

IN THE BOARD OF COMMISSIONERS OF LANE COUNTY

ORDER NO. 96-4-10-1

- ) IN THE MATTER OF APPROVING A WORK
- ) PROGRAM FOR THE PERIODIC REVIEW
- ) OF THE RURAL COMPREHENSIVE PLAN

FILED

APR 12 1996

COUNTY CLERK  
BY Pam DeWille

WHEREAS, on December 12, 1995, Lane County submitted its Periodic Review evaluation of the Rural Comprehensive Plan to the Department of Land Conservation and Development; and

WHEREAS, prior to April 10, 1996, adequate opportunities for citizen involvement and input into the development of the Periodic Review work program were provided as described in page 1 of the attached Exhibit "A"; and

WHEREAS, on April 10, 1996, the Board of County Commissioners conducted a joint public hearing with the West Lane Planning Commission and the Lane County Planning Commission to receive public testimony on the work program for the Periodic Review of the Rural Comprehensive Plan; and

WHEREAS, all of the public testimony received at the April 10, 1996, public hearing was responded to by the Board of County Commissioners; and

WHEREAS, OAR 660-25-090(1) requires a Periodic Review work program to be, "approved by the governing body"; now, therefore, it is hereby

ORDERED that the Board of County Commissioners approves the Periodic Review work program for the Rural Comprehensive Plan as described in page 2 and Appendices A, B, and C of the attached Exhibit "A".

Adopted this 10th day of April, 1996.

BOARD OF COUNTY COMMISSIONERS  
LANE COUNTY, OREGON

By: [Signature]  
Chair

APPROVED AND FORWARDED  
Date: 4-7-96  
[Signature]  
OFFICE OF LEGAL COUNSEL

EXHIBIT "A"

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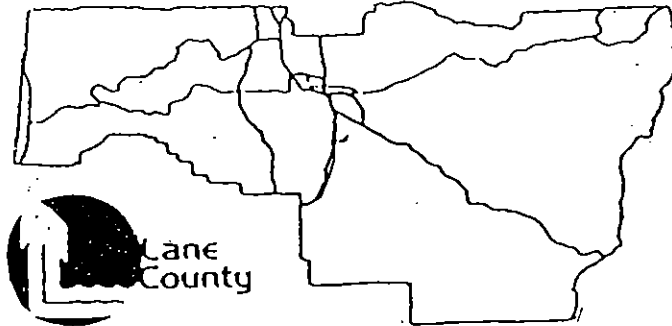
TO

ORDER/In The Matter of Approving a Work  
Program for the Periodic Review of the Rural  
Comprehensive Plan

**LANE COUNTY RURAL COMPREHENSIVE PLAN**

**PERIODIC REVIEW WORK PROGRAM**

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March 26, 1996

# LANE COUNTY RURAL COMPREHENSIVE PLAN PERIODIC REVIEW WORK PROGRAM

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## Introduction

On December 12, 1995, Lane County completed a Periodic Review evaluation of the Rural Comprehensive Plan (RCP) and implementing ordinances. The evaluation identified five land use planning projects, mentioned below, for inclusion in a Periodic Review work program.

1. Develop and adopt unincorporated community plans, to define 'rural' uses and densities for developed and committed exception areas outside and amend the RCP and implementation measures to comply with Statewide Planning Goals 11 and 14, and the Unincorporated Community Rules.
2. Develop and adopt coordination agreements with rural service districts that will comply with Senate Bill 122 as codified in ORS Chapter 195;
3. Update the Coastal Resources Management Plan to comply with changes to coastal goals and to assure adequate shoreland sites in conjunction with the update of the Siuslaw River Dredged Material Disposal Sites plan.
4. In order to comply with Statewide Planning Goal 5, update certain natural resource inventories, address the impacts of residential housing densities on big game habitat areas, and make any related changes to the RCP and implementation measures.
5. Amend the General Plan Policies document and Lane Code Chapter 16 for the F-2 zone to comply with the minimum area requirements of the Goal 4 Rule.

Lane County has excluded two of the five projects mentioned above from the Periodic Review work program. The project for Goal 5 resources is excluded until after LCDC completes its hearings and adopts any changes to Goal 5 and the Rule. The objective for the F-2 zone minimum area requirements is excluded, because Lane County is now working on changes to the F-1 and F-2 zones and policies, and expects these changes to be considered at hearings in June and later in 1996.

The Periodic Review work program timelines for completing work tasks and submitting this work to the Department of Land Conservation and Development are described on page 2. The work plan with objective and task details are attached as Appendices A, B and C.

In preparation for the April 10, 1996, hearing on the Periodic Review work program, Lane County held 6 public information meetings to inform interested persons about the proposed work program and about their opportunities for input. Copies of the work program or work program summaries were provided to interested persons. The public information meetings were advertised in the Registered-Guard and the Siuslaw News. Notice of the meetings and the April 10, 1996, public hearing was sent to a list of fifty interested persons. A special bulletin announcing the information meetings was developed by staff and the West Lane Planning Commission, and posted in western Lane County by West Lane Planning Commission members.

