

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDINANCE NO. 870  
(Amended 11/10/82)

) IN THE MATTER OF REPEALING ORDINANCE  
) NO. 804 AND ADOPTING THE GENERAL PLAN  
) POLICIES AS A COMPONENT OF THE  
) COMPREHENSIVE PLAN FOR LANE COUNTY  
) (PA 82-145)

WHEREAS, the Board of County Commissioners has received a recommendation from the Lane County Planning Commission (LCPC Resolution PA 82-191) and the West Lane Planning Commission (WLPC Resolution PPA 82-145) regarding amendments to the General Plan Goals and Policies, a component of the Comprehensive Plan of Lane County; and

WHEREAS, the Board of County Commissioners has received and considered the proposed amendments, public testimony and correspondence relating thereto; and

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

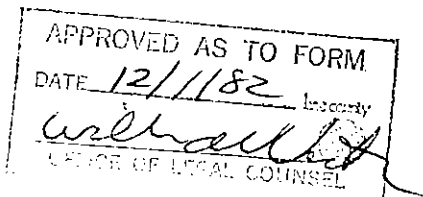
THE BOARD OF COUNTY COMMISSIONERS ORDAIN AS FOLLOWS:

1. Ordinance 804 adopting the "General Plan Goals and Policies" as an element of the Lane County Comprehensive Plan is hereby repealed.
2. The proposed "General Plan Policies" as set forth in Exhibit A attached hereto is ADOPTED as a component of the Comprehensive Plan of Lane County.

In support of this ordinance, the Board adopts the findings set forth in Exhibit B attached hereto.

This ordinance becomes effective December 31, 1982, unless, prior to that date and by separate ordinance, the Board shall extend the effective date to a later time.

Enacted this 10th day of November, 1982.



*Scott Sewallen*  
\_\_\_\_\_  
Chair, Lane County Board of Commissioners

*Debbie Mada*  
\_\_\_\_\_  
Recording Secretary for this Meeting of  
the Board

In the Matter of Repealing Ordinance No. 804 and Adopting the General Plan Policies as a Component of the Comprehensive Plan for Lane County (PA 82-145)

LANE COUNTY GENERAL PLAN  
POLICIES

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## PART I: INTRODUCTORY MATERIAL

### A. INTRODUCTION TO THE GENERAL PLAN

The Lane County General Plan applies to all unincorporated lands within the County beyond the Urban Growth Boundaries of incorporated cities in the County and beyond the boundary of the Eugene-Springfield Metropolitan Area. Plan. Where these lands are beyond County jurisdiction (such as National Forest lands), the Plan does not legally apply, but it does contain provisions and representations of County positions on various issues, to be used by those agencies (e.g., US Forest Service) in their own management actions, and also used in the event that lands not in County jurisdiction enter County jurisdiction.

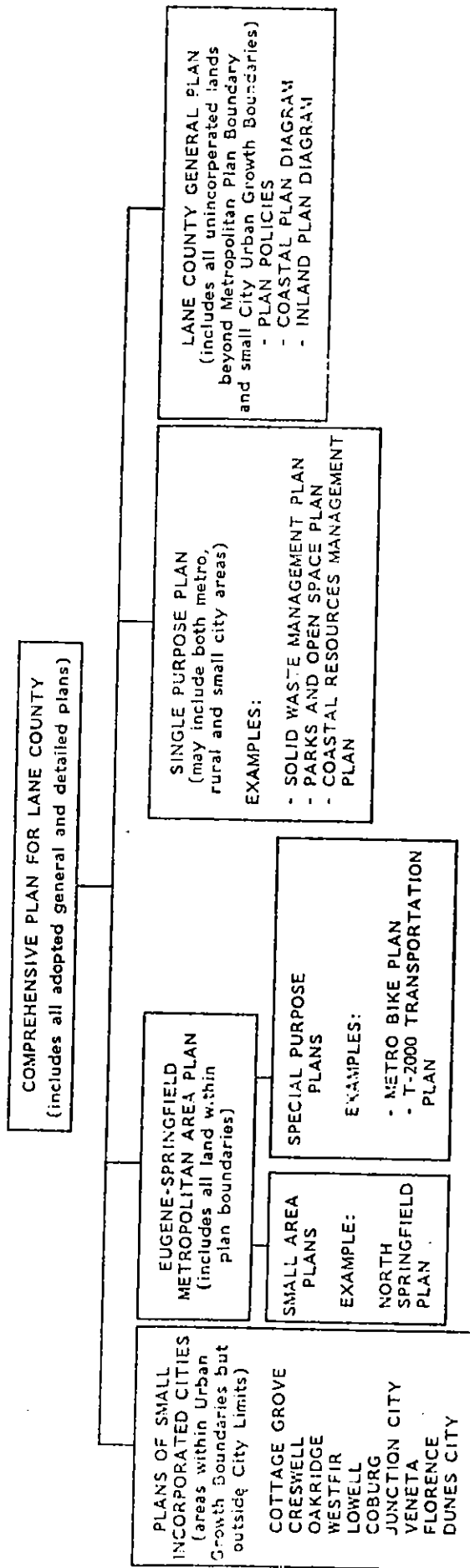
The Plan follows the format of the LCDC Statewide Planning Goals, recognizing that they must be met by all local jurisdictions in Oregon. It is composed of two major elements:

1. County General Plan Policies: For each LCDC Goal, there are one or more Policies to be applied by the County toward land use and other planning and resource-management issues, in the interests of compliance with sound planning principles and statewide planning law. Policies are binding commitments, but will be carried out within established work programs and over all County priorities. The application of Policies which call for new programs or studies will occur as County resources (staff, budgetary) permit.
2. Plan Diagrams: Two major planning regions are identified for Lane County--the Coastal Region and the Inland Region. For each, detailed representations of land use are depicted on maps, or Plan Diagrams. Land use regulation methods, such as zoning, are applied to carry out the intent of the designations. The application of the general plan is primarily through zoning.

Chart One diagrams the relationship of these elements, and also indicates relationships with other portions of the County Comprehensive Plan.

The document now before the reader is one of the two above components--the County General Plan Policies document. The Policies document is the broad, direction-setting portion of the Plan, and lays out approaches for interpretation of County planning needs and means of complying with State of Oregon planning law. This law attaches great importance to local jurisdictions having adopted comprehensive plans which in turn meet the requirements of statewide planning Goals. Accordingly, matters of interpretation concerning the General Plan are to be resolved in favor of compliance with these Goals, and the Plan itself shall be recognized as representing the County's best effort in meeting the requirements of LCDC and its policy expressions, including the Goals.

CHART ONE



## B. INTRODUCTION TO THE COUNTY POLICIES COMPONENT OF THE GENERAL PLAN

County Policies are broad, somewhat generalized statements that provide direction to County decision makers in their efforts to choose between competing uses for given resources, and in their efforts to solve historic problems and prevent new ones from occurring. The Policies covering complex topics and laying the groundwork for future actions of various kinds. The Policies expressed here apply to rural Lane County, outside of the Urban Growth Boundaries of cities and beyond the Plan Diagram Boundary of the Eugene-Springfield Metropolitan Area General Plan. They are designed to be compatible with similar Policies--and planning efforts--of other governmental jurisdictions in the County.

In some respects, the Policies can be considered the basis of the County plan, in that they provide the lead, or set the general direction, for subsequent County actions to deal with various land use and resource management decisions. In doing so, they are directly intended to fulfill the mandate of the LCDC statewide planning Goals.

Four statewide planning Goals are not addressed in this document: the four "Coastal Goals" (LCDC Goals 16-19). These, and Policies connected with them, are located in a special-purpose Coastal Resources Management Plan developed and adopted for use in the Coastal portion of the County. They should be used in concert with the "basic fifteen" Goals. Since they are special-purpose in nature, and deal more specifically with particular concerns of the Coastal area, conflicts that may arise or be generated between the Coastal Policies and the "basic fifteen" should be resolved in favor of the Coastal Policies until and if one or the other conflicting statement is changed to eliminate the conflict.

The Willamette Greenway Goal is considered to be part of the "basic fifteen." The Appendix to this document cites the language of the 15 Goals.

## C. HISTORY OF THE POLICIES DOCUMENT

The Policies contained in this document were developed during a period of more than a year, beginning in early 1981. A process was devised at the beginning of the period to prepare a series of 20 Working Papers, which, along with other sources, were to serve as the technical data base for the Policies. The Working Papers were written and published from mid-1981 to early 1982. Each Working Paper contained information on a given topic or topics and a number of them contained preliminary Policies which were drawn from the information in the Papers and which were presented for initial discussion purposes.

