

Recommendation:

REEL 112 PAGE 1615

The area outlined on Map IV-9 and those tax lots stipulated as "built upon or committed" in Table IV-9 should be designated "rural residential" in the Metropolitan Plan rather than be designated "agricultural" or "forest land".

METROPOLITAN PLAN UPDATE 1981
 MAP NO. IV - 9
 OAKHILL DRIVE, AREA NO. 9

Exception Area

1300 = Tax Lot No.

Scale: 1" = 400'


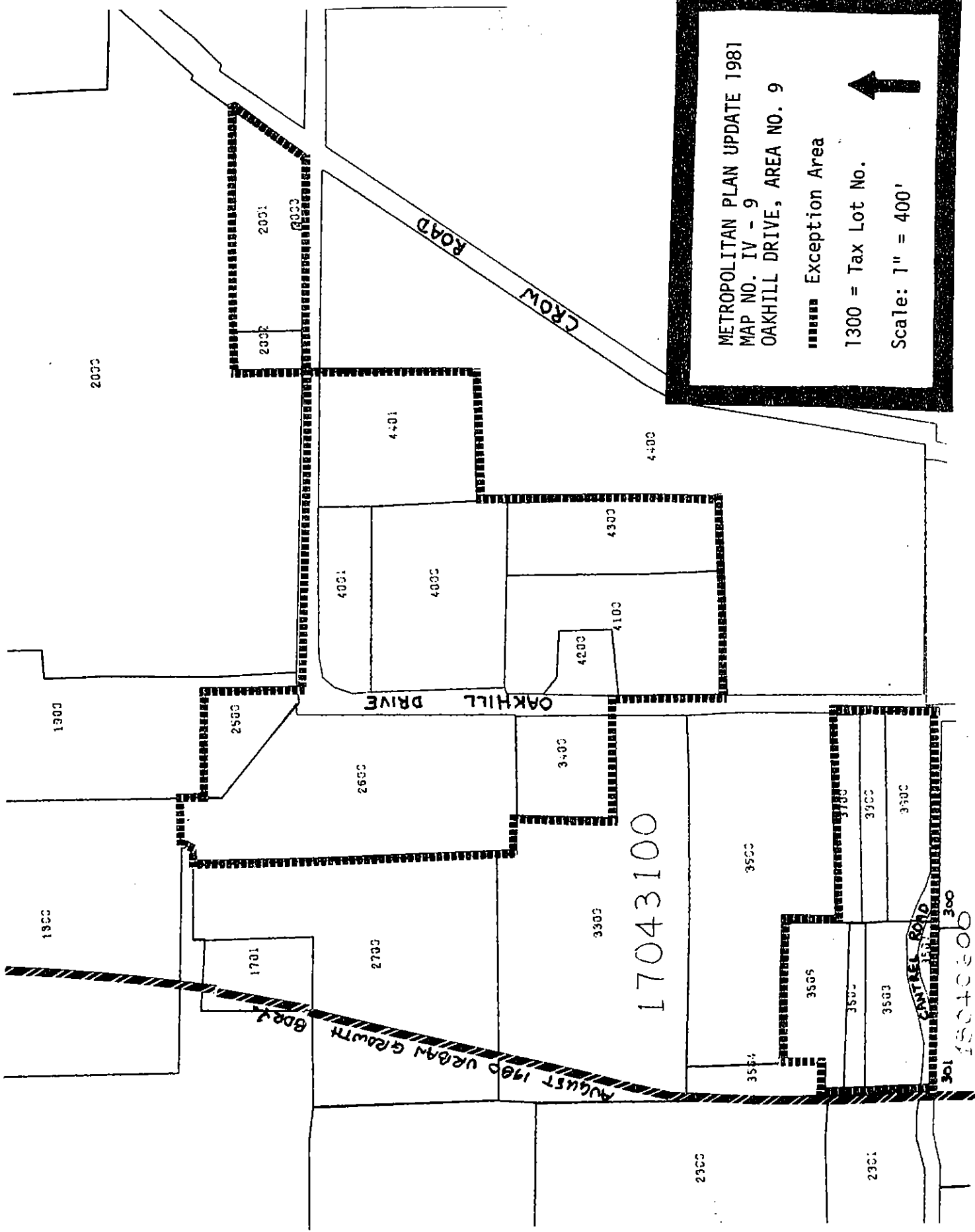



TABLE IV-9

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	OAK HILL DRIVE, AREA #9, EXCEPTIONS IMPR\$	ACRES	ZN3	OWNER NAME(S)
17 04 31 00 02001	9100	V	133	000	\$000	3.10	AGT	BOWER ROBERT H
17 04 31 00 02002	1111	S	131	140	\$38,460	0.67	AGT	DUTRA VERNON E & JANICE
17 04 31 00 02003	9100	V	001	000	\$000	0.01	AGT	DUTRA VERNON E & JANICE
17 04 31 00 02500	1111	S	131	140	\$34,340	1.46	AGT	VAN DER STINE ROBERT R & E C
17 04 31 00 02600	8040 1111	A S	431	130	\$16,560	9.60 8.86 0.73	AGT	NORRIS DALE W + MARYBELLE BAUMAN BARRY
17 04 31 00 03400	1111	S	131	150	\$64,460	2.29	AGT	ELTZ NICHOLAS
17 04 31 00 03500	9100	V	431	107	\$1,800	0.72	AGT	MOORE JAMES MADISON
17 04 31 00 03503	1111	S	431	150	\$58,130	1.93	AGT	MOORE JAMES MADISON
17 04 31 00 03506	9100	V	430	000	\$000	2.23	AGT	MOORE JAMES MADISON
17 04 31 00 03507	9100	V	130	000	\$000	0.32	AGT	NELSON GORDON L & DOLORES M
17 04 31 00 03700	1111 1150	S X	131	110	\$3,840	1.26 0.84 0.40	AGT	HIGGINS TIMOTHY D & V A M
17 04 31 00 03800	1111	S	131	140	\$29,640	1.24	AGT	MUNSELL LOUIS R & MAXINE P

TABLE IV-9

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	OAK HILL DRIVE, AREA #9, EXCEPTIONS IMPR\$	ACRES	ZN3	OWNER NAME(S)
17 04 31 00 03900	1111	S	131	140	\$24,070	2.03	AGT	MCADAMS WILLIS + DARLINE SHERMAN RICHARD *****
17 04 31 00 04000	1111	S	131	150	\$73,460	5.72	AGT	CATES MICHAEL C & CAROL M DEPT OF VETS *****
17 04 31 00 04001	1111	S	131	150	\$59,670	2.16	AGT	HARSH DENNIS & KRISANNE L *****
17 04 31 00 04100	1111 8040	S A	131	130	\$20,950	5.17 1.68 3.48	AGT	GOUGH ROBERT + ELIZABETH *****
17 04 31 00 04200	1111	S	131	130	\$28,980	0.88	AGT	COUGH ROBERT A & ELIZABETH *****
17 04 31 00 04300	1111 8040	S A	131	150	\$90,250	3.64 1.27 2.36	AGT	ROSSINI WILLIAM L & LUCILLE DEPT OF VETS *****
17 04 31 00 04401	9100	V	131	107	\$9,350	4.76	AGT	HAMILTON PAUL H & DOROTHY L *****

TABLE IV-9

MAPLOT	LAND USE(S)	USE CODE	OAK HILL DRIVE, AREA #9, SURROUNDING AREA	PCL	SCL	IMPR\$	ACRES	ZN3	OWNER NAME(S)
17 04 31 00 01800	1111 9100	S V	431 150	431	150	\$77,970	16.23 1.04 15.18	AGT	SCHNEIDER LOUIS & REBECCA
17 04 31 00 01900	1111 9101	S V	431 170	431	170	\$137,830	8.97 0.76 8.20	AGT	KAISER HEINZ W & KLARE B
17 04 31 00 02000	8010 8040 1111	A A S	483 140	483	140	\$70,440	45.75 23.95 21.12 0.61	AGT	BOWER ROBERT H + SHIRLEY R
17 04 31 00 02200	1111 8040	S A	431 140	431	140	\$50,530	7.20 0.81 6.39	AGT	BURGESS WALTER F & PEGGY A
17 04 31 00 02700	1111 8010 9101	S A V	431 140	431	140	\$66,730	12.36 1.17 2.05 9.12	AGT	BAUMAN BARRY R + BEITHA B
17 04 31 00 02800	1111 9101	S V	431 160	431	160	\$103,300	10.42 0.74 9.67	AGT	KERSEY GERALD T & ARLENE B
17 04 31 00 02801	1111 8040	S A	131 151	131	151	\$23,350	3.62 0.92 2.69	AGT	WALLIS HOWARD A & IMOGENE PICKERING RICHARD C
17 04 31 00 03300	1111 9101	S V	431 170	431	170	\$109,480	13.83 0.88 12.95	AGT	BRABHAM JAMES A + WANDA A
17 04 31 00 03504	9100	V	430 000	430	000	\$000	1.06	AGT	KERSEY GERALD T & ARLENE B

TABLE IV-3

MAPLOT	LAND USE(S) USE CODE	OAK HILL DRIVE, AREA #9, SURROUNDING AREA PCL SCL	IMPR\$	ACRES	ZN3	OWNER NAME(S)
17 04 31 00 03600	1111 S	431 160	\$40,910	9.93	AGT	KARGEL GARRY W & TERESA M
	8040 A			0.73		
				9.12		
17 04 31 00 04400	8040 A	430 000	\$000	26.04	AGT	FISK CALVIN W + CHARLOTTE ROSSINI WILLIAM L & L M DEPT OF VETS

Willow Creek Road, Area No. 10A & 10B

These two proposed "built upon or committed" exceptions are located west of Eugene in Township 18, South, Range 4 West, Sections 5. Area 10A is located at the intersection of Green Hill Road and Willow Creek Road. Area 10B is located just east along Willow Creek Road (See Maps IV-10A and IV-10B; subject property is outlined).

