

Vic Affolter Interview
Wednesday, 7/15/15

INTERVIEWER: It's July 7, 2015, and I'm Bob Rindy. Vic Affolter today will be giving us some responses to our questions about the history of the land use program and with that let's just begin.

VIC AFFOLTER: I'll go back to my beginning. Cover the early days quickly. Get into the land use planning aspect of it.

INTERVIEWER: We were hoping that you could start off by just give us sort of a brief personal background about, you know, your life in Oregon.

VIC AFFOLTER: I'll do that. Yeah. I'll do that. My grandparents homesteaded in south Tillamook County in 1890. So, I go back over there as a third generation Oregonian. I spent the first 18 years of my life in Tillamook County. Born in Tillamook. Raised in south county. Graduate of Nestucca High School. Went to Stanford for my undergraduate degree. So, I was out of the state for four years and then back to Oregon where I got my masters degree.

INTERVIEWER: Was that in any sort of land use related degree?

VIC AFFOLTER: Well, it was a combination of economics and political science I took just one course in the Planning, Public Policy and Management (PPPM) program from my good friend Dave Povey.

INTERVIEWER: Uh huh.

VIC AFFOLTER: While I was in Eugene, I like to say I majored in citizen involvement, environmental issues and opposing the war in Vietnam. Those were my interests when I was a graduate student.

INTERVIEWER: Uh huh.

VIC AFFOLTER: I got very involved with citizen involvement before the establishment of the program in the early 70's I was the chairperson of my South University Neighborhood Association. I -- when I left Eugene in '78, to go over to Tillamook County, I was the chairperson of Eugene Citizen Involvement Advisory Committee. So, that was a huge part of -- of my early days in land use planning. I'll get back to that in a second. I was also on the board of directors of the Many Rivers Chapter of the Sierra Club along with people like Ron Eber, Mark Greenfield, et cetera. So, I was very much involved with environmental issues. Those experiences in Eugene really shaped my future. In those days, I -- I regarded planners in Eugene as pretty much the tools of developers and not what I was or aspired to be. You know, I -- sometimes I don't think I was too wrong about that, but I learned that there are a variety of people in the profession and --

INTERVIEWER: And that they're not all the same as they are in Eugene?
(Chuckling)

VIC AFFOLTER: You know, one thing, quickly, about Eugene. I was amused when, I -- thought of Eugene as being one of the most -- probably the most provincial place in Oregon because it regards itself as the center of the universe, which I think makes you provincial in how you regard everything else. When they submitted their initial plan to DLCD, I think they thought it would be a model and DLCD would -- would appropriately genuflect and say, well, thank you for telling us how this should be done. The planners in Lane County were taken aback when that wasn't the case--that there were a number of issues raised. It was -- you know, it was just kind of amusing and --

INTERVIEWER: I'm trying to recall the name. Was it John Porter?

VIC AFFOLTER: No. It was just after him. Did you do any of your education in Eugene or--

INTERVIEWER: I did, yeah.

VIC AFFOLTER: You did?

INTERVIEWER: Yeah. I was there in '78 through '80 with Dave Povey and those classes.

VIC AFFOLTER: Uh. Yeah. You were there --

INTERVIEWER: Shortly -- it sounds like shortly after you left.

VIC AFFOLTER: Yeah. The town wasn't big enough for the two of us.

INTERVIEWER: (Chuckling) I guess not.

VIC AFFOLTER: (Chuckling) Yeah. Then it wasn't '78 that got the opportunity to go back to Tillamook County after a 16 year absence, uh, to work on the comprehensive planning team that had a contract relationship with the county at that time.

INTERVIEWER: It was mostly federal money wasn't it in those days? 701 and --

VIC AFFOLTER: Yeah. I think so. I wasn't too conscious of where it came from as long as some of it got to me. It was initially put out as a one-year deal. A lot of people had this idea of how quickly all this could be done --

INTERVIEWER: Um hmm.

VIC AFFOLTER: It took four years from 1978 to get to completion. I worked with Brian Gregor and Gail McEwen on the planning team. Jeff Weaver worked with us

afterwards. I'm really pleased that a lot of the people I worked with, a number of them I hired after I became the county's planning director in 1983 went on to do really good things in the planning profession. I hired people who were fresh out of graduate school, who were with us for two or three years and then went on to other places with that experience. I think it worked well for -- for Tillamook County and for them. But, anyway, when I was hired on the planning team in 1978, my initial task was Goal 3 and Goal 4 farm and forest issues, which were appropriate given my background, My dad worked for the Forest Service. His four brothers were all involved with the dairy industry in one way or another. So, I had personal experience with those concerns.

