

FILED
AT _____ O'CLOCK _____
JUL 19 1982
D.M. PENFOLD, Director of
General Services of Lane County
BY Wladyslaw Beuskel
DEPUTY

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

LANE COUNTY ZONING AND
LAND USE ORDINANCE NO. 865
(AS AMENDED)

) IN THE MATTER OF REZONING CERTAIN
) LANDS WITHIN THE URBAN GROWTH
) BOUNDARY OF THE EUGENE-SPRINGFIELD
) METROPOLITAN AREA GENERAL PLAN
) (PZC 82-51)

WHEREAS, the Board of County Commissioners has considered the proposed rezoning for the lands within the Urban Growth Boundary of the Metropolitan Area General Plan as described in the revised Lane County Metropolitan Plan Implementation Project report, dated April 16, 1982, minutes of the Lane County Planning Commission hearing and deliberation and written testimony and correspondence relating to the rezoning of the lands rezoned by this Ordinance; now, therefore,

The Board of County Commissioners of Lane County ordains as follows:

That under the authority of ORS Ch 215 and Lane Code Chapters 10 and 12, the lands depicted on Zoning Maps I through VIII (1 through 8), copies of which are attached hereto as Exhibits 1 through 8, made a part by reference are hereby REZONED as set forth on said Exhibits, the rezoning encompassing certain lands within the Urban Growth Boundary of the Eugene-Springfield Metropolitan Area General Plan, as adopted February 3, 1982, to one or more of the following Districts: Natural Resource (NR), Agriculture, Grazing and Timber Raising (AGT-5), Interim Urbanizing Combining (/U), Public Reserve (PR), Suburban Residential (RA), Neighborhood Commercial (C-2), Mobile Home (MH), Commercial (C-3), Limited Industrial District (M-1), Light Industrial (M-2), Heavy Industrial (M-3), Special Heavy Industrial (M-4), Industrial-Commercial Urbanizing Combining (/ICU), and Site Review (SR). The original Zoning Maps are on file in the Planning Division Office. The specific rezoning actions are attached as Appendix "A", and incorporated as if fully set forth herein.

Severability - The rezoning actions of this Ordinance are severable. The invalidity of an individual action shall not affect the validity of the remaining actions.

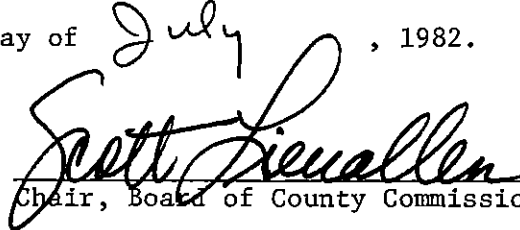
Savings Clause - The rezoning actions of this Ordinance supercede and replace existing zoning, however, in the event of invalidation, the previously existing zoning shall remain applicable to the property.

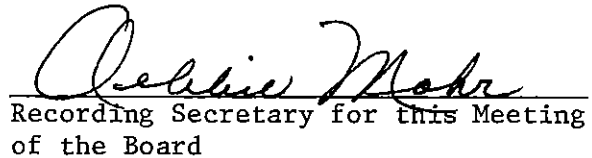
The Board adopts as Findings those contained in the following documents attached hereto, however, these supporting documents are not part of this Ordinance:

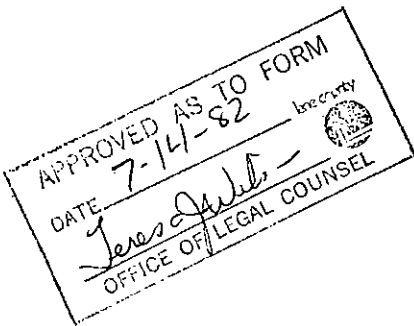
1. Rezoning of Land of revised "Lane County Metropolitan Plan Implementation Project" report, Section III-B numbers 2 - 4 dated April 16, 1982.

2. Addendum to "Lane County Metropolitan Plan Implementation Project Report", revised title "Application of Industrial-Commercial Urbanizing Combining District (/ICU), dated June 21, 1982.
3. Excerpts from revised Metropolitan Area General Plan of revised "Lane County Metropolitan Implementation Project" report, Appendix "A", dated April 16, 1982.
4. Excerpts from LCDC's June 13, 1981 Statewide Goals Compliance Review for the Metropolitan Area of revised "Lane County Metropolitan Implementation Project" report, Appendix "B", dated April 16, 1982.

ENACTED this 14th day of July, 1982.


Chair, Board of County Commissioners


Recording Secretary for this Meeting
of the Board



APPENDIX A, ORDINANCE No. 865 (As Amended)

Description of the Specific Rezoning Proposals

Following is a description of all base district rezoning actions shown on Maps I through VIII (Exhibits 1 through 8 of this Ordinance). These descriptions do not contain those rezoning actions described on Exhibits 1 through 8 which add the Interim Urbanizing Combining (/U) District unless combined with a base district rezoning action. Disruptions in the consecutive numbering of base district rezoning actions herein and on Exhibits 1 through 8 are the result of deletions of original proposals from the finally adopted Ordinance.

Map and Area # I-1
 Proposal: from AV to M-2/SR
 Metro Plan: Light-Medium Industrial
 Reason: Existing Industrial use and M-2 zone consistent with Plan

Map and Area # I-2
 Proposal: from M-2/SR to M-2/SR/ICU-10
 Metro Plan: Light-Medium Industrial
 Reason: Need to apply development standards

Map and Area # I-3
 Proposal: from M-2/SR + AGT to M-2/SR/ICU-10
 Metro Plan: Light Medium Industrial
 Reason: A need to apply development standards to underdeveloped land

Map and Area # I-4
 Proposal: from M-3 to M-3/ICU-10
 Metro Plan: Heavy Industrial
 Reason: Need to apply development standards to underdeveloped land

Map and Area # I-5
 Proposal: from M-3 to M-2
 Metro Plan: Light-Medium Industrial
 Reason: Apply zone consistent with existing development and plan

Map and Area # I-6
 Proposal: from M-3 to M-2/ICU-10
 Metro Plan: Light-Medium Industrial
 Reason: Need to apply development standards to underdeveloped land

Map and Area # I-7
 Proposal: from M-2 to M-2/ICU-10
 Metro Plan: Light-Medium Industrial
 Reason: Need to apply development standards to underdeveloped land

Map and Area # I-8
 Proposal: from M-3 to M-3/ICU-10
 Metro Plan: Heavy Industrial
 Reason: Need to apply development standards to underdeveloped land

Map and Area # I-9
 Proposal: from M-3 to M-2
 Metro Plan: Light-Medium Industrial
 Reason: Existing Industrial use and M-2 zone consistent with plan

Map and Area # I-10
 Proposal: from M-3 to M-4
 Metro Plan: Special Heavy Industrial
 Reason: M-4 zone implements plan designation (Special Heavy Industrial)

Map and Area # I-11
 Proposal: from M-3 to M-2/ICU-10
 Metro Plan: Light-Medium Industrial
 Reason: Need to apply development standards consistent with plan

Map and Area # I-12
 Proposal: from M-2 to M-2/ICU-10
 Metro Plan: Light-Medium Industrial
 Reason: Need to apply development standards

Map and Area # I-13
 Proposal: from M-3 to M-3/ICU-10
 Metro Plan: Heavy Industrial
 Reason: Need to apply development standards to underdeveloped land

Map and Area # I-14
 Proposal: from M-3 to M-2
 Metro Plan: Light-Medium Industrial
 Reason: Zone consistent with existing use and plan designation

Map and Area # I-15
 Proposal: from M-3 to M-2/ICU-10
 Metro Plan: Light-Medium Industrial
 Reason: Need to apply development standards to underdeveloped land consistent with plan

Map and Area # I-16
 Proposal: from M-3 to M-2/ICU-10
 Metro Plan: Light-Medium Industrial
 Reason: Need to apply development standards to underdeveloped land consistent with plan

Map and Area # I-17
 Proposal: from M-3 to M-2/ICU-10
 Metro Plan: Light-Medium Industrial
 Reason: Need to apply development standards to underdeveloped land consistent with plan

Map and Area # I-18
 Proposal: from M-3 to M-2/ICU-10
 Metro Plan: Light-Medium Industrial
 Reason: Need to apply development standards to underdeveloped land consistent with plan

Map and Area # I-19
 Proposal: from M-3 to M-3/ICU-10
 Metro Plan: Heavy Industrial
 Reason: Need to apply development standards to underdeveloped land consistent with plan

Map and Area # I-20
 Proposal: from M-3 to M-3/ICU-10
 Metro Plan: Heavy Industrial
 Reason: Need to apply development standards to underdeveloped land consistent with plan

