

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDINANCE No. 1-95

) IN THE MATTER OF AMENDING CHAPTER  
) 12 OF LANE CODE TO REVISE PROVI-  
) SIONS WITH REGARD TO THE AMENDMENT  
) PROCESS OF THE EUGENE-SPRINGFIELD  
) METROPOLITAN AREA GENERAL PLAN  
) (LC Ch 12)

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

Chapter 12 of Lane Code is hereby amended by substituting the following pages:

REMOVE THESE PAGES

12.200 - 12.205 to  
12.245 - 12.245(5),  
i.e. 12-8 to 12-17  
(a total of 10 pages)

INSERT THESE PAGES

12.200 - 12.205 to  
12.245 - 12.245(6),  
i.e. 12-8 to 12-17  
(a total of 13 pages)

Said pages are attached hereto and incorporated herein by reference. The purpose of these substitutions is to revise provisions with regard to the amendment process of the Eugene-Springfield Metropolitan Area General Plan (LC Ch 12).

While not part of this Ordinance, findings attached as Exhibit "A" and incorporated herein by this reference are adopted in support of this decision.

Enacted this 7th day of February , 1995.

*Ellie Sundt*

Chair, Lane County Board of Commissioners

*Sharon L. Giles*

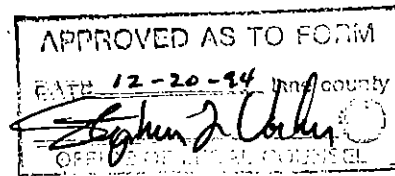
Recording Secretary for this Meeting of the Board

**FILED**

FEB 9 1995

COUNTY CLERK

BY *Sheri Dubois*



EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN ELEMENT

12.200 Purpose. The Metropolitan Area General Plan (Metro Plan) allows citizen-initiated Type II Metro Plan amendments to be initiated at any time. Amendments that require a final decision from one or two jurisdictions shall have a public hearing before the appropriate governing bodies within 120 days of the initiation date. Amendments that require a final decision from all three governing bodies shall be concluded within 180 days of the initiation date. The Board of Commissioners may initiate a Type I or Type II Metro Plan amendment at any time. Metro Plan amendments shall be made in accordance with the standards contained in Chapter IV of the Metro Plan and the provisions of this Code.

12.205 Definitions.

Amendment. An amendment to or change in: (1) the text of the Metro Plan, refinement plan, or functional plan; or, (2) the diagram of the Metro Plan, refinement plan or functional plan.

Home City. The City of Springfield shall be the home City for all site specific Type I and Type II Metro Plan amendments east of Interstate 5, excluding Glenwood. The City of Eugene shall be the home City for all site specific Type I and Type II Metro Plan amendments west of Interstate 5, including Glenwood. The applicability of home City shall have no basis with respect to non-site specific Type I Metro Plan amendments.

Metro Plan Amendment - Type I. Any change to the Metro Plan which (1) changes the urban growth boundary or the jurisdictional boundary of the Plan; (2) requires a goal exception not related to a UGB expansion to be taken under statewide planning goal 2; or, (3) is a non-site specific amendment of the Plan text.

Metro Plan Amendment - Type II. An amendment to the Metro Plan which is not otherwise a Type I plan amendment and which: (1) changes the Plan diagram; or, (2) is a site-specific Plan text amendment.

Metro Plan Amendment - Initiation. Any of the three governing bodies may initiate a Type I Metro Plan amendment at their discretion or, at their discretion, initiate a Type I Metro Plan amendment on behalf of a citizen who has made such a request. Any of the three governing bodies or a citizen who owns property that is the subject of the proposed amendment may initiate a Type II Metro Plan amendment at any time.

Metropolitan Plan (Metro Plan). The Eugene-Springfield Metropolitan Area General Plan, a land use comprehensive plan for the cities of Eugene and Springfield and those parts of Lane County within its boundary.

Metropolitan Policy Committee. The committee established by Board Order 87-3-25-2 adopted March 25, 1987.

13-76; 1.21.77  
14-86; 10.1.86  
4-87; 6.19.87  
6-90; 11.28.90  
2-93; 3.19.93

12-8

WP 1/co/00025/K  
WP 1/cr/00009/T

Planning Director. The person designated by the Board of Commissioners to administer the land use ordinances of Lane County or their designee.

