Wednesday, March 11, 2020

9:30 a.m. Regular Meeting

Commissioner’s Meeting Room
Lincoln County Courthouse
225 W. Olive Street, Room 108
Newport, Oregon

I. CALL TO ORDER

II. ROLL CALL - ESTABLISHMENT OF A QUORUM

III. RECOGNITION/PROCLAMATION
   A. Problem Gambling Awareness Month – Presented by Jess Palma, Health Education Specialist

IV. ADOPTION OF CONSENT CALENDAR
   A. Minutes of Board of Commissioners Meeting
   B. Commission Appointments and Resignations
   C. License Applications or Renewals
   D. Tax Foreclosure, Right-of-Way, Sales and Deeds
   E. General Budget Resolutions
   F. Acting as Governing Body of County Wide Service Districts

G. Documents and Recording Matters in the Commissioners Journal
   1. Order #3-20- Memorandum of Agreement between Eddyville Charter School and Lincoln County for Providing Access to School Video Camera System

H. Execution of Documents
   1. Order 3-20- Agreement between Lincoln County and Stantec Consulting Services, Inc. for MCI Plan Development for OHA Grant #161724 (Effective: 3/1/2020 – 6/30/2020; not to exceed $23,927)

V. PUBLIC HEARING
   1. Petition by Property Owner to Withdraw from the Bear Valley Special Road District – Presented by Kristin Yuille, Assistant County Counsel

VI. DECISION/ACTION

VII. DISCUSSION/INFORMATION
VIII. BOARD OF COMMISSIONERS AS THE GOVERNING BODY OF COUNTY-WIDE SERVICE DISTRICTS (see above)

IX. REPORTS
   A. Elected Officials/Department Directors/Program Coordinators and Consultants
      1. Update of Hatfield Marine Science Center & Marine Studies Initiative Activities – Presented by Robert Cowen, Oregon State University

   B. Commissioners

X. CONSTITUENT INPUT (Limited to five minutes per constituent)

XI. EXECUTIVE SESSION

XII. ADJOURN

XIII. OTHER SCHEDULED MEETINGS AND APPOINTMENTS OF THE BOARD
   Monday, March 16, 2020 – 9:00 a.m. – Office Meeting and Board Briefing in the Commissioner’s Small Meeting Room, Lincoln County Courthouse Room #110, 225 West Olive Street, Newport; meeting to cover office priorities, operations, procedures and workflow

   Wednesday, March 18, 2020 – 6:00 p.m. – Joint Session with the City of Yachats in the Yachats Common’s Building, 441 Hwy 101 N, Yachats 97498

   Wednesday, March 18, 2020 – 7:00 p.m. - Board of Commissioners Meeting in the Yachats Common’s Building, 441 Hwy 101 N, Yachats 97498

For special physical, language or other accommodations at Board’s meeting, please contact the Board at 265-4100 (voice) or dial 7-1-1 Relay Service and include e-mail as soon as possible, but at least 48 hours before the meeting.
BEFORE THE BOARD OF COMMISSIONERS
FOR THE COUNTY OF LINCOLN, OREGON

In the Matter of

) ) RESOLUTION #__________________
) ) PROBLEM GAMBLING AWARENESS MONTH
) )

Whereas, problem gambling is a public health issue affecting 80,000 Oregonians of all ages, races, and ethnic backgrounds; and has significant personal, social health and financial repercussions; and

Whereas, Problem gambling is estimated to cost Oregonians more than $500 million every year due to higher rates of bankruptcy, loss of relationships, criminal activity, loss of productivity in the workforce, and other mental health and addiction issues; and

Whereas, Thousands of Oregonians have successfully sought treatment and are in recovery, along with their families, and have benefited from the expertise of professionals in the treatment field who are dedicated to helping people recover from problem gambling; and

Whereas, Lincoln County has dedicated their efforts to reducing the negative effects of problem gambling for all Lincoln county residents through balanced policies and effective systems of problem gambling services, such as targeted prevention programs and treatment services; education of the public about problem gambling and the availability and effectiveness of treatment; and

Whereas, the National Council on Problem Gambling and Lincoln County Health & Human Services invite all residents of Lincoln County to participate in Problem Gambling Awareness Month.