Findings of Fact:

1. A portion of the areas are located on predominately agricultural soil capability classifications IV and VI rated soils. These areas are defined as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. A portion of the areas are located on predominate Douglas Fir cubic foot site classes 3 and 4 soils or have stands of douglas fir. These areas are defined as "forest land" in the Metropolitan Plan forestry inventory.
3. The surrounding land uses of these two areas are predominately agricultural and timber, among a variety of vacant parcels (See Map IV-10A and IV-10B and Tables IV-10A and IV-10B). The urban growth boundary abuts the east boundary of area 10B.
4. The areas east of Green Hill Road and south of Willow Creek Road are zoned in Lane County as Agricultural, Grazing and Timber (AGT). Willowdale Heights subdivision is zoned AGT-PUD District.
5. Tax lots 1600, 1601, 1800, and 1900 of assessors map 18-04-05 are part of "Fox King Hill" subdivision which was platted in 1956. Tax lots 2901, 3300, 3800, 4100, 4200, 4300, 4400 and 4500 of assessor's map 18-04-05 are part of "Willow Creek Estates" subdivision which was platted in 1965. Tax lots 3100-3108 of Willowdale Heights PUD, was platted in 1978.
6. The following services are available to this area:
 - a. Water is provided by individual private water systems.
 - b. Willow Creek Road, Willowdale Drive and Green Hill Road are paved without curbs, gutters, sidewalks or storm sewer improvements.
 - c. Sewage disposal is provided by individual subsurface sewage disposal systems.
 - d. Police protection is provided by the Lane County Sheriffs Office.
 - e. School facilities and services are provided by Eugene School District No. 4J.
 - f. Fire protection is provided by the Zumwalt Rural Fire District, under City of Eugene contract.
7. The ownership pattern is fragmented (See Maps IV-10A and IV-10B and Tables IV-10A and IV-B10 for ownership details).

8. Parcel sizes are diverse, ranging from 1.0 to 5.0 acres (See Maps IV-10A and IV-10B and Tables IV-10A and IV-10B for further detail), except 29.5 acres in tax lot 3100, which is Willowdale Heights PUD common open area.
9. Predominate use of the parcels within these two areas is single-family residential; 19 of the 36 tax lots in area 10A have single-family dwellings located on them; all three of the tax lots in area 10B have single-family dwellings located on them; the remaining tax lots are vacant.
10. The small lot size, the pattern of ownership, the current state of development for single-family residential use, and the commitment to rural residential living through subdivision and fragmented public and private service delivery and improvements render this area unsuitable for resource (agricultural or forest) use; lots in this area could not be logically combined with adjacent, surrounding parcels to form economic farming or forest management units.

Recommendation:

The areas outlined in Maps IV-10A and IV-10B and those tax lots stipulated as "built upon or committed" in Tables IV-10A and IV-10B should be designated "rural residential" in the Metropolitan Plan rather than be designated "forest" or "agricultural."

TABLE IV-10A

MAPLOT	LAND USE(S)	USE CODE	WILLOW CREEK ROAD, AREA #10A, EXCEPTIONS PCL SCL	IMPRS	ACRES	ZN3	OWNER NAME(S)
18 04 05 00 00401	9100	V	130 000	\$000	1.48	AGT	BOYLES DURWARD L & H L
18 04 05 00 00402	1111	S	131 130	\$21,710	2.74	AGT	BOWMAN ROBERT G BOWMAN DONANNE J
18 04 05 00 00600	9100	V	130 000	\$000	1.38	AGT	BOYLES DURWARD L + H L
18 04 05 00 00700	9100	V	130 000	\$000	1.40	AGT	BOYLES DURWARD L & H L
18 04 05 00 00800	1111	S	131 140	\$61,060	3.20	AGT	ROLLINS TROY G & MARY E
18 04 05 00 00900	1111	S	131 140	\$48,860	2.56	AGT	WOOLLEY LAWRENCE + MIDGE
18 04 05 00 01000	9100	V	130 000	\$000	0.47	AGT	WOOLLEY LAWRENCE A + MIDGE
18 04 05 00 01200	1111	S	131 130	\$34,120	0.80	AGT	JONES ROBERT D & CANDACE J
18 04 05 00 01300	1111	S	131 140	\$30,910	1.78	AGT	IRVING RAY H + EVA L
18 04 05 00 01500	1111 1111 8040	S S A	131 140	\$45,690	4.95 1.75 1.21 1.97	AGT	NORDSTEN ERIC R + HELYN M
18 04 05 00 01600	1111	S	131 170	\$149,660	1.96	AGT	ADAMS HOWARD L & DOROTHY R DEPT OF VETERANS AFFAIRS
18 04 05 00 01601	1111	S	131 150	\$67,300	1.94	AGT	SODARO ALFRED C & DONNALEE

TABLE IV-10A

MAPLOT	LAND USE(S)	USE CODE	WILLOW CREEK ROAD, AREA #10A, EXCEPTIONS PCL SCL	ACRES	IMPR\$	ZN3	OWNER NAME(S)
18 04 05 00 01800	1111	S	131 150	4.92	\$48,390	AGT	FOX FRED J + ILEENE
18 04 05 00 01900	8040	A	130 000	4.87	\$000	AGT	WEBKING GERALD W
18 04 05 00 02901	1111	S	131 150	5.06	\$84,680	AGT	LUDINGTON JANICE G & LANE R
18 04 05 00 03000	9100	V	130 000	2.19	\$000	AGT	TRAVER JAMES & FRANCES
18 04 05 00 03100	1119		121 307	28.95	\$3,430	AGT	WILLOWDALE HEIGHTS COMMONS AS
18 04 05 00 03101	9100	V	120 000	1.05	\$000	AGT	KEHN BRENT D & JOAN E
18 04 05 00 03102	9100	V	120 000	0.92	\$000	AGT	HILDEBRAND ALFRED P & E M
18 04 05 00 03103	1111	S	121 160	1.04	\$69,550	AGT	COSSEY CHARLES E & SHARON L
18 04 05 00 03104	9100	V	120 000	0.96	\$000	AGT	RAND ROBERT C & JOAN L
18 04 05 00 03105	9100	V	120 000	0.94	\$000	AGT	SHAPITKA STANLEY
18 04 05 00 03106	9100	V	120 000	1.08	\$000	AGT	DROUET LOUIS D JR & KAREN J
18 04 05 00 03107	9100	V	120 000	1.02	\$000	AGT	U S NATIONAL BANK OF OREGON KIMBALL CHARLES C CO-TRUSTEE EST OF CLYDE KIMBALL TRUSTOR
18 04 05 00 03108	9100	V	120 000	1.03	\$000	AGT	HOMESTEAD DEVELOPMENT CORP CHERNECKI STANLEY M & D S

TABLE IV-10A

MAPLOT	LAND USE(S)	USE CODE	WILLOW CREEK ROAD, AREA #10A, EXCEPTIONS PCL SCL	IMPRS	ACRES	ZN3	OWNER NAME(S)
18 04 05 00 03300	1111	S	121 140	\$36,360	0.94	AGT	HIGLEY MARK R & ELLA D *****
18 04 05 00 03600	9100	V	120 000	\$000	1.30	AGT	SOMMERS ZANE A *****
18 04 05 00 03700	9100	V	121 107	\$330	1.19	AGT	SOMMERS GILBERT E & MARTHA *****
18 04 05 00 03800	1111	S	121 140	\$66,430	1.09	AGT	SOMMERS GILBERT E + M C *****
18 04 05 00 03900	9100	V	120 000	\$000	1.05	AGT	HILBERT RALPH DEAN & J H *****
18 04 05 00 04000	9100	V	120 000	\$000	1.16	AGT	FRANZ RICHARD H & HELEN L *****
18 04 05 00 04100	1111	S	121 140	\$52,520	1.50	AGT	HECKMAN HARLAN L + LYDIA J *****
18 04 05 00 04200	1111	S	121 160	\$84,830	1.72	AGT	JOHNSON RICHARD L PELLOW PATRICIA M *****
18 04 05 00 04300	1111	S	121 140	\$43,380	1.51	AGT	AKINS EVELYN I *****
18 04 05 00 04400	9100	V	120 000	\$000	1.50	AGT	REYNOLDS FRED W JR/PEARL M DAVIDSON VICTOR G ET AL *****
18 04 05 00 04500	1111	S	121 150	\$53,970	1.80	AGT	MARX DOUGLAS DUANE MARX PAMELA J *****
18 04 05 00 04903	9100	V	640 000	\$000	0.78	AGT	JOHNSON RICHARD L PELLOW PATRICIA M *****

TABLE IV-10A

MAPLOT	LAND USE(S)	USE CODE	WILLOW CREEK RD., AREA #10A - SURROUNDING AREA	PCL	SCL	IMPRS	ACRES	ZN3	OWNER NAME(S)
18 04 05 00 00400	9100	V	640 000	\$000		1.95	AGT	NIELSEN ROBERT G	
18 04 05 00 00500	8040	A	433 307	\$2,520		15.68	AGT	WARD INSURANCE AGENCY INC	
18 04 05 00 01501	9100	V	130 000	\$000		6.08	AGT	HANSEN PAUL O	
18 04 05 00 02200	1111 8040	S A	461 120	\$12,800		36.32 4.51 31.81	AGT	PRINCE RUBY V	
18 04 05 00 02900	1111 8310	S T	431 130	\$43,060		22.25 1.33 20.92	AGT	GOVE DEAN C & CHRISTEL	
18 04 05 00 04901	9100	V	640 000	\$000		1.13	AGT	REYNOLDS FRED W JR & P M LOEBER LAWRENCE E & K J	
18 04 05 00 04902	8310	T	640 000	\$000		37.32	AGT	REYNOLDS WILLIAM F BECK BETTY LOU	
18 04 06 00 00601	9100	V	463 000	\$000		49.72	AGT	TOWNSEND ANDREW G	
18 04 06 00 01500	1111 9101	S V	431 160	\$86,430		9.71 1.20 8.51	AGT	WEISETH WARREN M & FAYE PRECHT WALTER J & RUTH M	
18 04 06 00 01604	9101	V	431 000	\$3,830		8.64	AGT	SCHNEIDER PETER R & A L SCHNEIDER PETER R & A L	
18 04 06 00 01607	1111	S	131 170	\$110,620		1.90	AGT	AUSTIN FRED M & KAROLE K	

TABLE IV-10A

MAPLOT	LAND USE(S)	USE CODE	WILLOW CREEK RD., AREA #10A - SURROUNDING AREA	PCL	SCL	IMPR\$	ACRES	ZN3	OWNER NAME(S)
18 04 06 00 01608	9100	V	433 000	\$000	11.05	AGT	HULT NILS B SEMASKO JOHN E & MARY JANE		
18 04 08 00 00100	8040	A	640 000	\$000	51.22	AGT	REYNOLDS FRED W JR & PEARL LOEBER LAWRENCE E & K J		
18 04 08 00 00101	8040 9101	A V	640 000	\$000	141.24 82.93 58.13	AGT	REYNOLDS FRED W JR & P M LOEBER LAWRENCE E & K J		
18 04 08 00 00103	8040	A	640 000	\$000	9.07	AGT	LOEBER LAWRENCE E & K J		

TABLE IV-9B

MAPLOT	LAND USE(S)	USE CODE	WILLOW CREEK RD., AREA #10B - EXCEPTIONS	ZNS	OWNER NAME(S)
			PCL SCL IMPR\$ ACRES		
18 04 05 00 02501	1111 1150	S X	131 130 \$34,960 2.98 2.06 0.91	AGT	EVANS GRIFFIN W & GLORIA J *****
18 04 05 00 02600	1111	S	131 130 \$44,790 1.47	AGT	ANIBAL VERN W + ARLENE M *****
18 04 05 00 02700	1111	S	131 140 \$46,990 1.27	AGT	ESGO DONALD K + THELDA G *****