## PERIODIC REVIEW WORK PROGRAM TIMELINES

OAR 660-25-020(4) requires Lane County to indicate the date by which each work task in its Periodic Review work program will be submitted to the Department of Land Conservation and Development (DLCD) for review. In order to comply with this requirement, the dates indicated below are Lane County's dates by which tasks will be submitted to DLCD for review. Lane County will make one submittal for each project, by the date indicated below, which will occur after the work on all of the tasks in that project has been completed.

**Project 1 Submittal Date to DLCD: June 30, 1999.** The work on this project will occur, as summarized below, in the three phases over a three year period. The tasks and timelines for this work plan are described in more detail in the work plans for this project which are attached as Appendix A. June 30, 1999, is the date by which the work on all of the tasks in this work project will be completed and by which Lane County submit the completed work tasks to DLCD.

- 7/1/96 - 6/30/97: Goals 11 & 14 inventory work;
- 7/1/97 - 6/30/98: Goals 11 & 14 analysis of issues & citizen involvement;
- 7/1/98 - 6/30/99: Goals 11 & 14 plan/code changes, citizen involve. & adoption;

**Project 2 Submittal Date to DLCD: December 31, 2000.** The work to complete the tasks in this project will be completed over an 18 month time period and is described in more detail in the work plans for this project which are attached as Appendix B. December 31, 2000 is the date by which the work on all of the tasks in this work project will be completed and by which Lane County will submit the completed work tasks to DLCD.

**Project 3 Submittal Date to DLCD: December 31, 2000.** The work to complete the tasks in this project will be completed over an 18 month time period and is described in more detail in the work plans for this project which are attached as Appendix C. December 31, 2000 is the date by which the work on all of the tasks in this work project will be completed and by which Lane County will submit the completed work tasks to DLCD.

# APPENDIX "A"

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## **WORK PLAN 1. LANE COUNTY PERIODIC REVIEW WORK PROGRAM**

**Purpose.** The purpose of this work plan is to develop and adopt unincorporated community plans, to define 'rural uses' and 'rural densities' for developed and committed areas outside of unincorporated communities, and to amend the Rural Comprehensive Plan and implementation measures to comply with Statewide Planning Goals 11 and 14, and the Unincorporated Community Rules.

**A. Introduction.** This work plan explains how, during Periodic Review, Lane County intends to perform the work to revise and update the plans and zoning for 35 unincorporated communities and for developed and committed areas outside the unincorporated community boundaries. This work plan identifies general work objectives, specific work tasks and general timelines for doing the work. But, it does not prescribe what the substance should be for any changes in the Rural Comprehensive Plan land use policies or implementation measures. The appropriate time to consider such changes will be after the work program is adopted and the planned work is done.

The work in this work plan will be done in three phases, over a three year period:

- Phase 1:** 7/1/96 to 6/30/97 - Objectives 1 - 2, General & Specific Land Use Inventory
- Phase 2:** 7/1/97 to 6/30/98 - Objectives 3 - 6, Analysis, Citizen Involvement, meetings & Board Policy Direction
- Phase 3:** 7/1/98 to 6/30/99 - Objectives 7 - 8, Plan & Code Development, Citizen Involvement, Hearings & Adoption

The work in this work plan will address many issues. Statewide Planning Goals 11 and 14, and Oregon case law interpreting these Goals, require counties in their land use planning to limit future land uses and densities in rural areas to 'rural' uses and densities. For unincorporated community areas, the Oregon Administrative Rules for Goals 11 and 14 provide some clear direction for acceptable levels of 'rural' residential, commercial and industrial development. However, for developed and committed areas outside of the boundaries of unincorporated communities, there clear direction is lacking. Therefore, Lane County must develop a justification for the levels of 'rural' uses and densities that it allows in the Rural Comprehensive Plan and then justify these in terms of compliance with Statewide Planning Goals 11 and 14. Given these issues, how should Lane County proceed in its work program to address these issues?

To address these issues, the work in the work plan begins by developing a relevant factual base upon which sound land use policy decisions can eventually be made. For residential densities, the potential parcelization and build-out allowed under existing Lane County land

use policies would be analyzed. Little work will be required for many of the developed and committed areas where these areas are already developed to their maximum residential densities, except for a small amount of infilling. For other developed and committed areas, where changes in zoning densities may occur, additional and relevant land use information will be gathered. Information about the potential parcelization and build-out allowed under current Lane County land uses policies would be developed. Part of the information would identify if there are any water supply, sewerage and environmental limitations to allowing the projected parcelization and residential build-out. For lands zoned for commercial and industrial uses, the work would develop more information about the kinds of uses that occur in these areas and what uses the property owners have planned for the future. Then, work from this information base would be done to develop a justification for 'rural' commercial and industrial uses.