Hearings were held on the Papers as they were published. Each Planning Commission prepared a Report to the Board of County Commissioners containing its reaction to the Paper and containing draft Policies. Often the Policy statements drew on sources other than the Working Papers -- existing County Plan information (such as special-purpose plans or technical studies), comments or testimony of individuals or groups appearing at the hearings, the judgment and views of Planning Commission members and so on -- and so represented a broad array of perspectives and attitudes. Each Planning

Commission Report cited information used in Policy development, in order to provide a firm basis for Policy use. The background information, including the Working Papers, is to be used to help interpret and understand General Plan approaches but is not itself designed to be adopted as legislative law.

Following the initial development of Policies, the two Planning Commissions went through a process of reconciling differences between each Commission's version of them. After this was completed, the Policies were put before each Commission for a second time for formal public hearing as a complete draft document and then approved for Board of County Commissioners' review and hearing. The Board completed its hearings in mid-1982 and adopted a final version of the Policies document.

#### D. CITIES, COMMUNITIES AND RURAL LANDS

While the Policies in this document are directed at Lane County government, it is clearly recognized that the County has a responsibility to, and must coordinate efforts closely with, the incorporated cities within its boundaries. Statewide planning law requires that each incorporated city develop and adopt its own land use plan which must itself comply with LCDC Goals. The plan must contain essentially the same elements as the County General Plan, with an additional element of an identified Urban Growth Boundary (required by Goal 14). Future urban growth for each city is to take place within that Boundary. In the case of the Eugene-Springfield Metropolitan Area Plan, a mutual Boundary is adopted by both cities and the County. For all other cities, the County must ratify the cities' UGBs by independent evaluation of, and adoption of, appropriate city plan provisions.

Through this method, the County becomes responsible for administering the provisions of city plans within the city UGBs but outside of the corporate city limits. "Joint Agreements for Planning Coordination" drawn up between the County and each city lay the framework for cooperative action in the effort. Policies concerning Goal 14 in this document further indicate County posture toward city plans. County adoption of city plans--or amendments thereto--ensures that conflicts between city plans and County Plan do not readily occur.

Unincorporated communities are treated differently. They are identified as "community" on the two Plan Diagrams, but are not given official Urban Growth Boundaries. Instead, the probable limits of growth over the planning period are reflected in the area within the "community" designation. Since lands within these areas are under County jurisdictions, no Joint Agreements are required, but development there must be justified by LCDC "need" or "committed land" exceptions.

Areas within rural Lane County qualifying as Exception areas on the basis of need or precommitted uses are not necessarily "communities" as such, but do have some of the characteristics of community development--higher densities, for example. These areas are treated much as unincorporated communities are within the General Plan, in that they are solely under County jurisdiction, and they are provided with specific land use designations and zoning reflective of their characteristics. They are not portrayed, however, with the broad "community" designation in most cases.

For purposes of Plan administration, a parcel of land is either within a UGB or designated community or it is not--the deciding factor is the portrayal on the Plan Diagram. Lands adjacent to such boundaries are not considered to be within them until and if the boundaries are adjusted to accomodate them.

New Development Centers are special-purpose community designations produced through the Plan Amendment process. A NDC, once adopted, has the status of "community" unless it incorporates as a separate jurisdiction beyond County control, in which case it must meet LCDC requirements just as other incorporated cities do. NDC definitions, approval guidelines and criteria are integrated with the County's Lane Code (Chapter 12) rules on Plan Amendments, and parallel Lane Manual provisions.

Finally, lands considered "rural" are lands not within any of the above classifications. These lands include the vast majority of total Lane County acreage, and are under the jurisdiction of the County plus state and federal governments (e.g., National Forests). The statewide planning Goals and the Policies of this Plan limit substantial rural development. However, it is recognized that such development may occur provided it is consistant with the policies contained in this document.

#### E. IMPLEMENTATION

As stated earlier the County Policies are intended to guide actions and decisions. Although the policies have a common feature (i.e., relating to one or more aspects of land use) they cover a broad range of topics and concerns. Because of this wide range it is not reasonable to assume all policies are to be implemented in the same manner. Visualizing a policy as being in one or more of the following categories will provide a better understanding as to its application.

##### Advisory Policies

These are statements describing the County's position on a certain topic or issue; generally but not always, relating to a subject nor under the direct jurisdiction of the County. These policies are primarily intended to inform or influence the actions of other parties. They do not have direct influence on the implementation of the General Plan through Plan Map designation, zoning of land or County Regulations.

Example: "Lane County recommends that no new wilderness areas be designated without a complete analysis of the revenue and employment impacts on Lane County. Where designations are made, negative employment and revenue impacts should be mitigated by increasing allowable timber harvests on other public lands." (Goal 5, #D.2.)

##### Commitment Policies

These are statements describing a future action the County intends to undertake. The policies cover a variety of topics including (a) guidance in County operations, procedures and relationships with other agencies, (b) recognition of state and federal requirements, and (c) general direction or intent. Where the County believes the action is necessary to carry out

State Planning Goals or the General Plan the commitment will be in a mandatory, binding [form (i.e., Lane County shall . . .)]. Where the action may be desirable, however, not absolutely necessary, the statement may be phrased in a nonmandatory, advisory manner (i.e., Lane County is encouraged to . . .).] As with advisory policies, the commitment policies do not have a direct influence in plan diagram designations or zoning. Actions resulting from the commitment may, however, have a direct influence. Inasmuch as these policies are describing a future action, lack of achievement at any particular point in time due to lack of resources shall not be construed as a failure to carry out the plan.

Examples: "Lane County shall actively support and assist progressive solid waste management efforts. The Lane County Solid Waste Management Plan shall be the primary instrument to effect this policy." (Goal 11, #4)

"Lane County is encouraged to investigate and utilize fee acquisition, easements, cluster development, preferential assessment, development rights acquisition and similar techniques to implement these policies." (Goal 5, #C.5.)

"Avoidance and/or control of soil erosion shall be major criterion addressed in all applicable County review procedures." (Goal 6, #A.1.)

#### Plan Conformity Policies

These are directives applicable to land use designations. They are intended to guide designations on both plan diagrams and zoning maps. These policies are initially implemented by the adoption of the plan diagrams and zoning maps. Subsequent rezoning and/or plan diagram amendments must be in accord with these policies (i.e., an action that would be inconsistent with policies in this category is inconsistent with the plan). The policies are applicable to both legislative and quasi-judicial actions:

Example: Land use designations in the Comprehensive Plan and implementing zoning shall be commensurate with groundwater aquifer capacities. (Goal 6, #A.8.)

Depending on the circumstances, a given policy may fall into more than one category. The purpose of establishing these classifications is 1) provide a better understanding of how the plan will be implemented, and 2) provide a review standard for future land use changes. This latter purpose is accomplished by requiring any future rezoning and/or plan diagram be in accord with the Plan Conformity Policies. This review standard is considered to be the minimum level of review. As a minimum threshold, however, it should not be construed to mean that compliance with the plan conformity policies is the sole criterion and other policies cannot be taken into consideration. If it can be demonstrated that approval of a change, even though satisfying the plan conformity policies, is in conflict with other policies or State Planning Goals, the request may be denied. The classification of the Policies is set forth in Appendix A.

## F. DEFINITIONS

- ADOPT -- Take official action to make part of the body of regulations and Policies with which the governing body functions.
- ASSIST -- Actively help or support in the accomplishment of a program or a desired action through provision of technical assistance, administrative aid, or political support.
- CITY -- A legally incorporated general-purpose government operating under State of Oregon statutes.
- COMMUNITY -- A cohesive, identifiable human settlement of a size use-mixture, and density making it effectively unavailable for other uses, usually having a commonly-acknowledged place name, but not having a separate general-purpose form of government.
- CONSERVE -- Manage in a manner which avoids wasteful or destructive uses and provides for future availability.
- DEVELOP -- Convert from a less intensive to a more intensive use, including to bring about growth or availability, to conduct a mining operation, to make a physical change in the use or appearance of land (exception normal agricultural or forest management practices), to divide land into parcels or create or terminate rights of access, to construct or alter a structure, and other similar actions.
- DEVELOPMENT -- The act, process or result of "develop."
- DISCOURAGE -- Argue against, make more difficult to accomplish, restrict
- ENCOURAGE -- Stimulate, give help to, make possible, foster.
- ESEE -- Environmental-Special-Economic-Energy impact analysis required by Goal 5, Administrative Rule OAR-660-16-000.
- GENERAL PLAN -- That portion of the Lane County Comprehensive Plan having jurisdiction in rural areas outside of Urban Growth Boundaries of cities and the jurisdiction of the Eugene-Springfield Metropolitan Area General Plan.
- GOAL -- A desired condition or circumstance toward which the planning effort is directed, by nature somewhat generalized, used to give direction and indicate intention; an expression of State of Oregon intention as articulated by the Oregon Conservation and Development Commission.
- 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 decision or action as compared to the characteristics of the thing impacted following the decision or action.