Therefore, we, the Lincoln County Board of Commissioners do hereby proclaim the month of March 2020 as Problem Gambling Awareness Month in Lincoln County, Oregon and encourage all citizens to support the National Council on Problem Gambling Lincoln County Health & Human Services in their efforts to Have the Conversation with friends, family, patients and clients about gambling addiction.

Dated this 11th day of March 2020

LINCOLN COUNTY BOARD OF COMMISSIONERS

_________________________________________  ______________________________________  ______________________________________
Kaety Jacobson, Chair                      Doug Hunt, Commissioner             Claire Hall, Commissioner

Lincoln County Board of Commissioners
225 West Olive Street, Room 110
Newport, OR 97365
(541) 265-4100
Gambling?
Follow these guidelines to play responsibly.

- Set a time limit.
- Set a dollar limit.
- Don't gamble on credit or borrowed money.
- Don't gamble to win back lost money.
- Don't gamble to cope or escape negative feelings.
- Don't let gambling be your only social activity.
- Don't let youth gamble. This includes scratch its.
- Seek help if gambling becomes a problem for you or a loved one.

1 in 37 Oregon adults has a gambling problem.

Treatment is free and confidential!

Lincoln Community Health Center
Problem Gambling Treatment:
541-265-6611 ext. 3324
Is gambling becoming a problem for you or a loved one?

Warning Signs of Problem Gambling

- Gambling debt
- Using gambling as a distraction from worry, boredom, or frustration
- Thoughts of gambling making it hard to focus or sleep
- Spending more time or money gambling
- Missing work or school
- Lying about or hiding gambling activities
- Changes in someone's personality
- Gambling has become more important than relationships or other interests
- Exaggerating wins and minimizing loses
- Irritable when not gambling or when trying to stop

Confidential and FREE help is available:

Lincoln Community Health Center
Problem Gambling Treatment
(541)-265-6611 Ext. 3324
Monday-Friday 8am to 5pm
Tips on how to talk about
Problem Gambling

In Oregon problem gambling treatment is free. Treatment and support are also available for friends, family, and others that are affected by someone's gambling.

Be honest.
Talk with the person about how their gambling is affecting you.

Let them know you want to help.
They may feel out of control, embarrassed, or ashamed. This is a great time to show that you care about them.

Communicate openly and without judgement.
Tell them you are concerned about them but don’t judge them. Gambling addiction is more complicated than simply choosing to stop.

Support the person.
Expressing support can help a loved one recover. You can encourage someone to get help but you cannot make choices for them or change their behavior.

Gambling is the problem.
Remember that the gambling is the problem, not the person. People can recover from a gambling disorder.

Take the conversation one step further and help connect them to local resources:

Lincoln Community Health Center
Problem Gambling Treatment
(541)-265-6611 Ext. 3324
Monday-Friday 8am to 5pm
March 9, 2020

VIA ELECTRONIC MAIL: kyuille@co.lincoln.or.us
Original to follow via first class mail

Lincoln County Board of Commissioners
C/o Kristin H. Yuille, Assistant County Attorney
Office of Lincoln County Legal Counsel
225 W. Olive Street, Room 110
Newport, OR 97365

RE: Petition for Withdrawal of Real Property ("Petition")
Property Address: 366 Bear Creek Road, Otis, OR 97368 ("Property")
(Notice Reference Number: NG20-47)
Our File No: 30807

Dear Members of the Board:

As you know, this office represents Mark S. Baete and Regina F. Baete, Trustees of the Baete Living Trust dated May 8, 2019, and any amendments thereto ("Baete"), the owner of the Property described above and petitioners under the Petition. I am writing on Baete's behalf to provide supplemental information for the Board's consideration following the hearing held on January 8, 2020 ("Hearing") and in support of Baete's Petition for withdrawal of their Property from the Bear Valley Special Road District ("BVSRD").

