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IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OR

D.M. PENFOLD, Director of
General Services of Lane County
BY W. L. [Signature] Deputy

ORDINANCE NO. 866

) IN THE MATTER OF ADOPTING THE PROPOSED
) "JUNCTION CITY" AMENDMENT TO THE
) WILLAMETTE-LONG TOM SUBAREA PLAN, A
) COMPONENT OF THE COMPREHENSIVE PLAN
) FOR LANE COUNTY (PA 82-66)

WHEREAS, the Board of County Commissioners has received from the Lane County Planning Commission a report dated May 11, 1982, of record herein, recommending approval of an amendment (known as the "Junction City" amendment) to the Willamette-Long Tom Subarea Plan; and

WHEREAS, the Board of County Commissioners has received and considered the proposed amendment, 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; and therefore

THE BOARD OF COUNTY COMMISSIONERS ORDAINS AS FOLLOWS:

1. That the proposed "Junction City" amendment to the Willamette-Long Tom Subarea Plan, consisting of changes to the Junction City City Plan text and Plan Map as indicated by "Junction City Plan -- Revised 1982" and also consisting of corresponding changes in the land use designations of the Subarea Plan as indicated by "Map One -- Revised Junction City Plan Diagram" as annotated (copies of each attached hereto and indicated as Appendix "A") is ADOPTED.

2. Further, that the proposed "Findings of Fact and Conclusions of Law" in support of this action (copy attached hereto and indicated as Appendix "B") are ADOPTED.

ENACTED this 2 nd day of JUNE, 1982.

Scott Linnell
Chair, Board of County Commissioners

Christine Mabe
Recording Secretary for this Meeting
of the Board

APPROVED AS TO FORM
DATE 5/13/82
W. L. [Signature]
CLERK OF COUNTY COMMISSIONERS

LANE COUNTY BOARD OF COUNTY COMMISSIONERS

Findings of Fact and Conclusions of Law

In the Matter of the Proposed "Junction City" Amendment to the Willamette-Long Tom Subarea Plan, a Component of the Lane County General Plan (PA 82-66)

1. Nature of Decision and Applicable Criteria: The decision is to recommend approval of an amendment to the Subarea Plan to integrate changes made by the City of Junction City in its City Plan, where such changes affect lands under County jurisdiction (within the City UGB but beyond the City limits). Applicable criteria are Lane Code, Chapter 12; Lane County General Plan Goals and Policies document; and applicable Statewide Planning Goals adopted by the Land Conservation and Development Commission (OAR 660-15-000).

2. Background Information: The City of Junction City applied for the Plan amendment on April 12, 1982. Affected territory includes land within and outside the City UGB. The amendment also proposes changes to the text of the City Plan, as well as an adjustment to the UGB itself. The City made changes to its Plan on April 9, 1982, in order to comply with LCDC directives following Acknowledgement of Compliance review by that agency. Since LCDC policy requires that City and County have a cooperatively established UGB as well as overall planning coordination, the City was compelled to request County approval of its Plan changes.

The earlier City Plan (prior to City amendment) has been incorporated into the Subarea Plan via Board Ordinance 704, adopted in November 1978; in that matter, the City and County had a cooperatively-established City UGB prior to the amendment request.

On May 11, 1982, the Lane County Planning Commission held a public hearing on the matter, and deliberated following the hearing. The Commission approved a motion to recommend to the Board of County Commissioners that the amendment proposal be approved. The Board, via Ordinance 866, has adopted the proposal.

3. Criteria:

a. Lane Code criteria governing Plan amendment applications are as follows:

- 1) An error in the Plan; or
- 2) Changed circumstances affecting or pertaining to the Plan; or
- 3) A change in public policy; or
- 4) A change in public need based on a re-evaluation of the factors affecting the Plan.

The Board of Commissioners finds that the proposed Junction City amendment is the result of changed circumstances affecting or pertaining to the Plan (the existence of LCDC "In order to comply" directives which the City was required to meet), and is also the result of a change in public policy of the citizens of the city and of the Subarea as reflected by a need for increased opportunities for economic development in appropriately-designated areas of the County, as defined by provisions of the Comprehensive Plan for Lane County.

b. Applicable criteria found in the Goals and Policies document (Land Use), are as follows:

1) Require that amendments to the general plan are in the interests of the general public as a whole (Land Use Goal #5).

The Board of Commissioners finds that the proposed amendment is in the interest of the public as a whole in that it will benefit the public of the County as well as the City of Junction City to have a City Plan which complies with LCDC mandates and Goals, and which can then receive Acknowledgement of Compliance from that agency; and one which responds to current economic needs of the area.

c. Statewide Planning Goals which are applicable to this decision are Goals 1, 2 and 14. Based on evidence received at the hearing, the Commission finds that no other Statewide Planning Goals apply. Goals inapplicable to this decision have been omitted from discussion.

1) Goal 1 -- Citizen Involvement -- All Lane County procedures for participation have been followed by the Lane County Planning Staff and the Planning Commission. Citizens had the opportunity to be fully involved in the process, and notification requirements were met and exceeded.