INSURE (ENSURE) -- Guarantee, commit 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 the existing and potential usefulness to man.

NEW DEVELOPMENT CENTER -- A major development proposal, the scale and magnitude of which is likely to produce a significant impact on the area. Typical forms of an NDC include seasonal-residential developments, year-round "new community" developments, recreational complexes, or traditional "new town" proposals. New Development Centers encompass the following characteristics:

1. Large land area comprising one or more contiguous parcels;
2. Utilization of the principles of planned community development;
3. A more intensive level of residential development for the property than contemplated in the County General Plan Diagrams;
4. The inclusion of uses other than residential.

PLAN DIAGRAM -- A graphic portrayal, on a map, of land use designations which fulfill state and County planning Goals and Policy requirements.

POLICY -- A formally adopted means of moving toward a Goal; a mandatory action which is ultimately binding on the jurisdiction adopting it.\*

POLLUTION -- 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 from loss or change, set aside for special purposes, insulate from modification.

PROGRAM -- Proposed or desired course of proceedings or action.

PROHIBIT -- Prevent or forbid from being done.

PROMOTE -- Urge or encourage the carrying out of a given action or program; contribute toward the accomplishment of an object through specific actions or attitudes.

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\*Note: This definition is to be applied to all elements of the General Plan of Lane County, including special-purpose Plans such as the Housing Plan.

PROTECT -- Save or shield from loss, destruction or injury or for future intended use.

PROVIDE -- Prepare, plan for and supply what is needed to accomplish an action or program.

PUBLIC FACILITIES AND SERVICES -- Those structures, programs and activities which are supplied by government or quasi-government units to constituents of an area, on a collective 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).

RESTRICT -- Make more difficult to accomplish, limit in terms of quantity or intensity.

RURAL LANDS -- Lands within Lane County beyond the Urban Growth Boundaries of cities and beyond the jurisdiction of the Eugene-Springfield Metropolitan Area General Plan.

URBAN GROWTH AREA -- Lands encompassed by the Urban Growth Boundary of a given city.

URBAN GROWTH BOUNDARY -- The anticipated limit of the reach of public facilities and services which can be supplied within a designated period from a particular city; usually refers to the extent of "hardware-type" facilities, such as sewers and water systems. Provisions of these services permits higher-density development commensurate with that usually found in city or urban environments, and thus the UGB is also a definition of the anticipated limits of that type of growth pattern.

PART II: LANE COUNTY GENERAL PLAN POLICIES

GOAL ONE: CITIZEN INVOLVEMENT

1. Lane County shall assure the availability of planning information in a timely manner to all County citizens.
2. Plan implementation shall include participation by the general public through a citizen involvement program in the development, adoption and application of codes and ordinances needed to carry out the County General Plan requirements.
3. Firmly identified public needs and desires shall be responded to by the County planning process, within the parameters of state and local planning requirements.
4. The Citizen Involvement Program Committee (CIPC) of Lane County is recognized as the primary body advising the Board as to:
  - a. citizen access to planning information;
  - b. effectiveness of the existing program;
  - c. needed program changes or new program areas;
  - d. compliance with LCDC Goal #1 (Citizen Involvement).
5. The program of communicating with chartered community organizations shall be continued.
6. Identification of priorities for and adoption of capital improvement programs shall be done through the citizen involvement program.

GOAL TWO: LAND USE PLANNING

1. The purpose of the revised Lane County Comprehensive Plan shall be to provide information to assist public and private decision-making, and to meet the requirement of Oregon State Planning Goals and associated laws.
2. The Policies shall provide the direction for County growth and development and programs for dealing with planning issues; the Plan Diagrams shall be specific graphic descriptions of proposed land use throughout the County, and shall be the primary basis for zoning decisions.
3. All products of the County Planning process shall be made available for public review and comment and shall be adopted through the hearings process.
4. The County shall be divided into two sub-County regions: the Coastal Region and the Inland Region. Each region shall have its own Plan Diagram. The dividing line shall be the eastern jurisdictional boundary of the West Lane Planning Commission.
5. The Lane County Planning Commission and the West Lane Planning Commission shall have primary advisory authority for the Inland and Coastal Regional Plan Diagrams, respectively. Both Commissions shall have equal authority with respect to Countywide issues, including County Policies (not including geographically-based Policies, such as the Coastal Goals or the Willamette Greenway). Conflicts between the two Commissions shall be resolved by the Board of County Commissioners.
6. The revised General Plan shall have primary jurisdiction in all areas of the County outside of incorporated City Urban Growth Boundaries and the Plan Boundary shown on the Eugene-Springfield Metropolitan Area Plan Diagram (which includes UGB plus additional territory).
7. The Planning period for the revised Plan shall be 20 years with revisions and update to occur every five years, beginning five years from the date of adoption.
8. It shall be the policy of the County to systemize and streamline the existing Plan amendment process, to make the process more efficient and more responsive to individual needs. This will be accomplished by future amendment of the Lane Code.
9. Exceptions to LCDC Goals (i.e., a determination that it is not possible to apply an appropriate goal to a specific property) shall be in accordance with OAR 660-04-000 (Goal 2 Exception Process) and shall only be taken at times of Plan adoption or amendment.

### GOAL THREE: AGRICULTURAL LANDS

1. Encourage agricultural activities by preserving and maintaining agricultural lands through the use of exclusive farm use zones.
2. Where lands may be subject to both State Goals 3 and 4, preference will be given to Goal 4 in Agricultural Rent Zone 3 as that zone is established by the County Tax Assessor. In Rent Zones 1 and 2 preference will be given to Goal 3.
3. Reserve the use of the best agricultural soils exclusively for agricultural purposes.
4. Insure that zoning districts applied to agricultural lands encourage valid agricultural practices in a realistic manner; emphasis shall be placed on performance rather than arbitrary requirements such as minimum parcel sizes.
5. Use planning and implementation techniques that reflect appropriate uses and treatment for each type of land.
6. Encourage irrigation, drainage and flood control projects that benefit agricultural use with minimum environmental degradation in accordance with existing state and federal regulations.
7. Some agricultural land in Lane County is not suitable or available for agricultural use by nature of being built upon, committed to or needed for nonagricultural uses. The County shall plan and zone such lands for nonagricultural uses by using the exceptions process of LCDC Goal 2, Part II.
8. Provide maximum protection to agricultural activities by minimizing activities, particularly residential, that conflict with such use. Whenever possible, planning goals, policies and regulations should be interpreted in favor of agricultural activities.
9. Actively explore better methods of identifying agricultural lands than those currently used. Such methods should accurately reflect the productive capacity of the land taking into account fertility, suitability for management, climatic conditions, availability of water, land use patterns and accepted farm practices.
10. Such minimum lot sizes or land division criteria as are used in exclusive farm use zones shall be appropriate for the continuation of the existing commercial agricultural enterprise in the area.
11. Conversion of rural agricultural land to urbanizable land shall follow the process and criteria set forth in LCDC Goal 3.
12. Regard nonagricultural uses within or adjacent to agricultural lands as being subject to the normal and accepted agricultural practices of that locality.
13. No County policy shall be construed to prevent the rezoning of land in compliance with ORS 215.215(2), or to require the taking of an exception or

adoption of a plan amendment prior to such rezoning, as long as the requirements of the statute are met. The statute shall be implemented by ordinances requiring findings of compliance with ORS 215.215(2) and incorporating the standards set forth in ORS 215.243. Such rezoning shall be the favored method of regulating existing commercial and industrial nonfarm uses.

14. No County policy shall be construed to exclude permitted and specially permitted nonfarm uses, as defined in ORS Chapter 215.213, from EFU zones. Implementing ordinances shall provide for such uses, consistent with the statutory requirements. Special permits for commercial uses in conjunction with farm use shall have the same effect as making the use an outright permitted use on the affected parcel.

