any components thereof at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located on other agricultural lands that do not include high-value farmland soils; and**
- (C) Costs associated with any of the factors listed in paragraph (A) of this subsection may be considered, but costs alone may not be the only consideration in determining that siting any component of a wind power generation facility on high-value farmland soils is necessary.**
- (D) The owner of a wind power generation facility approved under OAR 660-033-0130(37)(a) shall be responsible for restoring, as nearly as possible, to its former condition any agricultural land and associated improvements that are damaged or otherwise disturbed by the siting, maintenance, repair or reconstruction of the facility. Nothing in this subsection shall prevent the owner of the facility from requiring a bond or other security from a contractor or otherwise imposing on a contractor the responsibility for restoration.**
- (E) The criteria of OAR 660-033-0130(37)(b) are satisfied.**

- (b) For arable lands, meaning lands that are cultivated or suitable for cultivation, including high-value farmland soils described at ORS 195.300(10), the governing body or its designate must find that:**
- (A) The proposed wind power facility will not create unnecessary negative impacts on existing agricultural operations conducted on the subject property, now or in the future. Negative impacts could include, but are not limited to, the unnecessary construction of roads, dividing a field or multiple fields in such a way that creates small or isolated pieces of property that are more difficult to farm, and placing wind farm components, such as meteorological towers on lands in a manner that could disrupt common and accepted farming practices; and**
- (B) The presence of a proposed wind power facility will not result in unnecessary soil erosion or loss that could limit agricultural productivity on the subject property. This provision may be satisfied by the submittal and county approval of a soil and erosion control plan prepared by an adequately qualified individual, showing how unnecessary soil erosion will be avoided or remedied and how topsoil will be stripped, stockpiled and clearly marked. The approved plan shall be attached to the decision as a condition of approval; and**
- (C) Construction or maintenance activities will not result in unnecessary soil compaction that reduces the productivity of soil for crop production. This provision may be satisfied by the submittal and county approval of a plan prepared by an adequately qualified individual, showing how unnecessary soil compaction will be avoided or remedied in a timely manner through deep soil decompaction or other appropriate practices. The approved plan shall be attached to the decision as a condition of approval; and**
- (D) Construction or maintenance activities will not result in the unabated introduction or spread of noxious weeds and other undesirable weeds species. This provision may be satisfied by the submittal and county approval of a weed control plan prepared by an adequately qualified individual that includes a long-term maintenance agreement. The approved plan shall be attached to the decision as a condition of approval.**
- (c) For nonarable lands, meaning lands that are not suitable for cultivation, the governing body or its designate must find that the requirements of OAR 660-033-0130(37)(b)(D) are satisfied.**
- (d) In the event that a wind power generation facility is proposed on a combination of arable and nonarable lands as described in OAR 660-033-0130(37)(b) & (c) the approval criteria of OAR 660-033-0130(37)(b) shall apply to the entire project. The provisions of OAR 660-033-0130(37)(a) shall also apply, if applicable.**



**Department of Land
Conservation and Development
Wind Energy Advisory Committee**

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Secretary of State
NOTICE OF PROPOSED RULEMAKING HEARING*
A Statement of Need and Fiscal Impact accompanies this form.

Department of Land Conservation and Development OAR chapter 660
Agency and Division Administrative Rules Chapter Number
Bryan Gonzalez 635 Capitol St. NE, Salem, OR 503-373-0050 Ext 322
Rules Coordinator Address Telephone

RULE CAPTION

Amendment of LCDC rule to clarify review process for wind projects on farmland
Not more than 15 words that reasonably identifies the subject matter of the agency's intended action.

December 4, 2008; 9:00 AM Tillamook County Library 1716 3rd Street, Tillamook, OR LCDC
Hearing Date Time Location Hearings Officer
Auxiliary aids for persons with disabilities are available upon advance request.

