

County Planning News



Volume 7, Issue 2

SPRING/SUMMER 2014



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Pipeline Review Sparks Heated Controversy in Douglas County, Oregon

by Cheryl Goodhue, Planning Manager

In 2009, Pacific Connector Gas Pipeline sought and received approval for a Conditional Use Permit & Utility Facility Necessary for Public Service to allow a new natural gas pipeline to be constructed through Douglas County's Coastal Zone Management Area (CZMA).

The CZMA review area in Douglas County includes an approximately seven mile segment of an interstate pipeline proposed to stretch some 234 miles between an existing regional pipeline near Malin, Oregon and the Jordan Cove Liquefied Natural Gas (LNG) terminal in Coos Bay.

As an interstate pipeline, the remainder of the proposed pipeline through Douglas County is "supersited by the Federal Energy Regulatory Commission (FERC), and exempt from local land use re-

view. Pacific Connector's land use review received approval from the Douglas County Planning Commission on December 10, 2009, subject to twelve conditions of approval, one of which was that the pipeline facility shall be limited to import only. The 2009 request was highly opposed by numerous groups and individuals.

In 2012, Jordan Cove - Pacific Connector issued a Project Update with the headline, "Jordan Cove Receives Approval to Export Domestic Natural Gas." Pacific Connector's change in plans from an import facility to that of primarily an export facility required a Major Amendment to their 2009 approval through Douglas County's CZMA, due to the applied condition specifically limiting the facility to import only. A Ma-

ajor Amendment requires a new review process and, as with the 2009 approval, the matter would be referred to the Planning Commission for quasi-judicial review.

On August 16, 2013, Pacific Connector Gas Pipeline submitted an application for a Major Amendment to the Conditional Use Permit and Utility Facility Necessary for Public Service approved in 2009, in order to remove the condition of approval limiting the facility to import only; the request also included an alternative alignment of the pipeline route in two locations (one of which was later withdrawn).

As with the 2009 initial approval, citizen involvement throughout the Major Amendment review process was intense and [Cont'd p.10](#)



American Planning Association
County Planning Division

Making Great Communities Happen



Greetings from the County Planning Division Chair Tim Brown, AICP

reception in partnership with the Technology Division.

We hope to be able to have a bigger and better reception next year in Seattle. Planning for next year's conference is just around the corner, so be thinking about session proposals for our by-right session and our facilitated discussion.

In addition, think about submitting a project award application for 2015. Also, please consider partnering with the Division on sessions for your state and regional conferences in 2014.

The Division has a LinkedIn page. The address is http://www.linkedin.com/groups?home=&gid=5064414&trk=anet_ug_h_m. Check it out and let's get some good dialogue going.

Also, we are always looking for newsletter content. If you have articles, news, job openings or anything you think is appropriate for our newsletter please send it in to our newsletter editor. Our next newsletter is just around the corner.

Tim Brown, AICP, County Planning Division Chair

FROM the CHAIR:

Tim Brown, AICP, County Planning Division Chair

Happy Spring County Planners! Our Division is having another great year. On March 28, 2014, through the Webinar Series Consortium, NOAA presented for us a free webinar titled: "Planning Resources to Improve Resilience in Your County".

We will also be presenting a fee-based webinar through APA National in August titled: "Redeveloping Greyfields". Please look for it and I hope you will participate.

In addition, we hope to host more webinars later in the year through the Webinar Series Consortium. If you have an idea for a webinar or would like to present a webinar, please let me know.

We had a very successful conference in Atlanta. The Division presented our by-right session; our Facilitated Discussion; we had our Annual Meeting and Awards Presentation and our first ever

NEWSLETTER Schedule

SPRING

Submittal deadline: March 15

SUMMER

Submittal deadline: June 15

FALL

Submittal deadline: September 15

WINTER

Submittal deadline: December 15

NEWSLETTER INFORMATION: This newsletter is published by the County Planning Division of the American Planning Association. Circulation is to the APA members of the County Planning Division (CPD). The CPD Executive Committee welcomes submission of original articles, editorial letters, and any other information of interest to County planners.

