

W.S.A.



Memo Date: January 18, 2011,
Work Session Date: February 8, 2011

TO: BOARD OF COUNTY COMMISSIONERS
FROM: Public Works Department/Land Management Division
PRESENTED BY: Kent Howe, Planning Director
AGENDA ITEM TITLE: Work Session / Board Direction Concerning the Land Management Division's 2011 Long Range Planning Work Program

I. ISSUE

The Board of Commissioners must review and prioritize the Land Management Division's 2011 Long Range Planning Work Program.

II. AGENDA ITEM SUMMARY

The Land Management Division's Long Range Planning Program is responsible for the maintenance of the Lane County Rural Comprehensive Plan (RCP) and the formulation and amendment of land use regulations to implement the RCP. In addition to these responsibilities, the long range planning staff complete projects at the direction of the Board of Commissioners and also coordinate regional planning efforts with other local, State, and Federal agencies and organizations. Long range staff strive to enhance the quality of life for current and future generations of Lane County residents by planning for places that provide a spectrum of economic, environmental and social benefits through a balanced land use management approach that is consistent with Oregon's Statewide Planning Goals.

Twenty-four long range projects have been identified for possible action over the next twelve months. These projects are listed in Attachment "A" to this memo and are further summarized in Attachment "B". Nine of these projects are ongoing work items, which LMD considers essential. The remaining seventeen projects are discretionary. Staff resources are not available to carry out all identified projects. The Board is being asked to prioritize identified projects and/or to identify other possible projects.

III. DISCUSSION

A. Board Action and Other History

Each year the Board prioritizes the work plan of the Long Range Planning Program. In recent years, LMD has been directed to undertake a broad spectrum of activities. These have included numerous post acknowledgment plan amendments, Metro and small city planning coordination, administration of the countywide-coordinated population forecast project, implementation of FEMA's Community Rating System, development of a countywide zoning and planning geographic information system, grant writing and administration, updates to Lane Code Chapters 13 and 14 resulting from the work of the Use Task Force, and most recently, the development of a drinking water protection overlay zone.

In addition to these activities, long range staff have provided periodic support and coverage to the Current Planning (permit processing) Program and have developed and implemented the innovative Firewise building and landscaping financial incentive program.

Much of the long range work that the Board has directed LMD to undertake is ongoing from year-to-year. This work includes the processing of plan amendments, multi-jurisdictional

coordination, maintenance and upkeep of LMD's web presence and GIS technologies, annual Community Rating System recertification and other work. In addition to these projects, which are ongoing in nature, new project concepts arise each year and projects that were not prioritized by the Board in years past also resurface.

B. Planning Commission Input

On January 18, the Lane County Planning Commission (LCPC) held a work session to discuss the Long Range Planning Work Program for 2011. Staff provided an overview of each project listed in Attachment "A" and informed the LCPC of the current staffing limitations. The LCPC was also informed that items 1-9 on Attachment "A" are considered high priority work projects, which LMD is obligated to undertake.

In addition to items 1-9, the LCPC recommended that staff be directed to undertake the projects listed below in the following priority order:

LCPC Project Ranking	FTE	LCPC Priority	Crosswalk to Attachment "A"
10. Commercial and Industrial Lands Opportunities Analysis	.5	High	Project 10
11. Goshen Urban Industrial Area Analysis	.4	High	Project 11
12. Transfer of Development Rights Pilot Project	.5	High	Project 12
13. Land Use Compatibility Review of Local Watershed Enhancement Projects	.5	High	Project 13
14. Metro Plan Boundary Amendment	.1	High	Project 14
15. Floodplain Code Amendments Revisions*	.25 -1.0	Med.	Project 22
16. Drinking Water Source Protection Ordinance Revision*	.25 -1.0	Med.	Project 23

* These projects have been reprioritized by the LCPC

In regard to LCPC priority items number 15 and 16 (Projects # 22 and 23 on Attachment "B") the LCPC passed a motion to articulate to the Board their logic in ranking these items relatively high on the work program. The LCPC was interested in ensuring that these work items do not fall off the table and that these items are taken up again at some point in the future, for the following reasons:

- Considerable staff, advisory committee and Planning Commission time was spent on these projects
- Sound science was used to develop the proposed code amendments
- Additional public education on these issues is needed
- Lane County government needs to hear from the public on these issues
- The resources need protection
- Health and public safety need to be safeguarded

Minutes from the LCPC work session were not complete at the drafting of this memo but they will be included as Attachment "C" when they become available.

C. Policy Considerations

There are three primary considerations before the Board. First, the Board needs to determine if the project list before them is complete, or if there are other projects which need to be added to LMD's work plan. Second, because a large number of complex projects have been identified for

possible action and resources are not available to address them all, the Board will need to prioritize which items staff should focus on this year. Finally, a subset of the identified projects have the potential to become controversial. Continuation of the drinking water protection overlay zone and floodplain code amendments (projects #21 and #22 on attachment "A") and the termination of the Eugene Springfield Urban Transition Agreements (project # 24) are all likely to become highly politicized. The Board needs to determine if these efforts should be continued in some form this year or if they should remain tabled.

