

APPROVED

SEP 4 1980

See Supplemental Fee #3

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON
D. M. PENFOLD, Director of the
Dept. of General Services of Lane County

ORDINANCE NO. 829) IN THE MATTER OF REVISION OF THE
) UPPER MIDDLE FORK SUBAREA PLAN, A
) COMPONENT OF THE COUNTY GENERAL
) PLAN, AN ELEMENT OF THE COMPREHENSIVE
) PLAN FOR LANE COUNTY--WESTFIR URBAN
) GROWTH BOUNDARY
BY *[Signature]* DEPUTY

WHEREAS, the Board of County Commissioners has considered the "Proposed Revisions, Upper Middle Fork Subarea", Draft 1, dated April 16, 1980, applicable portions of pages 1, 16, 17, 18, 19, 20, 21, 22, 24, 25, 27 and 28 of "Draft Lane County General Plan Diagram", public testimony, Plan findings and correspondence relating thereto, and

WHEREAS, the Board of Commissioners has performed its public hearing and other duties in accordance with the applicable law, now, therefore

THE BOARD OF COMMISSIONERS OF LANE COUNTY ORDAINS as follows: That the Upper Middle Fork Subarea Plan is hereby revised by ADOPTION of the "Westfir Urban Growth Boundary" (copy attached hereto and indicated as Appendix "A"), with modification to such drafts by the Board of Commissioners as found attached hereto as Appendix "B".

THE BOARD ADOPTS as specific findings those contained in "Draft General Plan Policies and Goals" (copy attached hereto and indicated as Appendix "C"), "Proposed Revisions, Upper Middle Fork Subarea" (copy attached hereto and indicated as Appendix "D"), and those contained in the minutes of the Lane County Planning Commission meeting(s) of June 17, 1980, and as modified in the Board of Commissioners' minutes of June 24, 1980, for the reasons set forth therein.

INTENDED that the following documents, on file in the Lane County Planning Division Offices, be recognized as supportive technical information used in the preparation of the Plan: "Forest Land Inventory", "Agricultural Land Inventory", "Wildlife Habitat Inventory", "Historical Features Inventory", "Land Use Inventory", "Lane County Soils Maps", and the "Upper Middle Fork Subarea Plan, Part II, Technical Report".

ENACTED THIS 24th day of June, 1980.

[Signature]
Vice Chairman, Lane County Board of Commissioners

[Signature]
Recording Secretary for this Meeting of the Board

Lane County Land Use Ordinance 829, Revision of the Upper Middle Fork Subarea Plan for the Westfir Urban Growth Boundary

APPROVED AS TO FORM
DATE 6/28/80 lane county
[Signature]
OFFICE OF LEGAL COUNSEL

ADD NEW LANGUAGE TO ...

Appendix A

WESTFIR

REEL 103 PAGE 837

The City of Westfir recently adopted a Comprehensive Plan, following City incorporation some time ago. The Urban Growth Boundary of the City Plan coincides with City Limits in all areas except the southwest part of the City (northwest of the Airport), and in the northeast corner. In those portions of the UGB beyond City limits, Lane County acknowledges the proposed land uses shown on the City Plan Diagram, and reflects them in the Subarea Plan as "Rural",^{"CR/RS"} and "Industrial" designations.

Development of areas beyond City Limits will not be supported without annexation to the City. In the interim period, Lane County will administer land use controls using the Westfir Plan Diagram as a major, although not necessarily the only, guide toward such administration. Should conflicts arise between the City Plan and County Plan in the area within the UGB but beyond the City Limits, the County reserves the right to apply measures which may not be dealt with in the City Plan. Questions of interpretation of the City Plan should be referred to City officials.

(READ CAPTION)

WESTFIR, OREGON

COMPREHENSIVE PLAN

LAND USE



Community Residential



Wastewater Treatment Plant



Community Commercial



Park, Rec., & Open Space



Post Office



General Industry



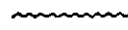
City Hall/Adm.



CITY LIMITS



Fire Station



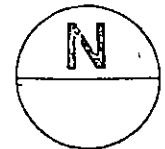
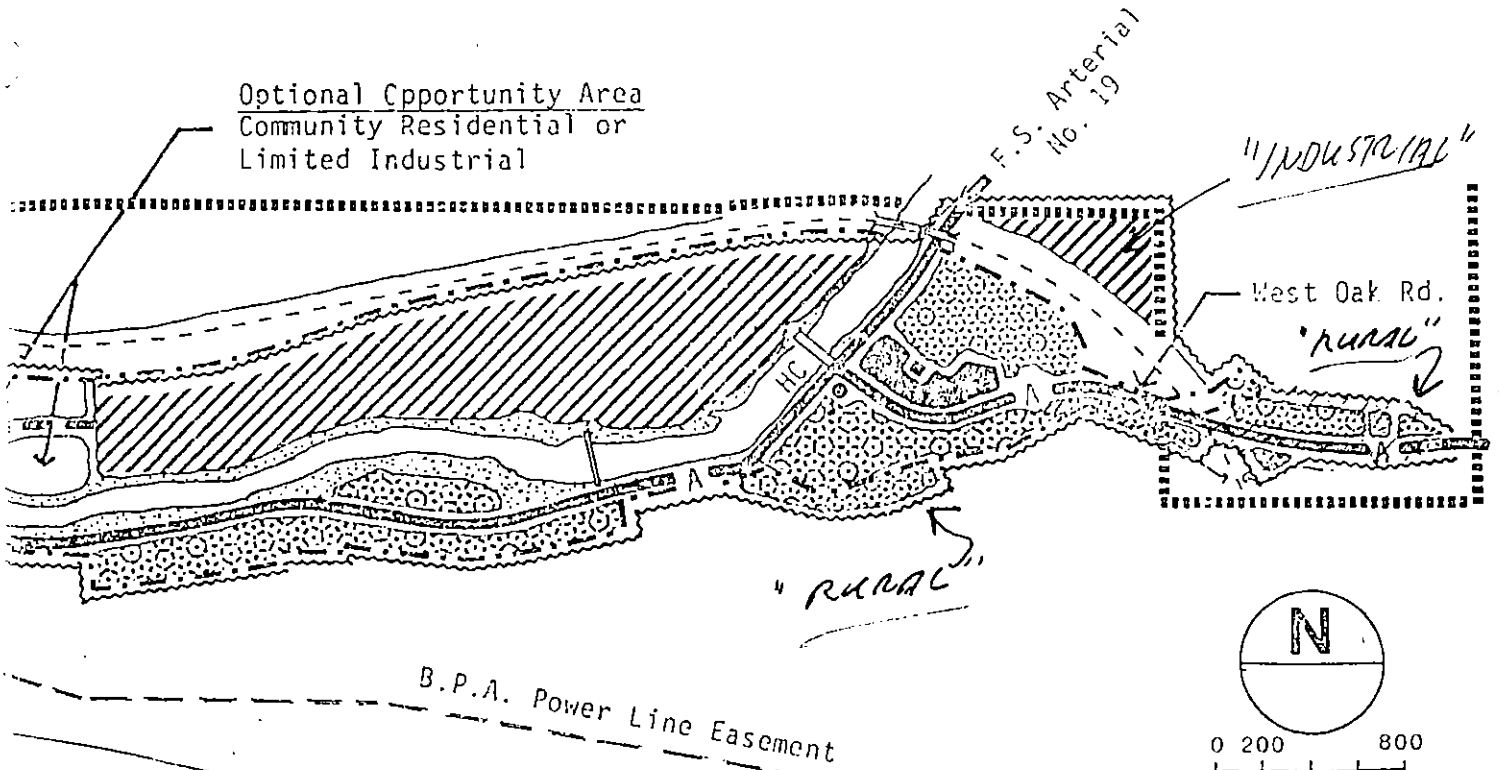
URBAN GROWTH BOUNDARY (UGB)

HC Historic Structure

NATIONAL

FOREST (WNF)