**B. Effected Properties.** Effected properties comprise a total of approximately 65,000 acres: 7,900 acres in communities and 57,100 acres outside of communities. These properties are included in 770 exception areas dispersed throughout Lane County. Within these areas, there are approximately 20,000 tax lots, 17,450 dwellings and 2,500 vacant tax lots.

**C. Regional Work Plan Approach.** In order to manage the work for the first phase of this work plan, the work will be performed on a regional basis. Lane County's 35 communities and nearby developed and committed areas are organized into five regions, and the inventory work will be done a region at a time. The regional approach will also help Lane County to focus on identifying issues which may be unique to the communities and areas within each region. The five regions are:

- Region 1, Coastal: Mapleton, Glenada, Cushman, Swisshome & Deadwood
- Region 2, McKenzie River: Blue River, Leaburg, Marcola, McKenzie Bridge, Nimrod, Rainbow, Vida, Walterville
- Region 3, Highway 58: Goshen, Pleasant Hill, Jasper, Fall Creek, Trent & Dexter
- Region 4, Southern: 6 southern Lane County area communities: 4 communities in the South Lane 45J school district: Dorena, Culp Creek, Saginaw, & London, 2 communities in the Crow-Applegate-Lorane school district: Crow and Lorane
- Region 5, Northern: 3 communities in the Fern Ridge 28J school district: Walton, Noti, Elmira; 3 communities in the Blachly 90 school district: Greenleaf, Triangle Lake, and Blachly; 3 communities in the Junction City school district: Lancaster, Cheshire, & Franklin; and 1 community in the Bethel 52 school district: Alvadore

## WORK PLAN #1. OBJECTIVES, TASKS AND TIMELINES

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**Objective 1. Develop a summary report on Lane County's developed and committed exception areas, based on an analysis using existing exception data and reports. This report will include an evaluation for each of Lane County's 35 unincorporated communities to determine which kind of community it is under the definitions of "Community" in LCDC's UNINCORPORATED COMMUNITIES" Rule, OAR 660-22-010(1). This report will also include a general description of existing and potential levels of development for developed and committed areas outside of communities.**

- a. Product to be produced:** Summary Report for Lane County's Developed and Committed Exception areas.
- b. Beginning work date:** July 1, 1996
- c. Ending work date:** August 30, 1996

### **Task 1. Communities.**

- a. Prepare a booklet with the latest, adopted developed and committed exception data for each community. This information should include the data that was adopted by Lane County to obtain acknowledgment from LCDC for each community and any other exception data about a community that was done as part of an approved land use application for the exception area.
- b. Obtain and use a copy of the plan diagram map for the tentative boundaries of each community.
- c. Using the four the different definitions of 'community' in OAR 660-22-010(1), prepare a "Community Classification Report" form to analyze the exception data from Task 1. and to determine the classification of each community.
- d. Using the data from Tasks 1a. and 1b. above, and the form from Task 1c. above, complete the Community Classification Report for each community.

### **Task 2. Exception Areas Outside Communities.**

- a. Prepare a booklet with the latest, adopted developed and committed exception data for each exception area. This information should include the data that was adopted by Lane County to obtain acknowledgment from LCDC and may include any other exception data that was developed to support a change in zoning density approved by Lane County.

- b. Tabulate for each exception area and from the exception data: total acreage in each zoning district and the total number of vacant and built upon tax lots in each zoning district.
- c. Tabulate for all exception areas combined, the total acreage in each zoning district and the total number of vacant and built upon tax lots in each zoning district.

**Task 3. Summary Report.** Using the information developed in Tasks 1 and 2 above, complete a summary report describing Lane County's developed and committed areas and their general potential for future development. Combine this report into a booklet form with the information developed in Tasks 1 and 2 above.

**Objective 2. Develop a detailed Land Use Inventory Data and Summary Report that inventories and analyzes the existing land uses within each exception area and within and adjacent to each unincorporated community where significant levels of new development may occur.**

- a. **Product to be produced:** Land Use Inventory Data & Summary Report
- b. **Beginning work date:** September 1, 1996
- c. **Ending work date:** June 30, 1997

**Task 1.** Create a land use inventory and analysis form to standardize, document and summarize the kinds of inventory data for each community and exception area. The form will be used to study exception areas on a regional basis. The form should be computerized and contain spaces for the kinds of information obtained from performing the tasks under this objective (this list of information to be obtained is an example that may be added to or modified) :

**Task 2. RR Zoned Areas.** Inventory and analyze RR zoned areas to determine existing and potential levels of land divisions and dwelling development:

- a. Use the form developed in Task 1. above to identify exception areas which are basically developed to their capacity and where significant amounts of new development will not occur. These exception areas may be excluded from any further detailed analysis.
- b. Adjacent exception areas will be combined and studied together where the only distinction between them is an arbitrary one because of being located in different A&T maps or across public roads.
- c. Analysis of parcelization and residential build-out at the density of the existing RR zoning. Determine the levels of existing and potential parcelization and dwelling development that could occur under the existing RR zoning density for the exception study areas. Obtain the following information:
  - the total acres in RR zoning
  - the total number of presumed 'Parcels' (use existing records of approved land divisions, legal lot verifications and contiguous ownerships of undivided land)
  - the total number of 'parcels' with an existing dwelling
  - the total number of 'parcels' without an existing dwelling
  - the total number of 'parcels' that could be added to the exception area by redividing 'parcels' under the existing zoning density
  - the total number of potential new dwellings that could be added under existing zoning including the number added by redividing the parcels
  - determine the potential average parcel size for the exception area under the existing zoning density by dividing the total number of RR zoned acres in the exception area by the number of additional parcels that could be created by redivision added to the number of existing parcels in the exception area.
- d. Analysis of parcelization and residential build-out at the density of potential RR zoning with a higher density. Compare the potential average parcel size for each exception study area with the minimum area requirement allowed by the

current RR zoning. If the average potential parcel size for the exception study area is closer to a lesser minimum area requirement than it is to the minimum area requirement of the existing RR zoning, then determine the levels of potential parcelization and dwelling development that could occur under the RR zoning with a smaller parcel size. Obtain the following information:

- the total acres in RR zoning from c. above
- the total number of presumed 'Parcels' (use existing records of approved land divisions, legal lot verifications and contiguous ownerships of undivided land) from c. above
- the total number of 'parcels' with an existing dwelling from c above
- the total number of 'parcels' without an existing dwelling from c above
- the total number of 'parcels' that could be added to the exception area by redividing 'parcels' under the lower RR zoning density
- the total number of potential new dwellings that could be added under the lower zoning density including the number added by redividing the parcels
- determine the potential average parcel size for the exception area under the lower zoning density by dividing the total number of RR zoned acres in the exception area by the sum of the number of additional parcels that could be added to the exception by added to the number of existing parcels in the exception area.

**Task 3. Commercial Zoned Areas.** Inventory and analyze commercially zoned parcels to determine the extent and kind of existing development and the potential for additional development:

- a. Use the form developed in Task 1. above to record the results of this work
- b. These properties and the uses on them will be individually studied for each exception area. The analysis may include and will not necessarily be limited to gathering and analyzing the following kinds of information:
  - the approximate acreage
  - the kinds of commercial uses and other uses being conducted on the property
  - the approximate area of unused and usable property
  - environmental constraints against development and the corresponding area of unusable property
  - a survey of the opinions of the property owners
- c. Complete field inspections to verify existing land uses and distinguishing land use features.
- d. Prepare a report that summarizes and tabulates the information obtained in Task 3.b. above.

**Task 4. Industrial Zoned Areas.** Inventory and analyze industrially zoned parcels to determine the extent and kind of existing development and the potential for additional development:

- a. Use the form developed in Task 1. above to record the results of this work

- b. The uses on these properties will be individually studied for each exception area. The analysis may include and will not necessarily be limited to gathering and analyzing the following kinds of information:
  - the approximate acreage
  - the kinds of industrial uses and other uses being conducted on the property
  - the approximate area of unused and usable property
  - environmental constraints against development and the corresponding area of unusable property
  - a survey of the opinions of the property owners
- c. Complete field inspections to verify existing land uses and distinguishing land use features.
- d. Prepare a report that summarizes and tabulates the information obtained in Task 4.b. above.

**Task 5. PF and PR Zoned Properties.** Inventory and analyze Public Facility, PF zoned parcels and Parks and Recreation, PR zoned parcels to determine the extent and kind of existing development and the potential for additional development:

- a. Use the form developed in Task 1. above to record the results of this work.
- b. The uses these properties will be individually studied for each exception area. The analysis may include and will not necessarily be limited to gathering and analyzing the following kinds of information:
  - the approximate acreage in PF or PR zoning
  - the kinds of uses conducted on the property
  - the approximate area of unused and usable property
  - environmental constraints against development and the corresponding area of unusable property
  - a survey of the opinions of the property owners
- c. Complete field inspections to verify existing land uses and distinguishing land use features.
- d. Prepare a report that summarizes and tabulates the information obtained in Task 5.b. above.