INTERVIEWER: So, did you take that from scratch sort of? Was that there first effort at even --

VIC AFFOLTER: I think one of the important things we did with Goal 3 was my working with the local Soil and Water Conservation District Board who been involved with Goal 3 issues before I got there. I was smart enough for a change to respect what they had done and to work directly with them. I -- I ended up sharing an office with the Soil Conservation Service's District Conservationist, and I attended all of there board's monthly meetings. We had our Goal 3 element accepted by DLCD on our first submittal, We felt good about that, but the other piece of it was that I brought with me from Eugene was a strong commitment to citizen involvement. We had five citizen advisory committees that covered the different geographic areas of the county, and we literally ran everything through them. We had probably a total of 60 to 75 people involved. A lot of meetings. Every rezone we proposed went through a citizen advisory committee and had their endorsement before it went to the planning commission. What really mattered about

that-- the big payoff on that was at the end the Board of Commissioners decided to put what we had done to a vote of the citizens of Tillamook County. They didn't have whatever to --

INTERVIEWER: Now, was that prior to acknowledgement?

VIC AFFOLTER: That would have been -- I forget -- that's a very good question. I always say that when I'm not sure of the answer.

INTERVIEWER: The reason I ask that is because, you know, there was a lot of plans that were sent back and, of course, it would have been interesting if you had -- endorsed a plan and it was --

VIC AFFOLTER: The plan and proposed zoning had been sent back by DLCD several times on issues other than Goal 3, but I believe the public vote occurred after we were acknowledged. That vote in support of what we had done—enabled the Board of Commissioners to give it their final approval

INTERVIEWER: Oh.

VIC AFFOLTER: My job was finished when the plan was acknowledged, but I stayed there for six months working on the campaign that preceded the public vote on the rezoning, comp plan, and implementing ordinances. I don't know if this happened in any other county. The citizens who had been involved on the citizen advisory committees and the elected Soil & Water Conservation District Board members had been involved to such an extent that they had ownership and they were an important part of our campaign. We ended up getting 55 percent support in the county on those ballot measures, which gave us traction for I figured the next 15 years. I always tried to portray what we were doing not something that the devil, i.e. the State, was making us do, but

something that made sense for Tillamook County. I don't think what was being required of us was alien to what worked well for Tillamook County. Counties in that era had a lot of trouble with exceptions areas.

INTERVIEWER: Did you have that as well?

VIC AFFOLTER: Here's what happened initially with our exception areas when we submitted the plan and the re-zoning to DLCD. About 12,000 acres that were identified as not appropriately zoned or sufficiently justified. We went back and probably most of that was re-zoned to farm and/or forest. There were some that we had continued conversations about that remained in some kind of a development category. I was really pleased with the vote we had at the local level. One advantage we had was that the dairy industry was very strong in Tillamook County. So, that gave us an economic basis for justifying what we did to get compliance with Goal 3, including the EFU zoning. After our success with getting the plan acknowledged and the public vote, I was hired as the county planning director, and then within a year they combined planning, building and on-site sanitation into a Community Development Department. So, I became community development director, but still the de facto planning director, and I continued that for another 17-18 years, until my retirement in 2001.

INTERVIEWER: Really?

VIC AFFOLTER: So, that was my history there.

INTERVIEWER: That's a pretty long stretch of land use planning.

VIC AFFOLTER: Yeah. I had an opportunity at one time to come over to DLCD when Jim Ross was the director and I elected to stay over there. It would have

been interesting. It would have been a change. Right now I'm -- I'm so happy I'm living on the coast, I can't tell you, but--

INTERVIEWER: Yeah. I bet. Especially after this heat wave.

VIC AFFOLTER: Oh, the heat wave. I was just reminded by -- that the Oregon Coast is the most popular destination now for people from China and Japan. It used to be D.C. I mean in the entire country.

INTERVIEWER: Yeah.

VIC AFFOLTER: And there's a reason for that. But my concern is that the drought in California and the attractiveness of the Oregon Coast will result in relative peace and quiet I get over there becoming a thing of past.

INTERVIEWER: Well, you're just thinking because it was 4th of July weekend and --

VIC AFFOLTER: Oh, yeah, 4th of July Weekend was just --

INTERVIEWER: You -- you probably had huge crowds.

VIC AFFOLTER: I remained at home.

INTERVIEWER: So, we might come back to your Tillamook experience but you -- you didn't talk much about sort of a lead in of the program. Were you involved in the -- you know, as the -- as the statewide planning goals were being drafted in the year-- in the -- it actually sounds, you know, that was around '73-'74?

VIC AFFOLTER: Yeah. I remember some minimal participation answering some questions but my involvement in planning related activities was independent of the early drafting of the goals. I was involved with neighborhood planning in Eugene and with the Sierra Club on environmental issues. I didn't really get focused and involved

with SB 100 land use planning until I went to Tillamook County in '78 to work on the comp planning team. After that I was on a number of committees at the State level.