Submissions should be made to the newsletter editor:

CPD Newsletter Editor

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American Planning Association
County Planning Division

Making Great Communities Happen

OUR MISSION: *The County Planning Division of the APA seeks to strengthen relationships among county planners, county elected officials, and other county personnel by facilitating the sharing of technical information, encouraging continuing professional development of its members, researching county planning issues, and building strong ties with other organizations and disciplines with related interests.*

Planner Profile: Getting to know our members



Name

Tracy Hegler, AICP

Job Title

Director of Planning and Development Services

County

Richland County, SC

Brief summary describing your county – history, size (area and population), interesting facts, etc:

Richland County is home to the State’s capital city, Columbia, and a population of over 390,000. Its 772 square miles is ideally situated in the middle of the state, equidistance from beaches and mountains.

The County is celebrating its 215th Anniversary and enjoys beautiful rivers and lakes, vibrant urban centers and an array of colleges and universities. The County is part rural and part city, claiming, “Uniquely Urban, Uniquely Rural” as its motto.

Tell us about some of the more interesting projects/work you’ve been involved with at the county.

This is a very active County and department, so I’ve been fortunate to work on so many interesting projects. In two short years, I’ve overseen the reopening of the Zoning Counter (which had been combined with the Building Inspections Counter); this included a branding effort and a complete facelift of the County’s offices that tells our customers we are more than standard government-issued facility.

I have also promoted and finalized prior work to streamline the development review process bringing our review turn around time down to 17 days, the shortest in the state; embarked on a Comprehensive Plan partial update to ensure our future land use policies are in line with the County’s vision; written a novel Open Space Code to incentivize developer set-aside of quality open space; and am facilitating the installation of a state-of-the-art paperless development software system, which will allow applicants to file on-line for development-related permits, saving them time and money.

Directing the Neighborhood Improvement Program has also brought about many fun projects that might not be typical of many Planning Directors’ duties. I have led the planning and coordination of two Neighborhood Planning Conferences, one winning the APA CPD and NACP Award of Merit in the Grass Roots Initiative category in 2013.

Serving over 200 citizens, these conferences are a grassroots level effort that extends beyond the traditional

scope of planning, broadens public understanding of the planning process, provides neighborhood outreach initiatives and fulfills unique educational programs designed for special populations. For the past two years, the Conference has boasted exceptional Keynote Speakers, Mitchell Silver and Ellen Dunham-Jones.

Also, working with NIP, I’ve enjoyed developing master plans for two of our more rural communities; commissioning the County’s first public mural and designing/building a pedestrian trail and park in one of the County’s established neighborhoods.

What would you say are the biggest planning challenges facing the county?

I think we face similar challenges as most counties. We struggle with ensuring policies enable economic growth, while protecting resources and the high quality of living our residents have grown to enjoy.

Richland County also has the fine distinction of boasting rural areas, with prime agricultural lands and vibrant, urban areas. I find the challenge of reconciling the differences between policies that best support these two area types as highly exciting.

What do you like to do outside of work (hobbies/recreation, etc.)?

I am a mother to two exceptional young boys. With them and my husband, I travel, camp, read, share a love of music and cook together outside of work.

2014 NATIONAL CONFERENCE



CPD Chair, Tim Brown presenting the 2014 Award of Excellence to Larimer County, Colorado



Olympic Centennial Park, Atlanta
Adjacent to Georgia World Conference Center,
APA Conference Location



Georgia World Congress Center, Atlanta, GA



County Planning Division Annual Meeting



Our Lands – Our Future

By: Zac Wiebe, Larimer County, Colorado



COUNTY PLANNING DIVISION
AWARD OF EXCELLENCE WINNER

With the recognition that change will inevitably occur and that open space is a diminishing resource in the urbanizing Front Range of northern Colorado, Larimer County and all eight of the municipalities within joined together to analyze the challenges, opportunities and possible gaps in their collective land conservation, stewardship, and outdoor recreation programs and portfolios.

