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BOOK 145 PAGE 2238

JAN 04 1991

COUNTY CLERK
FOR LAKE COUNTY OR
BY *Ann Dubois*

IN THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, OREGON

ORDINANCE NO. PA 992

) IN THE MATTER OF AMENDING LAKE
) COUNTY RURAL COMPREHENSIVE PLAN
) DESIGNATIONS AND CORRESPONDING
) ZONING, APPLYING TO UNACKNOWLEDGED
) LAND REMANDED BY THE OREGON SUPREME
) COURT, LOCATED WITHIN PLOTS 045,
) 072, 099A, 123, 141, 150, 236, 251,
) 253, 265, 269, 278, 279, 281, 282,
) 284, 293, 294, 355, 361, 363, 378,
) 382, 385, 399, 413, 428, 433, 479,
) 483, 484, 486, 492, 498, 507, 508,
) 512, 517, 518, 520, 535, 539, 544,
) 559, 569, 595, 599, 601, 610 AND
) 617, REPEALING PRIOR COMPREHENSIVE
) PLAN DESIGNATIONS AND ZONING,
) ADOPTING A SEVERABILITY CLAUSE AND
) FINDINGS IN SUPPORT OF THIS ACTION.

WHEREAS, certain Comprehensive Plan and zoning designations applicable to land in rural Lane County were remanded by the Oregon Supreme Court, and

WHEREAS, the directive to Lane County issued by the State of Oregon Land Conservation and Development Commission states: "In order to comply with Goal 2, Lane County must adopt findings, for all Developed and Committed Exceptions remanded by the court, providing information on the history of past and present uses which demonstrate that uses allowed by Goals 3 & 4 are impracticable (see OAR 660-04-028). Where the county's findings cannot provide support for the exception, the county must designate and rezone properties for Goal 3 or 4 resource uses", and

WHEREAS, the State of Oregon Land Conservation and Development Commission has adopted findings of fact to support the residential, commercial and industrial designation of 67,389 acres of land in rural Lane County pursuant to Section 197.732, Oregon Revised Statutes, and Chapter 660, Section 04, Oregon Administrative Rules, and

WHEREAS, the Lane County Planning Commission and West Lane County Planning Commission conducted public hearings to consider amendments to the Rural Comprehensive Plan, and recommended changes in land use designations and corresponding zoning for 2,037.7 acres of land, and

WHEREAS, the Board of County Commissioners conducted another public hearing to consider additional evidence why the applicable standards apply to individual properties, and is prepared to take action, now, therefore,

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

1. The attached Rural Comprehensive Plan and zoning maps set forth in Exhibits "A1" & "A2" (Plot 045), Exhibits "B1" & "B2" (Plot 072), Exhibits "C1" & "C2" (Plot 099A), Exhibits "D1" & "D2" (Plot 123), Exhibits "E1" & "E2" (Plot 141), Exhibits "F1" & "F2" (Plot 150), Exhibits "G1" & "G2" (Plot 236), Exhibit "H1" (Plot 251), Exhibits "I1" & "I2" (Plot 253), Exhibits "J1" & "J2" (Plot 265), Exhibits "K1" & "K2" (Plot 269), Exhibits "L1" & "L2" (Plot 278), Exhibits "M1" & "M2" (Plot 279), Exhibits "N1" & "N2" (Plot 281), Exhibits "O1" & "O2" (Plot 282), Exhibits "P1" & "P2" (Plot 284), Exhibits "Q1" & "Q2" (Plot 293), Exhibits "R1" & "R2" (Plot 294), Exhibits "S1" & "S2" (Plot 355), Exhibits "T1" & "T2" (Plot 361), Exhibits "U1" & "U2" (Plot 363), Exhibits "V1" & "V2" (Plot 378), Exhibits "W1" & "W2" (Plot 382), Exhibits "X1" & "X2" (Plot 385), Exhibits "Y1" & "Y2" (Plot 399), Exhibits "Z1" & "Z2" (Plot 413), Exhibits "AA1" & "AA2" (Plot 428), Exhibits "BB1" & "BB2" (Plot 433), Exhibits "CC1" & "CC2" (Plot 479), Exhibits "DD1" & "DD2" (Plot 483), Exhibits "EE1" & "EE2" (Plot 484), Exhibits "FF1" & "FF2" (Plot 486), Exhibits "GG1" & "GG2" (Plot 492), Exhibits "HH1" & "HH2" (Plot 498), Exhibits "II1" & "II2" (Plot 507), Exhibits "JJ1" & "JJ2" (Plot 508), Exhibits "KK1" & "KK2" (Plot 512), Exhibits "LL1" & "LL2" (Plot 517), Exhibits "MM1" & "MM2" (Plot 518), Exhibits "NN1" & "NN2" (Plot 520), Exhibits "OO1" & "OO2" (Plot 535), Exhibits "PP1" & "PP2" (Plot 539), Exhibits "QQ1" & "QQ2" (Plot 544), Exhibits "RR1" & "RR2" (Plot 559), Exhibits "SS1" & "SS2" (Plot 569), Exhibits "TT1" & "TT2" (Plot 595), Exhibits "UU1" & "UU2" (Plot 599), Exhibits "VV1" & "VV2" (Plot 601), Exhibits "WW1" & "WW2" (Plot 610), and Exhibits "XX1" & "XX2" (Plot 617) are hereby adopted to modify the Lane County Rural Comprehensive Plan and corresponding zoning as noted, and the prior plan designations and zoning are repealed.
2. Amendments to the Rural Comprehensive Plan resulting from the Oregon Supreme Court remand are required for the tax lots listed in Exhibit "A" because they have not been acknowledged by the State of Oregon Land Conservation and Development Commission. These properties were deleted from LCDC Acknowledgement Orders 89-ACK-569, 89-ACK-608, 90-ACK-639, 90-ACK-657, and 90-ACK-682 because of findings by the Land Conservation and Development Commission that the evidence in the record fails to demonstrate why the land qualifies for an exception to State Planning Goals 3 & 4, pursuant to the standards specified by ORS 197.732 and OAR 660-04-028. The findings are contained in the Reports of the Department of Land Conservation and Development published on 6 July 1989, 1 September 1989, 20 November 1989, 14 February 1990, 6 July 1990, and 7 September 1990.

3. The Rural Comprehensive Plan designations and corresponding zoning for each of the tax lots listed in Exhibit "A" are based on the Agricultural and Forest Lands Working Papers of the Lane County Rural Comprehensive Plan, resource capability ratings of the USDA Soil Conservation Service and the Oregon Department of Forestry, land use characteristics of the vicinity, and evidence presented by property owners.
4. The Board of Commissioners received testimony that 371.5 acres of additional land meet the standards specified by ORS 197.732 and OAR 660-04-028. The Board directed the Land Management Division to prepare supplemental findings incorporating the testimony for submittal to the Department of Land Conservation and Development. The Exhibits attached hereto have been modified to fulfill the directive of the Board with the deletion of these properties from Ordinance PA 992.
5. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Enacted this 19th day of December, 1990

Bill Rogers

Chair, Lane County Board of
Commissioners

APPROVED AS TO FORM
Date 12-20-90 Lane County
Stephen Wilkins
OFFICE OF LEGAL COUNSEL

Judy Halde
Recording Secretary for the
Board

AMENDMENTS TO THE LANE COUNTY RURAL
COMPREHENSIVE PLAN

PLOT	LEGAL DESCRIPTION	LAND USE DESIGNATION	ZONING
045	1911170000101 (Partial)	FOREST	F2
072	1710240000300 (Partial)	FOREST	F2
	1710250000100 (Partial)	FOREST	F2
099A	1708160000907	FOREST	F2
123	1707270000503	AGRICULTURE	E40
	1707270000506	AGRICULTURE	E40
141	1706240009300	FOREST	F2
	1706294000800	FOREST	F2
	1706294001000	FOREST	F2
150	1806090000300	FOREST	F2
	1806090000301 (Partial)	FOREST	F2
	1806090000501 (Partial)	FOREST	F2
236	1705020002200	AGRICULTURE	E40
251	1705120000162 (Partial)	AGRICULTURE	N.A.
253	1705360000401 (Partial)	AGRICULTURE	E40
	1604060000500	AGRICULTURE	E40
	1604060002201	AGRICULTURE	E40
269	1804060001601	NONRESOURCE	N.A.
	1804070000101	NONRESOURCE	N.A.
	1804070000104	FOREST	F2
278	1504170000800	AGRICULTURE	E30
279	1504290000900	AGRICULTURE	E30
281	1604083100400	AGRICULTURE	E40
	1604080000500	AGRICULTURE	E30
	1604080000501	AGRICULTURE	E30
	1604080000502	AGRICULTURE	E30
	1604080000503	AGRICULTURE	E30
	1604080000505	AGRICULTURE	E30
	1604080000506	AGRICULTURE	E30
	1604080000507	AGRICULTURE	E30
	1604080000508	AGRICULTURE	E30
	1604080000509	AGRICULTURE	E30
	1604080000510	AGRICULTURE	E30
282	1604020001000	AGRICULTURE	E40
	1604020001100	AGRICULTURE	E40
	1604020001700	AGRICULTURE	E40
	1604020001800	AGRICULTURE	E40
	1604020002000	AGRICULTURE	E40
	1604020002003	AGRICULTURE	E40

PLOT	LEGAL DESCRIPTION	LAND USE DESIGNATION	ZONING
284	1804080000500	FOREST	F2
	1804080000501 (Partial)	FOREST	F2
	1804080000503 (Partial)	FOREST	F2
	1804080000504	FOREST	F2
	1804080000505 (Partial)	FOREST	F2
293	1604040003300	AGRICULTURE	E30
294	1604090001201	AGRICULTURE	E30
	1604090001401	AGRICULTURE	E30
	1604090001500	AGRICULTURE	E30
	1604090001601	AGRICULTURE	E30
	1604090001602	AGRICULTURE	E30
	1604090001602	AGRICULTURE	E30
	1604090001603	AGRICULTURE	E30
355	2003300000501	FOREST	F2
	2003300000603	FOREST	F2
	2003300003800	FOREST	F2
361	1603170000103 (Partial)	AGRICULTURE	E40
363	1603320001203	AGRICULTURE	E30
	1603320001208	AGRICULTURE	E30
378	2303050000401	FOREST	F2
	2303040000403	FOREST	F2
382	1803210000100	AGRICULTURE	E40
385	1903160000500	AGRICULTURE	E25
	1903160000600	AGRICULTURE	E25
399	1903100000500	AGRICULTURE	E25
	1903100000600	AGRICULTURE	E25
	1903100000700	AGRICULTURE	E25
	1903100001600	AGRICULTURE	E25
413	1803140000300	AGRICULTURE	E25
	1803140000306	AGRICULTURE	E25
	1803140000307	AGRICULTURE	E25
	1803140001300	AGRICULTURE	E25
	1803140001301	AGRICULTURE	E25
	1803140001400	AGRICULTURE	E25
428	1903010000800	AGRICULTURE	E30
	1903010000909	AGRICULTURE	E30
	1903010001300	AGRICULTURE	E30
	1903010001303	AGRICULTURE	E30
433	2003360001123	AGRICULTURE	E40

AMENDMENTS TO THE LANE COUNTY RURAL
COMPREHENSIVE PLAN

LOT	LEGAL DESCRIPTION	LAND USE DESIGNATION	ZONING	PLOT	LEGAL DESCRIPTION	LAND USE DESIGNATION	ZONING
479	1602260001802 1602260001904 1602260001905	AGRICULTURE AGRICULTURE AGRICULTURE	E40 E40 E40	520	2101320000700 (Partial)	FOREST	F2
483	1802230000100	FOREST	F2	535	1701270001500	AGRICULTURE	E30
484	1802350000201 1802350000202 1802350000203 1802350000204	AGRICULTURE AGRICULTURE AGRICULTURE AGRICULTURE	E25 E25 E25 E25	539	2001100000100	FOREST	F2
486	2102110000207 2102110000209	FOREST FOREST	F2 F2	544	1901020002102 1901020001603 1901020002902	FOREST FOREST FOREST	F2 F2 F2
492	1802120000102 1802120000607 1802120000608 1802120000612	FOREST FOREST FOREST FOREST	F2 F2 F2 F2	559	1715170000200 (Partial) 1715170000401	FOREST FOREST	F2 F2
498	2102130001600	AGRICULTURE	E40	569	1815270000300 (Partial) 1815340000100	FOREST FOREST	F2 F2
497	1901190000100 1901190000101 1901190000102 1901190000302 1901190001200	FOREST FOREST FOREST FOREST FOREST	F2 F2 F2 F2 F2	595	1625350001600 1625350001604 1625350001605	AGRICULTURE AGRICULTURE AGRICULTURE	E30 E30 E30
498	2101190001702	AGRICULTURE	E40	599	2125120000800	FOREST	F2
512	1701080000400 1701080000401 1701080000412	AGRICULTURE AGRICULTURE AGRICULTURE	E60 E60 E60	601	2135074000100	FOREST	F2
517	1901080003400	AGRICULTURE	E30	610	2135100000100 (Partial) 2135100000302 2135100001102	FOREST FOREST FOREST	F2 F2 F2
518	1901170000100 1901170000200 1901170000400 (Partial) 1901200000102 1901200000200 1901200000300 1901200000700 1901200001000 1901200001001 1901200001100 1901200001200 1901200001300 1901200002900	AGRICULTURE AGRICULTURE FOREST FOREST FOREST FOREST FOREST FOREST FOREST FOREST FOREST FOREST AGRICULTURE	E30 E30 F2 F2 F2 F2 F2 F2 F2 F2 F2 F2 E40	617	2035250000200 (Partial) 2035250001200	FOREST FOREST	F2 F2

SUPPLEMENTAL FINDINGS
Tax Lot 101/Map 18-04-07 and Tax Lot 1601/Map 18-04-06
PLOT 269-3

A. Introduction

These supplemental findings address two parcels located within Plot 269-3: Tax Lot 1601 of Assessor's Map 18-04-06 and Tax Lot 101 of Assessor's Map 18-04-07. The two parcels are contiguous, in common ownership, and contain a total of 44.93 acres.

When Lane County's Rural Comprehensive Plan was adopted in 1984, these parcels were classified as developed and committed, designated Rural Residential, and zoned RR-5. Those designations occurred, in part, because the parcels were part of a larger tract that had received planned unit development approval for 33 dwelling units [Rocky Ridge PUD (HZC 82-147)]. Although all necessary land use approvals were obtained for the Rocky Ridge development, actual construction did not occur because of the local economic decline that began at approximately the same time.

1000 Friends of Oregon objected to the developed and committed classification of these parcels because of the size of the tract and absence of structural improvements. While it may not be appropriate to classify these parcels as developed and committed, it is also not appropriate to classify this property as resource land. The following findings and analysis demonstrate that the property should be classified as non-resource land and that the existing RR-5 zoning should be maintained.

B. Criteria

Property may be designated as non-resource land upon submission of satisfactory factual information to support the following findings:

1. The property is not composed of land suitable for commercial forest uses, including adjacent or nearby lands which are necessary to permit forest operations or practices;
2. The property is not composed of forested lands that maintain soil, air, water and fish and wildlife resources;
3. The land is predominantly Class V-VIII soils as identified in the Soil Capability Classification system of the U. S. Soil Conservation Service.
4. The Land is not suitable for farm use or grazing taking into account soil fertility, climatic conditions, existing and future availability of water for farm irrigation, existing land use patterns, technological and energy inputs required, or accepted farming practices.
5. Designation as agricultural land is not necessary to permit farm

findings and analysis are provided demonstrating that the current RR-5 designation is the appropriate one to maintain on the subject property.

C. Relevant Facts

The following facts are relevant to a determination that a non-resource designation is appropriate for the subject property:

1. The subject property consists of Tax Lot 1601 of Map 18-04-06 which contains 4.93 acres and Tax Lot 101 of Map 18-04-07 which contains 40 acres. The two parcels are contiguous, with Tax Lot 1601 located north of Tax Lot 101.
2. The property is located west of Greenhill Road and access is provided from Kellmore Street. The jurisdictional boundary of the Eugene-Springfield Metropolitan Area General Plan is contiguous with the northeastern corner of Tax Lot 1601.
3. There are two soil types found on the property [see attached soil map; see also Sheet 90 of the Soil Survey of Lane County Area, published by the Soil Conservation Service]:

<u>Map Symbol</u>	<u>Name</u>	<u>Area (acres)</u>	<u>Percent</u>
43E	Dixonville-Philomath-Hazelair Complex	43.5	97%
113G	Ritner	1.4	3%

4. The Dixonville-Philomath-Hazelair Complex [43E] has an agricultural capability rating of Class VIe. The Ritner soil [113G] has an agricultural capability rating of Class VIIs.
5. The Dixonville-Philomath-Hazelair Complex [43E] has a site index of 45 [see Pilot Program Soil Ratings for Lane County, approved December 7, 1989 and revised January 25, 1990]. That productivity rating is also confirmed in a memorandum from David Stere of the Oregon Forestry Department to Ron Eber, DLCD Policy Analyst, dated February 8, 1990. The Ritner soil [113G] has a site index of 140.
6. Commercial forest land in Lane County is defined as that land having a site index of 50 or greater. See Ordinance No. PA 889, Lane County General Plan Policies, Forest Lands Working Paper, as amended.
7. The topography of a majority of the property is moderate with slopes in the range of 12 to 20 percent. Only about one acre in the extreme northeastern corner of the site is characterized by slopes in excess of 30 percent.

"could be used about 6-8 months a year. In its current state the Extension Service estimates it could carry one ewe per acre or one cow per six acres. Return on pasture rental for sheep would be about \$7 per head or about \$290. Rental pasture for cattle would return about \$6 per head per month or about \$250 for six months.

"In summary, it is not only unprofitable to try and farm this land for sheep or cattle (the most likely form of agriculture) but the very cost of establishing an agricultural operation is so expensive that a reasonable and prudent farmer would not attempt to farm this land. There are significant amounts of land in Lane County and Southern Willamette Valley (e.g., grass seed land), which are available for grazing. As a result, it would not be reasonable for anyone to attempt farming this land."

13. Soils within one-half mile of the property were inventoried as part of the prior planned unit development approval. Sixty-seven [67] percent of the land within one-half mile of the property has an agricultural capability rating of Class VI or VII [see record for HZC 82-147].
14. The subject property has no existing or future source of water for farm irrigation purposes.
15. The inventory referenced in finding #11 also indicates that 87 percent of the soils within one-half mile of the property have a site index of 45 or lower. The predominant vegetation pattern on adjoining properties is open grass, brush (poison oak and similar shrubs), Oregon White Oak and occasional conifers.
16. There are eight parcels located north of Tax Lot 1601 with an average parcel size of 5.2 acres. These parcels are classified as developed and committed and designated Rural Residential with RR-5 zoning. Property northeast of Tax Lot 1601, in Section 5 of Township 18 South, Range 4 West, is also classified as developed and committed because it is divided into numerous small parcels with residences.
17. Land north, west, and south of Tax Lot 101 is in several larger tracts. The soil characteristics of this surrounding property are similar to those found on the subject property. These adjacent properties have an agricultural capability rating predominantly Class VI or VII. The predominant site index is 45 or lower. There is no evidence of active resource management on these adjoining properties, whether for farm or forest purposes. There may be some limited, seasonal grazing. Land east of Tax Lots 101 and 1601 is much steeper than the subject property and is part of the ridgeline separating the Eugene urban area from the Spencer Creek drainage basin.
18. There are two wells on the property. An aquifer study was completed and the results summarized in a report dated January 12, 1984. The study concluded that the well and aquifer were capable of a sustained yield of 31 gallons per minute. The study also showed that use

program as provided in six general plan policies of the acknowledged Rural Comprehensive Plan. Opportunities for citizen involvement have been provided through the public hearing process associated with this plan amendment.

(2) Land Use Planning. The Lane County Rural Comprehensive Plan, associated working papers, and the Lane Code provide policies and criteria for the evaluation of plan amendments and non-resource designations. Compliance with these local policies and implementation measures assure an adequate factual basis for the subject decision. All applicable policies and criteria are addressed below.

(3) Agricultural Lands. The subject property is not agricultural land as defined by Goal 3 and OAR 660-05-005 and, therefore, need not be preserved for farm use.

OAR 660-05-005(1) provides that " 'Agricultural Land' as defined in Goal 3 includes:

(a) Lands classified by the U. S. Soil Conservation Service as predominantly Class I-IV soils in Western Oregon . . . ;

(b) Other lands in different soil classes which are suitable for farm use as defined in ORS 215.203(2)(a), taking into consideration soil fertility; suitability for grazing; climatic conditions; existing and future availability of water for farm irrigation purposes; existing land use patterns; technological and energy inputs required; and accepted farming practices; and

(c) Land which is necessary to permit farm practices to be undertaken on adjacent or nearby agricultural lands."

The facts presented demonstrate that the subject property is intrinsically unsuitable for agricultural use. The entire property has an agricultural capability rating of Class VI and VII, thus meeting the standard of being predominantly Class V-VIII. The property is not in agricultural use at the present time, it has no history of such use being successful, and is not under farm deferral.

A determination that this property is not agricultural land is consistent with a series of prior decisions. Lane County determined that this general area did not qualify as resource land when it adopted the Spencer Creek Subarea Plan. Much more detailed consideration of the specific property and land immediately adjacent to it was given when the Rocky Ridge PUD was approved in 1983. That review included analysis and finding under Statewide Planning Goals, and again concluded that the property should not be classified as agricultural land. Because Lane County's Rural Comprehensive Plan had not received acknowledgement of compliance when the Boundary Commission reviewed the proposed water and sewer systems in 1984, that agency conducted its own evaluation under the Statewide Planning Goals. The Boundary Commission, an agency independent of Lane County, also determined that a non-resource classification was appropriate for this property.

The property does not qualify as "other lands in different soil classes which are suitable for farm use." According to ORS 215.203(2)(a), " 'farm use' means the current employment of the land for the primary purpose of obtaining a profit in

under the Rural Comprehensive Plan; it merely provides a different justification for that designation. Therefore, the change does not result in any greater impact than the current Plan designation. Also, portions of the subject property and much of the surrounding area are already classified as impacted big game range. The change in justification for the rural residential classification applied to the property does not create a Goal 5 conflict.

2. Because the development will use on-site water supplies, the impact on groundwater resources must be considered. Pursuant to Rural Comprehensive Plan Goal 2, Water Resources Policy #5, land use designations must be commensurate with groundwater aquifer capabilities. There are two existing wells on the property and an aquifer study has been completed and accepted by Lane County showing that sufficient water existed to supply 33 homes without adversely affected the surrounding area. The level of development possible as a result of this action is only one-quarter of that previously determined to be feasible.

There are no other Goal 5 resources that might be affected by a continued rural residential designation of the subject property.

(6) Air, Water and Land Resources Quality. The waste and process discharges associated with rural residential development include household solid wastes, sewage, and runoff from the property.

Existing Lane County disposal and recycling services are available to process the solid wastes produced by the residential development in an environmentally sound manner. Proper sewage disposal treatment will be provided by on-site system(s) designed and constructed in accordance with all applicable Plan policies and Lane Code requirements. Site approval has been granted for this property [S. I. # 88-0158]. Existing regulations assure that sewage disposal will not have an adverse impact on surface or groundwater resources in the area.

There are no waterways on the property that might be affected by development. The County's land development review process incorporates standards and requirements to control erosion during and after construction.

(7) Areas Subject to Natural Disasters and Hazards. The subject property is not subject to flooding, deposition, landslides, or other such hazards. Slopes on the property are moderate and present no special development constraints.

(8) Recreational Needs. A non-resource designation for this property will not adversely impact recreational opportunities or needs of the County or region. According to the Lane County Parks and Open Space Master Plan, the property is not needed to accommodate current or future demand for recreational sites or open space. The property is not necessary to provide access to existing or proposed recreational areas.

(9) Economy of the State. This goal is not relevant to a determination to apply a non-resource designation to the subject property.

- (a) Non-urban agricultural, forest, or open space lands, or
- (b) Other lands suitable for sparse settlement, small farms or acreage home-sites with no or hardly any public services, and which are not suitable or intended for urban use."

Goal 14 is not applicable because the property is outside the Eugene-Springfield urban growth boundary and no "urban uses" would be allowed by the Plan and zoning designations. A density of one dwelling unit per five acres is clearly rural in character.

Although not strictly applicable to the subject application, OAR 660-14-030(3) provides the criteria to be addressed in determining whether "land is committed to urban levels of development:

- (a) Size and extent of commercial and industrial uses;
- (b) Location, number and density of residential dwellings;
- (c) Location of urban levels of facilities and services, including at least public water and sewer facilities; and
- (d) Parcel sizes and ownership patterns."

In this instance, there are no commercial or industrial uses to consider. Water and sewer facilities will be privately provided and there are no public water or sewer systems that might be extended to serve the property. The average parcel size per dwelling unit in this area is five acres or larger. In contrast, the minimum parcel size for areas designated for low-density residential use in the Eugene portion of the urban area is 4,500 square feet per dwelling unit. A five-acre minimum parcel size clearly constitutes rural development when contrasted with the minimum parcel size in the adjacent urban area.

(15) Willamette River Greenway. The property is not within the boundaries of the Willamette River Greenway; consequently, this goal is not applicable.

COUNTY CRITERIA

This amendment to the Rural Comprehensive Plan is properly classified as a minor amendment because it is limited to the Plan Diagram only. Further, it does not require an exception to Statewide Planning Goals because the property is not resource land.

The proposed amendment is necessary to comply with a mandate of state law, resulting from the Oregon Supreme Court's decision concerning Lane County's Rural Comprehensive Plan. Lane County previously assigned a rural residential designation to this property on the basis that it was developed or irrevocably committed to non-resource use. This amendment simply provides a corrected and supportable basis for maintaining the designation already assigned to the property, thus satisfying the directive of the Oregon Supreme Court and the compliance

grounds that it is non-resource land is consistent with Policies #15 and #16 of the Goal 2 Element of the Rural Comprehensive Plan. Policy #17 of that Element is addressed under the rezoning criteria below.

As discussed above, maintenance of a rural residential designation for the subject property is consistent with Policies #15 and #17 of the Goal 2 Element of the Rural Comprehensive Plan. That designation is also consistent with Policy #6(e) of the Goal 11 Element of the Plan. Maintaining a rural residential designation does not conflict with any adopted policies of the Rural Comprehensive Plan and is consistent with unamended portions of the Plan.

REZONING CRITERIA

Rezoning of the subject property is not necessary since it is already zoned RR-5. Nevertheless, the following information is provided to demonstrate that the existing RR-5 zoning complies with the provisions of Policy #17 of the Goal 2 Element of the Rural Comprehensive Plan.

Policy #17, Goal 2 Element, contains the following provisions:

"Residential densities for non-resource lands shall be one residence per five or ten acres and shall be determined through consistency with other plan policies and the following criteria:

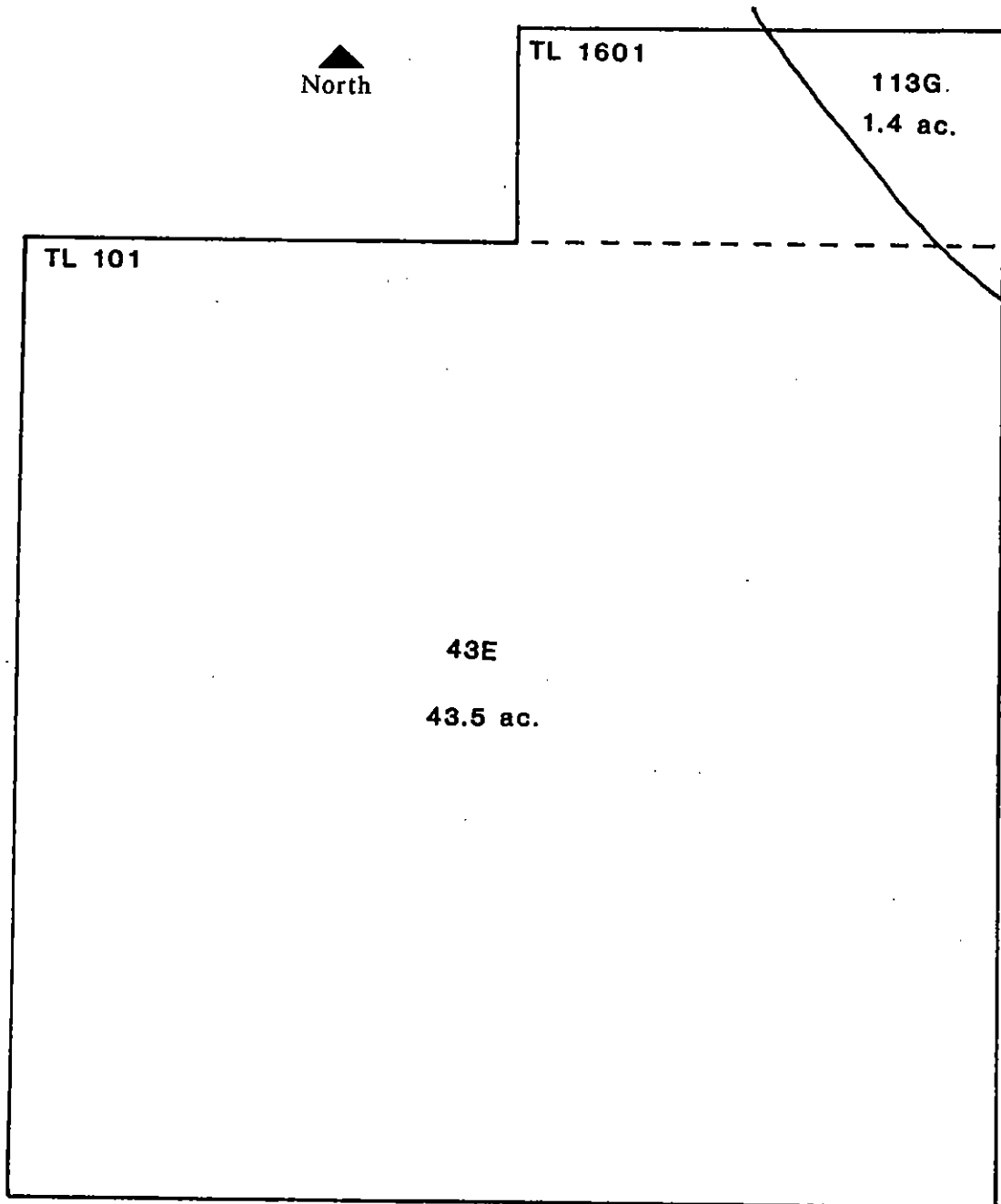
- a. Existing development pattern and density of any adjacent committed areas;
- b. Subsurface sewage suitability;
- c. Domestic water supply availability;
- d. Access;
- e. Public service;
- f. Lack of natural hazards; and
- g. Effect on resource lands."

The subject property is contiguous with an approved developed and committed area located to the north and northeast. The average parcel size in that committed area is 5.2 acres and RR-5 zoning has been applied to the area. Maintenance of RR-5 zoning on this property corresponds with what has been applied to adjacent committed areas.

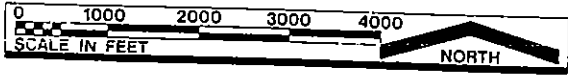
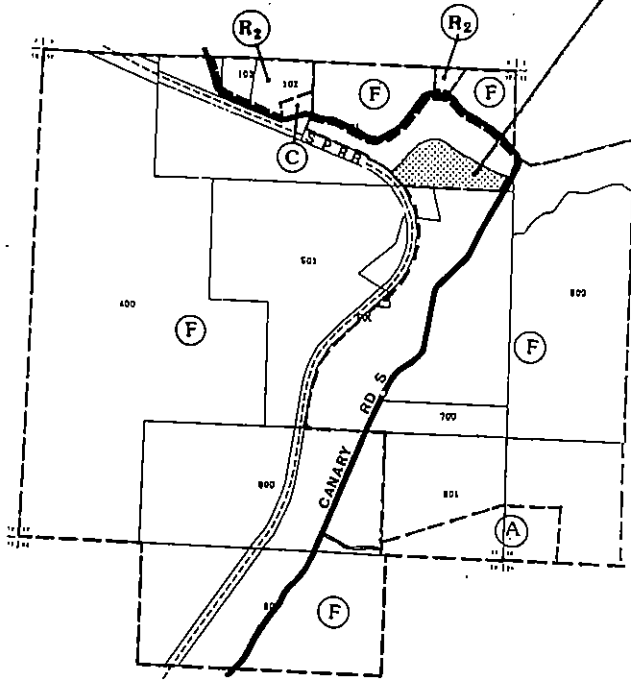
Subsurface sewage disposal systems and water supply to serve 33 units on Tax Lot 101 of the subject property have previously been approved. This amendment will result in only a fraction of the units previously approved actually being developed. An RR-5 designation for this property can be adequately served with domestic water and subsurface sewage disposal.

**SOIL DELINEATION MAP
SUPPLEMENTAL FINDINGS
Tax Lot 101/Map 18-04-07 and Tax Lot 1601/Map 18-04-06
Plot 269-3**

Source: Soil Survey of Lane County
Sheet 90



REDESIGNATE SHADED AREA
FROM INDUSTRIAL
TO FOREST USE



Adopted 19 December 1990



OFFICIAL PLAN MAP

PLOT # 045

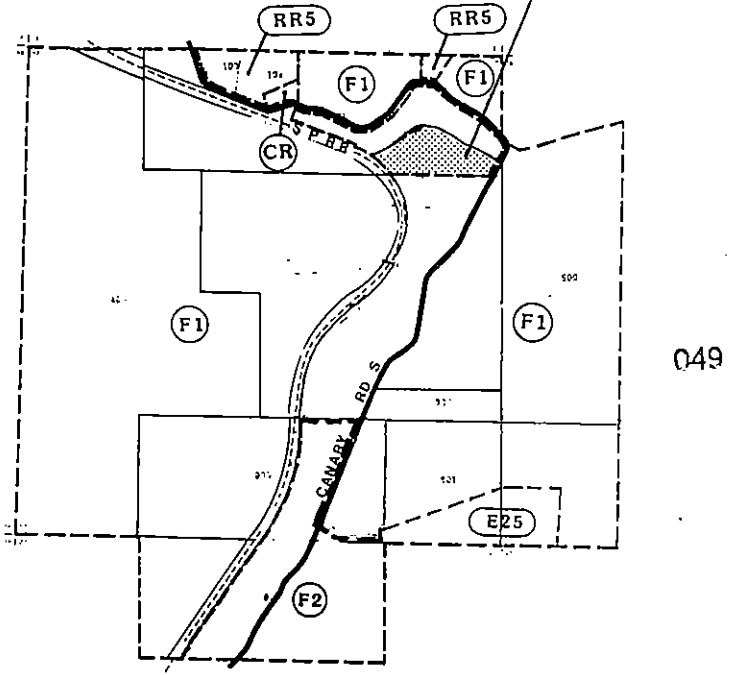
Twtnshp Range Section

19 11 17

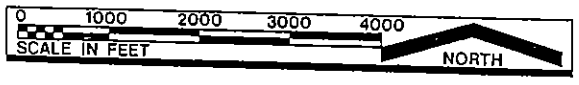
ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____

VISION # 1 ORD. # PA 903 DATE 8/14/85 FILE # _____

REZONE THE SHADED AREA
FROM M3 (HEAVY INDUSTRIAL)
TO F-2 (IMPACTED FOREST)



045A



Adopted 19 December 1990



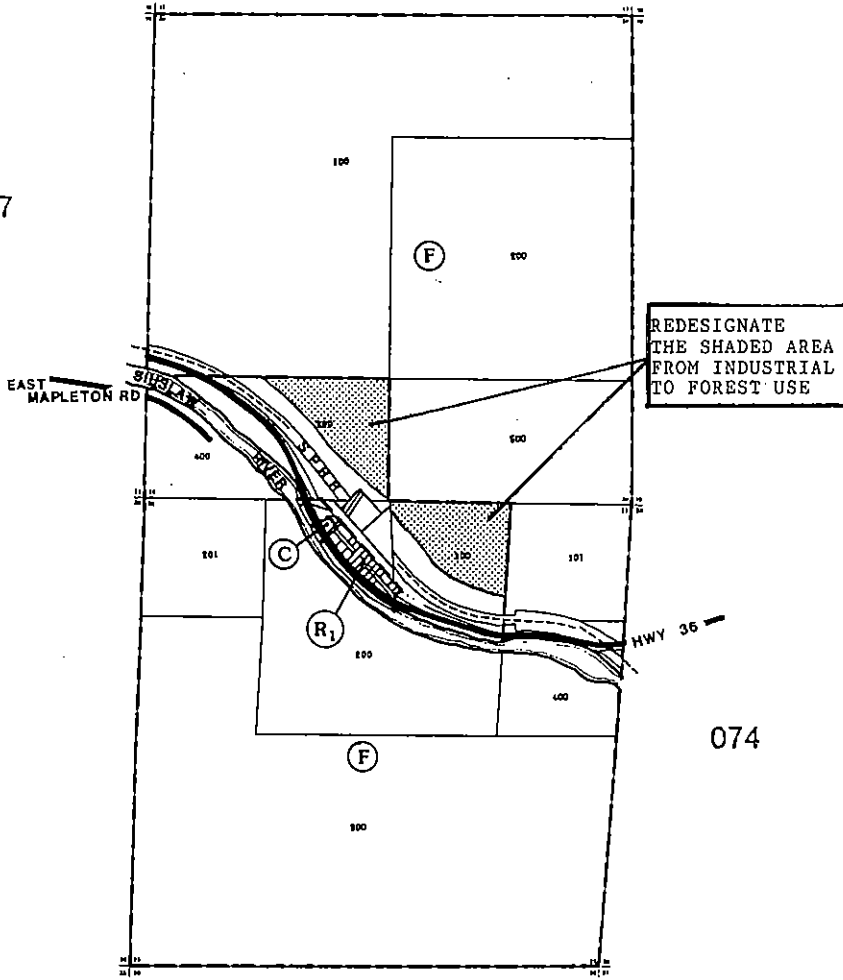
OFFICIAL ZONING MAP

PLOT# 045

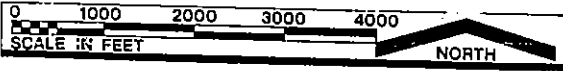
Township Range Section
19 11 17

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #
ORD. # 1 PA 027

067



074



Adopted 19 December 1990

ne county



OFFICIAL PLAN MAP

PLOT # 072

Township Range Section

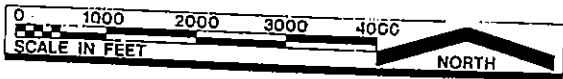
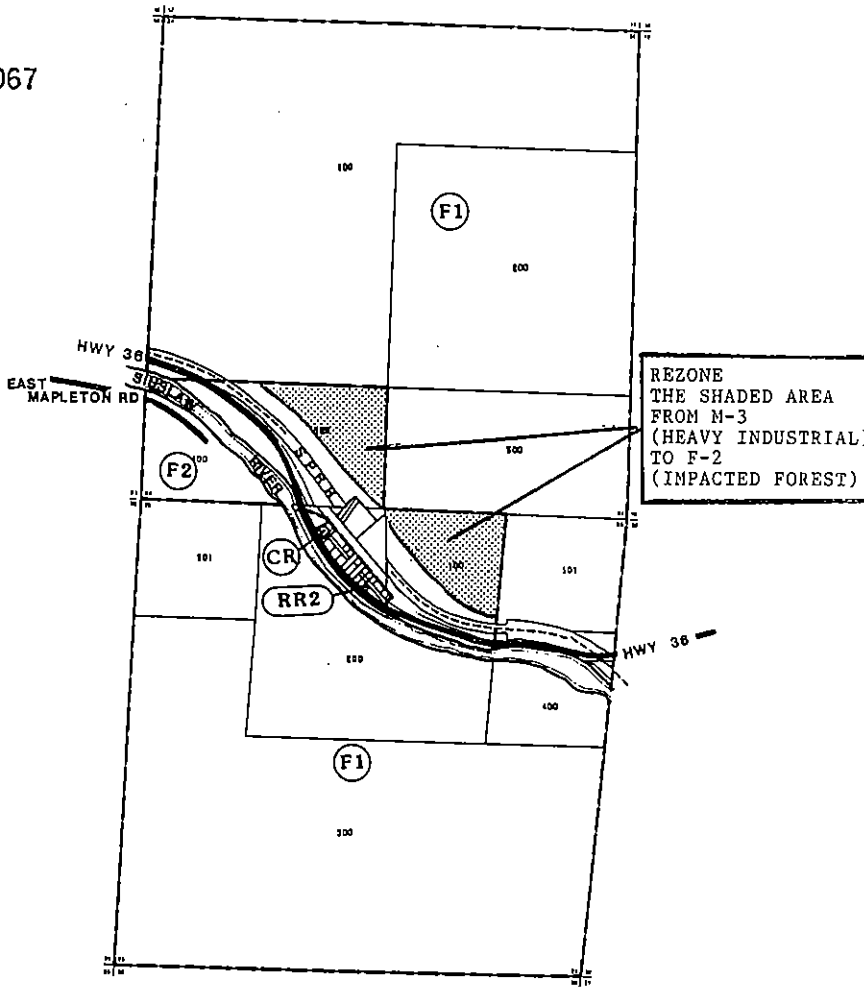
17 10 24