**Task 6. Carrying Capacity & Physical Limitations.** Inventory and analyze the following other relevant information:

- historical information for the communities from the Lane County Subarea Plans
- land uses for parcels within a quarter mile radius of the community boundaries
- significant limiting topography and natural features
- FEMA map floodway and floodplain fringe boundaries (plot on A&T maps)
- riparian area setback boundaries (plot on A&T maps)
- any overlay zoning district setback boundaries (plot on A&T maps)
- hydric soils and mapped wetlands (plot on A&T maps)
- the location (Plot on A&T maps) of any significant RCP/Goal 5 resources
- transportation system facilities and their status in the Lane County TSP
- the jurisdictional boundaries for the providers of public facilities and services

- available Lane County or State Agency reports or studies on the limitations of any community water or sewer systems, or on groundwater quantity or quality limitations
- computerized information, if available, to identify if the areas have a history of failing septic tanks or wells
- any uses and the corresponding parcels that are known to have existing uses that are inconsistent with the zoning or that have pending zoning or building code enforcement actions against them

**Task 6.a.** For an urban unincorporated community (Mapleton):

- develop information addressing the proximity of the community to centers of population per OAR 660-22-040(2)
- develop population growth estimates addressing the requirements of OAR 660-22-040(1)&(3)
- inventory of the condition and capacity of existing public facilities and services per OAR 660-22-050(2)(a)

**Task 7.** Obtain a computerized list of the map and tax lot numbers for properties within each exception area. Include other computerized data: ownerships & addresses, tax lot sizes, improvement detail summaries, and zoning. Obtain a separate list with the same information on it for properties within a quarter mile radius of the existing community boundaries. The ownerships and addresses should be formatted in a form for use with mailing labels.

**Task 8. For Unincorporated Communities.**

- a) Obtain a computerized A&T map for each community and additional copies of the map for each layer of computerized data. The map should also include tax lots within a quarter mile radius of the existing community boundaries. Where the necessary inventory data that must be plotted on the A&T maps is not available within the computerized data base, then this information must be manually plotted onto the A&T maps. The analysis must consider all of the uses that the zoning could potentially allow.
- b) As opposed to Task 8.a., perform a minimal analysis of the impacts of development within the community on nearby resource lands. The analysis could be based upon a recognition that the number of new uses and level of development would be so minimal that it would not create any impacts.

**Task 9.** Complete field inspections to verify existing land uses and distinguishing land use features within the exception areas and on properties within a quarter mile radius of community boundaries.

**Task 10.** Complete records research for relevant information.

**Task 11.** Complete comments and findings on the land use inventory and analysis form.

**Task 12.** Complete a summary report of the information in Tasks 2 - 11 above.

**Task 13.** Organize the information developed in Tasks 2-12 above into a single binder with the summary report at the front. This document will constitute the land use inventory data and summary report for the community. This document may be changed throughout the community plan development process.

**Objective 3. Complete a Preliminary OAR Compliance Report for each community addressing the factors mentioned below from OAR 660-22-030.**

- a. Product to be produced: OAR Compliance Report for each community**
- b. Beginning work date: July 1, 1997**  
**Ending work date: December 31, 1997**

**Task 1. Create an OAR Compliance form to address the following concerns:**

1. Assure that new industrial uses meet the -030(3) Rule reqs.:
2. Assure that new commercial uses meet the -030(4) Rule reqs.:
3. Assure that new uses do not adversely affect agricultural or forest uses per -030(6).
4. Cumulative impacts of development allowed by the zoning must addressed to comply with -030(8) Req..
5. Determine the applicability of any Metro regional goals & objectives and regional functional plans per -030(9), and then, if applicable, address consistency.
6. Determine if a community public facility plan is required per -050(1).
7. If a public facility plan is required, then determine the most feasible approach to help resolve the problem, development restrictions or the detailed provisions of services. See OAR 660-22-050(3)
8. An exception to Goals 11 and 14 for urban uses in these rural areas.

**Task 2. Using the OAR Compliance form completed in Task 1 above, and the Land Use Data and Summary Report developed for each community, complete the OAR Compliance analysis for each community.**

**Task 3. Meet with the planning commissions and the Board to present the report and to obtain any preliminary policy direction before proceeding further.**

**Objective 4. Complete a Preliminary Goals 11 and 14 Compliance Analysis and Recommendations Report for the existing developed and committed uses and densities and for those that would be allowed under the current Lane County zoning and land use policies.**

- a. **Product to be produced:** Preliminary Goal 11 and 14 Compliance Analysis and Recommendations Report
- b. **Beginning work date:** July 1, 1997  
**Ending work date:** December 31, 1997

**Task 1.** Create an Analysis form which includes any general standards in effect for Goals 11 and 14, and any state laws, that provide any direction for determining whether or not uses and densities are 'rural'. Separate analysis forms should be developed for residential, commercial, industrial uses, and for PF and PR zone uses and densities.

**Task 2.** Use the Analysis forms developed in Task 1 above, and the Detailed Lane County Developed and Committed Areas report developed in Objective 3 above, to analyze Goal 11 and 14 compliance issues and to prepare recommendations for any changes to the Rural Comprehensive Plan and implementation measures.

**Task 3.** Prepare a report that summarizes the information developed Tasks 1.-2. above.

**Task 4.** Organize the information developed in Tasks 1.-3. above into a single binder with the summary report at the front. This document will constitute the Preliminary Goals 11 and 14 Compliance Analysis and Recommendations Report.