INTERVIEWER: Yep. Okay. So, in the time then that you worked in the program it sounds like you worked an awful lot with Goals 3 and 4. Were there -- were there some other goals that -- that were statewide planning goals that you consider sort of near and dear to you and --

VIC AFFOLTER: Yeah. For me the two most important goals were Goal 3 and the coastal goals. You know, the coastal goals were obviously huge for the coastal counties and others who cared about the coast. Statewide two of the most important goals were Goal 3 and Goal 14, but on the coast it was the coastal goals, and as you know they were a lot more specifically defined and in detail than any of the other goals, which meant that there was fewer administrative rules, more of what was required was embedded in the goals.

INTERVIEWER: Yes. Well, of course, they were done slightly later but you must have had a lot of -- a lot of work on those as -- throughout your years with Tillamook County. Did you interact with Goal 16, 17, 18 --

VIC AFFOLTER: Yeah, both yes and no. I did in supervisory sense, but what we did in Tillamook County was hire people with specialized knowledge of the issues raised by the coastal goals. A couple with their PhD's from Stanford had done initial work on the coastal goals during the year before I joined the team in 1978. After that there was a sequence of people with their master's degrees from OSU's Marine Resource Management (MRM) program. Gail McEwen, who was a graduate of that program, worked on the comp planning team, focusing on the coastal goals. When I became

director in 1983 I established a coastal resource planner position that we filled with graduates of OSU's MRM program. I had developed a very close relationship with Jim Good, that program's director, whom I would call when we had an opening for that position. We hired at least three people from the MRM program, including Tom Ascher who eventually went to work with the Columbia River Gorge Commission.

INTERVIEWER: And -- and Jeff Weaver must have been part of that?

VIC AFFOLTER: As I recall Jeff came out of the U of O's Planning, Public Policy and Management (PPP&M) Program. As I recall he didn't focus so much on the coastal goals while he was at Tillamook county, but I could be wrong. He did that after he went to DLCD.

INTERVIEWER: So, the citizen group that you had in the county, uh, it sounds like a lot of your -- your, shall we just say, arguments over land use planning were probably Goals 3 and 4, or were -- was it also over those coastal goals?

VIC AFFOLTER: Most of the arguments were over the proposed rezoning. Some of the people we had involved in the early days on the citizen involvement committees went on to the planning commission, comprising a majority of that body at one time. I got Tim Josi involved with land use planning initially by asking him to serve on his area's citizen advisory committee. As you know he went on to become an LCDC commissioner and has served for a long time as a Tillamook County Commissioner. His father had been a very active member of the Tillamook County Soil and Water District Board of Directors when I worked with them.

INTERVIEWER: Oh. Sure.

VIC AFFOLTER: Another one of our county commissioners is Mark Labhart, who had been the District Forester for State Forestry, who I'd worked with closely in that capacity. We actually have, I think, one of the best board of commissioners in the state in terms of being reasonable and supportive of land use planning—arguably the best for a rural county.

INTERVIEWER: Um hmm.

VIC AFFOLTER: -- which is a good thing. So, let's see, what else on -- on the local stuff?

INTERVIEWER: Well, uh, I wonder if you could talk a little bit about work that you did after. So, it -- you kind of ended up with a -- with the acknowledgement but there was a whole lot to this program that continued to evolve not -- certainly not just after your -- after Tillamook County's acknowledgement but there was a whole lot to this program that continued to evolve certainly not just after your -- after Tillamook County's acknowledgement, but in other parts of the state, uh, because we weren't really done with acknowledgements until probably around '85 or '86, but the program continued to change. And you stayed active, didn't you, in that whole changing land use environment, even when --

VIC AFFOLTER: Yeah. One of the big issues I got involved with in the end of the '80's or early '90s was the development of the unincorporated communities rule that recognized that unincorporated communities existed—that it wasn't just farm and forest land and rural areas with low density scattered settlement. Pacific City, for example, has become a fairly large coastal community. They have thought about incorporating, but that has become much less easy as evidenced by the very few who have incorporated

over the past 40 years.—Clackamas County’s Doug McClain and I were the two county planners who worked on the committee that developed the Unincorporated communities rule. I also served on a number of other statewide committees.

INTERVIEWER: So, how many did you have in Tillamook? You probably have --

VIC AFFOLTER: Excuse me?

INTERVIEWER: How many communities do you have there?

VIC AFFOLTER: About a dozen, with the key ones being Neskowin, Pacific City, Netarts, Oceanside and Neahkahnie, going from south to north along the coast.

INTERVIEWER: And I was thinking Hebo must be one?