Map and Area # I-21
 Proposal: from M-3 to M-3/ICU-10
 Metro Plan: Heavy Industrial
 Reason: Need to apply development standards to underdeveloped land consistent with plan

Map and Area # I-22
 Proposal: from RA to M-1/ICU-10
 Metro Plan: Light-Medium Industrial
 Reason: Need to apply development standards and be compatible with surrounding residential uses

Map and Area # I-23
 Proposal: from RA to PR
 Metro Plan: Government
 Reason: Zone consistent with existing use and plan designation

Map and Area # II-1
 Proposal: from M-3 to M-2/ICU-10
 Metro Plan: Light-Medium Industrial
 Reason: Need to apply development standards to underdeveloped land consistent with plan

Map and Area # II-2
 Proposal: from M-3 to M-1/ICU-10
 Metro Plan: Special Light Industrial
 Reason: Need to apply development standards to underdeveloped land consistent with plan

Map and Area # II-3
 Proposal: from M-3 to C-2
 Metro Plan: Commercial
 Reason: Zone consistent with existing use and plan designation

Map and Area # II-4
 Proposal: from RA to RA/U
 Metro Plan: Commercial
 Reason: Need to apply development standards to underdeveloped land

Map and Area # II-5
 Proposal: from M-3 to AGT-5/U
 Metro Plan: Low Density Residential
 Reason: Need to apply development standards to underdeveloped land consistent with plan

Map and Area # II-6
 Proposal: from AGT-5 to AGT-5/U
 Metro Plan: Light-Med. Industrial (Pending)
 Reason: Need to apply development standards to underdeveloped land consistent with plan

Map and Area # II-7
 Proposal: from M-2 to AGT-5/U
 Metro Plan: Commercial/High Density Resid.
 Reason: Need to apply development standards to underdeveloped land consistent with plan

Map and Area # II-8 RA/U +
 Proposal: from RA+RA/MH to RA/MH/U
 Metro Plan: Light-Med. Industrial (Pending)
 Reason: Need to apply development standards to underdeveloped land

Map and Area # II-9
 Proposal: from RG to RG/U
 Metro Plan: Light-Med. Industrial (Pending)
 Reason: Need to apply development standards to underdeveloped land

Map and Area # II-10
 Proposal: from C-3 to C-3/ICU-10
 Metro Plan: Light-Med. Industrial (Pending)
 Reason: Need to apply development standards to underdeveloped land

Map and Area # II-11
 Proposal: from RA to RA/U
 Metro Plan: Light-Med. Industrial (Pending)
 Reason: Need to apply development standards to underdeveloped land

Map and Area # III-1
 Proposal: from AGT + RA to NR
 Metro Plan: Natural Resource
 Reason: Protect Willow Creek Wetlands from incompatible uses and plan consistency

Map and Area # III-2
 Proposal: from AGT to NR
 Metro Plan: Natural Resource
 Reason: Protect Willow Creek Wetlands from incompatible uses and plan consistency

Map and Area # IV-1
 Proposal: from RA to RA/U
 Metro Plan: Light-Medium Industrial
 Reason: Need to apply development standards to underdeveloped land

Map and Area # IV-2
 Proposal: from RA + AGT to M-1/ICU-50
 Metro Plan: Commercial + Special Light Industrial
 Reason: Need to protect special light Industrial site

Map and Area # V-4
 Proposal: from M-1 to RA/U
 Metro Plan: Low Density Residential
 Reason: Consistency with plan and protect residential uses

Map and Area # V-7
 Proposal: from M-1 to RA/U
 Metro Plan: Low Density Residential
 Reason: Consistency with plan and protect residential uses

Map and Area # V-8
 Proposal: from M-1 to RA/U
 Metro Plan: Low Density Residential
 Reason: Consistency with plan and existing use.

Map and Area # V-16
 Proposal: from M-2 to RA/U
 Metro Plan: Low Density Residential
 Reason: Consistency with plan and existing uses.

Map and Area # V-17
 Proposal: from M-2 to RA/U
 Metro Plan: Low Density Residential
 Reason: Need to apply development standards to underdeveloped land consistent with plan

Map and Area # V-18
 Proposal: from RA to RA/U
 Metro Plan: Low Density Residential
 Reason: Need to apply development standards to underdeveloped land

Map and Area # V-20
 Proposal: from RA to RA/U
 Metro Plan: Low Density Residential
 Reason: Need to apply development standards to underdeveloped land

Map and Area # V-21
 Proposal: from M-2 to RA/U
 Metro Plan: Low Density Residential
 Reason: Consistency with plan and existing use

Map and Area # V-22
 Proposal: from M-2 to RA/U
 Metro Plan: Low Density Residential
 Reason: Consistency with plan and existing use

Map and Area # V-25
 Proposal: from M-2 to RA/U
 Metro Plan: Low Density Residential
 Reason: Consistency with plan and existing use

Map and Area # V-26
 Proposal: from M-2 to RA/U
 Metro Plan: Low Density Residential
 Reason: Consistency with plan and existing use

Map and Area # V-32
 Proposal: from M-2 to RA/U
 Metro Plan: Low Density Residential
 Reason: Consistency with plan and existing use

Map and Area # V-39
 Proposal: from M-2 to AGT-5
 Metro Plan: Parks + Open Space
 Reason: Consistency with plan

Map and Area # V-40
 Proposal: from RA to PR
 Metro Plan: Parks + Open Space
 Reason: Consistency with plan (Park land)

Map and Area # V-1
 Proposal: from C-2 to C-2/ICU-10
 Metro Plan: Commercial
 Reason: Need to apply development standards to underdeveloped land

Map and Area # VI-3
 Proposal: from M-3 to M-4
 Metro Plan: Special Heavy Industrial
 Reason: Protect land and provide for special heavy industrial uses

- a. Key urban facilities and services.
- b. Urban.
- c. Urbanizable.
- d. Refinement plan.
- e. Refinement planning process.
- f. Natural hazards

IIIB. Rezoning of Land -- General Explanation of Proposals. (Refer to Section A of Appendix M for specific descriptions and Section B of Appendix M for mapped proposals)

1. Application of Future Industrial - Commercial District (FIC)*

The district is proposed by staff* to be applied to undeveloped or underdeveloped land or to land developed with uses incompatible with the Metro Plan designations of "Special Light Industrial," "Light-Medium Industrial," "Heavy Industrial," or "Commercial." The "future" nature of the district is intended to reserve the land for potential industrial, commercial or other use at such time as necessary public facilities and services become available by extension from the appropriate city. As the Metro Plan Diagram is conceptual or diagrammatical in nature, all lands proposed for FIC zoning may not be zoned for industrial or commercial zoning in the future. The properties included in the FIC proposed zoning are within areas which are generally depicted on the Plan Diagram as within and adjacent to areas identified for industrial or commercial use. The location of specific industrial or commercial zoning will be determined through local refinement planning process. Land which is already zoned industrial and is already substantially developed in compliance with the Plan is not proposed for rezoning. Land identified as "undeveloped" or "underdeveloped" was determined from the definitions of these terms in the Metro Plan.

2. Application of Special Heavy Industrial District (M-4).

The M-4 District is proposed to be applied to lands designated "Special Heavy Industry" in the Plan (the Enid-Awbrey and Natron areas).

3. Application of the Interim Urbanizing Combining District (/U) (Note: these proposals are not individually described in Section A of Appendix M but are delineated on the maps in Section B of Appendix M)

This district is proposed in combination with various existing residential and suburban zoning. It is to be used to establish special development standards to allow the most efficient use of land at such time as full urban services become available. It is

*THE FIC DISTRICT IS NOT RECOMMENDED FOR ADOPTION BY THE LANE COUNTY PLANNING COMMISSION.

proposed to be applied to land which meets the following characteristics:

- a. The property is designated "Residential" in the plan, and one of the following conditions also applies (b or c):
- b. The property is vacant and 12,000 square feet or greater in area. (These properties have the potential for further division into two or more urban lots when sewers become available), or
- c. The property is developed and is 20,000 square feet or greater in area (these properties have the current possibility for premature division into two or more lots as small as 10,000 square feet and using septic tanks under certain conditions, thereby making efficient use of the land less likely when sewers do become available).

Exceptions to the above were made for isolated parcels and oversized lots on the basis of:

- a. Insignificant overall impact toward better land utilization (as in the case of any isolated parcel less than 30,000 square feet),
 - b. Prevailing neighborhood densities, or
 - c. Planned subdivision design intentions.
4. Rezoning of properties which are otherwise in conflict with the Metro Plan (see Appendix A, FUNDAMENTAL PRINCIPALS #4; Appendix A, Residential Land Use and Housing Element #37; and Appendix B, Goal 2 #2.)