Optional Opportunity Area
Community Residential or
Limited Industrial



0 200 800
SCALE IN FEET

7+6
16+17

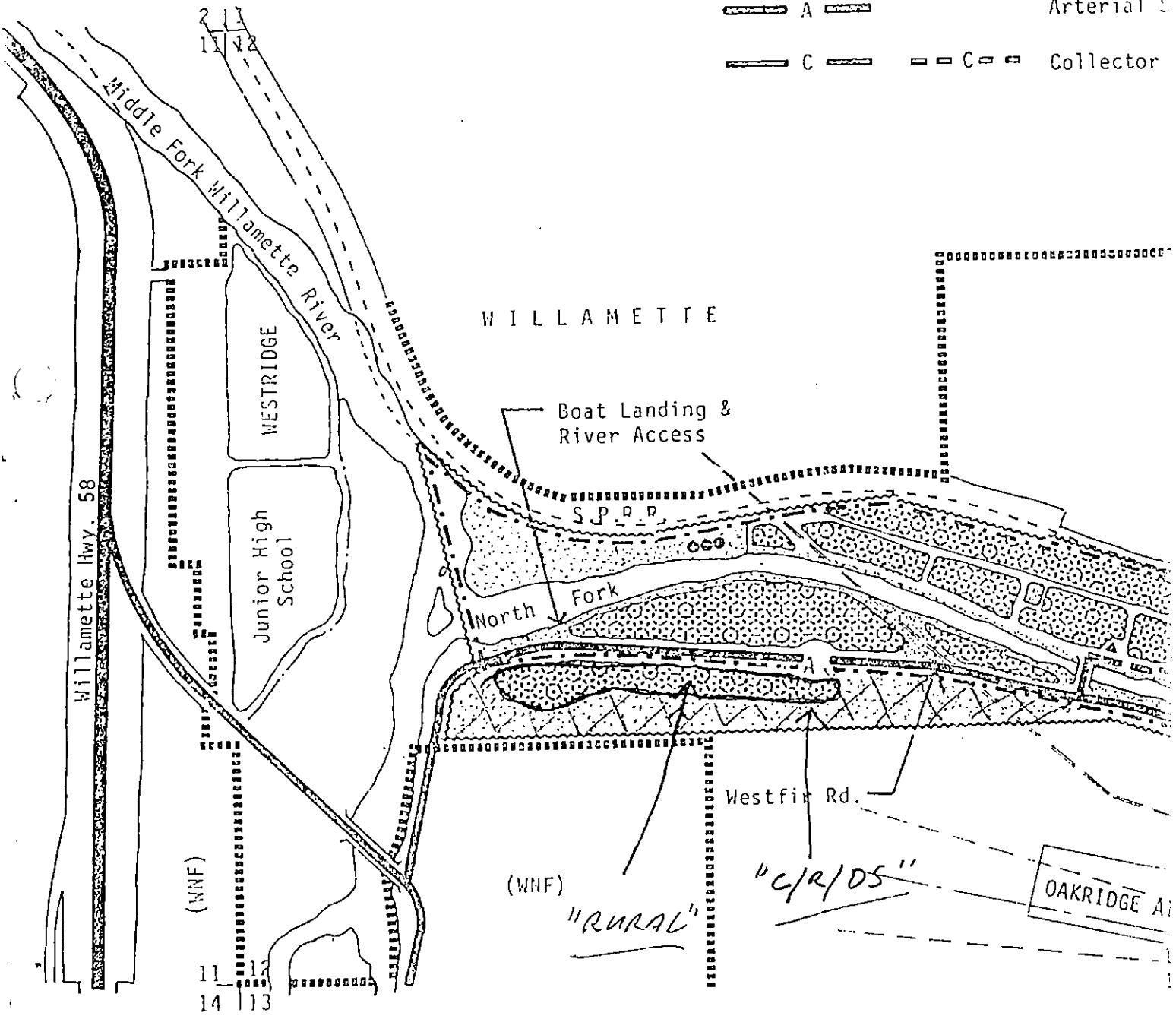
The Amundson Associates

A PROFESSIONAL CORPORATION ARCHITECTS & PLANNERS
2401 UNIVERSITY DRIVE, SUITE 100, WESTFIR, OREGON 97147
PHONE: (503) 253-7400 FAX: (503) 253-7401

Preliminary: 3 March 1980

TRANSPORTATION

Existing	Proposed	
		Arterial
		Collector



APPENDIX A
WESTFIR URBAN GROWTH BOUNDARY

Superseded

As presented at the Board of Commissioners' Public Hearing of June 3, 1980 and June 5, 1980, is temporarily available for inspection in the Planning Division Office, Public Service Building, Eugene, OR. A copy will be included prior to second reading of this ordinance.

*None made
for*

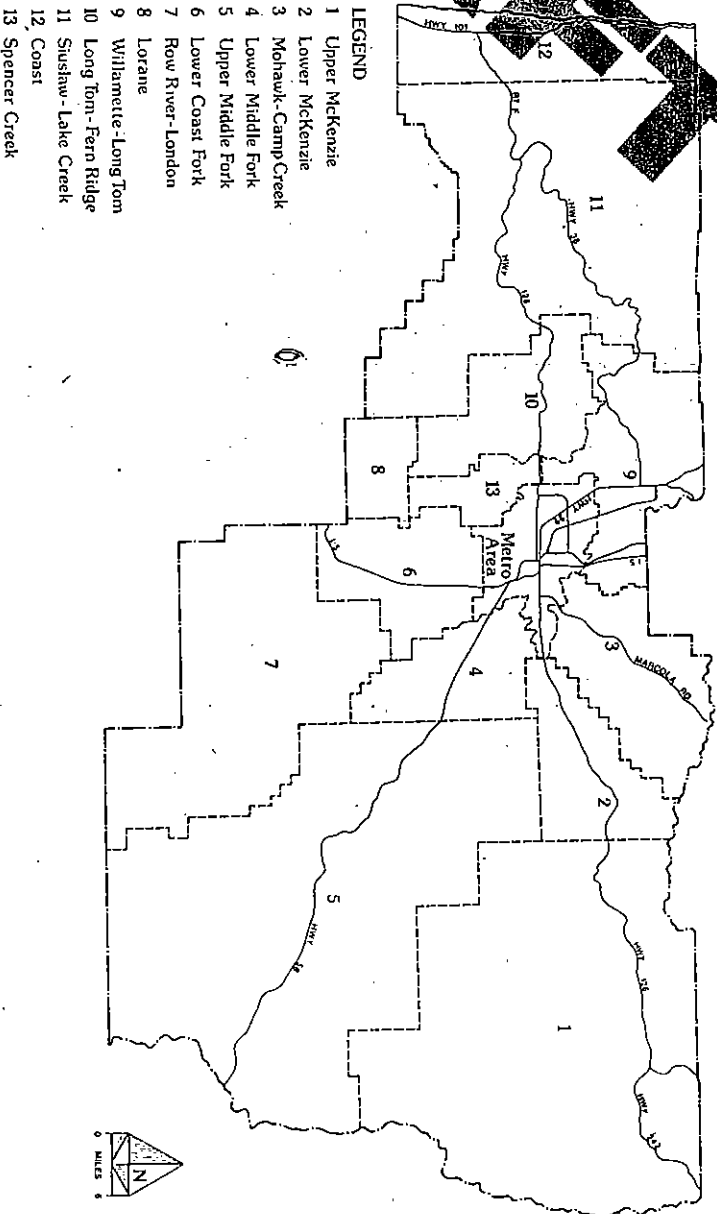
(RESERVED FOR MODIFICATIONS AS DETERMINED BY THE BOARD OF COMMISSIONERS
DURING THE PUBLIC HEARING PROCESS.)

lane county



**GENERAL PLAN
 POLICIES & GOALS**

SUBAREA MAP



This draft of proposed revisions to the Lane County General Plan Goals & Policies has been developed as part of the Rural Land Conservation and Development Program initiated by the Board of County Commissioners in July, 1979. Basically the draft represents an up-dating and reorganization of the existing document. The draft has been organized to more closely follow the format of the State Planning Goals so that correlation between the two is easier. Other changes consist of updating to reflect current events, adjustments necessary for goal compliance or are

changes to carry out the objectives of the Rural Land Conservation and Development Program.
 New proposed text is underlined; text in brackets [] is to be deleted. Each proposed change is followed by a brief explanation in parentheses; (ed; reason for change). The location in the original document of each goal or policy is identified by page number: (p. 00).

COMPREHENSIVE PLAN FOR LAKE COUNTY
INCLUDES ALL ADOPTED GENERAL
AND DETAILED PLANS

METROPOLITAN AREA
(includes all lands within
the Eugene-Springfield
Metropolitan Area Plan)

COUNTYWIDE ELEMENTS
(includes Metro and rural areas)

RURAL AREA
(includes all unincorporated
lands beyond the Eugene-
Springfield Metropolitan
Plan)

EUGENE-SPRINGFIELD
METROPOLITAN AREA GENERAL PLAN

SOLID WASTE MANAGEMENT PLAN
RURAL TRANSPORTATION PLAN
MILLAMETTE RIVER GREENWAY PLAN
COUNTY HOUSING PLAN
PARKS & OPEN SPACE MASTER PLAN

GOALS & POLICIES
PLAN DIAGRAMS

SPECIFIC PLANS
NORTH SPRINGFIELD PLAN
RIVER ROAD DEVELOPMENT PLAN
HILLKENZIE PLAN
SANTA CLARA PLAN
T-2000 TRANSPORTATION PLAN
MAHLON SWEET FIELD AIRPORT
MASTER PLAN
METROPOLITAN BIKEWAY
MASTER PLAN

BACKGROUND
SUBAREA TECHNICAL REPORTS
AGRICULTURAL LAND INVENTORY
FOREST LAND INVENTORY
COUNTY SOILS MAPS
HISTORICAL PLACES INVENTORY
PUBLIC FACILITIES INVENTORY
COASTAL GEOLOGY REPORT
WATER QUALITY MANAGEMENT PLAN

SUBAREA PLANS
SPECIFIC PLANS
UPPER MCKENZIE
LOWER MCKENZIE
LOWER COAST FORK MILLAMETTE
UPPER MIDDLE FORK MILLAMETTE
LONG TOM-FERN RIDGE
MILLAMETTE-LONG TOM
SIJUSLAN-LAKE CREEK
ROCK RIVER-LONDON
ROCK RIVER
EAST
SPENCER CREEK
MORNING CAMP CREEK
LOBRAKE
COMMUNITY PLANS
BLUE RIVER
DEXTER
MARLETON

PLANS OF
INCORPORATED
COMMUNITIES
COTTAGE GROVE
CRENSHILL
OKASIDGE
WESTER
MESTER
LOBBLE
CORBON CITY
NEUSTA
FLORENCE
DUNES CITY

Major Development Centers

A major development center is an incorporated community which provides most of the services and utilities which are essential to the life of the community. It is a community which is self-sufficient in its services and utilities. It is a community which is a center of activity for the surrounding area. It is a community which is a center of activity for the surrounding area. It is a community which is a center of activity for the surrounding area.

Minor Development Centers

A minor development center may or may not be an incorporated community. These communities are less established than major development centers because they do not have a solid economic base and are not strong local centers for commercial, industrial, and social services. In addition, the minor development centers do not provide the services which are essential to the life of the community. The local tax base is usually insufficient to provide for these services or the addition of new services. Six communities are designated as minor development centers: Blue River, Gouge, Dunes City, Lowell, Jackson and Jessier. The remaining three communities are essentially rural service centers. (See change specifically identifies minor development centers.) (See change specifically identifies minor development centers.)

Rural Service Centers

A rural service center is not incorporated, provides a minimum number of public services (if any), and has a very limited or nonexistent employment base. A rural service center may contain a few commercial services for the local population. It is a community which is self-sufficient in its services and utilities. It is a community which is a center of activity for the surrounding area. It is a community which is a center of activity for the surrounding area. It is a community which is a center of activity for the surrounding area.

Local Development Centers

The Community Development Concept establishes existing community centers as the basis for further community growth. The purpose of the "New Development Center" is to allow additional development centers which supplement the concept of the Community Development Concept. It is a community which is self-sufficient in its services and utilities. It is a community which is a center of activity for the surrounding area. It is a community which is a center of activity for the surrounding area. It is a community which is a center of activity for the surrounding area.