**Task 5.** Meet with the planning commissions and Board to inform them about the results of this work and to obtain any preliminary policy direction before proceeding further.

**Objective 5. Complete a survey of the desires and opinions of people in each unincorporated community about what they would like their community to be and look like.**

- a. Product to be produced:** Community Desires and Opinions Survey and Summary Results Report
- b. Beginning work date:** January 1, 1998  
**Ending work date:** February 15, 1998

**Task 1.** Create the survey form.

**Task 2.** Mail the survey form to owners of property of record with A&T and within the community boundaries and within a quarter mile from the community boundaries. Mail with the survey form, a separate notice of the community workshops and information meetings.

**Task 3.** Tabulate the results of the return responses to the survey and prepare a summery report for distribution at the community workshops and information meetings.

**Objective 6. Hold community information meetings and workshops, and obtain citizen input.**

- a. Product to be produced:** Citizen involvement, and planning commission & Board meetings, and a summary report.
- b. Beginning work date:** January 15, 1998  
**Ending work date:** June 30, 1998

**Task 1. Provide notice.**

- a.** prepare the notice
- b.** mail notices at least 20 days in advance to property owners of property within the community and of record with A&T;
- c.** mail notices at least 20 days in advance to interested persons who have requested in writing to receive written notice;
- d.** mail notices to chartered community organizations identified by Lane County in Lane Manual and who represent the community for which the work is being done;
- e.** post notices at least 20 days in advance at public locations within the communities;
- f.** publish display ads in the R-G and Siuslaw News.

**Task 2. Conduct workshops & interact with citizens.**

**Task 3. Complete a brief report summarizing the results of the workshops and citizen involvement.**

**Task 4. Meet with the planning commissions and the Board to obtain policy direction before proceeding further**

**Objective 7. Prepare the draft land use plan and implementing ordinances.**

- a. Product to be produced:** Draft land use diagram and zoning maps, draft land use policies, and draft zoning regulations
- b. Beginning work date:** July 1, 1998  
**Ending work date:** December 31, 1998

**Task 1.** Interact with interested persons and the planning commissions.

**Task 2.** Complete necessary draft zoning map and land use designation changes.

**Task 3.** Complete the draft policies, codes, ordinances and findings.

**Task 4.** Complete draft changes to Lane Manual to formally establish a community advisory group if necessary.

**Task 5.** Complete the necessary reports for public hearings.

**Task 6.** Obtain copies of the materials developed in Tasks 2-5 above for distribution to interested persons.

**Objective 8. Conduct meetings and hearings, and adopt the land use plans, implementing ordinances and provisions to Lane Manual to establish a formal community land use advisory group for the study area.**

- a. Product to be produced:** Hearings and Adopted Land Use Diagram & Zoning Maps, Policies and Implementation Ordinances
- b. Beginning work date:** January 1, 1999  
**Ending work date:** June 30, 1999

**Task 1.** Provide notices.

- a. prepare the notice
- b. mail notices at least 20 days in advance to property owners of property within the community and of record with A&T;
- c. mail notices at least 20 days in advance to interested persons who have requested in writing to receive written notice;
- d. mail notices to chartered community organizations identified by Lane County in Lane Manual and who represent the community for which the work is being done;
- e. post notices at least 20 days in advance at public locations within the community;
- f. publish legal ads in the R-G and Siuslaw News.

**Task 2.** Interact with interested persons and conduct information meetings.

**Task 3.** Conduct planning commission and Board hearings and obtain Board action.

**Task 4.** Complete a brief report summarizing the results of the hearing.

**Task 5.** Complete notice of adoption to DLCD.

**Objective 9. Prepare Customer Service Information.**

**This objective is not part of the Periodic Review work program but is included here to illustrate the follow-through work which must be done.**

- a. Product to be produced:** customer service bulletins, one for each community, and a computer program to keep the data base for each community current.
- b. Beginning work date:** July 1, 1999  
**Ending work date:** December 31, 1999

**Task 1.** Complete a customer service bulletin for each community and for the new land use regulations outside of communities.

**Task 2.** Complete a computer program to keep the data base for each community current.

**Task 3.** Complete necessary staff training

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## APPENDIX "B"

March 26, 1996

BOOK 157 PAGE 1646

**WORK PLAN 2.**

**LANE COUNTY RURAL COMPREHENSIVE PLAN PERIODIC REVIEW**

**To develop and adopt coordination agreements with rural service districts that will comply with Senate Bill 122 as codified in ORS Chapter 195.**

- 1. Issues or Problems.** Lane County must enter into coordination agreements with each special district that provides one of the following services for areas outside of urban growth boundaries: sanitary sewers, water, fire protection, parks, open space, recreation, mass transit, streets and roads. The agreements must describe how the county will involve the special district in comprehensive planning, including plan amendments, periodic review and amendments to land use regulations. The agreements must also establish the role and responsibility of the county with the special district interests, including where applicable, water sources, capital facilities and real property including right of way and easements.

