

## **PHASE II CUSTOMIZED PERIODIC REVIEW**

### **Purpose**

The purpose of this customized periodic review is to update the City's Comprehensive Plan land use policies and implementing ordinances to address emerging issues resulting from the siting of the state mental health and prison facilities. These two State facilities will result in a "sub regional economic employment center" for Lane and Linn counties in the south part of Junction City. The customized periodic review process is a two phases, multi-year project beginning in 2008 and ending in 2011. The issues addressed in each phase as part of this customized periodic review include:

#### **Phase 1 –**

Economic Opportunity Analysis (EOA), including a buildable lands inventory (BLI) for employment land,

- UGB Analysis and amendment for industrial employment lands
- Local Wetlands Inventory (LWI), partial

#### **Phase 2 –**

- Residential Buildable Lands Inventory (BLI) and Residential Land Needs Analysis (RLNA),
- UGB Analysis and amendment for commercial and residential land and Establishment of Urban Reserves
- Local Wetland Inventory (LWI), completion

### **Background**

The Oregon Department of Correction (DOC) and Oregon Health and Human Services (DHS) will be constructing two state facilities in Junction City. The two state facilities will be located on 236 acres of vacant industrial land in the south part of Junction City and will create approximately 1,800 jobs. The minimum security correctional facility plans to be operational in 2014 and the state hospital is planned to open in 2015. This announcement prompted the City to evaluate its readiness to plan for the impact these facilities and subsequent development will have on the community. In August 2007 nearly 30 State and local officials met in Junction City for a work session to begin discussions of the next steps in planning for both the proposed prison and state mental health facilities. This session was coordinated with the Willamette Valley Economic Revitalization Team (ERT). Customized Periodic Review (CPR) was discussed as a logical tool to use to address many of the issues identified at the work session.

## **Objective of Phase II**

1. Re-evaluate commercial land needs based on alternative assumptions regarding infill and redevelopment based on local and regional trends; amend EOA as necessary; prepare UGB analysis for commercial land.
2. Prepare a Residential Buildable Lands Inventory (RBLI) and Residential Land Needs Analysis (ORS 197.296, 197.303) for Junction City that will be used to update the Housing Element of the Junction City Comprehensive Plan to address the 20-year housing needs for the city's urban growth boundary (UGB);
3. Prepare a UGB evaluation/Urbanization Study to identify long term land needs and possible UGB expansion areas (ORS 197.298), and Urban Reserve Strategy.
4. Complete the Local Wetland Inventory Report started in Phase 1 for DSL Review and approval
5. Prepare the following draft and final Comprehensive Plan Amendments for Review and Adoption.
  - Chapter 2 – Environment
  - Chapter 3 – Land use
  - Chapter 4 – Economic Development
  - Chapter 6 – Transportation (Note: Chapter 6 update is part of a separate contract with ODOT)
  - Chapter 7 – Public Facilities
  - Chapter 9 – Buildable Land Inventories
  - Chapter 10 (New) – Housing
  - Appendix 1 – Goal 14 Analysis
  - Appendix 2

## **Work Methods and Tasks**

### **Expectations about Written and Graphic Deliverables**

All graphic deliverables must be well documented, with project name, a title that corresponds to the work program deliverable, draft number, a legend, and the date of preparation. Graphic deliverables are required in hard copy and any that are prepared electronically must be submitted in electronic format as well. All electronic copies of illustrative drawings must at a minimum be in .PDF and .tiff or .jpg format. All electronic copies spatial data (coverage/shape files) must be in Arc GIS shape files projected as follows: State Plane, Oregon South, and NAD 83. All written (text) deliverables must be prepared using an MS Office program (e.g. word, excel, access, PowerPoint, etc.) and must include the project name, a title that refers to the work program deliverable, draft number, task number, and date of preparation. Written deliverables are required both in hard copy and electronic version and needs to be usable and readable in black and white. Consultant shall send one copy of each deliverable to the City's Project Manager according to the schedule specified in the statement of work.