2) Goal 2 -- Land Use Planning -- Provisions of the City Plan proposed for amendment were prepared and adopted by the City in compliance with the Goal, and were in turn supplied to the County, which made them available for public review and modification if needed. All documents have been available for inspection as a part of the public record well prior to the Planning Commission action.

3) Goal 14 -- Urbanization -- Goal requirements governing the establishment of the City Urban Growth Boundary have been met, and there has been a continuing cooperative process to coordinate City urbanization, including UGB identification and management of land uses within the UGB. A "Joint Agreement for Planning Coordination" also exists between the City and County, and is used to further the intent of the Goal.

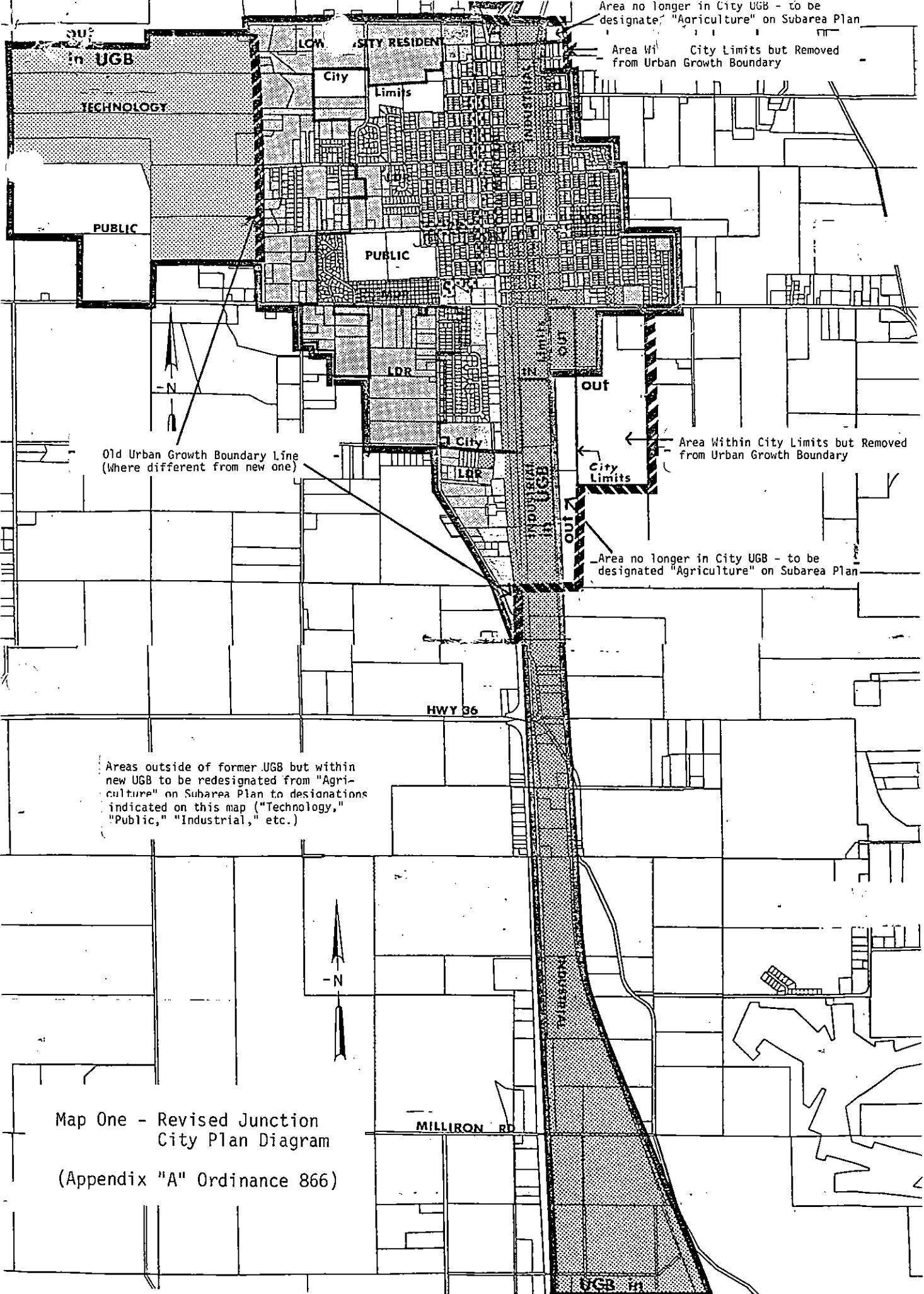
4. Conclusions of Law:

a. The proposed Plan amendment meets provisions of Lane Code containing amendment criteria.

b. The proposed amendment meets the requirements of Lane County General Plan Goals and Policies.

c. The proposed amendment conforms to applicable Statewide Planning Goals 1, 2 and 14.

The Board of Commissioners therefore concludes that approval of the amendment is in the best interest of the public.



Map One - Revised Junction
 City Plan Diagram
 (Appendix "A" Ordinance 866)