17 10 25

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # ORD. # DATE FILE #

067



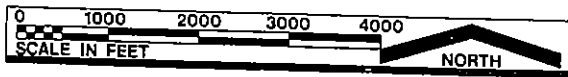
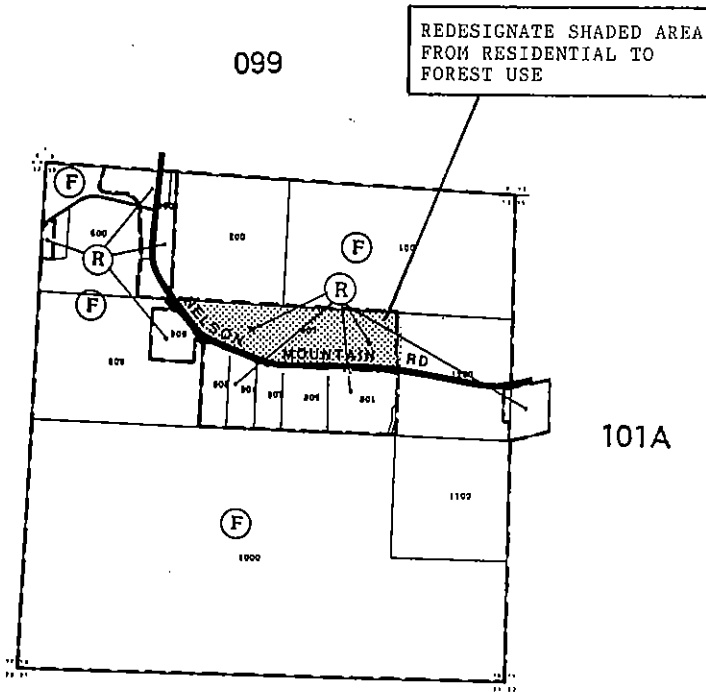
Adopted 19 December 1990



OFFICIAL ZONING MAP **PLOT# 072**

Township Range Section
 17 10 24 / 17 10 25

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #



Adopted 19 December 1990

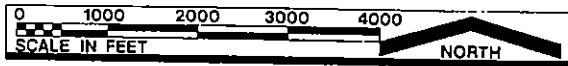
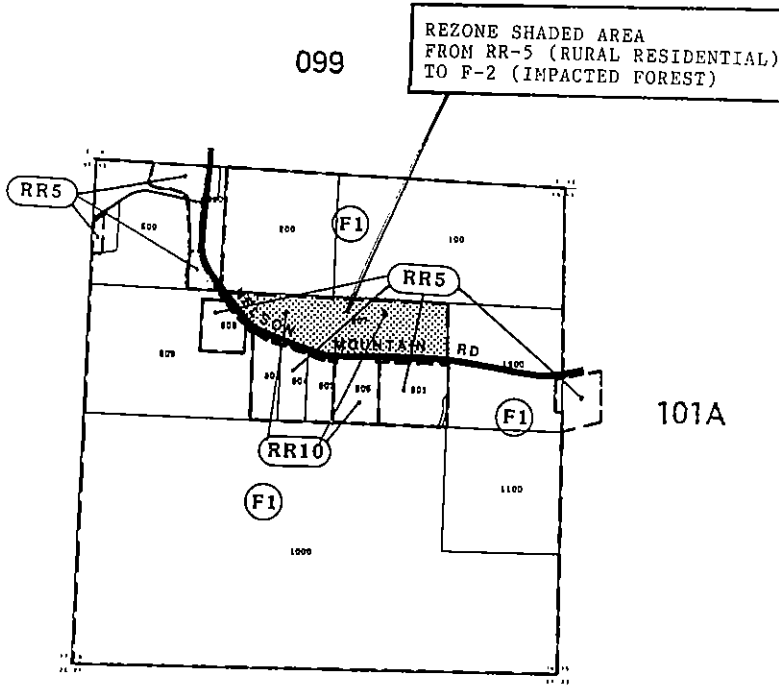


OFFICIAL PLAN MAP

PLOT # 099A

Township Range Section
17 08 16

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____
 DIVISION # 1 ORD. # PA 903 DATE 8/14/85 FILE # _____



Adopted 19 December 1990

lane county



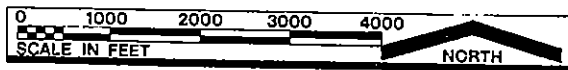
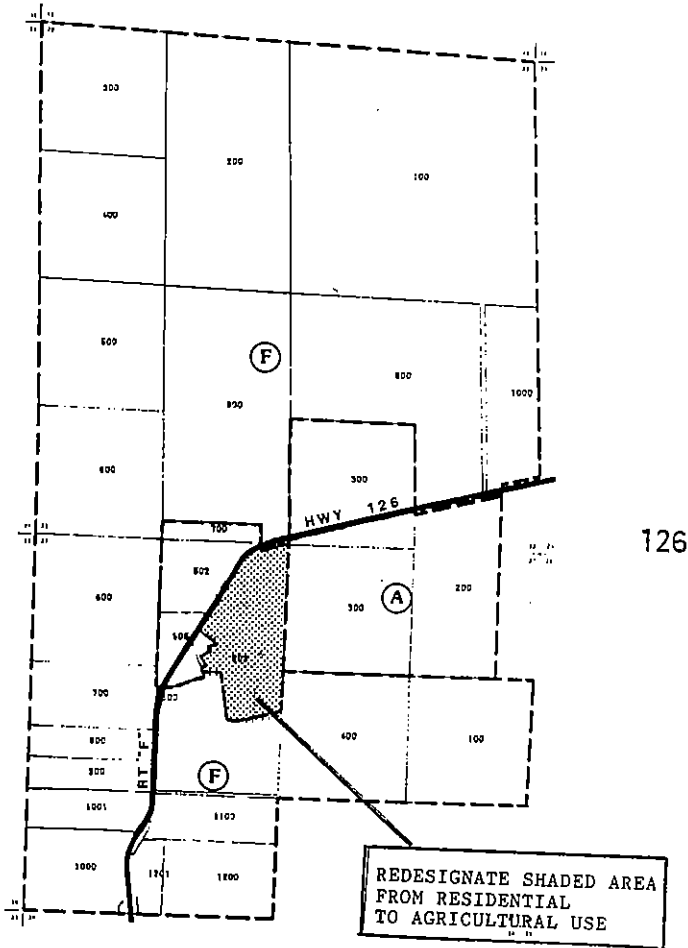
OFFICIAL ZONING MAP

PLOT # 99A

Township Range Section
17 08 16

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # 1 ORD # PA 903 DATE 8/14/85



Adopted 19 December 1990



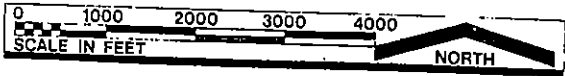
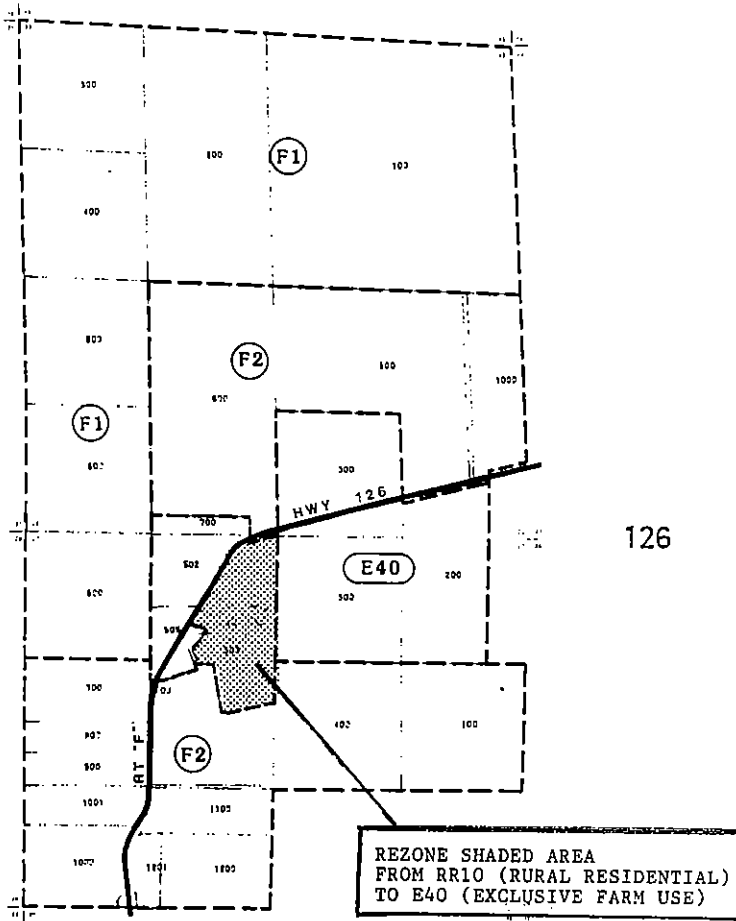
OFFICIAL PLAN MAP

PLOT# 123

Township Range Section	
17 07 22	17 07 27

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

VISION # ORD # DATE FILE #



Adopted 19 December 1990



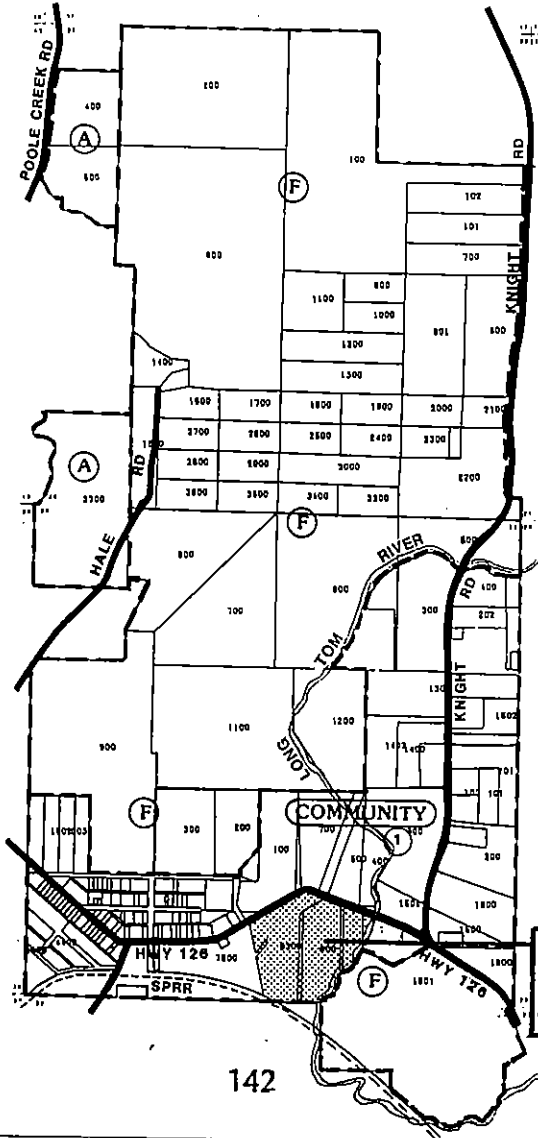
OFFICIAL ZONING MAP

PLOT# 123

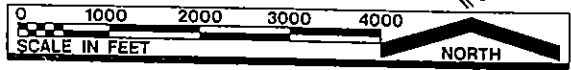
Township Range Section	
17 07 22	17 07 27

ORIGINAL ORD. # _____ PA 884 _____ DATE 2/29/1984 FILE # _____
 REVISION # _____ ORD. # _____ DATE _____ FILE # _____

140



REDESIGNATE
SHADED AREA
FROM RURAL COMMUNITY
TO FOREST USE



Adopted 19 December 1990

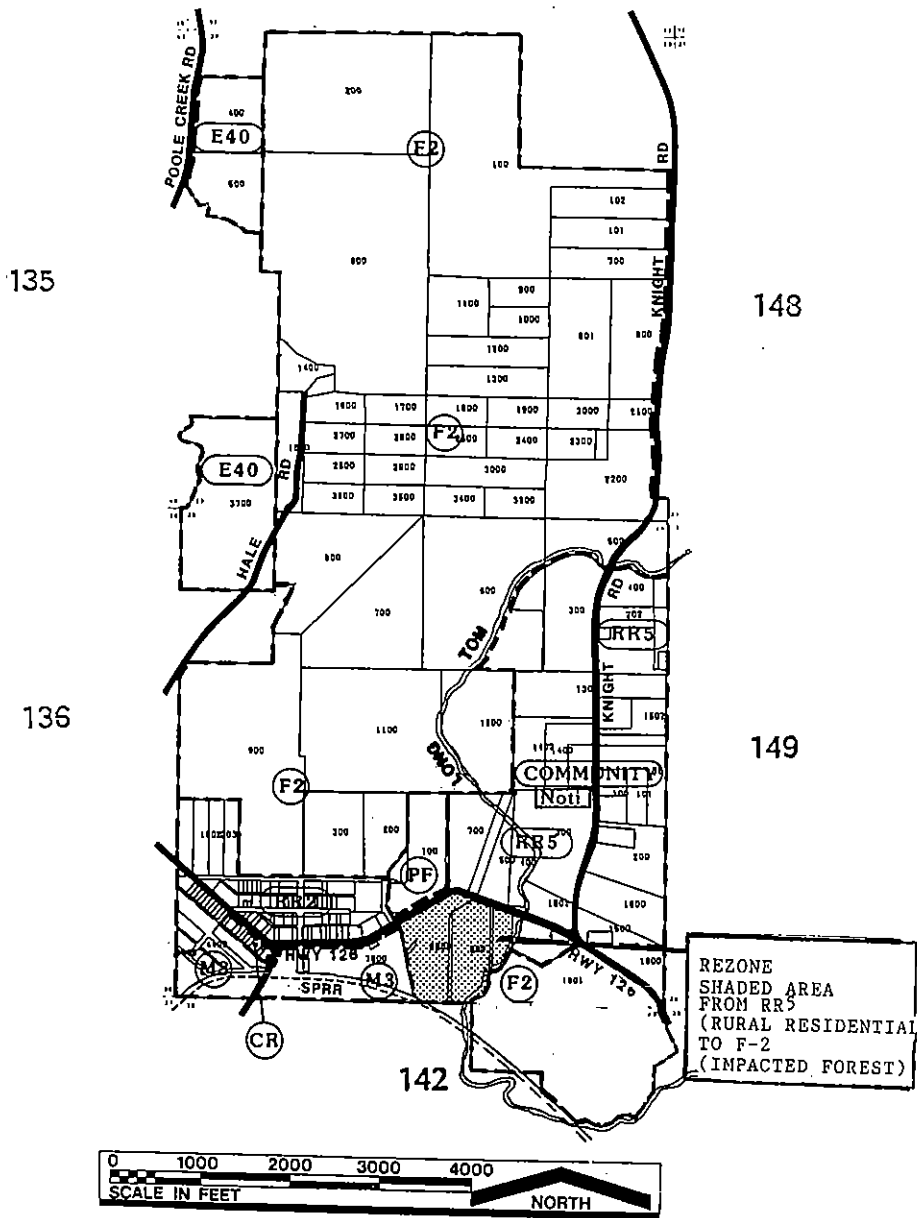


OFFICIAL PLAN MAP

PLOT# 141

Township Range Section	
17 06 20	17 06 29

ORIGINAL ORD. # _____ PA 884 _____ DATE 2/29/1984 FILE # _____
 REVISION # 1 ORD. # PA 893 _____ DATE 3/27/85 FILE # _____



Adopted 19 December 1990



OFFICIAL ZONING MAP

PLOT# 141

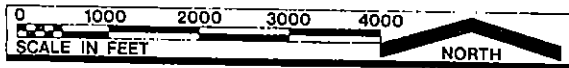
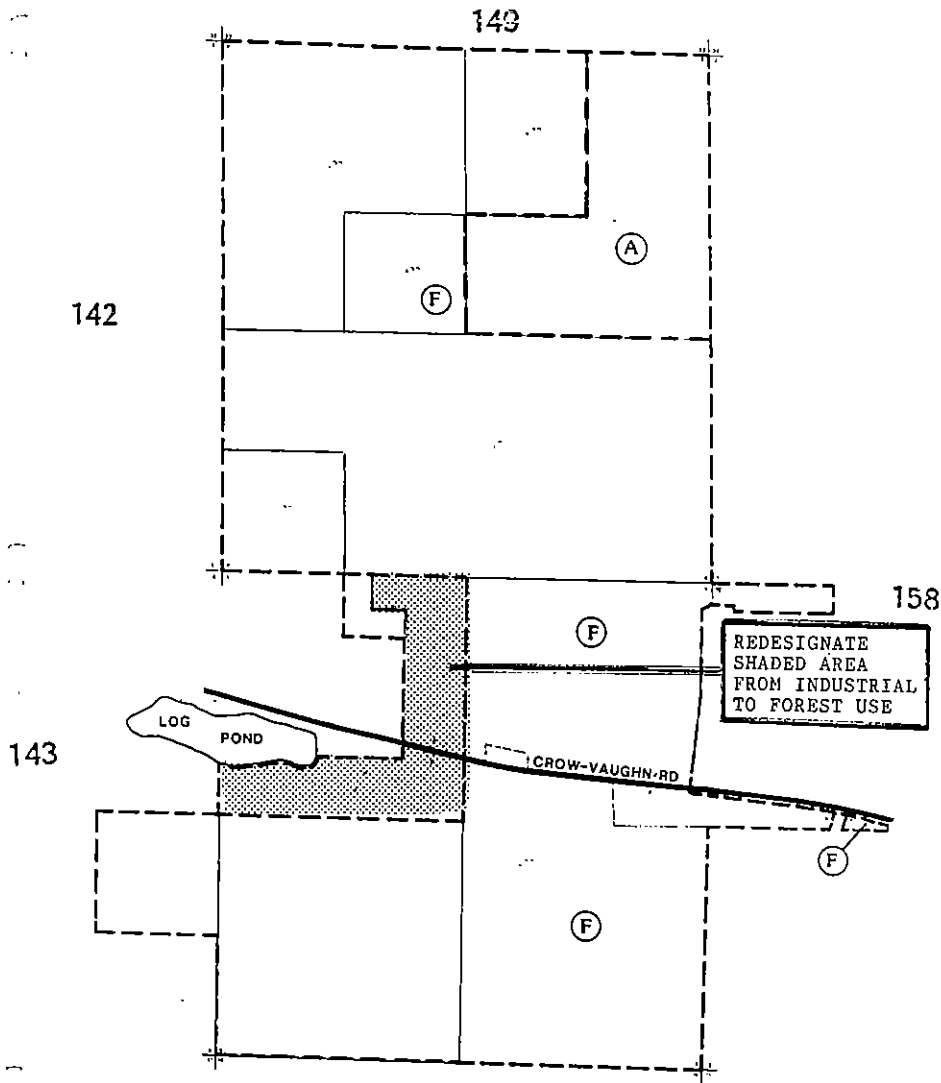
Township Range Section

17 06 20

17 06 29

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # 1 ORD # PA 893 DATE 3/27/84 FILE #



Adopted 19 December 1990

ing county



OFFICIAL PLAN MAP

PLOT# 150

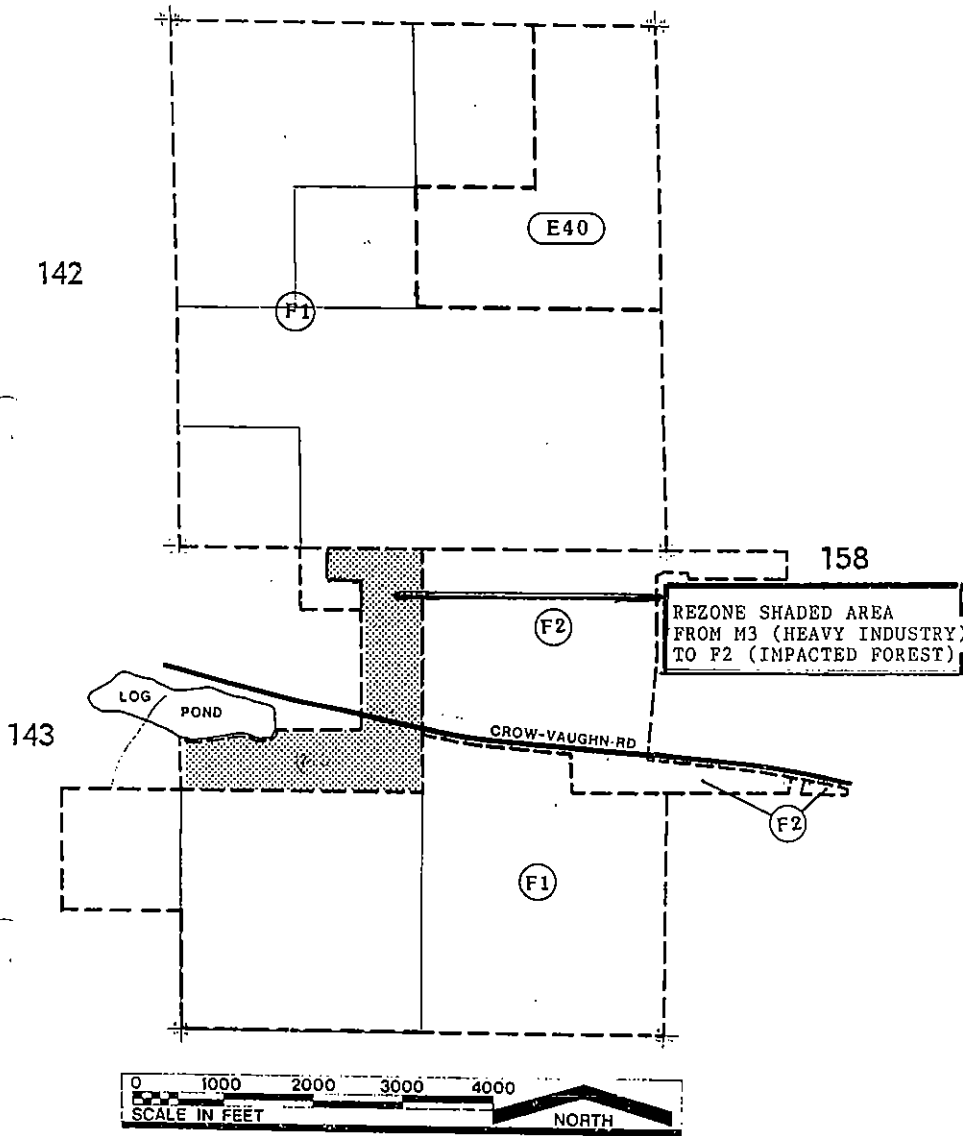
Twship	Range	Section	
18	06	04	18 06 09 ()

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # ORD # DATE FILE #

BOOK 145 PAGE 2270

149



Adopted 19 December 1990

2 county

OFFICIAL ZONING MAP

PLOT# 150

Township Range Section
18 06 04 / 18 06 09 ()

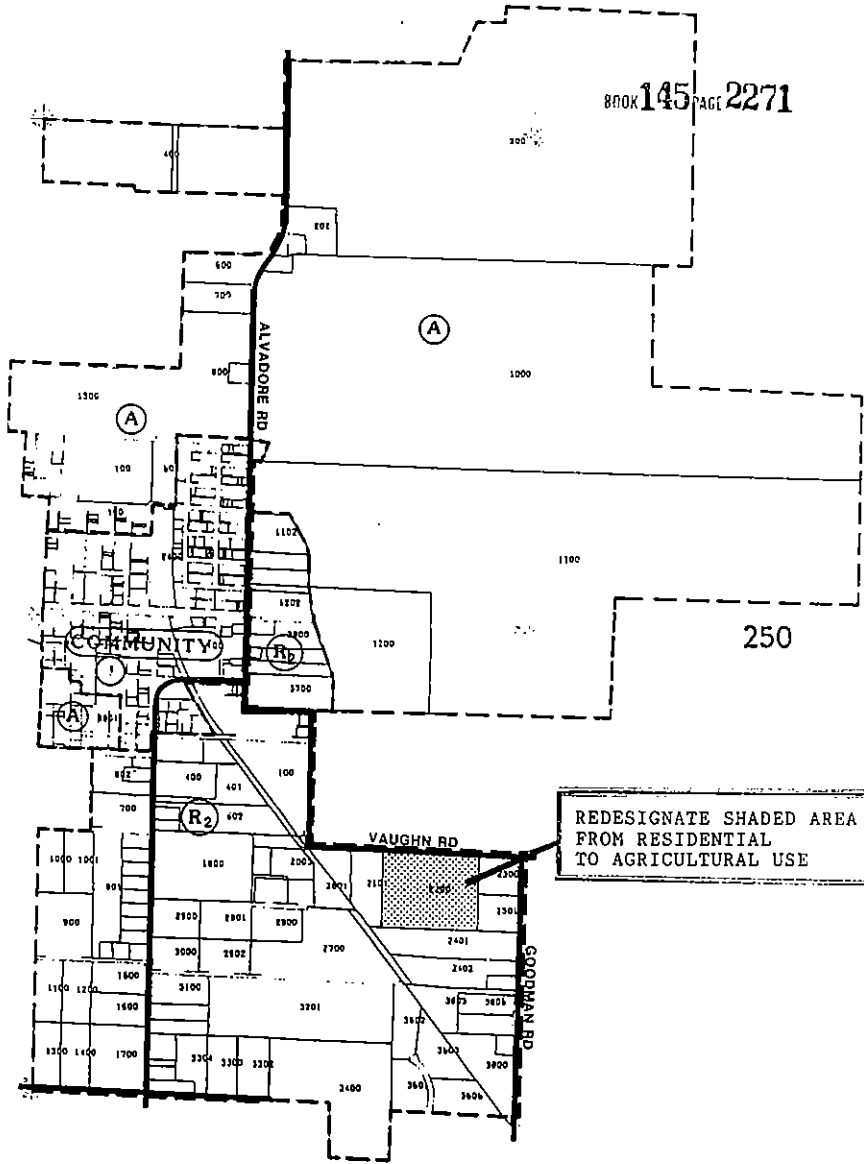
ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

AMENDMENT # ORD. # DATE FILE #

235

BOOK 145 PAGE 2271

222



250

REDESIGNATE SHADED AREA
FROM RESIDENTIAL
TO AGRICULTURAL USE

237



Adopted 19 December 1990



OFFICIAL PLAN MAP

PLOT# 236

Township Range Section

16 05 35

17 05 02

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # ORD. # DATE FILE #

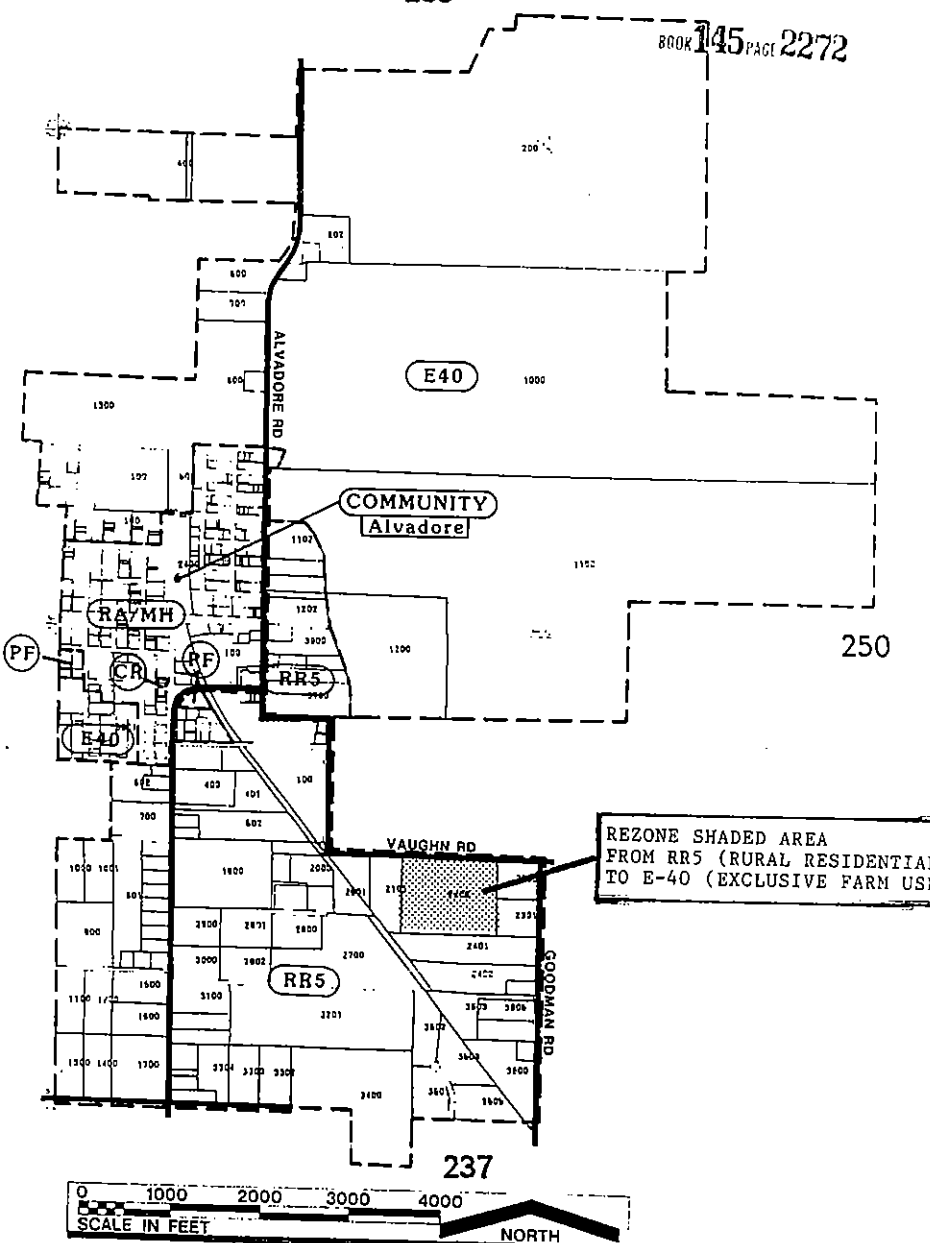
235

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222

250

237



REZONE SHADED AREA
FROM RR5 (RURAL RESIDENTIAL
TO E-40 (EXCLUSIVE FARM USE

Adopted 19 December 1990



OFFICIAL ZONING MAP

PLOT# 236

Township Range Section
16 05 35 / 17 05 02 ()

