

September 13, 1979
6:30 p.m.

BOARD OF COUNTY COMMISSIONERS
INFORMATIONAL MEETING/JOINT MEETING
WITH WEST LANE PLANNING COMMISSION

Florence
Annex

Present were County Commissioners Chairman Vance Freeman, Gerald Rust, Harold Rutherford, Otto t'Hooft and Archie Weinstein. Present for West Lane Planning Commission were Chairman Al Wysong, Bill Powell, Cliff Hughes and Donna Shelton. Reba Charles was the Recording Secretary.

SUBJECT: Coastal Zoning

Wysong stated that the main subject for this meeting and for the public hearing to be held afterward at the City Hall would be the urban service area. He said the city had adopted a minimum 19,000 square foot lot size for the urban service area. The RA/U category, he felt, provided the flexibility essential for development. There was talk about a building moratorium. The city had problems with sewage and water supply, but if there is no development within the urban service boundary, there would be leapfrogging.

Rutherford mentioned an attack by members of WLPC. He said the County had control over lot size in the urban service area and that the intention was to try to work out something that would give the flexibility desired. The city would have been bound by the 19,000 square foot lot size on their own suggestion. He said County Counsel has ruled that we could not do it because it gave away the power designated to the County. He said a classification (U) would not be necessary. Discussion followed on use of (U) as a transitional zoning. Powell stated that WLPC had expected support from the Commissioners on this classification. t'Hooft said that the City of Florence is involved, and Powell said there was no intent to involve the city. t'Hooft said he saw no need for an adverse relationship. Wysong commented that one has already been created, and that the County has decided not to antagonize the City of Florence.

Powell said the city is not dealing with the RA/U, and that it has to do with a misreading of this zone. The city adoption of 19,000 square foot minimum lot size had nothing to do with this classification. While WLPC did not agree with that lot size, he said there was total flexibility within the urban service boundary. Wysong stated that the 6,000 square foot limit was something that got a lot of attention, and Bredesen said that the RA designation could go down to 6,000 square feet with sewers and water. Rutherford remarked that the City Council disapproved of the 6,000 square foot minimum. Powell said the city had approved lots of that size within the past three weeks. Freeman added that there had been no vote at the dinner meeting with the Florence City Council on this question.

Rust inquired if there were a manageable urban service area, and what was meant by "orderly and effective provision of service." He said that was the point of the argument. Wysong stated that the city was concerned about forced annexation. The same thing could not happen to them under present circumstances, but they were using it. He said the County was better equipped with staff, etc., to handle the situation along with WLPC. Rust remarked concerning the size of the urban service area, that it would be difficult to protect regarding growth. Rutherford said he agreed with what the WLPC was

trying to do and that he would like the city to know that the Board had their best interest at heart. He felt they did not understand that. Wysong said that WLPC's only objection was turning control over to the city. Shelton stated that the Commission had listened to all of these things but that the city did not respond. Powell said the RA/U objective was designed to benefit the city and the County.

Rust asked about the size of the urban service boundary. Rutherford commented that small cities, Veneta as an example, had set urban service boundaries smaller than the city limits because they did not think there would be growth. t'Hooft said he thought one could not say an urban service area was either too large or too small. Rutherford agreed that all one could do was to have an educated guess. Powell remarked that in dealing with marginal land, no one could come up with an educated guess.

Wysong mentioned one item, Johnson Rock Products, which had been sent to the County for an advisory because of not living up to the conditions set.

The meeting was adjourned at 7:30 p.m.

Reba Clunker
Recording Secretary to the Board