How should Lane County proceed to develop these agreements? Then, how should Lane County proceed to obtain the formal adoption of the agreements?

- 2. Work Program Goal.** The Goal and purpose of this work plan is to describe how Lane County should proceed to do the work necessary to address the above mentioned issues. This work plan estimates what the tasks, timelines and costs of the work will be. This work plan does not discuss what the content and form of the coordination agreements will be. The content and form of the coordination agreements will be developed as a result of doing the work outlined in the work plan.
- 3. Affected Special Districts.** Lane County must enter into coordination agreements with nearly 40 special districts. Lane County will determine the exact number and identify all of the special districts prior to beginning the work in the work program.
- 4. Work Plan Timelines.** The work in this work plan will begin on July 1, 1999 and end 18 months later on December 31, 2000. It is possible that the work in this work plan could begin sooner than July 1, 1999 if special funding became available. The chart on the next page illustrates the estimated monthly sequence (months are denoted with an "M") for completion of the work on each objective.
- 5. Work Cost Estimate - \$45,000.** 1/3 of a full time employee's time in an Associate Planner position over an eighteen month period would be required to complete the work in this work plan. The cost of funding the work at the Associate Planner position level is based on the current \$46,333/yr. salary and an added 94.55% of the salary to account for benefits, overhead & indirects which brings the total yearly cost of the position to \$90,140. One third of this amount over an eighteen month period would equal \$45,000.

Task Timelines To Complete Adoption & Implementation Of Coordination Agreements																		
	M1	M2	M3	M4	M5	M6	M7	M8	M9	M10	M11	M12	M13	M14	M15	M16	M17	M18
Task Summary																		
example agreements																		
consult others																		
complete prototype																		
meetings: PC & BCC																		
notify districts																		
meetings: districts																		
PC reviews/BCC adoption																		

**WORK PROGRAM DETAILS****Objective I. Produce a generic coordination agreement.**

- a. Product to be produced: generic coordination agreement**
- b. Beginning work date: at the start of month 1 (M 1 on the chart)**  
**Ending work date: at the end of month 3 (M 3 on the chart)**

- Task 1.** Obtain a copies of coordination agreements adopted by Lane County for areas within the urban growth boundaries.
- Task 2.** Consult with Lane County staff who have worked on these agreements and obtain their advice about developing the generic coordination agreement.
- Task 3.** Coordinate with the Districts
- Task 4.** Look at other examples of coordination agreements.
- Task 5.** Using the data from Tasks 1-4 above, complete the generic coordination agreement.
- Task 6.** Meet in work sessions with the planning commissions and the County Board of Commissioners to obtain from them any constructive feedback and direction on the agreement before using it.

**Objective 2. Complete the coordination agreements by obtaining their adoption.**

- a. Product to be produced: negotiations & adopted coordination agreements**
- b. Beginning work date: at the beginning of month 4 (M 4 on the chart)**  
**Ending work date: at the end of month 12 (M 12 on the chart)**

- Task 1.** Notify the special districts by letter and inform them about the need for coordination agreements and to initiate the mutual development and adoption of the agreements with the county. Send them the generic agreement with the letter as the framework to work from.
- Task 2.** Meet individually with the special districts and develop any specific terms for the coordination agreements. Obtain their adoption of the agreements.
- Task 3.** Meet with the Lane County Planning Commission and the West Lane Planning Commission to obtain their review and recommendations on the agreements.
- Task 4.** Schedule the agreements for adoption by the Board of Commissioners.

**Objective 3. Complete implementation measures for the coordination agreements.**

**Task 1.** Establish implementation measures, internally in the LMD and externally with the service districts to implement the agreements.

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## APPENDIX "C"

March 26, 1996

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**WORK PLAN 3.**

**LANE COUNTY RURAL COMPREHENSIVE PLAN PERIODIC REVIEW**

**To update the Lane County Coastal Resources Management Plan and to assure adequate shoreland sites in conjunction with the update of the Siuslaw River Dredge Material Disposal Plan.**

- 1. Issues or Problems.** The Land Conservation and Development Commission ("LCDC") adopted amendments to the coastal Statewide Planning Goals. Lane County's Coastal Resources Management Plan ("CRMP") needs to be updated in order to comply with some of the changes to the coastal Goals.

How should Lane County proceed to develop the changes to the CRMP? Then, how should Lane County proceed to obtain the formal adoption of the changes?