A. Property History

First, I would like to clarify the history of the Property and of Baete's ownership. The Property lies within the Bear Creed Meadows subdivision plat, originally recorded in the Lincoln County property records on February 15, 1984 at Book 14, page 13. A copy of this plat is attached as Exhibit 1. At the time, Baete's Property was part of the parcel identified on Exhibit 1 as "Lot 6." A house and shed were located on the southeast quadrant of Lot 6, connected to N. Deer Drive by a driveway that ran over the parcel immediately to the west via gravel drive running over an apparent access easement.

In 1996, the owner of Lot 5 recorded Partition Plat No. 1996-24, which partitioned Lot 5 into Parcels 1, 2 and 3. A copy of this partition plat is attached as Exhibit 2. The 2.19-acre Parcel 1 of this plat is the Property. The then-existing house and shed were located on Parcel 3 of this plat. As part of this partition, the Lincoln County Sanitarian prepared a Report of Evaluation for Lot One Lot — One-Site Sewage Systems identified as #5336 for Lot 1. A copy of this report is attached as Exhibit 3. Exhibit 3 identifies the location of the house that had existed on Lot 5 prior to the partition and the location of the driveway over the neighboring property. Because of the slope of Parcel 1, only the eastern portion of the Property (fronting N. Bear Creek Road) was approved for construction.
March 9, 2020
Lincoln County Board of Commissioners
Page 2

As the Board is aware, the BVSRD was created in late summer 1998, and the Property was included within the district boundary. Mark and Regina Baete purchased the Property contemporaneously with the creation of the BVSRD. Originally, they planned to build a residence on the west side of the Property. However, they then learned that Lincoln County had only approved the eastern side of the Property for construction. Accordingly they built their home on the east side of the Property with access along the frontage of N. Bear Creek Road. In May 2019, Baete transferred the Property to their trust, which is the current owner of record.

B. Feasibility

ORS 198.870(4) provides that a petition for withdrawal of property from district shall be approved “if it has not been, or is not or would not be, feasible for the territory described in the petition to receive service from the district.” Oregon courts have not defined “feasible” in the context of withdrawal petitions under ORS Chapter 198. Lincoln County has not approved the western portion of the Property for construction. Prior to Baete’s ownership of the Property and its partition, access to N. Deer Drive was accomplished via an apparent easement over the neighboring property—which Baete has not used since purchasing the Property. And the BVSRD has not provided service to the Property in that it omitted Property from its recent improvements while serving the neighboring properties. While it is possible to access the Property from N. Deer Drive, it is certainly not practical, and given the conditions imposed on the development of the Property and the BVSRD’s own actions, it has not been feasible for the Property to receive service from the BVSRD.

C. Neighboring Properties

At the Hearing, the Board noted that Baete’s Property is not the only property that boarders both N. Deer Drive (which is in the BVSRD) and North Bear Creek Road (which is not). Attached as Exhibit 4 is a photo overlay of these tax lots produced from Lincoln County’s Webmaps application. The structures on these properties are all located on the west side and are accessed from roads within the BVSRD. Granting the relief sought in the Petition will not establish a precedent for these properties to also withdraw from the BVSRD.

D. Conclusion

For the reasons stated in the Petition as supplemented by this letter, Baete respectfully requests that the Board grant their request to withdraw the Property from the BVSRD.