## **Project Management**

**Objective: To set up roles and responsibilities of the project committees.**

**Project Oversight:** The City shall take the lead role in the CPR process, with Consultant support as indicated per work subtasks and deliverables throughout the duration of the project. Project Management includes the work necessary to manage City staff and Consultant analysis and production efforts, coordinate with agencies, monitor progress, and direct quality control activities. Specific City staff activities include:

- Program, supervise, and coordinate with Consultant project team
- Prepare, monitor work plans, budgets and schedules
- Lead project management team meetings
- Prepare monthly invoices, progress reports and backup data
- Maintain project files
- Coordinate production and quality control efforts
- Conduct management level review of work in progress and final work products
- Coordinate monthly project management team meetings (conference calls)
- Coordinate Public Involvement Plan

## **Public Involvement**

**Objective:** Provide for continued public involvement throughout the customized periodic review (CPR) process that will ensure the broadest participation by the public in this project and solicit comments on draft work products through public meetings. The Coordination of the PIP is part of Project Management (Task 1).

The Public Involvement Program (PIP) shall include:

- Formation of a Technical Advisory Committee and Comprehensive Citizen Planning Committee, and Stakeholder Group
- CCPC, Stakeholder and Public Workshop meeting and facilitation.
- Council and Planning Commission work sessions and public hearings
- Written article(s) for the local papers
- Displays in public places with local exposure, such as but is not limited to the library, the City Office, and the Post Office and
- A project web site

### **A) Advisory Committees:**

#### **1) Technical Advisory Committee (TAC)**

City shall identify and appoint TAC members including, but not limited to key City staff, the DLCDC Regional Representative, and representatives from affected county and state agencies (e.g. Lane County Planning, Economic Revitalization Team, School District, Fire District, etc.). City shall develop TAC roster. The purpose of the TAC is to review all draft project deliverables for consistency with applicable state statutes and administrative rules, and local regulations. TAC members shall submit all comments to the City's Project Manager. The City Project Manager may convene a TAC meeting as needed to provide technical guidance to City and Consultant regarding work products and

process prior to distribution of draft work products to TAC, CCPC and Stakeholder Group.

**2) Comprehensive Citizen Planning Committee (CCPC)**

City shall identify and appoint CCPC members including, Planning Commission, City Council (2 to 3-members), and citizen representatives (3-members). City shall develop a CCPC roster. The CCPC shall review Consultant's work and accept or make recommendations on project deliverables.

**3) Stakeholder Group.**

This group consists of citizens, property owners and business owners in and near Junction City (e.g. Chamber of Commerce, Lane Metro Partnership, Lane County Farm Bureau, Lane Land Watch, 1000 Friends, etc) who will help shape the development of the project. Members of the Stakeholder Group will represent the interests of their respective organization and provide feedback to the City's Project Manager through comments on draft work products, Stakeholder Group meetings, and public workshop participation. Lane County Planning staff will be involved in the planning process.

**B) Meeting Facilitation**

The City will contract with a separate consultant to conduct facilitation at CCPC meetings, public workshops and stakeholder meetings. This facilitation will ensure active participation by the public and committee members and help guide and document the decision-making processes.

**C) Maintain Project Web Site**

A project web site was developed and maintained by the city in Phase 1 and will continue to be used and updated in Phase 2. Elements of the web site include: project schedule, project documents, maps and public meeting schedule in a format to be easily downloaded.

**D) Conduct Public Involvement Program (PIP)**

The PIP will include CCPC and TAC meetings, Stakeholder outreach, and public meetings that can use a workshop, open house or public hearing format. City staff shall collaborate with the CCPC to review project purpose and update as necessary.