D. Board Goals

Many of the Long-range projects identified for possible implementation align with the following 2008-2010 Board Goals:

1) Develop Lane County's economic engine

- Grow local businesses

2) Provide outstanding customer/constituent service

3) Build public trust through intensive communication and engagement

- Enhance the County's website and internet communications

E. Financial and/or Resource Considerations

Since 2002, the Land Management Division's budget, Fund 570, has been considered an "enterprise fund" with the objective of being completely supported by user fees. Many of the services provided by LMD, such as the issuance of building and sanitation permits, can be adequately covered with fees. However, this model has proven ineffective at adequately funding other types of services including basic public assistance, BCC requests, code enforcement and long range planning.

Traditionally, LMD has funded long range planning through a number of sources including; grants from the Department of Land Conservation and Development, long-range planning surcharges assessed to land use and building permits, Title III funding (for qualifying projects) and economic development (video lottery) dollars. Recently, budget shortfalls in LMD caused by the downturn in the national economy and exacerbated by the long-term financial impacts of Measure 37 forced LMD to make drastic reductions in staff. As a result, eight out of fourteen total positions were eliminated from LMD's planning program in 2008.

Recent steps to augment LMD's operational budget through an increase in the Waste Management Division's tipping fees has enabled LMD to reestablish a portion of its lost capacity. However, at this time only 3.5 FTE are available to address long range work items. It is estimated that between 10.95 and 14.25 total FTE would be required to carry out all identified projects. Therefore, resources are not available to address the majority of long range work items currently identified.

F. Analysis

The twenty-four long-range projects identified for possible action during 2011 are listed on the project summary matrix included as Attachment "A". The matrix lists the anticipated FTE required to carry each project and also identifies the relative priority recommendation that staff have assigned to each project. More detailed project overviews can be found in Attachment "B".

Projects #1 - 9 are generally projects which are ongoing in nature and/or are projects which previous Boards have directed LMD to undertake. Continuity of these projects is considered critical. It's estimated that approximately 2.1 FTE would be required to address these projects. Projects # 10 – 24 are considered discretionary. Between 8.85 and 12.25 FTE would be required to carry out all discretionary projects.

As previously discussed, 3.5 total FTE are available to address long range work tasks in 2011. If 2.1 FTE is dedicated to essential projects, which is highly recommended, then only 1.4 FTE is available to dedicate to discretionary projects.

G. Alternatives/Options

At this time the Board may choose to:

1. Dedicate sufficient resources to address projects #1-9 and prioritize the remaining 1.15 FTE towards discretionary projects #10 – 24.
2. Direct staff to undertake a modified work plan.
3. Refrain from acting and direct staff to provide additional information.

H. Recommendation

Staff recommends Option 1.

IV. TIMING/IMPLEMENTATION

Unless otherwise directed by the Board, LMD will carry out selected projects as follows:

1. Projects that are already ongoing or necessary to ensure the continuity and delivery of LMD's basic essential services will be given priority. These include projects # 1 – 9.
2. Up to 1.4 FTE will be dedicated to other identified Board priority projects as staffing resources become available.

V. ATTACHMENTS

- A. Long Range Planning Program Project List & Prioritization Matrix
- B. Proposed Projects Descriptions
- C. Meeting minutes from January 18, 2011 Planning Commission Meeting (when available)

Attachment A

LMD - 2011 Long Range Work Program Project List:

Ongoing / Obligated Long Range Work		FTE
1	Eugene Springfield Metro Plan Coordination	0.5
2	Small City Coordination	0.5
3	FEMA Community Rating System - Annual Coordination and Recertification	0.2
4	Metro Waterways Study	0.05
5	Special District Boundary Changes	0.05
6	Updates to Lane Code from 2011 Legislative Session & Annual Housekeeping	0.15
7	LMD Geographic Information System Development/Coordination	0.1
8	LMD eGovernment Services, Website Maintenance	0.05
9	Accela Automation Implementation	0.5
Total Obligated FTE		2.1

Discretionary Projects (FTE requirement is more or less fixed)		LMD Priority
10	Commercial and Industrial Lands Opportunities Analysis	0.5 High
11	Goshen Urban Industrial Area Analysis	0.4 High
12	Transfer of Development Rights Pilot Project	0.5 High
13	Land Use Compatibility Review of Local Watershed Enhancement Projects	0.2 High
14	Metro Plan Boundary Amendment	0.5 High
15	Five Year All Hazards Mitigation Plan Update	0.1 Med
16	Delete Lane Code Ch. 10 & Rezone all Ch. 10 Properties to Lane Code Ch. 16	2 Med
17	Overhaul and Modernization of Lane Code Ch 16.	1.5 Med
18	Revised Home Occupation Standards	0.05 Low
19	Eugene - Strategic Neighborhood Assessment and Planning program (SNAP)	0.25 Low
20	Tri-County Water Protection & Coordination Project	0.1 Low
21	Mid Coast Basin TMDL Technical Advisory Committee Participation	0.05 Low
Discretionary FTE (fixed) :		6.15
Scalable Discretionary Projects (FTE requirement is variable)		
22	Floodplain Code Amendments Revisions	.25 - 1.0 Med
23	Drinking Water Source Protection Ordinance Revision	.25 - 1.0 Low
24	Urban Transition Agreement (UTA) Termination with Metro Partners	2 - 4.0 Low

Discretionary FTE (scalable) : 2.7 - 6.0

Total Discretionary FTE : 8.85 - 12.15

Total FTE for all Long Range work (obligated & discretionary projects) : 10.95 - 14.25