Sincerely,

Hunter B. Emerick
hemerick@sglaw.com
Voice Message #339

HBE:jdf
Enclosures
cc: Client (via email only)
Exhibit 2: Partition Plat No. 1996-24
REPORT OF EVALUATION FOR ONE LOT
ON-SITE SEWAGE SYSTEMS
(Technical Report - Not a Permit)

7
(Township)
11
(Range)
03-A
(Section)
PTN 1300
(Tax Lot/Parcel No.)
LINCOLN
(County)

PROPOSED PARTITION
(PARCEL #1)
(Lot No.)

2.19 ACRES
(Block No.)

The site has been found suitable for installation of the following kinds of on-site sewage disposal systems, with the limitations and additional requirements indicated:

THE INITIAL AND FUTURE REPAIR SYSTEMS TO BE STANDARD, SERIAL DISTRIBUTION TRENCHES SIZED AT 75 LINEAL FEET PER 150 GALLONS PER DAY OF SEWAGE FLOW.

THE DESIGN FLOW IS 450 GPD. MAXIMUM TRENCH DEPTH TO BE 30 INCHES. ALL CURRENT DEQ SETBACK REQUIREMENTS APPLY INCLUDING 100' SETBACK TO ANY WELL.

PLOT PLAN OF APPROVABLE AREA:

Any alteration of the natural conditions in the area approved for the on-site system or replacement area may void this approval. This approval is given on the basis that the lot or parcel described above will not be further partitioned or subdivided and that conditions on subject or adjacent properties have not been altered in any manner which would prohibit issuance of a permit in accordance with O.R.S. 454.605 through 454.795 and Administrative Rules of the Environmental Quality commission. Any such subdivision, partitioning or alteration may void this report.

WARNING: This document is a technical report for on-site sewage disposal only. It may be converted to a permit only if, at the time of application, the parcel has been found to be compatible with applicable LCDC-acknowledged local comprehensive land use plans and implementing measures or the Statewide Planning Goals. The statement of compatibility may be made on the attached form or its equivalent. Authorized Agent approval is required before a construction permit can be issued.

This report is valid until an on-site sewage system is installed pursuant to a construction permit obtained from Lincoln County, or until earlier cancellation, pursuant to Commission rules, with written notice thereof by the Department of Environmental Quality to the owners according to Department records or the County tax records. Subject to the stated conditions, this report runs with the land and will automatically benefit subsequent owners.

SANITARIAN:__________ CC:__________ DATE: 4-3-76
On-Site Waste Mgmt

Exhibit 3
Map
Lots 1500, 2200, 2300 & 2301

Lincoln County government use only. Use for any other purpose is entirely at the risk of the user. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users should review the primary information sources to ascertain their usability. Printed 01/16/2020

Exhibit 4: Photo Overlay
PETITION FOR WITHDRAWAL OF REAL PROPERTY
BEAR VALLEY SPECIAL ROAD DISTRICT

PURSUANT TO ORS 198.870, Mark S. Baete and Regina F. Baete, Trustees of the Baete Living Trust dated May 8, 2019, and any amendments thereto, the owners of the real property described below (the "Property"), hereby petition the Lincoln County Board of Commissioners to withdraw the Property from the Bear Valley Special Road District ("Bear Valley SRD").

A. Property Information:
   i. Address: 366 N. Bear Creek Rd., Otis, OR 97368
   ii. Map/Taxlot #: 07-10-03-A0-01301-00
   iii. Legal Description: See Exhibit A, attached hereto.
   iv. Map: See Exhibit B, attached hereto.

B. The name of the owners of the Property is: Mark S. Baete and Regina F. Baete, Trustees of the Baete Living Trust dated May 8, 2019, and any amendments thereto ("Baete").