City Project Manager shall be responsible for distributing draft work products to TAC members for review, comment and revision prior to distribution to CCPC, stakeholders, and the general public. The City Project Manager shall provide feedback to the TAC on all comments received prior to preparation of the draft work product for distribution to the CCPC, Stakeholders and general public. The City Project Manager shall be responsible for convening TAC meetings as necessary to get consensus on issues.

1) City Project Manager shall be responsible for distributing draft work products to CCPC members for review, comment and revision prior to preparation of the final draft work product. The City Project Manager shall be responsible for convening CCPC meetings as necessary to get consensus on issues.

2) City Project Manager shall be responsible for distributing draft work products to the Stakeholder Group members for review and comment prior to preparation of the final draft work product. The City Project Manager shall be responsible for

convening Stakeholder Group meetings as necessary to discuss and get feedback on issues.

3) City Project Manager shall be responsible for securing meeting facility, posting/ mailing meeting announcements, copying and distribution meeting materials for all meetings and meeting minutes for all meetings. City shall publish notice of all CCPC and public meetings 10 days prior to the meeting. All meetings will be open to the public.

4) Consultant shall be responsible for preparation of meeting agendas, meeting presentations, and meeting materials.

5) Public Open Houses. At least 3 Public Open Houses will be held throughout the project process. The meetings will be held at key decision points during the project to solicit feedback on community vision, housing needs, future UGB Expansion areas, and to report results of LWI Inventory

## **WORK PROGRAM**

### **TASK 1: PHASE 2 PROJECT KICKOFF**

**Purpose:** Present for review and comment to the TAC, CCPC and Stakeholder Group the Project schedule, work program and public and agency involvement process (anticipate planning commission's and city council's involvement in all stages of the public review process).

#### **Consultant Deliverables:**

- Draft Memorandum of Understanding for Phase II Public Involvement Process
- Final Memorandum of Understanding for Phase II Public Involvement Process
- Project schedule

#### **CPR Work Products:**

- Kick-off meeting agenda, meeting materials and minutes
- Final PIP MOU
- Project Schedule

### **TASK 2: COMMUNITY VISION AND GUIDING PRINCIPLES**

**Purpose:** To develop a community vision, guiding principles in order to:

- Develop policies and other efficiency measures to ensure needed residential and commercial development will occur in a manner consistent with the community vision and guiding principles and policies for future residential, commercial and industrial development and urban growth boundary and urban reserve planning,
- Identify criteria for evaluating potential UGB expansion areas consistent with the community vision and guiding principles and,
- Evaluate how well alternatives expansion scenarios accomplish the desired community vision and guiding principles.

**Consultant Deliverables:**

- Draft Community Vision, Guiding Principles and Policies
- Revised draft Community Vision, Guiding Principles and Policies
- Final draft Community Vision, Guiding Principles and Policies

**City Deliverables:**

- One set of non-conflicting comments on draft Community Vision, Guiding Principles and Policies.

**CPR Work Products:**

1. Agenda, meeting materials and meeting minutes for Community Visioning Meeting (Public Meeting #1) with the TAC, CCPC, Public and Stakeholder Group
2. Agenda, meeting materials and meeting minutes for joint Planning Commission and City Council Work Session #1
3. Final Draft Community Vision, Guiding Principles and Policies and policies for future residential, commercial and industrial development and urban growth boundary and urban reserve planning

***Note: City will contribute \$5,000 towards visioning process to account for commercial redevelopment and infill policies. This is not part of the requested grant amount.***

**TASK 3: COMPLETE LOCAL WETLAND INVENTORY REPORT AND GOAL 5 COMPREHENSIVE PLAN AMENDMENTS**

**Purpose:** To complete the local wetlands inventory consistent with the requirements of Division 660.023 and 141.086.0110 – 141.086.0240 with a list of significant wetlands with DSL review and approval. In Phase 1 a preliminary Local Wetlands Inventory and map was completed. The remaining tasks for completion are as follows:

- A) Consultant to complete Local Wetlands Inventory / Locally Significant Wetlands (LWI/LSW). Complete detailed DSL wetland forms for each identified wetland; complete OFWAM and other required assessment documentation; determine locally significant wetlands; complete GIS mapping, analysis, and digital data documentation; prepare LWI report for City review.
- B) Consultant shall conduct DSL coordination and review process for LWI. Consultant shall submit report, maps and data to DSL for review; conduct field meeting/tour with DSL staff; and carry out DSL review coordination for LWI approval. City may review and comment if desired.
- C) Consultant shall conduct Goal 5 ESEE Process on the final, DSL approved, draft product. Prepare Goal 5 ESEE Analysis (for wetlands not addressed through safe harbor); prepare draft Plan and Code amendments and findings consistent with ESEE Analysis; coordination with County and DLCDC Regional Representative.
- D) Consultant shall prepare draft staff report for City review and present LWI, Code and Plan Amendments and findings to City Planning Commission and City Council at a work session and public hearings (2) for review and adoption.

**Consultant Deliverables:**

- Draft LWI/LSW Inventory Report including GIS data
- Coordination of DSL review of LWI, revise LWI as necessary to meet DSL requirements for approval.
- Revised final draft LWI for public review.

**City Deliverables:**

- One set of non-conflicting comments from TAC and CCPC on the draft LWI to Consultant
- Agenda, meeting materials and meeting minutes for TAC and CCPC Meeting #1
- Agenda, meeting materials and meeting minutes for Public Open House #2
- City Planning Commission-City Council Update

**CPR Work Products:**

1. Agenda, meeting materials and meeting minutes for LWI Meeting with the TAC and CCPC Meeting #1
2. Agenda, meeting materials and meeting minutes for Public Open House #2
3. City Planning Commission and City Council minutes
4. Final Draft LWI

**TASK 4: RESIDENTIAL BUILDABLE LANDS INVENTORY (RBLI)**

**Purpose:** Inventory residential buildable lands consistent with Goal 10, Division 008 and ORS 197.296 et.seq. The RBLI will incorporate the findings and recommendations of the LWI completed as part of Task 2. (NOTE: The analysis of constraints and final BLI cannot be completed until the LWI is completed)

**Consultant Deliverables:**

- Draft Residential Buildable Lands Inventory Report
- Final draft Residential Buildable Lands Inventory Report

**City Deliverables:**

- One set of non-conflicting comments from TAC and CCPC on Residential Buildable Lands Inventory
- Agenda, meeting materials and meeting minutes for TAC and CCPC Meeting #2
- Agenda, meeting materials and meeting minutes for Public Open House #2
- City Planning Commission-City Council Update.

**CPR Work Products:**

1. Agenda, meeting materials and meeting minutes for RBLI Meeting with the TAC and CCPC Meeting #2
2. Agenda, meeting materials and meeting minutes for Public Open House #2
3. City Planning Commission and City Council minutes
4. Final draft Residential Buildable Lands Inventory Report

**TASK 5: RESIDENTIAL LANDS AND HOUSING NEEDS ANALYSIS**

**Purpose:** To update the City’s Residential Lands and Housing Needs Analysis and determine needed housing types, housing mix, and residential land needs for the 20 year planning period as required by Goal 10, OAR 660, Division 008, ORS 197.295-197.314, and ORS 197.475-197.493. City may choose to use Division 24 Safe Harbors for Housing Mix and Density since it is not subject to ORS 197.296.

**Consultant Deliverables:**

- Draft Residential Land and Housing Needs Analysis Report.
- Final draft Housing Needs and Residential Land Needs Analysis Report.
- Identify unmet residential land needs (i.e., how much buildable / suitable land must be added to the UGB to meet 2030 residential land needs)

**City Deliverables:**

- One set of non-conflicting comments from TAC, CCPC and Public Open House on the draft Housing Needs and Residential Land Needs Analysis technical report to Consultant
- Agenda, meeting materials and meeting minutes for TAC and CCPC Meeting #2
- Agenda, meeting materials and meeting minutes for Public Open House #2
- City Planning Commission-City Council Update.