The following are illustrations of these proposals:

- a. Land zoned Heavy Industrial (M-3) or Airport Vicinity (AV) which is designated "Light Medium Industry" in the Plan and which is developed consistent with Plan designation is proposed to be rezoned to Light Industrial (M-2).
- b. Land zoned any industrial district and designated "Commercial" or "Residential" in the Plan is proposed to be rezoned to an appropriate commercial or residential district (e.g., C-2, C-3, RA, RA/U. Mostly involves land which is already developed consistent with the Plan and proposed rezoning).
- c. Land is designated "Government" in the Plan or otherwise in government use is proposed to be rezoned to Public Reserve (PR).

5. Other general rezoning proposal explanations:

- a. Land has not been proposed for rezoning which would result in a nonconforming use situation unless absolutely necessary to avoid an obvious conflict with the Plan.
- b. Source of land use information has been the 1977 Metro Plan land allocation data, which has been updated to January 1980, and further supplemented by general knowledge and selected field checks.

IV. LIST OF BACKGROUND MATERIALS

The following background information has been cited and is available at the locations indicated:

A. Revised Metropolitan Area General Plan:

Copies available at Lane County Planning Division, Springfield Planning Department, Eugene Planning Department, Lane Council of Governments.

B. Lane Code:

Chapter 10 - Zoning
Chapter 11 - Building
Chapter 12 - Comprehensive Plan
Chapter 13 - Land Division

Copies available for inspection at Lane County Planning Division, Lane County Law Library and Florence County Annex.

C. Complete copy of LCDC's June 13, 1981 Metropolitan Area Goals Compliance Action:

Copies available at locations listed in A above.

Addendum to "Lane County Metropolitan
Plan Implementation Project Report" (Revised)

June 21, 1982

This addendum replaces subsection III-B-1, "Application of Future Industrial-Commercial District (FIC) of the above noted report.

BACKGROUND

At it's hearing of June 9, 1982, the Board of County Commissioners rejected the proposed (FIC) District and the application of the district to lands and directed staff to prepare an alternative version based on various concepts agreed upon by a committee of elected officials. The District (/ICU) will be considered under a separate ordinance and hearing.

The purpose of this report is to establish the basis for applying the (/ICU) District to lands within the Urban Growth Boundary of the Eugene-Springfield Metropolitan Area General Plan.

PROPOSALIII-B-1 Application of Industrial-Commercial Urbanizing Combining District (/ICU)

The district is proposed to be applied to undeveloped or underdeveloped land or to land developed with uses incompatible with the Metro Plan designations of "Special Light Industrial", "Light-Medium Industrial", "Heavy Industrial", or "Commercial". The /ICU combining district will be used in conjunction with and as a suffix to another district (commercial or industrial). Where applied, the district is intended to facilitate development to be consistent with future annexation to the city which will insure that development will conform to the development standards of that city. Land which is already zoned industrial and is already substantially developed in compliance with the Plan is not proposed for rezoning. Land identified as "undeveloped" or "underdeveloped" was determined from the definitions of these terms in the Metro Plan.

APPENDIX A

EXCERPTS FROM REVISED METROPOLITAN AREA GENERAL PLAN

-- Provisions Relevant to Lane County's Plan Implementation
Requirements within the Urban Growth Boundary --

The following are direct quotes of specific provisions of the Metro Plan which are relevant to Plan implementation within the Urban Growth Boundary by Lane County.

II. FUNDAMENTAL PRINCIPLES

* * * *

4. Comprehensive plans identify and establish the plan-zoning consistency concept and recognize the importance of timing concerning implementation techniques. Implementation techniques, including zoning, shall generally be consistent with the precepts established in the Metropolitan Plan which is the broad policy document for the metropolitan area. The consistency test shall continuously be applied to implementation measures and public actions taken to rectify inconsistencies when the general direction provided by the plan is modified. A variety of potential solutions to consistency problems exist, including modification to the plan or alteration to the implementation techniques themselves.

6. The Metropolitan Plan is based on the premise that Eugene and Springfield, the two existing cities, are the logical providers of services accommodating urban levels of development within the urban growth boundary.

* * * *

B. Growth Management and the Urban Service Area: (Policies)

3. Lane County shall discourage urban development in urbanizable and rural areas and encourage compact development of outlying communities.

7. Land within the projected urban service area may be converted from urbanizable to urban only through annexation to a city when it is found that:
 - a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner. They consist of sanitary sewers, solid waste management, water service, fire protection, police protection, parks and recreation programs, electric service, land use controls, communication facilities and public schools on a districtwide basis (in other words, not necessarily within walking distance of all students served). Paved streets with adequate provision

is in compliance with applicable plans, policies and standards as interpreted by the city as well as the conceptual plan approved under subsection (a) above.

13. Any lot under 5 acres in size to be created in the area described in policy 12 above will require city-county agreement utilizing the following additional standards:
 - a. The property will be owned by a governmental agency or public utility; or
 - b. A majority of parcels located within 100 feet of the property area smaller than 5 acres; and
 - c. No more than three (3) parcels are being created; unless otherwise agreed.
14. The siting of all residences on urbanizable lots served by on-site sewage disposal systems shall be reviewed by Lane County to ensure the efficient future conversion of these lots to urban densities according to Plan assumptions and minimum density requirements.
15. The approval of on-site sewage disposal systems for rural and urbanizable area uses and developments shall be the responsibility of Lane County, subject to: (1) applicable state law, (2) the criteria for the creation of new lots in policies 12 and 13 above, (3) the requirement for the siting of residences in policy 14 above, (4) the requirements of policy 19 and (5) the requirements for "special heavy industrial" designated areas.
19. In order to encourage economic diversification, on-site sewage disposal systems shall be allowed for industrial development and for commercial development allowed within "special light industrial" designated areas in conjunction with annexation to a city, when extension of public sewers are imminent or are identified as part of an approved capital improvement program.

E. The plan diagram (description)

Special Heavy Industrial: These areas are designated to accommodate relocation of existing heavy industrial uses inside the urban growth boundary that don't have sufficient room for expansion and to accommodate a limited range of other heavy industries. In order to broaden the manufacturing base of the metropolitan economy and to take advantage of the natural resources of this region. These areas are designated to also accommodate new uses likely to benefit from local advantage for processing, preparing and storing raw materials, such as timber, agriculture, aggregate, or by-products or waste-products from other manufacturing processes.

Land divisions in these areas shall be controlled to protect large parcels (40 acres minimum parcel size). Because city services are not available to these areas in the short-term, firms may be allowed to provide on-site the necessary minimum level of key urban services

for storm water runoff and pedestrian travel, meeting applicable local policies are important - particularly in new development and along existing streets heavily used by pedestrians.

- b. There will be a logical area and time within which to deliver urban services and facilities.

Conversion of urbanizable land to urban shall also be consistent with mandatory statewide planning standards (goals).

- 10. To accomplish the fundamental principle of compact urban growth addressed in the text and on the diagram, overall metropolitan-wide density of new residential construction, but not necessarily each project, shall average approximately six dwelling units per gross acre over the planning period.

* * * *

- 12. Based upon direction provided in Policies 3, 7, and 10 of this section, any development taking place in an urbanizable area or in rural residential designations in an urban reserve area shall be designed to the development standards of the city which would be responsible for eventually providing a minimum level of key urban services to the area. Unless the following conditions are met, the minimum lot size for Special Light Industrial designated areas shall be 50 acres and the minimum lot size for all other designations shall be 10 acres. Any lot under 10 acres in size but larger than 5 acres (50 acres for special light industrial designations) to be created in this area on undeveloped or underdeveloped land will require the adjacent city and Lane County to agree that this lot size would be appropriate for the area utilizing the following standards:

- a. The approval of a conceptual plan for ultimate development at urban densities in accord with applicable plans and policies; and
- b. Proposed land uses and densities conform to applicable plans and policies; and
- c. The owner of the property has signed an agreement with the adjacent city which provides:
 - 1. The owner and his or her successors in interest are obligated to support annexation proceedings should the city, at its option, initiate annexation.
 - 2. The owner and his or her successors in interest agree not to challenge any annexation of the subject property.
 - 3. The owner and his or her successors in interest will acquire city approval for any subsequent new use, change of use, or substantial intensification of use of the property. The city will not withhold approval of the use arbitrarily if it

subject to standards applied by Lane County and subject to applicable state, federal, and local environmental standards.

Owners of developing parcels must also meet the legal and institutional requirements addressed in policy Number 24 in the Economic Element.

* * * *

III. SPECIAL ELEMENTS (Selected Policies)

A. Residential Land Use and Housing Element

- 33. Application of residential zoning districts shall be used to maintain a minimum six-year supply of undeveloped urban residential lands in all three residential categories.

The following criteria shall be evaluated when considering changes of zone within the Plan boundary of this Metropolitan Plan:

- a. Consistency with the Metropolitan Plan;
- b. Consistency with policies and plans of the applicable jurisdiction(s); and
- c. Consistency with ordinances in effect within individual jurisdictions.