#### GOAL FOUR: FOREST LANDS

1. Forest lands will be segregated into three categories. Lands capable of producing commercial wood products that have large areas free from competing uses will be designated Forest Land I. Land capable of producing commercial wood products, however, if impacted to some degree by competing uses, will be designated Forest Land II. Forest Land not suitable for the producing of commercial wood products shall be designated Forest Land III.
2. Restrict the intrusion of nonforest uses on Forest Land I. Limit the intrusion of nonforest uses on Forest Lands II and Forest Lands III.
3. Consider and evaluate, prior to allowing the conversion of forest lands to nonforest uses, (i.e., through rezoning) the total forest benefits lost and the impacts of the proposed use on adjacent forest lands.
4. Develop and apply standards for commercial forest lands that utilize a minimum parcel size together with performance criteria to allow deviation from the established minimum.
5. Where lands may be subject to both State Goals 3 and 4, preference will be given to Goal 4 in Agricultural Rent Zone 3 as that zone is established by the County Tax Assessor. In Rent Zones 1 and 2 preference will be given to Goal 3.
6. Some forest land in Lane County is not suitable or available for forest use by nature of being built upon, committed to, or needed for nonforest uses. The County shall plan and zone such lands for nonforest uses by using the exceptions process of LCDC Goal 2, Part II.
7. Encourage the multiple use of forest lands consistent with intensive forest management for forest products.
8. Encourage the use of intensive forest management techniques that will result in the greatest economic benefit of forest products and other forest values through land division regulations and other appropriate techniques.
9. Encourage the use of forest management practices that assure the continuous growing and harvesting of forest tree species; protect soil, air, and water resources; provide habitat for wildlife and aquatic life.
10. Encourage forest management activities that provide for and enhance the protection of forest land from fire, insects, and disease.
11. Encourage industrial practices which result in the optimum utilization of forest resources.
12. Encourage the development of assistance programs, tax laws, educational programs and research that will assist small woodland owners with the management of their forest land.

13. The effects of a projected shortfall in timber supplies within the near future are of considerable concern to Lane County. The County supports efforts by state and federal agencies in developing plans that will address this situation. The County intends to be an active, committed participant in such plan development.
14. Regard nonforest uses within or adjacent to forest lands as being subject to the normal and accepted forest practices in the locality.
15. Lane County recognizes that the Oregon Forest Practices Act shall be the only mechanism regulating the growing and harvesting of forest tree species on commercial forest lands. No other findings, assumption, goal, policy or other planning regulation shall be construed as additional regulation of forest management activities.

GOAL FIVE: OPEN SPACES, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

A. Historical Resources

1. An ad hoc committee shall be designated to develop appropriate criteria which shall be used to evaluate and designate historic sites and places in the County, and shall report its findings to the Planning Commission in order that the Planning Commission may develop a final list of historic resources in the County. This will be accomplished by the time of the next Plan review.
2. The County shall establish an Ordinance to preserve historic sites now on the National Register of Historic Places, and applicable to other sites not on the NRHP which the County may determine should be added to the list of sites.
3. The Goal 5 conflict resolution process shall be applied, where appropriate, to historic sites and places prior to regulation of them.
4. The County shall seek to enlist voluntary compliance with individual landowners in the addition of their property as historical sites, and landowners shall be notified of Public Hearings, including information about inclusion as a Historical Site.
5. The County shall encourage its own agencies, and communities within the County, to emphasize their historical, geographic and other unique qualities.
6. The County shall review proposals for development or changes in land use for possible impacts with designated historical sites. When proposed development or land use changes will cause harm or degradation of a designated site, such effects shall be mitigated in a satisfactory manner.
7. The County shall continually develop and refine, through review, and update, its inventory of historic sites and resources. A long-term objective shall be in the inclusion of historical sites in the County's geo-data system.
8. The County shall take advantage, where practical, of state and federal programs to assist in the identification and protection of historical resources, including the use of financial assistance from these programs.
9. The County, within its resources, shall make substantive efforts to educate and involve the public in a historical resources protection program and stimulate public interest in its objectives.
10. The County shall work with concerned local, state and federal agencies to coordinate efforts to identify and protect historical resources.
11. The County will protect archeological sites through a process of review and voluntary cooperation rather than zoning controls. This process will be structured to 1) keep specific site locations confidential,

2) work in concert with the State Archeologist and the University of Oregon Museum of Natural History, 3) notify individual property owners and urge their cooperation, and 4) review major land use changes for possible impact on sites.

GOAL FIVE (cont.)

B. Mineral and Aggregate Resources

1. The known mineral resources within the County shall be conserved for present and future use through appropriate land use measures. Known sites shall be designated on Plan Diagrams and zoned in a manner suitable for the needs of the resource and the area.
2. Exploration for mineral resources (in contrast to actual mining) shall be a permitted activity in the rural portions of the County. Areas designated primarily for residential purposes are to be excluded from this policy as are areas that, having undergone analysis in accordance with OAR 660-16-000, are designated as having some unique natural, historical or cultural value. Exploratory drilling for gas, oil or other hydrocarbons is not within the scope of this policy.
3. Mining operations are regulated by state and federal government agencies. County regulations shall supplement these actions only as necessary to ensure compatibility in the area, or to protect other resources.
4. Conserve and manage land, soil and mineral resources by respecting their physical limitations and environmental assets.
5. Update, in cooperation with local aggregate operators, federal, state and local agencies, past sand and gravel inventories to ensure supply/demand information is current.
6. Protect aggregate deposits from encroachment of incompatible uses and ensure that aggregate material in close proximity to its point of use will be available when needed.
7. Present and future land use controls shall be implemented to allow for the discovery of new mineral and aggregate resources when it is demonstrated that the projected demand for those resources in a given area will exceed available supply and conflict with adjacent uses can be minimized. Conflict analysis and resolution shall follow the methodology set forth in Appendix J of Working Paper: Mineral & Aggregate Resources; however possible impact on agricultural lands, forest lands and residential development (existing or planned) must also be considered. For sites within the Willamette Greenway or near Goal 5 inventoried resources, notification of the potential conflict shall be sent to the appropriate body (e.g., Pioneer Museum, Oregon Department of Transportation, Oregon Department of Fish and Wildlife, etc.).
8. Encourage farm and forestry use of aggregate land prior to extraction; minimize negative environmental impacts during extraction; require reclamation after extraction which is compatible with adjacent uses.
9. Lane County shall apply the appropriate district (SG, SG/CP, /QM) to the sites listed in Appendix J of the Mineral and Aggregate Working Paper. Those sites with potential conflicts shall be placed in the SG/CP or QM/SR Districts.

GOAL FIVE (cont.)

C. Flora and Fauna

1. Implement construction, development and other land use activities which significantly alter natural systems only after evaluation of effects on wildlife habitats and natural areas.
2. Recognize existing federal and state programs protecting threatened or endangered fish and wildlife species.
3. Provide special consideration to protection of sensitive species (those susceptible to significant population declines resulting from habitat modification).
4. Public agencies are encouraged to work with landowners to conserve wildlife habitats.
5. Lane County is encouraged to investigate fee acquisitions, easements, cluster developments, preferential assessment, development rights acquisition and similar techniques to protect Goal 5 resources.
6. Riparian vegetation along all Class I streams is recognized as being of high value for many purposes, notably wildlife habitat and streambank stabilization. Maintenance of this vegetation shall be encouraged with setbacks from Class I streams and shall be a consideration in Special Use Permits and Zone Changes.
7. Because of the inadequate inventory in Lane County, freshwater wetlands are being placed in a 1B category (insufficient data existing, per Goal 5 requirements, to decide on preserving the resource or not). When National Wetland Inventory (or equivalent) maps are available for all private lands in the County, these wetlands will be evaluated for quality and quantity as per the Goal 5 administrative rule (OAR 660-16-000). If the wetlands are determined to be significant, they will be evaluated against the rule's standardized set of ESEE (Environmental-Special-Economic-Energy) factors and conflict resolution proposed. This action will take place within one plan update period after the maps are available.
8. Lane County shall rely on the Oregon Forest Practices Act for protection of wildlife habitats and areas on lands zoned for the primary use of commercial growing and harvesting of forest tree species. Such habitats and areas shall include sensitive fish and waterfowl areas, riparian vegetation, wetlands areas, and big game ranges.
9. Sensitive Fish and Waterfowl Areas, as identified in the 1982 Lane County Working Paper on Flora and Fauna, are recognized as the most valuable habitat of their type in the County. Maintenance of riparian vegetation shall be a prime consideration in zoning districts in these areas.