**CPR Work Products:**

1. Agenda, meeting materials and meeting minutes for TAC and CCPC Meeting #2
2. Agenda, meeting materials and meeting minutes for Public Open House #2
3. City Planning Commission and City Council minutes
4. Revised draft Housing Needs and Residential Land Needs Analysis technical report

**TASK 6: RE-EVALUATE EOA ASSUMPTIONS FOR COMMERCIAL LAND NEED WITH BUILDABLE/SUITABLE LAND SUPPLY WITHIN EXISTING UGB**

**Purpose:** Determine capacity of the existing UGB to accommodate commercial land needs as identified in the 2009 EOA.

- A) Conduct vacant commercial space inventory to determine infill and redevelopment potential (City will be funding this subtask).

- B) Review recommended efficiency measures in the 2009 EOA (e.g. infill and redevelopment assumptions) for meeting identified commercial land needs within the existing UGB.
- C) Re-evaluate alternatives for meeting commercial land needs, including but not limited to mixed use options.
- D) Determine capacity of the existing UGB to accommodate identified commercial land needs.
- E) Identify unmet commercial land needs (i.e., how much buildable/suitable land must be added to the UGB to meet 2030 commercial land needs).

**Consultant Deliverables:**

- Draft revised EOA relative to commercial land need, and appropriate amendments to the Economic Element of the Comprehensive Plan and implementing ordinances.
- Revised adoption ready EOA and appropriate amendments to the Economic Element of the Comprehensive Plan and implementing ordinances.

**City Deliverables**

- One set of non-conflicting comments on from TAC, CCPC and Stakeholder Group on revised EOA to consultant.
- Agenda, meeting materials and meeting minutes for TAC and CCPC Meeting #3, and Stakeholder Meeting #1
- Agenda, meeting materials and meeting minutes for Public Open House #2
- City Planning Commission-City Council Update

**CPR Work Products:**

1. Agenda, meeting materials and meeting minutes for TAC and CCPC Meeting #3 and Stakeholder Group Meeting #1
2. Agenda and meeting minutes from Open House #2
3. City Planning Commission and City Council minutes
4. Revised adoption ready EOA and appropriate amendments to the Economic Element of the Comprehensive Plan and implementing ordinances

**Note:** *The City will fund \$15-20,000 for analysis to identify alternatives to meet commercial land needs.*

**TASK 7: UGB ALTERNATIVES ANALYSIS**

**Purpose:** identification and preliminary evaluation of potential UGB expansion areas

Consultant shall prepare a draft and final technical report applying ORS 197.298 priorities and Goal 14 locational factors to develop up to 4 alternatives, options, for where to expand the UGB (if UGB expansion is warranted) to meet identified commercial<sup>1</sup> and residential land needs. As part of the technical report, the consultant, in consultation with the TAC, CCPC and Stakeholder Group, shall develop a matrix for evaluating the effects of each alternative on the ORS 197.298 priorities and Goal 14 Locational factors.

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<sup>1</sup> Industrial land needs will have already been met as a result of ongoing and limited UGB amendment process

**Consultant Deliverables:**

- Draft UGB Alternatives Analysis Report
- Final draft UGB Alternatives Analysis technical report

**City Deliverables**

- One set of non-conflicting comments from TAC, CCPC Meeting #4 and Stakeholder Group Meeting #2 on UGB Alternatives Analysis
- Agenda, meeting materials and meeting minutes for Public Open House #3
- City Planning Commission-City Council Update

**CPR Work Products:**

1. Agenda, meeting materials and meeting minutes for TAC and CCPC Meeting #4 and Stakeholder Meeting #2
2. Agenda and meeting minutes from Open House #3
3. City Planning Commission and City Council minutes
4. Final draft UGB Alternatives Analysis technical report

**TASK 8: DETERMINE 2030- 2060 URBAN RESERVE DEVELOPABLE LAND NEEDS**

**Purpose:** Evaluate land needed for housing and employment for 2030 - 2060 to be reserved for eventual inclusion in an urban growth boundary and to be protected from patterns of development that would impede urbanization and identify land for potential Urban Reserves.