Regional Impact. Site specific Metro Plan amendments have Regional Impact if the change in plan designation or site location will:

(1) require an amendment of a jointly adopted functional plan including the Public Facilities Plan, a Natural Resources Functional Plan or involves an amendment to TransPlan, determined by the Transportation Planning Committee (TPC) to be regional in nature, in order to provide the subject properties with an adequate level of necessary urban services or facilities; or

(2) have a demonstrable impact on the water, storm drainage, sanitary sewer or transportation facilities of the non-Home City; or

(3) affect the buildable land inventory in such a way as to impact the regional supply by: (a) significantly decreasing the net inventory of needed buildable land in the following plan designation categories: Medium Density Residential; High Density Residential; or Commercial; or (b) significantly increasing the net inventory of buildable land in the following plan designation categories: Low Density Residential; Special Light Industrial; Light-Medium Industrial; or Heavy Industrial except in the following two cases:

(a) a jurisdiction may amend the plan designations to compensate for reductions in buildable land caused by protection of newly discovered natural resources within its own jurisdiction, or

(b) a jurisdiction may change a plan designation to accommodate the contiguous expansion of an existing business with a site specific requirement.

The non-home City may choose to participate in the site specific plan amendment process, excluding amendments within city limits, if the non-home City adopts a resolution determining that the proposed amendment has Regional Impact. Lane County shall participate in all Metro Plan amendments outside of city limits.

#### 12.210 Initiation of Plan Amendments.

(1) Who Can Initiate Metro Plan Amendments. An amendment to the Metro Plan can be initiated by the following persons or entities:

(a) Type I Non-Site Specific Text Amendments, UGB/ Plan Boundary Changes or Other Goal Exceptions: Any of the three governing bodies.

(i) The Board of Commissioners may solicit a recommendation from the planning commission before initiating this category of amendment.

(ii) A citizen may seek council initiation of a Metro Plan Type I amendment by filing a written request with the County. A staff report on the request shall be submitted to the Board of Commissioners within 30 days of receipt of the request. At the direction of two Board members, the request shall be placed on the Board agenda for discussion. The request shall be considered denied if the Board takes no action within 60 days of the date the staff report is submitted to the Board. The Board need not hold a public hearing on a private Type I amendment request and may deny the request for any reason. A citizen seeking Board initiation of a site specific Metro Plan Type I amendment must own the property subject to the amendment.

(b) Type II Plan Diagram and Site Specific Text Amendments.

(i) Inside the City limits: The Home City and citizens

(ii) Between the City limits and the Plan Boundary: Any of the three governing bodies and citizens.

(A) The Board may solicit a recommendation from the planning commission before initiating this category of amendment. A citizen initiating a Metro Plan Type II amendment must own the property subject to the amendment.

(B) A citizen may seek Board initiation of a Metro Plan Type II amendment subject to the above requirements regarding Metro Plan Type I amendments initiated by the Board at the request of a citizen.

(2) When Plan Amendments Can be Initiated. Amendments to the Metro Plan shall be initiated and considered at the following times:

(a) The Board may initiate a Type I or Type II Metro Plan amendment at any time. Consideration of this type of amendment shall begin immediately thereafter.

(b) Citizen initiated Type II Metro Plan amendments may be applied for at any time. The initial public hearing on an application shall take place within 60 days of acceptance of a complete application.

(c) Consideration of a privately initiated Metro Plan amendment shall be postponed if the proposed amendment is also part of an existing planned refinement plan or special area study adoption or amendment process or one that is scheduled on the Planning Commission's work program to begin within three months of the date the Metro Plan amendment application is submitted. Such a requested Metro Plan amendment shall be considered in the legislative proceedings on the refinement plan or special area study. If the refinement plan or special area study process has not begun within the three month period, the Metro Plan amendment application process shall begin immediately following the three month period. The Planning Director may waive a particular plan amendment application postponement under this subsection and require more immediate review if the Planning Director finds that either there is a public need for earlier consideration or that review of the proposed amendment as part of a general refinement plan or special area study adoption or amendment process will interfere with timely completion of that process.

(3) Where A Plan Amendment Application is Filed. Citizen initiated Metro Plan amendment applications shall be filed in the planning office of the home City if within the UGB, or with Lane County if outside the UGB and the amendment is not a request to expand the UGB.