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

VISION # ORD # DATE FILE #

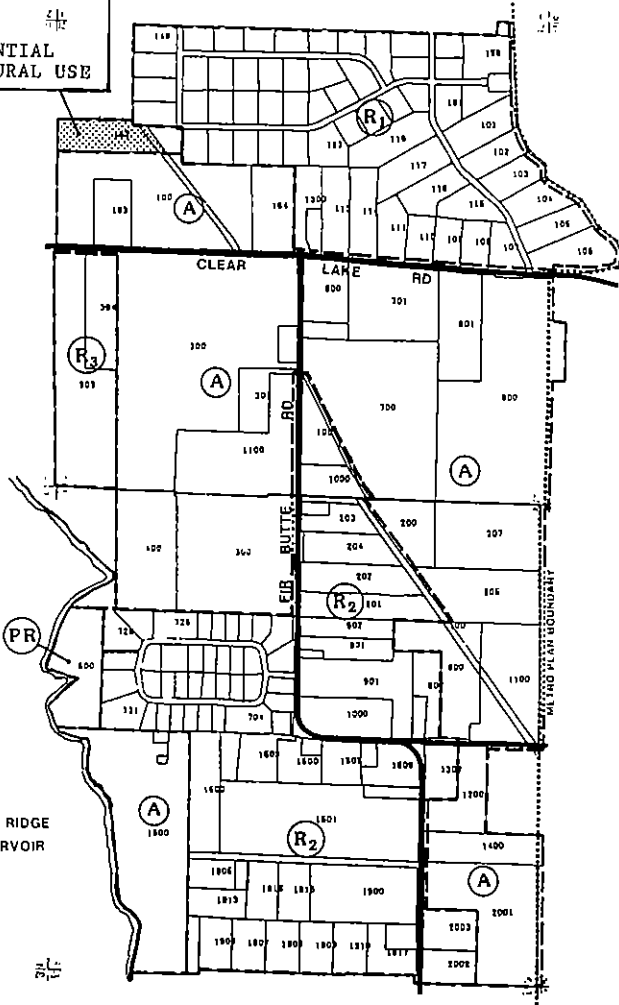
BROOK 145 PAGE 2273
250

REDESIGNATE
SHADED AREA
FROM RESIDENTIAL
TO AGRICULTURAL USE

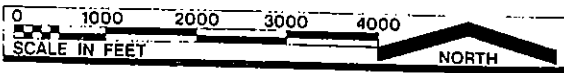
237

1001

FERN RIDGE
RESERVOIR



252



Adopted 19 December 1990



OFFICIAL PLAN MAP

PLOT# 251

Township Range Section

17 05 12

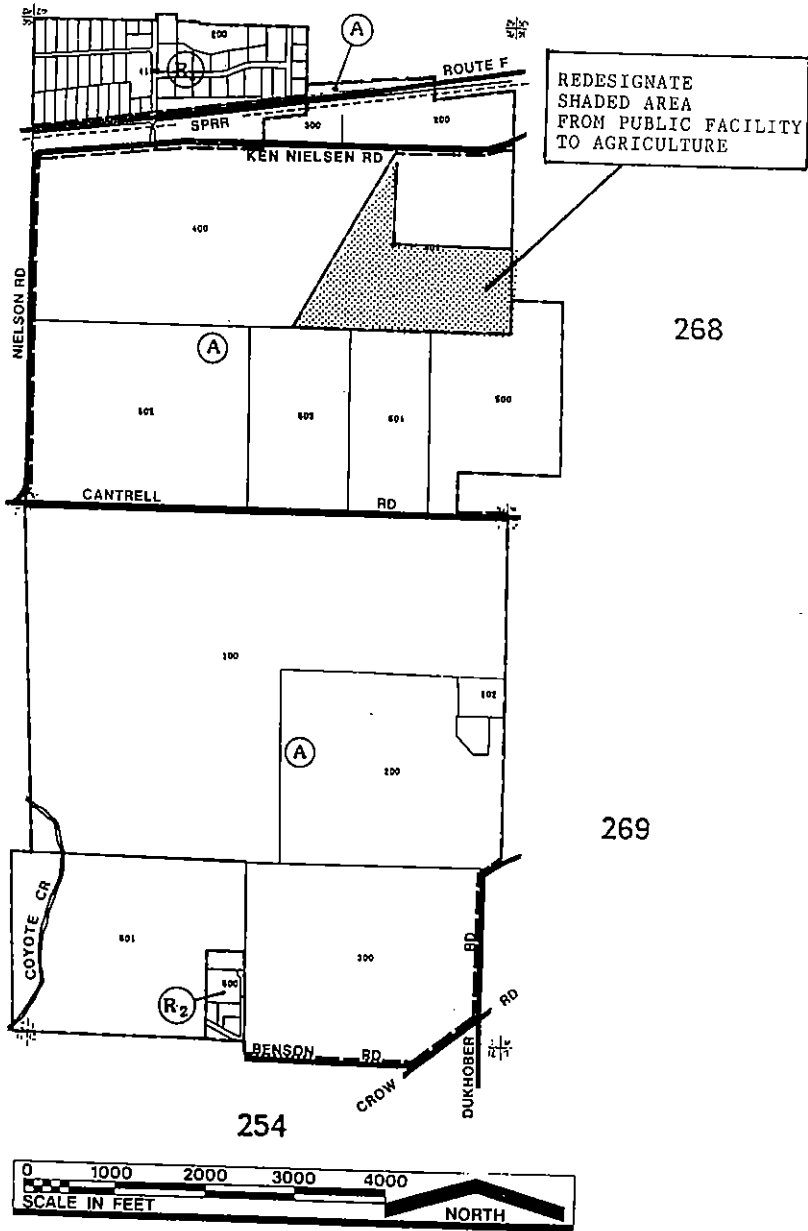
17 05 13

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # ORD. # DATE FILE #

252

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238A

268

239

269

254

Adopted 19 December 1990

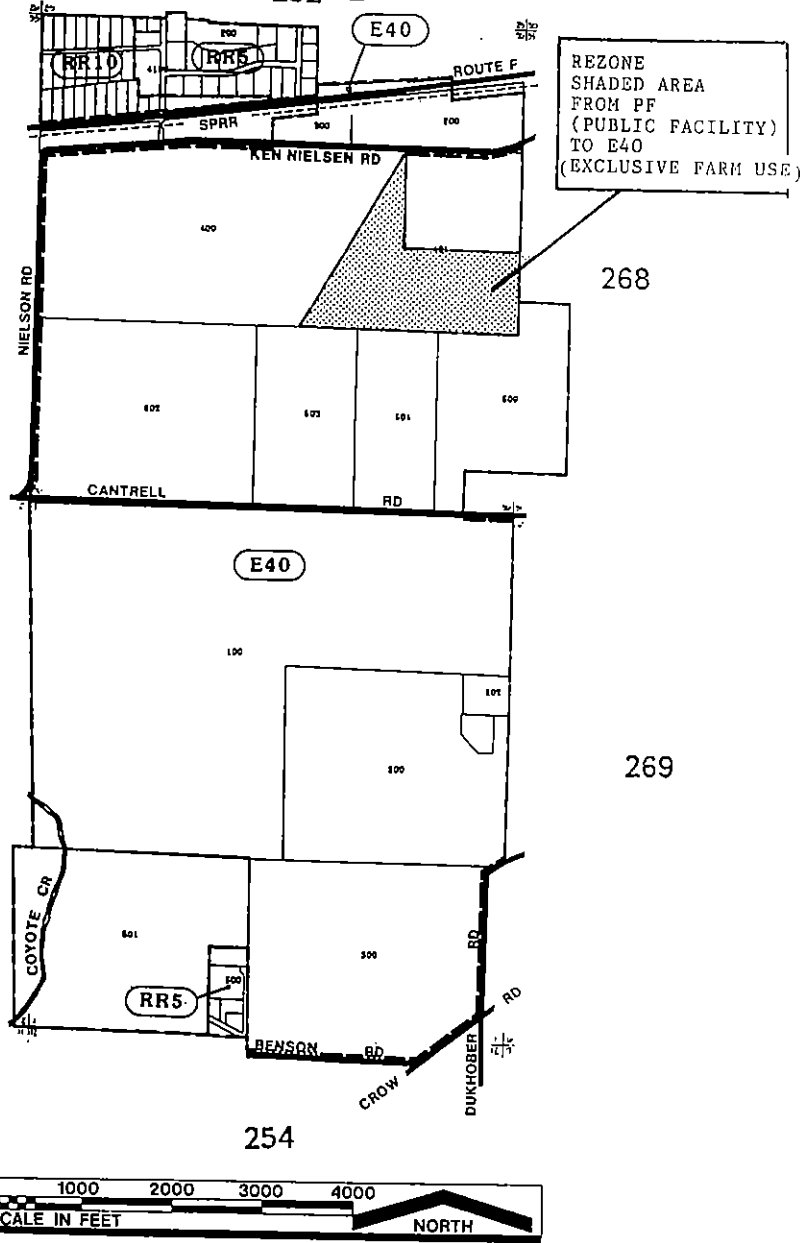


OFFICIAL PLAN MAP

PLOT # 253

Township Range Section	
17 05 36	18 05 01

ORIGINAL ORD. # _____ PA 884 _____ DATE 2/29/1984 FILE # _____
 VISION # _____ ORD. # _____ DATE _____ FILE # _____



Adopted 19 December 1990

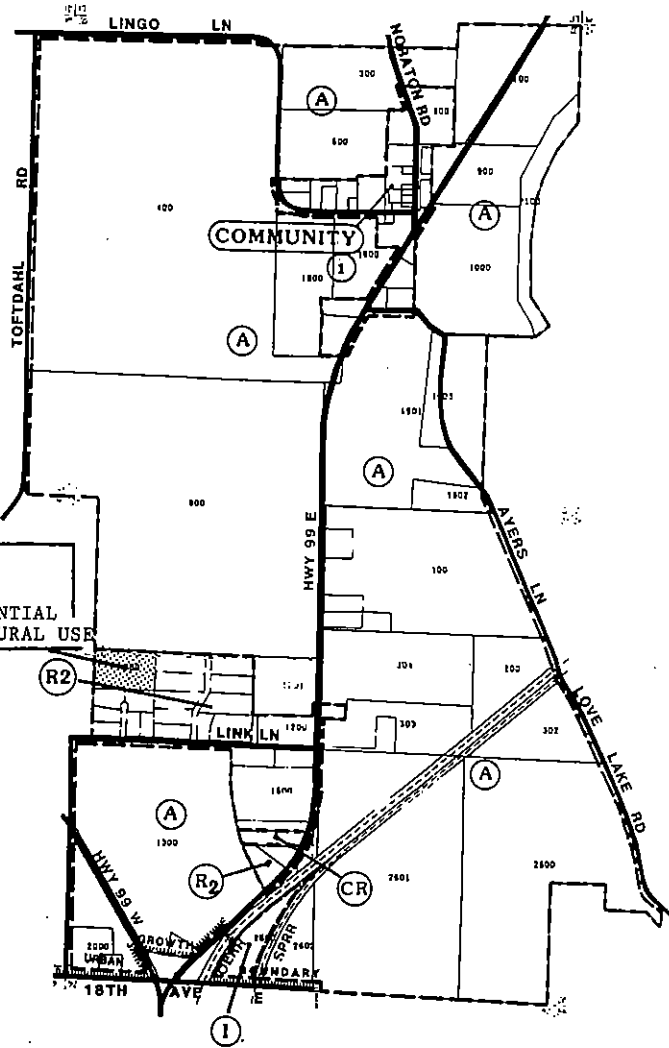
Official Zoning Map

PLOT# 253

Township Range Section
 17 05 36 / 18 05 01

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

VISION # ORD. # DATE FILE #

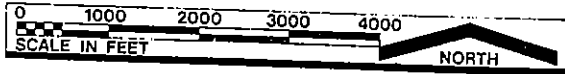


264

REDESIGNATE
SHADED AREA
FROM RESIDENTIAL
TO AGRICULTURAL USE

292

280



Adopted 19 December 1990



OFFICIAL PLAN MAP

PLOT# 279

Township Range Section

15 04 20

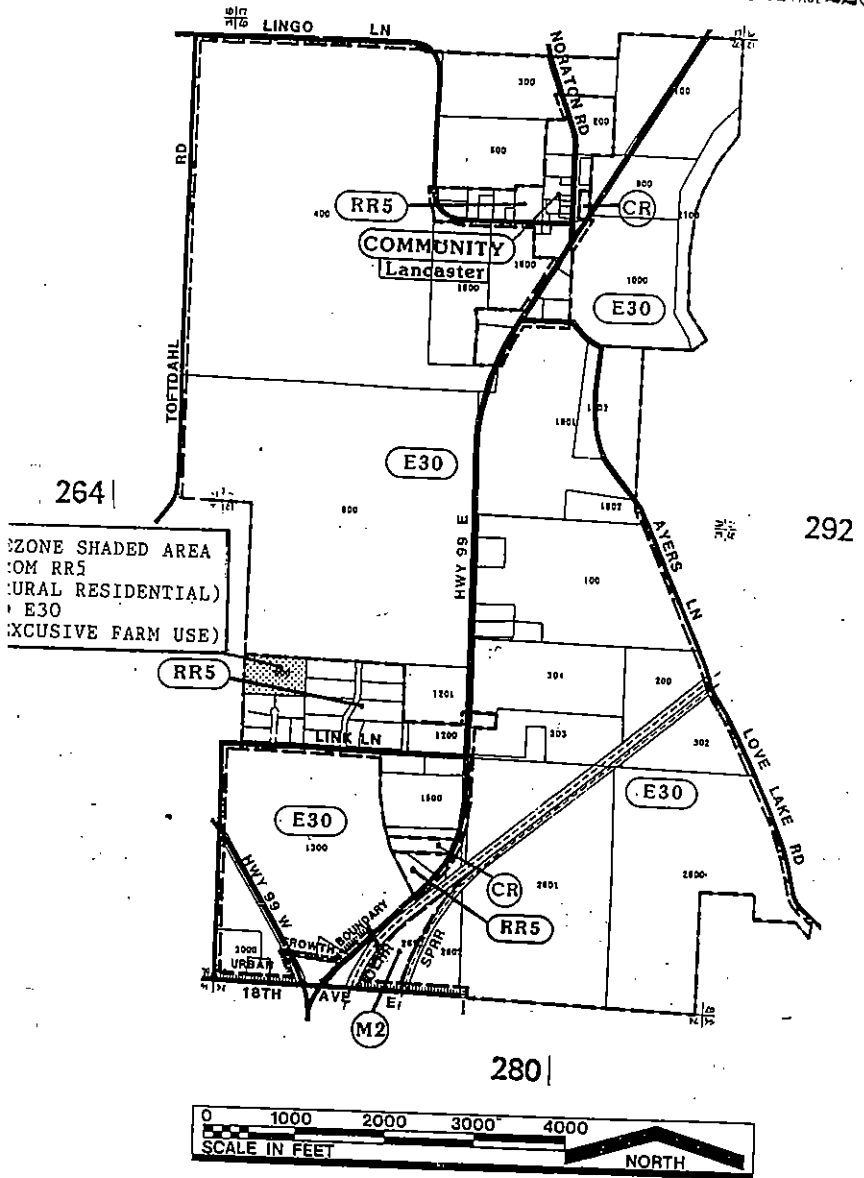
15 04 29

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

DIVISION # 1 ORD. # PA 903 DATE 8/14/85 FILE #

278

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Adopted 19 December 1990



OFFICIAL ZONING MAP

PLOT# 279

Township Range Section

15 04 20

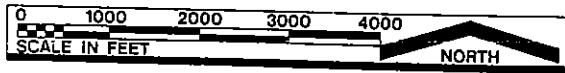
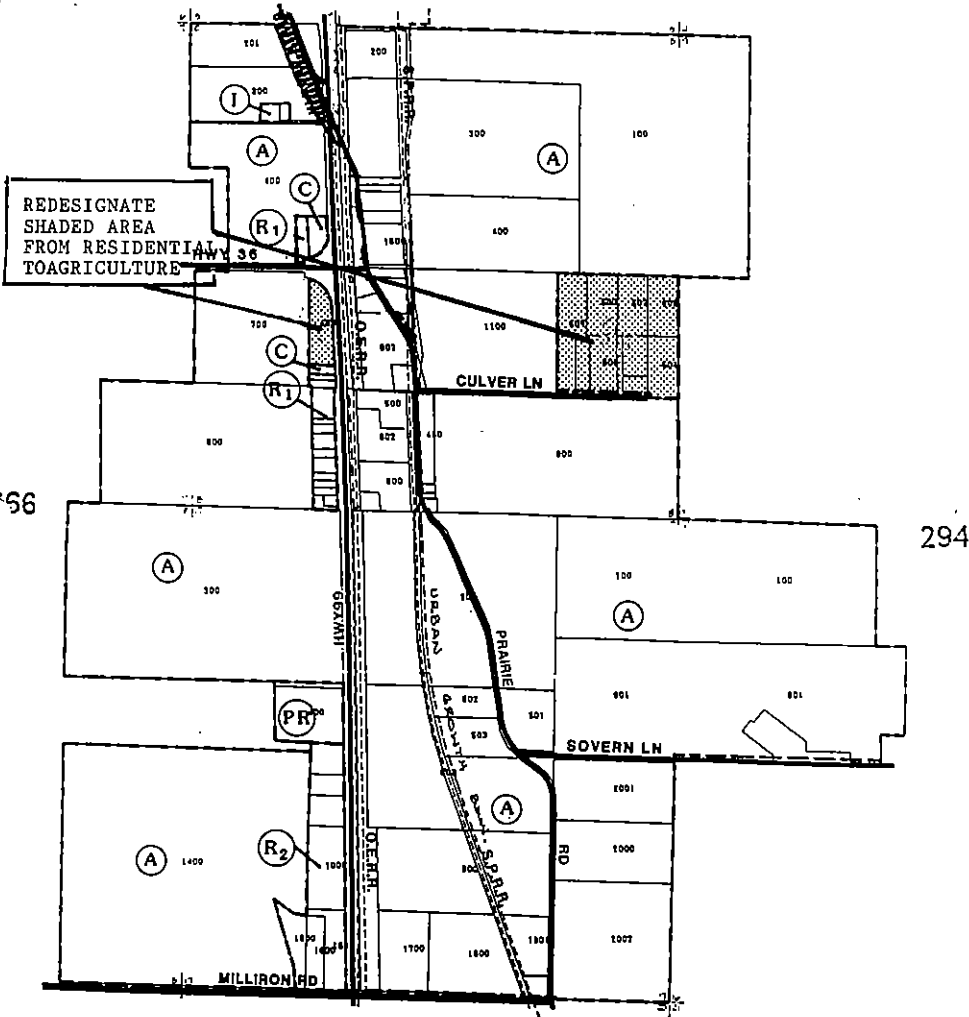
15 04 29

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # 1 ORD # PA 903 DATE 8/14/85 FILE #

280

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Adopted 19 December 1990

lane county



OFFICIAL PLAN MAP

PLOT # 281

Township Range Section

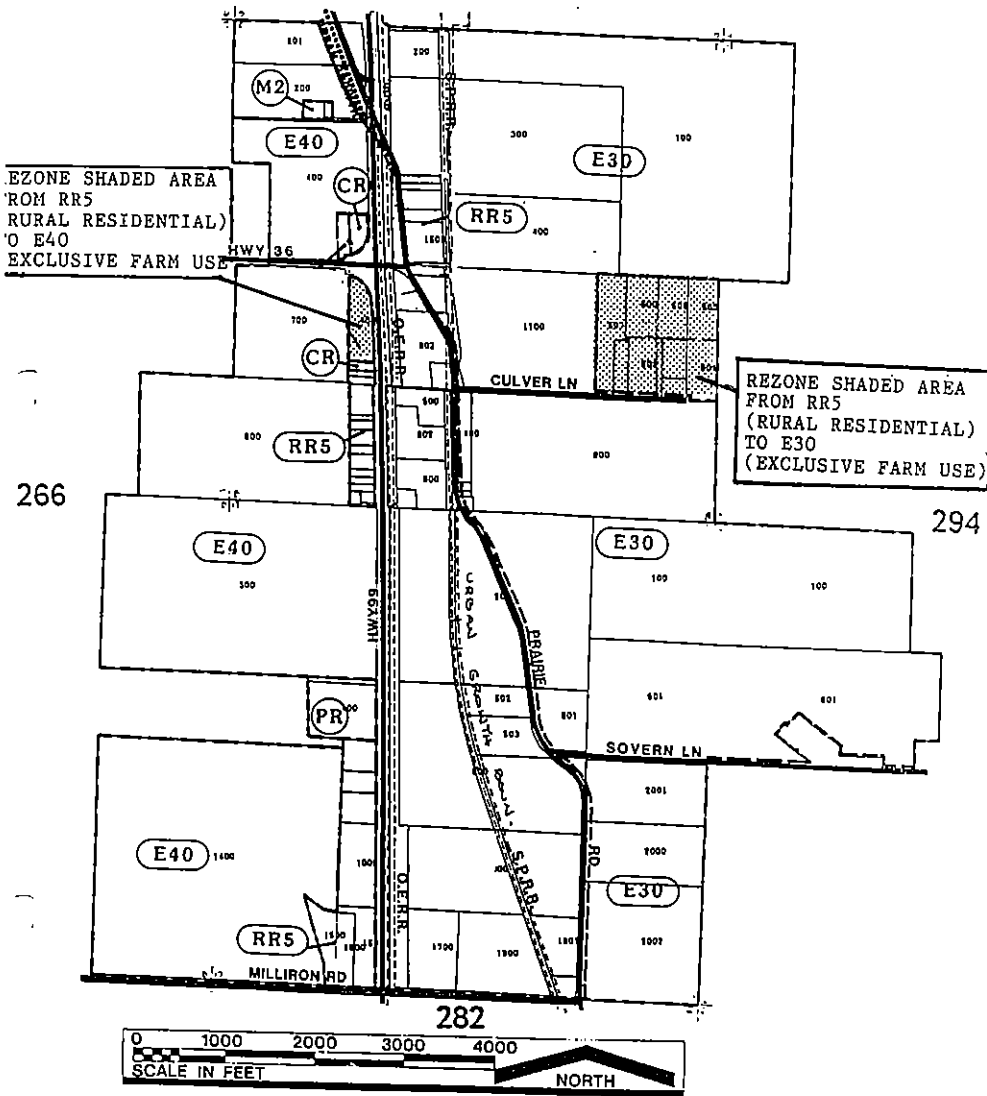
16 04 08

16 04 17

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # ORD # DATE FILE #

280



Adopted 19 December 1990



OFFICIAL ZONING MAP

PLOT# 281

Township Range Section	
16 04 08	16 04 17

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # ORD # DATE FILE #

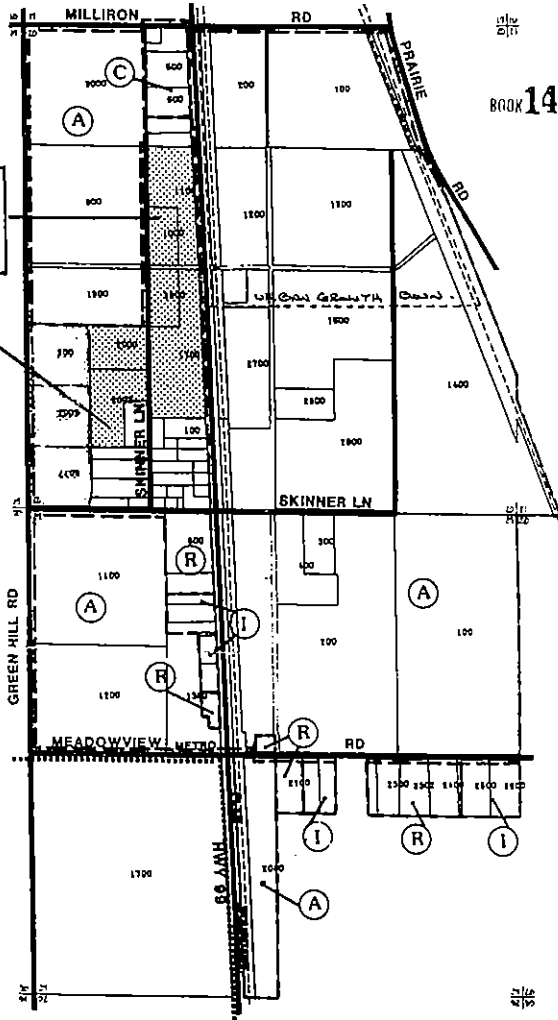
281

BOOK 145 PAGE 2286

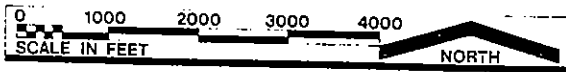
DESIGNATE
SHADED AREA
FROM RESIDENTIAL
TO AGRICULTURAL USE

267

295



283



Adopted 19 December 1990

16 county

OFFICIAL PLAN MAP **PLOT# 282**

Township Range Section
16 04 20 / 16 04 29

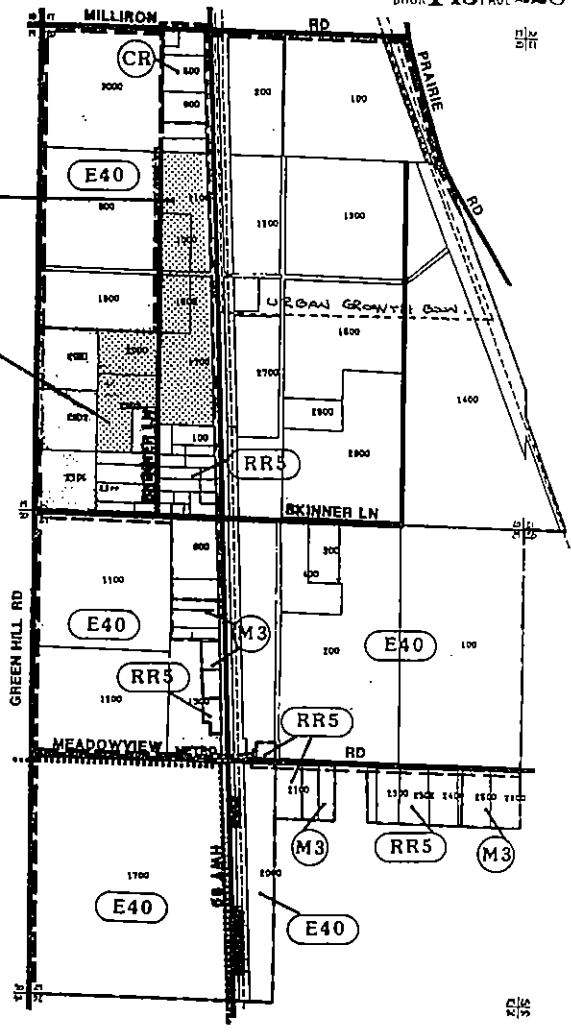
ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

VISION # ORD. # DATE FILE #

281

BOOK 145 PAGE 2287

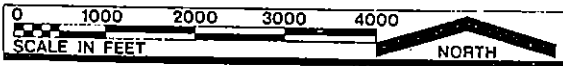
REZONE SHADED AREA
FROM RR5
(RURAL RESIDENTIAL)
TO E40
(EXCLUSIVE FARM USE)



267

295

283



Adopted 19 December 1990

Official Zoning Map

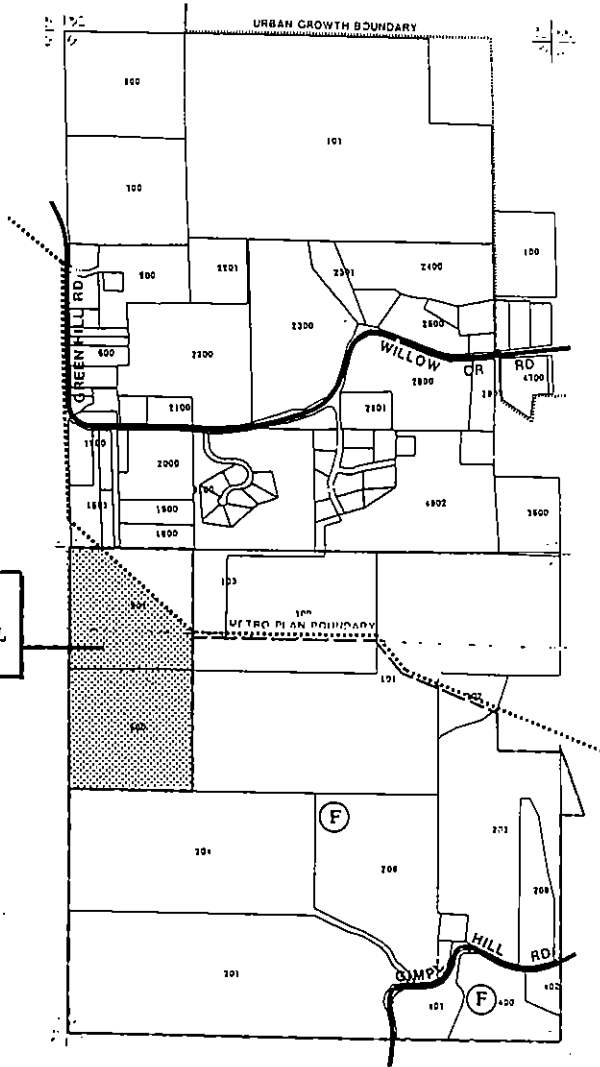
PLOT # 282

Township Range Section
16 04 20 / 16 04 29

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

VISION # ORD # DATE FILE #

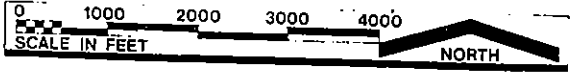
1004



269
REDESIGNATE
SHADED AREA
FROM RESIDENTIAL
TO FOREST USE

297

285



Adopted 19 December 1990

County

OFFICIAL PLAN MAP

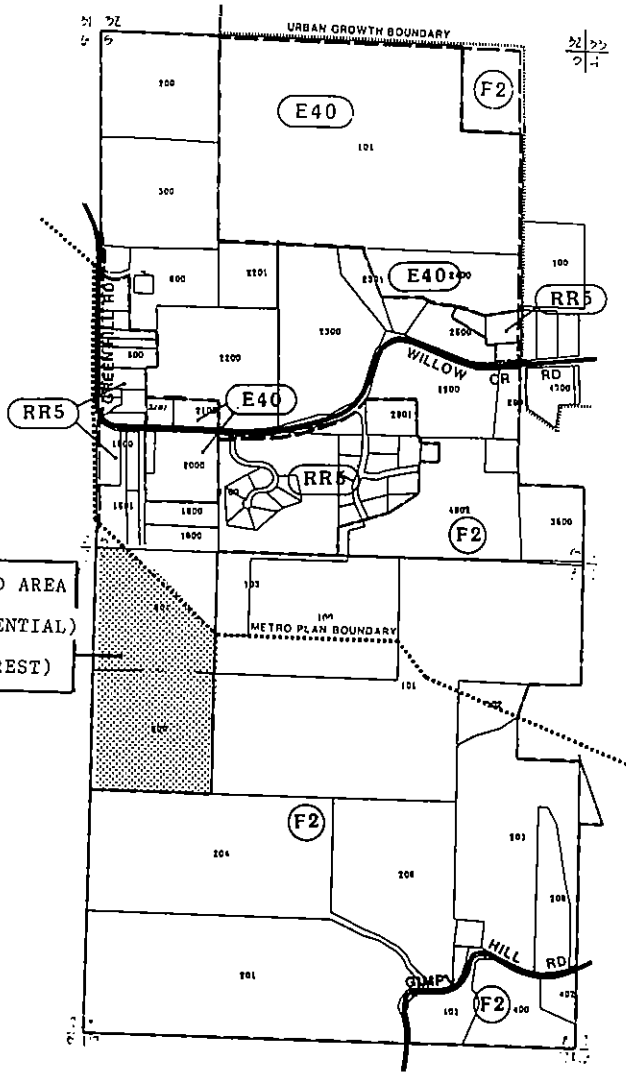
PLOT # 284

Township Range Section
18 04 05 / 18 04 08 ()

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

1004

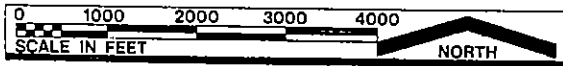
BOOK 145 PAGE 2289



269
ZONE SHADED AREA
(FROM RR5
RURAL RESIDENTIAL
TO F2
IMPACTED FOREST)

297

285



Adopted 19 December 1990

Official Zoning Map

PLOT# 284

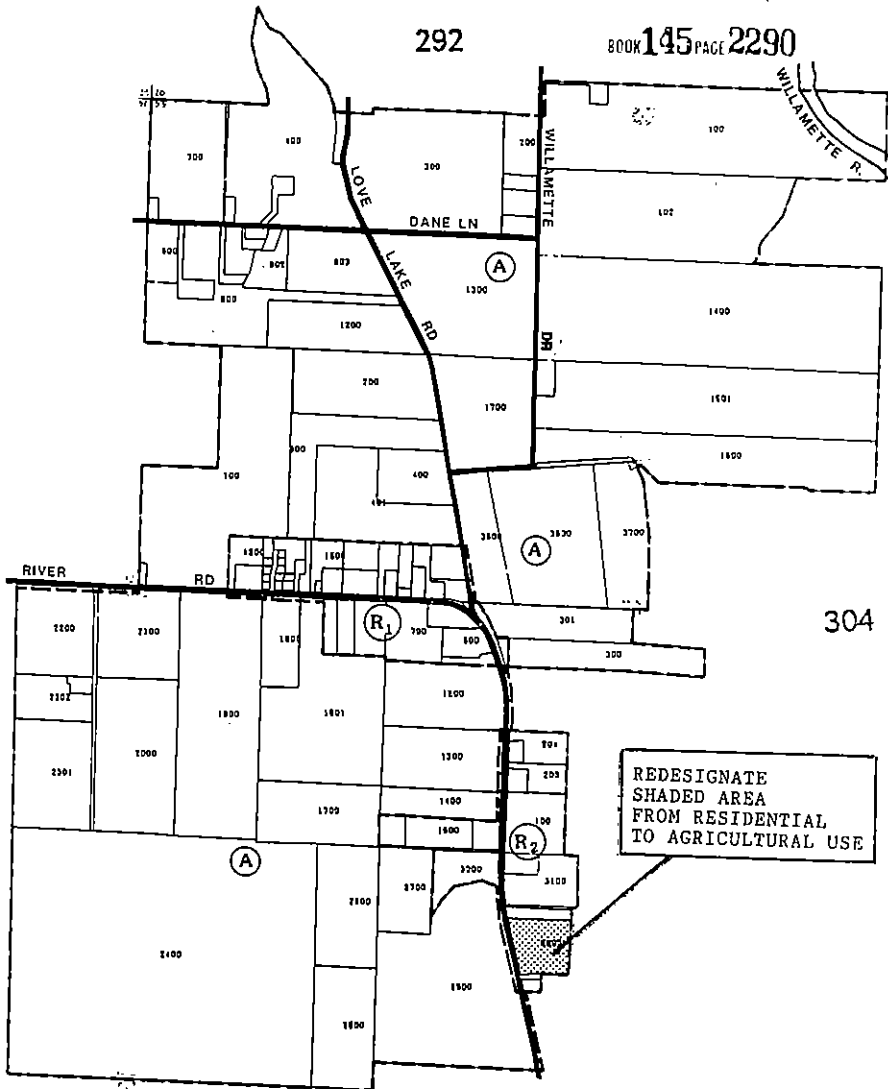
Township Range Section
18 04 05 / 18 04 08

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # ORD. # DATE FILE #

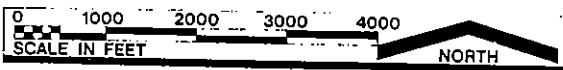
292

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304

294



Adopted 19 December 1990



OFFICIAL PLAN MAP

PLOT# 293

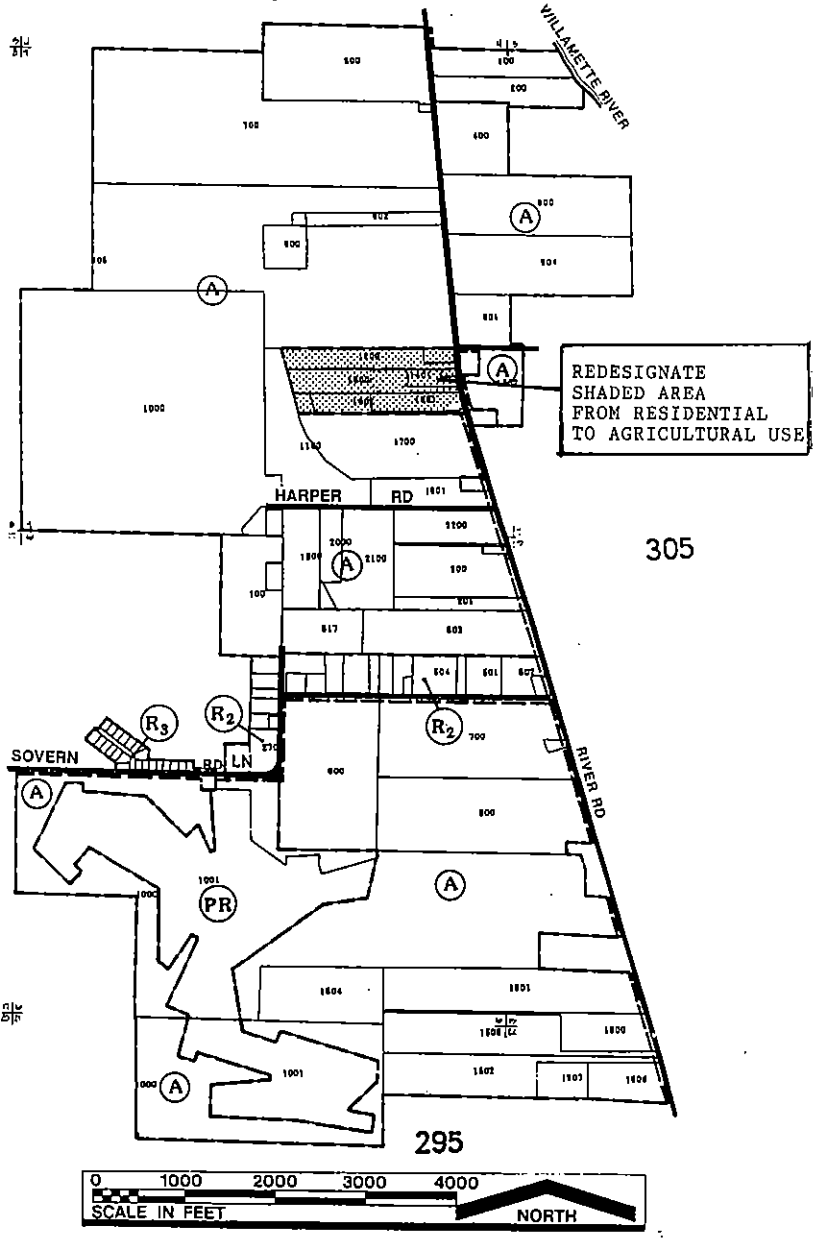
Township Range Section

15 04 33

16 04 04

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____

REVISION # _____ ORD. # _____ DATE _____ FILE # _____



Adopted 19 December 1990



OFFICIAL PLAN MAP

PLOT # 294

Township Range Section
16 04 09 / 16 04 16

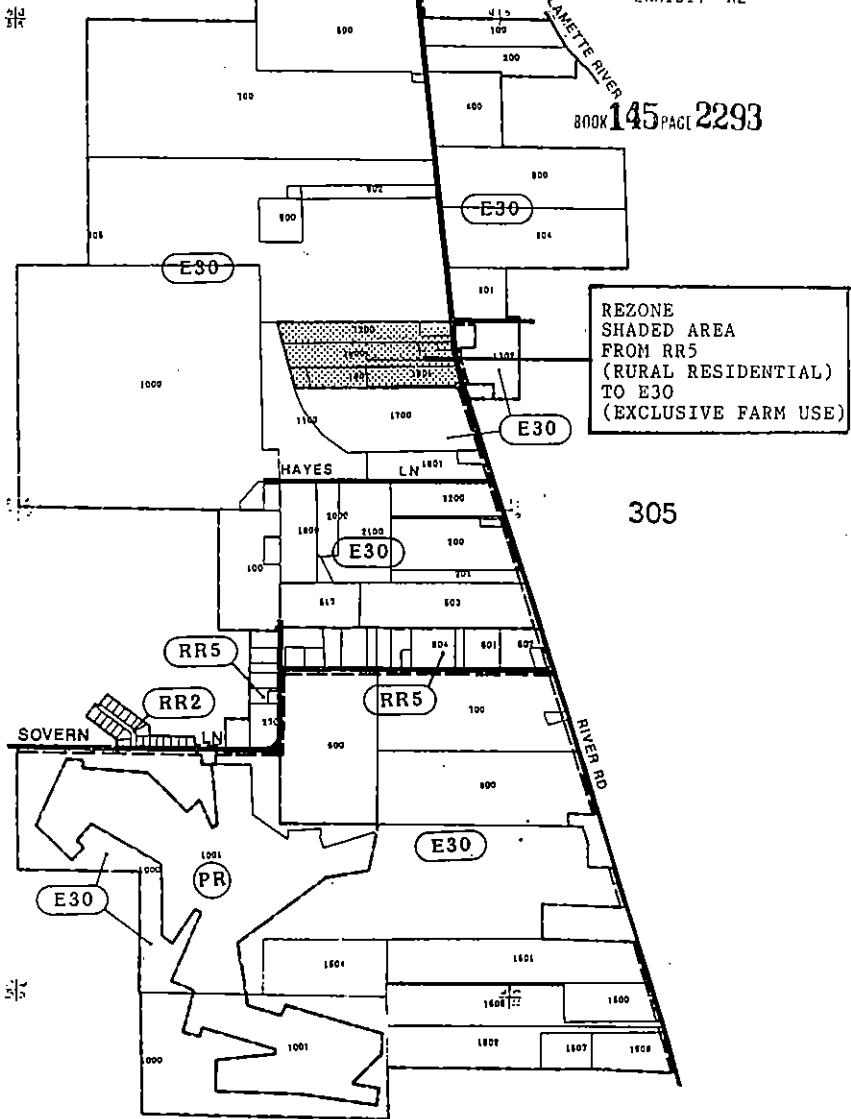
ORIGINAL ORD. # _____ PA 884 _____ DATE 2/29/1984 FILE # _____

REVISION # _____ ORD. # _____ DATE _____ FILE # _____

293

VILLAMETTE RIVER

BOOK 145 PAGE 2293

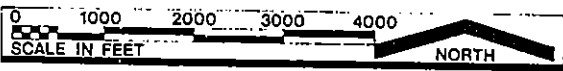


REZONE
SHADED AREA
FROM RR5
(RURAL RESIDENTIAL)
TO E30
(EXCLUSIVE FARM USE)