1. Large land area comprising one or more contiguous parcels.
 2. More efficient use of land for living purposes consistent with natural resource management principles and environmental limitations.
 3. Recognition of the need to avoid preservation of investment in existing public facilities and services.
- Definition: The term "New Development Center" refers to a major development project on an area typical forms of which include seasonal-residential development, office development, and other development. New Development Centers encompass the following characteristics:

However, this does not intend to encourage "scatterization" of development across the County. First, subdivisions are encouraged to locate in areas frequently communities designated for growth. Second, if rural subdivision must occur, superior design and more intelligent use of the total site can result in a more efficient use of space. This could prevent clustering of the balance of the site for private open space, recreation, and the "fill" of rural densities would not be exceeded, nor would impact upon the rural area be substantially greater than it would be under conventional, non-plan, development.

all development is of urban or suburban character, however, and use, land utilization and development will occur in rural areas. This does not mean that the development of rural areas in the County will be encouraged. Rather, the development of rural areas in the County will be encouraged. The development of rural areas in the County will be encouraged. The development of rural areas in the County will be encouraged. The development of rural areas in the County will be encouraged.

METROPOLITAN URBAN-SPRINGFIELD/OTHER CITIES AND COMMUNITIES

Several years ago, the citizens of the Eugene-Springfield metropolitan area identified several development problems related to the future of the community. The Eugene, Eugene-Springfield, and the Lane Council of Governments adopted the Eugene-Springfield Metropolitan Area Growth Study. The plan was a major decision in the growth sphere for the citizens. The plan accompanying policies also affect the rural area and rural communities of Lane County.

Of the problem identified, a major one impacting on the County is that of the rural area. The rural area is the direct or indirect result of the production of food, fiber, and lumber, and the ever-increasing costs necessary to extend public facilities, services, and utilities into the suburbs. The metropolitan plan's solution to this problem was the identification of an urban service area. The urban service area is a community which is self-sufficient in its services and utilities. It is a community which is a center of activity for the surrounding area. It is a community which is a center of activity for the surrounding area. It is a community which is a center of activity for the surrounding area.

The urban service area concept indicates to rural residents that they cannot most make rural development decisions. Rather, they should make decisions about their own development. The urban service area concept indicates to rural residents that they cannot most make rural development decisions. Rather, they should make decisions about their own development. The urban service area concept indicates to rural residents that they cannot most make rural development decisions. Rather, they should make decisions about their own development.

In several other metropolitan plan policy impacting on the County is that communities close to the metropolitan area. The metropolitan plan proposes that the communities close to the metropolitan area should retain their own identity. The metropolitan plan proposes that the communities close to the metropolitan area should retain their own identity. The metropolitan plan proposes that the communities close to the metropolitan area should retain their own identity.

If the communities do not define their roles and responsibilities and establish their own identity, they will be forced to pass the responsibility and the metropolitan area to other communities. The metropolitan plan proposes that the communities close to the metropolitan area should retain their own identity. The metropolitan plan proposes that the communities close to the metropolitan area should retain their own identity. The metropolitan plan proposes that the communities close to the metropolitan area should retain their own identity.

The coordinated growth concept prepared by this plan attempts to incorporate both the metropolitan plan and the Eugene-Springfield Metropolitan Area Growth Study. The coordinated growth concept prepared by this plan attempts to incorporate both the metropolitan plan and the Eugene-Springfield Metropolitan Area Growth Study. The coordinated growth concept prepared by this plan attempts to incorporate both the metropolitan plan and the Eugene-Springfield Metropolitan Area Growth Study.

Conversely, any effort by the County to modify the General Plan boundaries and policies have effect—should be a product of a joint process involving the metropolitan plan and the Eugene-Springfield Metropolitan Area Growth Study. Conversely, any effort by the County to modify the General Plan boundaries and policies have effect—should be a product of a joint process involving the metropolitan plan and the Eugene-Springfield Metropolitan Area Growth Study.

2. Support group citizen participation in planning matters particularly through continued active support of the Community Organizations. (P 41) (See addition will give policy specific meanings.)
3. Encourage the identification of priorities for and adoption of capital improvement programs through a citizen involvement program (P 41).

LAND USE PLANNING

Goals

1. The use and development of land should reflect the optimum combination of economic, social and environmental consideration (P 41, 1). (See expanded meanings)
2. Ensure that the use and development of land is coordinated with other governmental policies, plans and programs (P 41). (See expanded meanings)
3. Seek to effectuate the goals and policies of the general plan for Lane County. (P 41)
4. Use the General Plan as a guide for decision-making (P 41).
5. Provide a definite procedure for the modification (revision and/or amendment) of the Lane County General Plan including participation by the general public through a citizen involvement program (P 41).
6. Require that amendments to the general plan are in the interests of the general public as a whole (P 49).

1. Adopt, maintain and use coordinated comprehensive land use plans for all of Lane County (P 41). (See expanded meanings)
2. Develop and put to use a General Plan Amendment Process (P 49). (See expanded meanings)
3. Insure the General Plan Amendment Process is responsive to the needs of Lane County. (See update of 2 above)
4. Periodically review the general plan (and its various components) to insure that it is current, adequate, as a guide to County decisions. The plan and all of its components, including the plan, should be reviewed every five years. Resource inventories, projections and assumptions will be thoroughly evaluated during these reviews (P 49).
5. Review, if necessary, the General Plan (or any of its components) if review reveals it to be deficient (P 49).
6. Ensure that all plan amendments or revisions meet the requirements of local and state law (P 49).

7. Review existing and adopt new land use and development regulations to reflect the adopted comprehensive plan (P 41).
8. Encourage flexibility in land use and development regulations compatible with the intent of the goals and policies of the Lane County General Plan (P 41). (See expanded meanings)
9. Use the complete inventory of existing laws, all existing regulations affecting land use and existing economic, social and environmental conditions and the development, adoption and application of codes and ordinances necessary to implement the general plan (P 41).
10. Encourage limiting of existing residential [subdivisions] areas (P 42). (See more encompassing term)
11. Encourage development only (1) where and when it would not constitute a threat to public health or welfare, (2) create excessive public expense, (3) adversely affect our resource base, and (4) be justified by demonstrated need. (See expanded for state goal compliance)
12. Zone pre-existing industrial and commercial uses commensurate with their character, provided significant conflicts with other land uses (existing and planned) do not result (P 43).
13. Permit routine expansion of pre-existing commercial and industrial land uses in rural areas, provided that the expansion of appropriate zoning, provided such

2. [Develop and apply] Continue development and application of comprehensive land use analysis and planning management data, including, but not limited to, land use regulations. (P 26) (ed. updates policy to reflect current activities).
3. Ensure that flood hazard areas are subjected to selected development and are used only for compatible activities (P 23).

RECREATION

Findings and Assumptions

1. The County's role is to require, develop and maintain parks and administer a public recreation system that will serve the needs of the County's citizens. The local member of county to develop recreational facilities. These parks in some, the County has the office County.
2. The County has inventoried existing recreational sites within the County. This inventory as well as proposed sites will be incorporated into the Lane County Parks and Open Space Master Plan.
3. Upon adoption, the Lane County Parks and Open Space Master Plan will serve as a guide for the development of parks and recreational sites within the County.
4. The recreational needs of Lane County are served by a variety of providers. Both public and private. Government cooperation among these providers is essential to provide a desirable degree of recreational opportunities. A special section added to state current status and provide context for goals and policies.

Goals

1. Maintain a variety of recreational sites and selected scenic vistas (P 27).
2. Maintain the scenic and recreational qualities of rivers, streams and lakes (P 28).
3. Provide a system of safe and convenient trails--pedestrian, bicycle and equestrian--for both recreation and transportation (P 28).
4. Increase recreation opportunities, as needed, throughout the County (P 27).
5. Encourage private recreational development as an important component of the County's total supply of recreational facilities and services (P 27).
6. Encourage the development of recreation facilities in community development centers (P 27).
7. Encourage the development of environmentally compatible tourist and recreation facilities which enhance the economic prospects of rural areas while serving the recreational needs of tourists and County residents (P 27).
8. Continue development of a Countywide system of paths and trails for non-motorized travel--pedestrian, bicycle and equestrian--interconnecting development centers, recreation sites and scenic vistas (P 28).
9. Increase public access to public outdoor recreation sites that can tolerate the pressure of increased use (P 27).
10. Encourage public and private participation to increase access to waterways, where needed, without infringing upon private property rights (P 29).
11. Encourage release of public lands of comparable value to offset (request) land acquisition of private lands for public use (P 27).
12. Adopt a park and recreational site plan to serve as a comprehensive guide in decision-making.