TABLE IV-10B

MAPLOT	LAND USE(S)	USE CODE	WILLOW CREEK RD., AREA #10B - SURROUNDING AREA	ZN3	OWNER NAME(S)
			PCL SCL IMPRS ACRES		
18 04 05 00 02400	1111	S	131 160 \$98,390 22.05	AGT	ALVORD JOHN S & WILLA M
	1111	S	2.93		
	8040	A	1.80		
			17.32		
18 04 05 00 02500	8040	A	430 000 \$000 7.69	AGT	MCGOWAN RAYMOND E & V L
18 04 05 00 02800	1111	S	131 150 \$80,280 2.07	AGT	SANDGATHE EDWIN D + EVELYN
					DEPT OF VETERANS AFFAIRS
18 04 05 00 02900	1111	S	431 130 \$43,060 22.25	AGT	GOVE DEAN C & CHRISTEL
	8310	T	1.33		
			20.92		
18 04 05 00 02902	9100	V	430 000 \$000 4.45	AGT	GOVE DEAN C & CHRISTEL
					GREGORY JOSEPH WILLIAM

Gimpl Hill, Areas Nos. 11A and 11B

This proposed "built upon or committed" exception is located west of Eugene in Township 18, South Range 4, West, Section 9. This exception is located south-west of the Bailey Hill/Gimpl Hill Road intersection, west of the urban growth boundary (See attached Maps IV-11A and IV-11B; subject property outlined).

Findings of Facts

1. Area 10B is located on predominately agricultural soil capability classification I-IV rated soils. This area is defined as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. Area 10A is defined as "forest land" in the Metropolitan Plan forestry inventory, inasmuch as a majority of the area is located on Douglas Fir cubic foot site classes 3 and 4 soils or has stands of douglas fir.
3. Surrounding land uses are predominately agricultural and timber among a variety of vacant parcels (See Maps IV-11A and IV-11B and Tables IV-11A and IV-11B).
4. The area and all adjacent, surrounding parcels are zoned in Lane County as Agricultural, Grazing and Timber (AGT) (See Tables IV-11A and IV-11B and Maps IV-11A and IV-11B).
5. The following services are available to this area:
 - a. Water is currently being provided by individual private water systems; arsenic problems have been recorded and other alternatives are being studied.
 - b. Gimpl Hill Road in this area is paved without curbs, gutters, sidewalks or storm sewer improvements.
 - c. Sewage disposal is provided by individual subsurface sewage disposal systems.
 - d. Police protection is provided by the Lane County Sheriff's Office.
 - e. School facilities and services are provided by Eugene School District No. 4J.
 - f. Fire protection is provided by the Bailey Spencer Rural Fire District, under City of Eugene contract.
7. The ownership pattern is fragmented (See Maps IV-11A and IV-11B and Tables IV-11A and IV-11B for ownership details).
8. Parcel sizes in this request are diverse, ranging from 1 to 5 acres (See Maps IV-11A and IV-11B and Tables IV-11A and IV-11B for further detail).
9. Predominate use of parcels within this area is single-family residential (See Maps IV-11A and IV-11B and Tables IV-11A and IV-11B for more detail). Five of the parcels in Area 11A and 9 of the 17 parcels in area 11B have single-family residences.

10. The pattern of ownership, the current state of development for single-family residential use, and the commitment to rural residential living through subdivision and fragmented public/private service delivery and improvements render the area unsuitable for resource (agricultural or forestry) use: basically lots in this area could not be logically combined with adjacent parcels to form economic farming management units.

Recommendations:

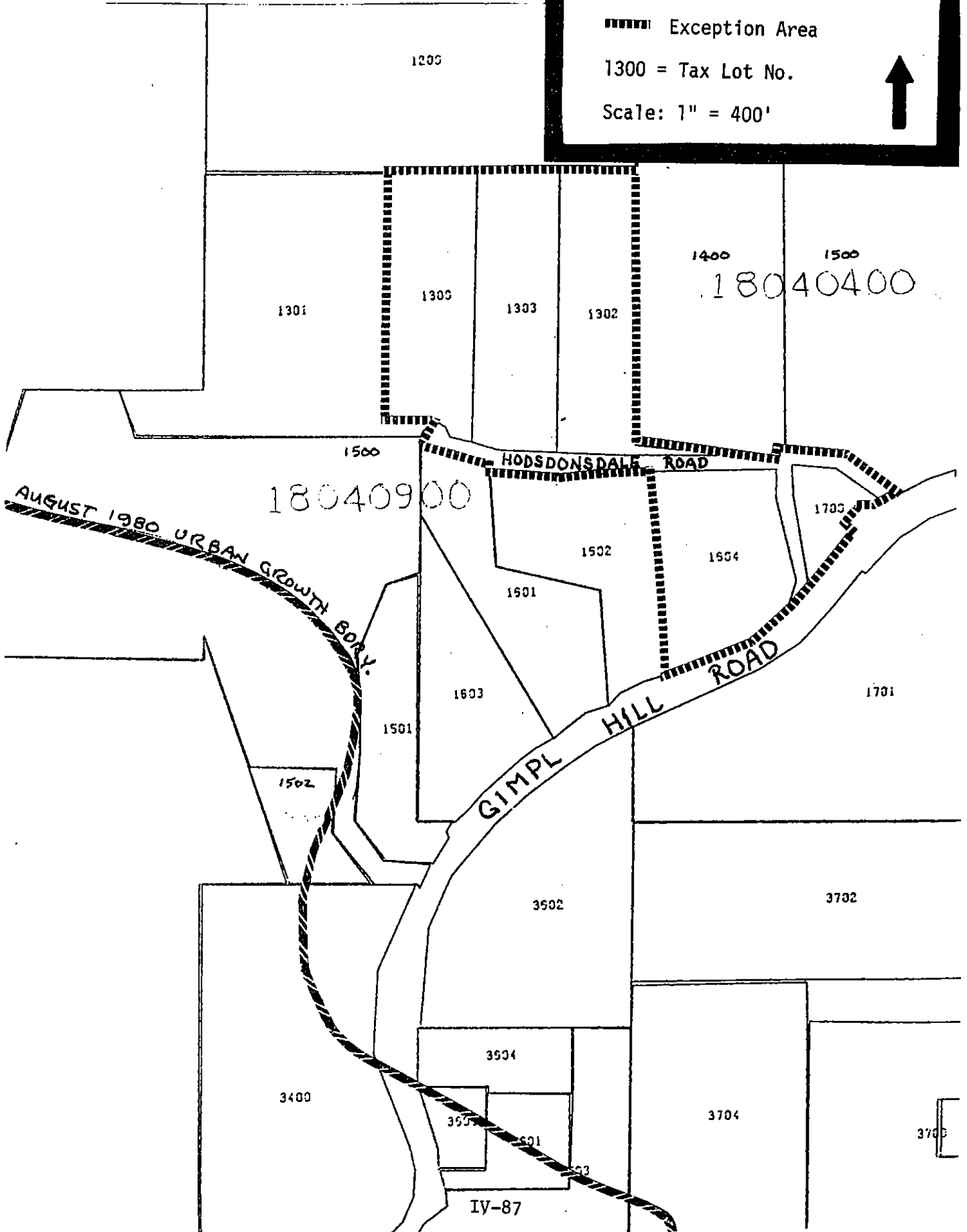
The areas outlined in Maps IV-11A and IV-11B and those tax lots stipulated as "built upon or committed" in Tables IV-11A and IV-11B should be designated "rural residential" in the Metropolitan Plan rather than be designated "forest land" or "agricultural".

METROPOLITAN PLAN UPDATE 1981
MAP NO. IV - 11A
GIMPL HILL ROAD, AREA NO. 11A

Exception Area

1300 = Tax Lot No.

Scale: 1" = 400'



METROPOLITAN PLAN UPDATE 1981
 MAP NO. IV - 11B
 GIMPL ROAD, AREA NO. IV - 11B

▨ Exception Area

1300 = Tax Lot No.

Scale: 1" = 400'