281

305

295



Adopted 19 December 1990



OFFICIAL ZONING MAP

PLOT # 294

Township Range Section
16 04 09

16 04 16

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

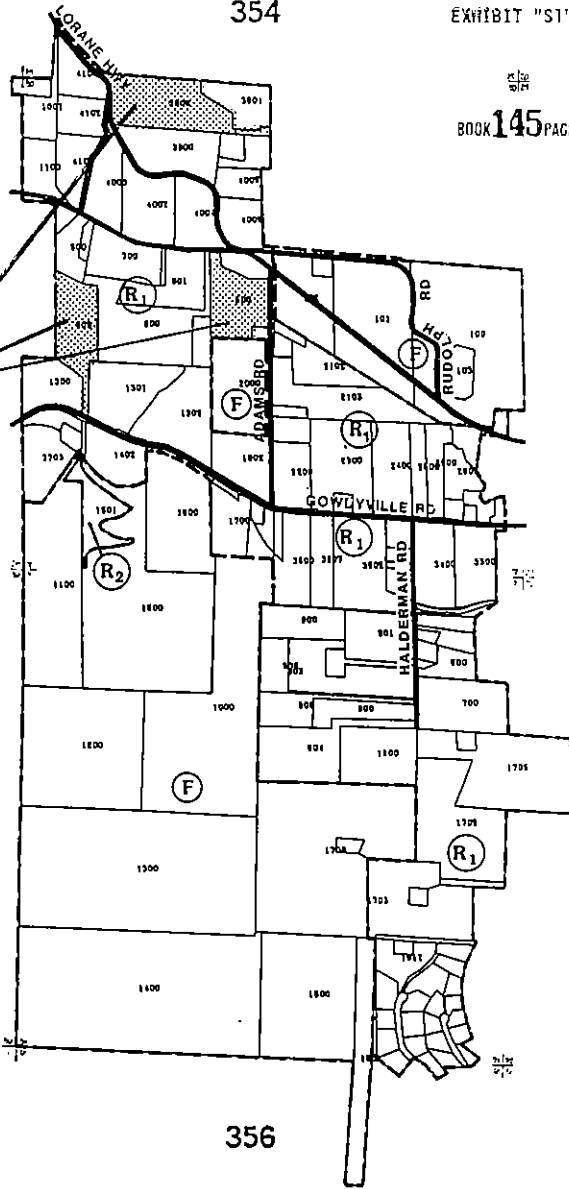
REVISION # ORD # DATE FILE #

354

BOOK 145 PAGE 2294

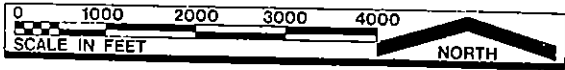
REDESIGNATE
SHADED AREA
FROM RESIDENTIAL
TO FOREST USE

341



371

356



Adopted 19 December 1990



OFFICIAL PLAN MAP

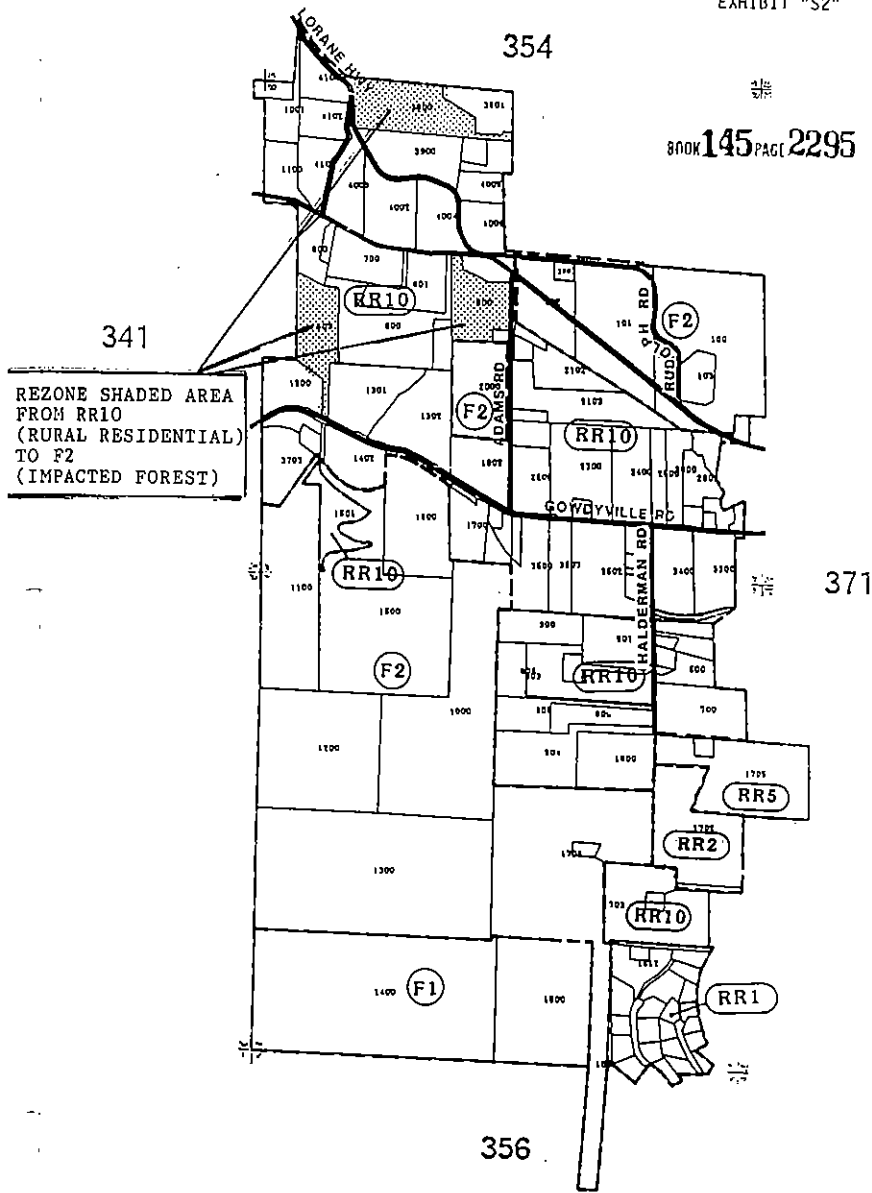
PLOT# 355

Township Range Section	
20 03 30	20 03 31

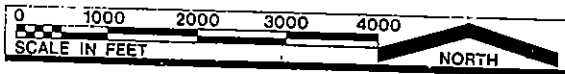
ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # ORD. # DATE FILE #

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REZONE SHADED AREA
FROM RR10
(RURAL RESIDENTIAL)
TO F2
(IMPACTED FOREST)



Adopted 19 December 1990

County

OFFICIAL ZONING MAP

PLOT# 355

Township Range Section
20 03 30 / 20 03 31

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

VISION # 2 ORD # PA 670-84

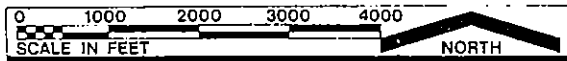
BOOK 145 PAGE 2296

REDESIGNATE SHADED AREA
FROM INDUSTRIAL
TO AGRICULTURAL USE

345

379

362



Adopted 19 December 1990



OFFICIAL PLAN MAP

PLOT # 361

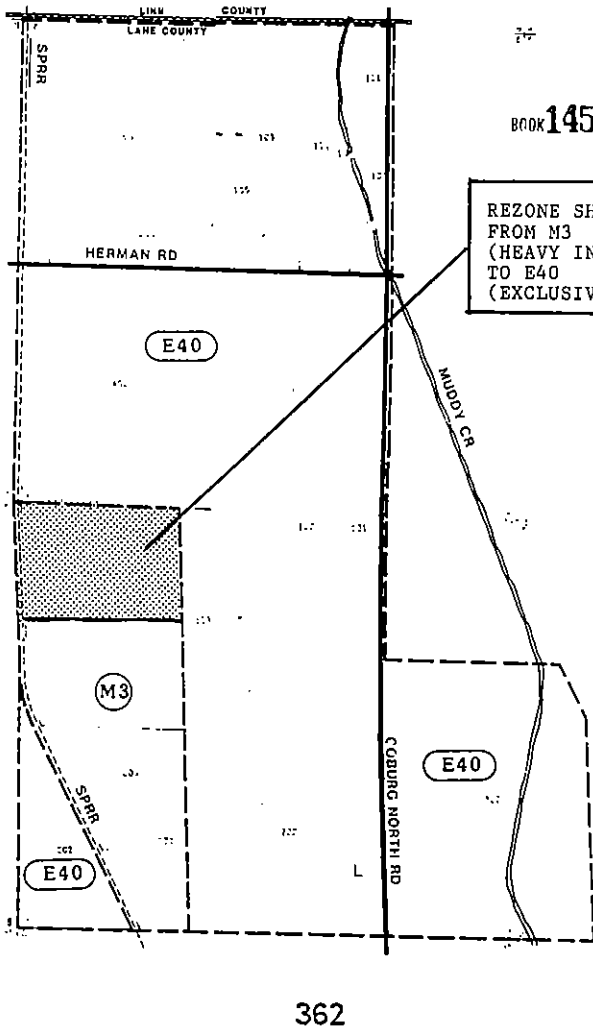
Township Range Section

16 03 08

16 03 17

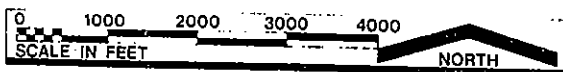
ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # ORD. # DATE



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REZONE SHADED AREA
FROM M3
(HEAVY INDUSTRIAL)
TO E40
(EXCLUSIVE FARM USE)



Adopted 19 December 1990

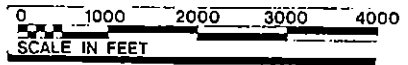
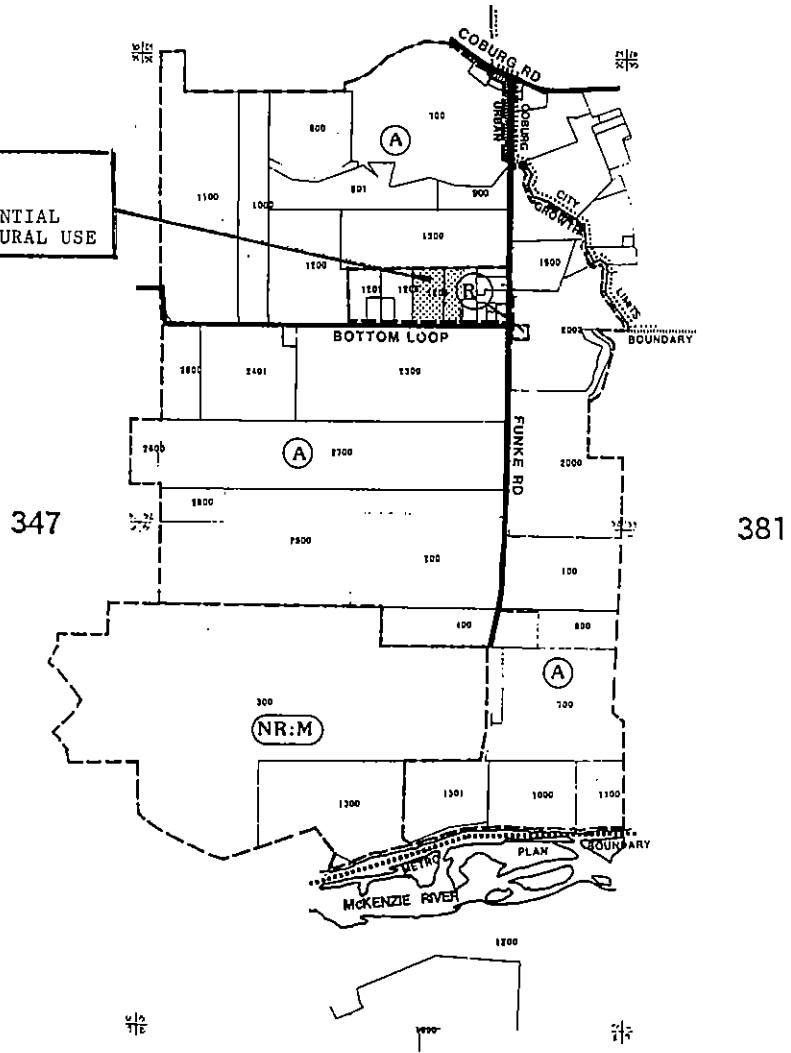


OFFICIAL ZONING MAP **PLOT # 361**

Township Range Section	
16 03 08	16 03 17

ORIGINAL ORD. # _____ PA 884 _____ DATE 2/29/1984 FILE # _____
 REVISION # _____ ORD. # _____ DATE _____ FILE # _____

REDESIGNATE
SHADED AREA
FROM RESIDENTIAL
TO AGRICULTURAL USE



1007

Adopted 19 December 1990



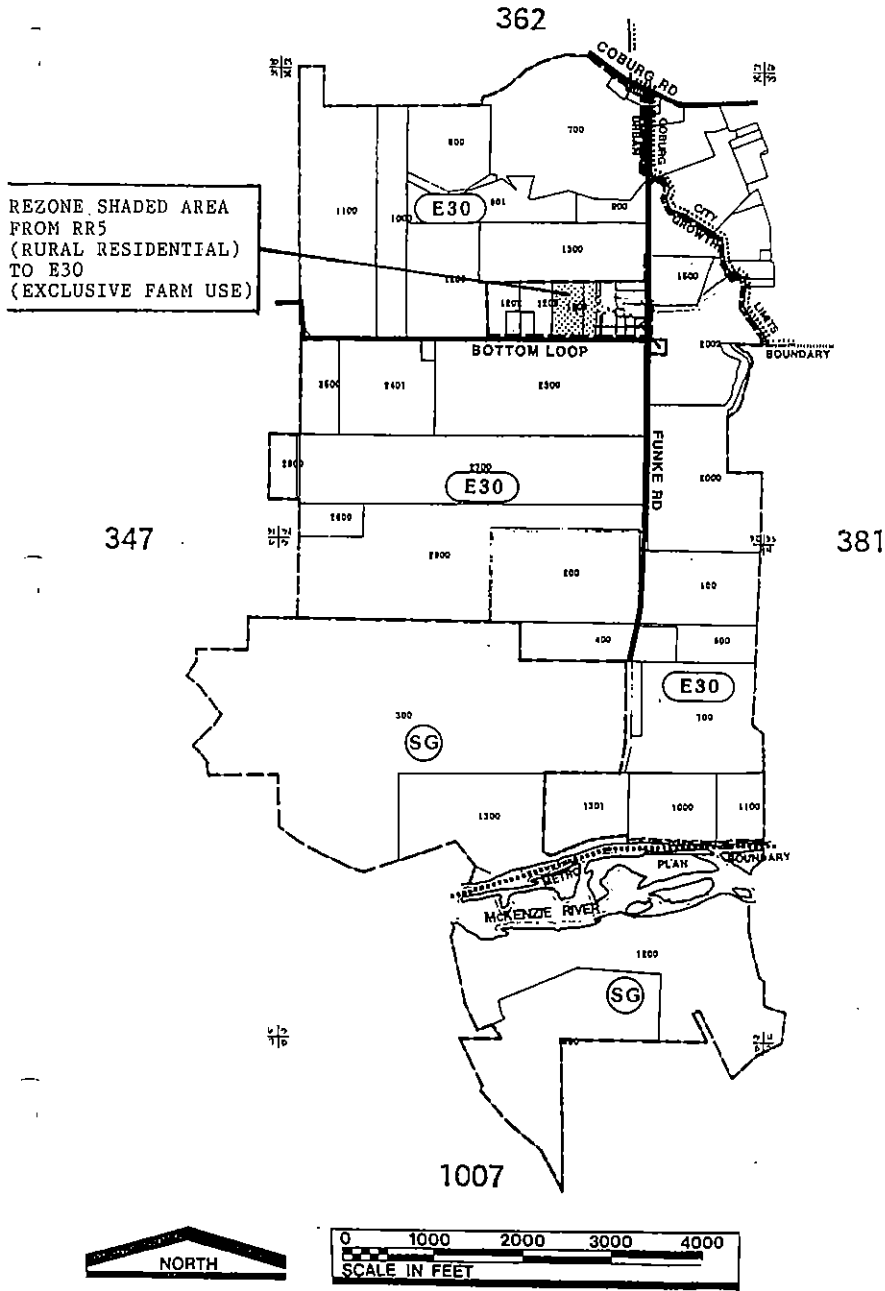
OFFICIAL PLAN MAP

PLOT # 363

Township Range Section	
16 03 32	17 03 05

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # 1 ORD. # PA 891 DATE SEPT. 12, 1984 FILE #



Adopted 19 December 1990

county

OFFICIAL ZONING MAP

PLOT# 363

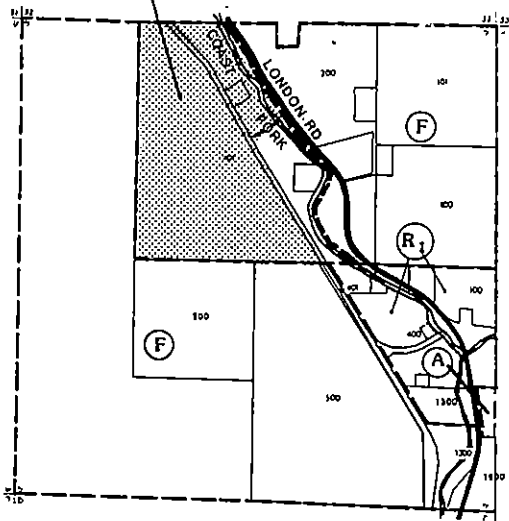
Township Range Section
16 03 32 / 17 03 05

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____

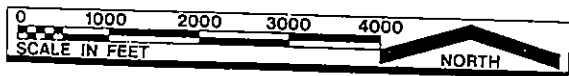
REVISION # 1 ORD. # PA 891 DATE SEPT. 12, 1984 FILE # _____

REDESIGNATE SHADED AREA
FROM RESIDENTIAL
TO FOREST USE

377



406



Adopted 19 December 1990



OFFICIAL PLAN MAP

PLOT # 378

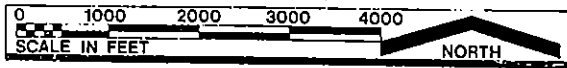
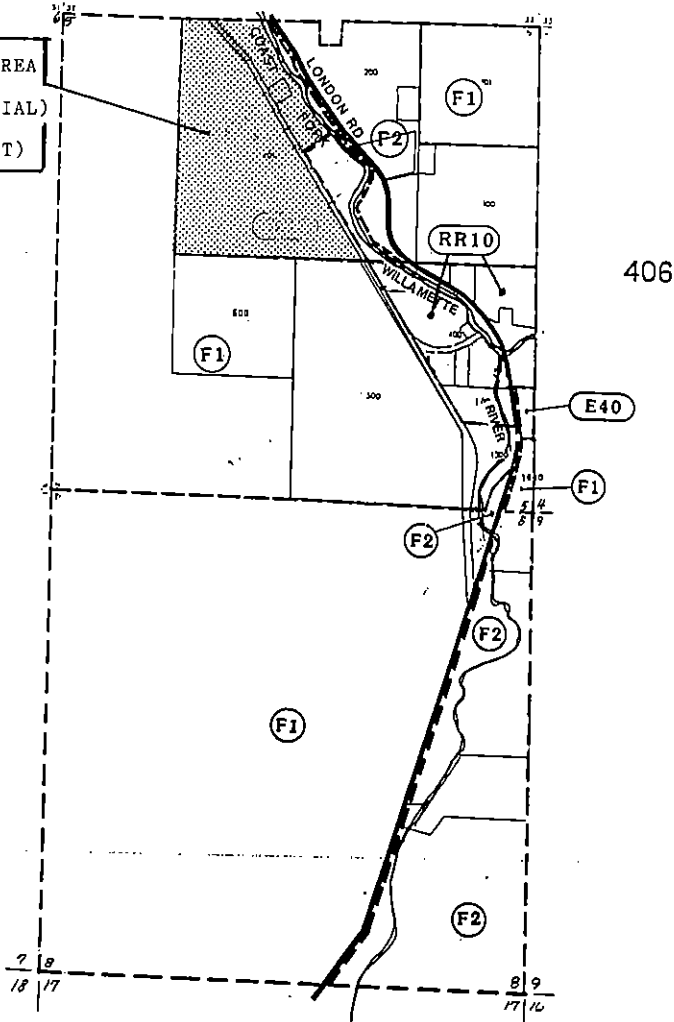
Township Range Section
23 03 05

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____
 REVISION # _____ ORD. # _____ DATE _____ FILE # _____

377

BOOK 145 PAGE 2301

REZONE SHADED AREA
FROM RR10
(RURAL RESIDENTIAL)
TO F2
(IMPACTED FOREST)



Adopted 19 December 1990



OFFICIAL ZONING MAP

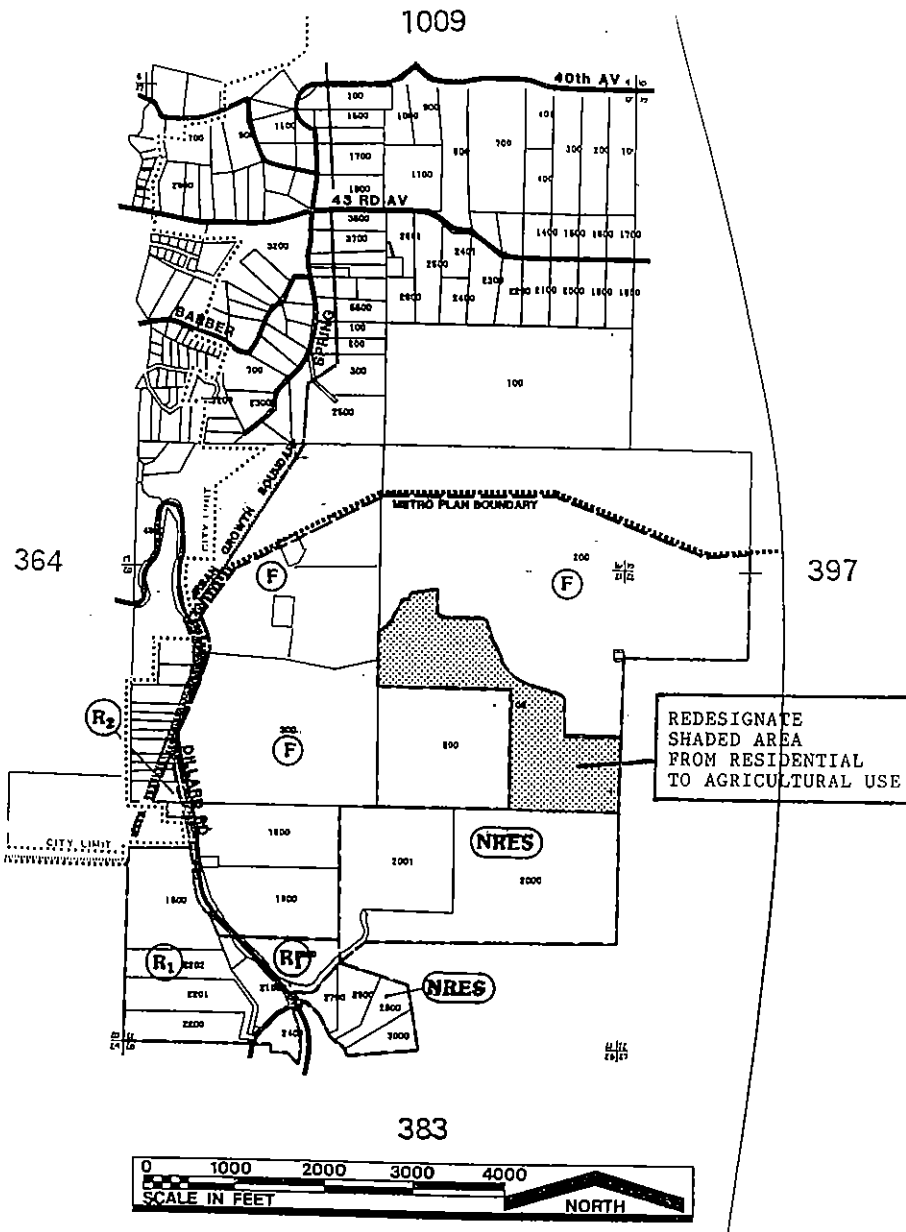
PLOT# 378

Township Range Section
23 03 05

23 03 08

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # 2 ORD. # PA 3579-86 DATE 11/15/1987 FILE #



county



OFFICIAL PLAN MAP

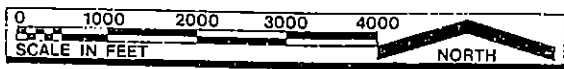
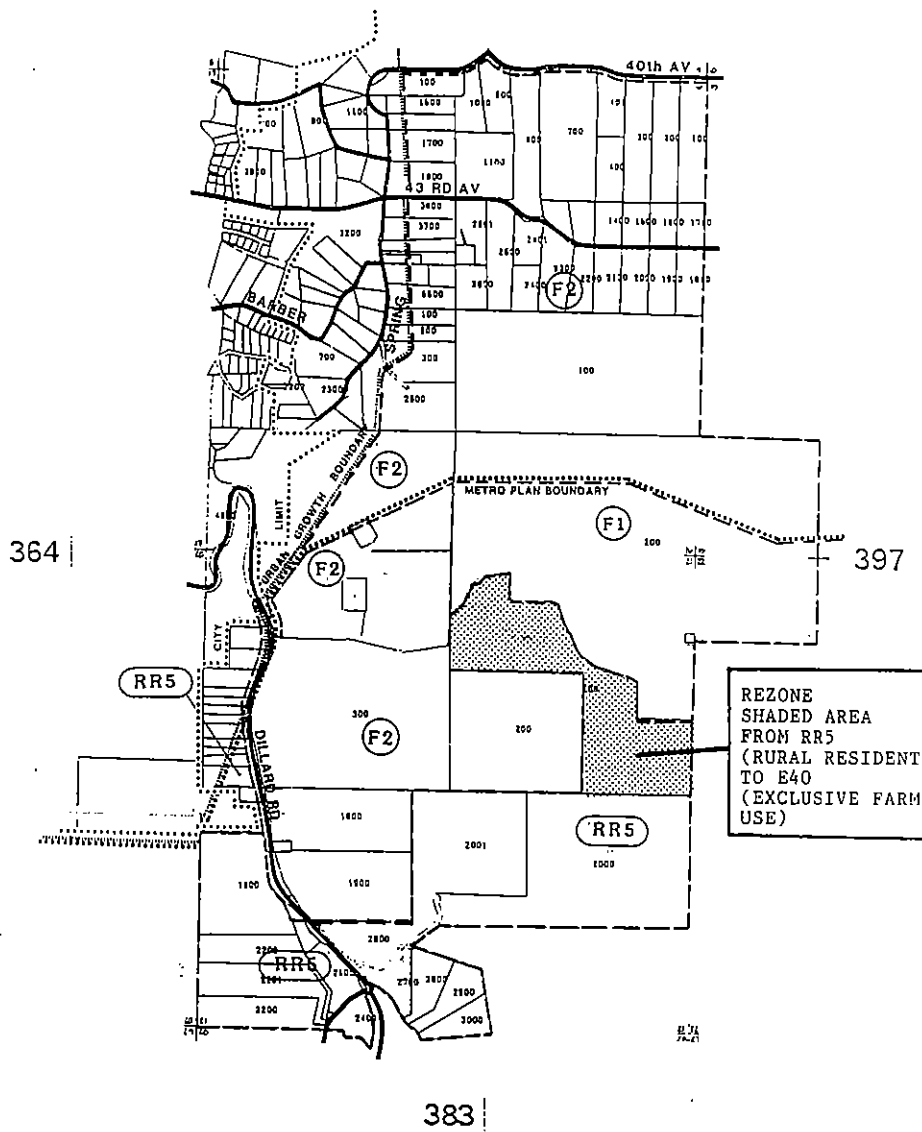
Adopted 19 December 1990

PLOT # 382

Twship	Range	Section
18	03	16
18	03	21

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____

REVISION # _____



Adopted 19 December 1990



OFFICIAL ZONING MAP

PLOT# 382

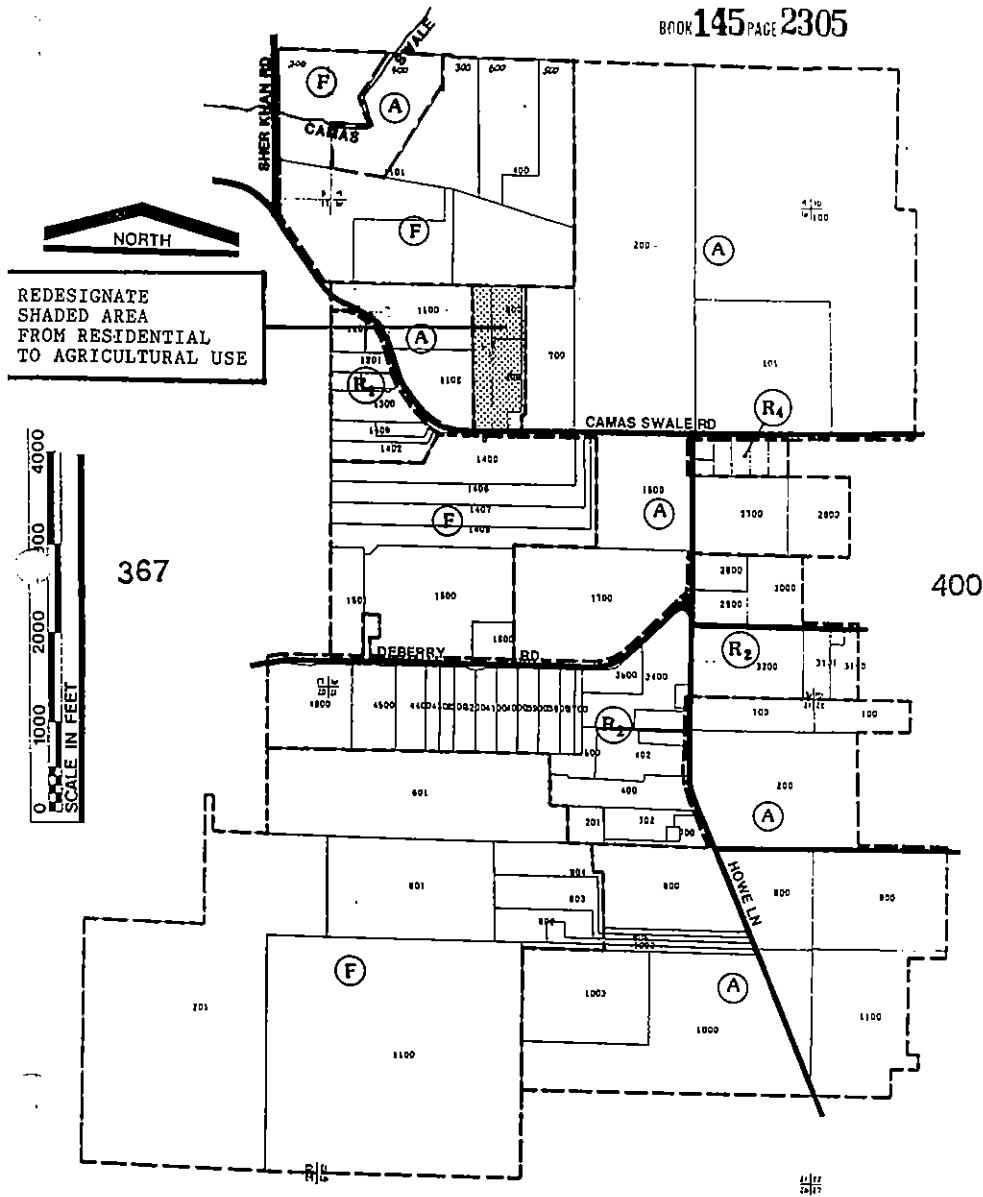
Township Range Section	
18 03 16	18 03 21

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # ORD. # DATE FILE #

384

BOOK 145 PAGE 2305



REDESIGNATE
SHADED AREA
FROM RESIDENTIAL
TO AGRICULTURAL USE



367

400

386

Adopted 19 December 1990



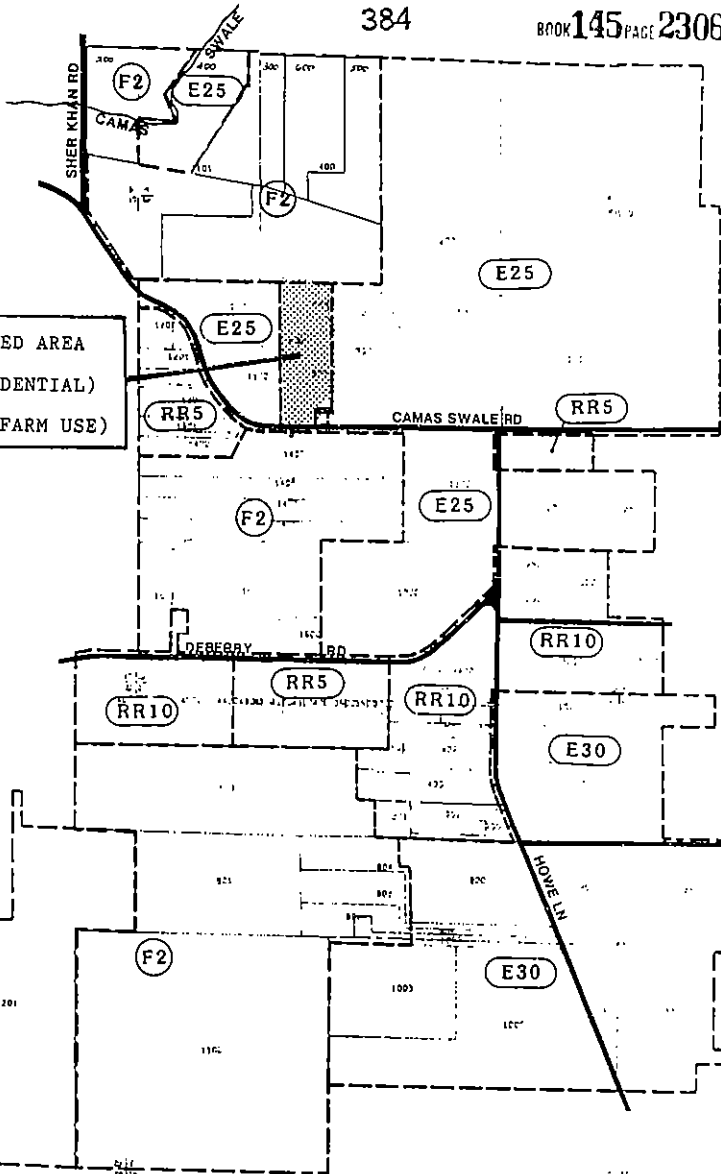
OFFICIAL PLAN MAP **PLOT # 385**

Township Range Section
 19 03 16 / 19 03 21

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #
 DIVISION # ORD # DATE FILE #

384

BOOK 145 PAGE 2306

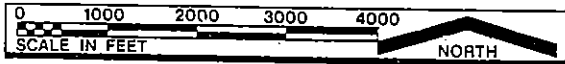


REZONE SHADED AREA
FROM RR5
(RURAL RESIDENTIAL)
TO E25
(EXCLUSIVE FARM USE)

367

400

386



Adopted 19 December 1990



OFFICIAL ZONING MAP

PLOT # 385

Township Range Section

19 03 16

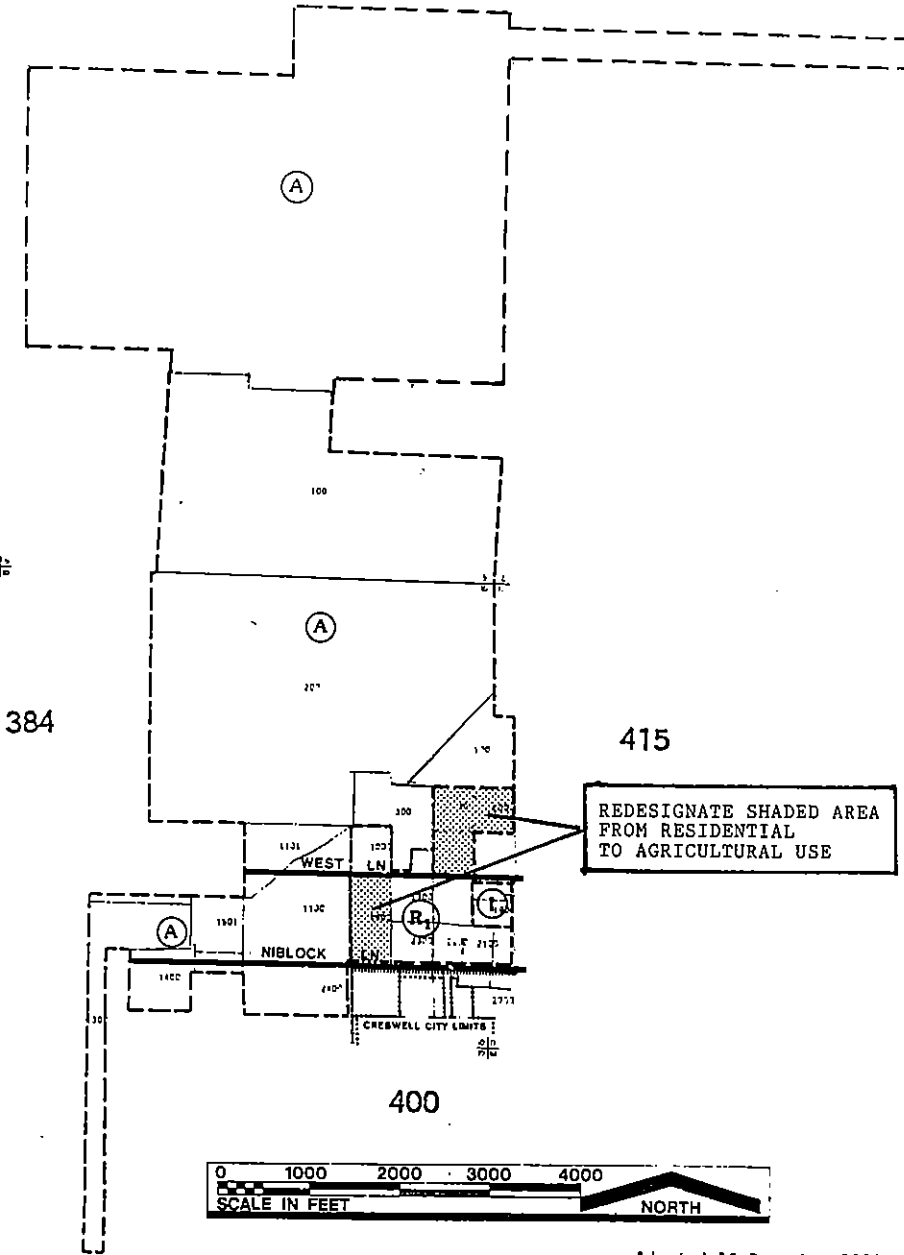
19 03 21

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

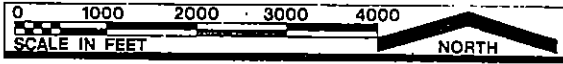
REVISION # ORD. # DATE FILE #

398

BOOK 145 PAGE 2307



REDESIGNATE SHADED AREA
FROM RESIDENTIAL
TO AGRICULTURAL USE



Adopted 19 December 1990



OFFICIAL PLAN MAP

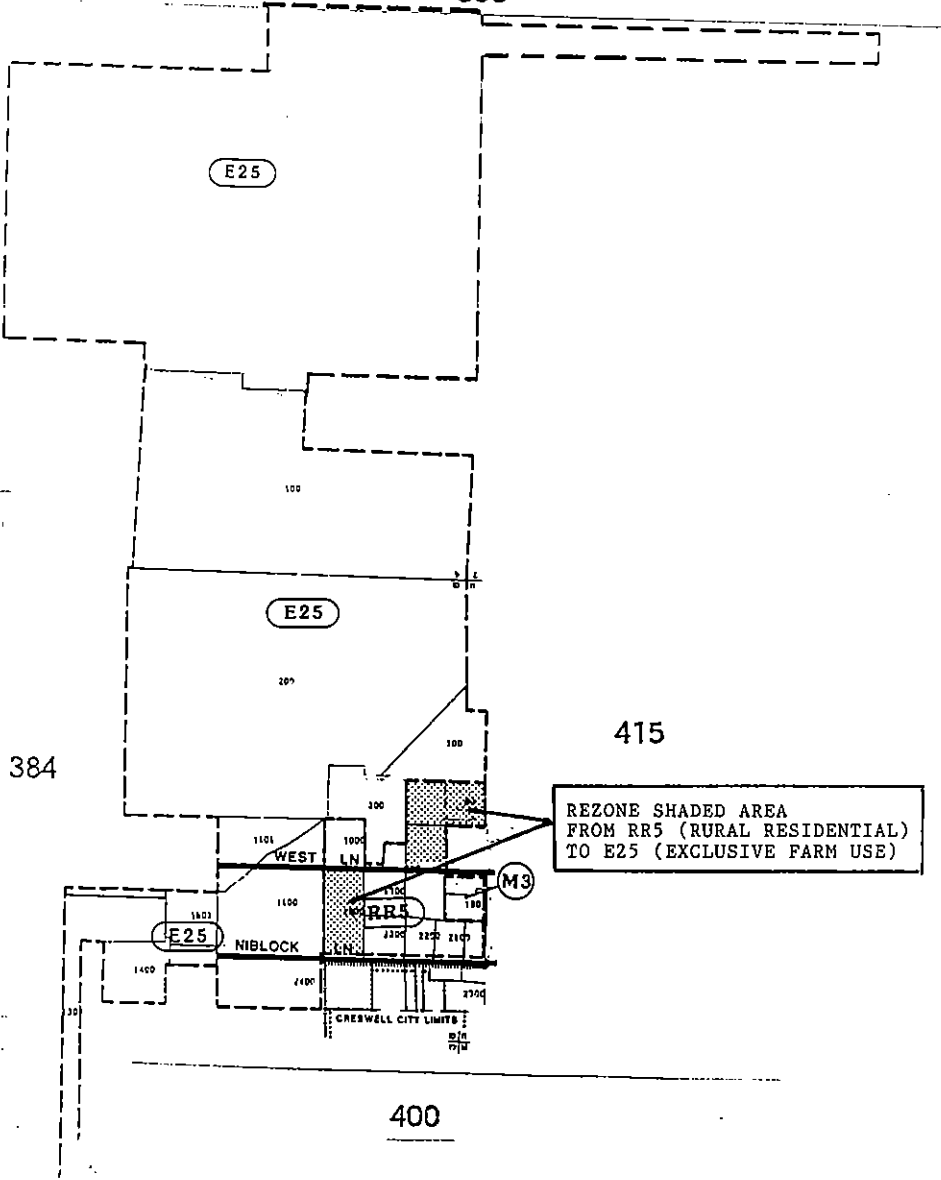
PLOT # 399

Township Range Section	
19 03 03	19 03 10

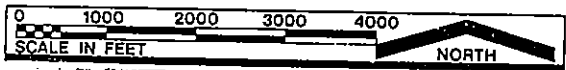
ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # ORD. # DATE FILE #