VIC AFFOLTER: Yes, Hebo and Cloverdale were among the smaller unincorporated communities for which we did planning. Coastal incorporated cities like Manzanita, Nehalem, Wheeler, Rockaway Beach, Bay City and Garibaldi had all developed earlier when it was much easier to incorporate. Now I think it may require 5,000 or more people to incur the costs of maintaining a city government. One exception was Rajneeshpuram, but that was a unique situation. Keiser was the only other city that had incorporated between the adoption of the goals and the advent of the unincorporated communities rule. Other statewide planning issues that I worked on were the evolution of Goal 3 and hazards issues, with the latter continuing to be a work in progress.

INTERVIEWER: Right even now. I mean we just got through a legislative session with a lot of attention to it, not -- in the end not a lot of -- of major enactments but certainly a lot of (unintelligible).

VIC AFFOLTER: Well -- and for me that culminated with the coastal hazard plan that was developed for Neskowin, which was a really amazing four-year corroborative effort between, federal, state, county and community entities and individuals.

INTERVIEWER: Did -- you worked on that?

VIC AFFOLTER: I -- well, I worked on it as a citizen and consultant who had clients in Neskowin with an interest in seeing it adopted, but I was mainly involved in supporting its approval on a pro bono assistant basis. I earlier had the experience with the -- with the erosion at The Capes development near the community of Oceanside. That received considerable national attention when it occurred back in the early 1990's in part because Mark Hatfield had a house there. The Capes was an up-scale ocean-front development between Netarts and Oceanside that we had approved it in the late '80's in large part because the developer's engineering geologist, who had written the book on Northern Oregon Coast Geology, submitted a report that affirmed the safety of the proposed development. We didn't have the expertise to question that assertion, so it was approved with very little objection. That became a substantial chapter in my planning career when the 35-40 foot high dune that fronted the cliff upon which The Capes development was constructed was completely obliterated by the ocean, with cliff began eroding under some of the houses. We worked with DOGAMI to identify 30 or 40 houses that had to be evacuated for a period of time. One of them was Mark Hatfield's. Governor Kitzhauber's office became involved, advocating that an exception be taken to Goal 18 to permit structural stabilization at the base of the exposed cliff. An exception was required because The Cape's development occurred after the adoption of the coastal

goals that precluded oceanfront structural protection such as riprap. Tillamook County's Board of Commissioners voted unanimously not to allow structural stabilization despite it being advocated by the Governor's Office. Approval would have set a very bad precedent for coastal development. I'm sure that DLCD was in a very uncomfortable position at that time, Given the advocacy of the governor's office. I was very pleased with my commissioner's decision. I had spent more than four months of about half of my work time on this issue, including extensive interaction with the Portland media. I recall coming to work on a given morning finding a Portland TV truck parked in front of the courthouse for an unscheduled interview. The commissioners had designated me as the only person who could talk to the press on the issue. Eventually nature was kind and we didn't lose any residential structures.

INTERVIEWER: There was a -- a whole heck of a lot of press, as I recall, on this thing?

VIC AFFOLTER: I was really open with the media on it. The only exception was I -- I would not do an interview with Lars Larsen for good reason given his political orientation. Probably one of the smartest things I ever did in my professional life was to give Oregonian investigative reporter Peter Sleeth access to all of our Capes' files on one of the January holidays with use of our copy machine on a day when he and I were the only two people in our planning offices. He did that on his holiday. That gave him a clear sense of how and why the development was approved, helping us with the blame game and avoiding legal action from affected property owners. (Note: Sleeth received a Pulitzer Prize in 2006 for his writing for the Oregonian on other issues.)

INTERVIEWER: Yeah.

VIC AFFOLTER: I ended up writing an op ed piece for the Oregonian at their request that summarized what happened, what we learned from it, and some changes that needed to occur with hazard regulations, including with geological hazard reports. One of the reasons I became so involved in supporting the Neskowin coastal hazard proposals the past couple years is because-the work they were doing included some of the things that I had recommended in that op-ed piece 20 years before. One example is allowing the planning director to hire an alternative geological hazard report paid for by the developer. One of my concerns always was that the developer could shop for an engineering geologist who would prepare a favorable report. The only geo-hazard reports that I totally trusted were those that were requested by someone who was thinking about investing in a property, but were not committed yet, because I felt that their direction to the person doing the report would be to provide an objective hazards assessment. Of course, I'm not talking about all developers or consultants. DLCD's involvement with the Neskowin hazard plan was excellent, and I think they saw it as something of a model for what might be done in other coastal areas.

INTERVIEWER: Yeah.

VIC AFFOLTER: Mark Labhart -- one of the three county commissioners-- chaired the committee that included local citizens in Neskowin. It included DLCD, DOGAMI and other folks from OSU. It was excellent collaborative effort, including federal, state, county and local entities. To apply it to other communities is going to take time and resources.

INTERVIEWER: Sure.

VIC AFFOLTER: But the model's there.