12.215 Referral of Plan Amendment. All Metro Plan amendments affecting land outside the city limits of either city shall be referred to the other city for consideration of Regional Impact. Lane County shall participate in the hearing and decision of all Metro Plan amendments outside the city limits. All Metro Plan amendments affecting land inside the city limits of one city shall be referred to the other city and Lane County so that they may participate as parties to the hearing. All referrals shall occur within 10 days of the plan amendment initiation date. Any referral that is provided for the purpose of determining Regional Impact shall be answered by the referral jurisdiction within 45 days of receipt of the referral. Failure of a jurisdiction to take action on the referral within 45 days from the date of referral shall be deemed a finding of no Regional Impact.

If a referral jurisdiction adopts a resolution, ordinance, or order finding that the proposed amendment has a Regional Impact that referral jurisdiction may participate in the decision if they so choose. All jurisdictions participating in the plan amendment decision process must approve the amendment in order to enact the amendment.

12.220 Metro Plan Amendment Application Fee. An applicant for a privately initiated Metro Plan amendment submitted to Lane County shall pay an application fee in an amount set by the Board of Commissioners. The application fee shall differ depending upon whether the requested amendment requires approval by one, two or three jurisdictions to become effective. No application shall be processed until it is complete and accurate and until the application fee is paid.

12.225 Metro Plan - Approval of A Plan Amendment.(1) Who Must Approve Plan Amendment.(a) Type I.

(i) Non-site Specific. To become effective, a non-site specific Metro Plan text Type I amendment must be approved by all three governing bodies.

(ii) Site Specific. To become effective, a site specific Metro Plan Type I amendment that involves a UGB or Plan Boundary change that crosses the Willamette or McKenzie River, or that crosses over a ridge into a new basin, or that involves a goal exception not related to a UGB expansion, must be approved by all three governing bodies. (See Appendix "A")

(iii) Site Specific. To become effective, a site specific Metro Plan Type I amendment that involves a UGB or Plan Boundary change must be approved by the Home City and Lane County. Exception: If the non-home City, after referral of the proposal, determines that the amendment has Regional Impact and, as a result of that determination, chooses to participate in the hearing, all three governing bodies must approve the amendment.

(b) Type II.

(i) Inside City Limits. To become effective, a Metro Plan Type II amendment inside the city limits must be approved by the Home City.

(ii) Between the City Limits and Plan Boundary. To become effective, a Metro Plan Type II amendment between the city limits and the Plan Boundary must be approved by the Home City and Lane County. Exception: If the non-home City, after referral of the proposal, determines that the amendment has Regional Impact and, as a result of that determination, chooses to participate in the hearing, all three governing bodies must approve the amendment.