RULEMAKING ACTION

Secure approval of new rule numbers (Adopted or Renumbered rules) with the Administrative Rules Unit prior to filing.
ADOPT: NA

AMEND: OAR chapter 660, division 033 (Agricultural Lands)

REPEAL: NA

RENUMBER: NA

AMEND & RENUMBER:

Stat. Auth. : ORS 197.040

Other Auth.: ORS 215.213 and 215.283

Stats. Implemented: ORS chapters 197 and 215

RULE SUMMARY

The proposed amendments to OAR division 33 will clarify the current review process for commercial power generating facilities on farmland by creating a separate category for wind power generation projects at 660-033-0130. The amendments will identify applicable farmlands, set forth a review process and threshold for review, and establish review standards.

The Agency requests public comment on whether other options should be considered for achieving the rule's substantive goals while reducing the negative economic impact of the rule on business.

December 4, 2008
Last Day for Public Comment


Signature

November 14, 2008
Last day to submit written comments
to the Rules Coordinator

Bryan Gonzalez 10/15/08
Printed name Date

*The Oregon Bulletin is published on the 1st of each month and updates the rule text found in the Oregon Administrative Rules Compilation. Notice forms must be submitted to the Administrative Rules Unit, Oregon State Archives, 800 Summer Street NE, Salem, Oregon 97310 by 5:00 pm on the 15th day of the preceding month unless this deadline falls on a Saturday, Sunday or legal holiday when Notice forms are accepted until 5:00pm on the preceding workday.
ARC 920-2005

STATEMENT OF NEED AND FISCAL IMPACT

A Notice of Proposed Rulemaking Hearing or a Notice of Proposed Rulemaking accompanies this form.

Department of Land Conservation and Development

660

Agency and Division

Administrative Rules Chapter Number

Amendment of LCDC rules to clarify review process for wind projects on farmland.

Rule Caption (Not more than 15 words that reasonably identifies the subject matter of the agency's intended action.)

In the Matter of: Amendment of LCDC rules to clarify review process for wind projects on farmland.

Statutory Authority: ORS 197.040

Other Authority: ORS 215.213 and 215.283

Stats. Implemented: ORS chapters 197 and 215

Need for the Rule(s): The Department believes the Commission's existing rules were established to limit the siting of conventional gas and coal power generating facilities with large consolidated acreage requirements on agricultural lands, except in limited circumstances where an exception to Statewide planning Goal 3 is justified. The applicable provisions of OAR Chapter 660, division 33, do not appear to anticipate the development of wind energy sources. A limited rulemaking effort to provide additional clarification and guidance on this subject would benefit future applicants and decision-makers, as well as citizens, farmers and others affected by wind power decisions. Further, rule amendment will help advance energy independence and the Governor's initiative on reducing climate change by promoting alternative energy use.

Documents Relied Upon, and where they are available: ORS chapters 197 and 215, Statewide Planning Goal 3, OAR 660-033. These documents are available on the Agency's web site at <http://www.oregon.gov/LCD/index/shtml> or by contacting Bryan Gonzalez at the Department of Land Conservation and Development at 503-373-0050, ext. 322.

Fiscal and Economic Impact: Statutory provisions (ORS 183.335(2)(b)(E) and (G) and 183.540 require the Agency to consider whether a proposed rule amendment will have any significant economic impact on business and whether options should be considered to reduce any negative impacts of the rule on business. The proposed amendments to the rules would update, clarify and in some cases streamline the review process for wind projects. This will likely have a positive economic impact on both wind developers and farmers. In other cases the review process may be made more appropriate but also more predictable. On balance, this is anticipated to have a neutral impact on wind developers and a positive impact on farmers and farmland. As there is currently confusion as to how the current standards apply to wind projects, there is good consensus that rule amendments are needed and will have a positive impact on involved businesses.

Statement of Cost of Compliance:

1. Impact on state agencies, units of local government and the public (ORS 183.335(2)(b)(E)): The proposed amended rules will provide economic benefits to local governments, the public and farmers through royalty payments, enhanced tax revenues and increased predictability of review standards that will be facilitated by rule amendment. While counties will need to make minor amendments to local regulations, these will, on the whole, be offset by increased potential revenues from the development of wind energy resources. There is no anticipated cost to state agencies created by the proposed rule amendments.