398



REZONE SHADED AREA
FROM RR5 (RURAL RESIDENTIAL)
TO E25 (EXCLUSIVE FARM USE)



Adopted 19 December 1990



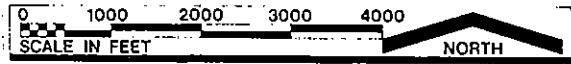
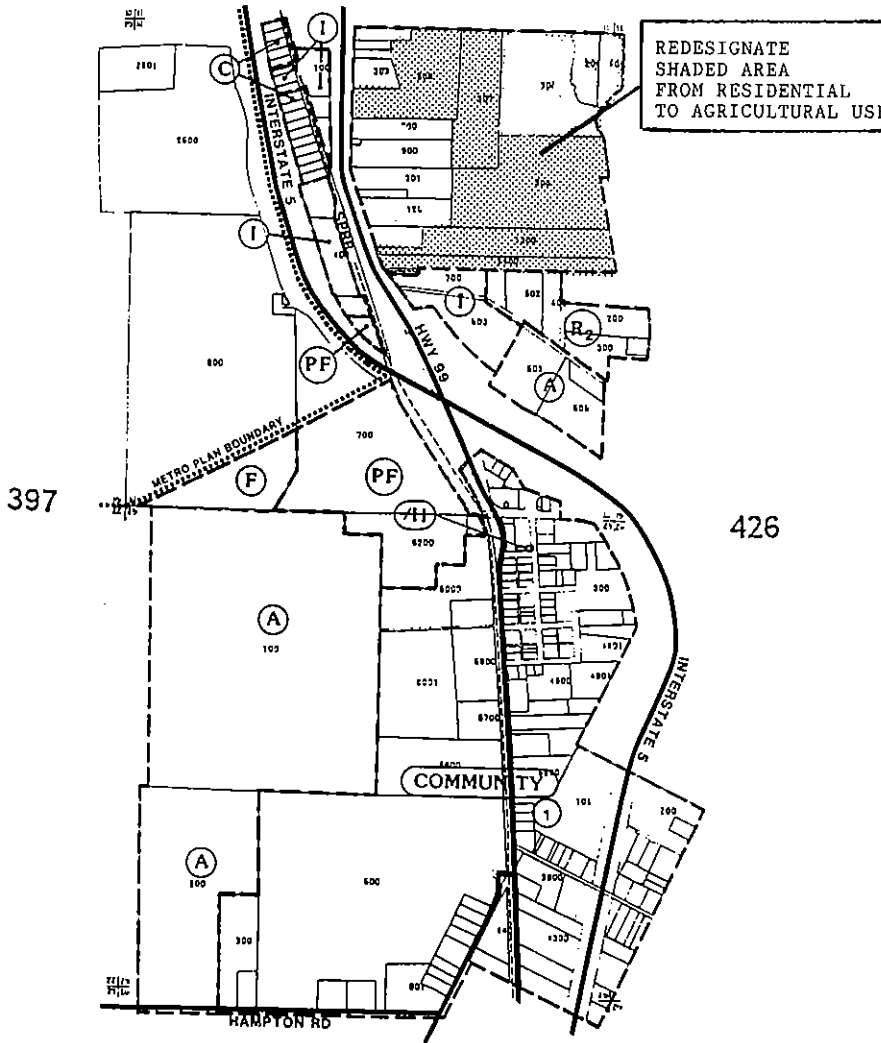
OFFICIAL ZONING MAP **PLOT# 399**

Township Range Section
 19 03 03 / 19 03 10 ()

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #
 REVISION # ORD. # DATE FILE #

412

BOOK 145 PAGE 2309



Adopted 19 December 1990



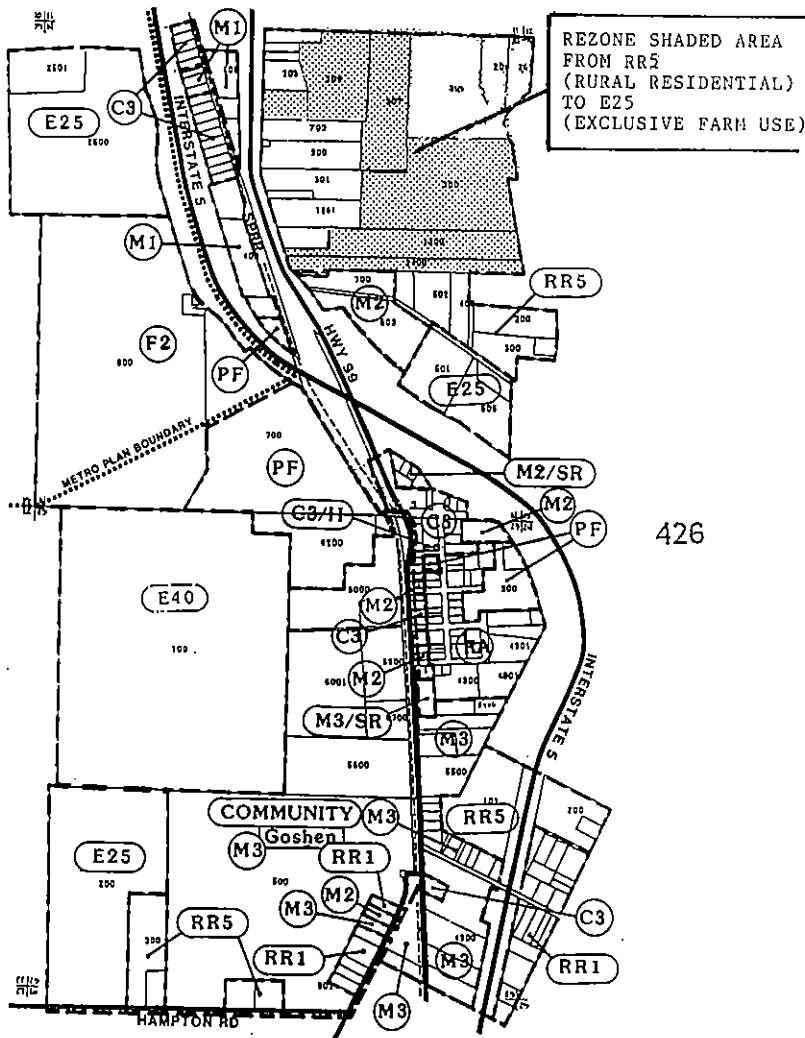
OFFICIAL PLAN MAP

PLOT# 413

Twtnsh	Range	Section	
18	03	14	18 03 23

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____

REVISION # 1 ORD # PA 893 DATE 3/27/85 FILE # _____

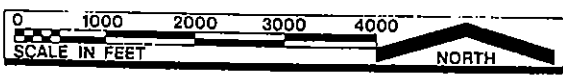


REZONE SHADED AREA
FROM RR5
(RURAL RESIDENTIAL)
TO E25
(EXCLUSIVE FARM USE)

397

426

414



Adopted 19 December 1990



OFFICIAL ZONING MAP

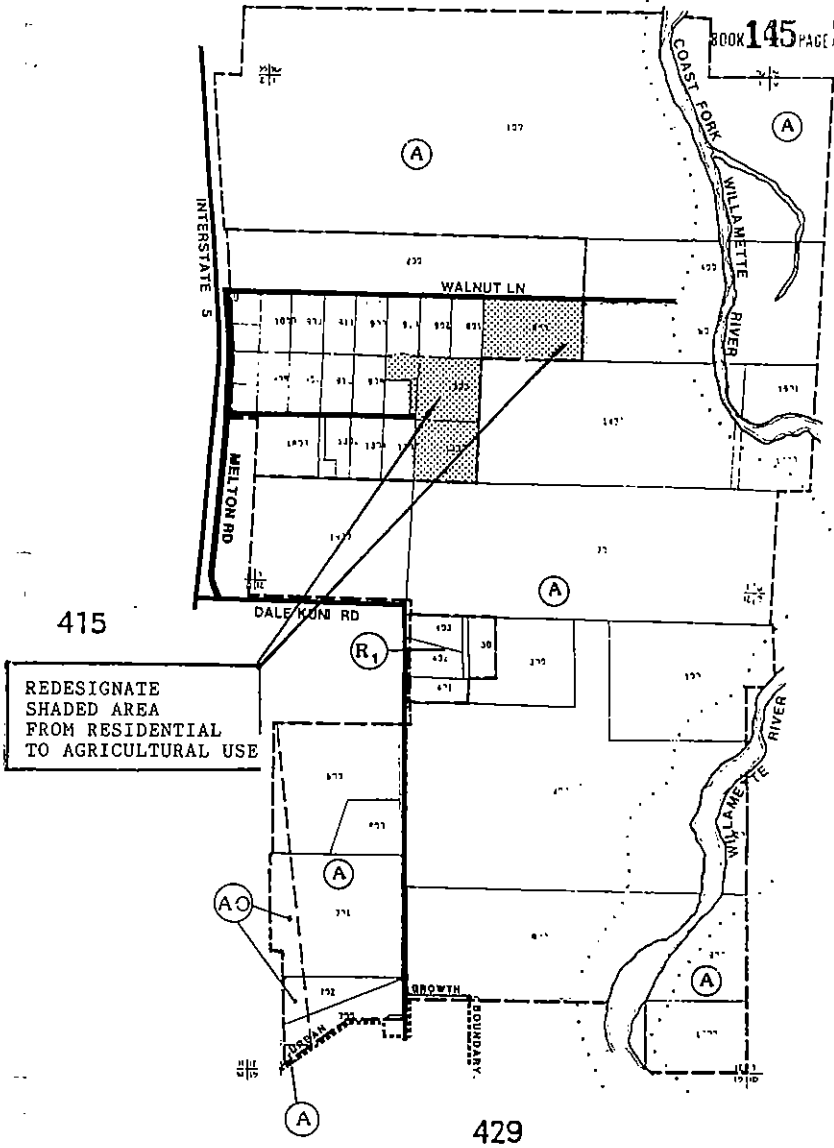
PLOT # 413

Township Range Section
18 03 14 / 18 03 23

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # 1 ORD. # PA 893 DATE 3/27/85 FILE #

BOOK 145 PAGE 2311

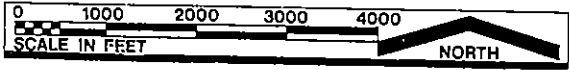


415

439

429

REDESIGNATE
SHADED AREA
FROM RESIDENTIAL
TO AGRICULTURAL USE



Adopted 19 December 1990

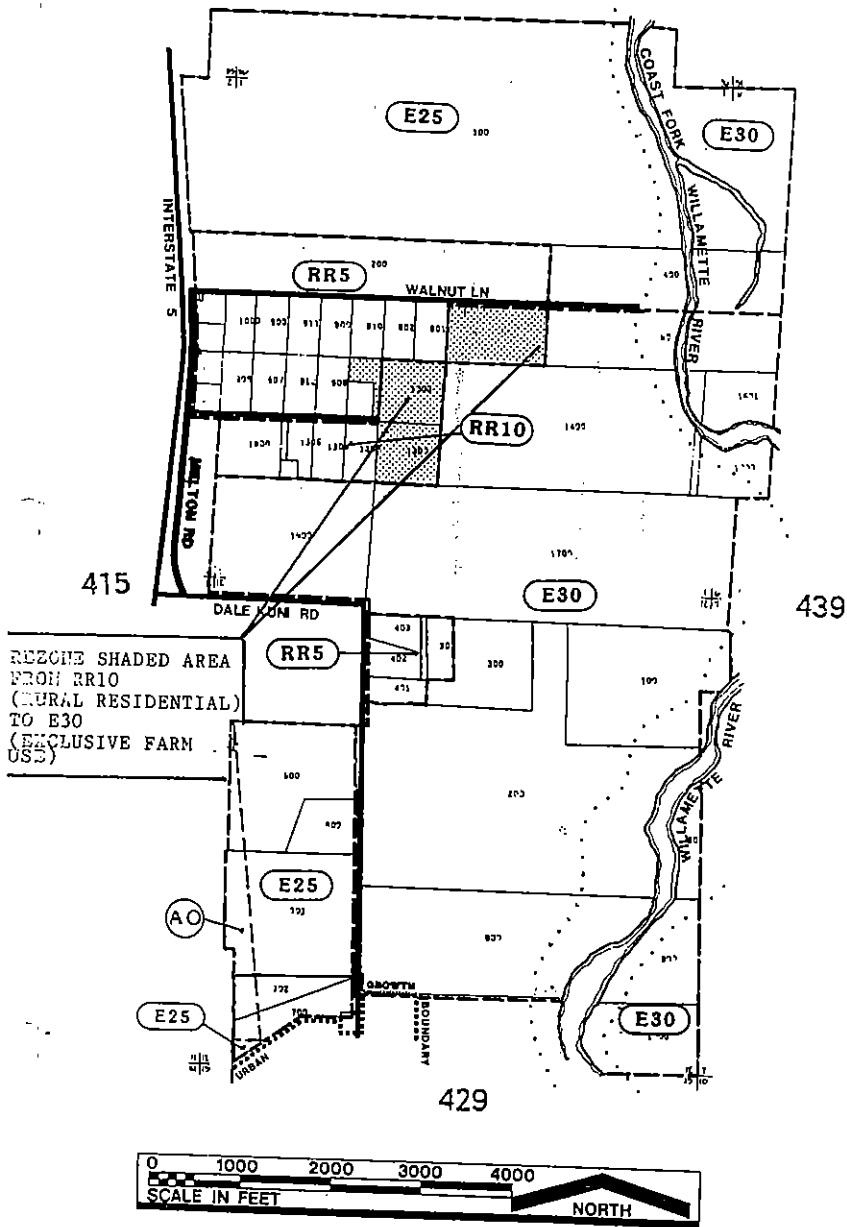


OFFICIAL PLAN MAP

PLOT# 428

Township Range Section	
19 03 01	19 03 12

ORIGINAL ORD. # _____ PA 884 _____ DATE 2/29/1984 FILE # _____
 REVISION # 1 ORD. # PA 902 DATE 8/2/85 FILE # _____



Adopted 19 December 1990

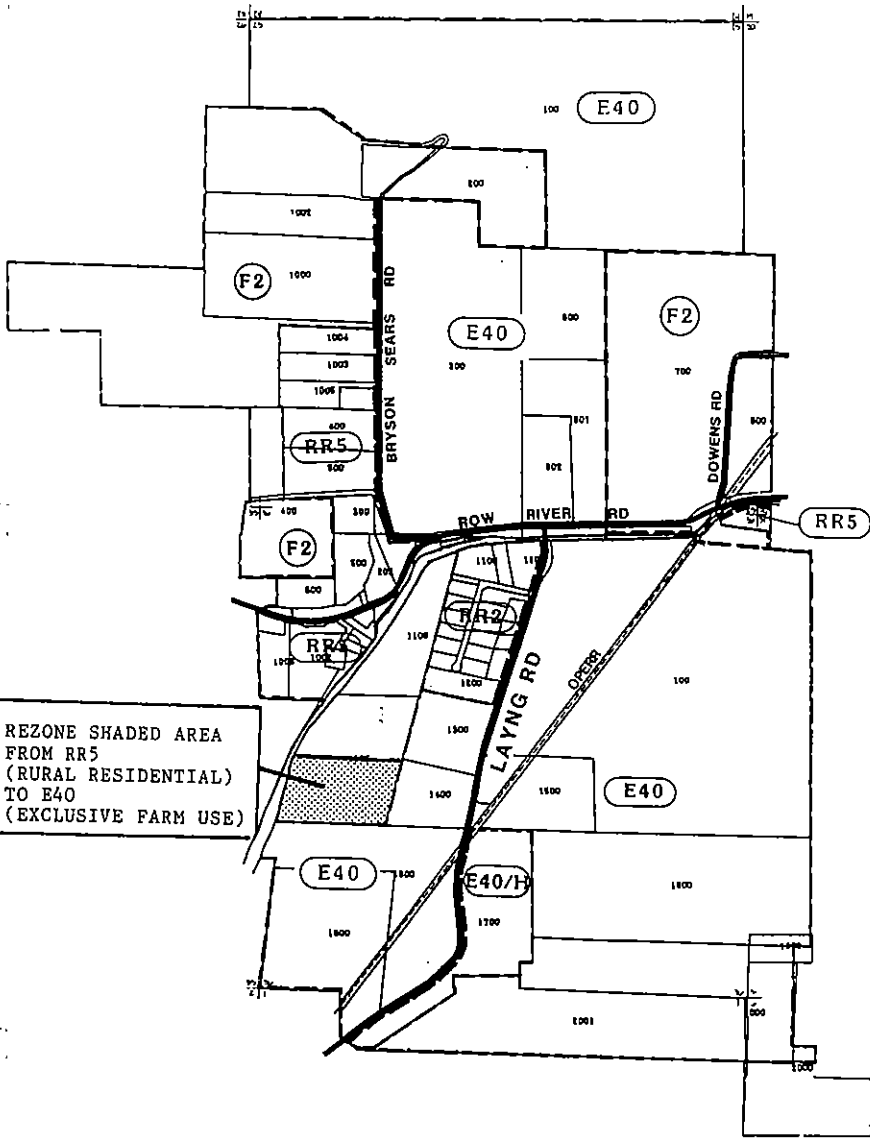


OFFICIAL ZONING MAP

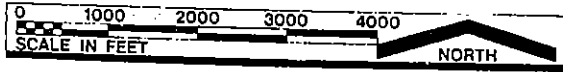
PLOT# 428

Township Range Section	
19 03 01	19 03 12

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____
 REVISION # 1 ORD. # PA 902 DATE 8/2/85 FILE # _____



REZONE SHADED AREA
FROM RR5
(RURAL RESIDENTIAL)
TO E40
(EXCLUSIVE FARM USE)



Adopted 19 December 1990



OFFICIAL ZONING MAP

PLOT# 433

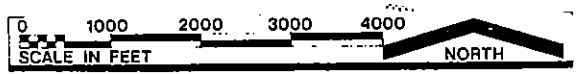
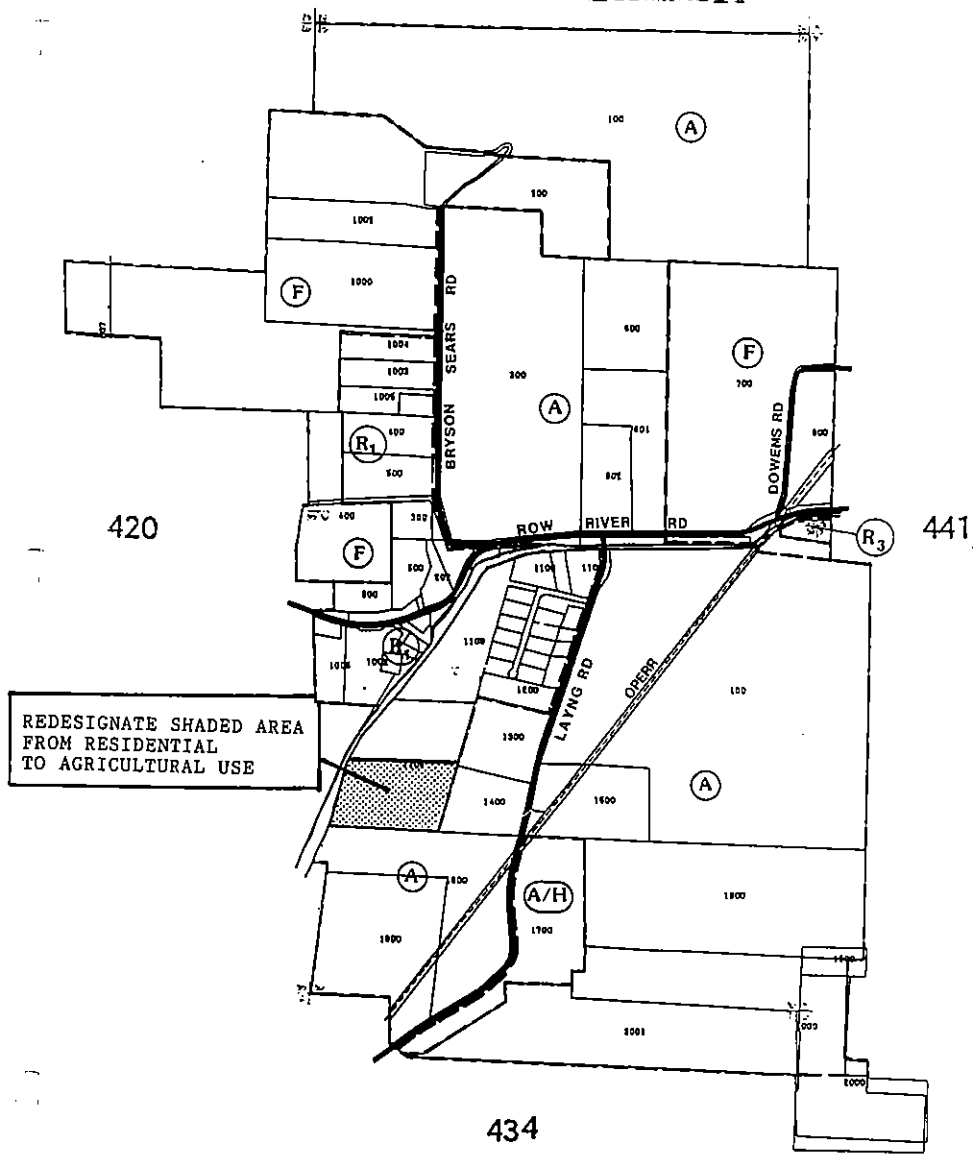
Township Range Section

20 03 25

20 03 36

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

VISION # ORD. # DATE FILE #



Adopted 19 December 1990

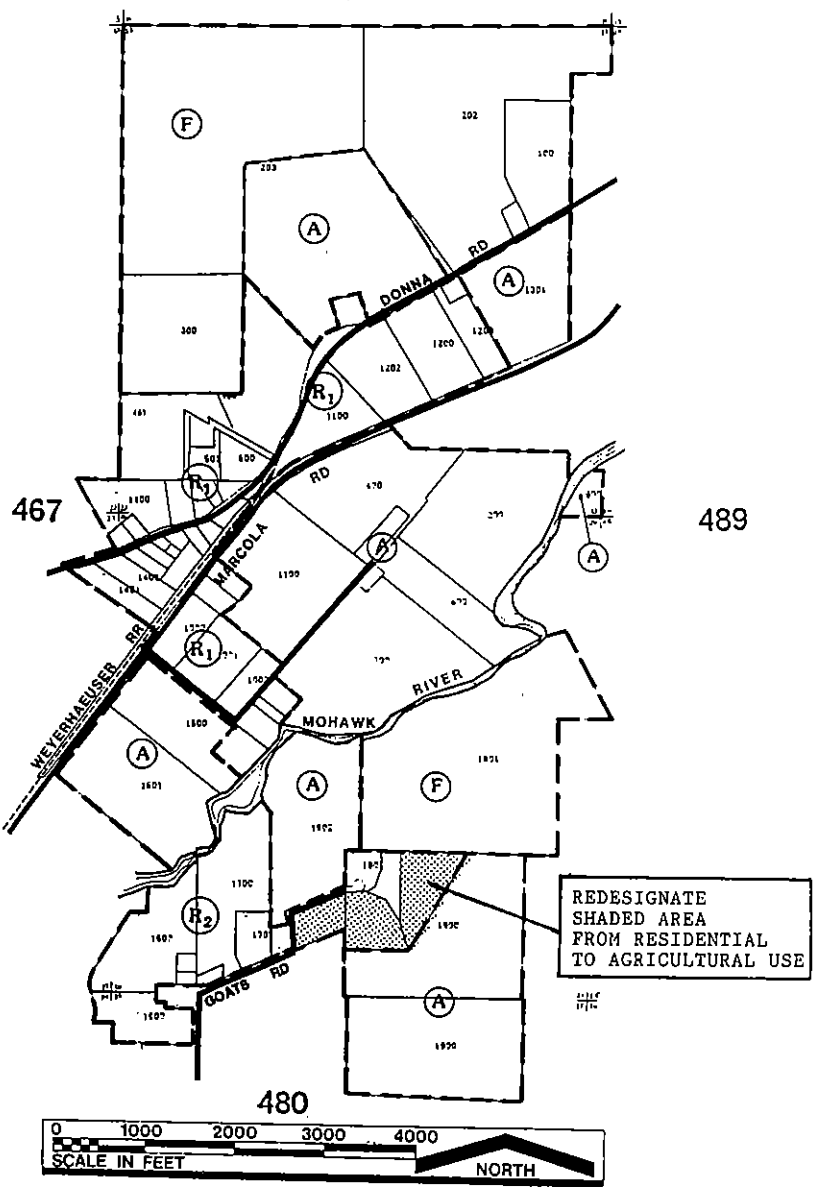


OFFICIAL PLAN MAP **PLOT# 433**

Township Range Section					
20	03	25	20	03	36

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____
 DIVISION # _____ ORD. # _____

478



REDESIGNATE
SHADED AREA
FROM RESIDENTIAL
TO AGRICULTURAL USE

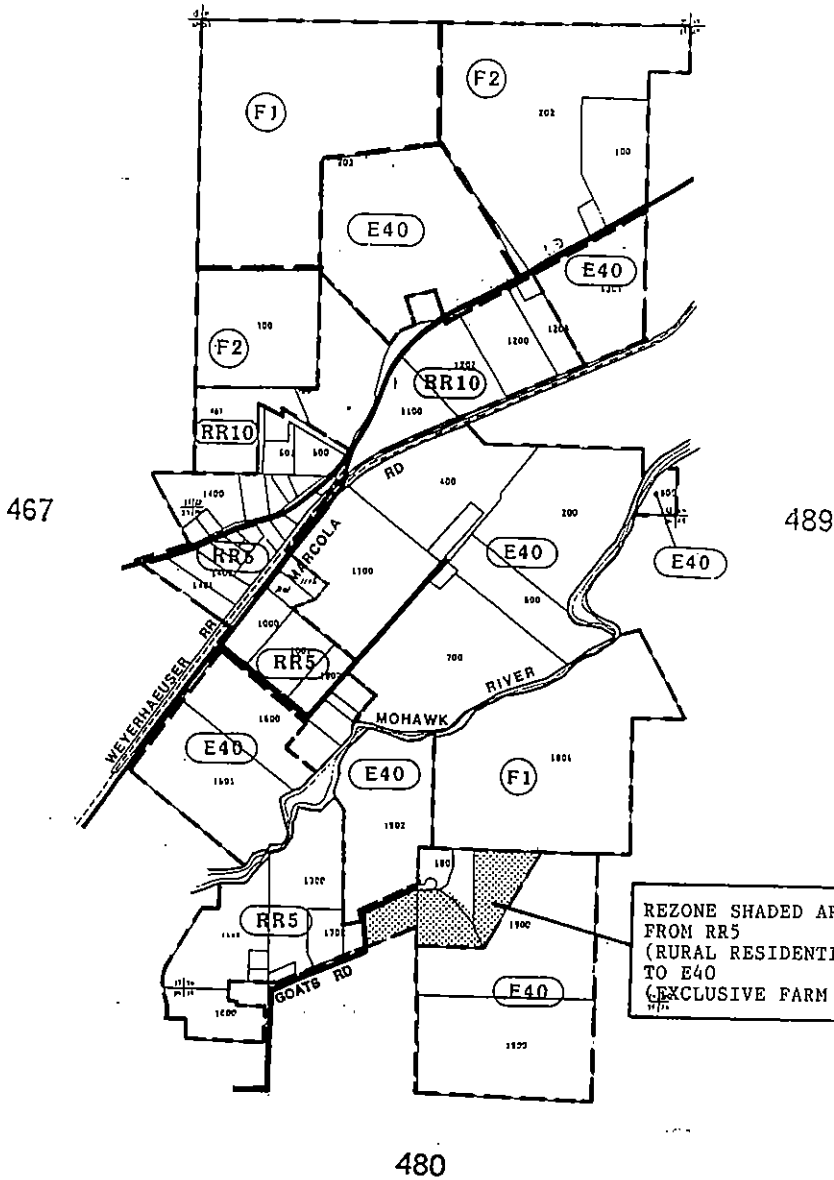
Adopted 19 December 1990



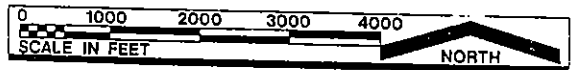
OFFICIAL PLAN MAP **PLOT # 479**

Township Range Section
16 02 23 / 16 02 26

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #
DIVISION # 1 ORD # PA 891



REZONE SHADED AREA FROM RR5 (RURAL RESIDENTIAL) TO E40 (EXCLUSIVE FARM USE)



Adopted 19 December 1990

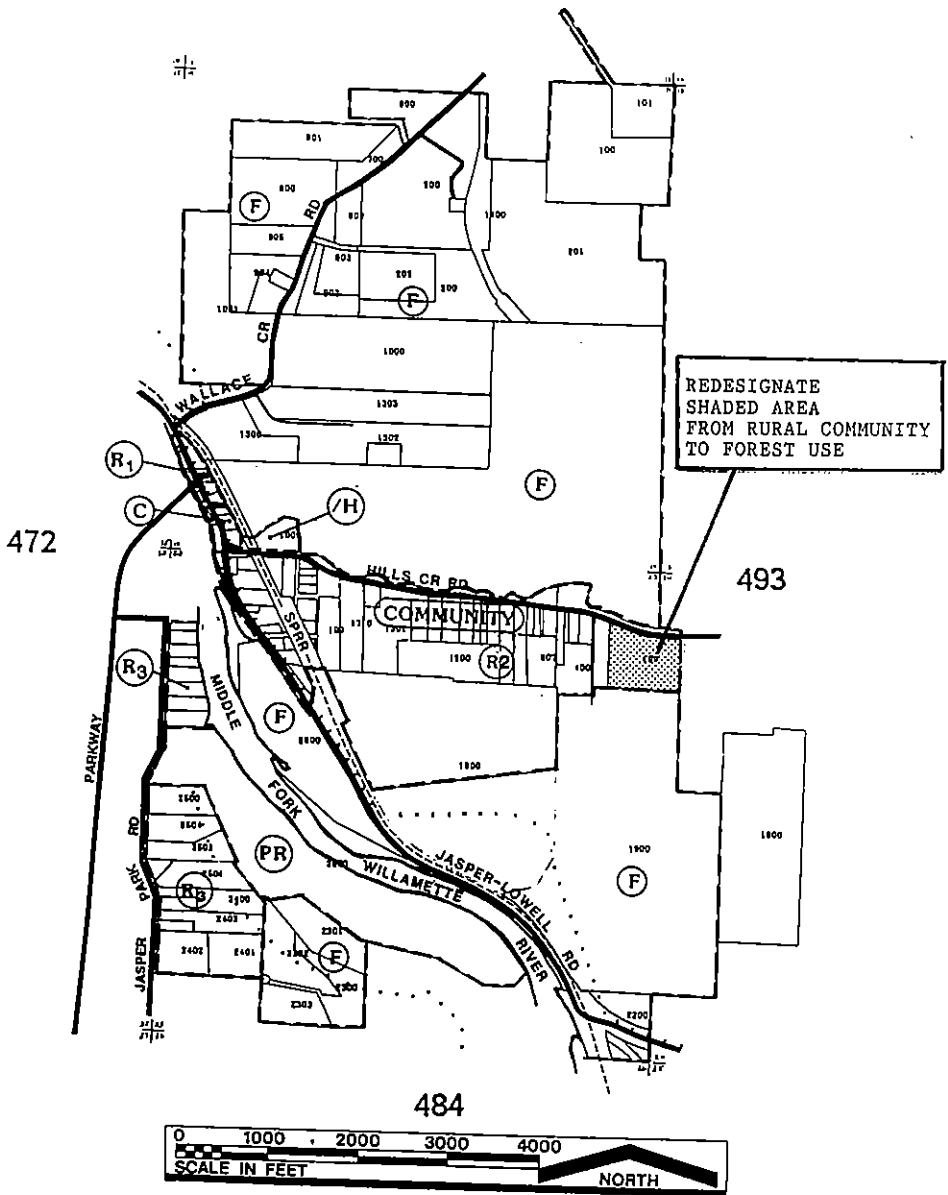


OFFICIAL ZONING MAP

PLOT# 479

Township Range Section	
16 02 23	16 02 26

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #
 VISION # 1 ORD. # PA 891 DATE Sept. 12, 1984 FILE #