Proposed Project Title:			
1. Eugene –Springfield Metro Plan Coordination			
Project Description and Need:			
<p>Under State law, Lane County is partner to the decisions pertaining to any expansion of urban growth boundaries (UGBs) or plan amendments within the Metro Plan Boundaries or UGBs of Eugene and Springfield. The Metro Plan decision process is coordinated among three jurisdictions, Lane County, the City of Eugene and the City of Springfield. The adoption of amendments to the Metro Plan text and diagram requires simultaneous coordinated decisions that include public involvement through notice and public hearings between Lane County and one or both of the cities for actions and amendments to move forward. Traditionally, a minimum of .5 FTE is required to facilitate this coordination.</p>			
Products/Objectives:			
<ul style="list-style-type: none"> • Coordinate Metro planning projects described above 			
Project Partners:			
Eugene and Springfield			
LMD Priority:	High	Coordinating Staff:	Schulz
FTE Required:	.50	Timeline:	Ongoing

Proposed Project Title:			
2. Small City Coordination			
Project Description and Need:			
<p>Land Management Division is required under state land use law to coordinate co-adoption of land use projects and proposals that affect the land and policies that apply within the Urban Growth Boundaries of any city. The ten small cities in the county are Dunes City, Florence, Veneta, Junction City, Coburg, Creswell, Cottage Grove, Lowell, Westfir and Oakridge. Several of these cities contract with LCOG for planning services, so coordination for city/county co-adoption can involve LCOG staff as well. Projects include UGB expansions, with and without rezoning of the subject property, amendments to refinement plans such as Transportation System and Coastal Resource Plans and text amendments to Lane Code Chapter 10.</p>			
Products/Objectives:			
<ul style="list-style-type: none"> • Coordinate co-adoption of small city land use projects as needed. 			
Project Partners:			
Small Cities, LCOG			
LMD Priority:	High	Coordinating Staff:	Schulz
FTE Required:	.50	Timeline:	Ongoing

Proposed Project Title:			
3. Community Rating System – Annual Coordination and Recertification			
Project Description and Need:			
<p>Since 1970, Lane County has been a participating community in the National Flood Insurance Program, or NFIP. The NFIP is a voluntary program that is based upon cooperative agreements between the federal government and local participating communities. The NFIP, which is administered through FEMA, enables property owners within participating communities to purchase flood insurance at a reasonable cost and helps provide an insurance alternative to the rising costs of federal flood disaster relief. For their part in this agreement, communities must properly manage their floodplains by adopting and enforcing floodplain ordinances aimed at reducing the likelihood of future flood damage to new construction.</p> <p>The Land Management Division, through the Planning and Building Programs, is responsible for implementing the National Flood Insurance Program for rural Lane County. As part of its responsibilities, LMD submitted an application to participate in the NFIP - Community Rating System (CRS) on February 29, 2008. The CRS is a voluntary, incentive based, sub-program of the NFIP that recognizes and rewards the floodplain management activities that communities undertake, which exceed the minimum NFIP requirements. Through participation in the CRS program, the flood insurance premiums for policy holders within participating communities can be lowered up to 45%, depending on the strength of the local flood program.</p> <p>Lane County was accepted into the CRS on August 26, 2009. Based on LMD's floodplain management program, Lane County residents receive a 15% discount on their flood insurance premiums. The County is required to take certain steps each year to maintain its standing in the rating system. Steps involve submission of recertification materials demonstrating that the County is continuing to implement activities that have received credit. Communities that have chronic flood prone areas (known as repetitive loss areas) are required to carry out an annual outreach program. Lane County has several repetitive loss areas and is required to develop and deliver tailored education materials to each area. LMD must also ensure that all of its day-to-day flood program procedures, forms and materials are current and consistent with NFIP standards.</p>			
Products/Objectives:			
<ul style="list-style-type: none"> ▪ Maintain the County's membership in the Community Rating System. ▪ Ensure that the LMD flood program procedures are consistent with NFIP requirements ▪ Submit required CRS recertification documentation to FEMA ▪ Conduct required annual outreach project to repetitive loss areas 			
Project Partners:			
FEMA			
LMD Priority:	High	Coordinating Staff:	Miller
FTE Required:	.20	Timeline:	Ongoing

Proposed Project Title:			
4. Metro Waterways Study			
Project Description and Need:			
<p>The purpose of the Metro Waterways Study is to provide a better understanding of existing problems and opportunities related to area waterways and to identify solutions to improve their function. The U.S. Army Corps of Engineers, in partnership with the cities of Eugene and Springfield, Eugene Water & Electric Board, and Lane County, with the Bureau of Land Management as a Cooperating Agency, have been conducting a multi-year study in the Eugene-Springfield metropolitan area and surrounding rural lands.</p> <p>The first phase of the study has focused on the Amazon Creek watershed in the Eugene area and the Cedar Creek watershed in the Springfield area, based on local sponsor priorities. The two planning areas share the same overall watershed-based goals (outlined below).</p>			
Products/Objectives:			
<ul style="list-style-type: none"> • Restore natural habitats along waterways, including main and side channel aquatic habitats, riparian, and wetland habitats • Improve floodplain, riparian and aquatic ecological functions. • Protect and improve water resources through reducing erosion, restoring channel complexity and increasing aquatic and riparian vegetation diversity. • Maintain or improve flood capacity. • Improve quality places for public use and community development by enhancing waterway corridors. 			
Project Partners:			
ACE, BLM, LCOG, Eugene and Springfield			
LMD Priority:	High	Coordinating Staff:	TBD
FTE Required:	.05	Timeline:	Ongoing