- 2. Work Plan Purpose** The purpose of this work plan is to describe how Lane County should proceed to do the work necessary to address the above mentioned issues. This work plan estimates what the tasks, timelines and costs of the work will be. This work plan does not discuss what the content and form of the changes will be. The content and form of the changes will be developed as a result of doing the work outlined in the work plan.
- 3. Work Plan Timelines.** The work in this work plan will begin on July 1, 1999 and end 18 months later on December 31, 2000. It is possible that the work in this work plan could begin sooner than July 1, 1999 if special funding became available.
- 5. Work Cost Estimate - \$90,000.** 2/3 of a full time employee's time in an Associate Planner position over an eighteen month period would be required to complete the work in this work plan. The cost of funding the work at the Associate Planner position level is based on the current \$46,333/yr. salary and an added 94.55% of the salary to account for benefits, overhead & indirects which brings the total yearly cost of the position to \$90,140. Two thirds of this amount over an eighteen month period would equal \$90,000.

**WORK PROJECT OBJECTIVES, TASKS AND TIMELINES**

**Objective 1: Complete necessary comprehensive plan inventories, analyses of these inventories and a report that summarizes the results of the inventory work.**

- a. Product to be produced: Land Use Inventories & Summary Report**
- b. Beginning work date: July 1, 1999**  
**Ending work date: March 1, 2000**

**Task 1.** For Goal 16, complete an analysis of the cumulative impacts of anticipated development for the Siuslaw River estuary pursuant to Goal 16 "Comprehensive Plan Requirements," item 5, including an analysis of total area of development and conservation management units and total area of various habitat types, and the alterations and development activities allowed by the County's implementing regulations.

**Task 2.** As required by Goal 17's "Coastal Shoreland Uses," items 2 and 3, do the following two-part study.  
(1) Examine shorelands which fall within County-designated developed and committed areas to determine if they should be protected for water-dependent recreational, commercial and industrial use based on criteria stated in the Goal; and  
(2) Determine whether or not there are any existing, developed commercial or industrial waterfront areas suited for redevelopment but not designated as especially suited for water-dependent uses, and prepare plans for these areas as specified in the Goal.

**Task 3.** For the Siuslaw River Dredged Material Disposal Plan determine any dredge disposal sites impacted by the floodplain regulations in Lane Code Chapter 16 and determine any changes in dredging operating characteristics of the Port of Siuslaw.

**Task 4.** As required by Goal 17, inventory existing public access points, and in conjunction with Oregon State Parks Division, identify areas where improvements to access or new access is needed.

**Task 5.** Examine the existing County-designated Shoreland boundary to verify that all Siuslaw River dredged material and disposal sites are within the boundary.

**Task 6.** As required by Goal 18's "Implementation Requirements," item 5, identify areas where development (as defined by the Goal language) existed as of January 1, 1977.

**Task 7.** As required by Goal 18's "Implementation Requirements," item 7, inventory sand dune areas to determine if grading or sand movement within them should be allowed by means of a foredune grading plan which meets Goal criteria;

**Task 8.** Organize and place all of the information gathered in Tasks 1-7 above into binders and prepare a summary report on this information. Place a copy of the summary report in the binders.

**Task 9.** Conduct public information meetings to discuss the work in Tasks 1-8.

**Objective 2: Complete necessary amendments to the comprehensive plan and implementation measures, conduct information meetings and hearings, and adopt the changes.**

**a. Product to be produced:** Preparation and adoption of amendments to the comprehensive plan and implementing ordinances, and citizen involvement and hearings.

**b. Beginning work date: March 1, 2000**  
**Ending work date: December 31, 2000**

**Task 1.** Prepare amendments to modify the Coastal Resources Management Plan (CRMP) and zoning and land division regulations to provide for grading plans. Subject areas include developed and committed lands and lands within the Florence UGB. This item will require coordination with the City of Florence.

**Task 2.** Prepare amendments to add Goal 16 dredge and fill standards to Development and Natural Estuary policies and zones to match those added to Conservation Estuary in 1991.

**Task 3.** Prepare amendments to update definitions in Lane Code to include new definitions added to the Coastal Goals in 1985.

**Task 4.** Prepare amendments to update the Siuslaw River Dredged Material Disposal Plan to correspond to floodplain regulations in Lane Code Chapter 16 and to reflect any changes in dredging operating characteristics of the Port of Siuslaw.

**Task 5.** As required by Goal 17's "Implementation Requirements", item 6, prepare amendments to the CRMP to include the inventory of existing public access points, and in conjunction with Oregon State Parks Division, areas identified where improvements to access or new access is needed. Describe in policy terms within the CRMP a program for providing increased public access and otherwise implementing the Goal amendment. Amend County regulations to meet Goal objectives.

**Task 6.** Prepare amendments to implementing regulations to allow permits for beach front protective structures in such areas based on criteria set for in the Goal. This work item will require coordination with the City of Florence for lands within the Florence UGB.

**Task 7.** Prepare reports explaining the proposed amendments and conduct citizen information meetings.

**Task 8.** Prepare materials for adoption of the proposed amendments, conduct public hearings and adopt the amendments.