A) The Consultant shall prepare a technical report that identifies the amount of land needed to accommodate projected residential and employment growth for a 30-year period (2030-2060) in a manner consistent with OAR 660.021 using the following assumptions:

- 1) Using Lane County coordinated population projection for 2030 apply Division 024 Safe Harbor to determine Junction City’s 2030-60 population (JC’s growth rate = LC’s growth rate)
- 2) Using Employee/Acre method based on the City’s adopted Economic Opportunities Analysis by extrapolating employment projections to determine the amount of “developable” land needed to for UR commercial and industrial employment needs (cannot use site needs method) as prescribed in OAR 660.021
- 3) Using OAR 660.024 housing mix and density safe harbors to determine land needed for housing
- 4) Using OAR 660.024 public land needs safe harbor to determine land needed for streets, parks, schools etc.

**Consultant Deliverables:**

- Draft Urban Reserve Developable Land Needs Report
- Final draft Urban Reserve Developable Land Needs Report

### **City Deliverables**

- One set of non-conflicting comments from TAC and CCPC Meeting #2 on Urban Reserve Developable Land Needs Report
- Agenda, meeting materials and meeting minutes for Public Open House #2
- City Planning Commission-City Council Update

### **CPR Work Products:**

1. Agenda, meeting materials and meeting minutes for TAC and CCPC Meeting #2
2. Agenda, meeting materials and meeting minutes for Public Open House #2
3. City Planning Commission and City Council minutes
4. Final draft Urban Reserve Developable Land Needs technical report

### **TASK 9: URBAN RESERVE LOCATIONAL AND ALTERNATIVES ANALYSIS**

**Purpose:** Identify and conduct a preliminary evaluation of potential Urban Reserve areas for possible adoption by the City.

- A) The consultant shall prepare a technical report identifying potential locations and alternatives for establishment of an urban reserve for the City based on the following:
- 1) Inclusion of land within an urban reserve based on the locational factors of Goal 14 and a demonstration that there are no reasonable alternatives that will require less, or have less effect upon, resource land.
  - 2) Studying lands adjacent to, or nearby, the urban growth boundary for suitability for inclusion within urban reserves.
  - 3) Evaluate lands identified as suitable for an urban reserve under paragraph (b) above factors and criteria set forth in 660.021.0030(3).

### **Consultant Deliverables:**

- Draft Urban Reserve Locational and Alternatives Analysis Report
- Final draft Urban Reserve Locational and Alternatives Analysis Report

### **City Deliverables**

- One set of non-conflicting comments from TAC and CCPC Meeting #4 on Urban Reserve Locational and Alternatives Analysis Report
- Agenda, meeting materials and meeting minutes for Public Open House #3
- City Planning Commission-City Council Update

### **CPR Work Products:**

1. Agenda, meeting materials and meeting minutes for TAC and CCPC Meeting #4
2. Agenda and meeting minutes from Open House #3
3. City Planning Commission and City Council minutes
4. Final Urban Reserve Locational and Alternatives Analysis Technical Report

## **TASK 10: ADOPTION**

**Purpose:** Prepare amendments and written findings for adoption of work products from Tasks 2 – 9 to update the City’s Comprehensive Plan and Zoning Ordinances, consistent with Goals 2, 5, 9, 10 and 14 and other applicable statewide planning goals.

