

**FILED**

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M

REEL **120** PAGE **085**

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON  
JUL 14 1983

County Clerk  
For Lane County, Oregon  
BY *[Signature]* **ORDINANCE NO. 880**  
DEPUTY

) IN THE MATTER OF AMENDING THE  
) MOHAWK-CAMP CREEK SUBAREA PLAN,  
) A COMPONENT OF THE LANE  
) COUNTY COMPREHENSIVE PLAN  
) (PA 83-023)

WHEREAS, the Board of County Commissioners has received a resolution from the Lane County Planning Commission dated May 24, 1983, of record herein, recommending approval of an amendment to the text and diagram of the Mohawk-Camp Creek 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; now, therefore,

THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY ORDAINS AS FOLLOWS:

1. That the following land use designation is **ADOPTED** and be added to the legend of the plan: "Public Facility".

2. That the following definition of "Public Facility" is **ADOPTED** and added to the discussion under the Plan Diagram Land Use Designations section of the plan: "Land outside of adopted Urban Growth Boundaries or areas designated as COMMUNITY devoted to public or semi-public facilities such as utility substations, governmental buildings, electrical power generating facilities, etc. The designation does not include facilities intended primarily for recreational purposes."

3. That the site of Marcola Rural Fire District #2 is **ADOPTED** and designated on the plan diagram as "Public Facility", as contained in Exhibit "A".

In support of this Ordinance, the Board adopts as its findings those contained in Exhibit "B", attached hereto.

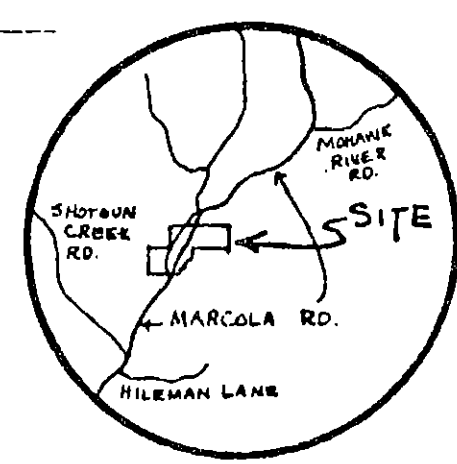
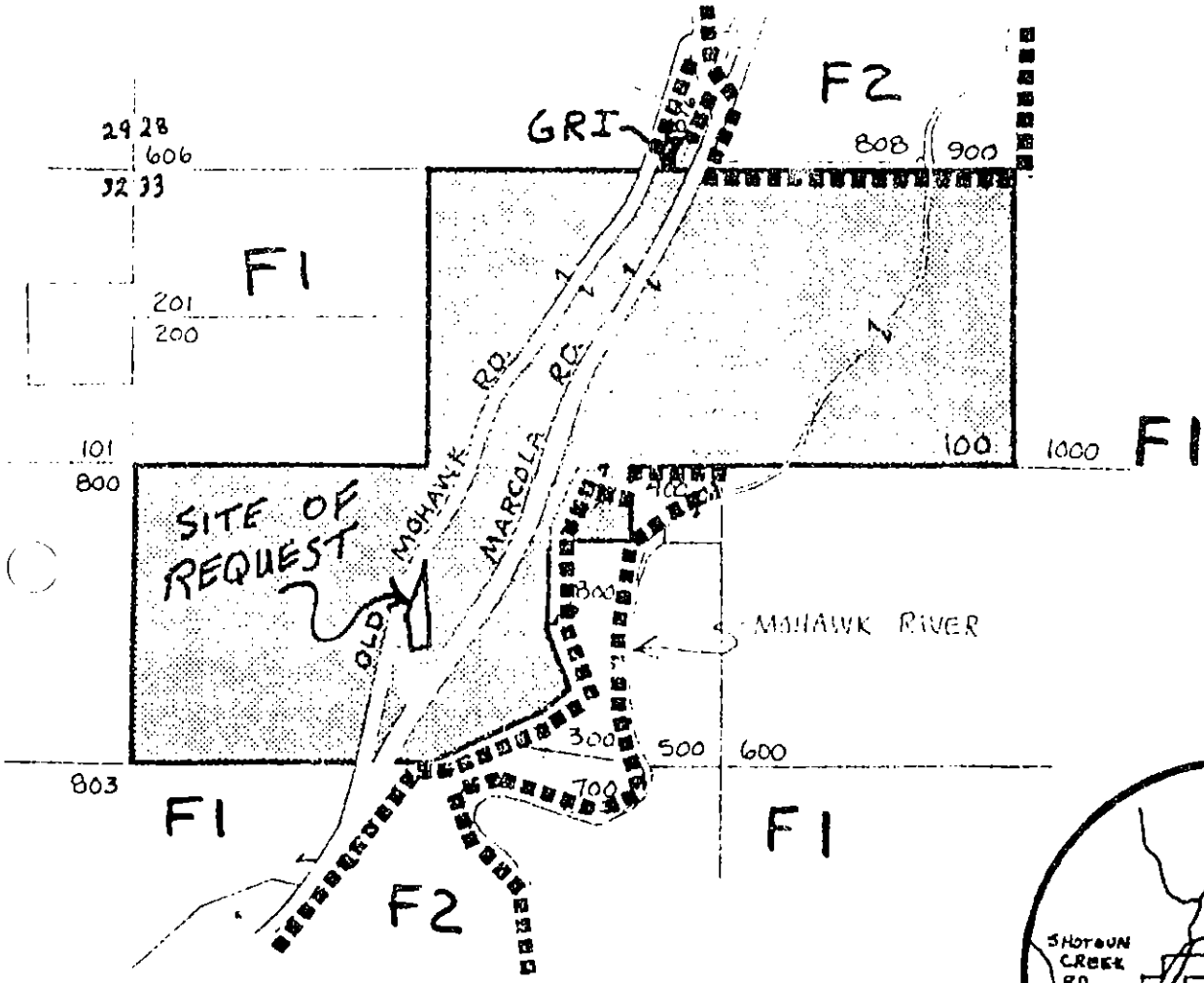
ENACTED this 13th day of July, 1983