INTERVIEWER: Well, just to turn a little bit away from the coastal goals, certainly Goal 3 is of major importance to Tillamook County and -- and Goal 4 as well. Do you have a -- a sense about whether -- do you -- do you have some thoughts about the balance that we've achieved in Oregon and -- and in the land use program between some preservation of farm and forest land and development?

VIC AFFOLTER: Yeah. It -- it --

INTERVIEWER: Urban areas versus rural areas.

VIC AFFOLTER: First, one quick comment on Goal 3 versus Goal 4 in Tillamook County. A substantial portion of the forest land in Tillamook County is in federal and state ownership and most of the rest is in private industrial ownership that is committed to managing its forest land. Most of it has a relatively steep topography that isn't very amenable to development. So, Goal 4 wasn't as big a challenge. The application of Goal 5 to forestland is another issue—one that I became very involved with. I'll just mention that quickly, and then I'll go back to your question. Tillamook County early on deferred to the Forest Practice Act when it came to Goal 5 protections on state forestland. That made sense to me. Tillamook County has the largest state forest in Oregon. I couldn't see that land being regulated by both the FPA and the county on Goal 5 issues. We were the first county to take that approach. LCDC's approval led to some needed changes in the FPA to take better account of Goal 5 requirements. I represented counties on a 10-person committee, chaired by former Oregon Supreme Court Chief Justice Arno Denecke, that recommended needed changes in the FPA. Gail Ackerman had the task of converting those recommendations into actual revisions of the applicable law.

INTERVIEWER: Um hmm.

VIC AFFOLTER: Now, going more directly to your question, a lot of our farmland in Tillamook County was amenable to development. So, there was -- that was a challenge during our rezoning of the county. Our EFU zoning of farmland had a lot of support because of the strength and economic viability of the dairy industry and the Soil & Water Conservation District board's early involvement and commitment to protecting farmland. One thing we did that was unique was to work with the Soil & Water Conservation District to develop what we called Agricultural Lands Criteria for determining which land should be included in the EFU zone. That approach gained support from then Governor Vic Atiyeh. and received national recognition. The state respected it at the time. It -- it did help. Some people need -- you know, if you can quantify things it's more persuasive, and that did help us. But bottom line farmland in Tillamook County was very much an economic asset due to the viability and strength of the dairy industry led by the Tillamook County Creamery Association with whom I worked very closely. Of course we had people who very strongly objected to having their land placed in an EFU zone that prevented what they saw as its potential for more lucrative development. We had many arguments over how large a parcel must be for it to be viable for agriculture. There were legal requirements to zone farmland in large blocks, in large part to avoid conflicts.

INTERVIEWER: Yes.

VIC AFFOLTER: The growth of the wine and nursery industries since the passage of the land use goals in the early 70's has shown the value of smaller parcels for farm use.

INTERVIEWER: So, the wine industry sort of arrived in Tillamook about what timeframe?

VIC AFFOLTER: We have plant nurseries, but no vineyards to my knowledge—not yet anyway. But that may come with global warming. I joke about that, but it could happen.

INTERVIEWER: Some grapes out there.

VIC AFFOLTER: We're likely to have some vineyards. We're seeing more diversity in our agriculture—not just dairy. You can see large fields of artichokes and other food crops.

INTERVIEWER: The urban growth boundaries that extend probably into some of that farmland in Tillamook, did you -- did you have experience working on the urban growth boundaries or the urban planning that was sort of next door to the county?

VIC AFFOLTER: Yeah. We didn't have -- at least from my perspective and experience -- significant urban growth boundary issues. We had to define the boundaries of our unincorporated communities when that became part of the planning process. Those boundaries were pretty well defined by existing development, topography and surrounding farmland and forestland. Goal 14 was a consideration, but not as big an issue as it was and is in more urban counties.

INTERVIEWER: And you think that's been a fair balance?

VIC AFFOLTER: I think it's been a fair balance, at least in Tillamook County. I haven't been involved with the urban growth boundary issues in the more urban areas, so I can't speak to their issues. I know that when I drive north into Washington I see the difference -- I see what the results of land use planning have done

in Oregon relative to Washington. You see a lot more development spread out through rural areas in Washington. I really like the fact that in Oregon you can -- you've got a pretty clear definition of where development can and should occur -- while maintaining the open space for farming and other values as well. Unfortunately some really good farmland has been lost in Oregon because it appeared to make sense to expand growth boundaries to accommodate development. We'll see more of that as we experience more refugees from drought stricken California and other less livable places.

INTERVIEWER: Yes. Yeah. So, you -- you have a lot of background in the -- in the early days of the program and -- and it seems like you're quite current still. How do you compare the land use program today to the one that was there 30 years ago?

