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ORIGINAL

Memorandum Date: June 15, 2009
Agenda Date: July 8, 2009

TO: Board of County Commissioners

DEPARTMENT: Public Works, Land Management Division

PRESENTED BY: Mike Jackson, Lane County Surveyor

AGENDA ITEM TITLE: WORK SESSION / In the Matter of Discussing Policy Direction and Revenue Options for the Release and Dedication of Access Control Strips.

I. ISSUE

To decide if current Lane County policies, procedures and fee schedules should be revised with regard to the release and dedication of access control strips.

II. DISCUSSION

A. Background / Analysis

Access Control Strips:

During a regular meeting of the Board of Commissioners on June 3, 2009, staff was directed to report back to the Board to discuss policies and revenue options regarding the release and dedication of access control strips.

Lane County does not currently have a fee associated with the processing of requests for the release and dedication of control strips. Current costs for processing these actions are estimated at \$350.00 each.

We do have rarely utilized procedures in place which allow for private developers to recover road construction costs from adjoining landowners seeking to release access control strips along recently constructed roads. These costs may be calculated in proportion to the applicant's use, and no portion is paid to Lane County.

Current policy regarding control strips is set out in Lane Code 13.050(6). It states the County may require that control strips be put in place for the purpose of controlling access to or the use of a lot or parcel for the following reasons:

- To prevent access to abutting land at the end of a road in order to ensure the proper extension of the road pattern and the orderly division of land lying beyond the road.
- To prevent access to the side of a road where additional width or improvement is required or future partition or subdivision action is needed.

- To prevent access to the side of a road from abutting property that is not part of the division until proportional road construction costs are conveyed to the appropriate developer. The proportional road construction costs must be computed by a licensed engineer and approved by the Department of Public Works. The agreement must be recorded and will not be valid after a period of 10 years.
- To prevent access to land unsuitable for development.
- To prevent or limit access to roads classified as arterials and collectors.

At the June 3, 2009 meeting, the Board of Commissioners also requested that staff consult with cities throughout Lane County regarding their policies and fees collected for processing control strip releases. The findings of those conversations indicate no incorporated city within Lane County charges a fee for the release of access control strips.

A review of the local code for the municipalities of Ashland, Medford, Oregon City and Portland indicates these cities have procedures in place for creating and releasing access control strips, but none have fees associated with those actions.

B. Other Revenue Considerations

Identifying new revenue streams is a topic which has been raised by the Board during discussions with staff at several recent Commissioners' meetings. In response to that interest, we have examined all functions of the County Surveyor's Office, as well as fees collected for services provided. We have identified a list of unrecovered or partially unrecovered fee revenue for the Board to review.

<u>ACTIVITY TYPE</u>	<u>CURRENT FEE</u>	<u>ACTUAL COST</u>
Withdrawal of county road status	No Fee	\$4,800
Road naming	\$100	\$1,700 without a Hearing; \$2,500 with a hearing
County condominium	\$375 + \$30 per building	\$2,435
County land partition	\$550	\$655
City land partition	\$400	\$550
Post monumented county subdivisions	\$1,800 + \$90 per lot	\$2435, plus cost of second field check
Survey filing	\$100	\$110

Staff can return at a later date for further discussion, or prepare necessary agenda material for action on these revenue considerations as may be deemed appropriate by the Board.

C. Options

Releasing and Dedicating Access Control Strips:

1. Implement a new fee of \$350.00 to recover costs incurred for processing.
2. Implement a new fee with a requirement of a deposit to be paid upon application, and a final fee based on actual costs incurred for processing. Include an additional fee for special benefit, based upon the estimated increased value to the benefited properties, or some percentage thereof.
3. Leave current policy in place, with no requirement of either a processing fee, or a special benefit fee.

It is recommended that existing provisions of Lane Code 13.050(6)(c) be retained to prevent access from abutting property that is not part of the development until proportional road construction costs are paid to the appropriate developer.

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