Our Lands – Our Future, completed in 2013, used a variety of public engagement techniques to identify county-wide citizen priorities for future conservation and recreation, analyzed the economic benefits of open space in Larimer County, developed an economic model to help determine future funding scenarios, and built an online interactive

mapping tool designed to collect public feedback and help staff evaluate potential acquisitions. Working with willing landowners and conservation partners, public land managers can utilize the tools and opportunity maps that were developed to ensure that investments are strategic, cost-effective, and representative of community values. In addition to the tools created, local governments are also using the information to update open space and natural area master plans. The accomplishments of *Our Lands – Our Future* will save time, effort, and financial resources for these planning efforts by using the study's overall or jurisdiction-specific public survey results, land management tools, financial analyses and opportunity maps.

Public Outreach: The Our Land – Our Future public feedback process included the distribution of two county-wide surveys, multiple focus groups, and over 50 presentations to community organizations, boards and commissions, recreation groups, etc. This effort resulted in collecting direct feedback from over 4,000 individual citizens that will help ensure that their open space tax dollars are used to best accommodate their needs and preferences.

Mapping Tool: The interactive online mapping tool compiles the most up-to-date data related to natural resources, development trends, agricultural resources, land management and current conditions and incorporates the public feedback collected to produce maps

that reflect land conservation opportunities. In addition, it allows any public user to adjust the maps, draw lines, insert comments and submit their own map that reflects personal values related to conservation and recreation.

Economic Analysis: One of the most valuable analyses of this study was determining the economic benefits that the conservation of open space has provided in Larimer County. The study collected concrete data to evaluate economic impacts of outdoor recreation and tourism, property values and agriculture. It was determined that open space and natural areas have a huge economic benefit to Larimer County citizens and contribute greatly to the quality of life factors that they have come to expect.

Financial Model: An extremely valuable tool that was developed is a financial model that allows the partner agencies to input and manipulate cost and revenue variables. The model then produces financial outlook scenarios into the future. As the end of an open space sales tax looms near, this tool has already proven invaluable for determining future program needs.

The year-long process to develop *Our Lands – Our Future* was funded in part by Great Outdoors Colorado and served to strengthen partnerships across the county while developing tools and information that will be valuable for years to come. The full report is available online at: http://www.larimer.org/ourlands_ourfuture/ *



OUR LANDS OUR FUTURE

Recreation & Conservation
Choices for Northern Colorado

Redeveloping Greyfields – Role of County Government

COUNTY PLANNING DIVISION
SPONSORED CONFERENCE SESSION

By: *Connie Cooper, FAICP, Nicki van Vonno, AICP, and Suzie Zottl*

“Redeveloping Greyfields – Role of County Governments” was the County Planning Division’s sponsored session at the APA National Conference in Atlanta. Tim Brown, current chair of the Division, introduced speakers – Connie Cooper, FAICP, president of Cooper Consulting in Dallas, Texas; Nicki van Vonno, AICP, Martin County, Florida’s Director of the Growth Management Department; and Suzie Zottl, Fairfax County, Virginia’s Revitalization Program Manager.

Greyfields is a collective term used to describe underperforming, obsolete, and often vacant or deteriorating commercial centers that are typified by significant disinvestment and frequent visual blight. For local governments greyfields represent enormous development potential sitting unused or underutilized.

How did this happen?

How did we end up with so many commercial greyfields and who are the culprits? Some of the reasons are decades of misdirected federal tax policies, local governments’ overzealous rezoning for commercial properties, proliferation of the big box stores, consumer shopping preferences, and the impact e-commerce has had.