Adopted 19 December 1990



OFFICIAL PLAN MAP

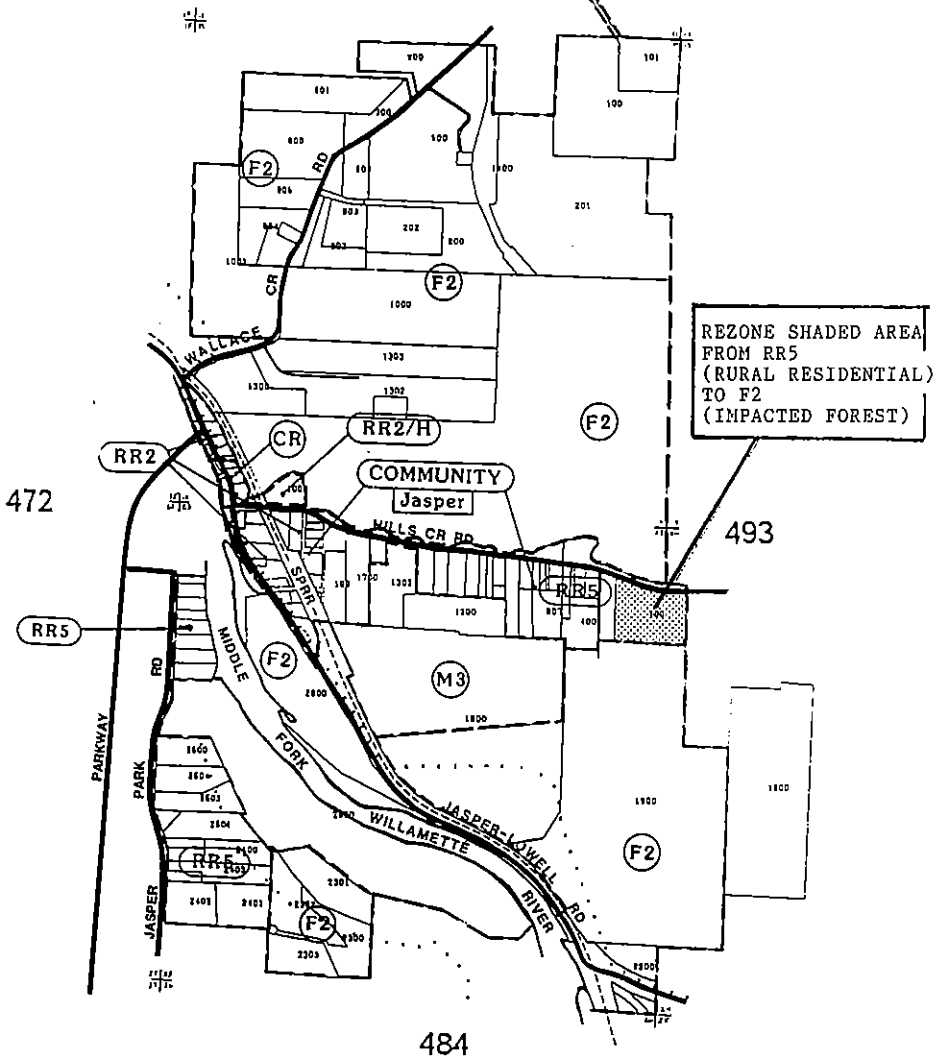
PLOT # 483

Township Range Section	
18 02 14	18 02 23

ORIGINAL ORD. # _____ PA 884 _____ DATE 2/29/1984 FILE # _____

REVISION # _____ ORD. # _____ DATE _____ FILE # _____

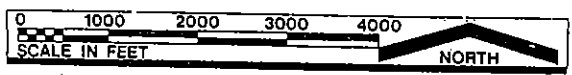
482



472

493

484



Adopted 19 December 1990

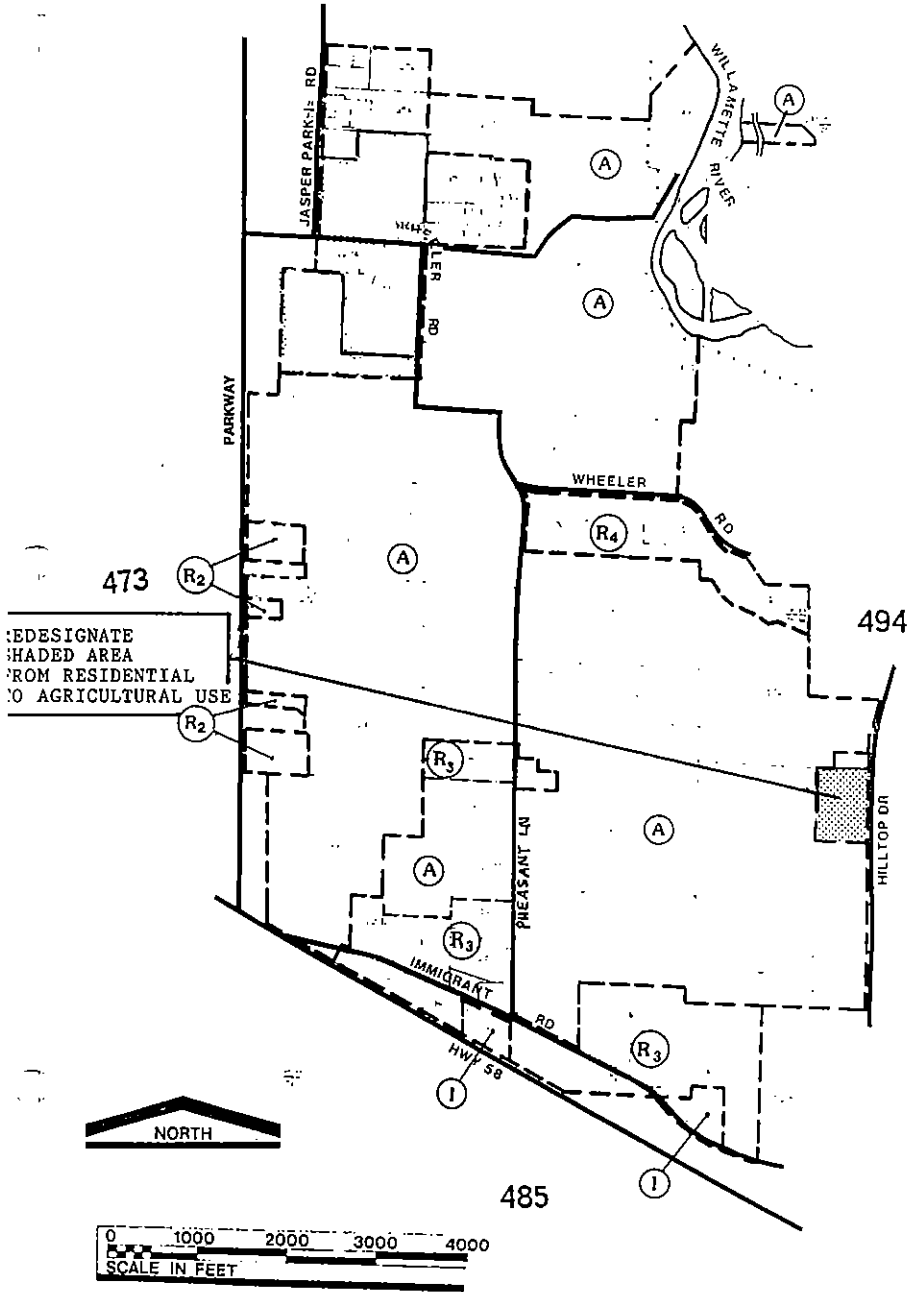


OFFICIAL ZONING MAP

PLOT# 483

Township Range Section	
18 02 14	18 02 23

ORIGINAL ORD. # _____ PA 884 _____ DATE 2/29/1984 FILE # _____
 REVISION # _____ ORD. # _____ DATE _____ FILE # _____



Adopted 19 December 1990



OFFICIAL PLAN MAP

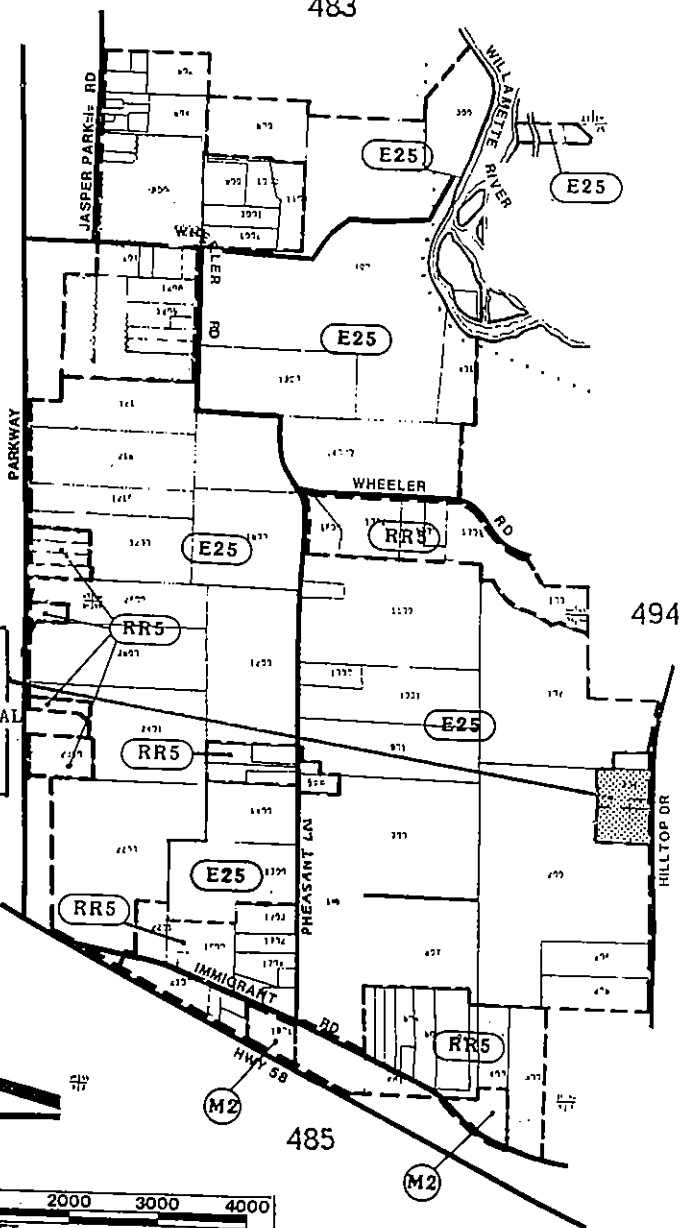
PLOT # 484

Twship	Range	Section
18	02	26
18	02	35

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # ORD. # DATE FILE #

483



REZONE
SHADED AREA
FROM RR5
(RURAL RESIDENTIAL
TO E25
(EXCLUSIVE FARM
USE)

Adopted 19 December 1990



OFFICIAL ZONING MAP

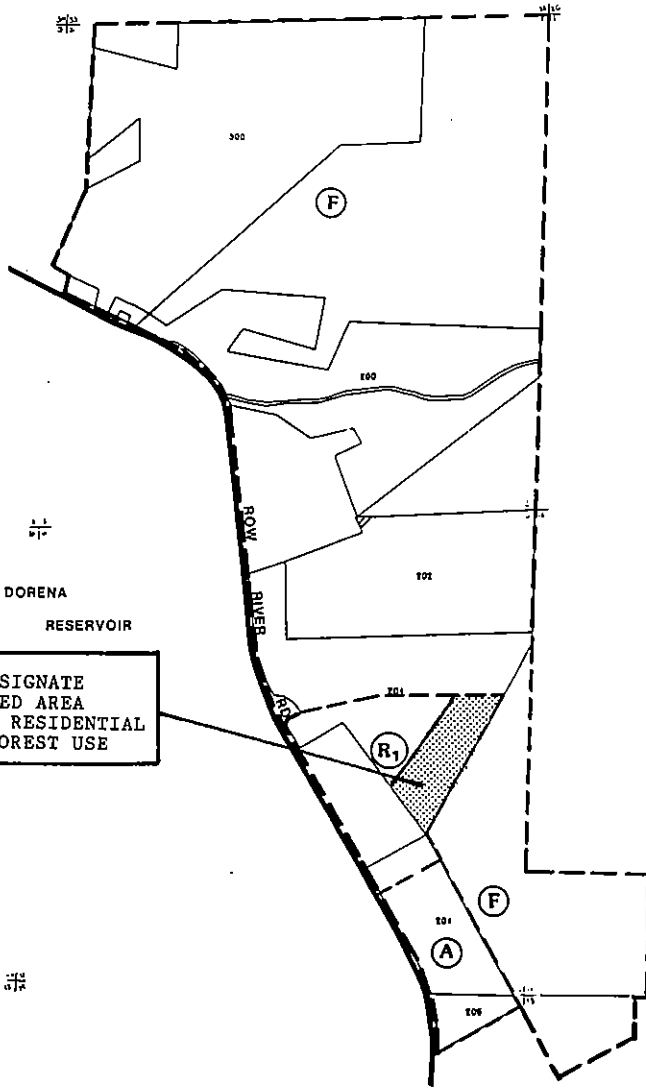
PLOT # 484

Township Range Section

18 02 26

18 02 35

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____
 REVISION # _____ ORD # _____ DATE _____ FILE # _____

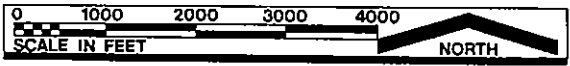


477

DORENA
RESERVOIR

REDESIGNATE
SHADED AREA
FROM RESIDENTIAL
TO FOREST USE

487



Adopted 19 December 1990



OFFICIAL PLAN MAP

PLOT# 486

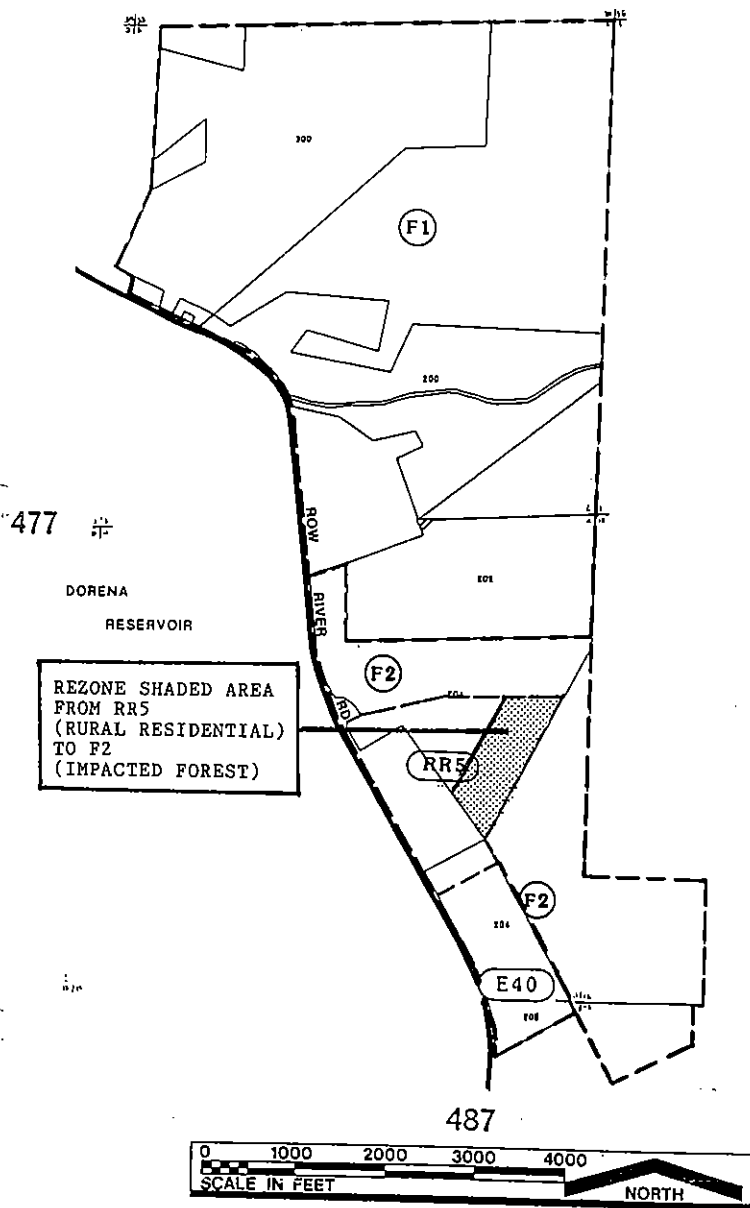
Township Range Section

21 02 02

21 02 11

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # ORD # DATE FILE #



Adopted 19 December 1990

10 county

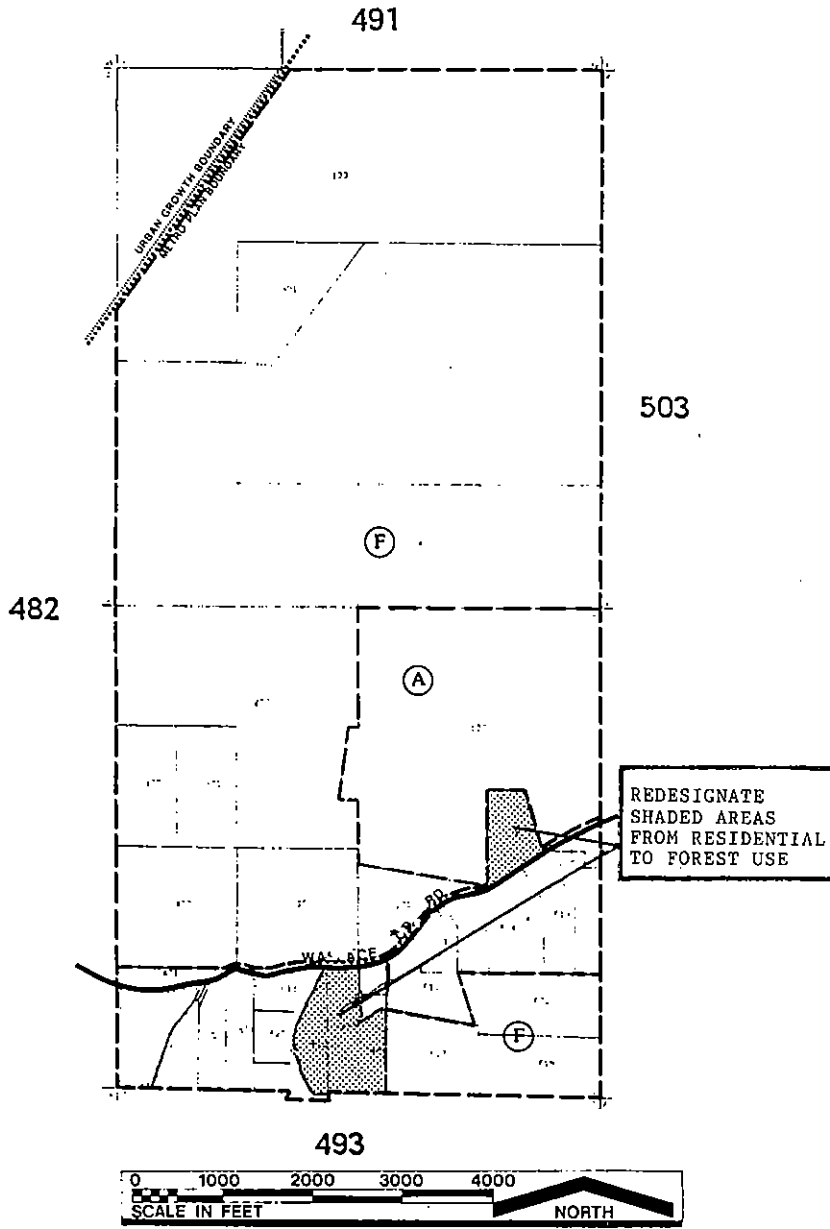
OFFICIAL ZONING MAP

PLOT# 486

Township Range Section
21 02 02 / 21 02 11

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

VISION # ORD. # DATE FILE #



Adopted 19 December 1990



OFFICIAL PLAN MAP

PLOT# 492

Township Range Section	
18 02 01	18 02 12

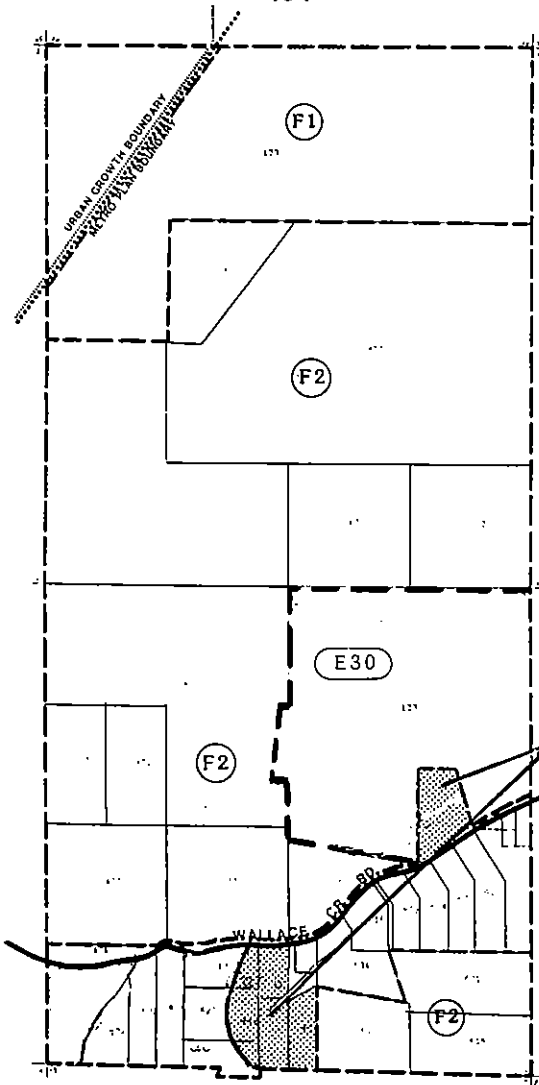
ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____

REVISION # _____ ORD # _____ DATE _____ FILE # _____

491

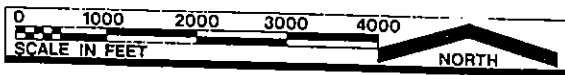
503

482



REZONE SHADED AREAS
FROM RR5
(RURAL RESIDENTIAL)
TO F2
(IMPACTED FOREST)

493



Adopted 19 December 1990



OFFICIAL ZONING MAP

PLOT# 492

Township Range Section

18 02 01

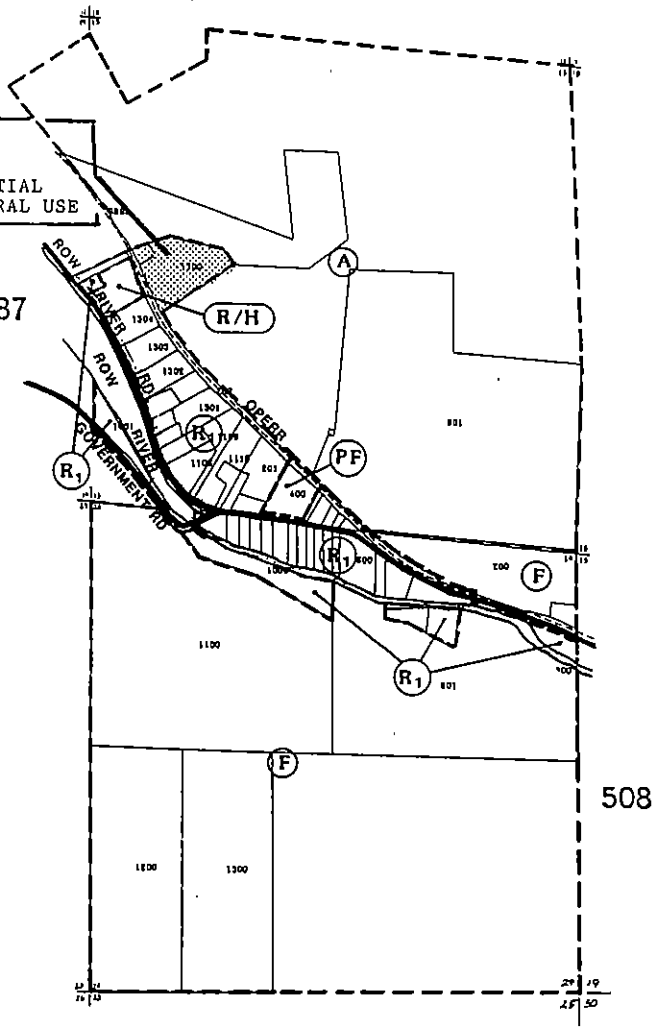
18 02 12

ORIGINAL ORD. # _____ PA 884 _____ DATE 2/29/1984 FILE # _____

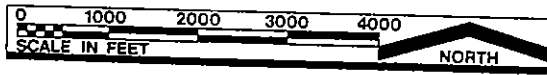
PROVISION # _____ ORD. # _____ DATE _____ FILE # _____

REDESIGNATE
SHADED AREA
FROM RESIDENTIAL
TO AGRICULTURAL USE

487



508



Adopted 19 December 1990

12 county



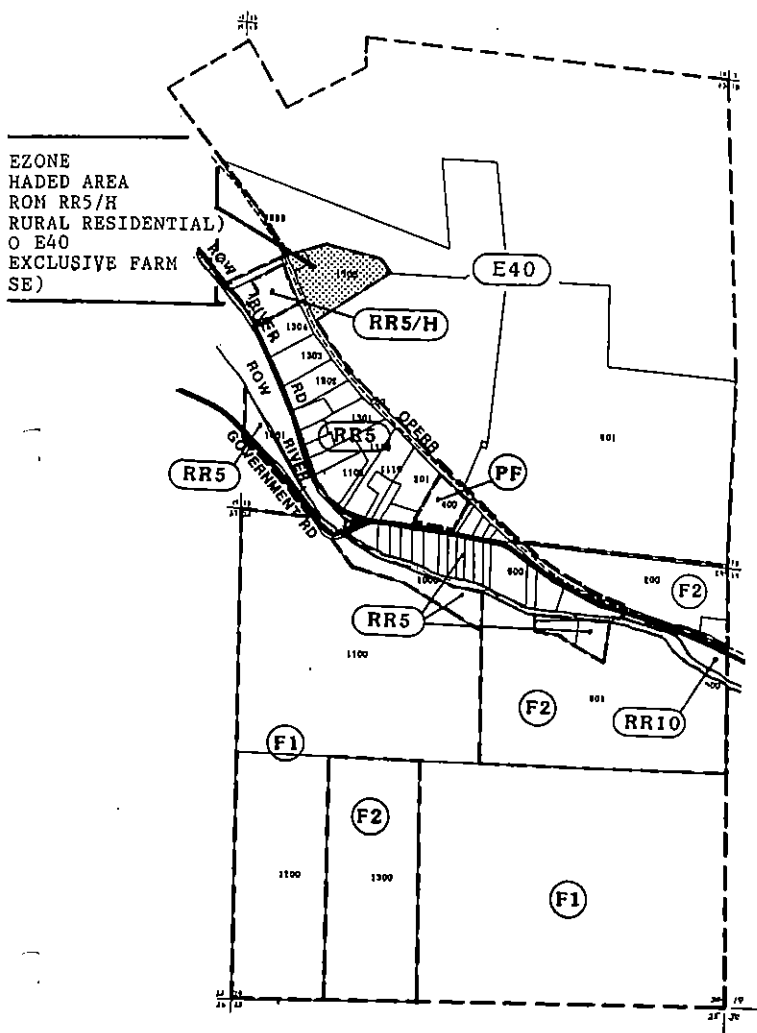
OFFICIAL PLAN MAP

PLOT # 498

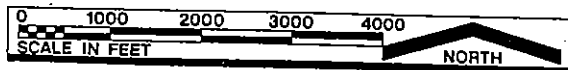
Township Range Section	
21 02 13	21 02 24 ()

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

VISION # ORD # DATE FILE #



508



Adopted 19 December 1990

12-county

OFFICIAL ZONING MAP

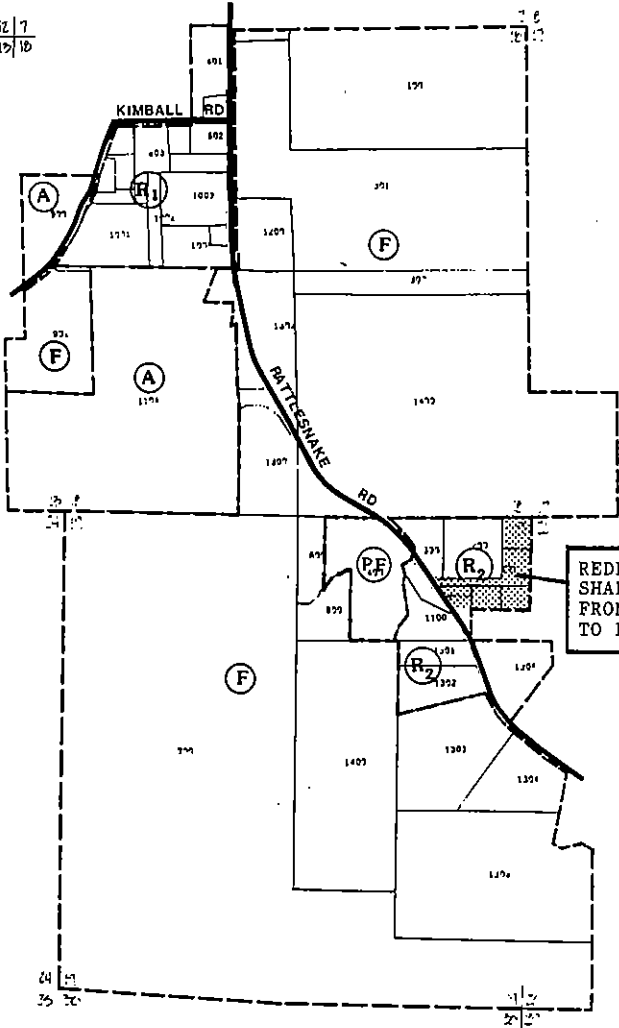
PLOT# 498

Township Range Section
21 02 13 / 21 02 24

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

DIVISION # ORD # DATE FILE #

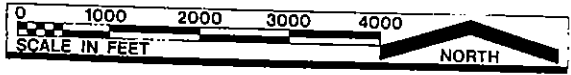
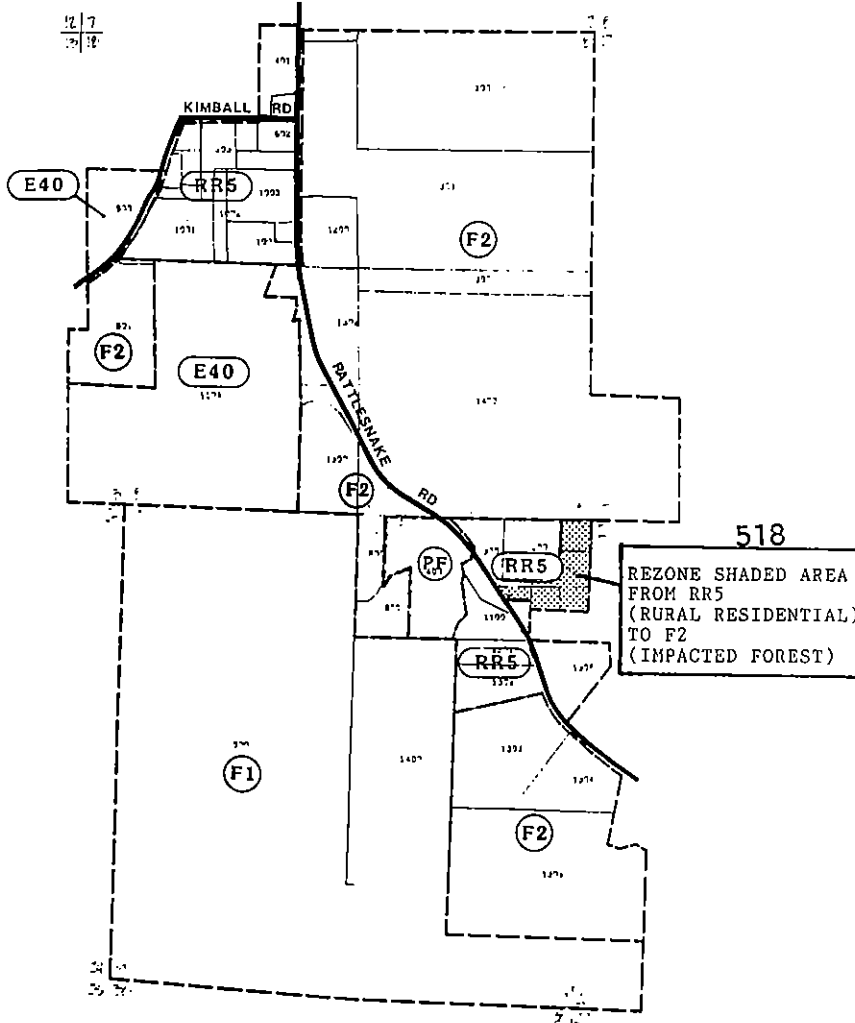
12 7
19 18



506

496

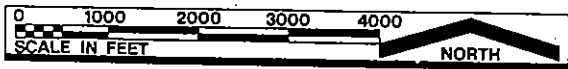
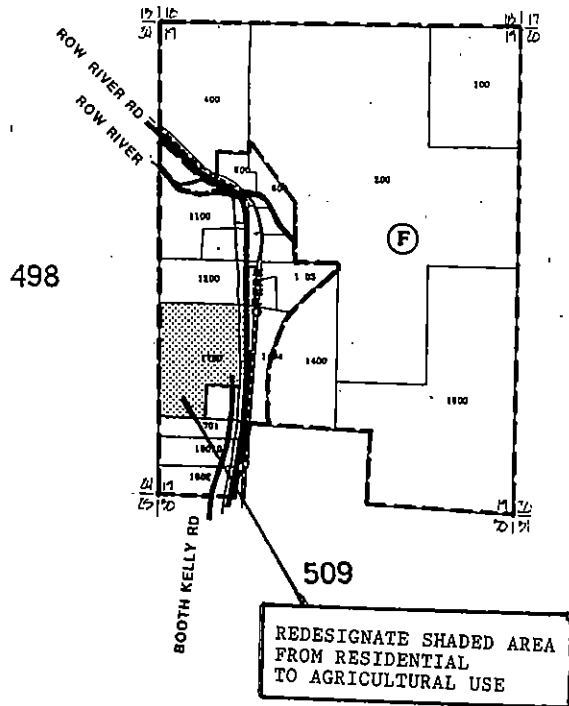
518



Adopted 19 December 1990



OFFICIAL ZONING MAP		PLOT# 507	
Township Range Section			
19 01 18		19 01 19	
ORIGINAL ORD. #	PA 884	DATE	2/29/1984
VISION #	ORD. #	DATE	FILE #



Adopted 19 December 1990



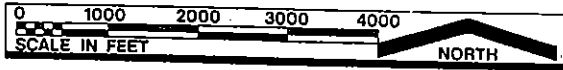
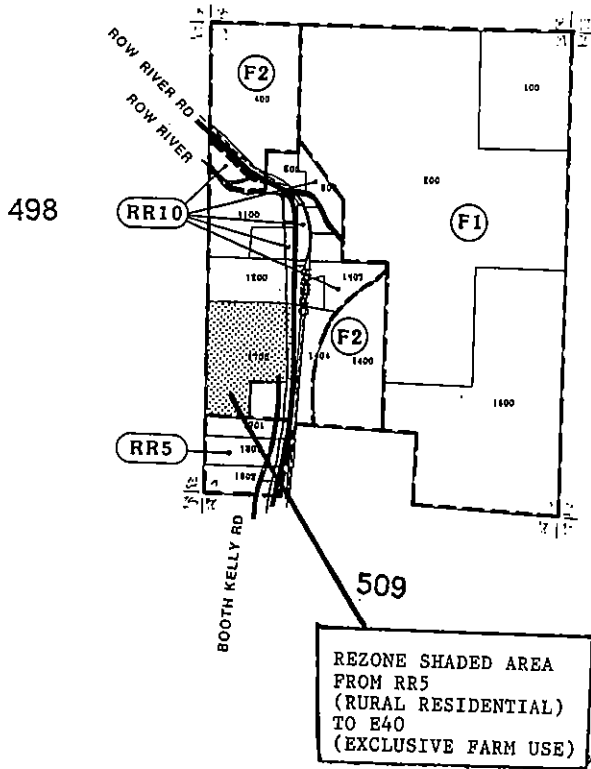
OFFICIAL PLAN MAP

PLOT # 508

Township Range Section
21 01 19

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

AMENDMENT # ORD. # DATE FILE #



Adopted 19 December 1990



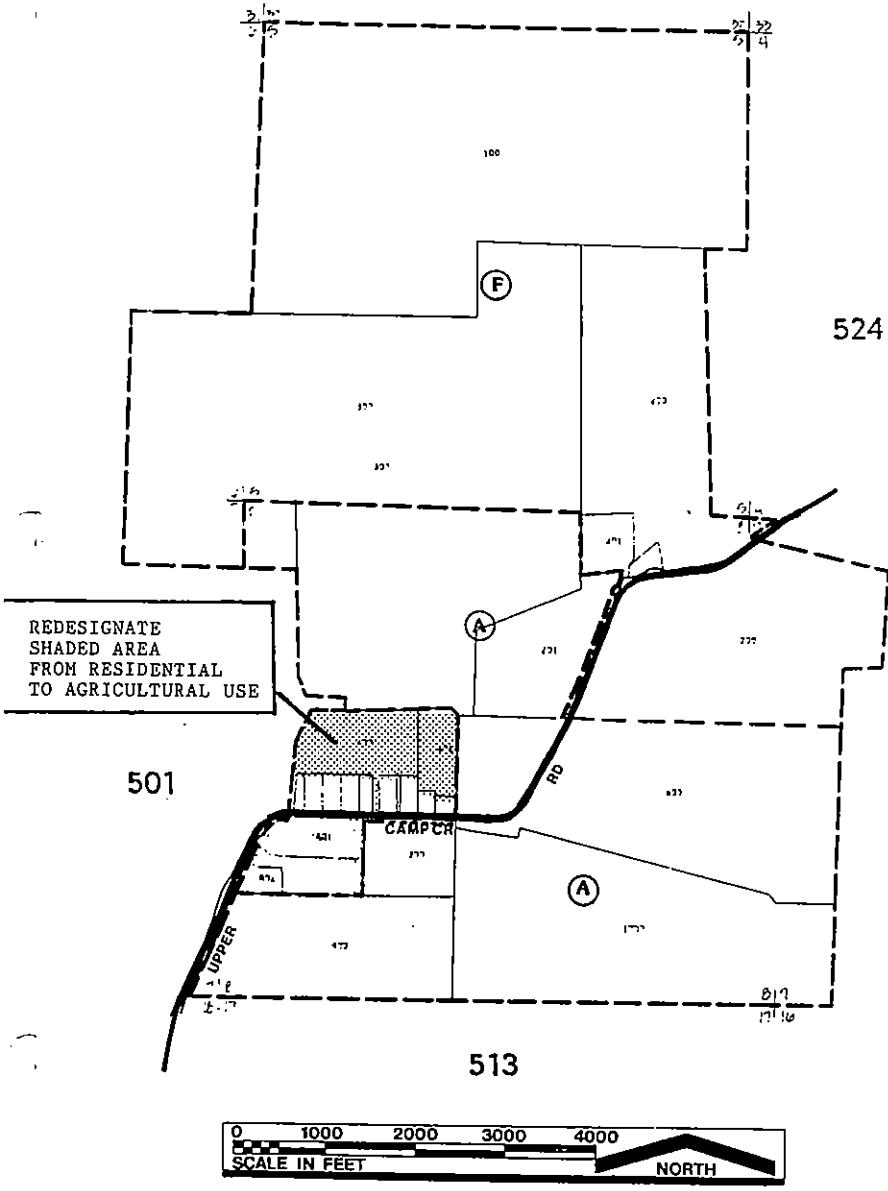
OFFICIAL ZONING MAP

PLOT # 508

Township Range Section
21 01 19

ORIGINAL ORD. # _____ PA 884 _____ DATE 2/29/1984 FILE # _____

REVISION # _____ ORD. # _____ DATE _____ FILE # _____



Adopted 19 December 1990



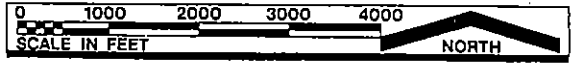
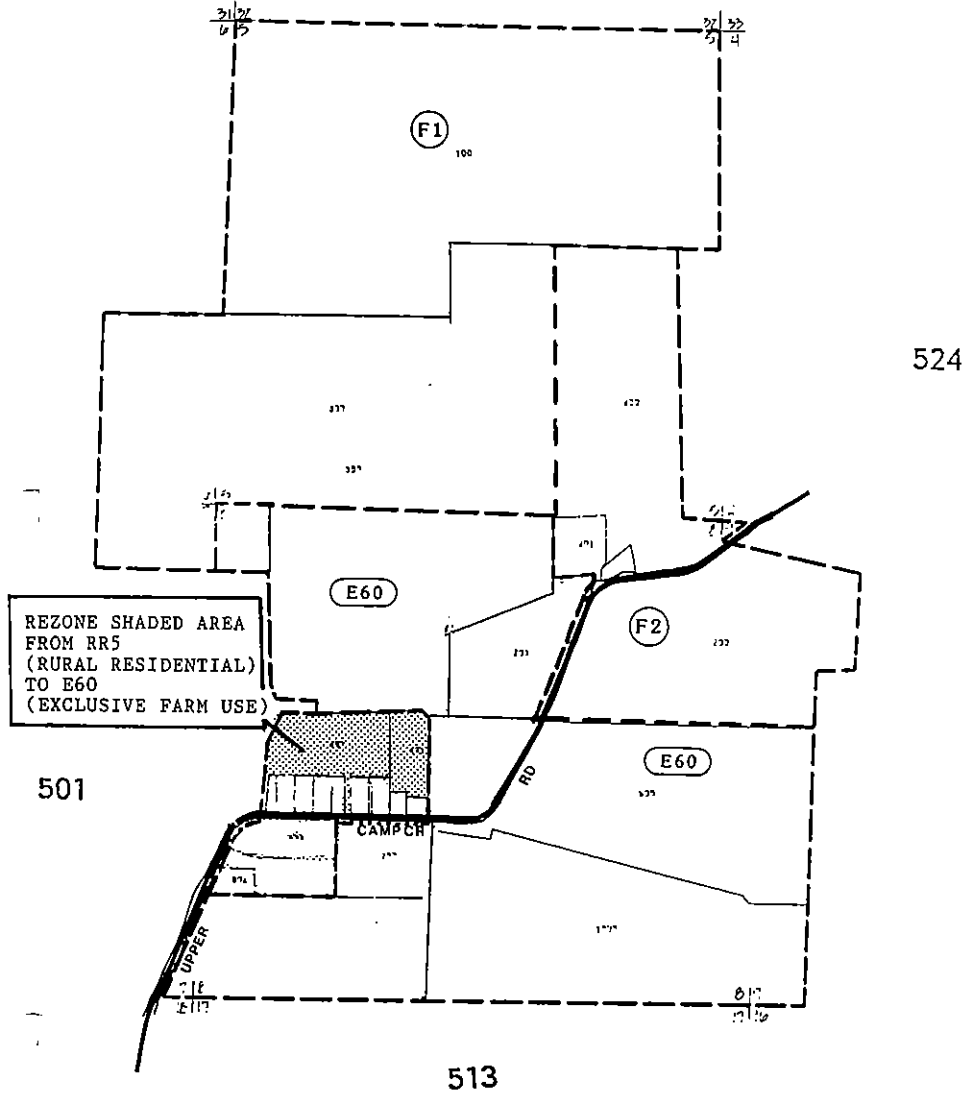
OFFICIAL PLAN MAP

