

DRAFT REQUIREMENTS

PERMIT APPLICATIONS AFFECTED BY WATER PURVEYOR/DISTRICT

BACKGROUND:

Land Management division permit applications may impact a city water district or private water purveyor.

Verification is required as to whether or not the water district or water purveyor has authorized and approved the proposed development.

ISSUES/ACTION REQUIRED:

When Land Management division staff are processing a development permit application:

- 1) The applicant shall provide written proof of water district/purveyor approval or authorization for development on the particular site location when permit application is made.
- 2) A copy of the approval required by item one (1) above shall be kept as part of the development permit record.
- 3) A copy of the written approval for the specific development shall be provided to the applicant for record.

OTHER REQUIREMENTS FOR LAND MANAGEMENT STAFF:

Establish how many water districts are affected and who the "contact" person will be.

Retrieve current and up to date maps of the various service areas.

Utilize a common or generic information form for all water district applicants.

Provide monitoring and coordinating process for/with water districts.

LANE COUNTY COMMISSIONERS/CITY COUNCIL AGENDA

September 15, 1992

Mayor Weathers called the city council meeting to order at 6:30 P.M. at the Lowell City Hall.

COUNTY COMMISSIONERS AND STAFF PRESENT: Ellie Dumdi, Jack Roberts, Steve Cornacchia, Marie Frazier, Jim Johnson, Jake Grisley, Bill Vanvoctor

COUNTY COMMISSIONER ABSENT: Jerry Rust

CITY COUNCIL PRESENT: Weathers, Hunt, Conrad, Thompson

COUNCIL ABSENT: Thompson

STAFF PRESENT: Blacklaw, Erwin

IN ATTENDANCE: Mr. and Mrs. Casey Jones

JON ERWIN - City Engineer - Kip Construction - Bid on Gravity Sewer Relief Project - \$55,273.00

Conrad motioned to approve the low bid of \$55,273.00 from KIP Construction on the gravity sewer relief project subject to approval of DEQ, OCD, EPA and the Corps. Goodwin seconded with it passing 4-0.

1. Precinct Restoration

Lowell's voting precinct has been moved back to the Lowell High School.

2. Maintenance of Covered Bridge

It was explained to the commissioners that the covered bridge needs to be painted, the roof repaired and a sign replaced. Roberts said the Covered Bridge Committee will have a tour October 2nd and the bridge can be discussed at that time. They are expected to be in Lowell at approximately 2:45.

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3. How Use of Lane County Marina May be Promoted/What Are the Options Available
Weathers asked what the county can do and what ideas the county have for the marina.
Cornacchia responded that the county is will to listen to all proposals concerning the marina including a long time lease. Jake Grisley said that a duck round-up is being planed in the next few weeks. Marie Frazier is to contact the city when the Parks Advisory meets so that Lowell can be included.

4. Road Fund Sharing
The gravel road program is to end this year. If the city is interested in having the program extended the city has to met with the commissioners and ask for an extension.

5. Assistance for Building a Road to the Industrial Park Area
Cornacchia said there is money available for roads to industrial parks. The request should go directly to Jim Johnson. The road package can be obtained from Craig Starr and can be funded within 60 days if all the criteria is met.

6. How to Cooperate on Results of Measure 5 Re: Tax Limitation
Property tax limitation will not include Lowell unless there is a dramatic drop in Lowell properties or unless the city or fire department needs to go out for more money.

The meeting adjourned at 8:30 P.M.


Dee Blacklaw
City Recorder

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Joint Meeting of the
Board of County Commissioners
and
the West Lane Planning Commission
September 3, 1992

Board of County Commissioners Present: Ellie Dumdi, Chair; Steve Cornacchia;
and Jack Roberts; and Jerry Rust

Excused: Marie Fraiser

West Lane Planning Commission Present: Wes Westphall, Chair; Fred Beisse;
Brian Cole; Marilyn Miller; and Michael Sleight

Land Management Division Staff Present: Roy Burns;
Katherine Kline

Other County Staff Present: Jim Johnson, County Administrator; William
VanVactor, Legal Counsel

Others Present: Alicia DeNicola, Siuslaw News; Agnes Schrimpf from East
Berlin.

I. Introductions

Everyone introduced themselves to each other. Ellie gave a special
introduction to Agnes Schrimpf, a visitor from East Berlin.

II. Discussion of Budget Impacts

The members of the WLPC asked the BCC to provide information on the impacts
Lane County's budget on Land Management, WLPC, and West Lane County.

Jim Johnson gave an overview of the County's revenue; and background of the
County's budget situation leading up to the present. There was discussion
between the BCC and WLPC regarding current and past timber prices and
contracts.

Roy Burns addressed the Land Management Division's budget, explaining the
budget process, how positions were selected for layoff, impacts to the
public and to the Division. Burns explained the reasons for the cut at the
Florence Annex and the amount of services that the LMD will still be
providing at the Annex. There will be a follow-up at a future WLPC meeting
to discuss the impacts for West Lane County.

The BCC and WLPC discussed the outlook for future budgets, lack of revenues,
reserves, expectations of future cuts, possible revenues, consolidation of
services, budget theory.