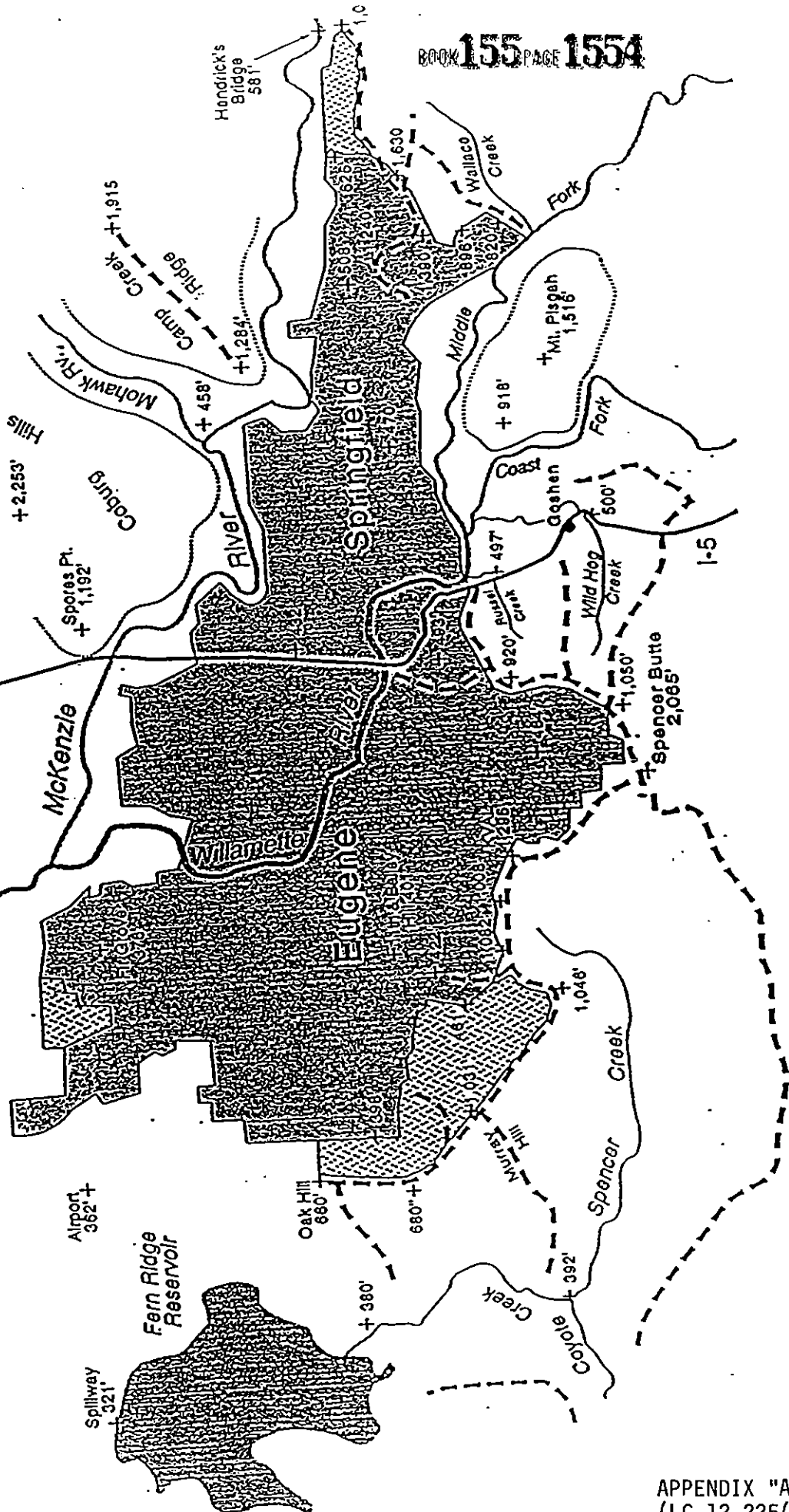
(2) Criteria for Approval of Plan Amendment. The following criteria shall be applied by the Board of Commissioners in approving or denying a plan amendment application:

(a) The amendment must be consistent with the relevant statewide planning goals adopted by the Land Conservation and Development Commission; and

(b) Adoption of the amendment must not make the Metro Plan internally inconsistent.



Scale: 1" = 2.5 miles



Key

	Rivers & Creeks		Urban Reserve
	Major Ridge Lines		+ 392' Elevation
	UGB Area		

# Eugene-Springfield Metro Area

## Ridges and Rivers

Map Produced by LCOG

June 1994 - Draft

12.230 Metro Plan - Plan Amendment Approval Process - Single Jurisdiction.

(1) When the Single Jurisdiction Process is Used. The following process shall be used to approve Metro Plan amendments for land located inside the city limits of Eugene or Springfield.

(2) Investigation and Report. Within 30 days after the Metro Plan amendment initiation date, the planning staff of the Home City shall investigate the facts bearing on the application, prepare a report, and submit it to the Home City's Planning Commission. The report shall be mailed or delivered to affected and interested parties at the time it is delivered to the Commission.

(3) Planning Commission Consideration. Within 30 days after receipt of the staff report, the Home City's Planning Commission shall hold a public hearing to consider the proposed Metro Plan amendment. At least 20 days before the hearing, notice of the hearing shall be published in a local newspaper of general circulation and mailed to the applicant and to persons who have requested notice. If the proposed amendment is quasi-judicial, at least 20 days before the hearing, notice of the hearing shall also be mailed to the owners and occupants of properties that are the subject of the proposed amendment and to property owners of record of property located within 300 feet of the subject property. The content of the notice and conduct of the hearing on the amendment shall be as required by this code and state law. The Home City's Planning Commission shall review the proposed amendment and receive evidence and testimony on whether the proposed change can be justified under the approval criteria. Within 30 days after the public hearing and close of the evidentiary record, the Home City's Planning Commission shall adopt a written recommendation on the proposed amendment. The recommendation shall contain findings and conclusions on whether the proposal or a modified proposal meets the approval criteria.

(4) City Council Action. Within 45 days after the Home City's Planning Commission action on the proposed Metro Plan amendment, the City Council of the Home City shall hold a public hearing on the proposed amendment. The Council's plan amendment decision shall be based solely on the evidentiary record created before the Home City's Planning Commission. No new evidence shall be allowed at the City Council hearing unless otherwise required by law. Within 30 days after the public hearing, the City Council shall approve, modify and approve, or deny the proposed amendment. The City Council shall take this action by ordinance with adopted findings and conclusions on whether the proposal or a modified proposal meets the approval criteria. The action of the City Council is final.