PLOT # 512

Township Range Section	
17 01 05	17 01 08

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____

DIVISION # _____ ORD. # _____ DATE _____ FILE # _____



Adopted 19 December 1990



OFFICIAL ZONING MAP

PLOT# 512

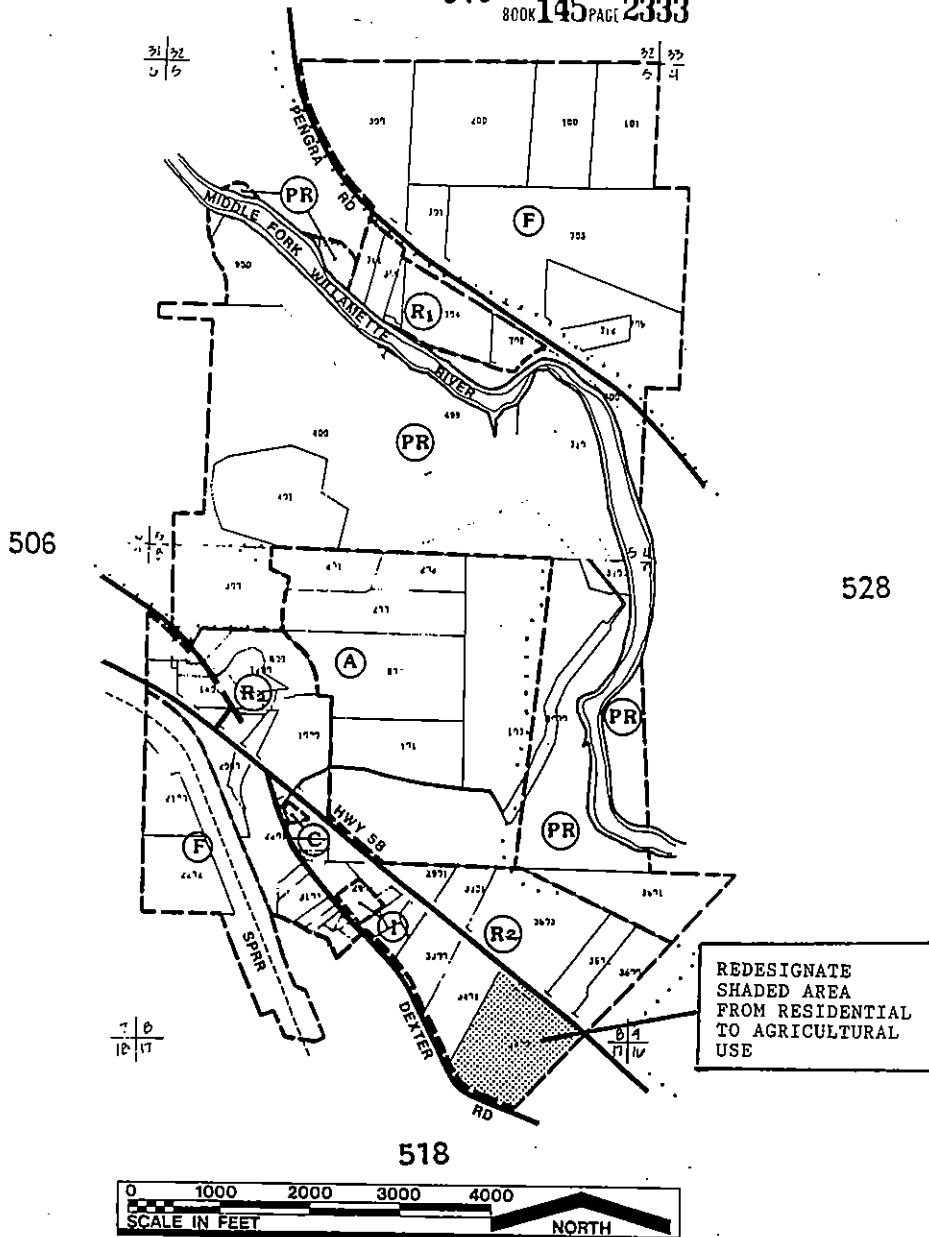
Township Range Section

17 01 05

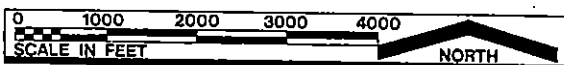
17 01 08

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

VISION # ORD # DATE FILE #



REDESIGNATE
SHADED AREA
FROM RESIDENTIAL
TO AGRICULTURAL
USE



Adopted 19 December 1990



OFFICIAL PLAN MAP

PLOT# 517

Township	Range	Section
19	01	05
19	01	08

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____

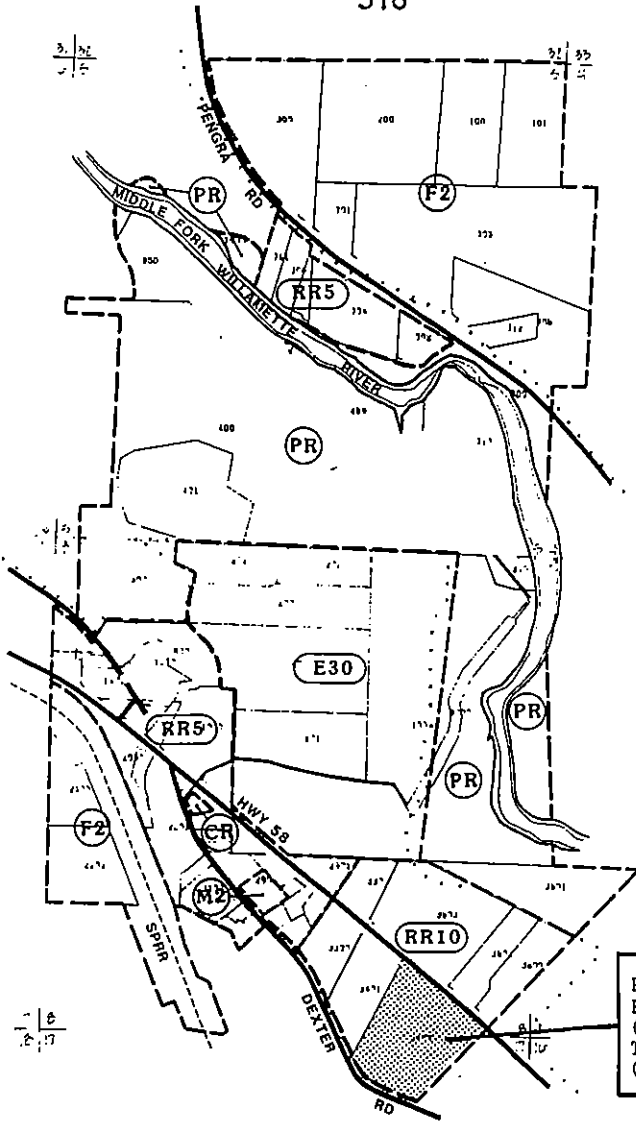
REVISION # _____ ORD # _____ DATE _____ FILE # _____

516

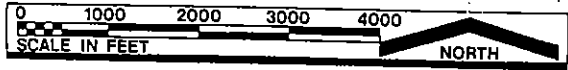
506

529

518



REZONE SHADED AREA
FROM RR10
(RURAL RESIDENTIAL)
TO E30
(EXCLUSIVE FARM USE)



Adopted 19 December 1990

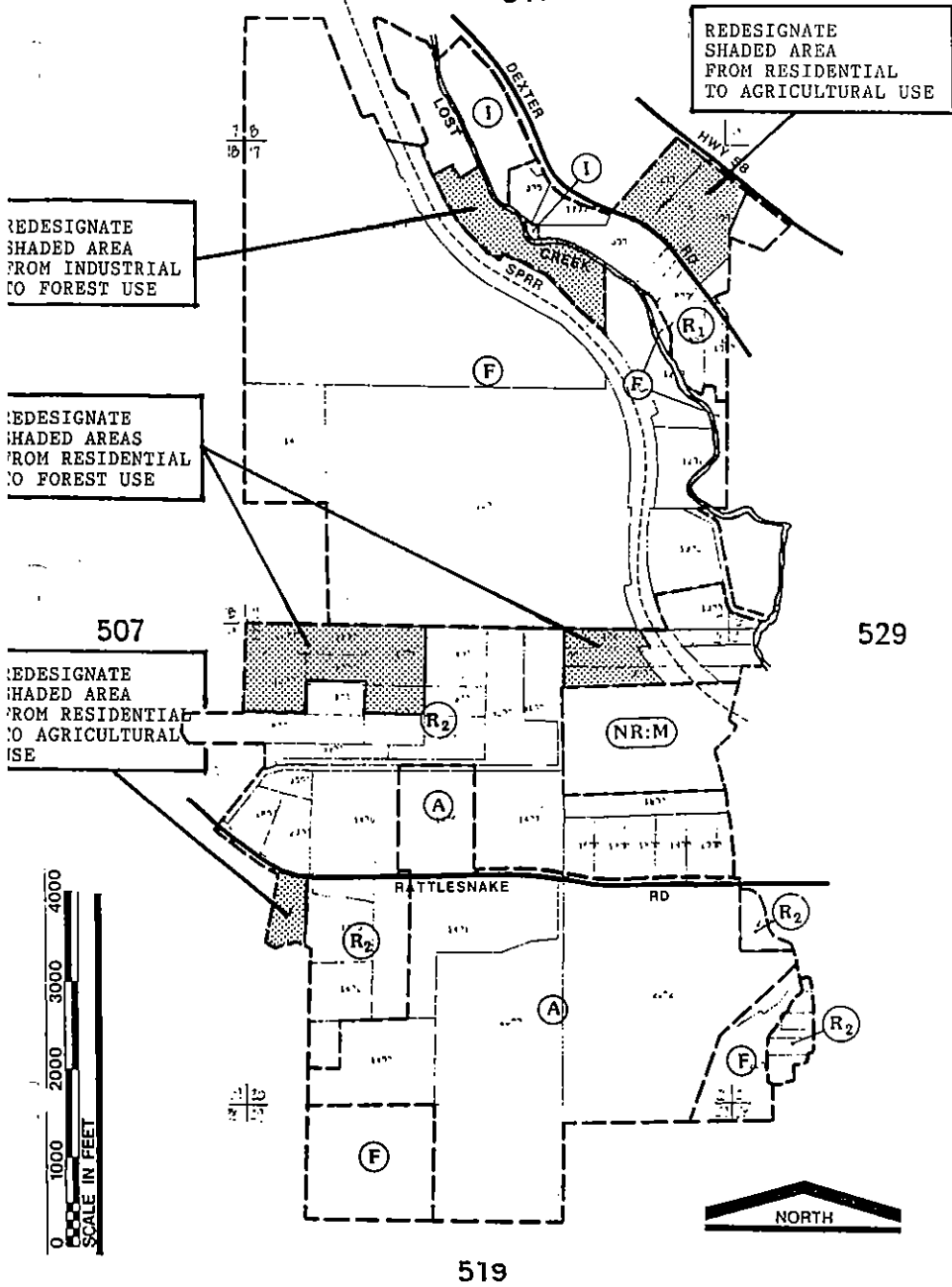


OFFICIAL ZONING MAP

PLOT# 517

Township Range Section	
19 01 05	19 01 08

ORIGINAL ORD. # _____ PA 884 _____ DATE 2/29/1984 FILE # _____
 REVISION # _____ ORD. # _____ DATE _____ FILE # _____



Adopted 19 December 1990

county

OFFICIAL PLAN MAP **PLOT # 518**

Twship Range Section
19 01 17 / 19 01 20

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # ORD. # DATE FILE #

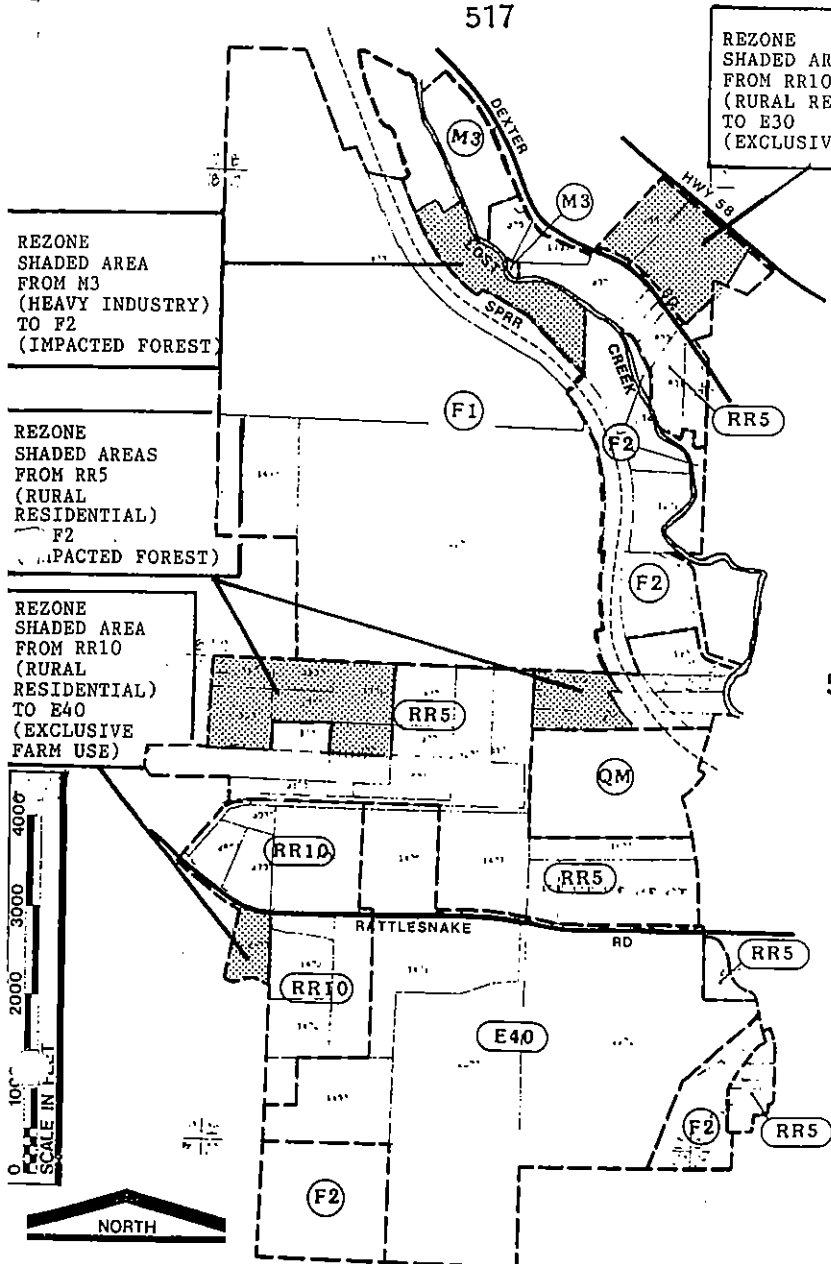
517

REZONE
SHADED AREA
FROM RR10
(RURAL RESIDENTIAL)
TO E30
(EXCLUSIVE FARM USE)

REZONE
SHADED AREA
FROM M3
(HEAVY INDUSTRY)
TO F2
(IMPACTED FOREST)

REZONE
SHADED AREAS
FROM RR5
(RURAL
RESIDENTIAL)
TO F2
(IMPACTED FOREST)

REZONE
SHADED AREA
FROM RR10
(RURAL
RESIDENTIAL)
TO E40
(EXCLUSIVE
FARM USE)



529

519

Adopted 19 December 1990



OFFICIAL ZONING MAP

PLOT # 518

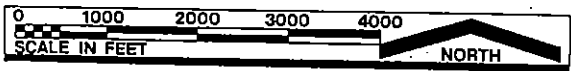
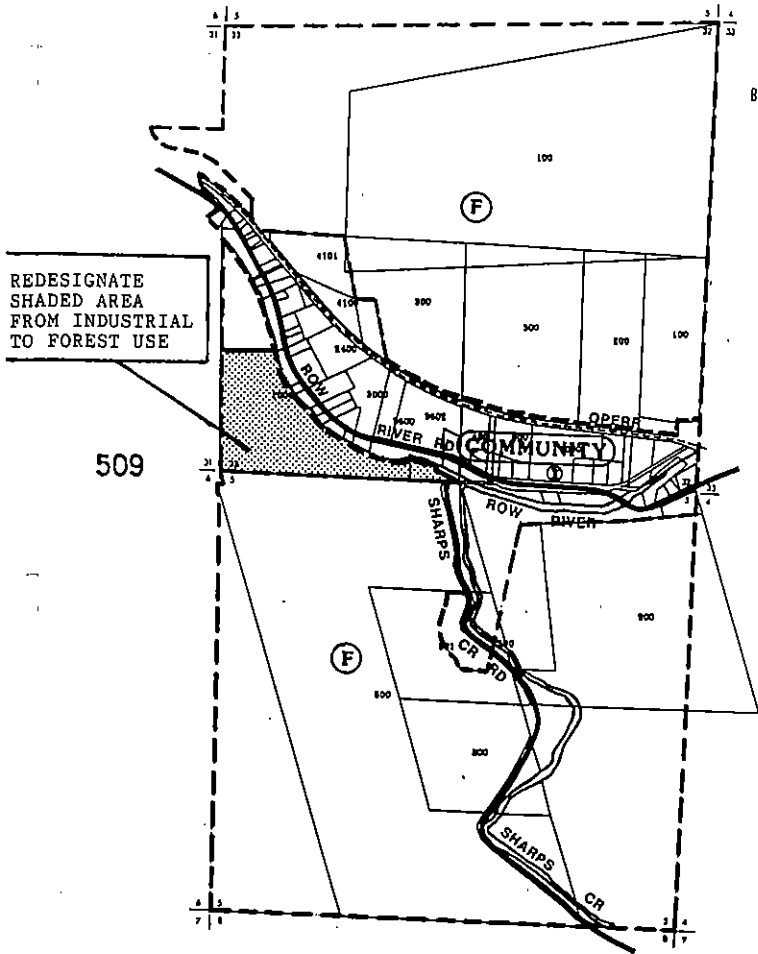
Township Range Section

19 01 17

19 01 20

ORIGINAL ORD. # _____ PA 884 _____ DATE 2/29/1984 FILE # _____
ADDITIONAL ORD. # _____ ORD. # _____ DATE _____ FILE # _____

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Adopted 19 December 1990



OFFICIAL PLAN MAP

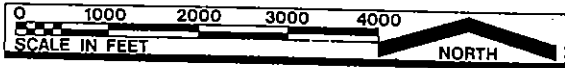
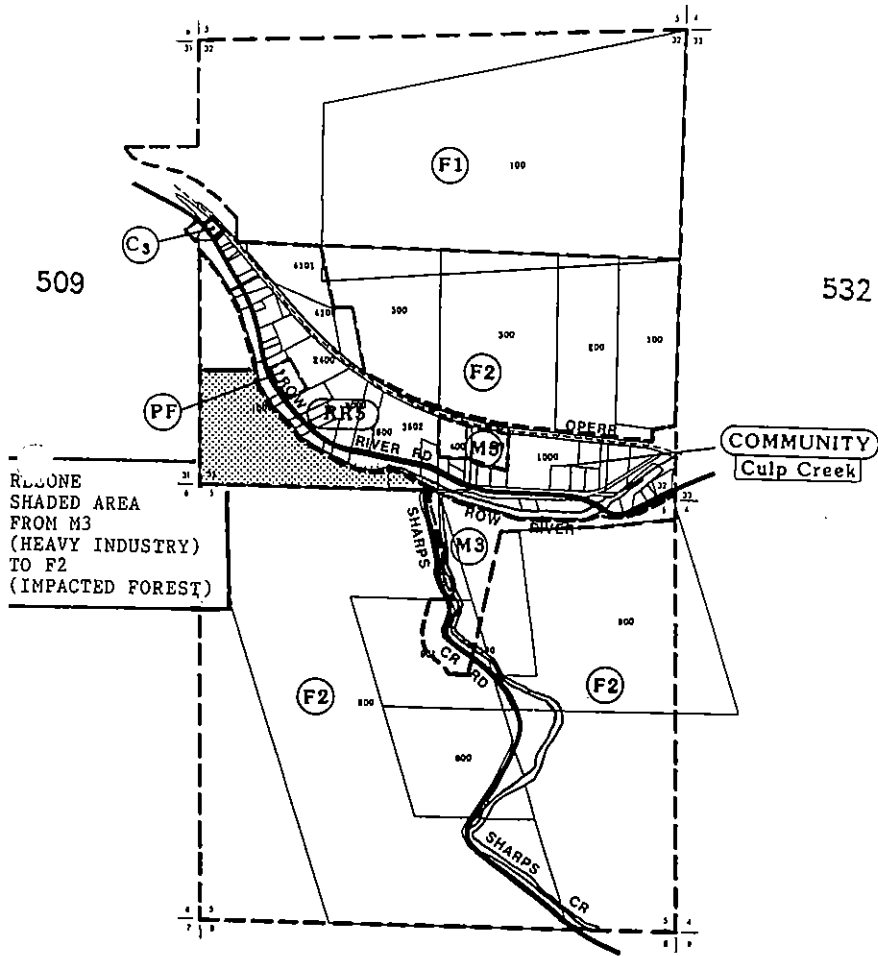
PLOT # 520

Township Range Section
 21 01 32 / 22 01 05 ()

ORIGINAL ORD. # _____ PA 884 _____ DATE 2/29/1984 FILE # _____

VISION # _____ ORD # _____ DATE _____ FILE # _____

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Adopted 19 December 1990



OFFICIAL ZONING MAP

PLOT# 520

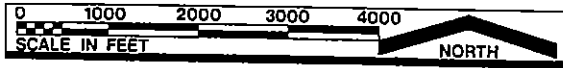
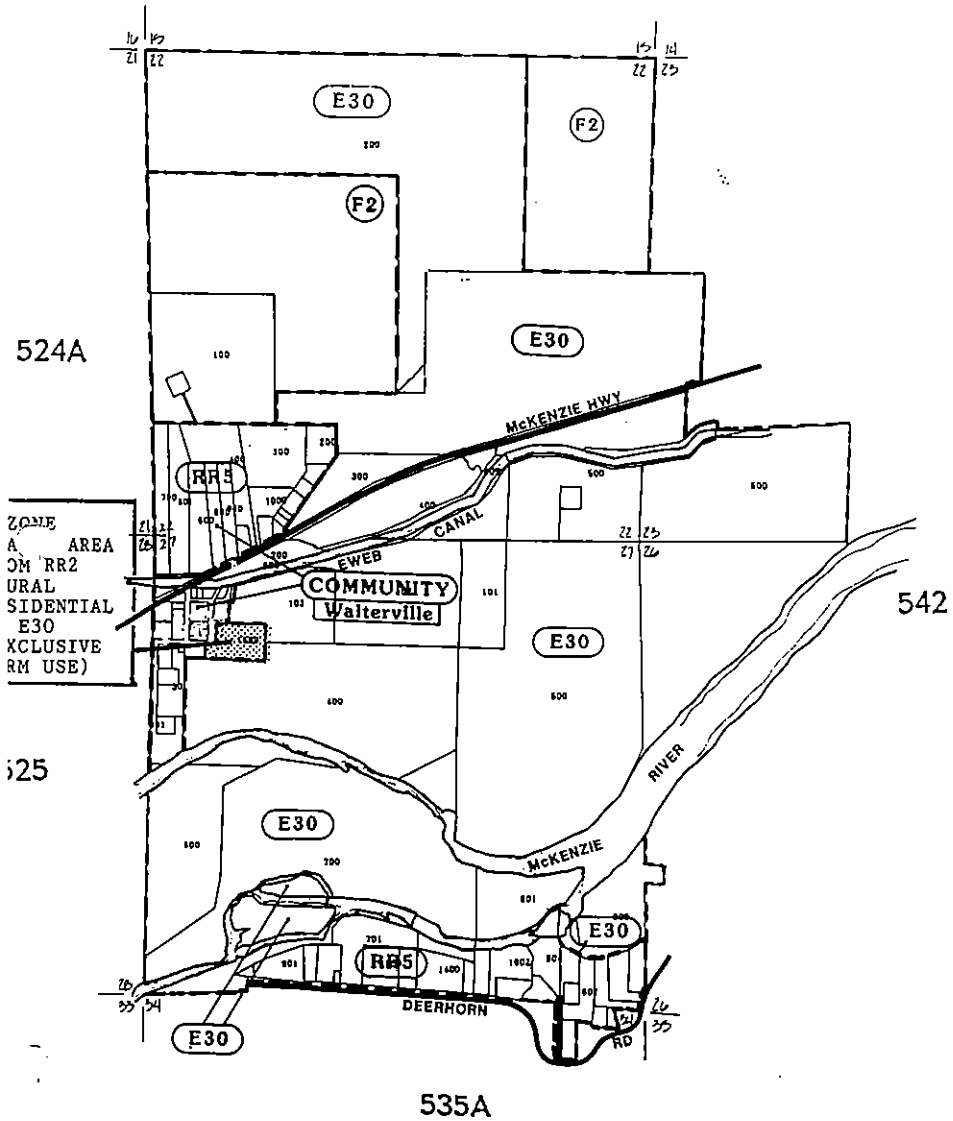
Township Range Section

21 01 32

22 01 05

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

VISION # ORD. # DATE FILE #



Adopted 19 December 1990

County

OFFICIAL ZONING MAP

PLOT# 535

Township Range Section
17 01 22 / 17 01 27

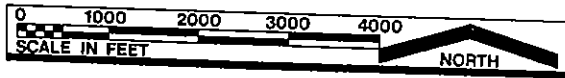
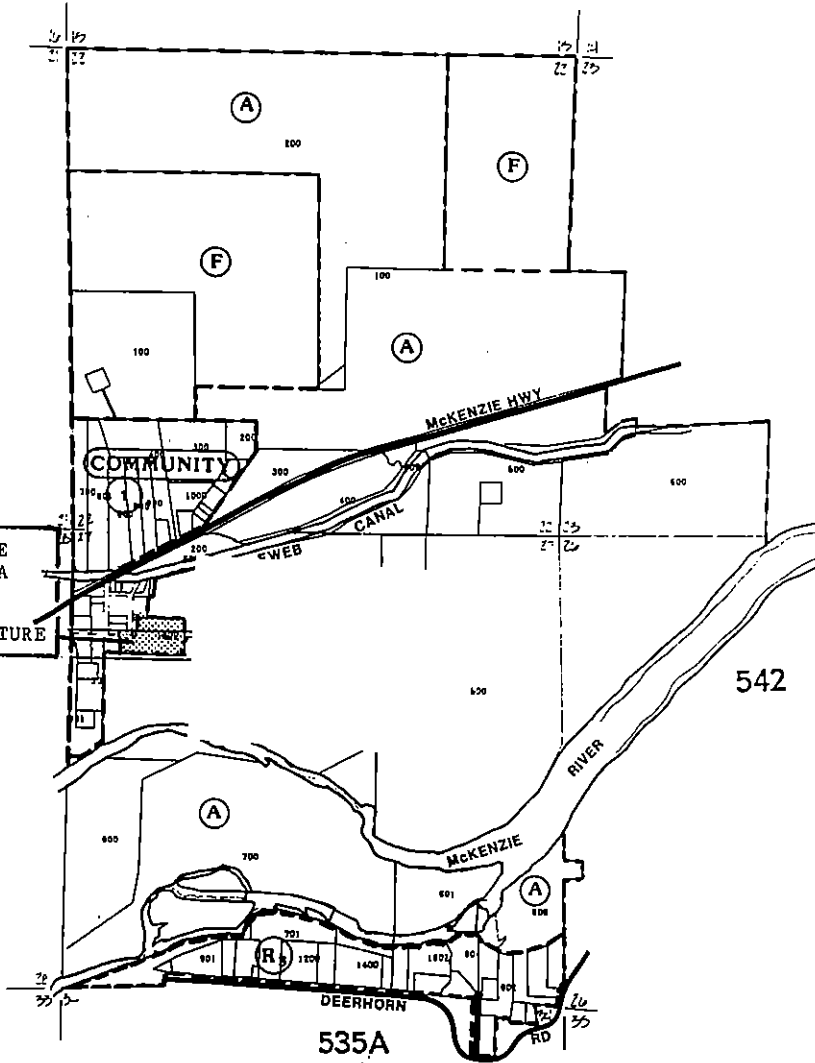
ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

VISION # ORN #

524A

DESIGNATE
H O D AREA
R G R RURAL
M MUNITY
O AGRICULTURE

25



Adopted 19 December 1990



OFFICIAL PLAN MAP

PLOT # 535

Township Range Section

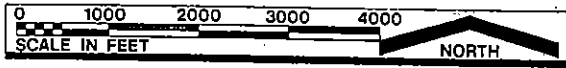
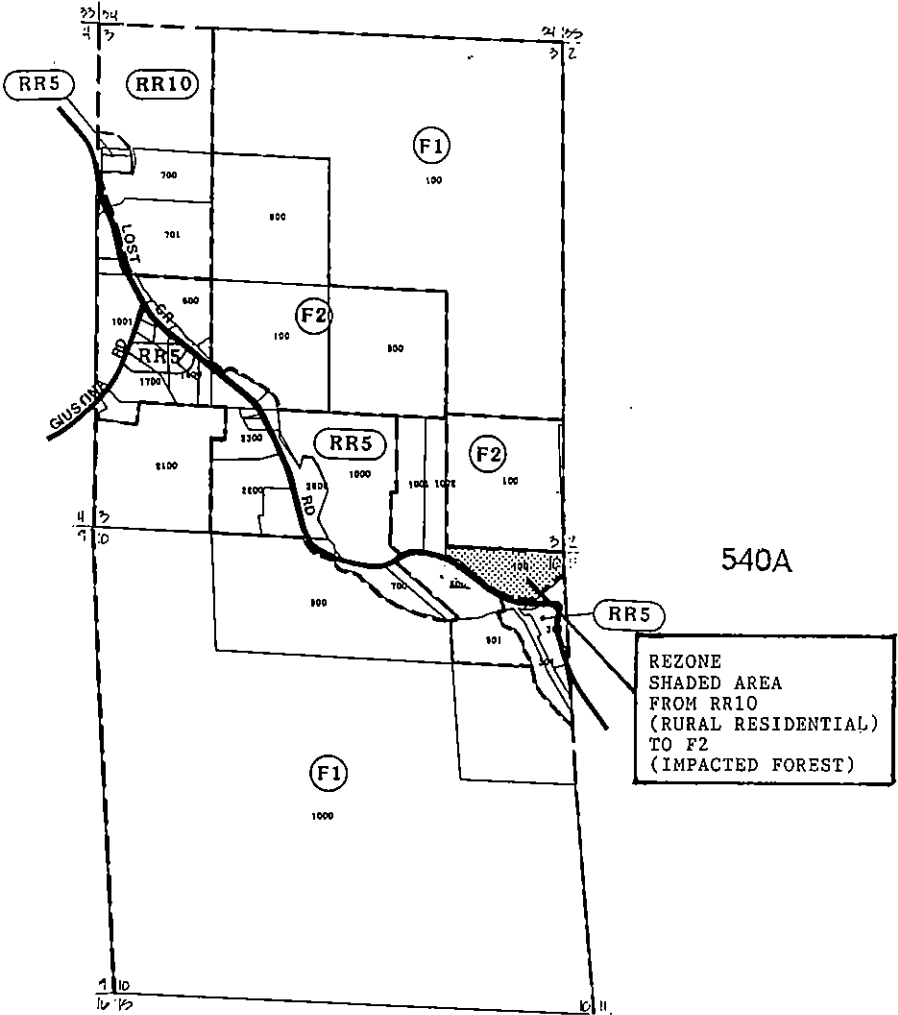
17 01 22

17 01 27

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____

VISION # _____ ORD # _____ DATE _____ FILE # _____

531



Adopted 19 December 1990

Official Zoning Map

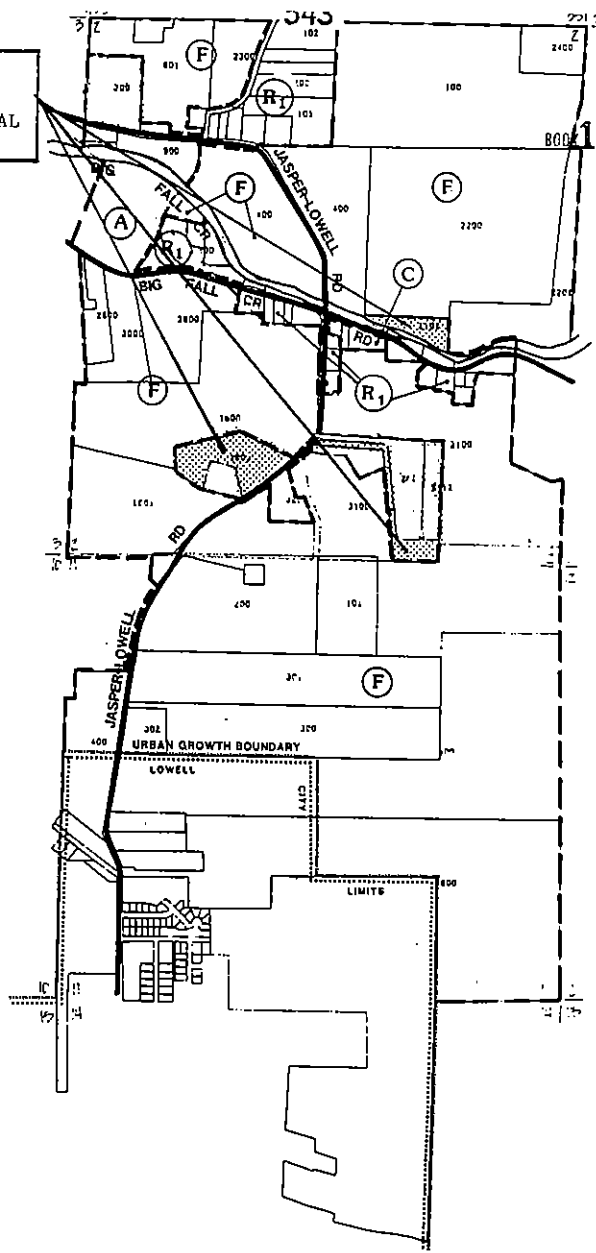
PLOT# 539

Township Range Section
20 01 03 / 20 01 10 ()

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

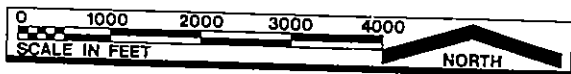
VISION # ORD # DATE FILE #

REDESIGNATE
SHADED AREA
FROM RESIDENTIAL
TO FOREST USE



537

545



Adopted 19 December 1990



OFFICIAL PLAN MAP

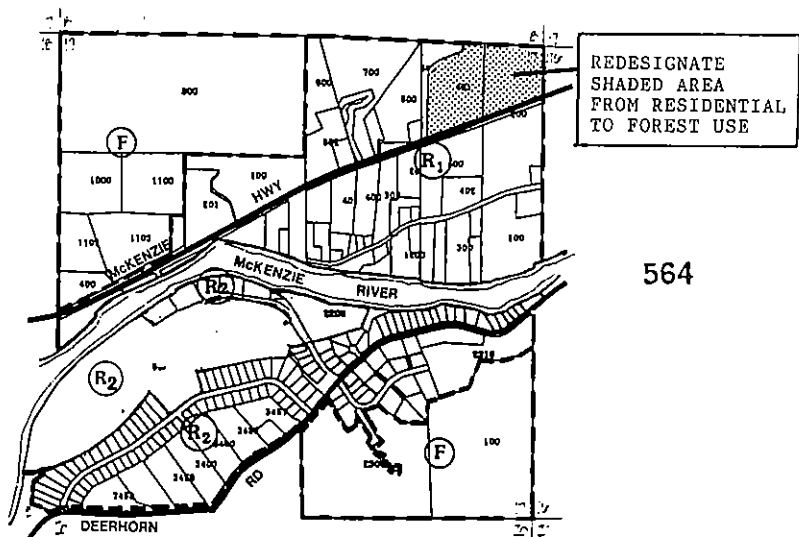
PLOT# 544

Township Range Section
19 01 02 / 19 01 11 ()

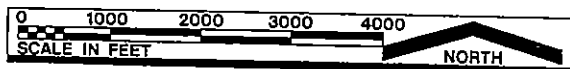
ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____