* * * *

- 37. Local implementing ordinances shall provide a process for zoning lands in conformance with the Metropolitan Plan using clear and objective standards.

B. Economy

- 16. Utilize processes and local controls which encourage retention of large parcels or consolidation of small parcels of industrially or commercially zoned land to facilitate their use or reuse in a comprehensive rather than piecemeal fashion.

* * * *

- 21. Provide for limiting mixing of office, commercial, and industrial under procedures which clearly define the conditions under which such uses shall be permitted and (1) preserve the suitability of the affected areas for their primary uses, (2) assure compatibility, and (3) consider the potential for increased traffic congestion.

* * * *

- 24. Prior to the two-and-one half-year mid-period review, Lane County shall prepare and adopt a special zoning category for the special heavy industrial designation. Eugene, Springfield and Lane County shall cooperatively agree on the legal and institutional mechanisms

for allowing on-site interim services and requiring future annexation.

* * * *

C. Environmental Resources

2. Development shall be prohibited within the floodway. The floodway is the portion of the floodplain where high volumes of moving water flow through drainways or channels of a watercourse.
3. When development is allowed to occur in the floodway fringe, local regulations shall control such development in order to minimize the potential danger to life and property. Within the urban service area, development should result in infilling of partially developed land. Outside the urban service area, the floodway fringe shall be protected for its agricultural and sand and gravel resource values, its open space and recreational potential, its wetland values, and its value to water resources.
4. Local governments shall require site specific soil surveys and geologic studies where potential problems exist. When problems are identified, local governments shall require special design considerations and construction measures be taken to offset the soil and geologic constraints present, to protect life and property, and to protect environmentally sensitive areas.

* * * *

14. Local governments shall develop plans and programs which carefully manage development on hillsides and in water bodies and restrict development in wetlands in order to protect the scenic quality, surface water and groundwater quality, vegetation and wildlife values of those areas.

* * * *

21. Local governments shall protect endangered and threatened plant and wildlife species as recognized on a legally adopted statewide list, after notice and opportunity for public input.

* * * *

23. Local governments shall develop policies and local controls for protection and management of wetland areas.
24. Local governments shall work with owners of designated environmentally sensitive areas to require that reasonable actions are taken to protect these lands, e.g., the heronry at the confluence of the Willamette and McKenzie Rivers and the site of the Aster curtis in the Willow Creek Basin.

* * * *

D. Willamette River Greenway, River Corridors and Waterways

9. The specific use management considerations and requirements of statewide Goal 15, "Willamette River Greenway," shall be applied, where they are not specifically addressed in policy or land use designations elsewhere in this Plan, in local refinement plans, and local implementing ordinances.

* * * *

11. Eugene and Springfield shall continue to use the conditional use permit system to address the set-back and vegetative fringe requirements of statewide planning Goal 15. Lane County shall address the set-back and vegetative fringe requirements of Goal 15 in its Greenway implementing ordinance.

* * * *

G. Public Utilities, Services and Facilities Element

6. In addition to physical, economic, energy, and social considerations, timing and location of urban development within the metropolitan area shall be based upon the current or imminent availability of a minimum level of key urban services.

* * * *

I. Historic Preservation

1. Adopt and implement historic preservation policies, regulations, and incentive programs that encourage the inventory, preservation and restoration of structures, landmarks, sites, and areas of cultural, historic, or archaeological significance, consistent with overall policies.

APPENDIX B

EXCERPTS FROM LCDC'S JUNE 13, 1981 STATEWIDE GOALS AND COMPLIANCE
REVIEW FOR THE METROPOLITAN PLAN AREA

-- Directives, By Goal, Relevant to Lane County's
Plan Implementation Requirements within
the Urban Growth Boundary --

Goal 2: Land Use Planning

2: Lane County, Eugene and Springfield must identify and correct plan-to-zone inconsistencies.

Goal 5: Open Space

5. Ensure that Metro Area Plan policies are implemented in all natural resource areas mapped in accordance with compliance requirements outlined in IOTC's 1-4.
6. Amend land development regulation to project and/or resolve conflicts regarding historic sites and structures through appropriate mechanisms.

Goal 7: Areas Subject to Natural Disasters and Hazards

2. Lane County must amend the Lane Code to require that the initial review of conditional and other special uses consider known natural hazards and specify what types of "appropriate safeguards" will be applied to development in known hazardous areas, and
3. Lane County must adopt an ordinance pursuant to ORS 215.503 which designates the floodplain areas subject to special permit review.

Goal 9: Economy of the State

2. Based on site suitability criteria, evaluate the eight Special Light Industrial sites and establish priorities for annexation and servicing. Low priority SLI sites must be excluded from the UGB and retained in large parcels for future industrial uses, or allocated to other needed uses consistent with Statewide Planning Goals.
5. Adopt and/or amend zones to carry out the Special Light Industrial plan concept; i.e., limit permitted uses exclusively to high technology firms and accessory commercial establishments developed in conjunction with such firms, and provide for a minimum lot size of at least 50 acres until sites are needed and ready for development.
6. Ensure that incompatible uses (such as residential and commercial developments which are unrelated to the primary industrial use) are not permitted under industrial plan designations.

7. Adopt land division and/or zoning regulations for planned industrial areas which ensure the retention of parcels of sufficient size for long-term industrial suitability.

Goal 11: Public Facilities and Services

6. Eugene, Springfield and Lane County must amend the Metro Area Plan to require that development on private sewage disposal systems in the unincorporated area within the UGB be permitted only under the following conditions (see also Goal 14):
 - a) Lot divisions shall not result in new lot sizes of less than ten acres; and
 - b) The siting of residences shall be reviewed to ensure that development to full planned densities can be achieved when sanitary sewer service is available.

Lane County must amend its zoning and land division codes to carry out this requirement.

Goal 14: Urbanization

4. Amend the Metro Area Plan to include specific minimum lot sizes for vacant residential and industrial land, and implement these minimum lot sizes in the urbanizable area through code amendments. A minimum lot size of ten acres or greater is adequate to maintain suitable sites for future urban development.
5. Lane County must amend its urbanization policies to be consistent with the Eugene-Springfield Metro Area Plan to recognize that sanitary sewer service will be provided exclusively by cities and is essential to the achievement of planned densities. Development on private sewerage systems must be prohibited except for lots existing at the time of plan adoption (August 4, 1980) or on lots of ten acres or greater, if sited to ensure that planned densities can be achieved in the future.

Goal 15: Willamette River Greenway

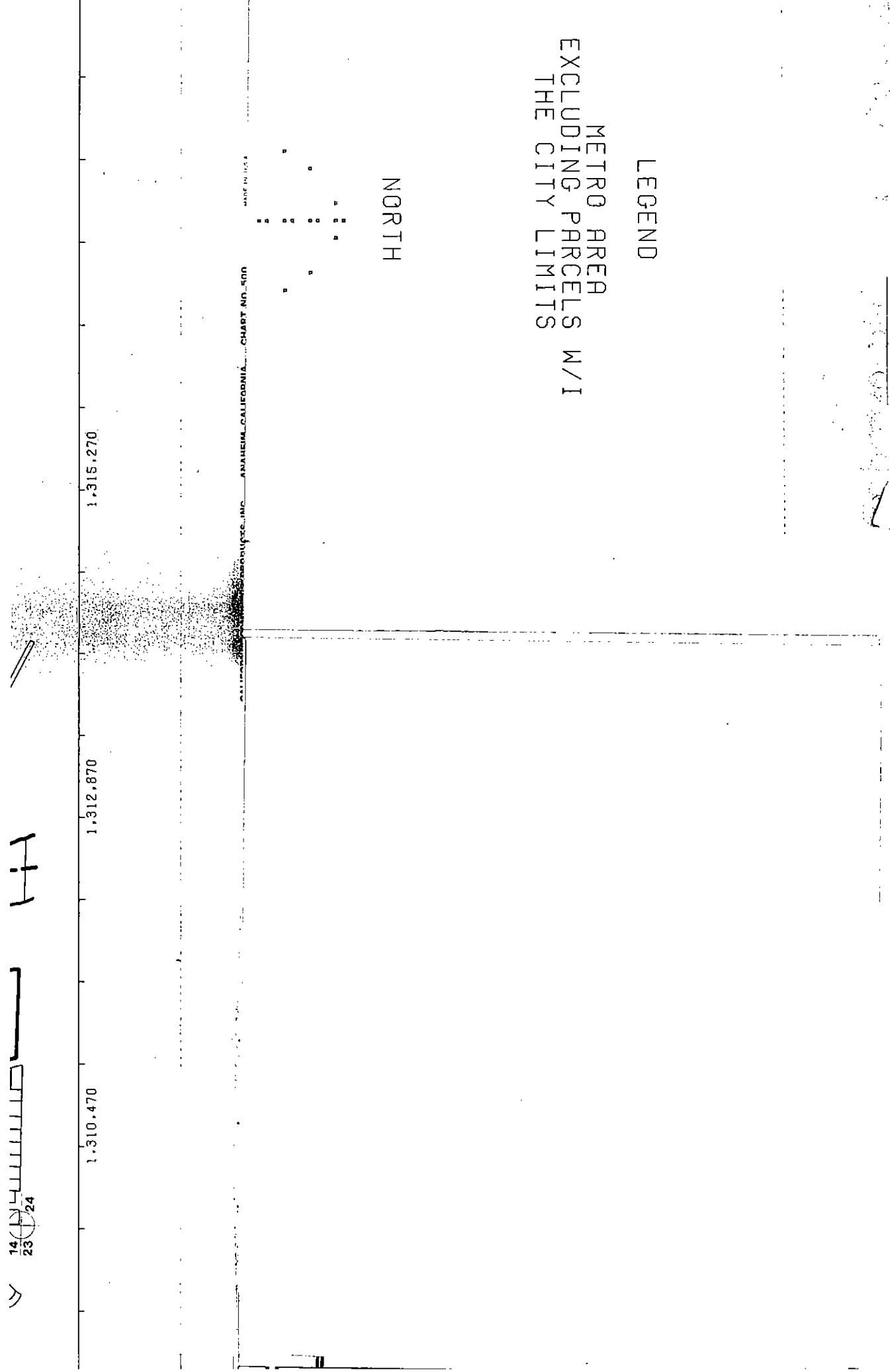
4. Lane County must meet all "in order to comply" statements in the Lane County acknowledgment report, dated February 19, 1981 for areas within the Metro Area General Plan [which are as follows:
 - 7. Modify the definitions of "change of use" and "intensification" in Section 10.322 -05(6) and (7) of the Lane Code to reflect the December 5, 1975 date contained in Goal 15.
 - 8. Amend Section 10.322-10(11) to remove the exemption for commercial timber harvest from Greenway permit review. Amend Section 10.322-15(2)(i) to allow only the partial harvest of timber beyond the vegetative fringe."