ECONOMY

3. Consider and support the electrical and communication needs of County citizens, while minimizing the adverse impacts on the rural and urban environment. (P 32)
4. Evaluate, recommend and support an appropriate level of fire protection for urban and rural areas. (P 32)
5. Encourage public protection services appropriate to the level of development throughout Lane County. (P 33)
6. Cooperate in the provision of needed facilities and services to make quality health and social services available and accessible to all Lane County residents. (P 33).
7. Improve public library service to all County residents. (P 33)
8. Coordinate the location of adequate school facilities, including vocational. (P 33)
9. Encourage a full range of educational opportunities, including vocational, for all residents of the County. (P 33)
10. Utilize schools as multi-purpose community centers. (P 33)
11. Provide systematic control of the storage, collection, transport, separation, recycling, recovery, and disposal of solid waste and other materials on a Countywide basis in a manner that provides maximum protection to the environment. (P 35)
12. Provide and/or encourage a properly planned water supply system for all communities where growth is either an existing or potential health problem or significant growth is planned in the future. (P 35)
13. Sanitary sewer systems will be developed in areas of intensive development and in areas planned for such development. (P 34)

Policies

1. Favor that future developments at densities of more than one dwelling unit per acre are serviced from existing public facilities and utilities and utilities, services, and utilities. (P 31)
2. Encourage the maximum utilization of existing investments in public facilities, services, and utilities (P 31)
3. Encourage orderly and efficient provision of public facilities, services, and utilities. (P 31)
4. Encourage the development of public facilities, services, and utilities which will provide maximum benefit to citizens with the least adverse effect on the environment. (P 31)
5. Ensure that improvements in public facilities, services, and utilities are consistent with other governmental policies, plans, and actions. (P 31)
6. Encourage within development centers the investment of public funds on a priority basis for all public facilities, services, and utilities. (P 31)
7. Concentrate on delivery of most County services, including utilities, through development centers or through service centers. (P 31)
8. Avoid multiplicity of local service districts. (P 47)
9. Assist development centers in upgrading public facilities, services, and utilities. (P 31)
10. Plan that level of development outside of development or service centers do not ultimately lead to utilities provision at public expense. (P 32)
11. Outside of development or service centers, discourage the construction and/or operation of utility systems by private, especially financial and administrative responsibility by the public (P 32)
12. Encourage the conversion of overhead electrical and communication systems to underground facilities. (P 32)
13. Encourage the underground placement of electrical and communication systems in development centers. (P 32)
14. Support multiple uses of public utility easements including permitted use of major transmission lines within a single easement corridor. (P 32)
15. Review the proposals for major transmission lines, electrical substations, and power plants to ensure that each proposal is consistent with other goals and actions. (P 32)

TRANSPORTATION

TRANSPORTATION

Goals

1. Plan for a balanced transportation system which takes into account marketable alternatives for the social and environmental conditions in conjunction with regional, state and national needs and objectives (P 37)
2. Consider air transportation opportunities for general and commercial transportation within a balanced transportation system. (P 37)
3. Serve the existing and future arrangement of land uses with an efficient, attractive highway network. (P 38)
4. Future highway development should be in accordance with adopted transportation goals. (P 38)
5. [Encourage the development of the Port of Stinson consistent with other general policies, plans, and actions. (P 38)]
6. Facilitate future alternative means of transportation and facilities development. (P 38)
7. Develop an efficient and safe public transit service as an alternative means of transportation based on demonstrated needs. (P 38)
8. Protect the public investment in airports from the environmental development around the airports. (P 38)

Policies

1. [Encourage the development of streets, roads and highways consistent with other governmental policies, plans and programs. (P 38)]
2. Assist in the development of streets, roads and highways in commercial centers as need is demonstrated. (P 38)
3. Minimize impact of street, road and highway improvements according to physical, economic, and social conditions. (P 38)
4. [Include aesthetic considerations in the siting, development, improvement of scenic road systems, pathways and adjacent lands. (P 38)]
5. [Promote safe, efficient and effective transportation for all modes, trails, and services. (P 37)]
6. [Integrate all modes of travel into a balanced transportation system. (P 37)]
7. Develop transportation systems responsive to changing needs and conditions. (P 37)
8. [Evaluate direct and indirect impacts of transportation facilities on the environment, economy, and general livability of the County. (P 37)]
9. [Provide transportation plan alternatives for community evolution and growth. (P 37)]
10. [Ensure that improvements in transportation systems are consistent with other governmental policies, plans, and actions. (P 37)]
11. [Encourage public participation in the planning process. (P 37)]
12. [Participate in the transportation planning programs of local, state, and federal governments. (P 37)]
13. [Encourage the development of statewide comprehensive transportation systems. (P 37)]
14. [Assist in the development of paths and trails as alternative transportation modes in development centers. (P 28)]
15. [Consider opportunities for non-motorized travel across bodies of water. (P 28)]
16. [Review all development proposals to assure that opportunities for non-motorized travel are considered. (P 28)]
17. [Promote within State Field as the main commercial airport for the Willamette Valley. (P 38)]
18. [Recognize rights of property owners in the vicinity of airports and the nuisances associated with airport operations. (P 38)]

DNOMY

From a more diversified and improved economy for Lane County consistent maintenance and protection of the environmental resources. (p. 21)

15

Encourage the creation of an independent diversified local economic base for major communities recommended as growth centers. (p. 21)

USING

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Plan for appropriate types and quantities of land within areas designated as development or service centers to meet the needs for housing of all income levels. (p. 45)

Plan for the coordination of public facilities, services and utilities necessary to support housing development in areas so designated. (p. 45)

Encourage the availability of adequate numbers of housing units at price ranges and rent levels commensurate with the financial capabilities of Lane County citizens. (p. 45)

Recognize the future needs and provisions necessary for flexibility of housing location, type and density. (p. 45)

Encourage the development of public and private housing supplies sufficient to meet needs of all income groups, without creating mass displacements. (p. 45)

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major transportation lines

15. Review the proposals for major transportation lines, electrical substations, and power plants to ensure that each proposal is consistent with other governmental policies, plans and actions. (p. 35)

16. Encourage fire protection service improvements to the level of development in all areas of the County. (p. 33)

17. Discourage profitable intensive development in locations without fire protection service. (p. 33) (See more specific statements, LDCG comp. items.)

18. Provide a standard street and address location system. (p. 33)

19. Consider appropriate levels of police protection in those areas intended for intensive development. (p. 33)

20. Provide County ordinance, when appropriate, which supplement state statutes. (p. 33)

21. Provide a cooperative program of coordination of police functions in all areas of the County. (p. 33)

22. Assist in the upgrading of public library services throughout the County. (p. 33)

23. Promote library services in all community development centers. (p. 33)

24. Promote the cooperation of public and school libraries. (p. 33)

25. Major capital expenditures in public library systems should not exceed the extent of the County's financial capabilities, and have voter approval. (p. 33)

26. Library "hubs" should be encouraged to be developed from existing library facilities. (p. 33)

27. Encourage school district boundary adjustments which increase general and vocational education opportunities, reduce student travel time, and support the community growth center concept. (p. 35)

28. Promote school facilities as focal points of community activity. (p. 35)

29. Support the development and rehabilitation of school facilities within community growth centers. (p. 35)

30. Review the proposals for school sites and facilities to assure that such proposals are consistent with other governmental policies, plans, and actions. (p. 35)

31. Support the development of optimum learning opportunities and environments for all the citizens of Lane County. (p. 35)

32. Implement the County Solid Waste Management Plan. (p. 35)

33. Revise the Solid Waste Management Plan to meet new conditions or circumstances, provided that the provisions of the County General Plan are adhered to. (p. 35)

34. Actively support and assist progressive solid waste management efforts which further the Plan. (p. 35)

35. Encourage all public water systems to provide minimum flow capacities. (p. 33)

36. Review and coordinate water supply system proposals to assure that each proposal is consistent with other County policies, plans, and actions. (p. 36)

37. Require simultaneous creation of extension of water and sewer systems for intensive development. (p. 35)

38. Include a satisfactory water supply as part of the criteria for residential, commercial, and industrial development. (p. 35)

39. Encourage collective water supply systems to provide for fire protection needs. (p. 36)

40. Review sanitary sewer system proposals to assure that each proposal is consistent with other governmental policies, plans, and actions. (p. 36)

41. Assist in the development and/or upgrading of sanitary sewer systems within urban service boundaries in major and minor development centers. (p. 36)

42. Prohibit new development in urban districts without the simultaneous creation or extension of water and sewer service.

43. Discourage unilateral sewer system construction. (p. 36)

44. Permit the use of subsurface sewage disposal systems in areas with low development densities where conditions allow. (p. 36)

17. Promote

17. Promote efficient use of land and water resources in the vicinity of airports in minimizing wildlife value. (p. 30)

18. Recognize rights of property owners in the vicinity of airports in minimizing the nuisances associated with airport operations. (p. 30)

19. Encourage the development of commercial and general aviation facilities consistent with other governmental policies, plans, and actions. (p. 30)

20. Assist in the development of public transit as a viable alternative means of transportation. (p. 39)

21. Promote public transit as a necessary public service. (p. 39)

22. Encourage the development of public transit consistent with other governmental policies, plans, and actions. (p. 39)

23. Encourage the creation of new funding sources (such as federal grants) for public transit systems. (p. 39)

24. Consider and respect the commercial uses of waterways. (p. 39)

(See entire section is replaced by the following section)

Findings

1. Lane County has developed and adopted a specific transportation plan. Although this plan is separate from this document it is intended to be consistent with and supportive of the General Plan Goals and Policies.

2. The transportation plan consists of goals, objectives, recommendations as well as strategies for implementation and future needs. The entire plan is intended to be consistent with and supportive of the General Plan Goals and Policies and to provide an overview of the goals and objectives set forth.

Goal

A coordinated and balanced transportation system which is responsive to economic, social and environmental considerations.

Objectives

1. Promote safe, convenient and economical transportation for all people, utilizing all modes of transit.

2. Promote an effective distribution of transportation options.

3. Foster a transportation system responsive to changing needs and conditions.

4. Consider direct and indirect impacts of proposed transportation projects on the environment, energy resources, economy and general livability.

5. Encourage public participation in the transportation planning process.

6. Support the development of statewide comprehensive transportation plans.

7. Support and encourage energy-efficient modes of transportation.

8. Plan a transportation system to meet future growth and development needs.

9. Provide safe and convenient opportunities for bicycle and pedestrian travel throughout designated areas of Lane County.

10. Encourage an efficient public transportation service which meets demonstrated needs for alternative transportation.

11. Support an appropriate level of general and commercial aviation development.

12. Support the development of the port of Steward consistent with adopted policies and plans.

Goal

The fulfillment of adopted County land use goals and plans.

Objectives

1. Provide transportation services as necessary to accommodate growth centers within existing communities.

2. Discourage the spread of residential development in agricultural and forest areas.

3. Guide the transportation pattern of newly developing areas and rural communities.

4. Ensure that transportation improvements are consistent with adopted public policies and plans.

UBLIC FACILITIES AND SERVICES

Plan for a sufficient and appropriate level of public facilities, services, and utilities for a framework of urban and rural development. (p. 31)

Coordinate the provision of public facilities, services and utilities through use of the coordinated growth concept. (p. 31)

Goals

1. An efficient, safe and attractive highway network to serve the existing and future development of land uses.

2. Use the continued growth concept as the primary means of accommodating population growth in Lane County. (Ref. incorporated the concepts of Section 2 into the statement of County goals)

3. It is the County's obligation that utilize urban-level density within a city's urban growth boundary should occur where the density of existing residential and services water, sewer, gas, electric and other public utility facilities are encouraged and expected to provide and public facilities along and corridors for all facilities.