6/27/83  
*[Signature]*  
STATE OF OREGON  
CLERK OF THE COURSE

*[Signature: Gerald H. Rust Jr.]*  
Chairman, Lane County Board of Commissioners

*[Signature: Debbie Mohr]*  
Recording Secretary for this Meeting of the Board

EXHIBIT "A"  
AREA MAP  
PZC 83-024  
PA 83-023



VICINITY MAP  
NO SCALE

## EXHIBIT "B"

**FINDING #1, Comprehensive Plan Conformity:**

The Mohawk-Camp Creek Subarea Plan designates this area as "forest land". F-1 is an appropriate zone for that plan designation and was applied upon plan adoption. Neither the plan nor the zone, however, recognize the existing fire station and allow for expansion thereof. The plan, in other sections, does speak to the need for adequate public facilities and fire protection, therefore, recognition of this particular station and allowing expansion to it would be in keeping with plan intent.

This proposal would add the Marcola Rural Fire District Station #2 to the public facilities inventory of the plan with the recommendation that "public facilities" shall be appropriately zoned to allow for routine expansion thereof.

**FINDING #2, Statewide Planning Goal Conformity:**

Although Goal 4 (Forest) is applicable, it is complied with by virtue of the fact that the site in question is already built upon and therefore committed. The proposal would allow routine station expansion as opposed to new development. Similarly, the station is not located on prime forest ground but on a narrow strip of property bounded on two sides of County roads (see map).

This fire station in its present location is an asset to this area because of the predominance of timberlands and the fire protection this facility provides. Expansion of the station will also allow a lowering of the fire insurance rating which will benefit area residents.

Other goals are probably not applicable or may be addressed through local permit processes.

## LANE COUNTY PLANNING COMMISSION

## STAFF REPORT

Hrg. Date 5/24/83

File No. PA 83-023

PZC 83-024

## I. PROPOSAL DESCRIPTION

A. Applicant: Name: Marcola Rural Fire District (MRFD)  
Address: Box 1008, Marcola OR 97454

B. Proposal: Amend Mohawk-Camp Creek Subarea Plan to recognize MRFD Station #2 and rezone F-1 to PR to provide proper zoning to allow expansion of existing 2 bay fire station to 3 bays.

## II. GENERAL INFORMATION

A. Location and Site Description Map 15-01-33 Tax Lot 100

This site is located on Old Mohawk Road, north of Shotgun Creek Road at approximately the 15.5 mile mark. Currently a metal construction 2 bay fire station and gravel parking area site on a 100' by 100' portion of TL 100.

B. Surrounding Area and Zoning

The surrounding area is zoned F-1 and F-2 and is primarily timberlands with residential pockets located along portions of Marcola Road and the Mohawk River. The actual fire station is not adjacent or close (within sight of) any area residences.

C. Historical Record

The existing 2 bay fire station was constructed in 1978 before zoning was applied. The F-1 zone was applied in 1980 as part of the Rural Lands Program and the Mohawk-Camp Creek Subarea Plan development. That plan and the F-1 zone failed to recognize the fire station and allow for expansion. These applications were filed on 3/17/83 and the Board of Commissioners authorized the plan amendment initiation on 5/4/83.

D. Facilities

Fire: Marcola Rural Fire District

Police: County Sheriff  
Access: Old Mohawk Road

### E. Referral Responses

1. Building and Sanitation staff indicate proper permits will be required prior to development commencement.

## III. APPROVAL CRITERIA AND ANALYSES

### A. Comprehensive Plan

The Mohawk-Camp Creek Subarea Plan designates this area as "forest land". F-1 is an appropriate zone for that plan designation and was applied upon plan adoption. Neither the plan nor the zone, however, recognize the existing fire station and allow for expansion thereof. The plan, in other sections, does speak to the need for adequate public facilities and fire protection, therefore, recognition of this particular station and allowing expansion to it would be in keeping with plan intent.

This proposal would add the MRFD Station #2 to the public facilities inventory of the plan with the recommendation that "public facilities shall be appropriately zoned to allow for routine expansion thereof".