Proposed Project Title:			
5. Special District Boundary Changes			
Project Description and Need:			
<p>The dissolution of the Boundary Commission by the state legislature required Lane County Land Management to work with other affected county departments (Assessment & Taxation and Elections, primarily) to develop processes, fees, and staffing for annexations, formations, dissolutions, and other changes to Special Districts identified and organized under ORS 198. In addition, all cities throughout the county must adopt processes for annexations, etc. to their own territory under ORS 222. In some cases, both city and county have a role in the interface area of special service districts that overlap with cities, such as Springfield Utility Board, Eugene Water & Electric Board, Willamalane, and the Metropolitan Waste Management Board. This project will require the ongoing review and processing of applications for changes throughout the county.</p>			
Products/Objectives:			
<ul style="list-style-type: none"> • Coordinate special district boundary changes as described above 			
Project Partners:			
A & T and Elections			
LMD Priority:	High	Coordinating Staff:	TBD
FTE Required:	.05	Timeline:	Ongoing

Proposed Project Title:			
6. Updates to Lane Code from 2011 Legislative Session & Annual Housekeeping			
Project Description and Need:			
<p>After each legislative session, the Land Management Division must revise Lane Code Chapters 10, 13, 14 and 16 to comply with any changes made to the Oregon Revised Statutes (ORS) and the Oregon Administrative Rules (OAR). In addition, periodic house keeping is required to correct minor typos. Updates of this nature constitute a text amendment to Lane Code and must be processed through a Post Acknowledgment Plan Amendment Process. (PAPA).</p>			
Products/Objectives:			
<ul style="list-style-type: none"> • Update Lane Code to maintain consistency with state law • Correct typos, incorrect code citations and other minor errors within Lane Code 			
Project Partners:			
N/A			
LMD Priority:	High	Coordinating Staff:	TBD
FTE Required:	.15	Timeline:	Ongoing

Proposed Project Title:			
7. LMD Geographic Information System Development/Coordination			
Project Description and Need:			
<p>The Public Works-GIS Program and Information Services have developed several Geographic Information System (GIS) – based applications for use by both LMD staff and the general public. To develop these tools, LMD's entire official map library was converted into a digital format. This involved the digitization and rectification of thousands of zoning and plan maps, greenway maps, coastal resource and hazard maps, special district maps and wildlife habitat, archeological and water resource inventories.</p> <p>Development of Division-wide desktop GIS application has radically transformed the way LMD does business and staff widely acknowledges that GIS technology is the single largest advancement contributing to the efficiency and accuracy of their work since LMD began using personal computers.</p> <p>For over a decade, LMD employed a full time cartographer to maintain its map library. Now that the library is digital, maintenance is simpler and maps can be amended much easier. However, upkeep of LMD's GIS capability still requires the dedication of some staff resources. Based on current demands, this work requires .05 FTE, minimum.</p>			
Products/Objectives:			
<ul style="list-style-type: none"> ▪ Maintain LMD's GIS functionality ▪ Expand and improve upon the <i>Zone and Plan Map Viewer</i> application ▪ Develop new digital map layers as needed 			
Project Partners:			
PW GIS			
LMD Priority:	High	Coordinating Staff:	Miller
FTE Required:	.10	Timeline:	Ongoing

Proposed Project Title:			
8. LMD eGovernment Services, Website Maintenance			
Project Description and Need:			

Within the last five years, the Land Management Division has drastically changed the way it conducts business. A major component in this positive transformation has been the increased use of internet technology as a platform for exchanging information, providing services and transacting with citizens. LMD's Planning Program has invested hundreds of staff hours and thousands of dollars developing online tools and information to assist the public. This work has included the creation and online publication of dozens of new forms, guidance documents, streamlined permit applications, schedules and agendas. Maintenance of these resources is essential.

Products/Objectives:

- Keep online information, forms and applications current

Project Partners:

N/A

LMD Priority:	High	Coordinating Staff:	TBD
FTE Required:	.05	Timeline:	Ongoing

Proposed Project Title:

9. Accela Automation Implementation

Project Description and Need:

The State Department of Consumer and Building Services (DCBS) is implementing a state of the art eBuilding Permits product provided by Accela Automation to over 120 jurisdictions across the state. This process, which began in the spring 2009, is funded by the State through a 4% surcharge on building permit fees. Lane County is a partnering jurisdiction with DCBS and has also contracted with Accela Automation to extend the project to include modules for LMD's Planning and Code Enforcement programs. Accela Automation will replace LMD's antiquated permit tracking software, Permits Plus, which is over a decade old and no longer vendor supported.

As one of the first jurisdictions to participate in this implementation, Lane County is helping to develop the business model that subsequent jurisdictions will employ and has the unique opportunity to leverage the benefits of the State eBuilding Permits project by including our Planning and Code Enforcement functions in the implementation. There will be significant customer benefits. The public facing portal has strong customer self service capabilities including submission of planning applications online, online purchase of building permits, scheduling inspections online using the Interactive Voice Response System, electronically checking application status and reporting code enforcement issues.

Products/Objectives:

- Implement a modern permit tracking software in Lane County that will be used statewide.
- Improve customer service.
- Improve staff efficiency.

Project Partners:

LCIS, DCBS, Accela Inc.