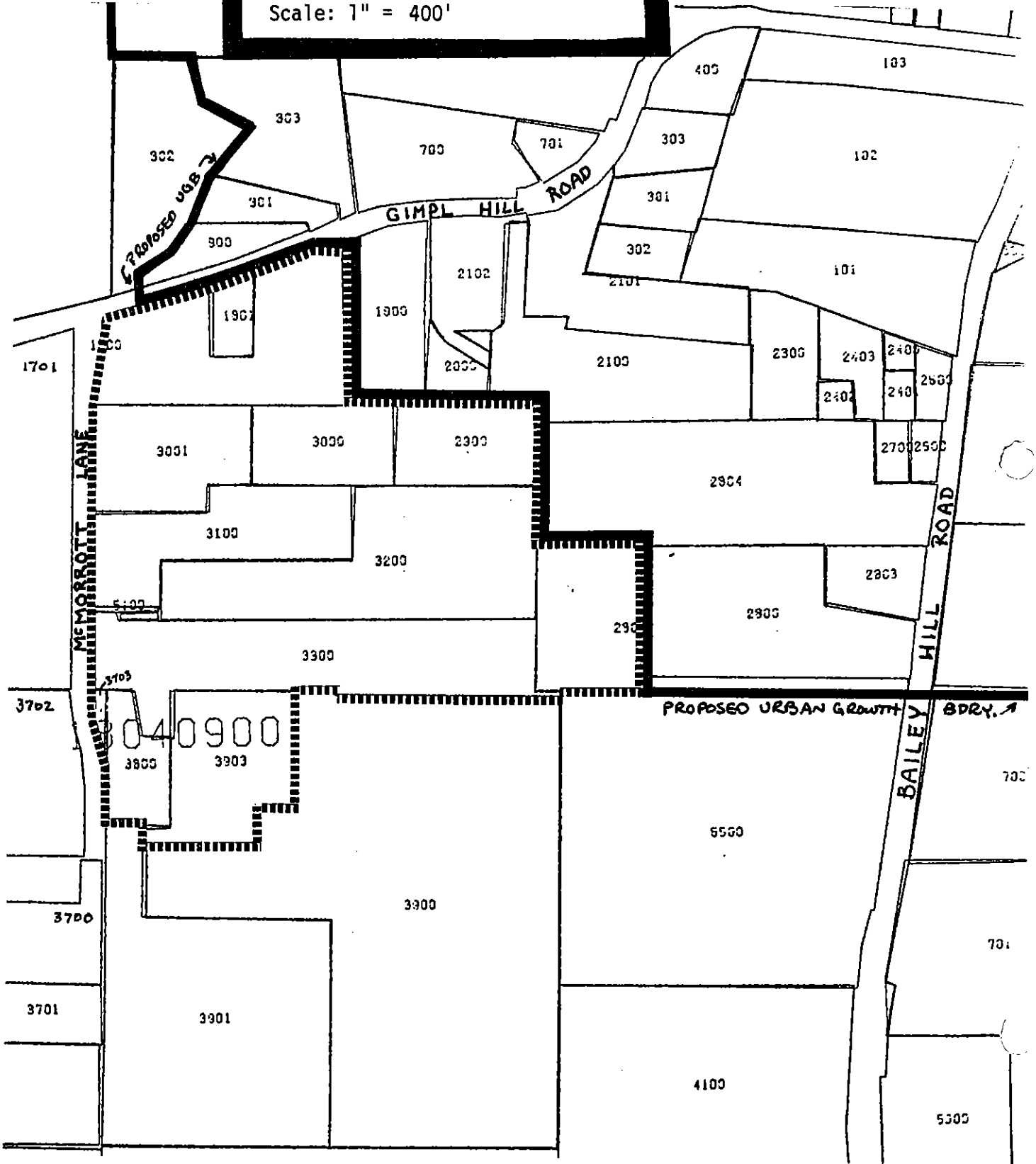



TABLE IV-11A

MAPLOT	LAND USE(S)	USE CODE	GIMPL HILL RD., AREA #11A - EXCEPTIONS PCL SCL	IMPR\$	ACRES	ZN3	OWNER NAME(S)
18 04 09 00 01300	9100	V	430 000	\$000	4.79	AGT	GRUNER JUERGEN GRUNER CHRISTA G
*****	*****	*****	*****	*****	*****	*****	*****
18 04 09 00 01302	9100	V	431 307	\$6,400	4.74	AGT	WATTERS JAMES A & BEVERLY J
*****	*****	*****	*****	*****	*****	*****	*****
18 04 09 00 01303	1111	S	431 150	\$100,900	4.98	AGT	BURKETT DONNA MAE
*****	*****	*****	*****	*****	*****	*****	*****
18 04 09 00 01604	9100	V	430 000	\$000	4.89	AGT	U S CREDITCORP BEACHDEL RICHARD T ETAL
*****	*****	*****	*****	*****	*****	*****	*****
18 04 09 00 01700	9100	V	430 000	\$000	1.16	AGT	U S CREDITCORP OROYAN THOMAS & S E
*****	*****	*****	*****	*****	*****	*****	*****

TABLE IV-11A

MAPLOT	LAND USE(S)	USE CODE	GIMPL HILL RD., AREA #11A, SURROUNDING AREA PCL SCL	IMPRS	ACRES	ZN3	OWNER NAME(S)
18 04 04 00 01500	1111 8020 8020	S A A	431 150	\$80,470	54.72 2.76 3.42 48.25	AGT	RATHBONE EDWIN D + GLADYS RATHBONE EDWIN D + GLADYS *****
18 04 04 00 01600	1111 1111 9100 1111	S S V S	431 140	\$38,610	89.19 1.57 6.76 78.77 1.91	AGT	MCCOLLUM PEARL G MCCOLLUM PEARL G *****
18 04 09 00 01200	9101	V	640 000	\$000	19.96	AGT	SIMONS IVA ROSE *****
18 04 09 00 01301	1111 9100	S V	461 160	\$96,680	11.23 0.53 10.70	AGT	HODSDON DALE L & EDITH A *****
18 04 09 00 01601	1111	S	461 150	\$53,440	4.83	AGT	WINQUIST JOHN C & PATRICIA E *****
18 04 09 00 01602	9100	V	460 000	\$000	5.03	AGT	WINQUIST JOHN C & P E *****
18 04 09 00 01604	9100	V	430 000	\$000	4.89	AGT	U S CREDITCORP BEACHEL RICHARD T ETAL *****
18 04 09 00 01701	9100	V	460 000	\$000	18.73	AGT	TOMAN MARJORIE A WICKS CURTIS L & C M *****

TABLE IV-11B

MAPLOT	LAND USE(S)	USE CODE	GIMPL HILL RD., AREA #11B - EXCEPTIONS PCL SCL	IMPR\$	ACRES	ZN3	OWNER NAME(S)
18 04 09 00 01800	1111 1111	S S	131 120	\$18,390	5.06 2.60 2.48	AGT	COHEA WAYNE D JR & CHLOE L *****
18 04 09 00 01801	1111	S	131 140	\$50,250	0.56	AGT	COHEA WAYNE D JR & CHLOE L DEPT OF VETERANS AFFAIRS *****
18 04 09 00 02802	1111	S	131 150	\$75,700	3.56	AGT	BRUNNER F W & MARIAN I DEPT OF VETERANS AFFAIRS *****
18 04 09 00 02900	8010	A	130 000	\$000	2.19	AGT	GENT JOHN M + PHILOTHEA L *****
18 04 09 00 03000	9100	V	130 000	\$000	2.19	AGT	DYAL JAMES LEONARD 1-2 ETAL 1-2 *****
18 04 09 00 03001	1111	S	131 140	\$39,280	3.05	AGT	DYAL JAMES LEONARD *****
18 04 09 00 03100	9100	V	130 000	\$000	3.75	AGT	GENT JOHN M + PHILOTHEA L *****
18 04 09 00 03200	1111 8010	S A	131 130	\$36,600	6.83 2.17 4.66	AGT	GENT JOHN M + PHILOTHEA L *****
18 04 09 00 03300	1111	S	131 130	\$31,160	6.65	AGT	MERKER JANE ANN MERKER JEAN MERKER HERBERT *****
18 04 09 00 03800	1111	S	131 140	\$31,550	1.36	AGT	STREET ANABELLE F *****
18 04 09 00 03903	1111	S	121 130	\$26,600	3.46	AGT	GROSS ALAN GROSS TERRY GROSS LEO *****

TABLE IV-11B

MAPLOT	LAND USE(S)	USE CODE	GIMPL HILL RD., AREA #11B - SURROUNDING AREA	ZN3	OWNER NAME(S)
18 04 09 00 01701	9100	V	PCL SCL 460 000 \$000 18.73	AGT	TOMAN MARJORIE A WICKS CURTIS L & C M

CAP RECS FOLLOWING HAD NO AT56 MTC					
18 04 09 00 03702	1111	S	430 000 \$112,260 13.78	AGT	
	1111	S	2.10		
	1111	S	11.70		
18 04 09 00 03900	8040	A	433 000 \$000 23.80	AGT	BREEDEN DERWIN P

18 04 09 00 03901	1111	S	433 150 \$77,810 10.56	AGT	BREEDEN DERWIN + FLORENCE
	9100	V	6.02		DEPT OF VETERANS AFFAIRS
			4.56		*****

This proposed "built upon or committed" exception is located southwest of Eugene in Township 18 South, Range 4 West, Sections 9 and 16, a generally wooded area along Bailey Hill Road.

Findings of Fact

1. This area is located on agricultural soil capability classification I-IV rated soils. This area is defined as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. This area is located on Douglas Fir cubic foot site classes 2-4 soils, and is defined as "forest land" in the Metropolitan Plan inventory.
3. Surrounding lands are predominately wooded.
4. The "excepted" parcels and adjacent parcels are zoned in Lane County as Agriculture, Grazing and Timber (AGT) District.
5. The following services are available to this area:
 - a. Water is provided by individual water supply systems.
 - b. Sewage disposal is provided by individual subsurface sewage disposal systems.
 - c. Bailey Hill Road is a paved street without curb, gutter or sidewalks.
 - d. Police protection is provided by Lane County Sheriff's Office.
 - e. Fire protection is provided by Bailey-Spencer Fire District (contracted with City of Eugene).
 - f. School facilities are provided by Eugene School District No. 4J.
6. The ownership pattern is fragmented (see Table IV-12).
7. Parcels sizes range from 0.8 acres to 10 acres.
8. The eight parcels are occupied by 6 residences.
9. The small lot size, the pattern of ownership, the current state of development for single-family residential use, and the commitment to rural residential living through subdivision and fragmented provision of public and private service delivery and improvements render this area not suitable for resource (agricultural or forest) use; lots in this area could not be logically combined with adjacent, surrounding parcels to form economic farming or forest management units.

Recommendation

The area outlined on Map IV-12 and those tax lots stipulated as "built upon or committed" in Table IV-12 should be designated "rural residential" in the Metropolitan Plan rather than be designated "agricultural".

METROPOLITAN PLAN UPDATE 1981
MAP NO. IV - 12
BAILEY HILL ROAD, AREA NO. 12

■■■■■ Exception Area

1300 = Tax Lot No.

Scale: 1" = 400'