But changing demographics may be one of the most significant catalysts generating greyfields. In 1960, 48 percent of U.S. households had children. By 2010 that number had fallen to 33 percent, and by 2040 it is expected to fall to 26 percent (Nelson, Arthur C. 2013. *Reshaping Metropolitan America: Development Trends and Opportunities to 2030*. Washington, D.C.: Island Press). This drop in households with children reduces demand for clothing, furniture, and a host of other consumer goods, all directly impacting the demand for commercial square footage. Baby boomers

entering retirement age, with their reduced level of spending on consumer goods, is also impacting the demand for retail space.

In addition to demographic barriers and changes in consumer shopping trends, there are financial barriers, physical barriers, and governmental barriers to redeveloping greyfields. [Financial barriers include property owners who are often undercapitalized due to](#) their properties not generating sufficient revenues for upgrades or other capital improvements. Physical barriers [Cont’d p.8](#) include obsolete and

Greyfield Site Redeveloped as Walmart Neighborhood Market



The Livability Index

By: *by Rodney Harrell, Jana Lynott, Shannon Guzman, April, 2014*

COUNTY PLANNING DIVISION
SPONSORED CONFERENCE SESSION

The County Planning Division was pleased to partner with AARP in the Facilitated Discussion Session: "Aging Communities". The article below summarizes the current initiatives underway by the AARP Public Policy Institute.

A community advocate wants to make the streets safer for those who cannot afford to drive and those who can no longer drive. She can view crash statistics and speed limits for streets in the community and link to best practices being adopted in other communities.

Good Place to Live? Measuring Community Quality of Life for All Ages."

[Is This a Good Place to Live? Measuring Community Quality of Life for All Ages](#)

This report explores the meaning of livability, examines previous efforts to evaluate the livability of communities, and describes the PPI's current work to quantify and compare livability, with a special focus on the preferences of the older population and the needs of people as they age.

[What is Livable? Community Preferences of Older Adults](#)

This report explores the meaning of livability and describes lessons learned by PPI as part of its work to measure community livability. The goal of this work is to quantify the degree to which a community has the elements that are necessary to meet individual needs regardless of a person's age, income, physical ability, ethnicity, and other factors.

The AARP Public Policy Institute is developing a web-based tool, the **Livability Index** that will incorporate mapping technology, preference survey results, quantitative measures and public policies to assess the livability of communities. The tool will use nationally available data to measure several essential attributes of livability, engage stakeholders, and draw attention to livability issues specific to the wants and needs of older adults.

What are the Livability Index's Goal and Objectives?

The Livability Index will be a tool to help inform policy development, new initiatives, and community stakeholder participation with the primary goal of improving the quality of life for community residents. The index will provide context and information to help:

- Stimulate local changes in policy, planning, and investment
- Stimulate state level policy, planning, and investment
- Brief local policy makers on key policies, investments and other community elements that will make communities more livable
- Inform residents about elements of livable communities, allow them to make informed choices and stimulate their participation in community change

What will the Livability Index do?

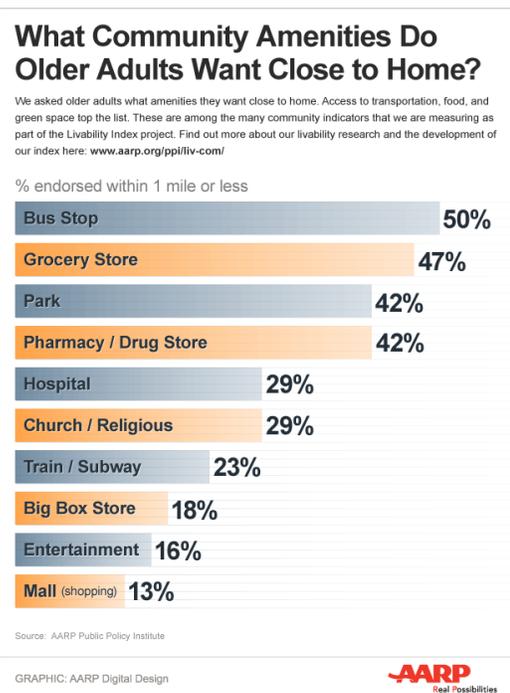
The Livability Index will help users better understand their communities and make decisions about their future needs. The index can potentially be used in several ways. Here are a few examples:

- A county executive wants to know how to meet the housing needs of older adults. She can see how her community performs for each of the housing metrics relative to the national average and learn about policy and programmatic interventions that could address areas of concern.
- The director of a non-profit organization wants to show the need for transportation services in the community. He can view data on transit service available to various neighborhoods in the community and connect to resources explaining how transit is typically funded.

[Read more](#)

Publications

The AARP Public Policy Institute (PPI) is planning a set of livability reports and is developing an AARP-sponsored index to measure community livability across the United States. Lessons learned from that project have initially inspired the creation of two companion reports, "What Is Livable? Community Preferences of Older Adults" and "Is This a



Greyfields, [cont'd from p.6](#)



expensive buildings to retrofit not to mention the high cost of demolition and rebuilding. Finally there are the governmental barriers – new development standards making it difficult if not impossible to rebuild on existing sites, causing owners of these properties long delays due to lengthy rezoning and approval processes.

Why should planners care?

So why should county planners care about greyfields? Their associated negative impacts mean loss of local property and sales tax revenues; negative effects on adjacent property values; a loss of jobs and wages; increased targets for graffiti, dumping, and crime; and a loss of investor confidence in some of your commercial corridors.

Greyfield sites offer opportunities to build sustainable developments and new neighborhoods within existing communities. A 2001 study by the Congress for the New Urbanism and PricewaterhouseCoopers show that greyfields provide the first wave of potentially available large landholdings located in established areas, often near transit, having existing utilities and a convenient transportation network, with opportunities for significant increases in building density. Planners

and local governments cannot change the market barriers to redeveloping greyfields, but they can successfully address many of the physical impediments and most of the governmental barriers (zoning and administrative review actions and relief), and through incentives and partnering they can have an impact on some of the financial barriers.

The following describes how Martin County, Florida and Fairfax County, Virginia are successfully combating the problem of greyfields.

Martin County, Florida

Martin County is a small coastal county (population 146,000 and a seasonal influx of “snowbirds”), located on the southeast coast of Florida between Orlando and Miami/Ft. Lauderdale. The County is known for its strict land use and environmental controls, including an urban service district, a four-story height limit and preservation of all wetlands and a percentage of upland native habitat. Martin County has a very active citizenry, who are fiercely protective of the County Comprehensive Plan and go to court when they perceive threats to the Plan and their quality of life.

Older areas of the County are constrained by lack of infrastructure, obso-

lete and low building area coverage, and odd lot configurations. In addition, adjacent residential neighborhoods often oppose higher densities. Lastly there is a poor capitalization of existing owners. Yet they are areas of historic development that are well positioned to service future needs of the County within its urban service district. In response to this need, between 2000 and 2001, the Martin County Board of Commissioners established a Community Redevelopment Agency to oversee the revitalization of the seven Community Redevelopment Areas (CRAs).

Over the years the Redevelopment Agency has facilitated redevelopment via the provision of infrastructure, housing and other community services. Examples include allowing access and stormwater treatment to the rear of existing commercial properties; providing sewer connections and on street parking for existing businesses; and in the Port Salerno area, constructing a Manatee Pocket Gateway, public art, and on-street parking for restaurants in this old historic fishing village.

An important part of the County’s Comprehensive Plan is its Economic Element, and for several years the County’s Annual Strategic Plan has contained economic development objectives. Additionally, the County has added provisions in its Comprehensive Plan and Zoning Code to allow non-traditional businesses in certain commercial zones, revised its development review process to streamline application processes, and provides expedited review of targeted business and projects in CRAs.