12.235 Metro Plan - Plan Amendment Approval Process - Two Jurisdictions.

(1) When the Two Jurisdictions Process is Used. The following process shall be used to approve Metro Plan amendments when an amendment concerns land located outside of the corporate limits of one of the cities and the other city has chosen not to participate in the approval process.

(2) Investigation and Report. Within 30 days after a response is received from both referral jurisdictions or within 50 days after the Metro Plan amendment initiation date if no response is received, the planning staff of the home jurisdiction where the proposed Metro Plan amendment was submitted shall investigate the facts bearing on the application, prepare a report, and submit it to the Planning Commission. The report shall be mailed or delivered to affected and interested parties at the time it is delivered to the Commission.

(3) Planning Commission Consideration. Within 30 days after receipt of the staff report, the Planning Commissions of both affected jurisdictions shall hold a joint public hearing to consider the proposed Metro Plan amendment. The provisions of LC 12.230 above apply to the joint Planning Commission hearing and decision on a proposed Metro Plan amendment. Within 30 days after the joint public hearing and close of the evidentiary record, both Planning Commissions shall make a recommendation to their governing bodies on the proposed Metro Plan amendment.

(4) Governing Body Action. Within 30 days after the date the last Planning Commission acts on the Metro Plan amendment, the governing bodies of both affected jurisdictions shall hold a joint public hearing on the proposed amendment. The governing bodies' decisions shall be based on the evidentiary record created before the Planning Commissions. No new evidence shall be allowed at the governing body joint hearing. Within 30 days after the joint public hearing, both governing bodies shall approve, modify and approve, or deny the proposed Metro Plan amendment. Both governing bodies shall take action by ordinance with adopted findings and conclusions on whether the proposal or modified proposal meets the approval criteria. The actions of the governing bodies are final if they are identical. The date the last governing body acts shall be the date the decision becomes final.

(5) Conflict Resolution Process. The following process shall be used when the governing bodies do not enact identical decisions on the proposed Metro Plan amendment.

(a) The Metro Plan amendment shall be referred to the Metropolitan Policy Committee within five days after the last governing body action. The Metropolitan Policy Committee shall meet within 30 days of the referral to hear comments on the proposed amendment from the applicant, staff of the affected jurisdictions and interested persons. The committee may develop a recommendation to the governing bodies on the proposed amendment. The Metro Plan amendment shall be denied if the committee fails to act within 30 days of the referral date or if the governing bodies fail to adopt identical plan amendment actions within 45 days of receiving a recommendation from the committee.

(b) If the plan amendment is denied because of lack of consensus or committee inaction, within 5 days the planning director of the home jurisdiction where the application originated shall issue a denial decision on the amendment containing findings and conclusions on why the proposed amendment does not meet the approval criteria. Those findings and conclusions may incorporate findings and conclusions previously adopted by one or both of the governing bodies. The decision of the director is final.

12.240 Metro Plan - Plan Amendment Process - Three Jurisdictions.

(1) When The Three Jurisdiction Process is Used. The following process shall be used to approve Metro Plan Type I amendments and Type II amendments where all three jurisdictions participate in the decision.

(2) Investigation and Report. Within 30 days after responses are received from both referral jurisdictions or within 50 days after the initiation date if no response is received, the planning staff of the home jurisdiction where the proposed amendment was submitted shall investigate the facts bearing on the application, prepare a report, and submit it to the Planning Commissions of all three jurisdictions. The report shall be mailed or delivered to affected and interested parties at the same time it is delivered to the three Planning Commissions.

(3) Planning Commission Consideration. Within 30 days after receipt of the staff report, the Planning Commissions of Eugene, Springfield and Lane County shall hold a joint public hearing on the proposed Metro Plan amendment. The provisions of LC 12.230(3) above apply to the joint Planning Commission hearing. Within 30 days after the proposed Metro Plan amendment hearing and close of the evidentiary record, each Planning Commission shall make a recommendation to its governing body on the proposed Metro Plan amendment.