VISION # 1 ORD. # PA 978 DATE 4/27/1990 FILE # _____

555



564



Adopted 19 December 1990

ne county



OFFICIAL PLAN MAP

PLOT # 559

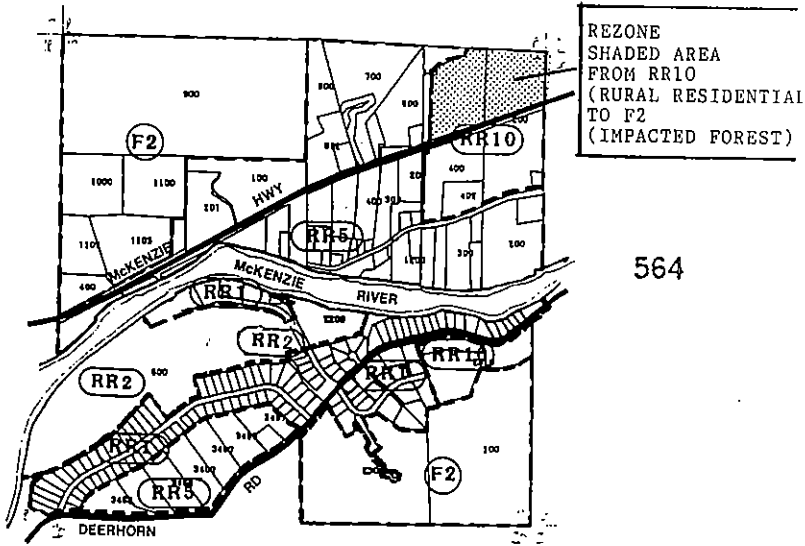
Township Range Section
17 15 17

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # 1 ORD # PA 897 DATE 6/26/85 FILE #

555

564



Adopted 19 December 1990



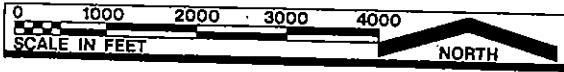
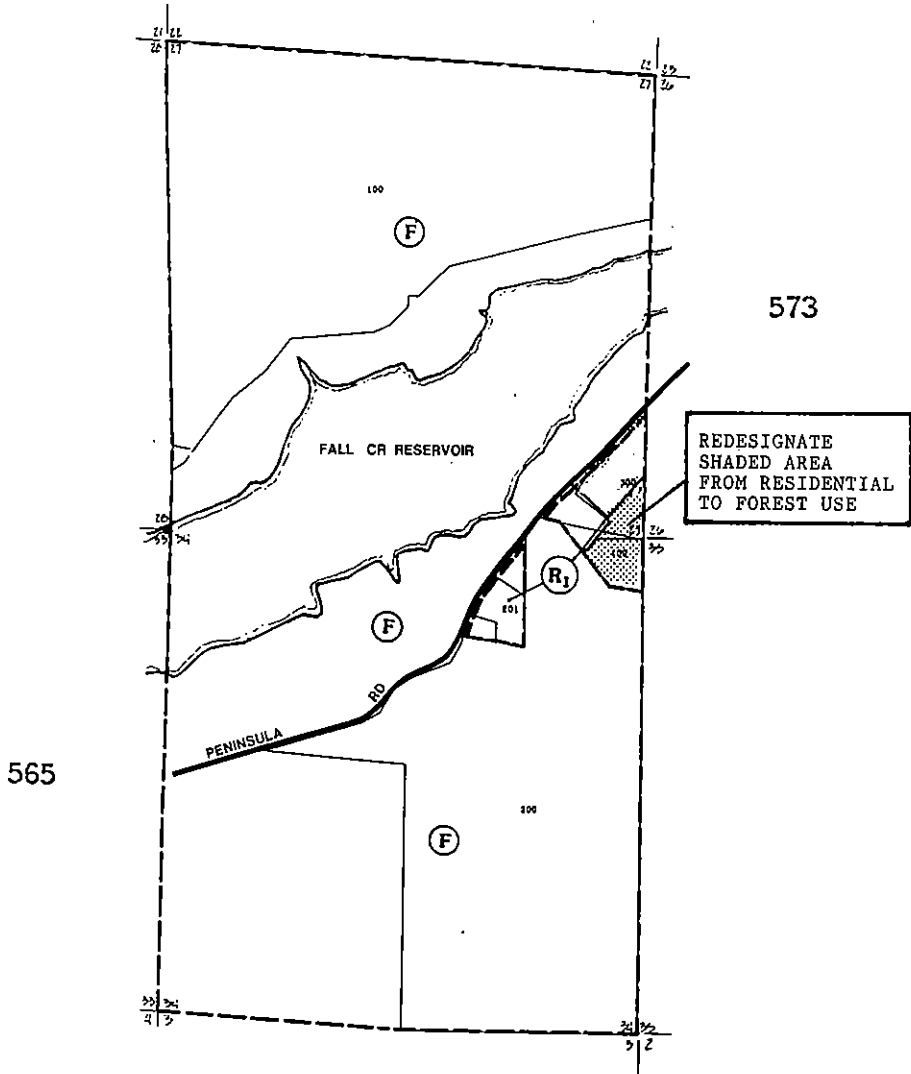
OFFICIAL ZONING MAP

PLOT # 559

Township Range Section
17 15 17

ORIGINAL ORD. # _____ PA 884 _____ DATE 2/29/1984 FILE # _____

REVISION # 1 ORD # PA 897 _____ DATE 6/26/85 _____



Adopted 19 December 1990



OFFICIAL PLAN MAP

PLOT# 569

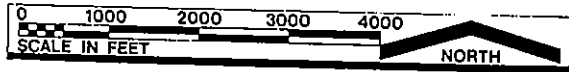
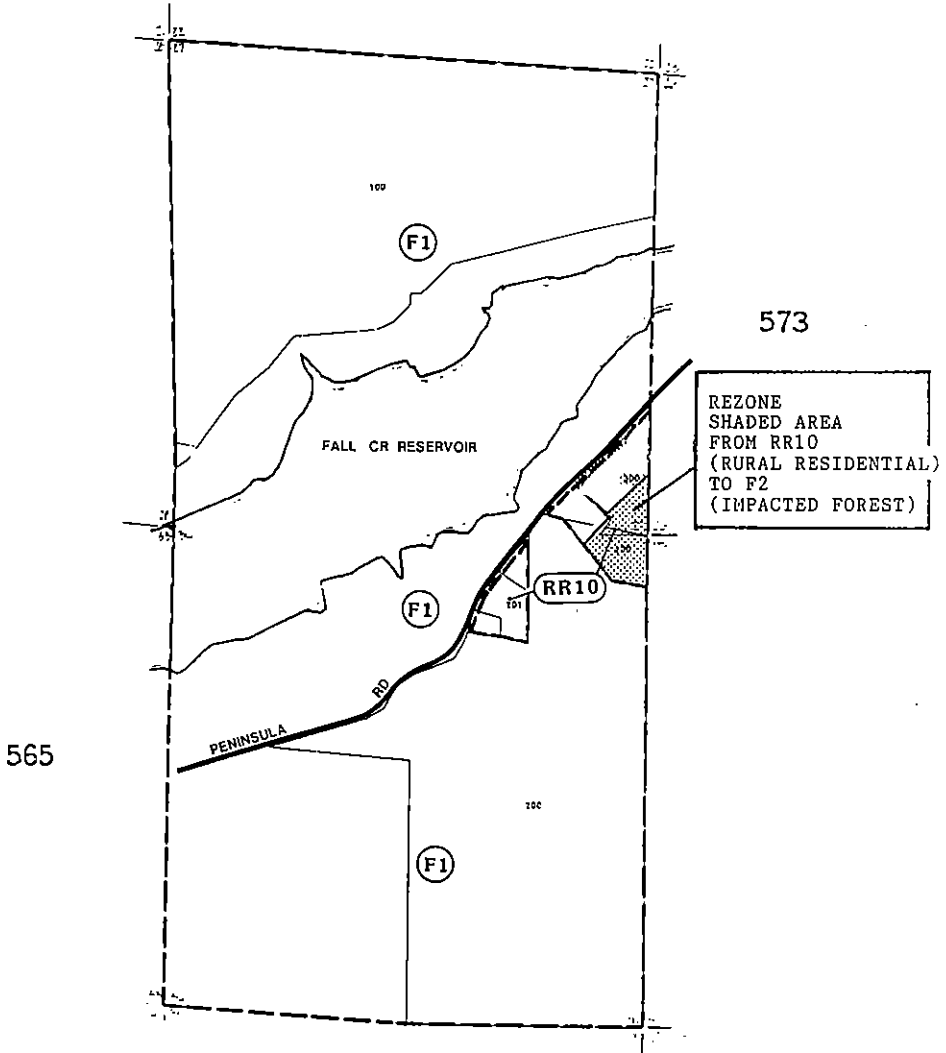
Township Range Section

18 15 27

18 15 34

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

VISION # ORD. # DATE FILE #



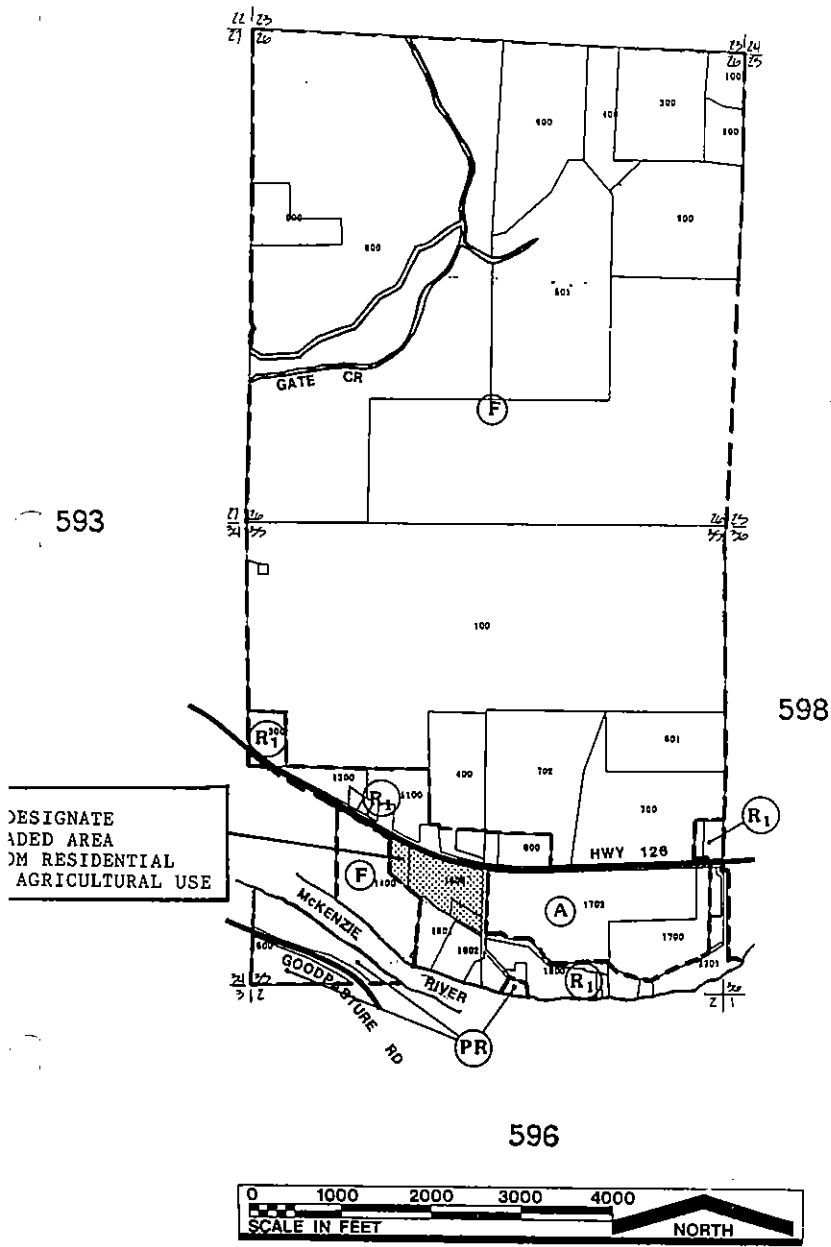
Adopted 19 December 1990



County OFFICIAL ZONING MAP PLOT # 569

Twship Range Section
 18 15 27 / 18 15 34

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #



Adopted 19 December 1990



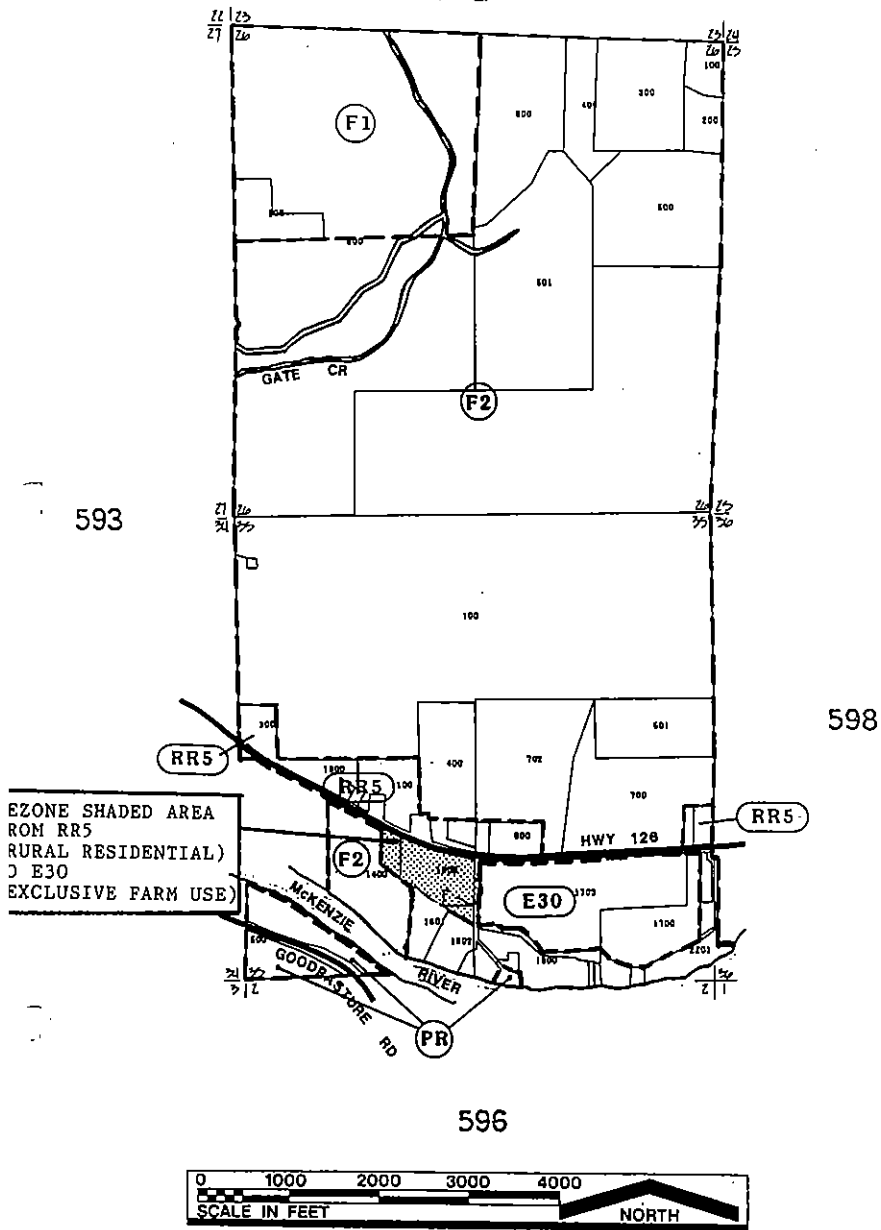
OFFICIAL PLAN MAP

PLOT # 595


Township Range Section
 16 25 26 / 16 25 35

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____
 DIVISION # _____ ORD # _____ DATE _____ FILE # _____

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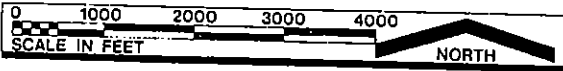
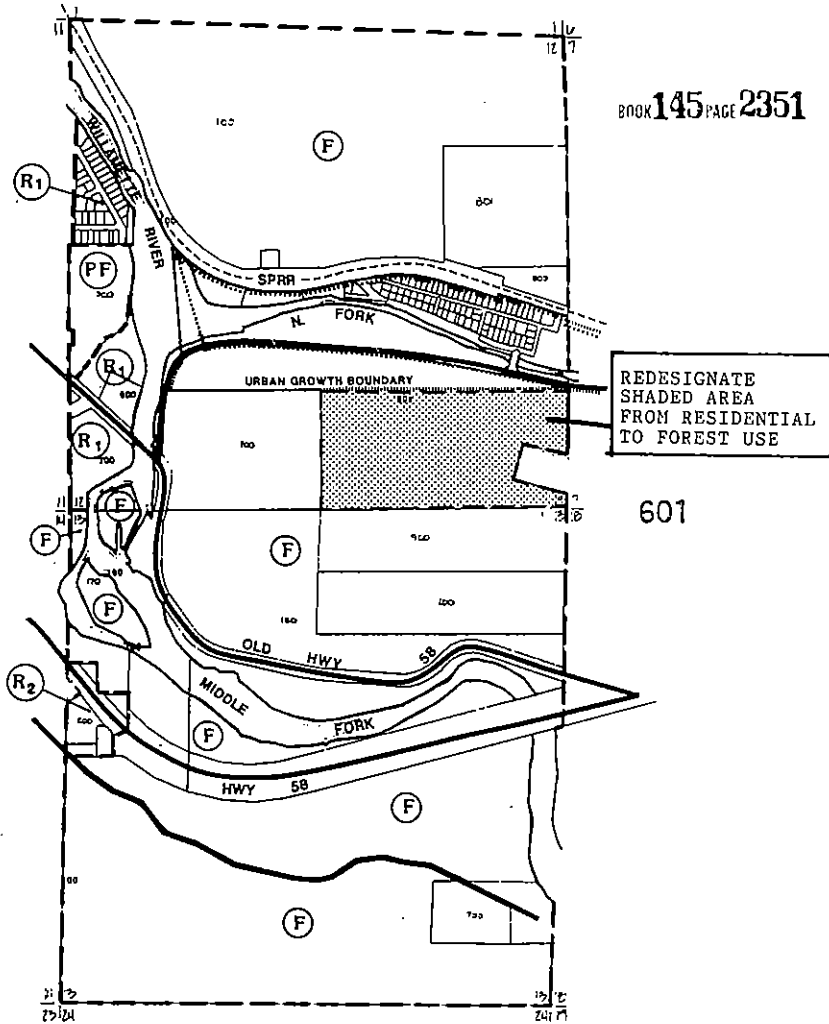
Adopted 19 December 1990

	OFFICIAL ZONING MAP		PLOT # 595
	Township Range Section 16 25 26		16 25 35
ORIGINAL ORD. #	PA 884	DATE 2/29/1984	FILE #

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597

601



Adopted 19 December 1990



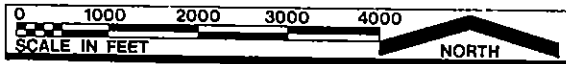
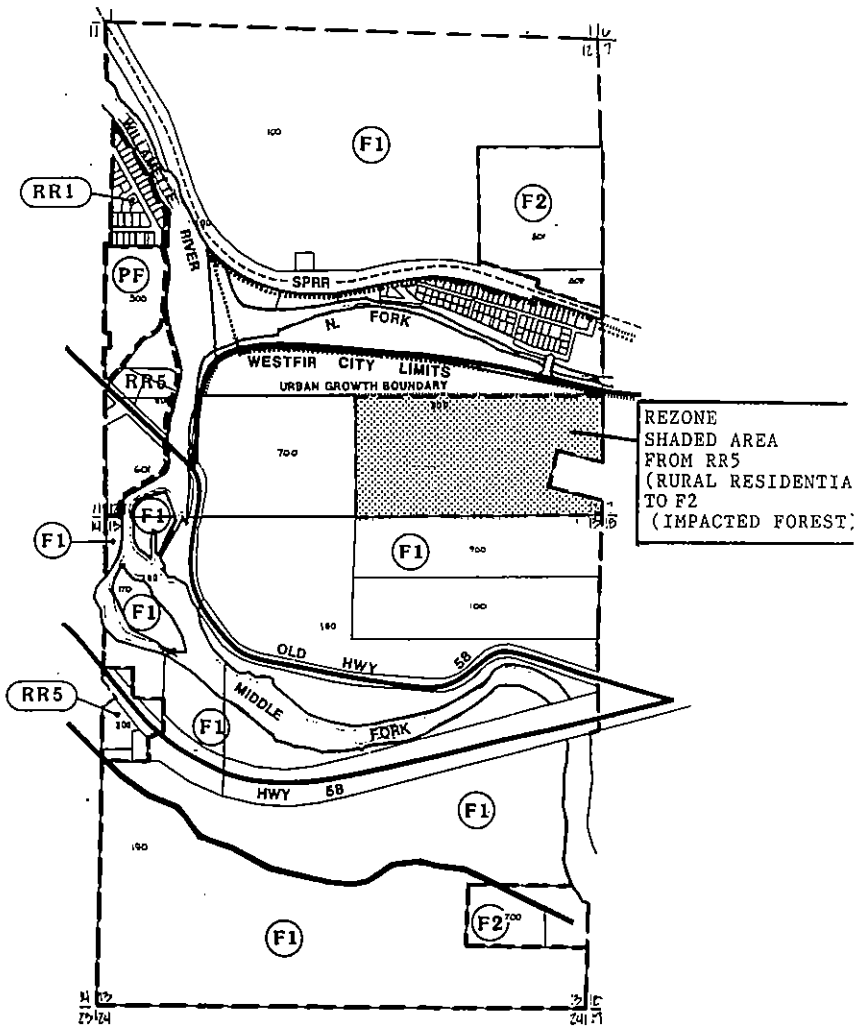
OFFICIAL PLAN MAP

PLOT # 599

Township Range Section	
21 25 12	21 25 13

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____
 REVISION # _____ ORD. # _____ DATE _____ FILE # _____

597



Adopted 19 December 1990



OFFICIAL ZONING MAP

PLOT# 599

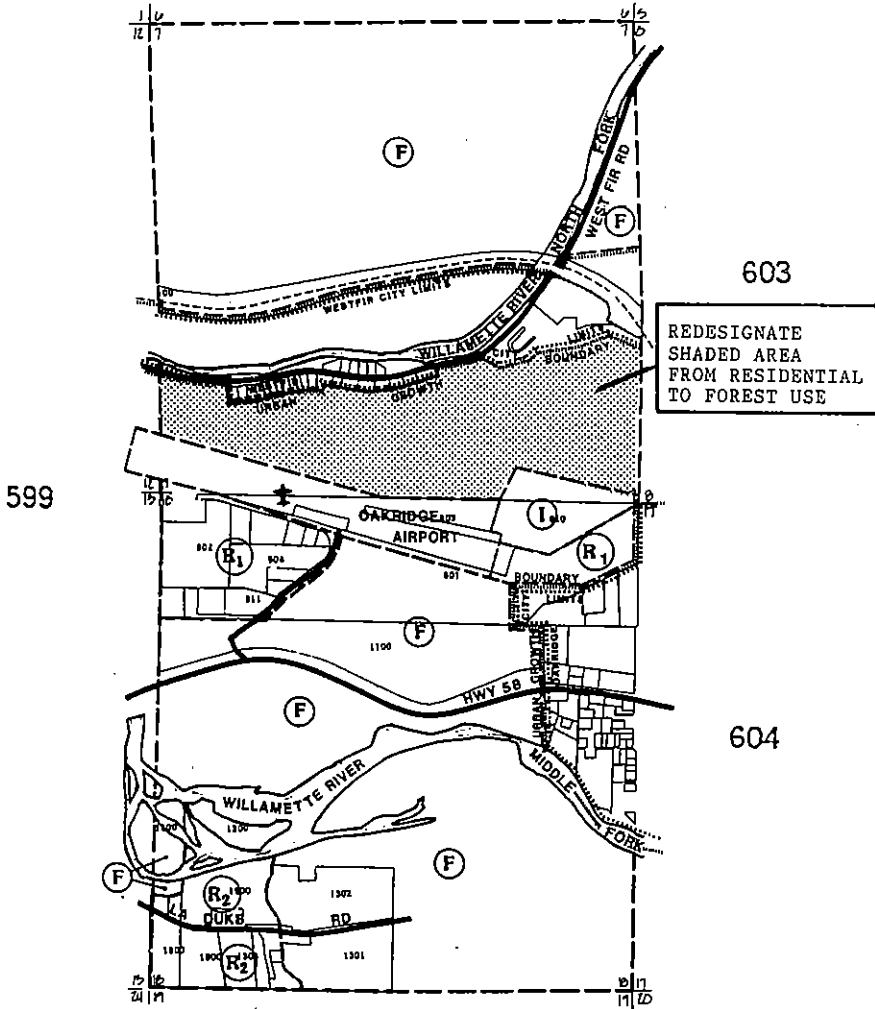
Township Range Section

21 25 12

21 25 13

ORIGINAL ORD. # PA 884

DATE 2/29/1984 FILE #



Adopted 19 December 1990



OFFICIAL PLAN MAP

PLOT # 601

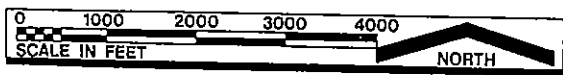
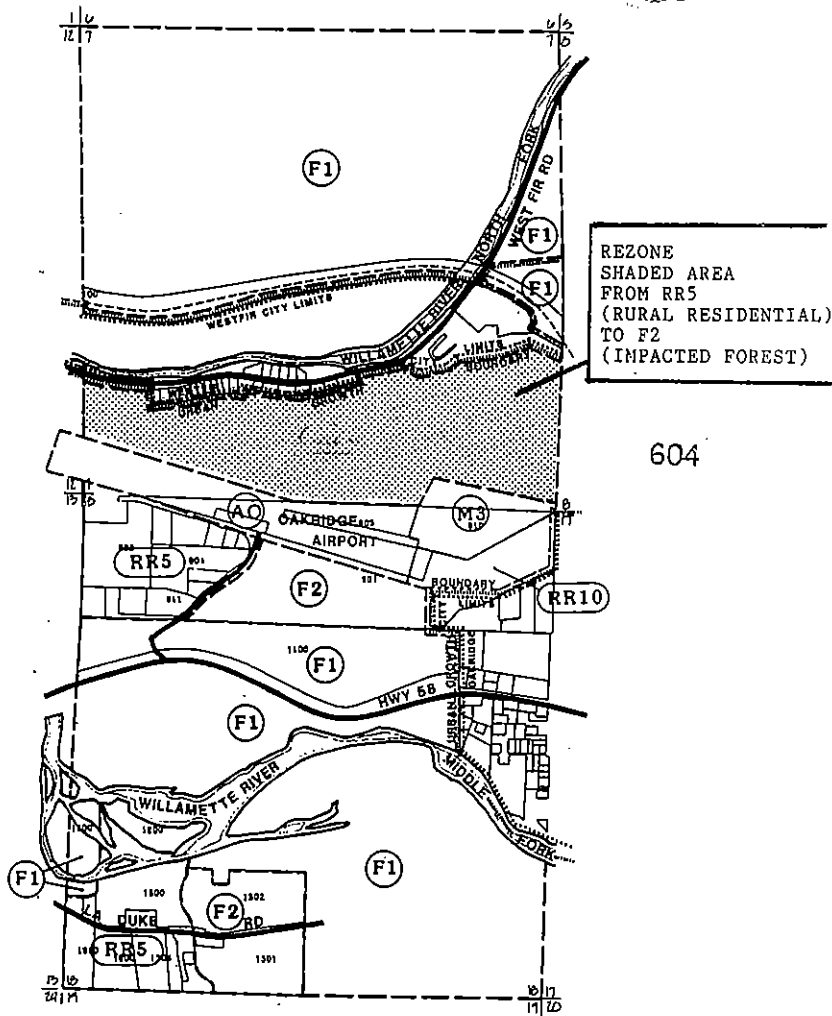
Township Range Section	
21 35 07	21 35 18

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____
 REVISION # _____ ORD # _____ DATE _____ FILE # _____

603

599

604



Adopted 19 December 1990



OFFICIAL ZONING MAP **PLOT# 601**

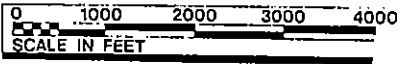
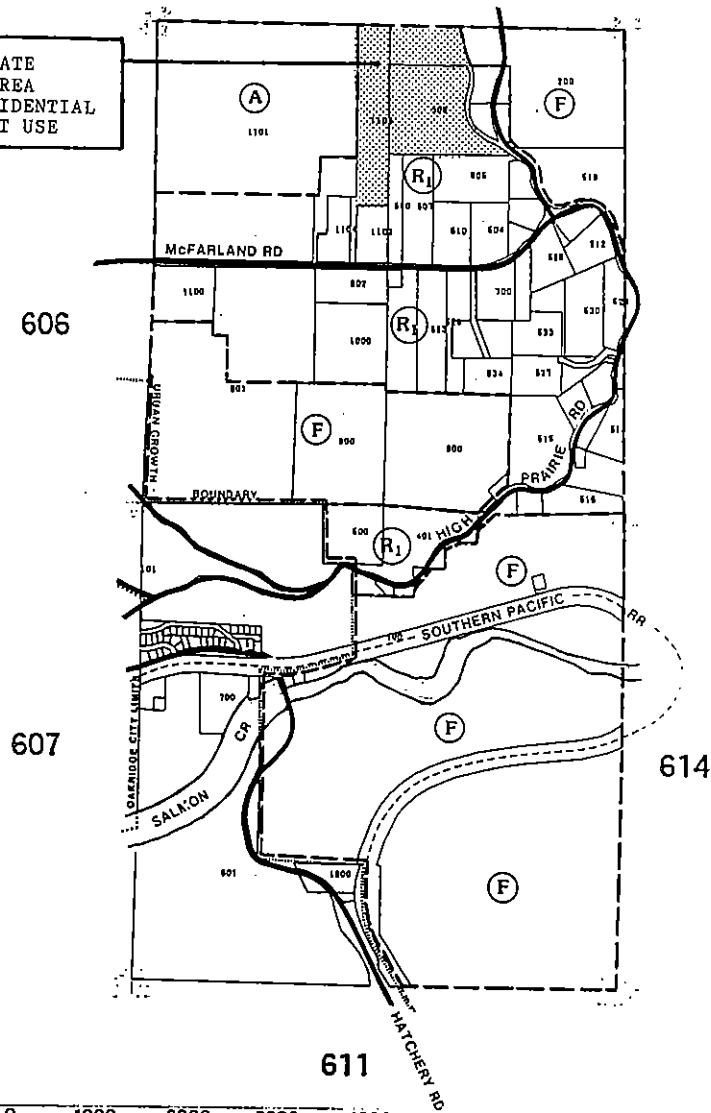
Twship	Range	Section	
21	35	07	21 35 18

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

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609

REDESIGNATE
SHADED AREA
FROM RESIDENTIAL
TO FOREST USE



Adopted 19 December 1990



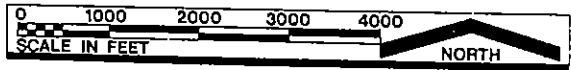
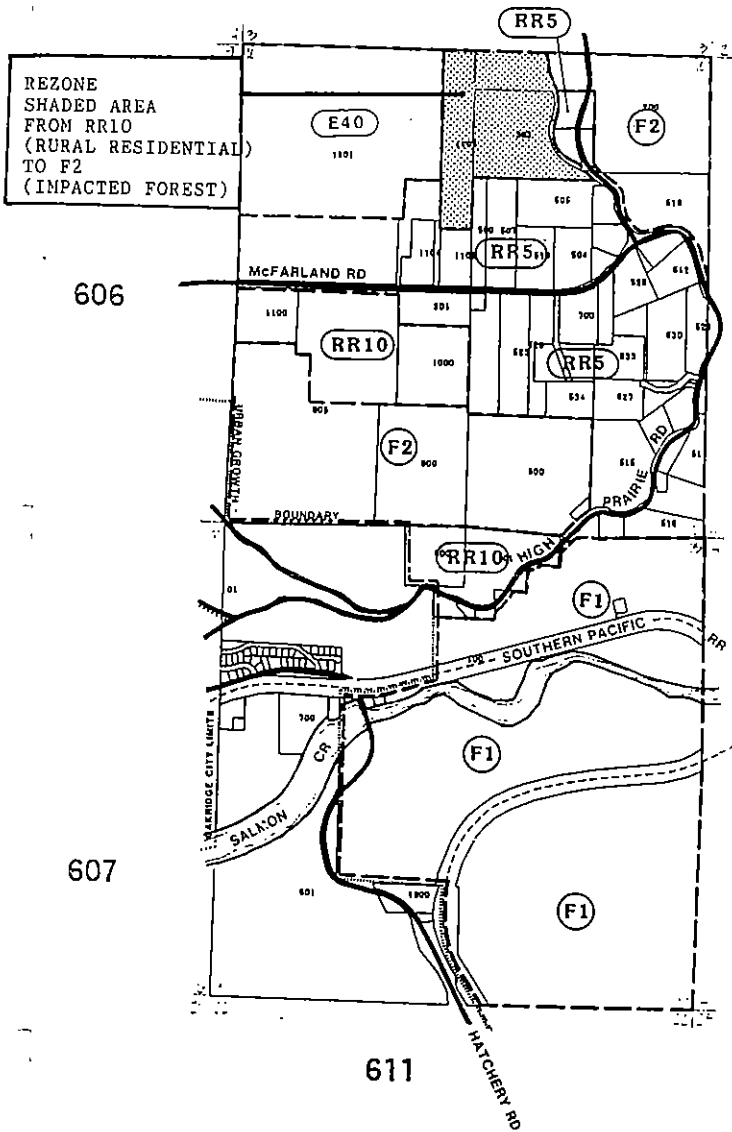
Garfield County

OFFICIAL PLAN MAP **PLOT # 610**

Township Range Section
 21 35 10 / 21 35 15

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

609



Adopted 19 December 1990

le-county

OFFICIAL ZONING MAP

PLOT# 610

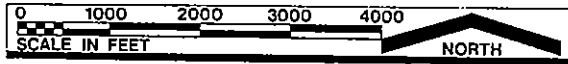
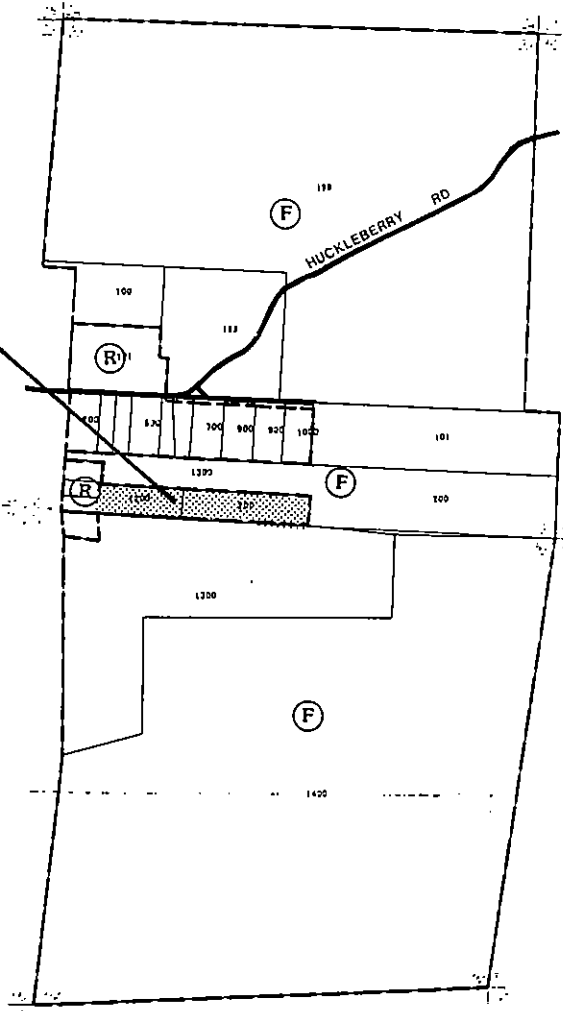
Township Range Section
21 35 10 / 21 35 15

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # ORD # DATE

REDESIGNATE
SHADED AREA
FROM RESIDENTIAL
TO FOREST USE

- 613



Adopted 19 December 1990

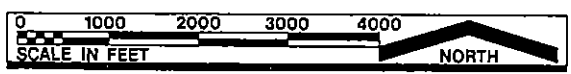
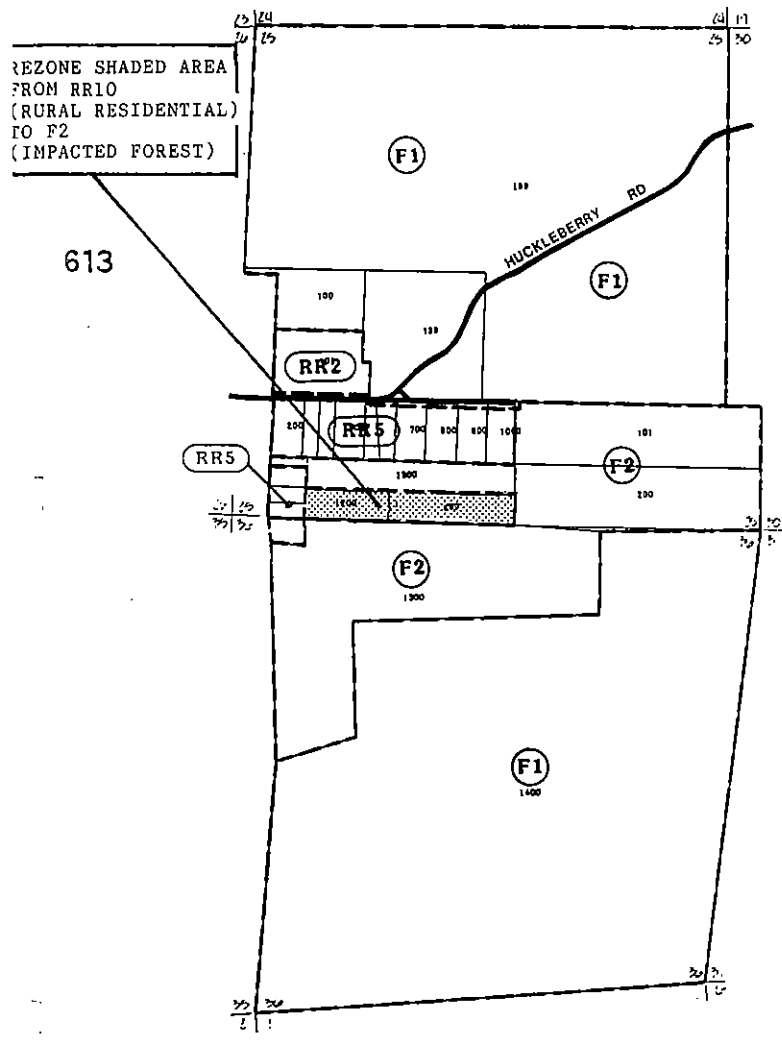


OFFICIAL PLAN MAP

PLOT # 617

Township	Range	Section
20	35	25
20	35	36

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____
 REVISION # 000 # _____



Adopted 19 December 1990

12 county

OFFICIAL ZONING MAP

PLOT# 617

Township Range Section
20 35 25 / 20 35 36

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

VISION # ORD # DATE FILE #