

Approved February 2, 1993

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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
of 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 VanVactor 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. Long-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.

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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

JOINT MEETING

LANE COUNTY COMMISSIONERS/DUNES CITY COUNCIL

September 3, 1992

I. INTRODUCTIONS

The meeting was called to order at 4:20 p.m. by Mayor R. Petersdorf. He announced that Commissioner Dumdi would chair the meeting.

The following commissioners and staff were present: J. Rust, Chair of the Board E. Dumdi, J. Roberts, S. Cornnachi, County Administrator J. Johnson, Attorney Bill Van Vactor, Head of the Land Management Dept. Roy Burns, and a visitor from East Berlin doing an internship with the county staff. The following council members and staff were present: M. Miller, R. Petersdorf, E. Passenger, H. Hodson, City Recorder Kathie Hilborn, Secretary Lisa Goodfellow. There were 6 people present in the audience.

II. DISCUSSION/Room Tax

There was a meeting in Harris Hall last night concerning the room tax. All but three communities in Lane County were represented. J. Rust wrote the proposal for the 2% increase which will be used mainly to promote tourism in the county. He invited the council to attend and give input at the meetings September 15 and 16. That is when the ordinance will be shaped.

J. Rust also stated that according to "The Oregonian" there has been a boom of tourism in Portland with 80% or higher occupancy in their motels this summer. The Eugene area has been in the low 60% range. There is a need to market Lane County as a whole for tourism. For each percentage point the tax will raise \$75,000.

The commissioners realize that much of the tax money from this area has stayed in Eugene. This is one of the reasons they are willing to support the All Events Center for Florence. They plan to contribute \$1.8 million to the project if it goes forward.

E. Dumdi explained that the tax seems to be favored by all areas of the county, but in Florence the timing is bad. There are contracts with bus tour companies that are written two years in advance. Perhaps something

\$1.2 million from room tax to spend on marketing.

R. Petersdorf stated that Dunes City budgets all of their room tax directly to tourism. He felt that other cities put theirs into a general fund. S. Cornnachi explained that the tax is used for items related to tourism; Even a softball tournament would bring people into the area who would use rooms and other tourist related businesses. He feels this is why the commissioners are willing to support the All Events Center. There will be many events that impact the whole area for tourism, not just the City of Florence.

III. Discussion/Jurisdiction of County Shorelands Around Siltcoos Lake

Mayor Petersdorf explained the need for a working program in obtaining permits for this shoreland area. It is a hassle for the property owners. A walkway and dock can lie in city, county and state land. S. Cornnachi wondered if there were differing standards which caused the problems. R. Micklewright of the Dunes City Planning Commission explained that it caused a problem in administering Dunes City ordinances. Only people that are living in Dunes City are affected by the multi-jurisdiction. There are probably not proper permits because it. J. Rust wondered if the urban growth boundary could include that shoreland area. The county could then give jurisdiction to the city as it has done with other cities. E. Passenger stated that the urban growth boundary can be extended only when services are provided such as water and sewer. Attorney Van Vactor felt that there was no need to extend the urban growth boundary. According to ORS 190 the county could transfer that authority. Mayor Petersdorf will direct city staff to start the process to have the authority transferred.

IV. DISCUSSION/Road Funds

Mayor Petersdorf wondered why Dunes City only gets 50% of the urban transition money. S. Cornnachi explained that there are two unrelated funds. The gravel roads fund, which converts gravel roads to urban roads, only allots 50% to Dunes City roads. All the other cities in the county have roads that are twice as wide as Dunes City. The Urban Transition Money is based on road mileage. With this fund Dunes City receives the same amount per mile as the other cities.

can be worked to raise the tax incrementally in Florence. The rate for Florence is currently 6%. If raised, it would be higher than Newport.

E. Dumdi believes the All Events Center will contribute to tourism in Dunes City through conferences. There are also three new motels planned for Florence in the next couple of years.

R. Petersdorf felt that Dunes City would probably not support the All Events Center if taxed for it. He stated that Zone 5 contributed 72% of their tax money to the Fair Grounds. Those bonds will be paid in 1994. The commissioners realize that the formula for these taxes needs to be reworked after the bonds are paid. J. Rust expressed the difficulty the commissioners have in being fair with these special projects. He feels that the various projects balance out over the years in benefit to the rural areas of the county.

Nancy Johnson expressed the concern that in a countywide vote Zone 5 can easily be overridden. E. Dumdi felt that might be true, but many times their voice does come through.

M. Miller asked how the new 2% tax would be spent. 50% will be for marketing, 30% for the Lane County Museum and 20% for special projects, such as the Bach Festival and the Eugene Festival of Music.

J. Rust wondered if Dunes City felt more aligned with the Coast, as opposed to Lane County, in tourism. Mayor Petersdorf felt that not many people in the Eugene area have even heard of Dunes City. It is not mentioned in many of the tourism pamphlets. J. Rust stated that one of the biggest sources of room tax revenue had 1/2 of their clientele from the Eugene area. He feels that the county should pull together for a greater benefit to all areas. One of the elements of the proposal is to change the name of the "Eugene-Springfield Visitors and Convention" to "Lane County Visitors and Convention" and to give people in the outer areas representation.

R. Petersdorf wondered what the commissioners would do if the All Events Center were voted down. The financial commitment to the center is conditional. Support of other projects on the coast would be a priority. E. Dumdi explained the competition for Florence: Newport has \$750,000 and Lincoln City about

Ken Hayes agrees with the concept of marketing Lane County as a whole. This area is growing rapidly. The P.U.D. meters in Florence are twice as much as in Newport and six times as much as in Reedsport because of the growth.

V. DISCUSSION/Water Study--Tax Base for Water System

Mayor Petersdorf reported that the city's water feasibility study is almost complete. There will be another townhall meeting. A city water system will probably be on the March ballot if grant money is found. J. Rust answered the question about support from the county. The county does not run water systems. He wondered if the study looked into the idea of connecting with Heceta Water District. That idea was considered in the study, but the costs were prohibitive. J. Rust stated that the county was willing to consider playing a role in working out the problem. Mayor Petersdorf expressed frustration with the workshops that are given concerning grant money. The ideas usually do not work out. There is a workshop planned by the state on October 9, 1992.

IV. QUESTIONS FROM THE AUDIENCE

Nancy Johnson asked why \$500.00 of county money was spent on Olive Street in Eugene. This road fund money is shared with every city in the county. It was a normal request. J. Roberts pointed out that the state constitution permits road funds to be used strictly for roads. The media makes it look like money is being spent unwisely when there are other important social problems to deal with. These funds just can't be used for those concerns.

J. Rust explained that the county would consider a road fund request from western Lane County a priority. He appreciated hearing the concerns because it shows a need to continue educating the public. Ken Hayes also expressed the need for better public relations between the commission and western Lane County. S. Cornnachi stated that the county has resisted hiring a public relations person in order to keep the costs down and because most of the tax money comes from timber. Five cents of every property tax dollar goes to Lane County. That money is subsidized by timber receipts. H. Hodson felt it helps public relations a lot to have these

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meetings on the coast.

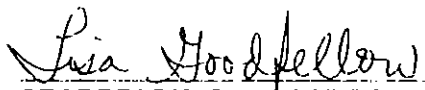
Martha Jakobs is concerned about all the traffic on what is considered the "scenic route" of Highway 101. The main problem is that there is little room between the ocean and the mountains for another route. The state is considering the problem in its long-term goals.

Commissioner Dumdi closed the meeting at 5:40 p.m.

CHAIR E. DUMDI



MAYOR R. PETERSDORF



SECRETARY L. GOODFELLOW