VIC AFFOLTER: You know I haven't been that involved for the last 12 years with changes in the land use law and administrative rules or with land use planning events outside of Tillamook County. I have been involved with some local issues in my county. I have become disconnected from the larger perspective while enjoying living on my 2-plus acres in rural Tillamook County. I do think back when we were having votes on land use planning in Oregon.

INTERVIEWER: Yeah.

VIC AFFOLTER: What those votes did, as threatening and challenging as they were, was encourage an in-depth discussion of the value of land use planning in Oregon, and those were educational conversations. We haven't had some much of that lately. It's hard for me to compare now with then. We've got a lot of people coming into the program now at the state level and at the local level who have experienced none of that past history. I think it's great what you're doing with the oral history. Talk to the

ancients before they're all gone and get a sense, at least, of what was happening in the early days. One thing I want to go back to though -- I think one of the questions I saw on that sheet was how did this happen in Oregon?

INTERVIEWER: Yes.

VIC AFFOLTER: -- what --

INTERVIEWER: You can talk about that.

VIC AFFOLTER: One primary reason was the inspiration and leadership of people like Tom McCall, Hector Macpherson and Arnold Cogan, and others, many of whom were Republicans (a different breed in those days), including McCall and Macpherson. One person, another Republican, who is often overlooked now, is Stafford Hansell, the hog farmer from Hermiston who served in the legislature and as chair of LCDC in the days when the program was being challenged by initiatives that would effectively eliminate it.

INTERVIEWER: Right. Yes.

VIC AFFOLTER: I think -- I've often thought that Stafford may have saved the program at a critical time because he knew where there had to be some give while maintaining fundamental support for the program. I -- one of my favorite summary comments about the program that's attributed to him was when some of his conservative friends asked him how he could support the program. What's in it for the average citizen? And Staff would say, well, what the program does is prevents someone from locating a business like mine next door to somebody's residence -- his business being a very large pig farm. In Oregon there was a lot of leadership and support from people who cared about the livability of our state. . There were bright and committed young people coming out of the schools who wanted to be involved in land use planning. There were planners

at the state and local level, both cities and counties who really worked hard on it. There was a solid cadre of people at the Department of Land Conservation and Development. It took a lot of people working together with some very strong leadership and inspiration that made a huge difference.

INTERVIEWER: Now, you -- you probably had a lot of involvement with -- with the commission and even some major legislators in maybe around that, in the 1980's in the early -- in the early days. Are those -- anything that stands out there in your mind that, uh --

VIC AFFOLTER: There are some people I have already mentioned like Arnold Cogan, Hector Macpherson and Stafford Hansell, with the latter two serving in both the legislature and on the commission. I would definitely add Anne Squire to that list. She provided very important service on the commission, and walked her talk by welcoming forest zoning on the property she owned in Tillamook County.

INTERVIEWER: She's still active, I believe. I got a call from her the other day and she's working with the -- is it Camp Westwind? There's -- there's a -- a big sort of a coastal camp and it's probably in --

VIC AFFOLTER: Where?

INTERVIEWER: -- Lincoln County rather than Tillamook.

VIC AFFOLTER: Okay. Yeah.

INTERVIEWER: But I think she's still doing some -- some work.

VIC AFFOLTER: I'd also include Gail Ackerman and Ed Sullivan among those who have made substantial contributions to the program over the years. I valued a good working relationship with both of them, particularly Ed.

INTERVIEWER: And you worked a lot with him?

VIC AFFOLTER: Yeah. Back to Staff Hansell for a minute. He was LCDC chair when I stood before the commission asking for acknowledgment of Tilammok County's plan. At one point I asked if we could take a break. He replied that I was supposed to do that before I began my presentation.

INTERVIEWER: (Chuckling)

VIC AFFOLTER: And I said, excuse me, Mr. Chairman, given all the questions and interactions, but that was four hours ago. (Chuckling)

INTERVIEWER: And how about legislators? Did you have involvement with the legislature in -- in any manner with the land use laws?

VIC AFFOLTER: Hector Macpherson is most prominent among the legislators.

INTERVIEWER: Yes. And he was -- he was really essentially the -- the father of Senate Bill 100 and --

VIC AFFOLTER: Particularly Goal 3.

INTERVIEWER: Yes. Yeah.

VIC AFFOLTER: Huge. Huge. And he stands above other legislators on -- with respect to the land use program.

INTERVIEWER: Well, to shift, uh, before we -- we end this, I want to make sure that we get some time to think of -- to get your thoughts about the future of the program. Where do you think we're going and, you know, what kind of challenges? What do you think should be done over the next four years? Where should we head?

VIC AFFOLTER: Yeah. I think if I'd been more involved over the past 12 it would easier for me to have a sense of that. I think it's important for the program to be out there educating people on its value, and to continue to have strong support from the governor and a majority of legislators. That support can't be taken for granted. Mitch Rohse was once very involved with the PR efforts.