1. Ensure that road development or improvement is consistent with adopted plans and policies.

1. [Encourage all major and minor development centers to adopt urban service boundaries. (p 31)] (ref. replaced by 5 below)

2. Each city is required as the logical and ultimate provider of urban services within its urban growth boundaries. Lane County will not approve any facilities within the city's urban growth boundary which are not consistent with this strategy, including established and proposed urban service areas.

2. Make improved safety for the traveling public a primary consideration in the expenditure of resources.

2. [Require community development centers to adopt urban service boundaries for sanitary sewers. (p 34)] (ref. replaced by 5 below)

3. The County will encourage the orderly and logical annexation of territory to each city, which can then develop at an urban level of intensity.

3. Ensure that all road construction meets adopted uniform standards unless requested for exceptional reasons.

3. [Adopt for each community development center a common urban service boundary for the water supply service area and other service areas. (p 36)] (ref. replaced by 5 below)

4. Any County approval of the division and/or development of land within a city's urban growth boundary will be consistent with the provisions of local ordinances, including zoning, subdivision, and other regulations, which are applicable to the division of the city's urban growth boundary.

4. Provide for timely development of streets and roads in community development centers.

4. [Adopt urban service areas for all community development centers in Lane County. (p 41)] (ref. replaced by 5 below)

5. On an interim basis, limiting the level of development to less than the planned urban density of intensity.

5. Include aesthetic considerations in maintenance, construction or improvement of urban roads, transit facilities, and other public facilities.

5. Participate in the adoption and implementation of an urban service boundary for every community development center in Lane County consistent with state-wide planning goals. (ref. consolidated four policy statements above and reflects current practice)

6. Permitting that the design and operation of an interim land use will allow for later conversion to an urban level of intensity. The interim land use will be designed to be reversible and will not preclude the future provision of urban services and facilities.

6. Minimize frontage access onto the County's collector and arterial roads.

6. Encourage growth in areas capable of accommodating further growth. (p 42)

7. Encouraging that interim and long-term development be consistent with existing water sewer and/or water plans for the urban growth area.

7. Encourage that future route selection considers the indirect costs as well as the direct costs of construction.

7. Encourage cost new residential, commercial, and industrial development to locate within existing community development centers or other service centers. (p 42)

8. Discourage strip development between the County's urban service areas and their satellite communities.

8. Provide for a cooperative process between the County and cities listed above in the following:

8. Use of utility easements and natural drainage ways within the urban growth area shall be consistent with applicable plans which make available water and sewer facilities and will be based on County-city agreements.

9. To the extent possible, coordinate implementation of new highway facilities with land development needs to minimize stimulation of unneeded and dispersed development.

9. The establishment and periodic revision of urban growth boundaries and the manner and implementation of common policies and procedures within the boundaries.

9. The County will, through established procedures, provide each city the opportunity to review and comment upon County consideration of plans, ordinances, regulations, and other actions which may affect the urban growth boundary. The County will, through established procedures, provide each city the opportunity to review and comment upon County consideration of plans, ordinances, regulations, and other actions which may affect the urban growth boundary.

10. Ensure that street and highway development or improvement is integrated with and complementary to other transportation modes.

10. Lane County will seek to review city proposals for, or consideration of, annexation of County interests through established procedures. Matters to be reviewed may include those listed above in policy #2, plus other matters, as appropriate.

10. Lane County shall attempt to achieve coordinated establishment of city urban growth boundaries, and land use/development approaches (including plan land use designations, development policies, zoning, etc.) in cooperation with the other cities in the following forms:

11. Maintain County roads and bridges adequately to meet the needs of the truck and industry communities within the County and the area.

11. The planning and implementation of city policies for land use/development within city boundaries which may affect the County.

11. Co-adoption, with each city, of a common comprehensive plan, or adoption of language within the County's plan(s), which is common with applicable portions of the city's plan(s), or

12. Establish priority trucking routes which minimize conflicts with incompatible land uses and areas of congestion.

12. To provide an established forum for the resolution of disagreements of growth policies between County and city concerning land within the urban growth boundary.

12. Lane County will also attempt to reach formal agreement with each city to determine the level of urban growth boundary.

ENERGY CONSERVATION

1. Seek ways of reducing per-capita energy consumption in Lane County. (p 26)
2. Encourage energy conservation in the development and use of public facilities, services and utilities. (p 31)
3. Encourage energy conservation in the development and use of electrical and communication systems. (p 32)
4. Support technical and economic innovations which tend themselves to avoidance in energy consumption while maintaining a given quality of life in the County. (p 26)
5. Develop and apply social programs to assist and monitor new experimental energy-efficient construction for the County and other activities which do not result in environmental harm, inefficient use or other similar problems. (p 26)
6. Stress resource recovery and recycling in the management of solid waste. (p 33)
7. Encourage the use of sewage by-products. (p 34)
8. Explore the costs and benefits, (economic, social, environmental) of developing, approving and using composting and other experimental toilet systems on an experimental basis within the County. (p 34)

URBAN GROWTH MANAGEMENT

1. Seek to contain urban-level development (measured in terms of density, intensity and scale) to areas most capable of supporting it: within urban growth boundaries of cities, non development centers and existing urban corporate communities.
2. Provide for orderly and efficient transition from rural to urban land use while insuring the supply of housing, employment, and other services and amenities. In order to accommodate the long-range needs of each city.
3. Prepare for the orderly provision of public facilities and services to accommodate urban growth within urban growth boundaries of cities.
4. Provide for a cooperative process between the County and cities listed above in the following:
 - a. The establishment and periodic revision of urban growth boundaries and the manner and implementation of common policies and procedures within the boundaries.
 - b. The planning and implementation of city policies for land use/development within city boundaries which may affect the County.
 - c. The planning and implementation of city policies for land use/development within city boundaries which may affect the County.
5. To facilitate and promote public/private management within, and knowledge of, the process of urban growth boundary management.
6. To provide an established forum for the resolution of disagreements of growth policies between County and city concerning land within the urban growth boundary.
7. To provide an established forum for the resolution of disagreements of growth policies between County and city concerning land within the urban growth boundary.
8. Use of utility easements and natural drainage ways within the urban growth area shall be consistent with applicable plans which make available water and sewer facilities and will be based on County-city agreements.
9. The County will, through established procedures, provide each city the opportunity to review and comment upon County consideration of plans, ordinances, regulations, and other actions which may affect the urban growth boundary. The County will, through established procedures, provide each city the opportunity to review and comment upon County consideration of plans, ordinances, regulations, and other actions which may affect the urban growth boundary.
10. Lane County will seek to review city proposals for, or consideration of, annexation of County interests through established procedures. Matters to be reviewed may include those listed above in policy #2, plus other matters, as appropriate.
11. Lane County shall attempt to achieve coordinated establishment of city urban growth boundaries, and land use/development approaches (including plan land use designations, development policies, zoning, etc.) in cooperation with the other cities in the following forms:
 - a. Co-adoption, with each city, of a common comprehensive plan, or adoption of language within the County's plan(s), which is common with applicable portions of the city's plan(s), or
 - b. Adoption of language within the County's plan(s), which is common with applicable portions of the city's plan(s), or
 - c. Adoption of language within the County's plan(s), which is common with applicable portions of the city's plan(s), or
12. Lane County will also attempt to reach formal agreement with each city to determine the level of urban growth boundary.

for a balanced mix of industrial, commercial and residential land uses.
(p 42)

within urban growth boundaries, as may be mutually established and revised from time to time.

and associated goals and policies. (edit: this is a new section recommended by the two Planning Commissions regarding County-city coordination.)

GLOSSARY

- ADOPT** - Take official action to make part of the body of regulations and policies with which the governing body functions.
- ASSIST** - Actively help or aid in the accomplishment of something, through providing technical expertise, financial or administrative procedures, political support, etc.
- CONSERVE** - Manage in a manner which avoids wasteful or destructive uses and provides for future availability.
- DEVELOP** - Bring about growth or availability, conduct a mining operation, make a physical change in the use or appearance of land, divide land into parcels, or create or terminate rights of access, to convert land from a less intensive to a more intensive use, to construct or alter a structure.
- DEVELOPMENT** - The act, process or result of "develop."
- DISCOURAGE** - Argue against, make more difficult to accomplish, limit or restrict.
- ENCOURAGE** - Stimulate, give help to, make possible, foster.
- GOAL** - A desired condition or circumstance toward which the planning effort is directed; a "destination which is by nature generalized; used to give direction and indicate intention.

- IMPACT** - The consequences of a course of action; the effect of an action or decision upon something else, as measured by the characteristics of the thing impacted prior to the action or decision as compared to the characteristics of the thing impacted following the action or decision.
- PROHIBIT** - Prevent or forbid from doing or being done.
- PROMOTE** - Urge or encourage the carrying out of a given action or program; contribute toward the accomplishment of an objective through specific actions or attitudes.
- PROTECT** - Save or shield from loss, destruction or injury or for future intended use.
- INSURE (ENSURE)** - Guarantee, consult, necessary effort to see that something indeed occurs or happens.
- MAINTAIN** - Support, keep and continue in an existing state or condition without decline.
- NATURAL RESOURCES** - Air, land and water and the elements thereof which are valued for their existing and potential usefulness to man.
- POLICY** - A means of moving toward a goal without limiting the method or approach to a single course of action.
- POLLUTE** - Violation or threatened violation of applicable state or federal environmental quality statutes, rules and standards; reduction in the natural quality of a given resource as a result of external actions by man.