The PR (public reserve) zone is the appropriate zone for this use as it is intended to be applied to public facilities. Other zones allow fire stations as on outright permitted use (such as the GR-I zone), however, such zones also allow uses that conflict with the "forest lands" plan designation. Therefore, the PR zone appears most appropriate.

### B. Statewide Planning Goals

Although Goal 4 (Forest) is applicable, it is complied with by virtue of the fact that the site in question is already built upon and therefore committed. The proposal would allow routine station expansion as opposed to new development. Similarly, the station is not located on prime forest ground but on a narrow strip of property founded on two sides of County roads (see map).

This fire station in its present location is an asset to this area because of the predominance of timberlands and the fire protection this facility provides. Expansion of the station will also allow a lowering of the fire insurance rating which will benefit area residents.

Other goals are probably not applicable or may be addressed through local permit processes.

FILE # 13

#### IV. FINAL COMMENTS

##### A. Summary

The proposals in question meet all applicable criteria.

##### B. Recommendation

1. Approval of a resolution recommending the Mohawk-Camp Creek Subarea Plan be amended to recognize MRFP Station #2 and allow appropriate zoning (PA 83-023).
2. Approval via Order of Intent to Rezone a zone change to PR contingent upon Board approval of the plan amendment recognizing this facility. (PZC) 83-024). (NOTE: 2 motions are required for the above as 2 separate applications are involved.)

##### C. Materials to be Part of Record

1. Staff report and attachments
2. Files PA 83-023 and PZC 83-024

##### D. Attachments

1. Area Map
2. Plot Plan

NW 1/4

N

County Rd. 111

MARCO A. SUDAL FIRE DIST.  
STATION II  
Fire Hall

30'

45'

100'

100'

Parking lot

Portion of Tax Lot 100  
SWNW Sec. 33  
TISS RIW W.M.  
2-6-78 Denny Ellis

Weyerhaeuser Co. Railroad

County Rd. 1518

MEMO



Weyerhaeuser Company

P.O. Box 275  
Springfield, Oregon 97477  
A 1 803 746-2711

January 25, 1983

Mr. Bruce Larsen  
Marcola Rural Fire District  
P.O. Box 1008  
Marcola, Oregon 97454

Dear Mr. Larsen:

Weyerhaeuser Company has no objections to your planned expansion of the Marcola Rural Fire District's Station #2. Provisions of our 1978 permit will cover this addition along with the existing facility.

Thank you very much for keeping us informed of your plans. If any additional questions or concerns arise, feel free to give me a call.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sue Bowers".

Sue Bowers  
Land Use Forester

SWB:kb

March 7, 1983

M.R.F.D.  
Marcola, Oregon

Lane County Dept. of Planning  
ATT: Roy Burns  
Re-Zone Change

Dear Sir:

As elected officials we are sworn to serve the people we represent to the best of our ability, according to the Constitution of the United States of America.

We tax our constituency to pay for fire protection, they in turn are supposed to received lower insurance costs along with fire protection after we pass all Insurance Service Offices of Oregon tests.

We were tested in October of 1981 and passed with the one exception, the Northern end of our District, which remained in a Class "4" fire rating, which means higher insurance costs.

To solve our problem we are required by the ISO to add (1) one more bay to our already existing 2 bay Fire Station on old Marcola Road.

We are now trying to get another building permit to do just that, but an oversight by someone in the Planning Dept. has turned this seemingly simple task into a nightmare.

In 1978 we received a building permit to construct, and the Zoning was compatible, now it is not. We are now asking for a return to proper zoning.

If you base your decision on the requirements asked for in the Lane Manual, Spc. 12.115, Par. 1 thru 7, you should have no trouble justifying a decision in our favor.

Sincerely, -

*Terry Connolly*  
Terry Connolly, President  
Board of Directors

TC/ic

Copy To B/CC

IN THE PLANNING COMMISSION OF LANE COUNTY, OREGON

R E S O L U T I O N

) IN THE MATTER OF AN APPLICATION  
 ) BY MARCOLA RURAL FIRE DISTRICT  
 ) TO REZONE LAND (PA 83-023)

THIS MATTER coming before the Commission upon an application by the Marcola Rural Fire District (PA 83-023) to amend the Mohawk-Camp Creek Subarea Plan to recognize Station II as an existing public facility and allow for appropriate zoning, and

WHEREAS, the Commission, having considered the request in public hearing on May 24, 1983, is desirous of seeing the request approved; therefore,

BE IT RESOLVED that the Commission hereby recommends in favor of PA 83-023 to the Board of County Commissioners.

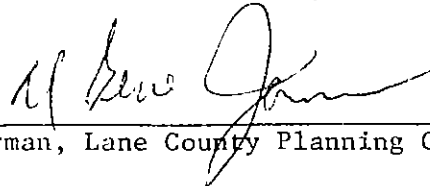
ADOPTED this 24th day of May, 1983.

Ayes: 5

Nays: 0

Absent:

Abstaining: *D. Cuddihy*



*[Handwritten Signature]*

Chairman, Lane County Planning Commission