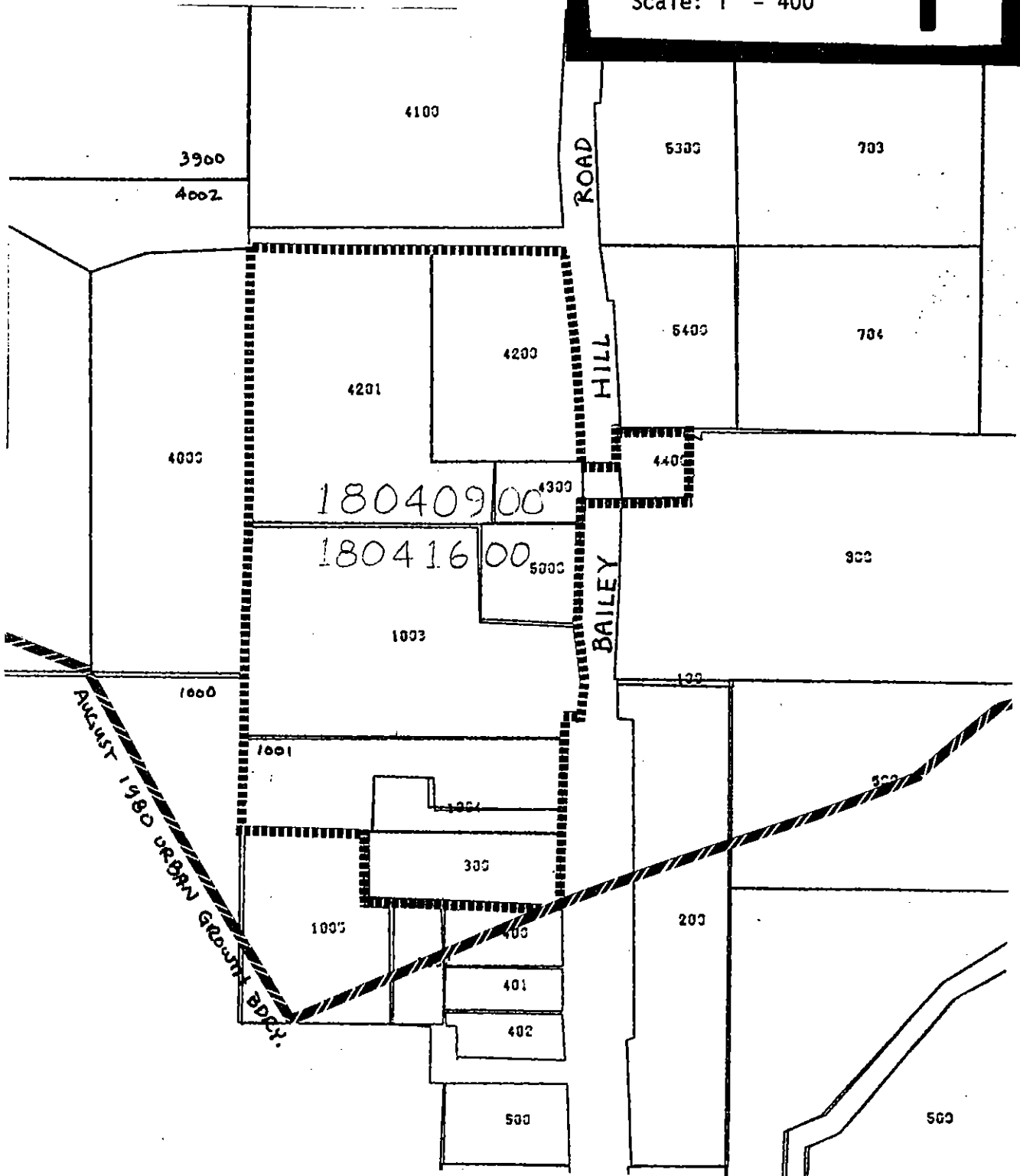


TABLE IV-12

MAPLOT	LAND USE(S)	USE CODE	BAILEY HILL RD., AREA #12, EXCEPTIONS	ACRES	ZN3	OWNER NAME(S)
18 04 09 00 04200	1111 9100	S V	111 150 \$15,420	5.02 2.16 2.85	AGT	TREICHEL James D & Mabel S
18 04 09 00 04201	1111 9100	S V	111 150 \$55,480	8.94 0.92 8.02	AGT	TREICHEL James D & Mabel S
18 04 09 00 04300	1111	S	131 130 \$29,080	0.89	AGT	CRAWLEY Zed S & Leola R
18 04 09 00 04400	1111	S	121 130 \$37,850	0.77	AGT	STEECE JUDITH
18 04 09 00 05000	1111	S	131 130 \$20,420	1.61	AGT	KRAUSE RICHARD & DIANNE
18 04 16 00 00300	1111	S	131 140 \$42,840	2.38	AGT	FOX FRANK J + EMMA
18 04 16 00 01001	9100	V	130 000 \$000	3.87	AGT	QUINN RICHARD K & JERI L
18 04 16 00 01003	9100	V	430 000 \$000	9.98	AGT	KUMM RAYMOND R & TWILA
18 04 16 00 01004	1111	S	131 150 \$69,750	1.01	AGT	QUINN RICHARD K & JERI L

TABLE IV-12

MAPLOT	LAND USE(S)	USE CODE	BAILLY HILL RD., AREA #12, SURROUNDING AREA	IMPR\$	ZN3	OWNER NAME(S)
			PCL SCL			
18 04 09 00 04000	1111	S	431 000	\$82,970	AGT	RUSSELL ROY E & JUNE E RUSSELL ROY E + JUNE E *****
18 04 09 00 04100	1111 9100	S V	431 130	\$28,830	AGT	KING EDWARD J & JOSEPHINE M LEBLANC GARY W & MARCIA M *****
18 04 09 00 05400	1111	S	131 140	\$45,990	AGT	PARKER DOROTHY I & M C *****
18 04 10 00 00800	8310	T	641 000	\$000	AGT	BAGAASON ALTON E & BETTY *****
18 04 16 00 00200	1111 9101	S V	131 000	\$29,540	AGT	MAKINSON CLOYD B + RUTH C MAKINSON CLOYD B + RUTH C *****
18 04 16 00 01000	9100	V	430 000	\$000	AGT	DAVIDSON INDUSTRIES INC *****
18 04 16 00 01005	9100	V	130 000	\$000	AGT	RIGUTTO HERMAN A + L J *****

This proposed "built upon or committed" exception is located east of Eugene in Township 18, range 3, Sections 10 and 11. McVay Road borders on the east and extends west along Bloomberg Road (See Maps IV-13A and IV-13B, subject property is outlined).

Findings of Fact:

1. This area is located on agricultural soil capability classification III and VI related soils. This area is defined as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. This area is not defined as "forest land" in the Metropolitan Plan forestry inventory.
3. Surrounding land uses are mainly agricultural with a number of the adjacent parcels being vacant (See Maps IV-13A and IV-13B and Tables IV-13A and IV-13B).
4. Forty-seven of the 60 tax lots included in this request, as well as the majority of the surrounding adjacent parcels, are zoned in Lane County as Agricultural, Grazing, and Timber (AGT) the remaining 13 tax lots located along McVay Highway, are zoned in Lane County as Neighborhood Commercial District (C-2) (See Maps IV-13A and IV-13B and Tables IV-13A and IV-13B for further details).
5. The following services are available to this area:
 - a. Public water is provided by Willamette Water Corp. under contract with Eugene Water and Electric Board.
 - b. Bloomberg Road and McVay Highway are paved.
 - c. Sewage disposal is provided by individual subsurface sewage disposal systems.
 - d. Police protection is provided by the Lane County Sheriff's Office.
 - e. School facilities and services are provided by Springfield School District No. 19 except for the extreme western portion which is served by Eugene School District No. 4J.
 - f. Fire protection is provided by the Goshen Rural Fire District.
6. The ownership pattern is fragmented (See Maps IV-13A and IV-13B and Tables IV-13A and IV-13B for ownerships within the "built upon and committed" area and surrounding adjacent parcels).
7. Parcel sizes are small ranging from 0.2 to 5 acres (See Maps IV-13A and IV-13B and Tables IV-13A and IV-13B for further details).
8. Predominate use of parcels within this area is single-family residential; 38 of the 66 tax lots have single-family dwellings located on them; 20 are vacant and 8 have retail commercial uses on them.

9. The small lot size, the pattern of ownership, the current state of development for single-family residential use, and the commitment to rural residential living through subdivision and fragmented public and private service delivery and improvements render this area unsuitable for resource (agricultural) use; lots in this area could not be logically combined with adjacent, surrounding parcels to form economic farming or forest management units.

Recommendation

The tax lots stipulated as "built upon or committed" and zoned AGT in Tables IV-13A and IV-13B should be designated "rural residential" in the Metropolitan Plan, and those tax lots zoned C-2 in Table IV-13A should be designated "rural commercial".

I-5

MCVAY HIGHWAY

BLOOMBERG ROAD

30th AVENUE

EAST

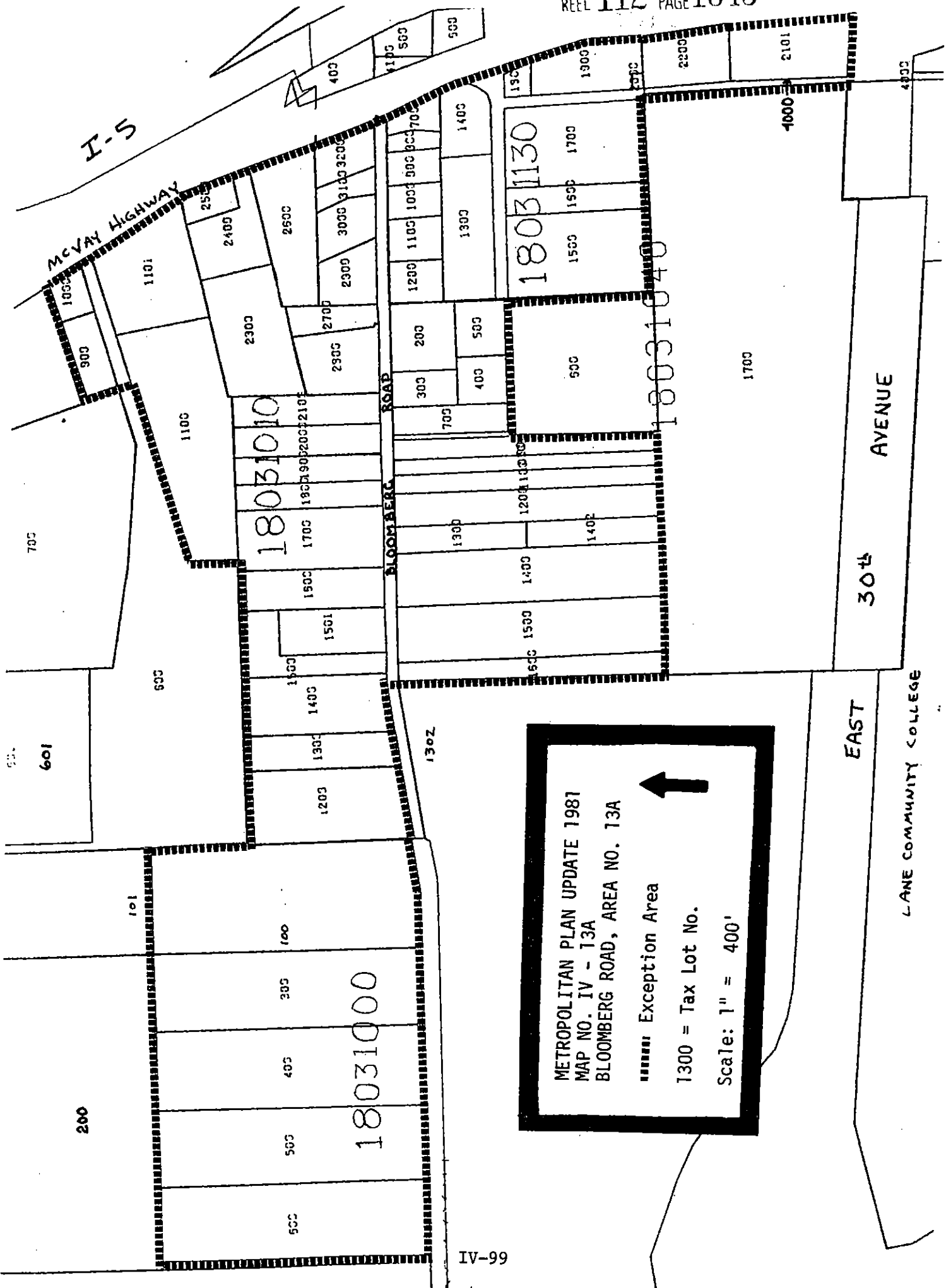
LANE COMMUNITY COLLEGE

METROPOLITAN PLAN UPDATE 1981
MAP NO. IV - 13A
BLOOMBERG ROAD, AREA NO. 13A

Exception Area

1300 = Tax Lot No.