2. Cost of compliance effect on small business (ORS 183.336):

a. Estimate the number of small businesses and types of business and industries with small businesses subject to the rule: The proposed amended rules will provide potential economic benefits to small to large wind companies and support businesses by increasing the predictability of review standards and providing some streamlining of the review process. In some cases, larger businesses may incur a slightly increased cost of compliance due to enhanced review standards intended to mitigate potential adverse impacts on farmland. This is anticipated to be counterbalanced by the protection of economic farmland values through mitigation requirements. It is not possible to estimate the number of businesses that could be affected, though it is narrow in scope.

b. Projected reporting, recordkeeping and other administrative activities required for compliance, including costs of professional services: The proposed rule amendments are not anticipated to increase costs in this area.

c. Equipment, supplies, labor and increased administration required for compliance: There may be some minor increased levels of equipment, supplies, labor and administration needed for wind energy developers for some types of projects.

How were small businesses involved in the development of this rule? The proposed rules were developed with the assistance of a committee that included a broad range of interests, including advocates for wind energy development and wind energy companies. The Department also provides broad notice of the proposed rules to interested parties and on its web site.

Administrative Rule Advisory Committee consulted?: Yes; the committee (see above) was actively involved in the development of the proposed rule changes.

If not, why?: NA

 _____ *Bryan Gonzalez* 10/15/08
Signature Printed name Date

Administrative Rules Unit, Archives Division, Secretary of State, 800 Summer Street NE, Salem, Oregon 97310. ARC 925-2007

HOUSING COST IMPACT STATEMENT

FOR ESTIMATING THE EFFECT OF A PROPOSED RULE OR ORDINANCE ON THE COST OF DEVELOPING
A *TYPICAL 1,200 SQ FT DETACHED SINGLE FAMILY DWELLING ON A 6,000 SQ FT PARCEL OF LAND.
(ORS 183.534) FOR ADMINISTRATIVE RULES

AGENCY NAME:

Department of Land Conservation and Development

HEARING DATE:

December 4, 2008

ADDRESS: 635 Capitol Street NE

CITY/STATE: Salem, OR 97301

PHONE: (503) 373-0050

PERMANENT:

TEMPORARY:

EFFECTIVE DATE: Upon Filing

**BELOW PLEASE PROVIDE A DESCRIPTION OF THE ESTIMATED SAVINGS OR ADDITIONAL COSTS THAT
WILL RESULT FROM THIS PROPOSED CHANGE.**

PROVIDE A BRIEF EXPLANATION OF HOW THE COST OR SAVINGS ESTIMATE WAS DETERMINED.
IDENTIFY HOW CHANGE IMPACTS COSTS IN CATEGORIES SPECIFIED

Description of proposed change: (Please attach any draft or permanent rule or ordinance)

Amendment of administrative rules to clarify the review process for wind projects on farmland.

Description of the need for, and objectives of the rule:

The Department believes the Commission's existing rules were established to limit the siting of conventional gas and coal power generating facilities with large consolidated acreage requirements on agricultural lands, except in limited circumstances where an exception to Statewide planning Goal 3 is justified. The applicable provisions of OAR Chapter 660, division 33, do not appear to anticipate the development of wind energy sources. A limited rulemaking effort to provide additional clarification and guidance on this subject would benefit future applicants and decision-makers, as well as citizens, farmers and others affected by wind power decisions. Further, rule amendment will help advance energy independence and the Governor's initiative on reducing climate change by promoting alternative energy use.

List of rules amended:

OAR chapter 660, division 33

Materials and labor costs increase or savings: The proposed amended rules are not expected to effect housing materials or labor costs.

Estimated administrative, construction or other costs increase or savings:

The proposed amended rules are not expected to affect administrative, construction or other costs relative to housing.

Land costs increase or savings:

The proposed amended rules are not expected to effect land costs.

Other costs increase or savings: None

*Typical-Single story 3 bedrooms, 1 1/2 bathrooms, attached garage (calculated separately) on land with good soil conditions with no unusual geological hazards.

PREPARERS NAME: Bob Rindy, Policy Analyst **EMAIL ADDRESS:** bob.rindy@state.or.us