The Zoning Code was amended to add “Life Science, Technology and Research” and other targeted businesses as allowed uses and expanded where they were permitted. This allowed a medical man- [Cont'd p.9](#)

Greyfields, [cont'd from p.8](#)

ufacturing company to renovate and locate in a vacant grocery store that already had plenty of parking and nearby restaurants. The County worked applied its “Life Science, Technology and Research” (LSTAR) designation to the vacant grocery store site even though it was zoned commercial and the new activity was classified as industrial. The LSTAR designation provides more flexibility in site planning and design and easier conversion of vacant properties to LSTAR uses.

According to Nicki van Vonno, Director Martin County Growth Management Department, “local governments can assist in economic development by providing infrastructure, clear rules and flexibility.”

Fairfax County, Virginia

Fairfax County is located immediately southwest of Washington, DC. It is a county of 395 square miles with over 1.1 million residents. The County’s approach to growth management is to

concentrate growth in mixed use activity centers in accordance with its Comprehensive Plan. In 1988, Fairfax County’s Board of Supervisors wanted to ensure the economic vitality and sustainability of its older commercial areas so it established the County’s Revitalization Program. In 1998, the Board amended the Zoning Ordinance to establish 5 Commercial Revitalization Districts (CRDs) with distinctive overlay zoning, and 2 Commercial Revitalization Areas (CRAs). The CRD/CRA designation provides properties in these areas with greater flexibility in the zoning codes, expedited and concurrent plan processing, and administrative approvals, further incentivizing and making redevelopment in these areas attractive.

In 2009, the County created its first Community Development Authority for the Mosaic - Merrifield Town Center. This was the County’s first use of Tax Increment Financing (TIF). An important component of the TIF’s success was that the developer, Edens, opened their pro-

ject books to demonstrate that the project would not work without creation of the TIF. This level of transparency was a critical piece that allowed the project to move forward. TIF funds were used to construct public parks, road improvements, and a portion of a parking garage. This project facilitated the redevelopment of a former 32-acre movie theater into a vibrant, mixed use community.

The Springfield Town Center is another revitalization project that will transform an obsolete, inward-oriented regional mall into a mixed use development. This is an 80-acre site located near multiple federal government sites, the Metro, Interstate 95, and residential neighborhoods. The project will incorporate street-facing retail, a new movie theater, restaurants, and a significant amount of landscaping to replace surface parking, with Phase 1 scheduled to be completed this fall.

The Office of Community Revitalization focuses on the redevelopment opportunities in the County’s strategic redevelopment areas. Staff backgrounds include architecture, landscape architecture, urban planning, and public policy. Responsibilities include zoning application review, comprehensive plan amendments, urban design, economic development initiatives, and community visioning.

According to Suzie Zottl, Fairfax County’s Revitalization Program Manager, “as with all revitalization efforts, it is important to find the right approach and toolkit to solve the unique challenges that face each specific site – being too rigid or using a “one size fits all” approach may not yield successful results; It is important to be flexible and open to new ideas.” *



Pipeline, [cont'd. from pg. 1](#)

rife with contention over such emotionally-charged issues as private property rights, use of eminent domain, royalties and corporate gain versus local need, local benefit and community public safety.

Though the local code only applies to the relatively small segment of the pipeline running through the CZMA, the review process brought forth participation by affected property owners along the remainder of the pipeline route through the County, as well as a number of interested individuals and organizations. An evidentiary public hearing was held before the Planning Commission on October 17, 2013.