INTERVIEWER: You know it's been up and down over the years. There was -- there was even a time when -- when -- back when you were getting acknowledgement, when we were funded to do newsletters.

VIC AFFOLTER: Um hmm.

INTERVIEWER: Those -- that went away many years ago but we -- you're right, Mitch -- Mitch had a very strong presence there and we sort of off and on been -- been able to fund outreach and -- and some sort of media presence.

VIC AFFOLTER: Yes. This -- what I've said so far is not a substantive answer, but I think it's important -- I guess I'd use the word educate. People in Oregon need to know -- have some sense of history of the program to know what it's doing and why, and what positive effect that might have on their lives. I think what happens on the coast is going to be very important, given its attractions and inevitable development pressures. Much more needs to be done to address coastal hazard issues beyond Neskowin. This is a place that is very much affected by global warming, sea level rise, cataclysmic earthquakes, flooding and continuing erosion. I'm very encouraged by how I see LCDC's coastal staff working with local governments. I know that there is a very collaborative and constructive relationship here in Tillamook County that is very much needed given the turnover in planning directors (five) since I retired in 2001. Also very

important are the state and local land use planning programs involvement in transportation and affordable housing issues. With the latter there is a need to be part of the solution instead of being perceived as part of the problem. And, of course, the expansion of urban growth boundaries -- how much and where -- will always be a major issue. We're just going to see a lot more pressure for development in Oregon, particularly on the coast and in the Willamette Valley. This requires a lot of collaboration among state agencies and between state and local government.

INTERVIEWER: Yes. And, of course, the Governor's Office is a -- is a leader in that and I -- I think it has wrapped up quite a bit in the last few years.

VIC AFFOLTER: Yes.

INTERVIEWER: They haven't been involved in much of that but --

VIC AFFOLTER: Yeah. One thing I want to say is that I think there used to be some tension, sometimes, between DLCDC's field reps and -- and the Salem office because there was a sense that field reps become co-opted by the local governments they were working with.

INTERVIEWER: And did you mostly work with Glen Hale?

VIC AFFOLTER: With whom?

INTERVIEWER: Glen Hale?

VIC AFFOLTER: Glen Hale worked on the south coast.

INTERVIEWER: Uh huh.

VIC AFFOLTER: Early on, there was a time when Cortwright was north coast field rep, and then Gail McEwen.

INTERVIEWER: Yes.

VIC AFFOLTER: I was very pleased to see Matt Spangler do it for a while, and now he's doing coastal policy. He and the current fields rep are doing a good job working with local governments.

INTERVIEWER: But did you see a -- you saw a tension you were starting to say, between the department and the field reps.

VIC AFFOLTER: Well, I remember a time when there was a sense of tension between DLCD staff in Salem and those who worked in the field with local governments. The field reps gain more of a local perspective that I think should be respected by staff in Salem. I don't sense that so much now. I don't hear Matt Spangler complain about it, and he has a lot of local experience. What I'm seeing now from the field reps is their being really helpful with local government. Tillamook County recently hired a new community development director, whose past planning experience was back in Indiana, along with a new associate planner from Pennsylvania. I was somewhat concerned about their not having any experience with the uniqueness of Oregon's land use planning system. But the new director is willing to seek guidance from DLCD's coastal staff and they appear to have a very collaborative relationship, with no apparent objections from our county commissioners.

INTERVIEWER: Excellent. I think that -- if we're going to have good planning in Oregon in the future, at both the state and local level, it's -- it's critical to have a good collaborative relationship between the people working at state level if they're working at the local level.

VIC AFFOLTER: Um hmm.

INTERVIEWER: Okay. Well, are these some topics that we didn't touch on before we close it down here?

VIC AFFOLTER: We've done a good job of covering it. Oh, there was a question about the role of 1000 Friends.

INTERVIEWER: Well, yeah, and -- and other interest groups. I mean, uh, but I think the way the question is, is, you know, do you have comments on -- on some of the major interest groups, including, of course, 1000 Friends?

VIC AFFOLTER: Yeah. You know, I -- I think 1000 Friends played a -- a critical role in the program, particularly early on. And I think there were different ways to approach that role. I think Robert Liberty, simultaneously brilliant and arrogant, had a strong sense of how things should be and wasn't always very collaborative. I think Dick Benner was more constructive and helpful at 1000 Friends, and Bob Stacie as well. I always thought that the realtors should be more supportive of land use planning given the positive impact it can have on the integrity of neighborhoods -- a key factor in determining property values. I can't recall the name of the organization that was so critical of land use planning.

INTERVIEWER: Oh. Oregonian's in Action.

