



**Economic Revitalization Team Directors Action Item- Industrial Lands Task Force Recommendations
October 19, 2004**

In June 2004 the Economic Revitalization Team (ERT) Directors instructed agency staff to work with the ERT office to review, identify issues and develop implementation strategies for the recommendations contained in the Industrial Lands Task Force report. The following requested action is the result of collaboration between the ERT office, the Department of Land Conservation and Development (DLCD) and the Economic and Community Development Department (OECDD). If this action is approved, each agency will develop the necessary processes and direct available resources, as appropriate, to implement the Task Force recommendations.

ERT Directors Action: Direct the ERT regional teams to implement recommendations (a), (c) and (d) from page 4 of the Industrial Lands Task Force Report and adopt these Task Force recommendations as team functions.

The group developed recommendations and identified issues for each of the individual Industrial Lands Task Force recommendations referred to above in the form of implementation strategies. NOTE: For discussion purposes, each of the individual Industrial Lands Task Force recommendations are listed below in a different sequence than they appear in the report.

Original Task Force Recommendation – Create an Urban Lands Team

The state should make available a small team of experts drawn from state agencies (and perhaps some outside consultants), managed through DLCD and GERT (lead), to provide direct assistance to solve the industrial lands problem in a limited number of communities or regions that OECDD identifies as being critical to the overall economic health of the state. If the issue blocking provision of land is lack of an adequate inventory of industrial land and the need is to write or process a UGB amendment or to update a zoning ordinance, the state team should provide this assistance directly to willing local governments.

Implementation Strategy:

- Each regional ERT will create “Employment Lands Teams,” as needed, to provide direct assistance to solve industrial lands problems that OECDD, the regional team and the local partners identify as being critical to the overall economic health of the state.
- If the issue is lack of an adequate industrial land inventory that requires amendment of a local comprehensive plan or land use regulation, the Employment Lands Team will provide direct assistance to willing governments.
- The Employment Lands Teams will be formed under the following guidelines:
 - At a minimum, Employment Lands Teams should be composed of the following core members:
 - OECDD Business Development Officer or OECDD Community Development Regional Coordinator;
 - DLCD Regional Representative;
 - ERT Regional Coordinator; and
 - A ready and willing jurisdiction.
 - Additional expertise from outside government may be included in an Employment Lands Team.
 - The DLCD Regional Representative is responsible for identifying additional (public & private) subject-matter expertise needs for Employment Lands Team.
 - ERT team workload, work program, agency priorities and projects and local capacity will be taken into consideration when forming these sub-teams. If needed, teams may report back to the ERT Directors regarding workload conflicts.
 - If funding is required, the ERT teams will determine availability, cost sharing and agency leads.
- Each ERT team will develop a strategy for marketing this service.
- The Metro/Hood River team will clarify how this assistance will work for Metro jurisdictions.
- Scope of Employment Lands Teams should be limited to industrial and employment lands.



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Original Task Force Recommendation - Verify Industrial Lands Inventories in Key Communities

The inventories are the foundation on which local comprehensive plans are based. OECDD, GERT, and DLCDD (lead), together with the team recommended in (c) below, should **quickly** evaluate the adequacy of these inventories in key locations and then take appropriate action to correct them if they are in error.

Implementation Strategy:

- Inventory verification is the primary function of Employment Lands Teams (see 1st recommendation).
- Select key communities using the following criteria:
 - Currently receiving or seeking funding from DLCDD and/or OECDD for industrial lands related work.
 - Ready and willing to conduct Goal 9 planning.
 - Identified as being critical to the overall economic health of the state.
- Evaluations will be done quickly. Technical work, local studies and findings will be done as quickly as possible while meeting the procedural requirements of the land use planning program.
- ERT Coordinator provides lead facilitation role with local governments and land owners.
- If funding is required, the ERT teams will determine availability, cost sharing and agency leads.
- Each ERT team will develop a strategy for marketing this service.
- ERT agencies/teams will consult with LOC and AOC on implementation.

Original Task Force Recommendation - Create Local and State Permitting Teams

Even if land is available for industrial use, there may be complex permitting issues. Local governments should create "one-stop" permitting teams to manage all local permitting, similar to what Klamath Falls and Hillsboro have done. The state, through GERT, should provide similar assistance where state and federal issues exist. The Task Force concluded that unless such help is available, many prospective industrial developments will go elsewhere.

Implementation Strategy:

- Each regional ERT will create "Permitting Teams," as needed, to provide direct assistance to solve permitting issues.
- Scope of Permitting Teams limited to job creation projects of regional or statewide significance.
- Additional expertise from outside government may be included in a Permitting Team.
- OECDD Business Development Officer is responsible for identifying additional (public & private) subject-matter expertise needs for Permitting Team.
- Permitting Teams are not limited to streamlining and expediting the permitting process and also include other state programs and resources that can help with project siting (i.e. affordable housing programs, workforce funds, Immediate Opportunity Funds).
- Permitting Teams will integrate pre-application meeting function as identified by the Advisory Community on Regulatory Permitting.
- ERT team workload, work program, agency priorities and projects and local capacity will be taken into consideration when forming these sub-teams. If needed, teams may report back to the ERT Directors regarding workload conflicts.
- Each ERT team will develop a strategy for marketing this service.