Scale: 1" = 400'



METROPOLITAN PLAN UPDATE 1981
MAP NO IV - 13B
BLOOMBERG ROAD, AREA NO. 13B

Exception Area

1300 = Tax Lot No.

Scale: 1" = 400'

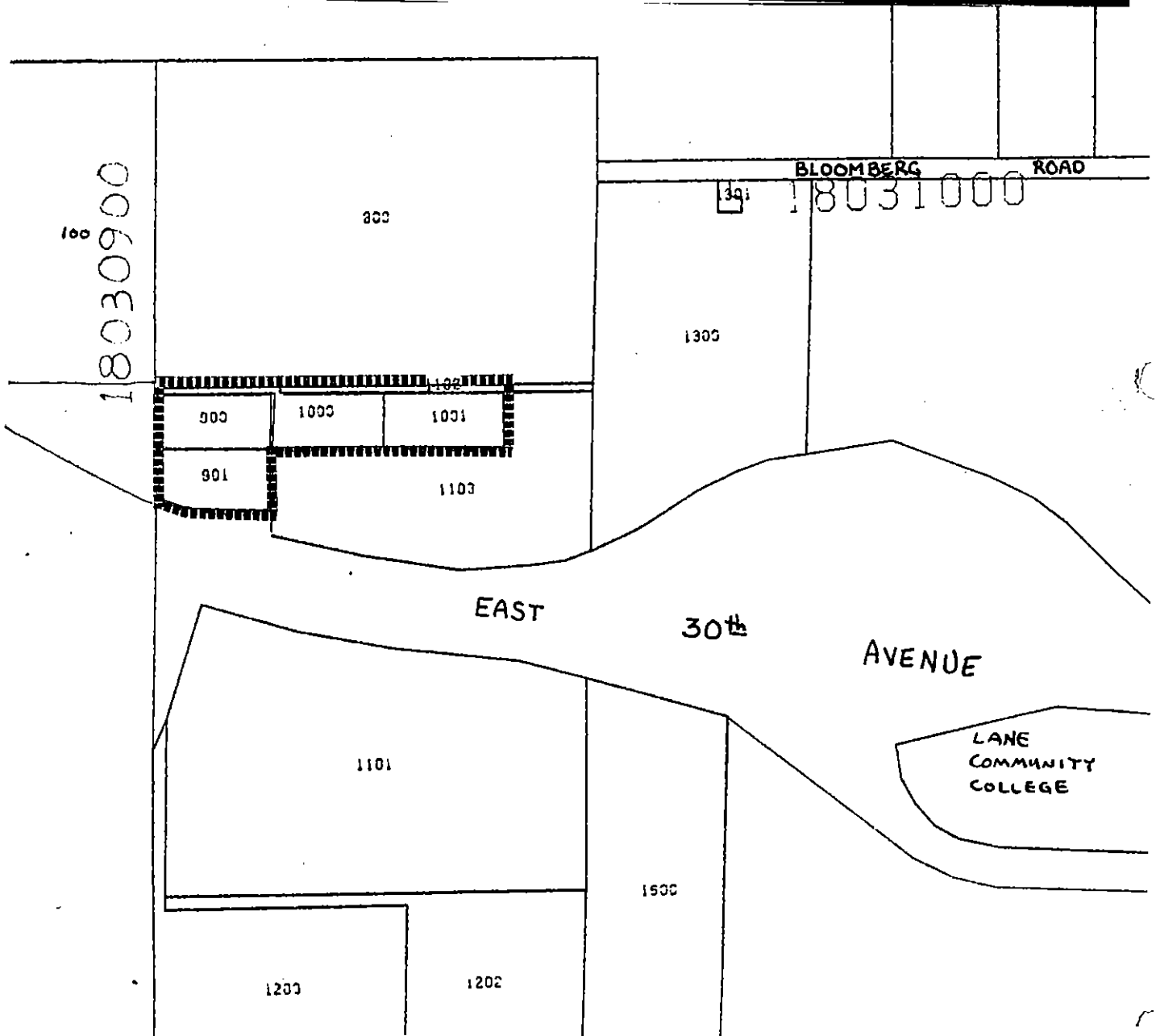



TABLE IV-13A

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	IMPR\$	AGRES	ZN3	OWNER NAME(S)
18 03 10 00 00100	1111	S	431	150	\$66,710	5.00	AGT	WALD JAMES & WANDA
18 03 10 00 00300	1111	S	431	160	\$86,470	5.08	AGT	JONES DONALD W & HAZEL S
18 03 10 00 00400	1111	S	431	150	\$54,550	5.24	AGT	CHRUSZCH TONY & BERTHA
18 03 10 00 00500	1111	S	431	150	\$54,850	4.98	AGT	BERKEY VICTOR H & DELORAS J BERKEY VICTOR S & V A
18 03 10 00 00600	1111	S	431	140	\$52,630	5.40	AGT	CHAMBERLAIN DONALD R & MARY CUNNINGHAM DONALD O & C J
18 03 10 10 00900	1111 1111	S S	131	130	\$27,980	0.79 0.40 0.39	AGT	CHURCH EARL T + ZELDA F TR
18 03 10 10 01000	1111	S	221	130	\$53,010	0.41	C2	ATKINSON LARKIN J & IDA L JACOBSON DANIEL C & EDITH
18 03 10 10 01100	9100	V	220	000	\$000	4.57	AGT	TROUTMAN DALLAS & JOY E
18 03 10 10 01101	6379 9100	O V	221	701	\$982,590	2.39 0.42 1.96	C2	TROUTMAN DALLAS C & JOY E
18 03 10 10 01200	1111 9100	S V	131	130	\$46,190	2.88 1.68 1.17	AGT	SINGLER JOSEPH G & MARY R DEPT OF VETS
18 03 10 10 01300	9100	V	131	307	\$080	1.31	AGT	WILLEMS GREG ALAN & PAULA K

TABLE IV-13A

MAPLOT	LAND USE(S)	USE CODE	BLOOMBERG RD., AREA #13A - EXCEPTIONS	ACRES	ZN3	OWNER NAME(S)
18 03 10 10 01400	9100	V	130 000	\$000	2.12	VIDMAR ALBERT & ELIZABETH
18 03 10 10 01500	9100	V	130 000	\$000	1.18	HOUARDY ALBERTA CHARLOTTE
18 03 10 10 01501	1111	S	131 140	\$30,290	1.17	HOUARDY ALBERTA CHARLOTTE
18 03 10 10 01600	1111	S	131 130	\$13,700	1.42	LORICKE JOSEPH C
18 03 10 10 01700	1111 9100	S V	131 130	\$33,110	2.16 0.96 1.20	MURRAY EDWARD + ETHEL E
18 03 10 10 01800	1111	S	131 130	\$26,260	0.92	MARTIN CARL D & DOROTHY E
18 03 10 10 01900	1111	S	131 130	\$37,000	0.95	JONES EARL L & FLORENCE C BROWN MARY ALICE B
18 03 10 10 02000	1111	S	131 130	\$19,840	1.07	JONES EARL L + FLORENCE C BROWN MARY ALICE B
18 03 10 10 02100	9100	V	130 000	\$000	1.09	BARTHELEMY EDWARD N & M M
18 03 10 10 02300	9100	V	130 000	\$000	2.32	BARTHELEMY EDWARD N & M M
18 03 10 10 02400	1111 1300	S Q	221 411	\$69,960	1.23 0.79 0.45	KINYON ROBERT R
18 03 10 10 02500	5530	R	221 444	\$59,310	0.44	SANDELMAN SANFORD UNION OIL CO OF CA

TABLE IV-13A

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	BLOOMBERG RD., AREA #13A - EXCEPTIONS IMPRS	ZN3	OWNER NAME(S)
18 03 10 10 02600	5530 9400 9100	R V V	221	444	\$53,140	C2	CHEVRON USA INC
18 03 10 10 02700	1111	S	131	130	\$23,270	AGT	BRISTOW KENNETH W & ROSIE
18 03 10 10 02800	1111 9100	S V	131	140	\$37,680	AGT	GRANTHAM JOE E & ROSA LEE
18 03 10 10 02900	1111	S	131	130	\$21,270	AGT	PEERSON JOHN & VIOLET
18 03 10 10 03000	1111	S	131	130	\$17,980	AGT	PEERSON JOHN A & VIOLET E
18 03 10 10 03100	1111	S	221	140	\$23,830	C2	OAKES CLINTON MAX
18 03 10 10 03200	5530	R	221	444	\$13,620	C2	DEMOTT MABEL J & RALPH MID OIL CO
18 03 10 40 00200	1111	S	131	130	\$20,270	AGT	SANFORD CHARLES & MARJORIE
18 03 10 40 00300	1111	S	131	140	\$40,740	AGT	RODIN JOANNE
18 03 10 40 00400	1111	S	131	150	\$47,510	AGT	EKBERG CHESTER J & ORVILLA
18 03 10 40 00500	1111	S	131	140	\$28,660	AGT	METEER HAROLD B & GLADYS B
18 03 10 40 00700	1111	S	131	130	\$24,700	AGT	MCCUIRE SPENCER T & CLARA

TABLE IV-13A

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	IMPRS	EXCEPTIONS	ACRES	ZN3	OWNER NAME(S)
18 03 10 40 00900	1111	S	131	130	\$22,060		1.23	AGT	LUND DONALD D + DOVA A ROSSI WALTER F & S L
18 03 10 40 01000	6379 8040	O A	131	307	\$5,700		0.96 0.48 0.48	AGT	LUND DONALD D + DOVA A ROSSI WALTER F & S L
18 03 10 40 01100	1111 8040	S A	131	140	\$42,050		1.23 0.60 0.62	AGT	LUND DONALD D + DOVA A ROSSI WALTER F & S L
18 03 10 40 01200	1111 8040	S A	131	130	\$21,980		2.10 1.04 1.06	AGT	BRAINARD DAVID E & SARAH J MOYER MYRNE STACEY GEORGE F & P G
18 03 10 40 01300	1111	S	131	140	\$51,840		0.83	AGT	GANDY JUANITA & A W
18 03 10 40 01400	1111 8040	S A	131	130	\$42,540		3.49 0.87 2.62	AGT	BROWN CALVIN B & JUNE L
18 03 10 40 01402	9100	V	130	000	\$000		0.85	AGT	GANDY A W JR & JUANITA S
18 03 10 40 01500	1111 8040	S A	131	130	\$17,980		3.66 1.81 1.84	AGT	PARTRIDGE BEVERLY
18 03 10 40 01600	1111 8040	S A	131	130	\$17,980		1.45 0.68 0.76	AGT	HOWARD GALEN & KATHLEEN W
18 03 11 30 00700	5530	R	221	444	\$18,930		0.32	C2	POWELL CLOYD C & JEANNETTE