LMD Priority:	High	Coordinating Staff:	Eichner
FTE Required:	.50	Timeline:	Jan – Aug, 2011

Proposed Project Title:			
10. Commercial and Industrial Lands Opportunities Analysis (Phase I)			
Project Description and Need:			
<p>The objective of this project is to create an online inventory of commercial and industrial properties in Lane County that will be used to foster and facilitate commercial and industrial development. The project consists of two phases.</p> <p>Phase I Land Management Division staff, in cooperation with Community & Economic Development Department staff, will inventory all properties zoned for commercial and industrial use in Lane County. Staff will document the existing condition, occupancy status and land use and building permit history of each property. For those properties that are near-ready for occupancy, staff will conduct a preliminary assessment of the land use and building permit requirements, conduct a basic local market analysis and research and identify funding resources for commercial and industrial development. Staff will create a searchable website on which the complete inventory will be available to the public.</p> <p>Phase II Land Management Division staff will conduct public outreach to determine the extent of local interest in and support for commercial and industrial development in areas containing properties that are near-ready for occupancy. Staff will provide interested parties (e.g., property owners, business owners) who wish to ready property for commercial and industrial development with assistance in identifying funding resources and securing any necessary land use and building permits. Staff will feature "pre-permitted" properties on the publicly accessible website created in Phase I.</p>			
Products/Objectives:			
<ul style="list-style-type: none"> The objective of this project is to create an online inventory of commercial and industrial properties that will be used to foster and facilitate commercial and industrial development in Lane County 			
Project Partners:			
Lane County Community and Economic Development			
LMD Priority:	High	Coordinating Staff:	Sebba / Wilkinson
FTE Required:	.50	Timeline:	Feb – Dec, 2011

Proposed Project Title:			
11. Goshen Urban Industrial Area Analysis			
Project Description and Need:			
<p>This project would involve the processing of a Post Acknowledgment Plan Amendment (PAPA) to take to take exception to the Goal 14 Urban Rule to allow an urban level of industrial use within the within the Community of Goshen.</p>			
Products/Objectives:			
<ul style="list-style-type: none"> Increase economic development opportunities by enabling a higher level for industrial development within the Community of Goshen 			
Project Partners:			
To Be Determined			
LMD Priority:	High	Coordinating Staff:	TBD
FTE Required:	.40	Timeline:	Ongoing

Proposed Project Title:			
12. Transfer of Development Rights Pilot Project			
Project Description and Need:			
<p>Transfer of development rights (TDR) programs are a voluntary, incentive-based and market-driven approach to preserve land and direct development away from resource areas and into urban and urbanizable areas. Communities that develop TDR programs identify high-priority areas for protection as well as areas to which development may be directed. Both landowners and developers are offered incentives to motivate their participation in these programs. In return, landowners agree to protect their land in perpetuity.</p> <p>In 2009, the Oregon Legislature authorized local governments to develop and adopt TDR programs when it passed Senate Bill 763. At the same time, the Legislature adopted House Bill 2228, which created the Oregon TDR Pilot Program. This program allows the Oregon Land Conservation and Development Commission (LCDC) to select three TDR pilot projects to test different ways to use this new planning tool. Together, these bills provide new options and opportunities for local governments and landowners to protect farm and forest land as well as other natural and cultural resource values.</p> <p>Lane County has submitted an application to DLCD to participate in the pilot program and has identified the community of Blue River as a likely TDR receiving area to accept development rights awarded through the Measure 37/49 legislation. However, before the program can become viable in Lane County, certain changes to the language of the TDR rule need to be made to broaden its scope. LMD has engaged in conversations with DLCD and it appears likely rule changes are possible.</p>			
Products/Objectives:			
<ul style="list-style-type: none"> • Implement a TDR program in Lane County to preserve critical resource lands while incentivizing growth and economic opportunities within interested communities. • Work with DLCD to broaden the allowable scope of the TDR program 			
Project Partners:			
DLCD			
LMD Priority:	High	Coordinating Staff:	TBD
FTE Required:	.50	Timeline:	Ongoing

Proposed Project Title:			
13. Land Use Compatibility Review of Local Watershed Enhancement Projects			
Project Description and Need:			
<p>The Oregon Watershed Enhancement Board (OWEB) is a state agency led by a policy oversight board. Together, they promote and fund voluntary actions that strive to enhance Oregon's watersheds. OWEB programs support Oregon's efforts to restore salmon runs, improve water quality, and strengthen ecosystems that are critical to healthy watersheds and sustainable communities. OWEB administers a grant program funded from the Oregon Lottery, federal funds and salmon license plate dollars. The grant program supports voluntary efforts by Oregonians seeking to create and maintain healthy watersheds.</p> <p>In Lane County, local watershed councils and soil and water conservation districts conduct numerous restoration projects each year. These projects are often funded wholly or in part by OWEB grants. To qualify for grant funding, applicants must demonstrate to OWEB that the proposed restoration projects do not conflict with local land use regulations. To address this requirement staff reviews grant applications for conformance with the rural comprehensive plan and advises the applicants of necessary requirements including, floodplain / floodway</p>			

development permits, riparian modification requirements or greenway permits.