10. Residential building permits issued within Major or Peripheral Big Game Range, as identified in the 1982 Lane County Working Paper on Flora and Fauna, shall include an indication of that Range and a note that compatibility problems, such as damage to vegetation, may occur.
11. Lands with an acknowledged exception as "built upon or committed" will be treated as Impacted Big Game Range, as identified in the 1982 Lane County Working Paper on Flora and Fauna.
12. Oregon Department of Fish and Wildlife recommendations on overall residential density for protection of big game shall be used to determine the allowable number of residential units within regions of the County. Any density above that limit shall be considered to conflict with Goal 5 and will be allowed only after resolution in accordance with OAR 660-16-000.
13. If uses are identified (which were not previously identified in the plan) which would conflict with a Goal 5 resource, an evaluation of the economic, social, environmental and energy consequences shall be used to determine the level of protection necessary for the resource. The procedure outlined in OAR 660-16-000 will be followed.

GOAL FIVE (cont.)

D. Open Space and Scenic Areas

1. Lane County has determined that all resource lands in the County are also open space lands. Resource related activities shall predominate on these lands. Where proposals for developed land uses are made consistent with the Comprehensive Plan and Statewide Goals, development standards shall be applied which minimize loss of open space.
2. Lane County recommends that no new wilderness areas be designated in the County without a complete analysis of the revenue and employment impacts on Lane County. Where designations are made, negative employment and revenue impacts should be mitigated by increasing allowable timber harvest on other public lands.
3. Initiate a program to identify areas of outstanding scenic value, identify and resolve conflicts after consideration of social, economic, energy and environmental consequences and protect sites for which conflict resolution indicates protection is desirable. This program will be initiated prior to the next scheduled Plan update (five years from adoption of revised plan). The County is encouraged to investigate and utilize fee acquisition, easements, cluster developments, preferential assessment, development rights acquisition and similar techniques to implement this policy.
4. The County shall acknowledge recreational trails which are developed by the Oregon Parks Outdoor Recreation Plan and shall display the routes on its Plan documents.
5. The County shall cooperate with appropriate state and federal agencies in the selection of scenic and wild rivers.

GOAL FIVE (cont.)

E. Energy

1. Lane County shall identify energy resource areas within the County and encourage protection of these areas through the use of existing ordinances and regulations.
2. Lane County shall encourage the exploration and development by other agencies of renewable energy resources such as geothermal, wind, biomass, hydroelectric and solar, and shall monitor such development to ensure that the development does not cause adverse effects within the County.
3. Lane County will initially rely on the L-COG Committee on Energy to identify energy resources within the County and to recommend such measures as may be appropriate to protect these sites.

GOAL FIVE (cont.)

F. Water Resources

1. State policy normally promotes multiple use of surface waters throughout Lane County. Under such policy, use conflicts can and do occur. As the first step in addressing this problem, the County urges the Oregon Water Policy Review Board and the Department of Environmental Quality to update the existing water basin plans and establish priorities among the various beneficial uses for specific water areas. The economic, social, environmental and energy consequences of each use should be considered in establishing priorities and resolving any identified conflicts. Lane County will cooperate to the maximum extent practicable in such a program.
2. The County supports congressional reauthorization of upper Willamette basin reservoirs, to reflect actual use priorities. To the extent practicable, the County will cooperate with the Corps of Engineers in resolving existing use conflicts and accommodating the needs of competing uses.
3. The primary means of evaluating groundwater resources for land use planning purposes shall be through the land division review process. The Little Butte Volcanics, Eugene Formation, Fisher Formation, Spencer Formation, Flourney Formation, Alluvium and Older Dunes geological units shall be designated as quality and/or quantity limited aquifers. As such the provisions of Chapter 13, Lane Code (Land Divisions) regarding areas so designated will apply.
4. Adequacy of water supply, particularly those relying on groundwater sources, shall be a major concern in reviewing major land use changes. For the purpose of applying this policy, major land use change shall be any application reviewed by the Hearings Official or the Planning Commission.
5. Land use designations in the Comprehensive Plan and implementing zoning shall be commensurate with groundwater aquifer capacities.

GOAL SIX; AIR, WATER AND LAND RESOURCES

A. Water Quality

1. Avoidance and/or control of soil erosion shall be a major criterion to be addressed in all applicable County review procedures and County construction activity.
2. The re-establishment of vegetative cover by standard erosion control practices shall be required as part of the land development process.
3. Lane County shall cooperate with the Department of Environmental Quality and other State and Federal agencies in maintaining domestic water supplies to the existing standards of the appropriate governing body.
4. Lane County shall promote watershed practices which protect and enhance water quality and quantity through land use planning, Public Works projects and management of County facilities.
5. Lane County shall cooperate with the Lane Council of Governments and Oregon Department of Environmental Quality in identifying sources of water pollution and controlling or abating them. The County's primary emphasis will be the possible degradation of ground and surface water quality by onsite sewage disposal systems.
6. Lane County shall cooperate with the Oregon Water Policy Review Board to evaluate flow requirements necessary to maintain water quality in critical streams and support the establishment of minimum flow designations for those streams.
7. In basins where consumptive flow appropriations result in water quality problems due to low flows, the County shall encourage the construction of small storage reservoirs for flow augmentation of sites with minimal use conflicts. The County will also encourage conservation practices among water consumers in those basins.

GOAL SIX (cont.)

B. Air Quality

1. The County shall support programs which reduce air pollution primarily through continued active participation in Lane Regional Air Pollution Authority (LRAPA).
2. The County shall encourage practices and developments which can meet air quality standards.
3. The County shall cooperate with State and Federal agencies to achieve enforcement of existing noise control regulations.
4. The County shall be committed to, and shall participate in, programs of the Lane Regional Air Pollution Authority to monitor air quality in the County and ensure that federal, state and local standards are being met; the County shall cooperate in the same manner with the State Department of Environmental Quality with respect to air quality and noise control standards for which that agency is responsible.
5. Lane County shall, working in cooperation with LRAPA and DEQ, maintain an inventory of air pollution sources, and noise pollution sources where information is available, and shall update such inventory periodically.
6. Lane County shall develop a procedure of regular, routine referral of major land development and/or building permit requests to LRAPA and/or DEQ for review for air quality and noise implications, and shall consider the responses of those agencies to the referrals when action is being taken on the requests.

GOAL SEVEN: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

1. The Natural Hazards Inventory, as contained in the 1982 Natural Hazards Working Paper and associated materials, shall be used as a guide for general land use decisions. Specific land use decisions shall be based upon the inventory and upon on-site or other evaluation as appropriate.
2. Development shall be commensurate with the type and degree of any natural hazard(s) present and appropriate safeguards against flooding, ponding, landslides, land slippage, erosion or other natural hazards applicable shall be assured. For purposes of evaluation and in the absence of any specific proposal, the provisions of the Oregon State Building Code shall be assumed to be the sole means of safeguard against natural hazards.
3. When extensive or drastic safeguards must be employed in conjunction with development proposals, the immediate and ultimate impact, (including financial and economic considerations) of such safeguards on the environment and the public shall be considered.
4. Lane County shall continue as a qualified participant in the Federal Flood Insurance Program through application of comprehensive flood hazard analysis and floodplain management data to general and specific land use decision.

## GOAL EIGHT: RECREATIONAL NEEDS

1. Lane County shall use the adopted Parks Master Plan as its chief guide for recreational development and service provision, to be supplemented by information obtained from the US Forest Service, the State Department of Transportation, the State Marine Board and other agencies.
2. Private recreational development in areas predominated by public recreational amenities and facilities shall be encouraged, provided that development is complimentary to or supplements public facilities.
3. Proposals for major recreational developments which exceed projected needs contained in the Recreational Working Paper or the Parks Master Plan shall be accompanied by a demand analysis.
4. Increase recreation opportunities, as needed, throughout the County.
5. Encourage private recreational development as an important component of the County's total supply of recreational facilities and services.
6. Encourage the development of recreation facilities in community development centers.
7. Encourage the development of environmentally compatible tourist and recreational facilities which enhance the economic prospects of rural areas while serving the recreational needs of tourists and County residents.
8. Continue development of a Countywide system of paths and trails for nonmotorized travel--pedestrian, bicycle and equestrian--interconnecting development centers, recreation sites and scenic areas.
9. Increase public access to public outdoor recreation sites that can tolerate the pressure of increased use.
10. Encourage public and private participation to increase access to waterways, where needed, without infringing upon private property rights.
11. Encourage exchange of public lands of comparable value to offset acquisition of private lands for public use.
12. The County should develop additional guidelines to encourage the private lease and development of existing County-owned land for public recreational facilities.