III. Functions of the West Lane Planning Commission - Bylaws

Jim Johnson handed out a copy of the WLPC Bylaws.

Michael Sleight asked "what function does the BCC want the WLPC to perform?" "Is the WLPC a value to the BCC?" "Is the WLPC a value to the County?" "In the BCC opinion why is the WLPC here?"

It was explained that a planning commission is required by law. The function for the WLPC is the same as the function for the LCPC. There was discussion about combining the two planning commissions of LCPC/WLPC. If they were combined there would be representation from West Lane County. The value of WLPC to the BCC was discussed.

Fred Beisse stated that there are three new members on the WLPC, himself being one of them, and that for the first 9 or 10 months WLPC didn't do much of anything. WLPC expressed concern about being reactive rather than pro-active. There was discussion about how the WLPC could become pro-active.

The issue of WLPC holding regular meetings without benefit of staff was discussed. The pros and cons of meetings without staff and the procedural/legal aspects were also discussed. Roy Burns will provide the WLPC with the standard operating procedures for having a meeting.

Wes Westphall told the BCC that the West Lane community feel that the WLPC members are West Lane "County Commissioners". Westphall and many others receive questions regarding many other items than land use. Ellie Dumdi exclaimed that she is available at the Florence annex one full day per month and those types of questions should be sent to her or one of the other commissioners. There is a phone at the Florence annex to call Eugene toll free.

Wes Westphall asked if it is possible to get a list of development in the West Lane District. This was discussed by many of the members.

There was discussion about how to declare ex parte contacts and what constitutes an ex parte contact. Examples given. Importance of declaring ex parte contacts was explained.

IV. Rural/UGB Application Processing Involvement

Discussion regarding transfer of the following administrative decisions made by Hearings Official to the WLPC:

- Conditional Use Permits
- Variances
- Zone Changes

There was discussion about annexation of lands into the City of Florence. This led to further discussion regarding the Urban Growth Boundary and who has jurisdiction over the area. There seemed to be some confusion about City jurisdiction and County jurisdiction. Roy Burns explained intergovernmental agreements with the Cities of Eugene and Springfield.

Wes Westphall indicated that the WLPC would like to take on a pro-active role and begin to perform quasi-judicial decision instead of having the Hearings Official do it. Jerry Rust explained that the BCC found that it is more efficient to have a Hearings Official and that the law is so complex that an attorney is necessary. Bill VanVector mentioned that the Legislature has made Land Use Laws so complex that that an attorney is essential for these decision. Several examples were given to show how the standards for Rural Planning is different from planning within the City.

Wesphal expressed concern that the WLPC is not needed if not doing pro-active work. The meaning of pro-active and re-active planning was defined. Defining re-active as dealing with specific property, such as zone changes, variances and special use permits. Pro-active means planning aspects addressing community wide issues not on a specific piece of property.

Jerry Rust reminded the WLPC that West Lane is a fast growing area which needs planning to deal with the problems that will arise. The WLPC can deal with rule making and goal setting. It was suggested that the WLPC hold a 1/2 day workshop to discuss planning and goal setting.

V. ~~Lowy Range~~ Project Planning Involvement

Mandated: Clear Lake

1993 Legislation

Proposed Amendments to Goals 3 & 4

Secondary Lands

Riparian Vegetation Protection Provisions
(Coastal Lake Degradation)

Other: Florence Hwy 101 Corridor Study

Florence Urban Transition Agreement

State Hwy 101 Improvements

Each of the above work program items were discussed briefly. (Starting at the Bottom of the list.) Ellie Dumdi gave the WLPC the name of June Carlson to contact to find out about the State Hwy 101 Improvements. There will be several meetings held in the state. On October 30, there will be a meeting at Driftwood Shores at 9:00 am regarding Hwy 101.

As far as Florence Hwy 101 corridor Study, improvements were suggested to Florence and they will be doing further study. A joint meeting with the City of Florence should be set up to discuss this further.

The Florence Urban Transition Agreement was discussed. Roy Burns expressed concerns about the overall service delivery and overall impact on the county if that were to occur. There are some models, but no specific proposals right now.

There was discussion on Goals 3 & 4. LCDC are writing the rules, in October WLPC will have a work session on this item. Clear Lake is being worked on at the present time. The WLPC will be sending a recommendation to the BCC soon.

Marilyn Miller discussed the opposition heard regarding the riparian vegetation provision. WLPC would like to see this ordinance again before the BCC decision. The BCC talked about this item being on a fast track and it is still being worked on. If it is sent back again there would be trouble with it being bogged down. The WLPC was invited to come to the BCC hearing to testify if they wanted.

VI: OTHER:

Ellie Dumdi stated that she had received a letter from Wes Westphall regarding the attendance of Brian Cole to WLPC meetings. Ellie Dumdi had discussed this with Brian Cole and he indicated that he did not wish to resign.

Brian Cole gave an explanation of why he had missed the meetings. Brian Cole said that he did not wish to resign from the WLPC. There was discussion about being overburdened with other work and assessing whether or not WLPC meetings are a priority. It was decided that Brian Cole will report his availability to Wes Westphall.

Meeting adjourned 9:05 p.m.