C. Baete’s mailing address is 366 Bear Creek Road, Otis, OR 97368.

D. Baete’s phone number is (541) 996-3606.

E. The reason for this petition is that it has not been and is not feasible for the Property to receive service from the Bear Valley SRD, as demonstrated by the following:

   i. The driveway to the residence and other buildings on the Property is accessed from N. Bear Creek Road as shown in Exhibit C, attached hereto. N. Bear Creek Road is not and has not been part of the Bear Valley SRD road system. See Exhibit D, attached hereto.
   ii. Baete accesses the Property exclusively from N. Bear Creek Road. Accessing the Property from N. Deer Drive is not practical given the location of the residence and buildings on the Property.
   iii. Although a small portion of the Property fronts N. Deer Drive, which is part of the Bear Valley SRD road system, Baete and others do not access the Property from N. Deer Drive.
   iv. There is a gate on the west side of the Property facing N. Deer Drive. Baete and others do not use this gate to access to the Property. Rather, Baete only uses the gate to get to the grass on the side facing N. Deer Drive to mow it.
   v. The Bear Valley SRD recently made construction and improvements to the Bear Valley SRD’s road system, including N. Deer Drive. These improvements included aprons along the access frontage to other properties within the Bear Valley SRD. However, no improvements were made to the access frontage from the Property to N. Deer Drive. See Exhibit E, attached.
F. The Board of the Bear Valley Special Road District Board \(\not\) approved of this petition as shown in Exhibit F, attached hereto.

**Baete Living Trust Dated May 8, 2019**

Mark S. Baete, Trustee  
Date: 11-16-19  

Regina F. Baete, Trustee  
Date: 11-16-19
EXHIBIT A
LEGAL DESCRIPTION

Parcel 1 of Partition Plat No. 1996-24 filed for record April 26, 1996 in Lincoln County Plat
Records.

Property is free from encumbrances except:

1. An easement created by instrument, including the terms and provisions thereof,
   Recorded : January 24, 1955 Book: 168 Page: 498
   (Exact location unknown)

2. An easement created by instrument, including the terms and provisions thereof,
   Dated     : March 21, 1985
   Recorded  : April 23, 1985 Book: 160 Page: 646
   In Favor of : Pacific Power and Light Company
      Construction and distribution lines
   (Exact location unknown)


4. Reciprocal easements with maintenance language, including the terms and provisions thereof,
   Dated     : May 3, 1996
   Re-recorded: May 13, 1996 Book: 317 Page: 1787
   First Party : Marcella D. Rhoades
   Second Party : Bruce F. Rudan, and heirs and assigns
EXHIBIT B
TAX MAP – 366 N. BEAR CREEK ROAD
EXHIBIT C
TAXLOT/POTO OVERLAY OF 366 N. BEAR CREEK RD.
EXHIBIT D
BEAR VALLEY SPECIAL ROAD DISTRICT
BOUNDARY MAP
Bear Creek Special Road District

Exhibit D: Bear Valley St
Road District
Boundary Map
EXHIBIT E
PHOTOGRAPHS OF ACCESS TO
N. DEER DRIVE FROM PROPERTY
Access to Property from N. Bear Creek Rd.
Property Frontage Along N. Deer Drive
EXHIBIT F

The Board of Directors of the Bear Valley Special Road District hereby approves of this petition by endorsement:

ENDORSEMENT BY THE
BOARD OF DIRECTORS
OF THE
BEAR VALLEY SPECIAL ROAD DISTRICT

Randall C. Neal  
Date: 10/15/2019

James R. Swartz  
Date: 10-15-19

Adena Harmon  
Date: 10/15/2019
MAIL TAX STATEMENTS TO:
Mark S. and Regina F. Baete, Trustees
Baete Living Trust
366 Bear Creek Road
Otis, OR 97368

AFTER RECORDING RETURN TO:
Freeman Green, Attorney
Saalfeld Griggs PC
PO Box 470
Salem, OR 97308

WARRANTY DEED

Mark S. Baete and Regina F. Baete, as tenants by the entirety, Grantors, convey to Mark S. Baete and Regina F. Baete, Trustees of the Baete Living Trust dated May 8, 2018, and any amendments thereto, Grantee, the following described real property situated in the County of Lincoln, State of Oregon:

See Exhibit ‘A’ attached hereto and made a part hereof.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

This deed is executed to partially fund a trust of Grantors, and the true and actual consideration stated in terms of dollars is ZERO.