- 9. Amend Section 10.322-15(1)(b) of the Lane Code (regarding public access) so that it applies to "rural" as well as "urban" areas, or demonstrate that adequate access in rural areas will be provided.
- 10. Amend Section 10.322-15(3) of the Lane Code (regarding setbacks) so that it applies to "change of use" proposals as well as "intensifications" and "developments."
- 11. Map or define the process of determining "ordinary high water" in a manner measurable at any specific location along the Willamette River.
- 12. Demonstrate in the plan how the chosen setback of 100 feet from ordinary high water is adequate to protect Greenway values along the entire Greenway or modify it as necessary to ensure such protection. An alternative would be to require establishment of a Greenway setback on a case-by-case basis, based on standards contained in Section C.3.k. of Goal 15.
- 13. Delete Section 10.322-15(3)(c) of the Lane Code relative to exceptions to the 100-foot Greenway setback requirement.
- 15. Apply floodplain zoning to all lands in the Greenway subject to flooding (see also the Goal 7 section of this report).]

METRO AREA
EXCLUDING PARCELS W/I
THE CITY LIMITS

LEGEND

NORTH



14
23
24

CALIFORNIA AERIAL PHOTOGRAPHY, INC. ANAHEIM, CALIFORNIA CHART NO. 500

MADE IN U.S.A.

1,315,270

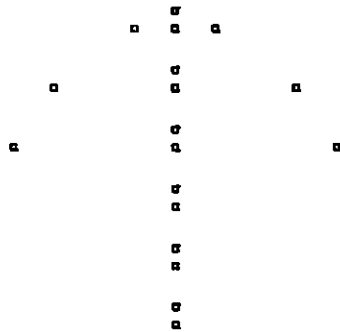
1,312,870

1,310,470

LEGEND

METRO AREA
EXCLUDING PARCELS W/I
THE CITY LIMITS

NORTH




SCALE : 1" = 600'

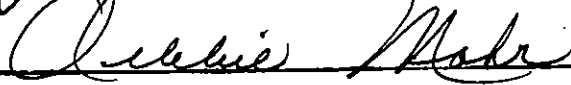
INFORMATION PROVIDED BY
LANE COUNTY GEOGRAPHIC DATA SYSTEM
PLANNING DIVISION
DEPT. OF ENVIRONMENTAL MANAGEMENT

MAP I
METRO PLAN IMPLEMENTATION PROJECT

ORDINANCE #865
DATE AS AMENDED FILE NO.



Chairman of the Board



Recording Secretary

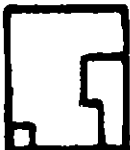
Refer to exhibit "A" of Ordinance #865 for a description of each numbered zone change area. Interim Urbanizing Combining District (/U) zone change areas are not numbered.

EXHIBIT #1 MAP I

LEGEND



INTERIM URBANIZING COMBINING DISTRICT AN OVERLAY ZONE COMBINED WITH EXISTING ZONING (/U)



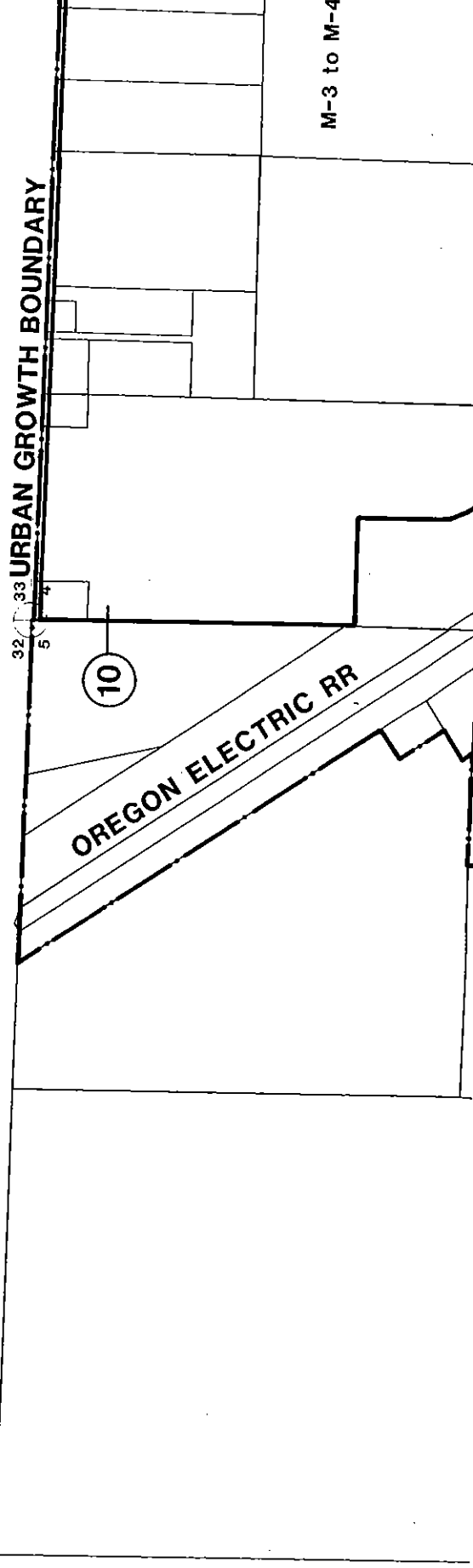
ZONE CHANGE AS NOTED: (24)