- A) The consultant shall prepare amended Chapters 2 – 4, 6, 7, 9 and 10, Appendices 1 and 2 of the Comprehensive Plan and implementing regulations,
- B) The consultant shall prepare ordinances adopting amendments to the City’s comprehensive plan and implementing regulations, and
- C) The Consultant shall prepare supporting findings for Comprehensive Plan Amendments, UGB Expansion and Establishment of Urban Reserves

### **Consultant Deliverables:**

- Draft amended Chapters 2 – 4, 6, 7, 9 and 10, Appendices 1 and 2 of the Comprehensive Plan and implementing regulations
- Draft ordinances adopting amendments to the City’s comprehensive plan and implementing regulations
- Draft findings for Comprehensive Plan and Zoning Ordinance Amendments
- Final amended Chapters 2 – 4, 6, 7, 9 and 10, Appendices 1 and 2 of the Comprehensive Plan and implementing regulations
- Final ordinances adopting amendments to the City’s comprehensive plan and implementing regulations
- Final findings for Comprehensive Plan and Zoning Ordinance Amendments
- Staff report, meeting materials and presentation at a joint Planning Commission-City Council public hearing
- Staff report, meeting materials and presentation at a Lane County Planning Commission-Board of Commissioner public hearings

### **City Deliverables**

- One set of non-conflicting comments from TAC and CCPC on Comprehensive Plan and Zoning Ordinance Amendments

### **CPR Work Products:**

1. Agenda, meeting materials and meeting minutes for TAC and CCPC Meeting #5
2. Amended Chapters 2 – 4, 6, 7, 9 and 10, Appendices 1 and 2 for the Comprehensive Plan with supporting findings, and implementing regulations
3. Final ordinances adopting amendments to the City’s comprehensive plan and implementing regulations
4. Staff report, meeting materials and meeting minutes for the Planning Commission-City Council public hearings
5. Staff report, meeting materials and meeting minutes for the Lane County Planning Commission-Board of Commissioner public hearings

TASKS	Estimated Timeline	Estimated Budget
Task 1: Project Kickoff Meeting	March 30, 2010	
Task 2: Community Vision and Guiding Principles	June 30, 2010	
Task 3: Complete Local Wetland Inventory Report and Goal 5 Comp Plan Amendments	September 30, 2010	
Task 4: Residential Buildable Lands Inventory within UGB	September 30, 2010	
Task 5: 2030 Residential Housing Needs Analysis	September 30, 2010	
Task 6: Re-evaluate EOA Assumptions for Commercial Land Need with Buildable/Suitable Land Supply within Existing UGB	September 30, 2010	\$45,000
Task 7: UGB Alternatives Analysis	November 15, 2010	
Task 8: Determine 2030-2060 Urban Reserve Developable Land Needs	November 15, 2010	
Task 9: Urban Reserve Alternatives Analysis	November 15, 2010	
Task 10: Adoption	May 31, 2011	\$45,000
<b>TOTAL EST. TIME &amp; BUDGET</b>	<b>15 Months</b>	<b>\$90,000</b>

TASKS	Project Timeline in Months														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Task 1: Project Kickoff	★														
Task 2: Community Vision and Guiding Principles		▲	★												
Task 3: Complete Local Wetland Inventory Report and Goal 5 Comp Plan Amendments															
Task 4: Residential Buildable Lands Inventory within UGB					★										
Task 5: 2030 Residential Housing Needs Analysis															
Task 6: Re-evaluate EOA Assumptions for Commercial Land Need with Buildable/Suitable Land Supply within Existing UGB						★	★	▲							
Task 7: UGB Alternatives Analysis								★	▲						
Task 8: Determine 2030-2060 Urban Reserve Developable Land Needs									★						
Task 9: Urban Reserve Alternatives Analysis										★	▲				
Task 10: Adoption - Prepare Findings and Meeting Support for UGB Expansion															
Task 10: Adoption - Prepare Findings and Meeting Support for Urban Reserves															
Task 10: Adoption - Public Hearings															

- ★ CCPC Meeting
- ▲ Public Workshop
- Public Hearing