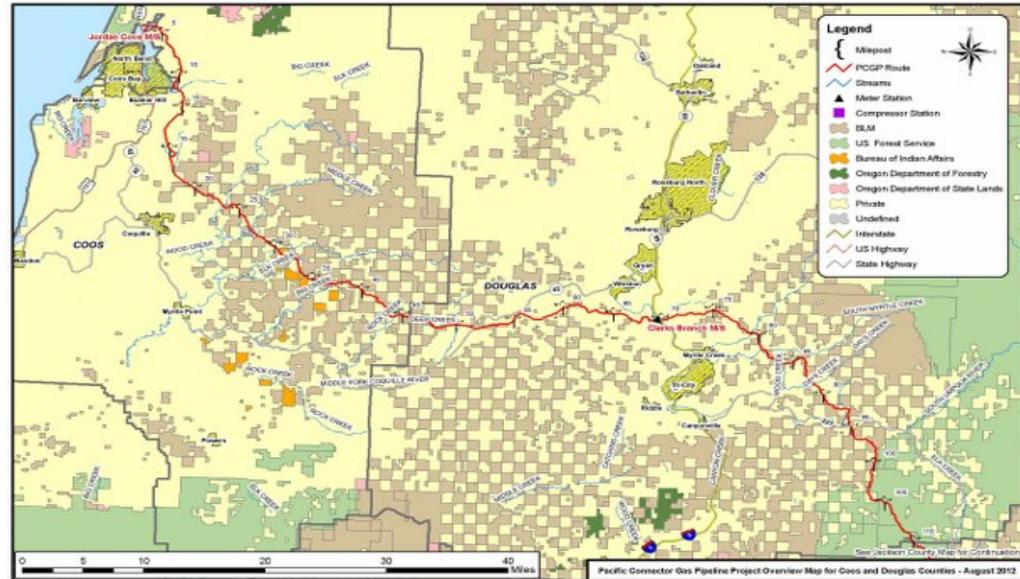
After nearly four hours of testimony and in response to a request from the opposition, the Planning Commission held the record open for 2 weeks to allow additional written testimony from the opposition, followed by 2 weeks for the applicant to submit final written rebuttal. The Commission was to deliberate to a decision at their December 12, 2013 meeting. Rather than deliberating at the December 12th meeting, the Commission took action to reopen the record due to new evidence contained in the applicant's rebuttal submittal.

The Commission allowed the opposition seven days to submit written response to the new evidence, followed by seven days for the applicant to submit final written argument. The Planning Commission was then to deliberate to a decision on January 9, 2014.

Audience reaction ranged from criticism of the additional comment period occurring over the holiday season to a reference to scripture with admonishment of the Planning Commission to *"love thy neighbor as thyself."*

At the January 9th meeting, six of the seven member Commission deliberated to a decision, which resulted in a tie

Project Map of Coos and Douglas County, Oregon (photo credit: Pacific Connector Gas Pipeline)



vote as to whether to lift the import-only restriction. According to County code, if a majority of the quorum fail to agree, and there is no lower decision as there was not in this case, the matter shall be deemed denied, unless the members involved in the hearing vote to reschedule the deliberation.

In response to this unprecedented turn of events, a special Planning Commission public meeting was scheduled for February 5, 2014, at which the Commissioners participating in the tie vote would take action to either adopt findings memorializing their tie-vote decision or vote to reschedule deliberation. All parties were notified of the Commission's pending action and advised that there would be no deliberation or opportunity for public testimony at the special meeting.

At the meeting on February 5th, the Commission voted to reschedule deliberation to the next regularly scheduled Planning Commission meeting on February 20, 2014. A seventh, new member of the Commission, who had not partici-

pated in the initial evidentiary hearing, would review the record and participate on the 20th to resolve the tie-vote issue. Audience reaction following the Commission's decision included disbelief, indignance that a new member of the Commission would be the "swing" vote, accusations of bias against individual commissioners and of dishonesty against the applicant, criticism of the process and protests of general unfairness and inequity.

Some audience members voiced their dissent in their turn at the podium, but many shouted criticisms from their seats, talked out of turn and refused to cooperate with the Chair's attempts to restore order.