----- CITY LIMITS

-.-.-.-.- URBAN GROWTH BOUNDARY

SCALE





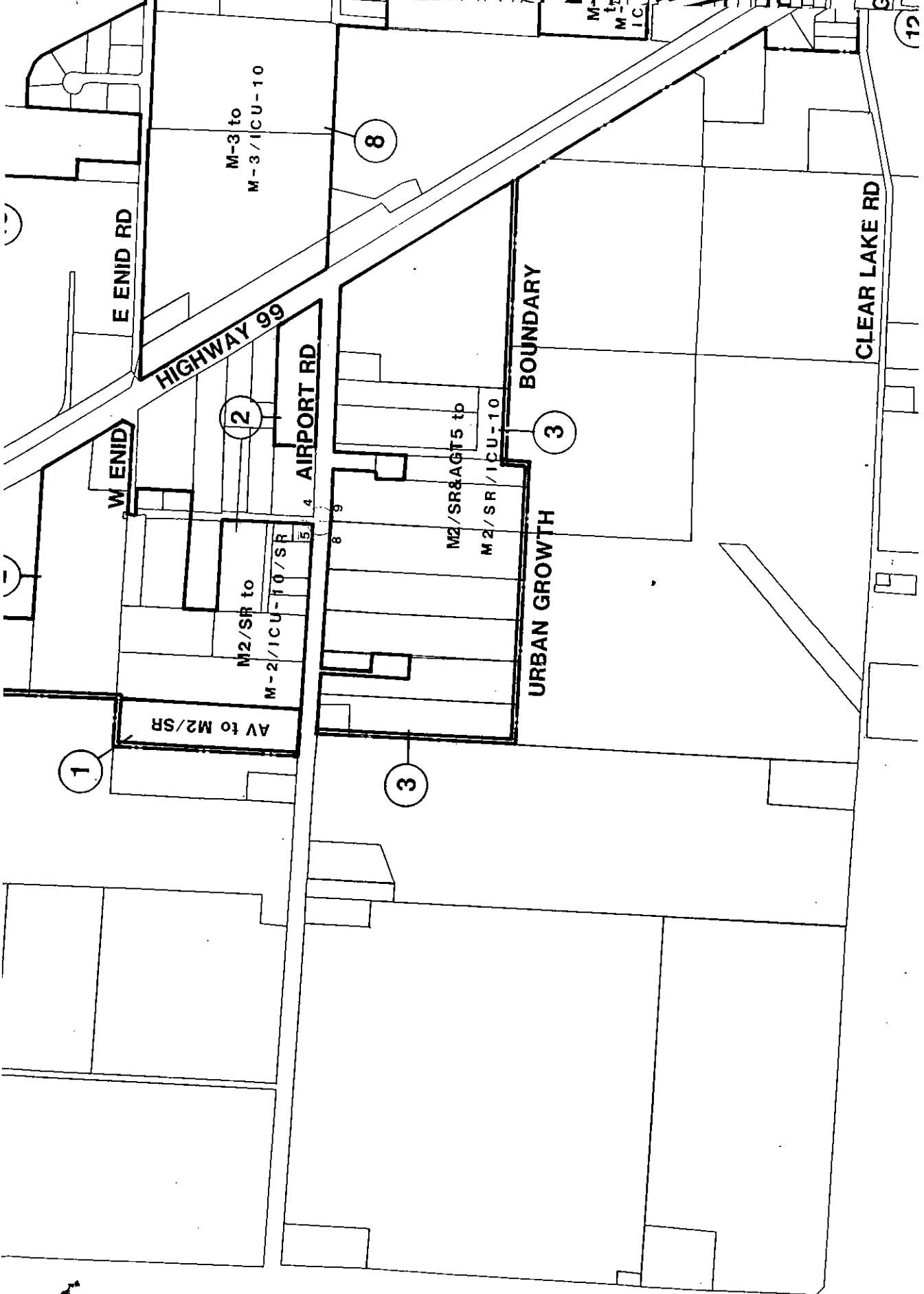
M-3 to M-4

URBAN GROWTH BOUNDARY

10

OREGON ELECTRIC RR

32
33
5



903.436

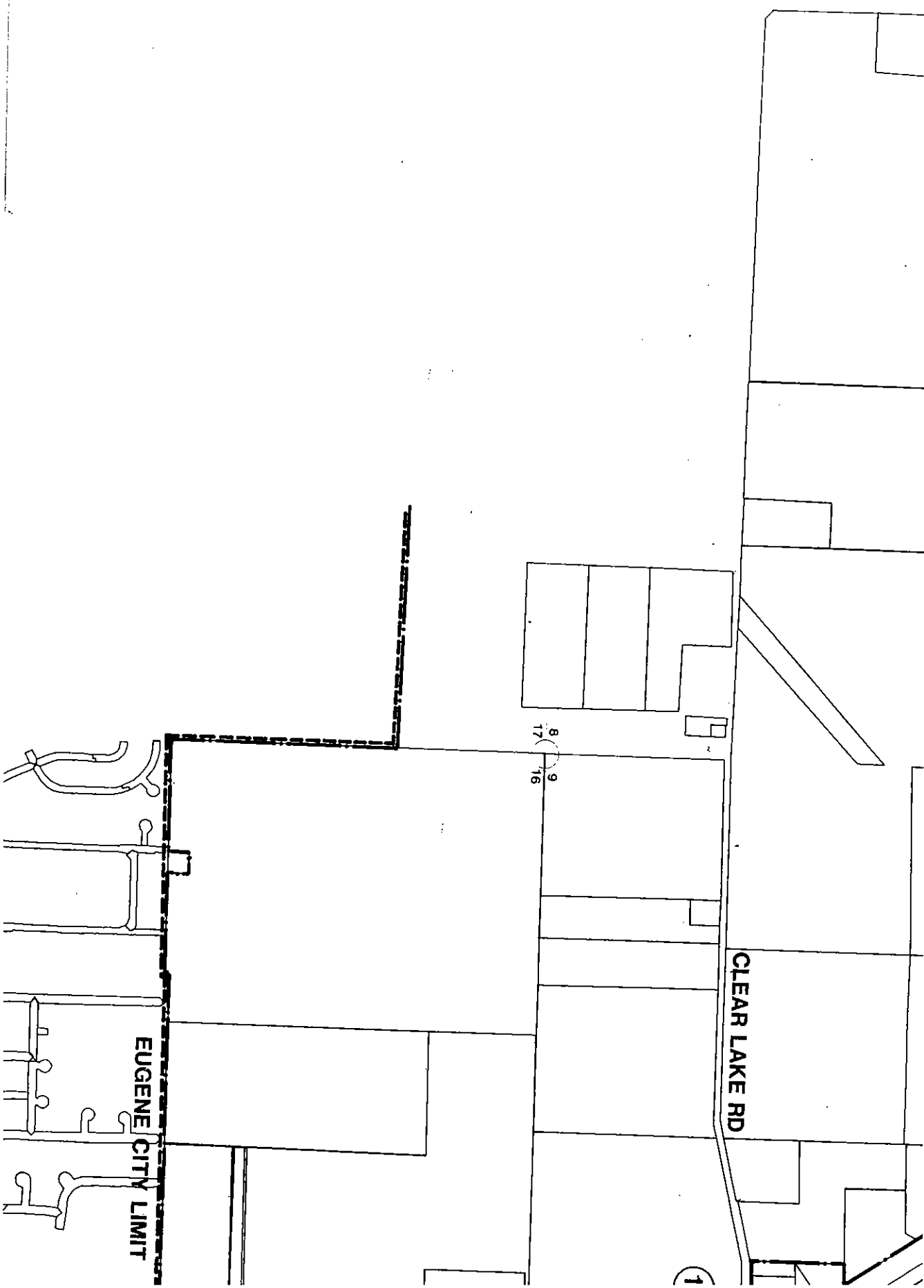
Y COORDINATE 901.036