Products/Objectives:

- Continue to provide timely review and comment of restoration grants

Project Partners:

Siuslaw, Long Tom, Middle Fork Willamette and McKenzie Watershed Councils, East Lane Soil and Water Conservation District and Siuslaw Soil and Water Conservation District

LMD Priority:

High

Coordinating Staff:

Miller

FTE Required:

.05

Timeline:

Ongoing

Proposed Project Title:

14. Metro Plan Boundary Amendment

Project Description and Need:

In recent years the Board of Commissioners have expressed frustration about the ability of the cities of Eugene and Springfield to override Board decisions on land use issues outside of the urban growth area. These problems stem from Ch. IV, Policy 7 of the Metro Plan, which requires that any proposed amendments to the Metro Plan be jointly approved by the County and the partner city or otherwise, the amendment shall be referred to the MPC for conflict resolution. The current bylaws and operation of the MPC makes resolution unlikely if one of the jurisdictions does not desire resolution.

Consensus among the Metro partners on amendments to the Metro Plan is undoubtedly logical. However, this requirement may be too far reaching when it impedes the county's ability to make land use decisions on lands beyond both the city limits and the UGB. A possible remedy to this problem would be to pursue a Type I Metro Plan amendment(s) (per Ch. 4, Policy 3. a) to modify the Metro Plan to make its boundaries coterminous with the UGBs of Eugene and Springfield. This modification would enable the cooperative partnership between the two cities and the county to continue within the UGB but would prevent the cities from usurping decision making authority on lands regulated by the county.

This two phased project would involve the processing of individual Metro Plan Amendments as individual (post HB 3337) UGBs are finalized. First with the City of Springfield and then with the City of Eugene.

Products/Objectives:

- Phase 1 - Metro Plan Boundary amended to be coterminous with the City of Springfield's Urban Growth Boundary
- Phase 2 - Metro Plan Boundary amended to be coterminous with the City of Eugene's Urban Growth Boundary

Project Partners:

Eugene and Springfield

LMD Priority:

High

Coordinating Staff:

TBD

FTE Required:

.50

Timeline:

Phase 1 – 2011
Phase 2 – TBD

Proposed Project Title:

15. Five Year All Hazards Mitigation Plan Update

Project Description and Need:

In 2000, the Federal Emergency Management Agency (FEMA) issued the Disaster Mitigation Act of 2000, commonly known as DMA 2000. Under this Act, States, communities, and tribal governments were required to complete FEMA-approved natural hazard mitigation plans to be eligible for certain federal assistance programs such as the Hazard Mitigation Grant Program.

Hazard Mitigation Plans are non-regulatory in nature, meaning they do not set forth any new policy. They do, however, provide:

1. a foundation for coordination and collaboration among agencies and the public in the County;
2. identification and prioritization of future mitigation activities; and
3. assistance in meeting federal planning requirements and qualifying for assistance programs.

In 2005, Lane County developed a local All Hazards Mitigation Plan. This plan was adopted by the Board in 2006. The plan provides a set of actions to prepare for and reduce the risks posed by natural hazards through education and outreach programs, the development of partnerships, and implementation of preventative activities such as land use or watershed management programs. The actions described in the plan are intended to be implemented through existing plans and programs within the County.

Once every five years Lane County is required to update the plan and resubmit it to FEMA for review and approval. An update is due in 2011. As a co-convenor of the 2006 planning process, and as a contributing author to the original plan, LMD should assist Lane County Emergency Management with this update.

Products/Objectives:

- Update the 2006 All Hazards Mitigation Plan
- Maintain the County's eligibility for Federal disaster assistance and relief

Project Partners:

LCIS – Emergency Management

LMD Priority:	Med	Coordinating Staff:	Miller
FTE Required:	.10	Timeline:	TBD

Proposed Project Title:

16. Delete Lane Code Ch. 10 & Rezone all Ch. 10 Properties to Lane Code Ch. 16

Project Description and Need:

Due to Lane County's diverse physical geography it is the only jurisdiction in Oregon where all 19 of the Statewide Planning Goals apply. As a result, Lane County must implement what is arguably the most complex county land use system in the state. Compounding this complexity is the fact that within Lane County not one, but two separate land use development codes are in use. Lane Code Ch. 16 applies within the rural areas of the county and Lane Code Ch. 10 governs land within the Urban Growth Areas (UGAs) of the small cities.

Ch. 10 is the older of the two codes and is very outdated. It was the earliest codification of comprehensive land use regulation and was replaced by Ch. 16 in most of Lane County during the 1980s but still remains in effect within the small city UGAs. In addition to its age, Ch. 10 is: 1) poorly organized, 2) unintuitive to the general public and staff, 3) inconsistent with Ch 16 and, 4) contains outdated terminology. Deleting Ch. 10 and rezoning all properties regulated by it to corresponding Lane Code Ch. 16 zone

designations would be very beneficial to current and future property owners.

Products/Objectives:

- Simplify land use regulations and streamline permit processing
- Improve customer service
- Improve staff efficiency

Project Partners:

Florence, Junction City, Creswell, Cottage Grove, Coburg, Oakridge, Westfir

LMD Priority:	Med	Coordinating Staff:	TBD
FTE Required:	2.0	Timeline:	2011 - 2012

Proposed Project Title:

17. Overhaul and Modernization of Lane Code Chapter 16

Project Description and Need:

Economic development is implemented, in part, by the development code. This code must be clear and concise. If it is not, the code can impede efforts to develop a healthy and sustainable economic base. The development code for Lane County, also known as the zoning ordinance, is contained in Lane Code Ch. 10, applicable within small city urban growth areas, and Lane Code Ch. 16 applicable within the rural lands of the County.