One individual became particularly unruly and antagonistic, criticizing the Commissioners, being disrespectful and using foul language. When approached by staff and asked to leave, the individual aggressively stepped forward, challenging the staff direction and continuing his dissent with the process and out-

[Cont'd p. 11](#)

Pipeline, [cont'd. from pg. 10](#)

come. This physical confrontation resulted in a call to the Sheriff for security assistance. Though resolved without incident, the situation prompted the Board of Commissioners to provide deputy presence for the Commission's deliberation on the 20th.

On February 20th, the Commission deliberated to a decision in the matter, resulting in 5-2 approval to remove the 2009 condition limiting the facility to that of import only. The proposed alternate alignment component of the Major Amendment was also approved in a separate vote. In making their decision and thus re-adopting the entire decision as a whole, the Commission found that the conditions applied to the 2009 approval required enhancement to more effectively address applicable review criteria in the forest zones, as well as to address public health, safety and welfare issues related to the potential risks of pipeline fire and explosion inherent in the nature of a natural gas pipeline.

After the Commission had made their decision, audience participation was allowed, with a three minute time limit imposed. A handful of participants approached the podium to speak. Some thanked the Commission for the conditions imposed on the approval, but all were still generally disappointed in the outcome and frustrated with the process. There were several outbursts from the audience expressing injustice about the imposed time limit. One person who had been an active party in the pipeline matter from the beginning continued to vent past the three-minute time limit. After ignoring repeated warnings from the Chair that time was up, the individual was escorted away from the podium by the deputies present at the meeting.

The Commission adopted their final decision in the matter at their regular March 20th meeting. To the Commission's adoption of the Findings of Fact approving the pipeline Major Amendment request, the

audience response was "see you at LUBA!"

Two appeals of the Planning Commission's decision were received. The Board of Commissioners had the option to either schedule a public hearing on the Planning Commission record or sign an order declining to review the matter. The Board members individually reviewed the entire Commission Record and the two filed appeals.

At a public meeting on April 30, 2014 the Board considered whether to hear or decline review of the appeals.

Based on the statutory time limitation for the final decision, the likelihood of appeal to LUBA, the thoroughness of the Commission Record and the fact that issues such as use of eminent domain and overseas exports are beyond local control, the Board opted to decline review. It is anticipated the matter will now be decided at LUBA. *



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Upcoming Free Planning Webcast Series

Here's an updated list of the webcasts provided by the Planning Webcast Series Consortium: These webcasts are free and are accessed by going to www.utah-apa.org/webcasts.

June 20 - Florida Chapter - [Planners and Planters: What Planners Need to Know about Creating a Sustainable Landscape for Today and Tomorrow](#) - Speakers: Laura Sanagorski, Ted Kozak, AICP and Eric Power, AICP - CM Pending

June 27 - New Jersey Chapter - [Health Impact Assessments](#) - Speakers: Jeanne Herb, Jon Carnegie, Karen Lowrie, Leigh Ann Von Hagen, AICP and David Kutner, AICP - CM Pending

July 11 - Northern New England Chapter - [Current Perspectives on Inclusionary and Affordable Housing](#) - Speakers: Kevin Walsh, Chelsea Maclean and Ben Frost - CM Pending - **Law Credits!**

Distance Education: These sessions from 2013 are currently available for distance education credits:

- * Law Credits - [The State of Takings after Koontz](#) - 1.5 CM Law Distance Education Approved
- * Ethics Credits - [Ethical Rules and Considerations for Planners, Plan Commissioners and Lawyers](#) - 1.5 CM Ethics Distance Education Approved

County Planning Division News

Special congratulations to Chair, Tim Brown

Tim was recently awarded the George W. Simons, Jr. Award from the Florida Planning and Zoning Association (FPZA) for 2014. This is an achievement award based on career accomplishments. George W. Simons, Jr. was an early Florida planning pioneer and was involved in the formation of the FPZA. He will accept the award Friday, June 13, 2014 at the FPZA's 62nd Annual Conference. Congratulations Tim!