TABLE IV-13A

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	BLOOMBERG RD., AREA #13A - EXCEPTIONS	ACRES	ZN3	OWNER NAME(S)
18 03 11 30 00800	1120	D	221	242	\$24,950	0.24	C2	DODSON FRED L & MARY N
18 03 11 30 00900	1111	S	131	140	\$33,680	0.43	C2	DODSON FRED L & MARY N
18 03 11 30 01000	9100	V	130	000	\$000	0.44	C2	DENTON MARVIN L & LINDA L
18 03 11 30 01100	1111	S	131	150	\$38,780	0.56	AGT	GRAY EDGAR L + D K
18 03 11 30 01200	1111 5999	S R	131	150	\$67,740	0.56 0.28 0.28	AGT	GRAY EDGAR L + D K
18 03 11 30 01300	9100	V	130	000	\$000	1.80	AGT	DOORN WJM & CORNELIA
18 03 11 30 01400	5530	R	221	444	\$25,710	0.83	C2	WHEELER CLIFFORD D & MAXINE DODSON FRED L & MARY N
18 03 11 30 01500	6379	O	131	307	\$2,510	2.81	AGT	WHEELER CLIFFORD D & MAXINE DODSON FRED L & MARY N
18 03 11 30 01600	9100	V	130	000	\$000	0.91	AGT	LORICKE MARY C & HIRAM W
18 03 11 30 01700	9100	V	130	000	\$000	2.77	AGT	LORICKE MARY C
18 03 11 30 01800	1111	S	221	130	\$25,700	0.18	C2	LORICKE HIRAM W & MARY C
18 03 11 30 01900	8040	A	221	140	\$43,160	1.20 0.69	C2	MCCOWN CHARLES E

TABLE IV-13A

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	IMPRS	EXCEPTIONS	ACRES	ZN3	OWNER NAME(S)
	1111	S					0.50		LEWIS ORLEY I 1-6 ETAL 5-6
18 03 11 30 02000	6999	0	221	499	\$9,080		0.04	C2	POWELL GLOYD C & JEANNETTE KINYON ROBERT R
18 03 11 30 02101	9100	V	130	000	\$000		1.67	AGT	PONDEROSA INVEST CO 59% BARTZAT A M 29% WALLS MARGARET 12%
18 03 11 30 02200	8040	A	220	000	\$000		1.16	AGT	PONDEROSA INVEST CO 59% BARTZAT A M 29% WALLS MARGARET 12%
18 03 11 30 04000	9100	V	001	000	\$000		0.36	AGT	PONDEROSA INVEST CO 59% BARTZAT A M 29% WALLS MARGARET 12%

TABLE IV-13A

BLOOMBERG RD., AREA #13A, SURROUNDING AREA
PCL SCL IMPRS ACRES

OWNER NAME(S)

ZN3

AGT

\$000

431 000

V

9100

18 03 10 00 00101

THE MURPHY COMPANY
THE MURPHY COMPANY

AGT

7.01

\$000

430 000

V

9100

18 03 10 00 00200

WEISETH WARREN M & FAYE
WEISETH WARREN M & FAYE

AGT

53.28

\$000

420 000

V

9100

18 03 10 00 00700

OSU FOUNDATION 1-2
U OF O DEV FUND 1-2
OSU FOUNDATION 1-2
U OF O DEV FUND 1-2
OSU FOUNDATION 1-2
U OF O DEV FUND 1-2

AGT

241.59

\$000

420 000

G

6719

18 03 10 00 01302

LANE CO SCHOOL DIST 4-J
MORGAN-FOLKER CO 2-5 ETAL
STIMAC TERRY M 1-5
TEMPLEMAN NELSON B 1-5
VON SEEGER LAWRENCE L 1-5
LANE CO SCHOOL DIST 4-J
MORGAN-FOLKER CO 2-5 ETAL
STIMAC TERRY M 1-5
TEMPLEMAN NELSON B 1-5
VON SEEGER LAWRENCE L 1-5

AGT

50.52

\$000

431 150

S

1111

18 03 10 10 00500

VON OHLEN CECIL R + B M

AGT

11.80
0.67
11.19

\$65,050

431 170

S

1111

18 03 10 10 00700

ROBERTS NORENE E & GALE M

AGT

11.52
0.67
10.83

\$141,120

430 000

G

6719

18 03 10 10 00800

OREGON STATE OF

AGT

7.39

\$000

430 000

A

8040

18 03 10 40 00600

DEMOTT MABEL J BAIRD

AGT

5.13

\$000

430 000

A

8040

18 03 10 40 01700

AGT

27.16

\$000

430 000

A

8040

18 03 10 40 01700

TABLE IV-13A

MAPLOT LAND USE(S) USE CODE BLOOMBERG RD., AREA #13A, SURROUNDING AREA
PCL SCL IMPRS ACRES ZN3 OWNER NAME(S)

***** ZELLNER GEORGE L & EMILY K *****

TABLE IV-13B

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	BLOOMBERG RD., AREA #13B- EXCEPTIONS	ACRES	ZN3	OWNER NAME(S)
18 03 10 00 00900	1111	S	121	150	\$57,060	0.94	AGT	CARTER JAMES D & KAY L
18 03 10 00 00901	9100	V	120	000	\$000	1.02	AGT	CARTER JAMES D & KAY L
18 03 10 00 01000	9100	V	120	000	\$000	1.13	AGT	HILL GEORGE D & LORRAINE A
18 03 10 00 01001	1111	S	121	130	\$33,200	1.01	AGT	HILL ERIKA
18 03 10 00 01102	9100	V	120	000	\$000	0.35	AGT	BRINK RAY C & LEE ONA BLUM LEWIS S

TABLE IV-13B

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	BLOOMBERG RD., AREA #13B- SURROUNDING AREA	ACRES	ZN3	OWNER NAME(S)
18 03 10 00 00800	6719	G	420	000	\$000	21.34	AGT	EUGENE CITY OF
18 03 10 00 01103	9100	V	420	000	\$000	5.96	AGT	MURPHY TED R BLUM LEWIS S

Appendix 'D'

The Lane County Board of County Commissioners makes the following findings regarding the revisions to the Eugene-Springfield Metropolitan Area General Plan:

Agricultural Lands

ASSUMPTIONS AND FINDINGS

Based on the text of the April 1978 Agricultural Lands Working Paper and the Agricultural Lands Addendum, dated September 1981, the following assumptions and findings are in evidence:

A. ASSUMPTIONS

1. The agricultural lands inventory will be considered when determining the location of the urban growth boundary according to factors prescribed in Goal 14, "Urbanization".
2. On rural lands between the urban growth boundary and the outer Metropolitan Plan boundary, the agricultural lands inventory will be the basis for designating agricultural land use. Field checks will be made to verify 1977 aerial photograph data prior to designating resource lands.
3. The interrelationship between agricultural and forest resources will be addressed and documented during preparation of the Plan diagram.

B. FINDINGS

1. The Class I through IV agricultural soils are located, for the most part, in the lower lying areas of the metropolitan area. The Class V through VIII soils are generally located in the hillside areas south of Eugene and Springfield and along the floodway of the Willamette and McKenzie Rivers where sand and gravel deposits exist.
2. Class I and II soils are generally the most suited for crop land and intensive agricultural uses. Class III and IV soils, while suited for agricultural uses, require more complex conservation practices and may have limitations or hazards that limit their agricultural potential.
3. Some Class V through VIII soils in the metropolitan area are suited and used for agricultural purposes, including grazing livestock and growing hay crops.

Forest Lands

ASSUMPTIONS AND FINDINGS

Based on the Forest Lands (Revised) Working Paper, dated August 1981, the following assumptions and findings are in evidence:

A. ASSUMPTIONS

1. The interrelationship between the agricultural inventory and forest inventory will be addressed and documented during the land use allocation process.
2. The forest land inventory will be considered as a factor when establishing the urban growth boundary.
3. The forest land inventory will be the basis for designating forest land on the plan diagram.

B. FINDINGS

1. Soils with commercial forest potential are abundant in the metropolitan area.
2. Existing forest cover consists of coniferous and hardwood forests in the hills south of Eugene and Springfield and of riparian forests along streams, rivers, sloughs and ponds throughout the metropolitan area.
3. Forest lands within the urban growth boundary, and particularly within the cities of Eugene and Springfield, have greater value for habitat, recreation use, watershed and soil protection, scenic resources, and other urban uses than for commercial forest use.
4. Forest lands in rural portions of the metropolitan area have primary value as commercial forest and livestock grazing, but some of their other values, such as scenic resources and recreation potential, are important due to proximity to a major urban population.
5. Metropolitan riparian forests have primary value as habitat, scenic resource, watershed and soil protection, and recreation use regardless of their location.
6. Approximately one-third of the metropolitan study area was covered by forest in 1977.

Groundwater

ASSUMPTIONS AND FINDINGS

Based on the Water Working Paper, dated April 1978, and the Groundwater Addendum, dated October 1981, the following finding is in evidence:

Large portions of the Eugene-Springfield area are underlain either by a plentiful resource that is subject to likely degradation, or are

underlain by an aquifer that is extremely limited or subject to natural quality problems. Areas currently used for domestic and industrial supply should therefore be protected from degradation and encroachment on upgradient recharge zones by appropriate planning implementation. One of the most important alluvial aquifers in the metropolitan area is upstream from Springfield along the McKenzie River where groundwater provides a source for municipal domestic water supply.

Noise

ASSUMPTIONS AND FINDINGS

Based on the 2000 Metropolitan Plan traffic modeling and the information in the Noise Working Paper dated October 1981, the following assumptions and findings are in evidence:

A. ASSUMPTIONS

1. The DEQ methodology and the 2000 Metropolitan Plan traffic modeling data provide indicators of potential street and highway noise problems.
2. About 66 total miles of streets in 1976 and about 81 total miles of streets in 2000 have the potential to exceed L10 noise levels of 70 dBA at 50 feet based on transportation modeling.
3. Of the 66 total miles of streets potentially exceeding noise levels in 1976, 20 miles were adjacent to sensitive land uses including residential and parks. Of the 81 total miles of streets potentially exceeding noise levels in 2000, 40 miles were projected to be adjacent to sensitive land uses.
4. By 2000, traffic on several new highways will likely result in L10 levels in excess of 70 dBA at 50 feet. Conversely, L10 levels on several existing streets will drop because of traffic diversion to the new facilities.
5. Some of the new highways in the 2000 Transportation Plan are expected to pass through industrially or commercially designated land and have no direct impact on noise sensitive land uses. (For example, the Chambers Connector and 6th-7th Extension have zero (0) miles of noise impact on sensitive land uses.)
6. By 2000, increased traffic will likely cause L10 levels to exceed 70 dBA on several streets that currently have lower L10 levels. Some of these streets, though, are in commercial and industrial areas.