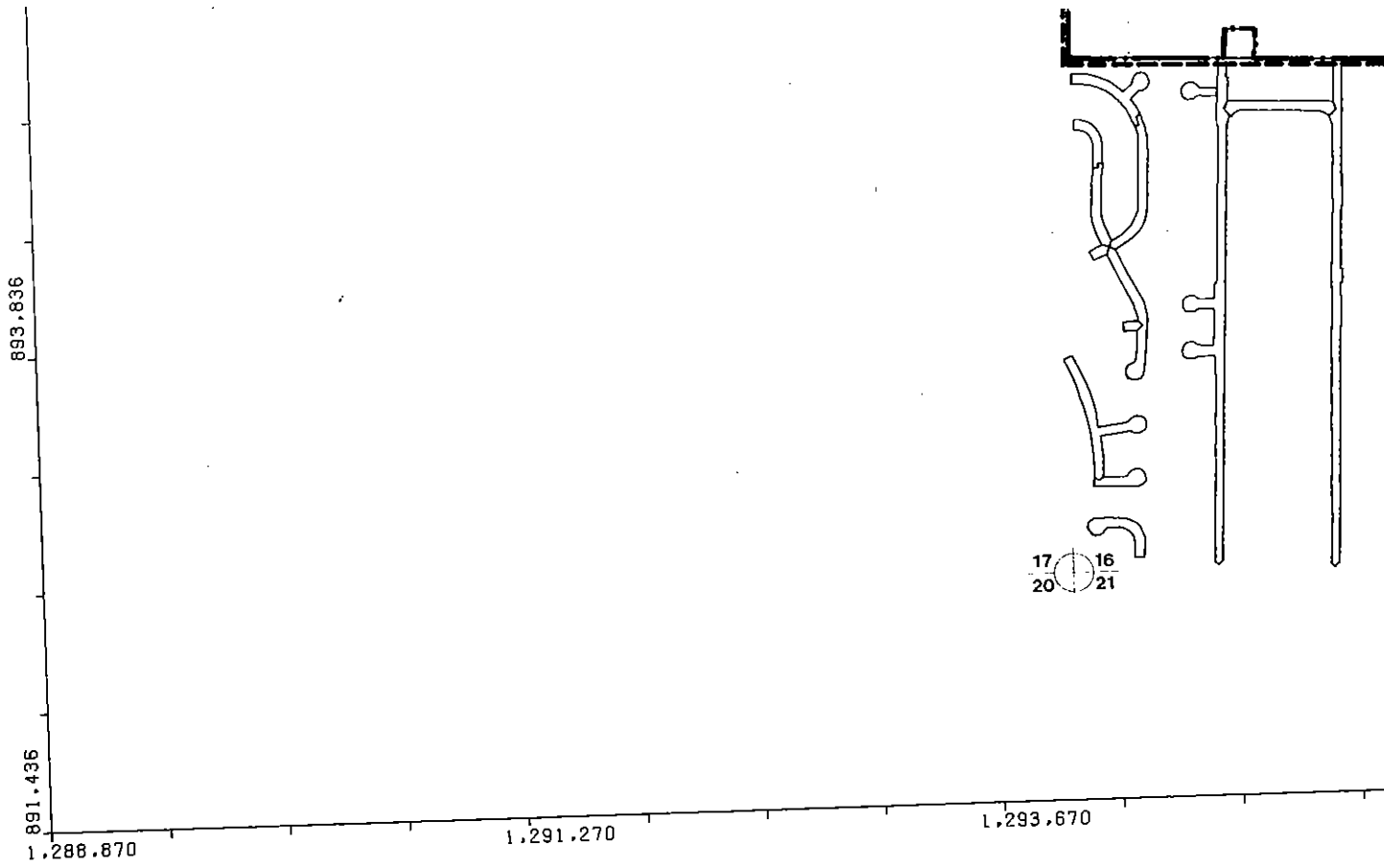
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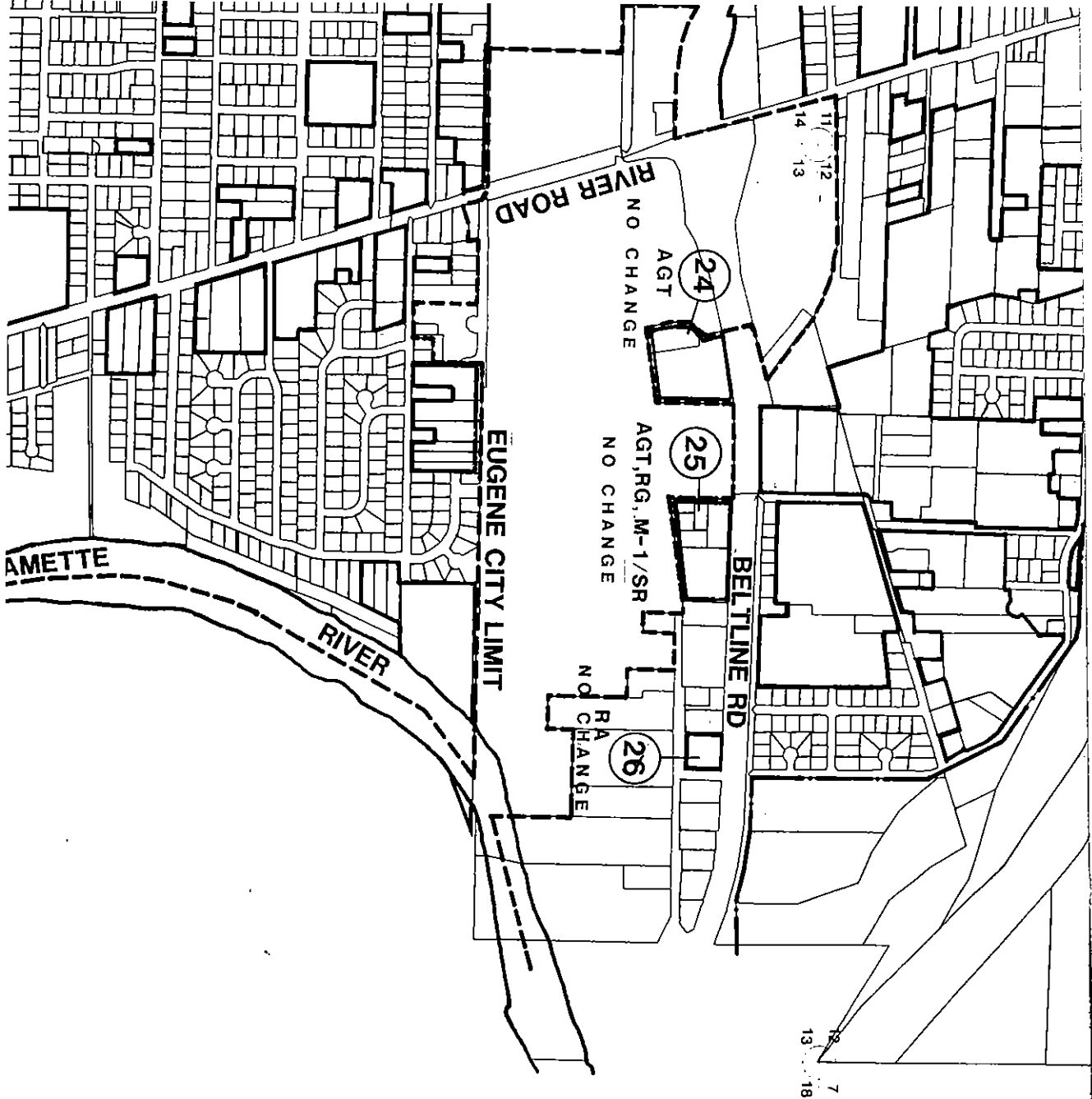
836

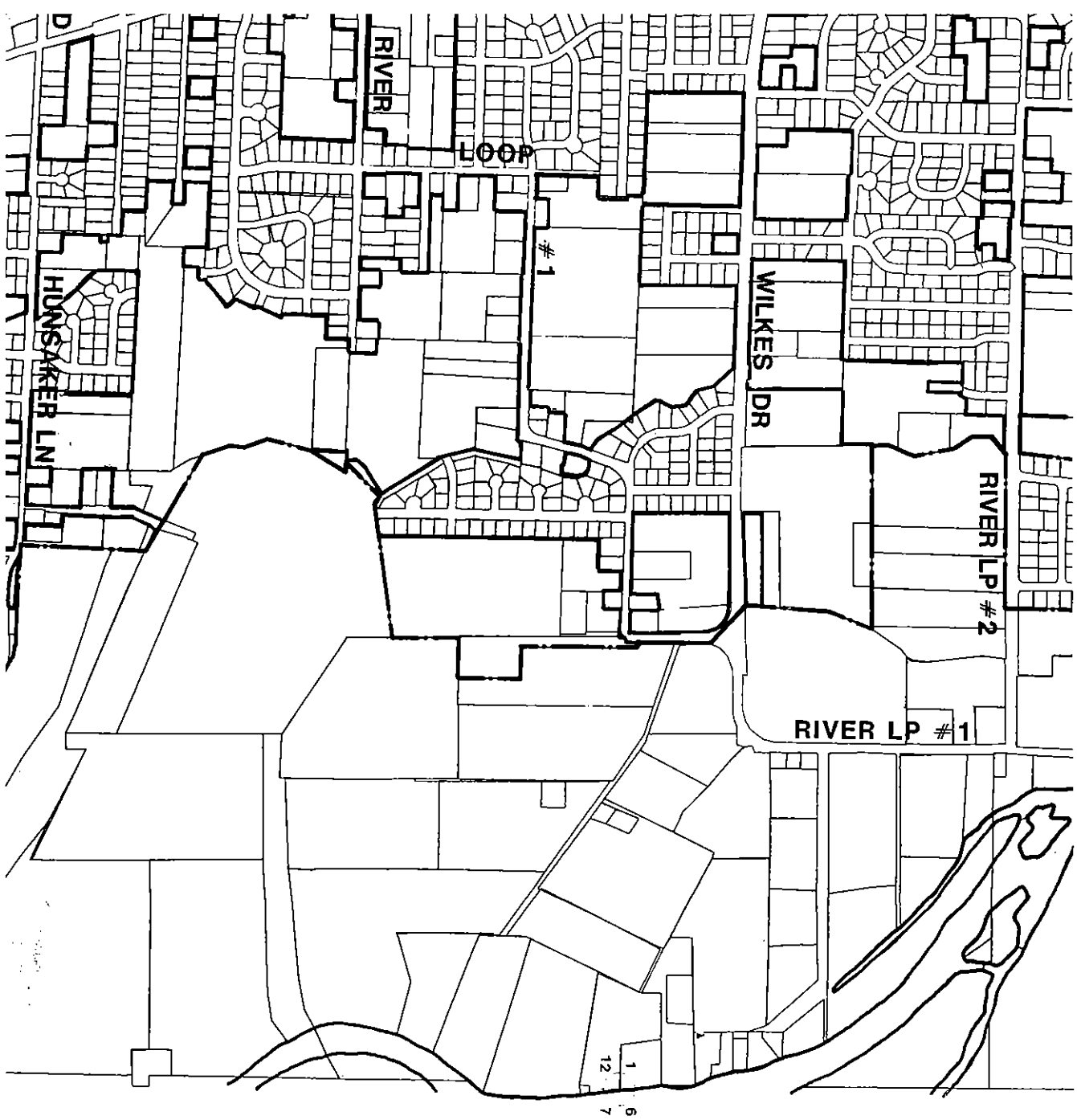
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898.636