These chapters contain specific requirements for all development outside city limits. For example, if a land owner wants to know the setbacks from a property or whether a proposed development requires a special use permit, these chapters provide the answer. However, it is very difficult to find these answers because the current code is organized and written in a needlessly confusing and complex manner. As discussed under Project # 16, above, Lane Code Ch. 10 was written more than 40 years ago and contains numerous inconsistencies and outdated terminology. Ch. 16 is needlessly complex and confusing. In addition, many of the procedures required in these chapters reference sections of the Lane Manual that are outdated or no longer in existence. Because of this, the Lane County development code is not user friendly and the general public has little hope of understanding the code without significant assistance from LMD. It is highly recommended that Lane Code Ch. 10 be deleted and Ch. 16 be extensively updated.

This project will not change any standards, it will simply clarify the existing rules and make the code easier to understand and administer. This effort will result in improved customer service by reducing the time needed to process land use applications and increase the ability of land owners, developers, builders and others to quickly research and obtain answers to their questions.

Code updates of this magnitude are generally complex multi-year efforts. In addition to the 1.5 FTE staff time necessary to carry out this work, LMD would also need to obtain the services of an external consultant who specializes in large-scale code updates. Consultant fees for this work are estimated at \$350,000 – \$400,000. A revenue source for these contract services has not been identified at this time.

Products/Objectives:

- Simplify land use regulations and streamline permit processing
- Improve customer service
- Improve staff efficiency

Project Partners:

To Be Determined

LMD Priority:	Med.	Coordinating Staff:	TBD
FTE Required:	1.5 (+ consultant)	Timeline:	2011 - 2013

Proposed Project Title:			
18. Revised Home Occupation Standards			
Project Description and Need:			
<p>On July 26, 2010, the Lane County Land Use Task Force discussed a proposal, authored by a subcommittee of the Task Force, containing new standards for Home Occupations. The rationale for the proposed standards was to reduce and/or eliminate the adverse impacts of home occupations on surrounding uses. If adopted, the proposed standards for home occupations would be contained within a stand-alone section of Lane Code Chapter 16 and would be applicable to all zones that allow home occupations. The code section for each applicable zone would be revised to remove existing standards for home occupations and to add reference to the new section containing the new standards. Unfortunately, there was insufficient time for members of the Task Force to discuss and resolve their concerns about the proposal.</p> <p>On August 25, 2010, the Lane County Board of Commissioners directed Matt Laird, Land Management Division Manager, to arrange a meeting with Steve Cornacchia and Robert Emmons, members of the Lane County Land Use Task Force, to discuss unresolved aspects of the proposed standards. On September 1, 2010, Mr. Laird facilitated a meeting between Mr. Cornacchia and Mr. Emmons, during which Mr. Cornacchia and Mr. Emmons provided direction to staff as to how to revise the proposed standards.</p> <p>On October 6, 2010, staff presented revised home occupation standards to the Board. The Board directed LMD to hold an open house in January 2011 during which members of the public will have the opportunity to review and provide feedback on the proposed standards. Based on the feedback received, the proposed standards may need to be revised. The Board will need to decide whether or not to pursue adoption of the proposed standards. Further revision and/or adoption of the proposed standards will require additional staff time (.15 FTE) and the mailing of a Measure 56 notice to all affected property owners, which is estimated to cost \$15,000.</p>			
Products/Objectives:			
<ul style="list-style-type: none"> • Coordinate Open House during which members of the public will review and provide feedback on the proposed home occupation standards. 			
Project Partners:			
To Be Determined			
LMD Priority:	Low	Coordinating Staff:	Wilkinson
FTE Required:	.05	Timeline:	Ongoing

Proposed Project Title:			
19. Eugene - Strategic Neighborhood Assessment and Planning program (SNAP)			
Project Description and Need:			
<p>The City of Eugene Strategic Neighborhood Assessment and Planning program (SNAP) offers focused Neighborhood Services staff assistance to neighborhood leadership to assess neighborhood needs and to develop plans outlining goals, strategies and actions to address those needs. The SNAP process engages a broad community of neighborhood stakeholders, builds partnerships and collaborations with the City and other organizations for needed skills and resources, and provides direction for neighborhood leadership.</p> <p>Commissioner Handy has requested that an LMD staff liaison be available to coordinate with and report on the efforts of the River Road and Santa Clara Community Organization's SNAP involvement. Also, on January 19, 2011, the BCC discussed LMD's involvement in the SNAP process as a potential strategy for engaging the neighborhood in a collaborative effort to address long standing concerns involving: 1)</p>			

annexation policies, 2) natural resources and 3) neighborhood values.

Products/Objectives:

- Liaison with City of Eugene

Project Partners:

City of Eugene

LMD Priority:	Low	Coordinating Staff:	Schulz
FTE Required:	.25	Timeline:	Ongoing

Proposed Project Title:

20. Tri-County Water Protection Project (Benton Lane-Linn Water Resources Study Group participation)

Project Description and Need:

The Benton-Lane-Linn Water Resources Study Group was formed in order to help counties within the southern Willamette valley, their partners, and area residents to understand, pursue projects and offer recommendations to governing bodies concerning the region's water quality and quantity. County Commissioners lead the Study Group, which began collaborating on the water issues crossing jurisdictions in March 2009. The study group's goal is to help ensure a reliable supply of clean water for all users and beneficial uses and inform the decision-makers in Benton-Lane-Linn Counties.

Commissioner Handy has requested that an LMD staff liaison be available to coordinate with and assist in the efforts of the Study Group.