- PRESERVE** - Save, free change or loss, set aside for special purpose, insulate from modification.
- PROGRAM** - Proposed or desired course of proceedings or action.
- PROVIDE** - Prepare, plan for and supply what is needed to accomplish an action or program.
- PUBLIC FACILITIES AND SERVICES** - These structures, programs and activities which are supplied by government, either directly or through a public utility, on a public basis, which are intended to promote or protect the health, welfare, safety and quality of life of the constituents; examples include sewer and water systems, police and fire protection and recreational sites and programs. (Includes facilities defined by LCDC as key facilities.)
- RURAL LANDS** - Those areas beyond the urban service boundaries of communities within the County, as defined in planning documents of those communities and/or of the County.
- URBAN SERVICE AREA** - Lands encompassed by the urban service boundary of a given community.
- URBAN SERVICE BOUNDARY** - The anticipated limit of the reach of public facilities and services which can be supplied within a given period from a particular community; usually refers to the limit of "hardware"-type facilities, notably, sewers and water systems. Provisions of these services permits higher-density development than might otherwise be possible.

NOTES

PROPOSED**REVISIONS**UPPER MIDDLE FORK SUBAREA

INTRODUCTION

The thirteen "Subarea Plans" make up an important part of the overall Lane County planning system. They are intended to translate broad County planning goals and policies into more detailed land use proposals. Specific subarea concerns are also integrated into the Subarea Plans.

In connection with the County's "Rural Lands Program," the Subarea Plans have been re-examined and updated to remove some obsolete or incorrect materials and to insert new statements (such as population statistics) which are more up-to-date. Massive changes have not been proposed, so the Plans will look much the same as the originals, but there are several differences between the old and the new documents.

The revisions have been made to the "summary" editions of the Subarea Plans, which contain all relevant text materials from the full Plan Reports but which do not contain additional narrative beyond actual Plan proposals. Changes are presented here in handwritten form, to help the reader see what has been deleted and what is being proposed for addition. During the hearings process on the revised Plans, additional changes can easily be inserted.

As a final note, developed "Citizens' Goals" which appeared in most of the Subarea Plans are left here unchanged; they too can be modified if citizens wish it, during the hearing process.

APPENDIX D
ORDINANCE 829

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CITIZEN GOALS & INVOLVEMENTPlanning for People Program

During 1970 and 1971, several "Planning for People" meetings were held in the Subarea. Each meeting was conducted by a local citizen who was assisted by an agent of the Lane County Extension Service and a staff member of the County Planning Division. The purpose of these meetings was to establish local goals and concerns within the Upper Middle Fork Subarea. Some of the needs expressed during the meetings have been answered (e.g., family planning services and city-sponsored recreation programs). The issues that are still of concern to residents are as follows:

- * Need for medical services, recreational facilities and jobs
- * Improvement of educational system (vocational training, better course work and teachers)
- * Funding for public services (fire protection, streets and curbs, public restrooms)
- * Housing--particularly low-income
- * Preservation of the area's natural, rural character

Although some of these concerns are beyond the scope of the Subarea Plan, they are included in order to better define the nature and desires of the community.

Plan Development Workbook

More recently, an attempt was made by the Planning Division Staff to directly involve Subarea residents in the development of the land-use plan for their area. A four-part "Plan Development Workbook" was distributed with the intent that, upon completion, a citizen-authored plan would result. A series of public meetings was held to assist in this effort. However, because of a lack of citizen time, interest and/or understanding, meeting attendance dwindled, workbook sections were not completed, and this approach to Plan development was abandoned in favor of the more traditional staff-prepared Plan

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Proposal. It should be noted that this action was by choice of the citizenry.

FINDINGS AND RECOMMENDATIONSIntroduction

The Technical Report (Part II) discusses in detail the various physical or social components of the Subarea. This section of the Plan Report summarizes the findings and implications of the Technical Report and makes recommendations with regard to this information. The purpose of this method is to better facilitate decision-making and public understanding by allowing quick reference to the major areas of concern within the Subarea.

To obtain more detailed information about a particular topic, or to ascertain the basis for a particular recommendation, the Technical Report should be consulted.

Summary

The following is a compilation of recommendations that recur throughout the report. By listing them, a number of general concerns become apparent that will hopefully serve as an aid and guide to decision-makers.

- 1) The rural character of the Subarea should be maintained.
- 2) Forest resource lands should be protected for continued timber production.
- 3) The Subarea's economic base should be expanded and diversified to lessen its great dependency on the wood products industry and bolster local economic self-sufficiency.
- 4) Major developments within the Subarea should be limited and all proposals closely reviewed for impacts on the community.
- 5) Regulations with regard to construction on slopes over 15%, protection of riparian corridors, and erosion control should be instituted by the appropriate County agencies.
- 6) Further study of groundwater supply/safe yield, flood-plains, soils, and geology should be undertaken.

A. SOCIAL AND ECONOMIC ENVIRONMENT⁺

Findings

1. The area's population is primarily centered in the Oakridge-High Prairie area. Other residential activity is found along Lookout Point Reservoir, Winberry Creek and scattered along the major roadways.
2. Many of the area's residents have chosen to live in the area because of its rural character and easy accessibility to natural recreation land.
3. Overall growth within the Subarea has been very slight over the past ten years, with the population actually declining in some portions.
4. Presently available projections indicate that the Subarea will experience minimal population growth over the next 25 years.* Consequently, demands for public services should not increase significantly during this time.
5. There has been an increase in the number of retirees locating within the Subarea.
6. Most of the Subarea's current population is working-age adults and their children. This trend is expected to continue in the future.
7. Two-thirds of the area's residents live in their own homes.
8. Approximately 10% of the housing units were considered overcrowded in the 1970 census.

⁺For this section only, findings & recommendations have been combined. Other sections more closely parallel the Technical Report.

*This projection is intended as an educated guess. Significant changes in such factors as employment opportunities or the timber industry could greatly alter this projection.

9. Average annual family income is somewhat below that of the rest of Lane County and the Oakridge/Westfir area has been designated "economically lagging" by the State Department of Economic Development.
10. The majority of the area's work force is employed within the Subarea, primarily in timber harvest/wood products-related occupations. Thus, the area's economy is largely and probably overly dependent upon the future fortune of this industry.
11. The recently funded study of potential new businesses feasible for the Oakridge/Westfir area¹ identified three different industries for community consideration. These enterprises are (1) the manufacturing of hot tub components; (2) production of furniture, furnishings and cabinets and (3) design, production, and sale of quality handcrafted items. Although this study emphasized diversification in the wood products industry, diversification in other industries should also be encouraged, particularly those related to tourism and recreation.
12. Health care services in the subarea are minimal.

Recommendations

1. Further study should be undertaken to adequately assess the social, economic and housing conditions of the Subarea in order to more precisely predict and plan for future growth trends.
2. Small scale, "cottage" industry should be supported and encouraged in this area.
3. New employment opportunities, particularly those not dependent upon the timber industry, should be sought for the area residents.
4. Future growth in the area should be guided in a manner that will preserve its natural, rural character.

¹The Potential for Alternative Business in Oakridge/Westfir, Economics Research Associates, February 17, 1978.

5. Policies and programs to ensure an adequate and sustained timber supply on the region's public and private lands should be of high priority. The County must join with the state and federal governments as well as private industry in the long-range management of this essential resource.

B. THE NATURAL ENVIRONMENT

Topography

1. The inaccessibility and expense of developing the Subarea's rough and mountainous terrain has focused most development into the narrow river and stream valleys.
2. Because of this concentration, careful planning is necessary to avoid inappropriate or conflicting use of land.
3. Erosion and the subsequent environmental degradation is a problem in the Subarea, particularly when the natural drainage patterns are altered.

Recommendations

1. Land use proposals should also be reviewed to insure that drainage and/or hydraulic flow patterns are not adversely affected and that proper erosion control measures are employed.

7

Findings

1. With the exception of some valley terraces, plateaus, and ridgetops (including High Prairie), slopes in the Subarea generally exceed 15%.
2. It has been generally found that intensive development of slopes in excess of 15% are avoided in rural areas because of the significant cost and potential environmental and public safety problems involved.

Recommendations

1. Intensive development, such as large subdivisions, may be permitted on slopes over 15% after a slope stability analysis (performed by the appropriate professional under County guidelines) determines such development would not result in a negative environmental impact or significant public cost.
2. Isolated, single-family homes on large parcels should be permitted provided no obvious environmental problems would result.

Geology

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Findings

1. The presently available geologic data is not adequate for the detailed evaluation of specific sites.
2. Based upon available data, the rock formations in the western two-thirds of the Subarea are generally expected to yield considerably less groundwater than those in the eastern portion. Groundwater in this western portion is also expected to contain dangerous concentrations of naturally occurring arsenic.

Findings

1. Soils capability is a prime determinant of appropriate land use.
- ~~2. The Subarea is dominated by soils of development suitability ratings 3 and 4. One of the constraints of these soils is their lack of capability for adequate subsurface sewage disposal.~~
- 2 ~~3~~. Soils within much of the Subarea are generally suited for the growing of timber.
- 3 ~~4~~. Public concern has been expressed in favor of preserving agricultural land and state law has been written to reflect this desire.
- 4 ~~5~~. The soils in the stream valley floors individually pose the fewest problems for development. However, these soils are not only often in areas subject to flooding, but are also the best suited for agriculture.

Recommendations

1. Soils information for the Subarea, particularly those portions presently lacking such data, should be continually gathered, refined and considered as fundamental criteria in land use decisions.
2. Most lands with soil suitable for agriculture should be so utilized in order to preserve this important resource.
3. State and local tax policies, zoning regulations and various financial incentives should be designed to promote agricultural land preservation while assuring an equitable fiscal impact on the individual farmer.
4. Most of the soils suitable for timber production should continue in that use.

5. ~~Intensive development should be greatly restricted on soils of DSR 4 and considered on soils of DSR 3 only after a careful analysis of site specific conditions indicates suitability.~~
6. ~~Erosion control regulations for commercial and residential development, as well as other land uses with erosion potential, should be developed by the Department of Environmental Management. Particular attention should be given to measures for control of erosion during construction activity.~~
7. Development may be allowed on soils which are unsuitable for traditional subsurface sewage disposal systems provided acceptable alternative systems are available.