B. FINDINGS

1. Ambient noise levels in the Eugene CBD are generally compatible with surrounding land uses.
2. Source emission reduction, i.e., control or regulation of motor vehicle or tire design, is most effectively applied at the State or Federal level.

3. Federal Highway Administration noise standards apply to new highway construction, not existing streets.
4. Springfield has required developers to place berms, fences, and landscaping as noise attenuators at various new residential and commercial developments.
5. Both Eugene and Springfield have included noise attenuation measures in the design of recent street projects.
6. Eugene has required developers to place berms and fences as noise attenuators for new residential construction in the vicinity of I-5, Belt Line Road and Coburg Road.
7. Local noise standards and codes do not address general highway generated noise. Local controls focus on nuisance traffic noise sources (e.g., loud mufflers).

Economy

ASSUMPTIONS AND FINDINGS

Based on a description of the Metro Area Economy Working Paper, 1978 and the Economy Addendum Working Paper dated October 1981, the following assumptions and findings are in evidence:

Special Light Industrial

A. ASSUMPTIONS

1. Public actions (such as cooperation and a positive political environment, planning, zoning, capital improvements programming and construction, and annexation), are necessary to attract special light industrial firms to this metropolitan area.
2. In translating gross "special light industrial" acres allocated to net figures, only 55-60 percent of the gross acreage can be expected to be needed for actual industrial use.

B. FINDINGS

1. The existing metropolitan manufacturing sector is not diverse; it is dominated by lumber and wood products industries which are susceptible to economic cycles affected by conditions outside the State and region.
2. Site size requirements vary among firms. While some of the largest electronic firms (such as Tektronix and Hewlett-Packard) are interested in sites in excess of 150 acres, the majority of electronics firms are interested in sites between 10 and 50 acres in size.
3. Due to "livability" factors (e.g., Lane Community College, University of Oregon, public school systems, housing market, pleasant physical environment, social opportunities) and labor force factors (trainable, highly educated, young, highly motivated), the Eugene-Springfield metro-

politan area is a desirable location for certain clean, high technology type industries.

4. Electronics firms using silicon chips to manufacture a finished product such as calculators or computers are the most likely and most desirable segment of the electronics industry to locate in the Eugene-Springfield metropolitan area.
5. In the long term, availability of a competitive labor force can be expected to become a factor limiting the number of electronic firms which will locate in the Eugene-Springfield metropolitan area.
6. Important locational factors identified for high technology industries include:
 - a. labor force and employment characteristics
 - b. community attitude and political environment
 - c. proper plan designation
 - d. proper zoning designation
 - e. availability of public city services (including sanitary sewers)
 - f. compatability with existing and future surrounding uses
 - g. image of site (campus-like atmosphere, including high-image industrial parks)
 - h. accessibility (streets, highways, commercial airport)
 - i. energy availability
 - j. type, number, and location of competitive and other high technology firms in the area
7. Between 10 and 30 percent of a site may be used for landscaping and buffering and between 10 and 50 percent of a site may be held for future expansion.
8. It is important to maintain a number of sites available for use to meet the varied site size and other locational requirements of special light industrial firms and to allow for market choice at any point in time.
9. It is critical to plan, zone, and provide city services to planned special light industrial sites.
10. High technology firms prefer a full range of city services.
11. Unincorporated sites contiguous to or in close proximity to existing city limits offer the best opportunity for logical sequential annexation to a city.

Light-Medium Industrial

A. ASSUMPTIONS

1. Based on employment projections and most recent trends in employee per acre ratios (18.5), about 700 acres of net light-medium industrial demand was calculated.

2. A 20 percent factor applied to projected net light-medium industrial calculations accurately reflects the amount of land area devoted to public rights-of-way and other uses when light-medium industrial subdivisions and parks are created.
3. By applying a 25 percent factor to gross areas of projected light-medium industrial demand, an accurate calculation of land "available" can be calculated.
4. By applying the existing light-medium industrial per capita ratio to the projected population increase, another method of demand calculation indicates a range of light-medium industrial gross demand of 1,050 to 1,720 acres.

B. FINDINGS

1. Between 1977 and 1979, industrial growth in the metropolitan area has been almost entirely in the light-medium industrial category.
2. Metropolitan light-medium industrial growth during the two year period January 1977 to January 1979 resulted in 64 acres of actual development. Of 37 total parcels affected, 29 (78 percent) were two acres or less in size and the three largest parcels were between 7.2 and 8.9 acres in size.
3. In addition to 64 acres of industrially zoned land consumed in the January 1977 to January 1979 period, an additional 35 acres were removed from the vacant industrially zoned inventory by rezoning activities. During the same period, 25 acres were added to the vacant land inventory; three acres by rezoning actions and 21 acres were added by demolition activities.
4. In the five industrial subdivisions platted in 1977-1979, 68 lots were created from five original parcels with a resulting average lot size of 0.54 acres. Actual light-medium industrial development indicates a preference by the majority of firms for parcels between 0.5 and five acres in size.
5. Based on the 1977-2000 projections, an average of 30 net acres would be consumed by light-medium industrial development annually. Based on the 1977-1979 figures, an annual average of 32 acres was actually developed by industrial users. When total inventory deletions and additions are considered, the average annual net loss of industrial land is 60 acres.
6. Through creation of industrial subdivisions between 1977-1979, between six and 24 percent (average 17 percent) of the gross land area were devoted to public rights-of-way. The industrial land allocations in the present Metropolitan Plan do not include a factor to account for land consumed for public uses such as streets and utility easements.
7. Of the 1,842 light-medium industrial acres designated to private vacant land, 919 acres (49.9 percent) were located within the city limits of Eugene or Springfield where city services were immediately available.

8. Extension of services will be necessary to fully serve light-medium industrial lands in unincorporated areas of West Eugene, Glenwood, Highway 99 and Jasper Road, southeast of Springfield.
9. In 1980, for designated buildable light-medium industrial parcels greater than two acres in size, 23 percent of the acreage and 25 percent of the parcels were in underdeveloped portions of whole tax lots.

Heavy Industrial

A. ASSUMPTIONS

1. Trends in the lumber and wood products industry indicate a continued decline in employment and number of firms.
2. Future heavy industrial growth is likely to be associated with local raw resources: timber, agriculture, aggregate and associated by-products.
3. Diversification within the manufacturing sector is projected to occur and is largely planned for in the light-medium manufacturing category.

B. FINDINGS

1. Allocation of 325 heavy industrial acres to allow for expansion of existing firms responds to Plan policies promoting expansion of existing businesses. Due to compatibility problems with surrounding uses, these sites are best used for heavy industrial use.
2. Heavy industrial firms (new, expanding, or relocating) must comply with governmental environmental regulations which affect land use requirements.
3. The effect of new technologies on land demand for heavy industries is disputed.
4. At least two existing lumber and wood products firms have expressed a need to relocate all or part of their existing operations to sites ranging from 50 to 125 acres in size due to encroachment of urban uses, changes in technology, and lack of sufficient land for expansion at existing locations; a total of 175 to 225 acres.
5. The Eugene-Springfield version of the Metropolitan Plan does not provide for relocation of existing firms or for location of new heavy industrial firms. In the Lane County version, the Enid/Awbrey area is designated for heavy industry to accommodate new firms or relocation of existing heavy industries.
6. The Jasper Road and Enid/Awbrey areas appear to have the most potential for accommodating new heavy industrial firms or for relocating existing firms with land needs between 40 and 140 acres.
7. Near West Eugene, South Springfield, and the 28th Street Corridor appear to have value for careful redevelopment to meet manufacturing needs on a smaller scale (less than 40 acres).

Emergency Medical Services

ASSUMPTIONS AND FINDINGS

Based on the Emergency Medical Services Working Paper dated October 1981, the following assumptions and findings are in evidence:

A. ASSUMPTIONS

1. The Cities of Eugene and Springfield will continue to provide emergency ambulance service in the metropolitan area or provide protection of public health and safety through contract or franchise to service providers.
2. Ambulance service will be provided in the future in coordination with delivery of fire services.
3. Local agencies will implement an emergency "911" communication system by 1991.

B. FINDINGS

1. The Cities of Eugene and Springfield currently provide the required level of ambulance service in the Eugene-Springfield metropolitan area.
2. In combination, public and private planning and services provide an excellent system of emergency medical services in the metropolitan area.
3. Health services, other than emergency medical services, are provided to metropolitan residents by Lane County, the State, and other public and private nonprofit agencies.

River Road-Santa Clara Sanitary Sewer Facilities Plan

ASSUMPTIONS AND FINDINGS

Based on the Sanitary Sewer Service portion of the Public Facilities Working Paper dated November 1977 and the River Road-Santa Clara Sanitary Sewer Facilities Plan Working Paper, dated October 1981, the following findings are in evidence:

FINDINGS

1. The 1970 CH₂M "Sewerage System Study, River Road-Santa Clara" publication demonstrates the feasibility of providing sanitary sewers to the River Road-Santa Clara area in a manner consistent with the "Eugene-Springfield Metropolitan Waste Treatment Alternatives Report" (208 "Facilities" Plan) and the Eugene-Springfield Metropolitan Area General Plan.
2. The CH₂M publication defined study boundaries and made population projections which are different than those contained in the Metropolitan Plan; modifications to these factors can occur as part of the required system design work prior to construction.

3. The detailed design work which will occur as part of development of the system will allow discussion of various system concepts with the residents and property owners of the River Road and Santa Clara areas.
4. The CH₂M Report provides a foundation for more detailed engineering and for a sewer capital improvement program for River Road-Santa Clara.

Willamette River Greenway

ASSUMPTIONS AND FINDINGS

Based on the text of the April 1978 "Willamette River Greenway" Working Paper and the Willamette River Greenway Addendum dated October 1981, the following assumptions and findings are in evidence:

A. ASSUMPTIONS

These assumptions are directed toward the planning process and steps which will occur subsequent to preparation of this working paper.

1. Conflicts among existing and potential uses in natural resource areas within the Greenway will be resolved in conjunction with work related to LCDC Goal 5, "Natural Resources".
2. Greenway plan designation differences will be resolved by either amending the Metropolitan Plan diagram or the Lane County Greenway Plan.

B. FINDINGS

1. The corrected Willamette River Greenway boundaries conform to LCDC approved boundaries.
2. The corrected Metropolitan Plan Willamette River Greenway inventory includes possible acquisition areas contained in the Oregon Department of Transportation Willamette River Greenway Plan.