Products/Objectives:

- Assist the study group to comprehensively examine shared water resources issues.
- Work collaboratively and transparently to address water quantity and quality issues.

Project Partners:

To Be Determined

LMD Priority:	Low	Coordinating Staff:	TBD
FTE Required:	.10	Timeline:	Ongoing

Proposed Project Title:

21. Mid Coast Basin TMDL Technical Advisory Committee Participation

Project Description and Need:

TMDL implementation involves actions to be taken across agricultural, forest, urban, and rural residential land uses to reduce pollutants and improve water quality. DEQ is currently partnering with many groups and agencies in the Mid Coast basin to gather data and develop TMDLs for the Siuslaw, Alsea, and Siletz – Yaquina sub basin. Initial scoping and data collection has begun in the Siuslaw basin and Lane County has been invited to participate on the TMDL stakeholder committee for this work.

Products/Objectives:

- Assist with the development of TMDLs for the Siuslaw basin

Project Partners:

TBD

LMD Priority:	Low	Coordinating Staff:	TBD
FTE Required:	.05	Timeline:	1 year

Proposed Project Title:

22. Floodplain Code Amendments Revisions

Project Description and Need:

On November 10, 2009, the Board approved LMD's 2010 work program. As part of that program the Board directed LMD to work with a Technical Advisory Committee (TAC) to develop amendments to existing floodplain regulations with the goal of mitigating flood-related threats to residents and reducing costs associated with flood damages and flood insurance.

After a lengthy issue identification and code amendment development process, revised floodplain regulations were developed by staff with the assistance of the TAC. These regulations were the subject of four Joint BCC-LCPC work sessions in the Summer of 2010. In the Fall of 2010, the draft regulations were presented to the public. After a brief but intense and highly politicized public comment period, the Board tabled this work item.

At this time several different actions could be taken on this item. The Board Could:

1. Direct staff to take no further action.
2. Direct staff to reengage the community and conduct some form of broad stakeholder process to explore common ground and identify opportunities for revising the proposed code amendments.
3. Direct staff to initiate a consensus-based process.
4. Direct staff to focus on an education and outreach effort to address flood-related threats. Note: Some flood education and outreach will occur as a component of the FEMA CRS project, (Item #3, above).
5. Restart the tabled public hearing process and incorporate public input.

Products/Objectives:

- Reduce flood hazards
- Improve the county's economic resiliency to a major flood event

Project Partners:

To Be Determined

LMD Priority:	Med	Coordinating Staff:	TBD
FTE Required:	.25 -10	Timeline:	TBD

Proposed Project Title:

23. Drinking Water Source Protection Ordinance Revision

Project Description and Need:

Last year, in conjunction with the Board's direction to work on an update to floodplain regulations (Item # 22, described above), LMD was also tasked to explore opportunities to enhance County regulations related to the protection of drinking water. Based on this direction, staff worked with a technical advisory committee to identify surface and ground water source areas, explore potential threats and craft possible ordinance language designed explicitly to protect drinking water sources from land use related impacts.

These regulations were the subject of four Joint BCC-LCPC work sessions in the Summer of 2010. In the Fall of 2010, the draft regulations were presented to the public. After a brief but intense and highly politicized public comment period, the Board tabled this work item.

The options for this project are the same as those identified under Item 22:

1. The Board could direct staff to take no further action.
2. The Board could direct staff to reengage the community and conduct some form of broad stakeholder process to explore common ground and identify opportunities for revising the proposed ordinance.
3. The Board could direct staff to initiate a consensus-based process.
4. The Board could direct staff to focus on an education and outreach effort to address threats to water quality.
5. The Board could restart to tabled public hearing process.

Products/Objectives:			
<ul style="list-style-type: none"> • Mitigate long term and cumulative development-related threats to water quality 			
Project Partners:			
To Be Determined			
LMD Priority:	Low	Coordinating Staff:	TBD
FTE Required:	.25 – 1.0	Timeline:	TBD

Proposed Project Title:			
24. Urban Transition Agreement (UTA) Termination with Metro Partners			
Project Description and Need:			
<p>On March 13, 1985, the Lane County Board of Commissioner adopted Order No. 85-3-13-1, recognizing the cities of Eugene and Springfield as the principal and logical providers of urban services within their respective Urban Growth Boundaries (UGBs). With this understanding, the County agreed to transfer the services it provided in the metropolitan area and delegated its administrative authority for processing planning and building permits to each of the two cities within the UGA. Between 1986 and 1987 this transfer of services was effectuated through the adoption of a series of intergovernmental agreements generally referred to as the "Urban Transition Agreements" or "190 agreements", after Oregon Revised Statutes Chapter 190 addressing intergovernmental cooperation for local governments.</p> <p>For the last several years, the functionality and equitability of the building and land use UTAs between Lane County and the cities of Eugene and Springfield have come under question. Last year, the Board directed LMD to take preliminary steps to begin UTA termination.</p> <p>UTA termination would constitute a lengthy and extremely costly process. The full details and costs associated with UTA termination were provided to the Board on October 22, 2008, in a staff memo and presentation.</p>			
Products/Objectives:			
<ul style="list-style-type: none"> • Terminate land use and building permit Urban Transition Agreements with the cities of Eugene and Springfield 			
Project Partners:			
N/A			
LMD Priority:	Low	Coordinating Staff:	TBD
FTE Required:	2.0 – 4.0	Anticipated Timeline:	1-2 years for full implementation.