Findings

1. There is not sufficient information on groundwater supplies throughout the Subarea; consequently, predictions of local supplies are speculative and highly variable.
2. Although groundwater data for the area is quite general, available groundwater appears limited in the western two-thirds of the Subarea except for the Oakridge vicinity. In the eastern one-third, subsurface water is generally plentiful. These predictions are based primarily on geologic factors.
3. The alluvial deposits associated with the Middle Fork of the Willamette and Salmon Creek show yields of 50-200 GPM.
4. Arsenic contamination of groundwater may occur in the western portion of the Subarea.
5. Adequate information does not exist on safe yield in the area; consequently, caution is necessary to avoid problems of groundwater overdraft.
6. As most residents of the unincorporated areas of the Subarea rely on subsurface water for domestic use, the availability of this resource will be a substantial constraint to development.

Recommendations

1. Further study of the area's groundwater supplies should be undertaken. Included in such a study should be the location and amount of potable groundwater, sources of contamination, and projected safe yields. From this information, appropriate residential densities (for homes dependent on subsurface water) can be designated.
2. Aquifer recharge areas should be identified and protected from detrimental land use.

3. All proposed development should be required to provide reasonable evidence of sufficient water availability prior to permit issuance.
4. Major development proposals in the western portion of the subarea should be required to demonstrate an adequate, continuing supply of potable water.
5. Groundwater supplies in the western portion of the Subarea should be monitored for possible arsenic contamination.

Surface WaterFindings

1. Surface water supplies for the Subarea are presently adequate.
2. Surface water resources provide essential fish and wildlife habitat and are committed to human use for recreational, domestic, industrial and agricultural purposes.
3. Because of the area's topography and geology, the surface water resource is particularly susceptible to degradation from land uses that disturb natural drainage patterns.
4. Because of withdrawal of water from the North Fork of the Middle Fork Willamette for domestic needs by Westfir residents, close regulations of upstream land uses is necessary to prevent contamination.

Recommendations

1. All proposals for surface water withdrawal should be reviewed and the approved projects continuously monitored to assure that the water supply within both the Subarea and downstream is not depleted or otherwise negatively impacted.
2. Promote watershed management practices which protect and enhance water quantity and quality.

Water QualityFindings

1. With the exception of Kitson and McCredie Springs, the known groundwater quality of the Subarea is generally satisfactory.
2. Further study and/or development may result in the detection of high arsenic concentrations in groundwater, particularly in the western portion of the Subarea.
3. Although not a serious problem at the present time, some of the septic systems located near water bodies are not functioning properly.
4. The major surface water quality problem is turbidity, with occasional high bacterial loads and enrichment in parts of the Subarea.
5. The County's Water Quality Report & Water Quality Management Plan provide the framework and tools for prevention and mitigation of water quality problems. Land use policies and decisions can and should both support and supplement the measures suggested in the above documents.

Recommendations

1. The water quality management recommendations outlined in the Water Quality Management Plan and Report, should be closely followed.
2. An ongoing well monitoring program should be instituted by the County in areas of known water quality problems to ensure that groundwater supplies are safe for human consumption.
3. Industrial and timber harvest practices should continue to be carefully regulated and monitored to prevent surface water degradation.
4. In addition to current regulations regarding subsurface sewage disposal, other measures for protection of waterways, such as setbacks for

maintenance of riparian corridors and the control of streambank erosion, should be established.

5. Malfunctioning septic systems should be repaired or relocated if possible.
6. All development proposals should be reviewed to assure that projected water use and waste disposal will not negatively impact water quality.

Findings

1. Detailed flood hazard information is presently unavailable for streams within the Subarea.
2. Estimates of the 100-year floodplain have been made for sections of the Willamette River. (See Map #9A).
3. A number of private residences lie within this designated inundation area.
4. Some portions of the Willamette River floodplain inundate agricultural soils, a further development constraint.

Recommendations

1. Studies to determine the precise location of floodplains in the Subarea should be undertaken.
2. Floodplain zoning and development standards should be developed and applied to those hazard areas designated by the above study. In the interim, no further development, and especially no septic systems, should be permitted in documented flood hazard areas unless special "floodproofing" occurs.

Air QualityFindings

1. Because air quality within the Subarea is primarily influenced by local events, the area is relatively free from pollution at the present time.
2. The Subarea is, however, part of a large airshed encompassing the entire Willamette Valley. Because of this airshed's high potential for air pollution, it is important that each area within it carefully control emission of even small amounts of contaminants.

Recommendations

1. Local land use regulations should recognize and support the Regional Air Pollution Authority policies.
2. Both the short term and cumulative air quality impacts of new development, particularly industrial, should be considered prior to project approval.
3. Alternatives to burning of slash should be developed and implemented to eliminate this source of contamination.

Plant and Animal HabitatFindings

1. Although the two primary habitat types, the douglas fir-trailing blackberry and the fir-alpine, comprise most of the Subarea, several critical habitat types also exist here and are essential to the survival of a number of species.
2. Removal of natural vegetation and various other human land use activities often result in habitat degradation (e.g., destruction of protective ground cover, topsoil erosion, streambank instability, and reduction of water quality). These types of disturbances lower carrying capacity and, hence, reduce wildlife population.
3. While no official "endangered species" permanently inhabit the Subarea, it serves as a brief resting or feeding stop to such species during their seasonal migration. The spotted owl (classified as "unique"), the northern bald eagle (which is classified as "threatened" in Oregon and endangered in several states) and a variety of other species are permanent residents.
4. Construction of the dams at Dexter and Lookout Point created a block to salmon spawning in this section of the Willamette River.

Recommendations

1. Major development must be closely regulated to reduce impact, both short term and cumulative, on the County's wildlife population. Any such intensive development should not be approved without prior analysis of habitats to be affected and a specific program for sensitive management.
2. Presently identified habitat types which are important for wildlife survival (e.g., winter range, nesting sites, mineral springs, etc.) should be conserved by appropriate measures (e.g., influence zones of uncut timber, a riparian corridor protection ordinance, a shoreline management plan, etc.).

1) Forests

Findings

1. Most of the land within the Subarea is forest land, primarily in large holdings (both public and private).
2. The wood products industry is the primary industry of both the Subarea and the State.
3. Careful management of this resource is essential for both preservation of the raw materials supply and maximization of forest productivity. Diversification of the industry (with the subsequent increase in jobs and income) can occur without increasing the available resource, provided intensive management measures are instituted.
4. Forest lands, in addition to industrial raw materials, also provide recreational potential, valuable watershed and wildlife habitat and an aesthetic quality for both the Subarea and the County.
5. Measures must be instituted to prevent conflicts between preservation of the forest and other multiple land use activities.
6. Removal of the forest cover can have a highly detrimental environmental impact if proper harvest and reforestation techniques are not practiced. The most significant of these impacts is on water quality. Removal of riparian vegetation and excessive cutting close to major streams, without adequate erosion control measures, will eventually result in the loss of critical spawning and rearing areas for native fisheries and the adjacent wildlife habitat.

Recommendations

1. The County's Forest Management Zone should be applied to timber lands in order to preserve, protect, and ensure the sustained yield of this valuable resource.
2. The most sound and effective reforestation technology should be applied to harvested areas.
3. The County should encourage private industry, the Department of Agriculture and the Bureau of Land Management to determine the appropriate combination of intensive management, roading, and rotation that will ensure maximum production, sustained yield and minimal environmental degradation for all forest lands in the County.
4. Programs for diversification of the wood products industry should be encouraged. Particular attention should be given to the utilization of waste, which is often burned on the site due to lack of markets.

Resources (continued)

2) Minerals

Findings

1. Although several mineral resources exist in the Subarea, current economic restraints (e.g., distance from major markets and difficulties in extraction) have preempted the development of this industry, except on a very limited scale.
2. Some minor extraction of sand and gravel occurs in the Subarea, but at a scale limited to use for local road building and maintenance.
3. Recently, concern has been expressed over the potentially usable copper resources in the area. At present, no possible sites have been identified, although exploration is underway statewide.
4. Should currently dormant mineral deposits be mined commercially in the future, the Subarea is likely to experience a number of environmental and economic effects.

Recommendations:

1. Mineral resources should be conserved for the future through the control of land uses that would be in conflict with mineral extraction.
2. Should commercially valuable mineral resources be discovered, careful analysis of all environmental impacts (both physical and social) must be carefully evaluated before extraction permits are considered.

Resources (continued)

3) Energy

Findings

1. A long-range comprehensive plan for energy procurement, use and conservation does not presently exist for Lane County.
2. Several potential energy resources exist in the Subarea, including: wood and wood by-products, geothermal sources and hydroelectric capability. Solar and wind may also be viable energy sources in this area.
3. Further study is necessary to determine the capability of these resources (particularly geothermal) and the potential negative environmental impacts associated with their development.
4. Present energy sources in the area include electric power but not natural gas.

Recommendations

1. Low-head hydro projects and additional turbines on existing dams should be encouraged.

C. LAND USE AND PUBLIC NEEDS

Land UseFindings

1. Ninety percent of the land in the Subarea is federally owned forest land at various levels of production. Another eight percent is large acreage owned by private timber companies.
2. This public ownership pattern, combined with topographic constraints, has directed most residential development into the river and stream valleys. The City of Oakridge will contain most of the Subarea's residential development, although residential development has also occurred in Westfir and along major roadways.
3. Residential densities are of an almost suburban nature in parts of the Subarea (particularly near Oakridge), although development activity has been slow in the past few years.
4. Some agricultural land use, mainly pasture and grazing, occurs in the High Prairie area and near Fall Creek Reservoir.
5. Unguided development, especially at higher densities, could threaten the remaining agricultural lands, cause a public safety problem from direct access onto main roads, and result in conflicts with timber harvest activities.
6. Commercial activity is currently confined to the City of Oakridge, where most of the area's residents orient for the provision of goods, services and cultural activity. A small grocery is located in Westfir.
7. Limited industrial development has occurred, mainly comprised of wood processing plants, mills and storage.
8. Generally, Subarea citizens desire to preserve the rural character and timber resource base of the area by guiding development.