GOAL NINE: ECONOMY OF THE STATE

1. Within the framework of these policies, the County shall encourage the diversification and growth of the local economy. Primary efforts will be in the following areas:
  - i. Cooperation and participation with efforts and programs established by public agencies and private concerns to promote and enhance economic development throughout the County.
  - ii. Recognition of the value of local resources such as timber and agricultural lands as the primary source of raw materials for the manufacturing and processing sectors of the economy.
  - iii. Establishment of land use policies that provide a supportive environment for industrial and commercial activities.
2. The County's primary responsibility in economic development shall be to ensure the necessary land area is available throughout the County and appropriate levels of service can be obtained, consistent with the needs of industry and commerce, the area and other County policy.
3. Most industrial and commercial development shall be concentrated within the urban growth boundaries of the various cities throughout the County. The County shall work closely with city governments to improve economic conditions within their areas. During County review and adoption of city plans, particular attention shall be given to the identification and protection of industrial and commercial sites, both large and small scale.
4. Commercial and service facilities in rural, unincorporated communities shall be supported commensurate with increases in rural population and where necessary to insure continued operation of industrial activity. Such facilities shall be located within rural communities unless justified by appropriate plan amendment and exception to Statewide Planning Goals.
5. Existing parcels of land within UGBs which are suitable for large-scale industrial development shall be protected through the County's review and acknowledgment of city plans.
6. The County shall work closely with incorporated city governments to improve local economic conditions, including land and service provision.
7. New industrial development shall normally take place within adopted Urban Growth Boundaries, unless such development a) is clearly rural oriented (e.g., canneries, logging operations, processing of resource material); b) is necessary for the continuation of existing industrial operations, including plant or site expansion; c) will be located in an area either built upon or committed to nonresource use where necessary services can be provided; d) the industrial activity is dependent on a unique site-specific resource; e) the use is too hazardous or is incompatible in densely populated areas; f) the industrial activity creates by-products which are used to a significant level in resource activities in the immediate area; or g) where a significant comparative advantage could be gained in locating in a rural area. Any development approved under this policy that requires a

plan amendment shall be justified by an exception to applicable Statewide Planning Goals.

8. Existing industrial and commercial uses shall be designated on the plan diagram. Uses so identified shall be zoned to allow for continued operation and routine expansion commensurate with their character, provided significant conflicts with other land uses (existing and planned) do not result.
9. Tourism shall be considered as a base industry having high potential for growth throughout the County. Development of facilities oriented towards tourists shall be given maximum support within the framework of these policies.
10. As a stimulus to the tourist industry, the County shall maintain and where possible improve public recreational facilities such as parks, boat ramps, etc. Wherever possible, private operations and contracts will be used in these endeavors.
11. Specific standards for rural economic development shall be developed, which include the use of economic inventory data such as population and employment trends.

GOAL TEN: HOUSING

1. "The adopted Lane County Housing Plan is a special function plan concerned with Goal 10 requirements, and containing a number of policy statements specifying the County's position toward these requirements. The 1978 Housing Plan, as amended, shall continue to be used as the primary guideline toward Housing matters, and policy statements within it shall be considered to be mandatory actions which are ultimately binding on the County."

GOAL ELEVEN: PUBLIC FACILITIES AND SERVICES

1. Lane County shall provide an orderly and efficient arrangement for the provision of public utilities, services and facilities. The primary means of establishing such an arrangement will be by the requirement of minimum acceptable levels of service for various areas throughout the County. Appropriate minimum service levels are attached to the various Plan Diagram land use categories and are stated in the Plan Diagram documents.
2. Designation of land into any given use category, either initially or by subsequent plan amendment, shall be consistent with the minimum level of services established for that category. The required minimum level of services must be attainable through either (a) the existing level of public facilities and services within the area, or (b) the capability of facility and service providers to supply the increased levels necessary to properly support such designation.
3. Any increases in the levels of public facilities and services generated by the application of new or revised land use designations within an area shall, to the extent practicable, be financed and maintained by revenues generated within or as a result of those designated land uses. Those land uses benefiting from increased levels of public facilities or services shall be expected to provide a significant share of the costs associated with providing such facilities and services, recognizing that in some instances, resources for such provision must be obtained on a widespread geographic or revenue basis and may involve capital investments exceeding the immediate needs of the area being served.
4. Lane County shall actively support and assist progressive solid waste management efforts. The Lane County Solid Waste Management Plan shall be the primary instrument to effect this policy.
5. Lane County shall maintain an active role to provide the facilities and services needed to make quality health, social and cultural services available and accessible to all Lane County residents. The County's specific objectives at any given time in these areas are contained in the work program objectives of the Departments of Community Health and Social Services, Planning and Community Development and the County Fair Board.
6. Lane County shall participate in the coordination of planning and development for various public facilities and utility services. The primary means of effecting this policy shall be through a system whereby land use applications shall be referred to the various providers of services including cities, utilities, special districts, County and other public agencies, as well as the Lane County Boundary Commission.

GOAL TWELVE: TRANSPORTATION

1. Lane County shall strive for a coordinated and balanced transportation system which complies with LCDC Goal 12 and is responsive to the economic, social and environmental considerations, and which will work toward the following objectives:
  - a. Safe, convenient and economical transportation for all people, materials and services.
  - b. An effective distribution of transportation options.
  - c. A transportation system responsive to changing needs and conditions.
  - d. Consideration of direct and indirect impacts of proposed transportation projects on the environment, energy resources, economy and general livability.
  - e. Public participation in the transportation planning process.
  - f. Coordination with the development of statewide comprehensive transportation plans.
  - g. Encouragement of energy-efficient modes of transportation.
  - h. Safe and convenient opportunities for bicycle and pedestrian travel throughout populated areas of Lane County.
  - i. An efficient public transportation service which meets demonstrated needs for alternative transportation.
  - j. An appropriate level of general and commercial aviation development.
  - k. The development of the Port of Siuslaw consistent with adopted policies and plans.
2. In managing the transportation system toward the fulfillment of adopted County land use goals and plans, Lane County shall:
  - a. Provide transportation services as necessary to accommodate growth concentrated within existing communities.
  - b. Discourage the spread of residential development in agricultural and forest areas.
  - c. Guide the transportation pattern of newly developing areas and rural communities.
  - d. Ensure that transportation improvements are consistent with adopted public policies and plans.
  - e. Ensure that road development or improvement is consistent with adopted plans and policies.

3. Lane County shall seek an efficient, safe and attractive highway network to serve the existing and future arrangement of land uses by striving toward the following objectives:
  - a. Make improved safety for the traveling public a primary consideration in the expenditure of resources.
  - b. Ensure that all road construction meets adopted uniform standards unless excepted for substantial reason.
  - c. Provide for timely development of streets and roads in community development centers.
  - d. Include aesthetic considerations in maintenance, construction or improvement within County road rights-of-way.
  - e. Minimize frontage access onto the County's collector and arterial roads.
  - f. Ensure that future route selection considers the indirect costs as well as the direct costs of construction.
  - g. Discourage strip development between the County's urban service areas and their satellite communities.
  - h. To the extent possible, coordinate implementation of new highway facilities with land development needs to minimize stimulation of untimely land development.
  - i. Ensure that street and highway development or improvement is integrated with and complementary to other transportation modes.
  - j. Maintain County roads and bridges adequately to meet the needs of the trucking industry consistent with adopted land use plans for the area.
  - k. Establish priority trucking routes which minimize conflicts with incompatible land uses and areas of congestion.
4. The adopted Lane County Rural Transportation Plan is a special-function Plan concerned with Goal 12 requirements, and containing a number of Goals, Objectives and Recommendations on various components of the County's transportation system and Goal 12 requirements. The 1980 Rural Transportation Plan, as amended, shall continue to be used as the primary guideline toward transportation matters. Goal and Objective statements within it are incorporated into the above County Policies, and Recommendations within it shall be applied where appropriate; these Recommendations shall be considered to be mandatory actions which are ultimately binding on the County.

GOAL THIRTEEN: ENERGY CONSERVATION

1. Lane County shall work to implement the Lane County Energy Task Force recommendations as soon as practical and feasible. Among them are the four broad programs listed below as well as a number of detailed recommendations, including ones to encourage efficiency in land use, building and transportation.
  - a. Develop staff capability to implement recommended programs.
  - b. Promote public education/awareness/motivation.
  - c. Provide and promote interjurisdictional cooperation and coordination.
  - d. Develop and publicize financial incentives/assistance for energy efficient project.
2. Lane County shall encourage energy conservation in the development and use of public facilities, services and utilities and in the development and use of electrical and communication systems.
3. Lane County shall establish programs when financially feasible to promote the stated goal through intergovernmental cooperation, to increase public awareness of the benefits of energy conservation and to revise existing programs concerning land use, transportation, existing and new buildings.