The following is the notice as required by Oregon law: "BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LEGALLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.”
WITNESS Grantors’ hand this 8th day of May, 2018.

Mark S. Baete

Regina F. Baete

STATE OF OREGON

COUNTY OF MARION

On this 8th day of May, 2018, personally appeared the above named Mark S. Baete and Regina F. Baete and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Savanna Campbell
Notary Public for Oregon

My Commission Expires: 1-7-2020
Exhibit ‘A’

Parcel 1 of Partition Plat No. 1996-24 filed for record April 26, 1996 in Lincoln County Plat Records.

Property is free from encumbrances except:

1. An easement created by instrument, including the terms and provisions thereof,
   Recorded : January 24, 1955    Book:  168    Page:  498
   (Exact location unknown)

2. An easement created by instrument, including the terms and provisions thereof,
   Dated : March 21, 1985
   Recorded : April 23, 1985    Book:  160    Page:  646
   In Favor of : Pacific Power and Light Company
                Construction and distribution lines
   (Exact location unknown)


4. Reciprocal easements with maintenance language, including the terms and provisions thereof,
   Dated : May 3, 1996
   Re-recorded : May 13, 1996    Book:  317    Page:  1787
   First Party : Marcella D. Rhoades
   Second Party : Bruce F. Rudan, and heirs and assigns
Lincoln County Board of Commissioners Meeting
Constituent Input Sign-up Sheet
(Please only sign-up if you want to offer constituent input at the end of the meeting; constituent input is limited to 5 minutes)

Date: 3/11/2020

<table>
<thead>
<tr>
<th>PRINTED NAME</th>
<th>PHYSICAL ADDRESS</th>
<th>E-MAIL</th>
<th>PHONE</th>
</tr>
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<tr>
<td>Azusa Ogawa</td>
<td>LCHHS</td>
<td></td>
<td>541-265-0526</td>
</tr>
<tr>
<td>Jessica Dunham</td>
<td>671 S F 2nd St, Toledo, OR</td>
<td><a href="mailto:jess.gray1993@gmail.com">jess.gray1993@gmail.com</a></td>
<td>541-824-1183</td>
</tr>
<tr>
<td>Franklin Sherkow</td>
<td>2891 Hwy 101 North, Yakima</td>
<td><a href="mailto:fspherko@earthlink.net">fspherko@earthlink.net</a></td>
<td>541-547-3143</td>
</tr>
</tbody>
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Please Print Clearly
Shore Protection
Lincoln County and Sherkow Property
Part 6 – Section A
Beach Nourishment and a Better Approach
"Isn’t the Coast Worth Fighting For?"

If You Were Dealing with a Communicable Disease
- You wouldn’t run away and hide (and let nature take its course – What should they do in China??)
- You’d learn the cause
- Treat those that have the disease
- Produce a vaccination
- Establish prevention steps
- Educate the public and health-givers

If a Massive Forest Fire Surrounded Toledo
- You wouldn’t run away and hide (and let nature take its course)
- You’d call out the firefighters
- Setup fire lines
- Call in aircraft with water
- Bring in other fire depts.
- Spend whatever it took

Instead of Retreating . . .
- How about Working with Nature to build up beaches?
  - Better for property-owners
  - Better for beach users
  - Better for the environment
- What’s the Oregon coast worth to Oregonians, local tax-base, and employment??
- Protect State Parks, historic sites, critical infrastructure, etc.
- Prevent having to rebuild or replicate parks, homes, and infrastructure, etc.
- Retreating coastline due to erosion serves no one!
What Are the Right Options?

- Different options for different sites
- Assess the highest probability of performance at each location
- Assess the cost and benefits (included avoided or facility replacement costs)
- Determine cost sharing arrangements
- Gain public input