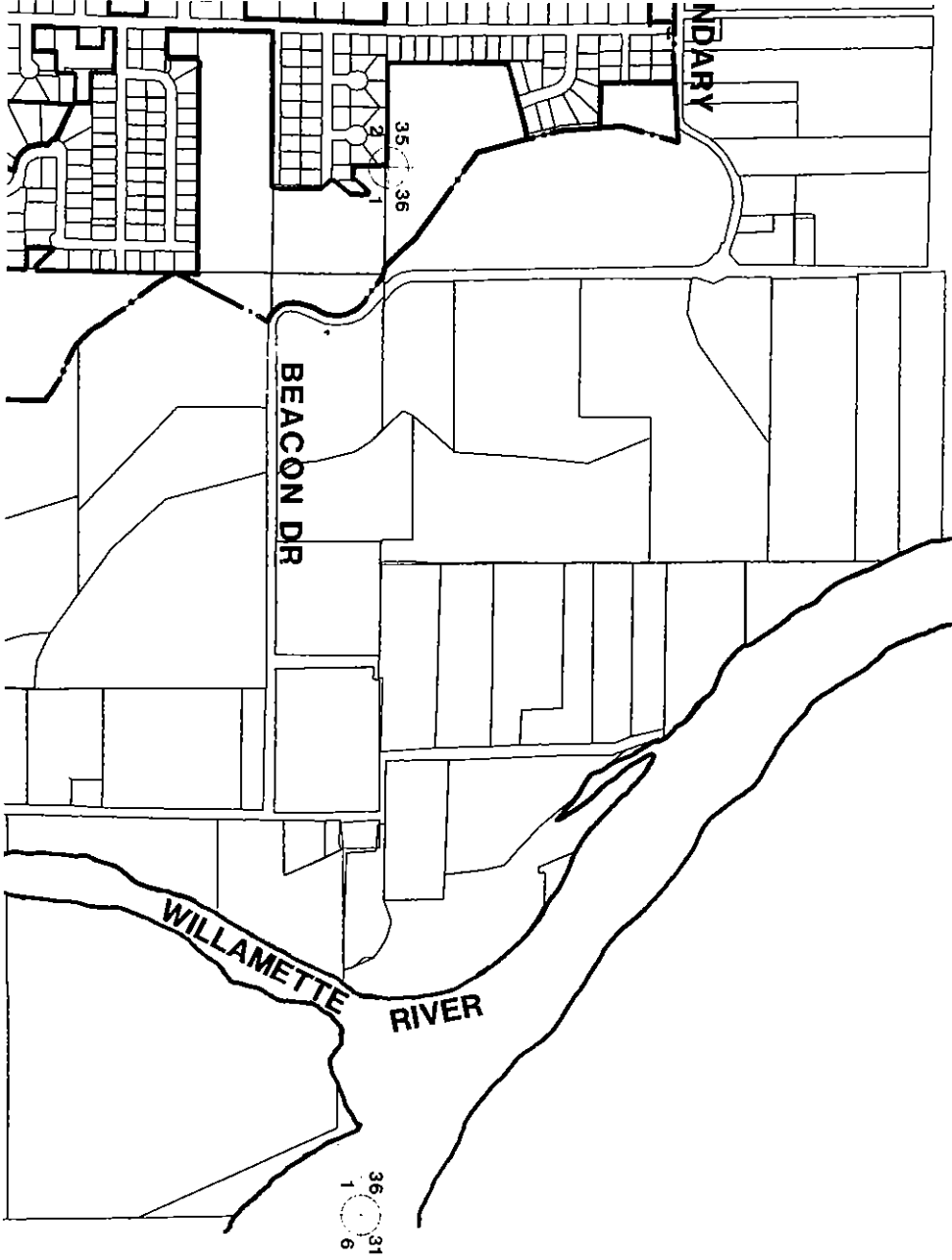








1162A



RIVER RD

IRVING

IRVINGTON DR

IRVING RD

NORTHWEST EXPRESSWAY

PRAIRIE RD

11

10

5

6

6

5

7

10

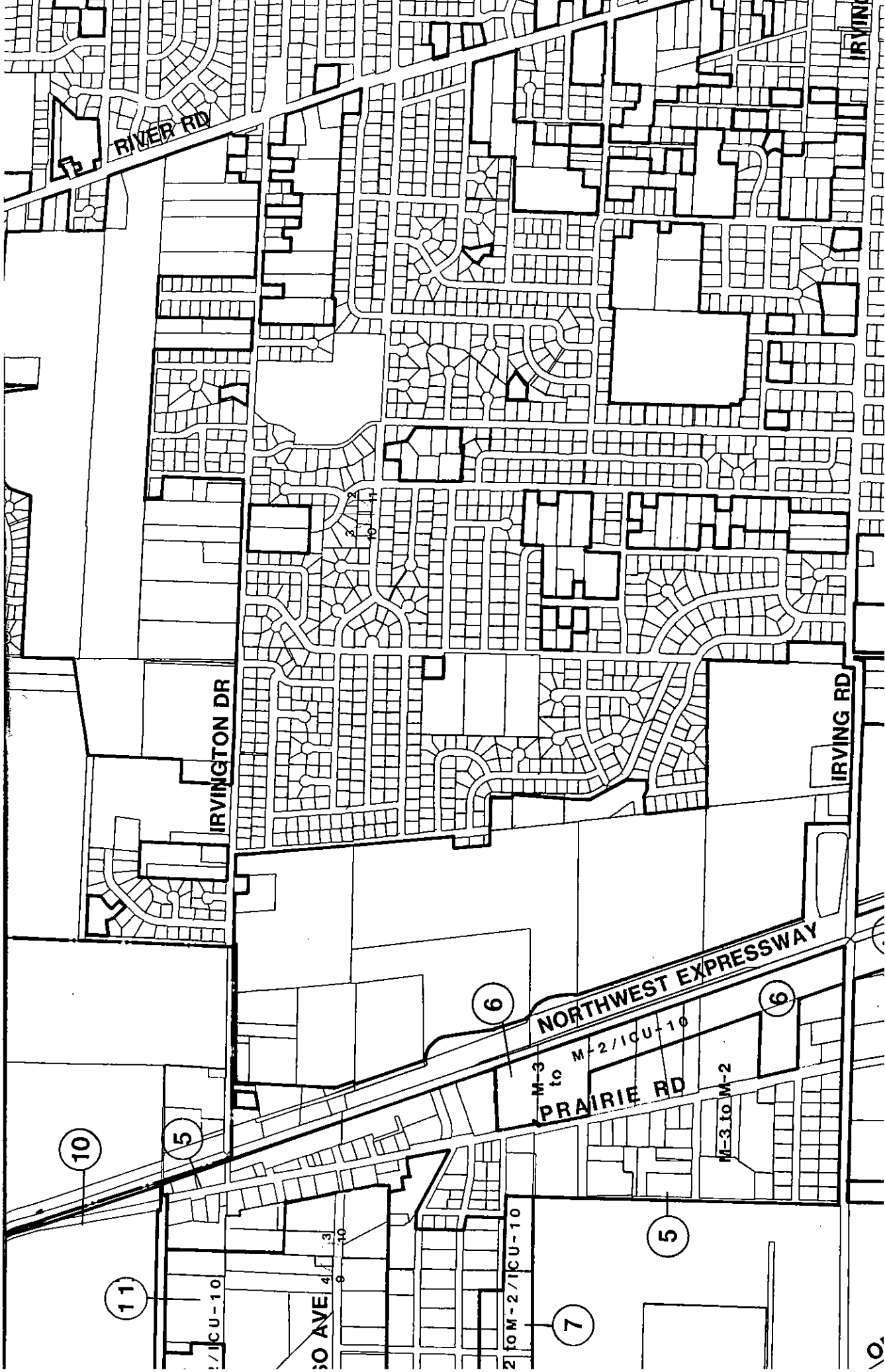
ICU-10

50 AVE

210M-2/ICU-10

M-3 to M-2/ICU-10

M-3 to M-2



NOTE:

Remainder of Urban Growth Maps were not scanned. These maps are available at Lane County Deeds and Records, 125 East 8th Avenue, Eugene, Oregon.