GOAL FOURTEEN: URBANIZATION

1. The County shall encourage new residential, commercial and industrial development to locate within existing incorporated cities or rural communities. Any growth outside Urban Growth Boundaries must:
  - a. Be restricted to committed or developed areas including approved new development centers; or
  - b. Under certain specified conditions set forth in this plan, industrial, commercial and residential development is appropriate outside of developed and committed areas provided a valid exception is taken and/or all Statewide Goal requirements are met.
  - c. Any community designated in the plan that does not have an adopted Urban Growth Boundary, or any addition to such community that may be proposed, shall be justified by a valid exception pursuant to Statewide Goal 2, Part II.

This and subsequent policies do not apply to the Eugene-Springfield Metropolitan Area, which is governed by the Metro Area Plan.

2. The County shall provide for orderly and efficient transition from rural to urban land use while insuring the supply of housing, employment, livability and other amenities, in order to accommodate the long-range growth of each city.
3. The County shall provide for a cooperative UGB management process between the County and cities in the County in the following:
  - a. The establishment and periodic revision of urban growth boundaries and the planning and implementation of common policies and procedures within the boundaries;
  - b. The planning and implementation of city policies for lands inside city boundaries which may affect the County.
4. The County shall continue to comply with the planning coordination requirements, and the "urban growth management program" requirements, of the Oregon Land Conservation and Development Commission.
5. The County will seek agreement with each city to commonly determine the location of urban growth boundaries and the interim and long-term land use designations and public improvement project designations within the growth boundaries.
6. Each city is regarded as the logical and ultimate provider of urban services within its urban growth boundaries; Lane County will not approve any development nor encourage or abet the establishment of urban services or

facilities within the city's urban growth boundary, which are contrary to city policy or agreement excepting established service districts.

7. It is the County's position that ultimate urban-level density within a city's urban growth boundary should occur only where all essential public facilities and services (water, sewer, etc.) are or will be shortly available. Cities are encouraged and expected to prepare and publish facilities plans and schedules for all facilities.
8. The County will encourage the orderly and logical annexation of territory to each city.
9. Any County approval of the division and/or development of land within a city's urban growth boundary will be consistent with provisions of the applicable city plan within the area. If necessary, the County may take one or more of the following actions to enforce this policy for decisions applicable to land outside the city's jurisdiction:
  - a. On an interim basis, limiting the level of development to less than the planned urban density or intensity, based on interim standards to be adopted and published.
  - b. Determining that the design and operation of an interim land use will allow for later conversion to full urban densities in an orderly and efficient manner (e.g., land divisions to be approved in such a way as to permit later redivision into greater and urban-level densities), and that the interim land use will not otherwise preempt the subject or other properties from the future orderly provision of urban services and facilities;
  - c. Requiring that interim and long-term development be consistent with existing master sewer and/or water plans for the urban growth area;
  - d. Requiring city service connection, where agreeable to the city and consistent with applicable law, and where consistent with approved master facility plans for the urban growth area.
10. Lane County will apply where appropriate applicable city public improvement standards within urban growth boundaries when it is determined that those standards are more rigorous than those of the County. Where city standards are not practicable, County approvals will be given in such a way as to permit each conversion in the future to city standards.
11. Use of utility easements and natural drainageways within the urban growth area shall be consistent with applicable plans, will have multiple uses where practicable and will be based on County-city agreement.
12. The County will provide each city the opportunity to review and comment upon County consideration of plans, ordinances, development proposals (zoning and land division), public improvement projects, sale of County lands and other similar matters of city interest which occur within the city's area of influence and/or urban growth boundary, via "joint agreements for planning coordinator" executed with each city.

13. Lane County will expect to review city proposals for, or consideration of, matters of County interest through established procedures. Matters to be reviewed may include those listed above in Policy No. 12, plus other matters such as annexations, as governed by joint agreements.
14. Lane County shall attempt to achieve coordinated establishment of city urban growth boundaries and land use/public improvement approaches (including plan land use designations, development policies, zoning, etc.). Plan coordination may take one of the following forms:
  - a. Co-adoption, with each city, of a common comprehensive plan; or
  - b. Adoption of the city's comprehensive plan as a part of the County's plan(s); or
  - c. Approval of any supplemental policies or procedures which will accomplish the intent of this section of the Policies, which may be mutually agreed upon by the County and each city.
15. Lane County shall regard itself as "caretaker" for lands within city UGBs but outside of city limits and will administer County land use and other regulations toward that objective, within the parameters established by the preceding Policies. Conflicts between city and County interpretations of plans or appropriate County actions shall be resolved temporarily in favor of County until the conflict is fully resolved through plan amendment or clarification, or other action.
16. Unincorporated communities shall be considered and treated as part of the County Plan with due consideration for community needs and values. Urban-level development requiring or ultimately likely to require urban services such as sewer and water systems shall not be approved unless the community itself, by public or private installation, can supply these services, and the development is in the form of an acceptable new development center proposal.
17. Within established UGBs, city plans ratified or adopted by the County are to be considered the governing land use documents, but do not pre-empt final County legal responsibilities or authority. Contract annexation agreements between cities and the County may modify this position as acceptable to both parties.

GOAL FIFTEEN: WILLAMETTE RIVER GREENWAY

1. Maintain and support continuation of existing uses within the Greenway Boundary.
2. Intensification and change of use of lands within the Greenway Boundary shall remain compatible with the protection, conservation and enhancement of the natural, scenic, historic, agricultural, economic and recreational qualities of the Willamette River Greenway Program.
3. Recognize that the Greenway consists of a multitude of resources and due to continued growth, 100 percent protection to all resources will never be realized.
4. Protect, conserve and preserve important economic uses such as, but not limited to, agriculture, sand and gravel, tourism and recreation, fish and wildlife, urban lands and timber within the Greenway.
5. Maintain sufficient water flows to support water uses such as municipal, agricultural, industrial, natural resources (i.e., fish, aquatic life, wildlife) and recreation within the Greenway.
6. Prioritize water quality management controls along the Coast Fork and the Main Stem, especially in the Metropolitan area.
7. Acquisitions for Greenway purposes must be consistent with noninterference or interruption of farm uses.
8. Recognize that DOT cannot condemn for a scenic or use easements on lands devoted to farm use; however, easements may be given by owners of lands being used for farm purposes.
9. Protect water rights and access to the river for irrigation purposes.
10. Development shall be directed away from the river, to the greatest degree possible.
11. A setback line shall be established in order to protect, maintain, preserve and enhance the natural, scenic, historic and recreational qualities of the Greenway.
12. The partial harvest of timber shall be permitted beyond the vegetative fringes in areas not covered by a scenic easement when the harvest is consistent with an approved plan under the Forest Practices Act, or, if not covered by the FPA, then with an approved plan under the Greenway compatibility review provisions. Such a plan shall insure that the natural scenic qualities of the Greenway will be maintained to the greatest extent feasible or restored within a brief period of time.
13. Active, zoned, or designated aggregate extraction and/or processing sites shall be protected from noncompatible uses which would preclude future utilization of the resource.

14. Where feasible, point bar removal shall be accommodated by temporary access points.
15. In assessing the impact which an extraction and/or processing operation has on the natural and cultural attributes of the Greenway, consideration shall be given to mining methods which reduce or mitigate adverse impacts, as well as to the economic and other benefits which will accrue in both short and long terms.
16. Aggregate operations occurring within the Greenway shall comply with the provisions of applicable state statutes and local zoning ordinances in regard to safety, operational standards, public review, reclamation and protection of Greenway values.
17. The relationship between the demand for the resource and the amount and location of land available for aggregate extraction and/or processing shall be closely monitored, so as to ensure the future availability of aggregate material in close proximity to urban areas and other points of use. Such monitoring shall be conducted in conjunction with the industry and state and local efforts.
18. Protect vegetation resources which are identified as having unique recreational, aesthetic, scientific or wildlife habitat values. Encourage acquisition of these areas or obtain a protective scenic easement.
19. Encourage the reestablishment of vegetative cover as part of the land development process.
20. Conserve the rural character of the river bank as a primary objective within the Greenway.
21. Encourage a river-related mixture of industrial, commercial, residential and public land uses where appropriate in the Greenway.
22. In instances where a public agency has acquired productive farmlands or other resource lands as long-range reserve for recreational use, if possible, such property should be leased back for agricultural or other resource use until it is required for public purposes.
23. Provide and encourage use of public lands within the Greenway.
24. Accommodate public access to the river and to public lands within the Greenway by:
  - Controlled, clearly designated, access points;
  - Establishment of an integrated system of safe river landings, hiking and cycle paths, and public roads leading in and out of the Greenway at strategic locations;
  - Use of a limited number of access points, each with improved facilities, good roads and high-visibility connectors.