1. Timber production should continue as the primary land use; however, other land uses (e.g., recreation, small-scale industry, agriculture, etc.) that will expand the local economic base, without adversely impacting the forest resource, should be actively pursued. Development should be guided to protect agricultural and timber resource lands and to prevent expansion into areas of natural environmental constraints.
2. Agricultural and timber uses should be further protected by respective zone designations of "exclusive farm use" and "forest management."
3. Rural residential land use should be confined to areas of present development concentration.
4. Further commercial and industrial activity should occur where such land use designations exist. Small-scale, rural industry should be encouraged.
5. Small-scale "country store" commercial development should be permitted relative to needs of the population and recreational potential of the area.

TransportationFindings

1. The primary mode of transportation within the Subarea is the automobile.
2. Conditions and capacity of the roads are generally adequate and, with proper maintenance, should remain so if present growth trends continue.
3. Major road improvements could have a growth-inducing impact on the Subarea.
4. The City of Oakridge is served by the Greyhound bus, Southern Pacific Railroad (freight only) and a general aviation airport. No service by Lane Transit District is presently available or planned for the future within the Subarea.
5. Similarly, major new development, significant increase in recreational use and/or drastic changes in the price and supply of fuel could alter the transportation needs of the Subarea.
6. Highway 58 carries a lot of truck traffic as it serves as a primary truck route to Reno and northeastern California. The state has no current plans for improvement of this road.

Recommendations

1. Since planning decisions for the Willamette National Forest regarding recreational use and timber harvest activity will affect future use of the road system, close coordination with this agency and the County should be maintained.
2. Road capacities, improvement needs and potential access problems should be continuously assessed by both the state and County.
3. Emphasis should be on the maintenance and improvement of the existing road system as needed to ensure public safety rather than the construction of new routes.

4. All major/intensive development should be evaluated for impacts on transportation facilities and required to subsidize necessary improvements related to the proposal.
5. All improvement plans should be evaluated for consistency with the County land use and environmental protection policies.
6. Land use proposals affecting the airport should be reviewed to ensure compatibility.
7. Efforts should be made to establish economically sound transportation alternatives to the individual automobile (e.g., bicycle paths, public transit buses, car pools, rail, etc.).
8. Provide cooperative assistance through the County's transportation planning function to work with the City of Oakridge to design an arterial road plan to serve the area north of the city limits and inside the potential urban service area.

RecreationFindings

1. The Subarea offers a variety of recreational settings, including: large holdings of publicly-owned forestlands, four large lakes, many smaller lakes and streams, the Upper Middle Fork itself and three mineral hot springs.
2. Recreational facilities are provided throughout the Subarea to support such activities as swimming, boating, camping, fishing, hiking, etc.
3. Present policies of the Willamette National Forest, the agency with the major impact on recreational use in the Subarea, emphasize an increase in dispersed recreation (i.e., activities outside of developed recreational areas, such as backpacking). These policies also encourage private investment and development.
4. The increase may result in conflicts with regard to timber harvest activities and alternate use of the reservoirs. Similarly, increased use will place an extra burden on the Subarea's roads and existing facilities, may affect local environmental quality and the quality of the recreational experience, and may add pressure for use of currently undeveloped areas.
5. The increase could provide needed economic opportunities for the local community, particularly in light of the National Forest policy in this regard.

Recommendations

1. Existing recreational facilities should be continually maintained and preserved. The establishment of new facilities should be encouraged.
2. Major new developments should be required to assist in the provision of recreational facilities necessary to serve the population they will draw to the area.

3. The Willamette National Forest Administration should work closely with the County and the local citizens in the planning of future facilities in the area.
4. Recreational resources should be carefully managed so that other uses, such as timber harvesting and multiple use of reservoirs, will not be preempted. Accordingly, recreational development proposals should be reviewed for potential impacts on environmental quality, local character and community services.
5. Tourist activity in the Subarea should be promoted.
6. Modification of existing recreational facilities and government policies affecting those resources could help to increase their use. Specific improvements include:
 - increasing the amount of free parking along Highway 58;
 - construction of more boat docks on the reservoirs, and
 - consistent maintenance of reservoir water levels. Specifically, levels should be kept high for a greater length of time each year.

Public Services and FacilitiesUtilitiesFindings

1. Except for the City of Oakridge and a portion of Westfir, the Subarea residents are dependent upon individual private wells and subsurface sewage disposal.
2. Soils and other natural features limit some of the area's suitability for subsurface sewage disposal, further indicating the appropriateness of low density development.
3. Expansion of water and sewer service could be growth-inducing.
4. Given the area's tax base and dispersed, rural character, a centralized sewer and water system for all residences is currently impractical. However, the existing sewage treatment facility in Westfir could service 350-400 households (almost twice its present capacity) provided the infiltration problem is corrected.²
5. Presently, Lane County has no official policy for the regulation of "private" utilities; consequently, it is difficult to ensure that such systems will be satisfactorily maintained over the years.
6. Water consumption for the Westfir area is very high. This is due to either leaks in the system or individual home use (or a combination of both).

Recommendations

1. Development in areas dependent upon private wells and subsurface sewage disposal should be low-density in nature. Higher density development

²Westfir Utility Study, Westfir, Oregon, CH2M Hill, March 1978.

should only be approved if soil and other natural features allow.

2. Any proposals for centralized water and/or sewer service should be carefully evaluated for all potential impacts on the Subarea and any affected areas.
3. Existing and future septic system failures should be promptly corrected.
4. Steps should be taken to identify the cause of the very high rate of water consumption in the area and corrective measures then instituted.
5. The County should develop criteria for the regulation of private utilities.
6. The County should continue to work with the community of Westfir in determining the best method for maintenance, and possible expansion, of services in that area, particularly with regard to the existing sewage treatment facility.
7. Research and development of alternative sewage disposal systems should be supported by the County.
8. Should the growth rate increase significantly, hook-up to such a system may be warranted in currently unserved areas and should be instituted before the situation reaches a critical stage.

SchoolsFindings

1. The majority of children in the Subarea attend school in Oakridge District 76, with some students enrolled in Lowell District 71.
2. Schools within District 76 presently have enrollments under capacity, although the recent closure of the Willamette City School has reduced the capacities stated in the technical report from approximately 1500 to 1250. As well as can be projected at this time,* school capacities should be adequate for the planning period.
3. Gymnasium and playground facilities in Lowell District 71 will be overextended if enrollment increases as projected.

Recommendations

1. All land use decisions should consider potential impacts on schools to ensure that appropriate measures are instituted to mitigate any negative impacts.
2. Local government and public school officials should coordinate their activities to ensure that local schools do not become overburdened.

*School enrollment projections are highly variable and dependent on the same external influences as population projections.

Fire ProtectionFindings

1. The State Forestry Department and National Forest Service provide fire protection for both public forest lands and private timber within the National Forest.
2. Formal protection for structural fires is limited to the City of Oakridge, Westridge Jr. High School, Circle Bar Golf Course and those buildings owned by the Pope & Talbot, Mitchell & Blacketer Mills and the Forest Service.
3. Even though most of the unincorporated rural residential portions of the Subarea lack fire protection, a recent ballot measure to establish a rural fire district failed.

Recommendations

1. Major developments should not be approved unless fire protection is available. Accordingly, such developments must include provisions for assuming their share of the financial burden of extending existing facilities in proportion to their impact on those services.
2. Because of its increase to the forest fire risk, development unrelated to timber production and harvesting should be prohibited within forest resource areas. Recreational and other multiple use activities should also be controlled during periods of high fire risk.

Police ProtectionFindings

1. The Sheriff's Department presently has one deputy assigned to the Oakridge area on a permanent basis. Two additional deputies reside in the Oakridge area and work for the US Forest Service on a contractual basis. These deputies are not normally available for general law enforcement service to the residents of the subarea.
2. The Sheriff's Department currently considers the Oakridge deputy to be working at maximum efficiency. Additional increase in population in the subarea will ultimately decrease this deputy's efficiency and ability to effectively respond to the public safety needs of subarea residents.
3. State police out of the Oakridge office routinely patrol Highway 58 and occasionally drive other roads in the area.
4. The size and physical character of the Subarea make law enforcement difficult.

Recommendations

1. Possible coordination with the City of Oakridge for police services should be encouraged.

Solid WasteFindings

1. The County Solid Waste Management Plan has established the policies for future disposal.
2. As part of the Countywide plan, a modified sanitary landfill is located southeast of Oakridge, with approximately three years of use remaining.
3. Presently, garbage collection service is only available in the Oakridge vicinity.

Recommendations

1. The policies established by the County^{ADDITION} Solid Waste Management Plan should be supported and implemented.
2. Particular emphasis should be placed on development of an areawide system of solid waste transfer, source separation and resource recovery when economically and technically feasible.

VI. LAND USE CONSTRAINTSIntroduction

The following is a brief summary of the full Land Use Constraints chapter presented in the Technical Report. It provides additional background for the Plan Diagram, which is detailed in the following chapter.

Constraints in the Subarea

Land use or development constraints are those aspects of the natural environment that generally preclude or severely limit the land's potential to support development. They reflect the intrinsic ability of the landscape to withstand human alteration and indicate where development could be damaged or destroyed by natural processes. The Development Constraints Map graphically portrays these natural limitations and, hence, is a useful guide for the determination of land use.

It must be noted that the Constraints Map is very general. It provides some indication of land use limitations, particularly to large-scale developments, however, individual homesites may be less affected by specific constraints. Site-specific evaluations should be made for all proposed development.

The Upper Middle Fork Development Constraints Maps (#9, 9A, 9B) display the following:

- 1) Soils with a Development Suitability Rating of 4 (generally unsuitable for any development activity). Appendix B of the Technical Report is an explanation of the rating system.
- 2) Slopes of 15% or greater.
- 3) Areas subject to periodic flooding or ponding.
- 4) Areas of high groundwater supply potential.

This map should be continuously updated as additional and more detailed information becomes available. The Plan Diagram, for which this map serves as a general guide, should also be modified accordingly.