VIC AFFOLTER: Yes. In a sense they and 1000 Friends were the yang and the yin of land use planning Oregon. Each raised issues from their differing perspectives, providing a fairly balanced critique of the program. Interest groups have their place as long as all sides are adequately represented. Another question was the role of citizen involvement in the future. I know it's a process question, uh --

INTERVIEWER: Well, it's near and dear to your -- your -- certainly, your experience.

VIC AFFOLTER: Yeah. Is there still a citizen involvement advisory committee or --

INTERVIEWER: They're still going.

VIC AFFOLTER: Yeah. Is it very active?

INTERVIEWER: It's, uh -- it's active and I think it's -- it's probably one of the most knowledgeable groups we've had in -- in a pretty long time.

VIC AFFOLTER: Good. I think citizen involvement is in many ways unique to a given jurisdiction or domain in terms of how they conduct business. But I think there should be every encouragement that it happen. I think for a short time we had a community development director in Tillamook County who did not feel inclined to work with the advisory committees in the unincorporated communities, thereby creating negative feelings toward his department. The new director appears to be really open to that involvement, and I'm glad to see it.

INTERVIEWER: So, it's pretty robust still in -- in Tillamook County in the sense that you've still got a lot of individual groups there?

VIC AFFOLTER: I'm good with what's happening there now. We don't have advisory committees for the areas outside of the unincorporated communities, but that's hard to do given limited resources. The seven member planning commission is of course the primary citizen advisory and decision-making entity.

INTERVIEWER: Uh huh.

VIC AFFOLTER: We've got people like Jud Randall, the long-time chair of the community association in Oceanside. He is a past editor with the Oregonian, and most recently, the student publications advisor for Portland State University. He was also a long-time Washington County Planning Commission member, and chair for a while. He brings a strong community orientation without any apparent axe to grind. We've seen similar commitments from people in Pacific City and Neskowin. Certainly the four-year local effort on the Neskowin coastal hazard plan is an example. Involvement at the community level is best informed and most effective.

INTERVIEWER: The Farm Bureau still, I'm sure?

VIC AFFOLTER: Yes, both the Tillamook County Farm Bureau and the Tillamook County Creamery Association remain very active in land use planning issues that pertain to agriculture, with a commitment to "no net loss of farmland." The Creamery, as you may know is a producer owned cooperative, so it has a farm-based perspective. The Soil & Water Conservation District Board doesn't play as strong a role as it once did. I'm sorry to see that happen.

INTERVIEWER: Sure.

VIC AFFOLTER: There are some conflict in Tillamook County between agriculture and environmental concerns about how farming affects some sensitive areas, and restrictions on farm practices in those areas.

INTERVIEWER: Maybe on that note, I guess, I'll -- I'll say one more thing and that is, is there -- is there any -- anything that -- that you had on your list that we didn't get to and -- and make sure we give time for that.

VIC AFFOLTER: I think we're covered it.

INTERVIEWER: I really appreciate your coming over here and --

VIC AFFOLTER: Yes.

INTERVIEWER: Yes. Providing this oral history.

VIC AFFOLTER: I appreciate it. It's getting into the high 90's. It's a good thing I'm headed back to the coast.

INTERVIEWER: No. It isn't. (Chuckling)

VIC AFFOLTER: (Chuckling)

INTERVIEWER: You know, with -- with the weather last week, I think most of -- most of Oregon was out your way. You probably saw that?

VIC AFFOLTER: I'll tell you, I -- it was a zoo on the coast 4th of July weekend. It was perfect weather over there.

INTERVIEWER: Well, I hope to -- I hope that the planning there is up to this influx that you're describing. If it's ground zero for tourism you'll probably see that plan put to the test.

VIC AFFOLTER: I have to confess that I -- I have a house in the country on two and a half acres and on a dead end road, and I'm grateful that that's my situation right now, but, uh --

INTERVIEWER: Until you have to go to town and get in the traffic.

VIC AFFOLTER: Yeah. Maybe I should feel bad that we're not creating much more of that opportunity right now. We've got to make sure the towns and cities are livable. Oh, one really quick comment that we didn't get at very much, and I won't go into it in detail, is affordable housing, and how land use planning can help address that issue.

INTERVIEWER: And it's a -- it's a constant question on an emerging issue.

VIC AFFOLTER: Yeah. I'll say this. When we were doing our planning back in the late 70's and 80's, it really wasn't on our screen at that time, from my experience.

INTERVIEWER: Right.

VIC AFFOLTER: That's a big issue on the coast now. People are coming in with significant money who are bidding up the price of land and houses, making it harder for people of more modest means to live there. That is presenting a big challenge now and in the future.

INTERVIEWER: Indeed. Well, with that let's go ahead and close this but thank you, once again.

VIC AFFOLTER: I appreciate it. Good to see you while you're still involved with the program.

(Concluded)