25. Provide appropriate levels of police protection in those areas subject to public use.
26. Encourage additional police security for private and publicly owned lands within the Greenway.
27. Protect, conserve or preserve the scenic and recreational qualities of the lands within the Greenway Boundary.
28. Public recreation use areas shall be located in or near the more populated urban areas and shall emphasize access to the river.
29. The sensitivity of lands within the Greenway shall determine the level of human activity.
30. Recreation development shall include a variety of river-oriented opportunities in urban areas but shall be limited in rural areas to those river-oriented recreation uses that are compatible with the sensitive character of the river and other important resources.
31. Consider and minimize the possibility that public recreation use might disturb adjacent private property owners.
32. Scenic easements shall not be acquired through the exercise of the power of eminent domain on lands in farm use.
33. Control vehicle access to the river.
34. Consider and adopt policies that would not hinder the physically handicapped from using public recreation facilities within the Greenway Boundary.
35. Emphasize public access to the river in the metropolitan area and other urban areas while discouraging upland access in rural areas.
36. Measures should be taken to minimize disturbance to private property, including the implementation of programs to eliminate trespass and vandalism on private lands and destruction of ecological fragile areas.

APPENDIX A: POLICY CATEGORIES

Goal	Policy	Category		
		Advisory Policy	Commitment Policy	Plan Conformity Policy
1	1		X	
	2		X	
	3		X	
	4		X	
	5		X	
	6		X	
2	1	X		
	2		X	X
	3		X	
	4		X	
	5		X	
	6		X	
	7		X	
	8		X	
	9		X	
3	1			X
	2			X
	3			X
	4		X	
	5		X	X
	6	X	X	X
	7			X
	8		X	X
	9		X	
	10		X	
	11			X
	12	X	X	X
	13		X	X
	14		X	
4	1			X
	2		X	

Goal	Policy	Category		
		Advisory Policy	Commitment Policy	Plan Conformity Policy
4	3			X
	4		X	
	5			X
	6			X
	7		X	X
	8		X	
	9		X	
	10		X	
	11		X	
	12		X	
	13	X		
	14			X
	15		X	
5A	1		X	
	2		X	
	3		X	
	4		X	
	5		X	
	6		X	X
	7		X	
	8		X	
	9		X	
	10		X	
	11		X	
5B	1			X
	2		X	
	3		X	
	4		X	X
	5		X	
	6		X	X
	7		X	X
	8		X	X

Goal	Policy	Category		
		Advisory Policy	Commitment Policy	Plan Conformity Policy
5B	9		X	X
5C	1		X	X
	2	X		
	3		X	X
	4	X		
	5		X	
	6		X	X
	7		X	
	8		X	
	9		X	
	10		X	
	11			X
	12		X	X
	13		X	
5D	1	X	X	
	2	X		
	3		X	
	4		X	
	5		X	X
	6		X	
5E	1	X		
	2		X	
	3	X		
	4		X	
5F	1	X	X	
	2	X	X	
	3		X	
	4		X	X
	5		X	

Goal	Policy	Category		
		Advisory Policy	Commitment Policy	Plan Conformity Policy
6A	1		X	X
	2		X	
	3		X	
	4		X	
	5		X	
	6	X	X	
	7	X		
6B	1		X	
	2	X	X	
	3		X	
	4		X	
	5		X	
	6		X	
	7		X	
	8		X	
	9		X	
	10		X	
	11		X	
	12		X	
	13		X	
	14		X	
	15		X	
	16		X	
	17		X	
	18		X	
	19		X	
	20		X	

Goal	Policy	Category		
		Advisory Policy	Commitment Policy	Plan Conformity Policy
9	1	X	X	
	2			X
	3		X	X
	4		X	X
	5		X	
	6		X	
	7			X
	8			X
	9			X
	10		X	
	11		X	
10	1	X		
	2			
	3			
	4	X	X	
	5	X		
	6		X	
	7			
	8			
	9			
12	1	X		
	2	X	X	
	3	X	X	
	4	X	X	
	5		X	
13	1		X	
	2	X		
	3		X	
	4		X	
	5		X	
	6		X	
	7		X	
	8		X	
	9		X	
	10		X	
	11		X	
	12		X	
	13		X	
	14		X	
	15		X	
	16		X	
	17		X	
	18		X	
	19		X	
	20		X	

Goal	Policy	Category		
		Advisory Policy	Commitment Policy	Plan Conformity Policy
14	5		X	
	6			X
	7	X		X
	8	X	X	
	9		X	
	10		X	
	11		X	
	12		X	
	13		X	
	14	X	X	
	15	X	X	
	16	X	X	
	17	X	X	
	18	X	X	
	19	X	X	
	20	X	X	
15	1		X	X
	2		X	X
	3		X	X
	4		X	X
	5	X	X	
	6	X	X	
	7	X	X	
	8	X	X	
	9	X	X	
	10		X	X
	11		X	
	12		X	
	13		X	X
	14	X	X	
	15	X	X	X
	16	X	X	
	17	X	X	
	18	X	X	X
	19	X	X	X
	20	X	X	X



FINDINGS

1. The Oregon Land Conservation and Development Commission has reviewed Lane County's Comprehensive Plan and implementing measures for conformance to Statewide Planning Goals. The Commission concluded the plan did not comply with the Goals and ordered deficiencies corrected. These conclusions and directives are set forth in an Order dated February 26, 1982.
2. The Board of County Commissioners adopted a work program intended to revise the County Comprehensive Plan so it would comply with Statewide Planning Goals. An element of the work program was to evaluate the General Plan Goals and Policies and prepare such revisions as may be necessary. To carry out this task the Planning Commission has followed a process of publishing Working Papers on various subjects, conducting hearings on the Papers and adopting reports containing the Planning Commission conclusions regarding each Working Paper.
3. The Working Papers reviewed by the Planning Commission together with corresponding State Goal is as follows:

<u>LCDC Goal</u>	<u>Working Paper</u>
1 - Citizen Involvement	Citizen Involvement
2 - Land Use Planning	Planning Process, Population
3 - Agricultural Lands	Agricultural Lands
4 - Forest Lands	Forest Lands
5 - Open Spaces, Scenic and Historic Areas and Natural Resources	Historical Resources, Mineral and Aggregate Resources, Flora and Fauna, Recreation, Energy
6 - Air, Water and Land Resources	Water Resources, Air Quality
7 - Areas Subject to Natural Disasters and Hazards	Natural Hazards
8 - Recreational Needs	Recreation
9 - Economy of the State	Economy
10 - Housing	Housing
11 - Public Facilities and Services	Public Facilities and Services
12 - Transportation	Transportation
13 - Energy Conservation	Energy
14 - Urbanization	Urban Growth Management
15 - Willamette River Greenway	Willamette Greenway
16 - Estuarine Resources	Coastal Resources
17 - Coastal Shorelands	Coastal Resources
18 - Beaches and Dunes	Coastal Resources
19 - Ocean Resources	Coastal Resources

4. Each Working Paper has resulted in a separate policy background file for that topic. The components of each background file are:
  - a) The Working Paper
  - b) Comments and testimony received
  - c) Record of the Planning Commission's deliberation and action
  - d) Planning Commission report and recommendation

The Board relies on the policy background files together with all data and material referenced in those files as support for the recommended Lane County General Plan Policies.

5. Each Working Paper was reviewed separately and conclusions were reached without regard for other Working Papers. Also, each Planning Commission conducted their review independently. To resolve the conflicts that were inherent in this process the two Planning Commissions created a joint Committee to review the various reports and present a single common body of policies for consideration. The document titled Lane County General Plan Policies Draft, dated June 1982 represented the efforts of the joint committee.
6. Each Planning Commission has conducted a public hearing on the June Draft proposal and forwarded a recommendation to the Board. Changes recommended by the Planning Commission were incorporated into the text of Ordinance 870, Exhibit A prior to first reading of the ordinance.

#### CONCLUSIONS

1. A change in circumstances has occurred since adoption of Ordinance No. 804 (General Plan Goals and Policies). Specifically rejection of the County Comprehensive Plan by LCDC requires revision of that document.
2. The revised policies as adopted by the Board are adequate to comply with Statewide Planning Goals and meet the objections raised during the previous LCDC review.