



# Oregon

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TO: Land Conservation and Development Commission  
FROM: Dave Perry, South Coast Regional Representative  
SUBJECT: **Agenda Item 5, March 13-14, 2014, LCDC Meeting**

## REGIONAL SOLUTIONS TEAM REPORT

### I. SUMMARY

The attached (Attachment A) list of priority projects are currently being undertaken by the the Southwest Oregon Regional Solutions Team (RST). Many of the projects are initiatives supported by the South Coast, Umpqua Regional Solutions Advisory Committee; which is an element of the Oregon Solutions Network. The regional interests that the Committee conveys to the Team on behalf of their constituents helps to guide the work of the RST. This collaboration reflects the “bottom-up” approach to development projects -- working at the local level to identify priorities, solve problems, and to capitalize on opportunities.

The South Coast, Umpqua Advisory Committee is convened by Keith Tymchuk, Mayor, City of Reedsport and includes Commissioners Dave Itzen, Susan Morgan and John Sweet, representing Curry, Douglas and Coos Counties, respectively. Dave Kronsteiner, represents the Port of Coos Bay Commission, Patty Scott is the President of the Southwestern Oregon Community College and Jim Seeley is the Executive Director for the Wild Rivers Alliance.

Southwest RST members will provide a briefing to the Commission to highlight some of the collaborative work that we are undertaking in the current biennium. The projects cover a wide range of subjects, including infrastructure, housing, planning and regulatory reform.

For additional information about this report, contact Dave Perry at 541-574-1584 or by email at [dave.perry@state.or.us](mailto:dave.perry@state.or.us).

### V. ATTACHMENTS

- A. Regional Solutions Team Project Summary

# **Regional Solutions Team (RST) Current Projects in Coastal Douglas, Coos and Curry Counties**

## **Douglas County**

**Infrastructure Planning and Efficiencies (DEQ/ IFA) multi-county:** The cost of water and sewer infrastructure in rural communities often exceeds the ability of the rate payers to finance the projects. Sewer and water capacity can limit or impact development of both traded sector and tourism dependent economies. Grant funding is decreasing in availability. Additional financial management and engineering capacity are needed to help rural communities decide how to make smart investments in infrastructure and to develop the rate structure to pay for those investments.

DEQ, IFA, and USDA-RD have several initiatives aimed at finding solutions to this problem. On the engineering side, the three agencies have just issued a revised Facilities Plan Guidelines document (<http://www.deq.state.or.us/wq/loans/docs/FacilitiesPlansGuidelines.pdf>). A workshop for small cities to utilize the DAS purchasing program was held on June 12 in Roseburg with plans to repeat in other locations. On the funding side, IFA is initiating a pilot workshop to help rural communities build capacity in managing projects, specifically IFA funded projects. At the management level, the funding agencies have an inter-entity task force with representatives from IFA, DEQ, RCAC, and USDA-RD. In southern Oregon, DEQ and IFA technical staff and RST staff are providing additional coordination and technical assistance to individual communities, including Douglas County (Reedsport, Gardiner, and Winchester Bay), Coos County (Lakeside/Tenmile Lakes septic work group), and Josephine County (Merlin/North Valley Industrial Park). Economic development is hampered in each case by limits on wastewater infrastructure.

**Winchester Bay/Reedsport Recreational Vehicle Waste Management (DEQ/IFA)** Recreational vehicle travel is a major contributor to the tourism economy of the coast. Excessive use of chemicals in RV waste tanks damages the function of sewage treatment plants. Reedsport and Winchester Bay have both experienced these effects and have collected data for several years. At the request of Douglas County Commissioner Morgan, the RSC helped broker a temporary solution for the 2013 camping season. The RSC will continue with a series of meetings to involve the larger regional community, including Chambers of Commerce and private interests, in identifying a long term solution. The solution will likely consist of both structural (engineered) components requiring funding (DEQ/IFA), and management techniques to control time and place of RV discharges into the systems.

**Reedsport Levee Recertification (DEQ/DSL)** Downtown Reedsport is surrounded by a levee system that provides protection from flooding. FEMA requires levee certification to avoid imposition of high flood insurance rates; the Army Corps no longer maintains the levees, but the City needs Army assistance with recertification. The RSC is assisting with coordinating the variety of state and federal agencies that have regulatory programs with impact on the certification process.

### **Reedsport Redevelopment Plan and Implementation (DLCD/ODOT)**

DLCD's TGM and Coastal Program have provided a series of grants to the City of Reedsport over the past 4 years, all aimed at revitalization and redevelopment of the old town and waterfront areas of Reedsport.

## **Coos County**

**Oregon Seafoods (OBDD/)** Facilitate Expansion of Oregon Seafood's in this Region. The challenge is to keep the business somewhere between Reedsport and Bandon. Site and building choices are both expensive and scarce. Building inventory is old and crumbling

**Coos Bay Downtown Housing / Revitalization (OHCS/OBDD)** RST is working with the City to prepare the community to respond to housing needs resulting from the influx of workers/workforce families or other significant demographic changes. In particular, the City is exploring redevelopment opportunities for un- and under-utilized buildings in the City's downtown core area for the purpose of providing housing and mixed-use development in preparation for workers/workforce families. Such influx could result from the development of Coos Bay as an LNG port. Feasibility study funding sources have been explored and sought. Such influx and demographic changes will require studies to include analysis of displacement of other populations and further housing needs.

**Oregon Resources (GO/DEQ)** RST is providing assistance to ORC on regulatory issues including water rights, stormwater management, and permitting to support the company's goals to decrease operational costs and re-open the Coos Bay facility during 2013.

**Coos Bay Estuary Management Plan Streamlining (DLCD/DSL)** Coos County has expressed an interest in updating, modernizing and streamlining the Coos Bay Estuary Management Plan (CBEMP). Rewriting the Plan would be a very large and fairly complex undertaking, requiring input and expertise from a broad range of public and private stakeholders, including representatives from industries, recreationalists and the conservation community. DLCD has provided funding to Coos County for a GIS mapping system upgrade, and is coordinating this with inventory updates provided by DSL through a NOAA grant.

**Lakeside/Tenmile Lakes Septic System Project (DEQ/DLCD)** Coos County Commissioners may be prepared to revisit the public health hazards caused by septic system pollution around Tenmile Lake. Algae blooms have become more severe and threaten the viability of fishing and camping tourism at the lake. With initiative from local stakeholders, the RSC is assisting the Commission with evaluation of options that may include formation of a water district, a county inspection ordinance, local mapping and outreach projects, and other ideas. DEQ would provide the County with SRF funds to provide incentive for property owners to participate. RSC will assist with arranging for a local bank or non-profit to manage the loan fund.

## **Curry County**

**Housing Stock Upgrade Initiative (OHCS/OS)** HSUI program incentivizes and induces the replacement of rural substandard housing, specifically obsolete manufactured homes, in a systematic manner and with a simplified approach for home owners. The program will assess, rehab and replace substandard manufactured homes in rural, economically hard-hit SW Oregon. Project Phase I in Curry County then roll out to Coos, Douglas and Josephine Counties.

**South Coast Ports Coalition (GO/DSL)** South Coast Ports (Brookings, Gold Beach, Port Orford, Bandon, Charleston, and Winchester Bay) propose to build upon the recent successful local project at the Port of Brookings Harbor and to develop and operate portable dredging equipment. This would allow them to dredge harbor sections in need at a minimum cost. The work will be performed thru an expanded RST partnership with federal (USACE, NMFS, EPA) and state (DSL, ODFW, DEQ, DLCD) permitting and reviewing agencies to plan for in advance and to align and coordinate dredging authorizations.