(4) Governing Bodies Action. Within 30 days after the last Planning Commission acts on the Metro Plan amendment proposal, the governing bodies of Eugene, Springfield and Lane County shall hold a joint public hearing on the plan amendment. The governing bodies' decisions shall be based solely on the evidentiary record created before the Planning Commissions. No new evidence shall be allowed at the governing body joint hearing. Within 30 days after the joint public hearing, each governing body shall approve, modify and approve, or deny the proposed Metro Plan amendment. Each governing body shall take action by ordinance with adopted findings and conclusions on whether the proposal or modified proposal meets the approval criteria. The actions of the governing bodies are final if they are identical. The date the last governing body acts shall be the date the action becomes final. The provisions of LC 12.235(5) above apply if the governing bodies do not enact an identical plan amendment.

**12.245 Plan Amendment Processes - General Provisions.****(1) Process for Government Initiated Plan Amendments.**

A different process, time line, or both, than the processes and timelines specified in LC 12.230, 12.235 or 12.240 above, may be established by the governing bodies of Eugene, Springfield and Lane County for any government initiated Metro Plan amendment.

(2) Time Frame Waiver. The time frames prescribed in connection with Type II Metro Plan amendment processes can be waived if the applicant agrees to the waivers.

(3) Bar on Resubmittal. No privately initiated Metro Plan amendment application submitted to Lane County shall be considered if a substantially similar or identical plan amendment has been denied within the year prior to the application date unless the facts forming the basis for the denial have changed so as to allow approval. The Planning Director shall determine whether the proposed amendment is substantially similar or identical after providing the applicant with an opportunity to comment on the matter in writing.

(4) Relationship to Refinement Plan Amendments. When a Metro Plan amendment is enacted that requires an amendment to a refinement plan diagram or map for consistency, the Metro Plan diagram amendment automatically amends the refinement plan diagram or map if no amendment to the refinement plan text is involved. When a Metro Plan diagram amendment requires a refinement plan diagram or map and text amendment for consistency, the Metro Plan and refinement plan amendments shall be processed concurrently.

(5) Severability of Plan Amendment Adoption Actions. When identical action is required of two or three governing bodies on a Metro Plan Amendment, and the amendment is a number of different plan changes, the following applies. Unless otherwise specified in the adoption ordinance of any of the governing bodies, action by all of the governing bodies to adopt some but not all of the plan changes shall result in the adoption of the changes for which there is consensus and the forwarding of only those changes for which there is not consensus to the Metropolitan Policy Committee under LC 12.235(5) and 12.240(4) above.

(6) Relationship Of Amendment Process To Metro Plan Update And Periodic Review. An update of any element of the Metro Plan requires initiation and approval by all three jurisdictions. Amendments to the Metro Plan that result from state-mandated Periodic Review require approval by all three jurisdictions.

## EXHIBIT A

## Findings in Support of Ordinance No. 1-95

The proposed changes to Lane Code Chapter 12 are intended to implement changes to the Metropolitan Plan. In this regard, the proposed Code language must (1) be consistent with relevant state-wide planning goals and (2) be consistent with the Metropolitan Plan.

1. **The proposed code language must be consistent with the relevant state-wide planning goals adopted by the Land Conservation and Development Commission.**

The following are the applicable Statewide Planning Goals:

Goal 1 Citizen Involvement

Goal 1 is intended to ensure that citizens are involved in all stages of the planning process. The following summarizes the major citizen involvement opportunities in the development of this amendment:

1. In October of 1988, the Metropolitan Policy Committee (MPC) directed the metropolitan staff to draft changes to Chapter IV of the Metropolitan Plan to streamline the plan amendment process.
2. Changes to Chapter IV of the Metropolitan Plan were developed by metropolitan staff and reviewed and approved by the Joint Planning Commission Committee (JPCC) and the three metropolitan planning commissions in 1990.
3. In March of 1992, the MPC directed that metropolitan staff draft amendments to the Metropolitan Plan text that would further simplify and streamline the amendment process to the Plan.
4. The Joint Planning Commission Committee reviewed the proposed revisions to Chapter IV of the Metropolitan Plan on May 18, 1992.
5. The proposed revisions to Chapter IV were reviewed by the three metropolitan planning commissions at a joint public hearing on September 29, 1992.
6. In February 1993, the elected officials of Eugene, Springfield and Lane County held another joint public hearing on revisions to the Metropolitan Plan amendment process. On March 1, 1993, following the joint public hearing by the elected officials of Eugene, Springfield, and Lane County, the Eugene City Council adopted revisions to the Metropolitan Plan amendment process. The Lane County Board of Commissioners also adopted the amendments. The Springfield City Council rejected the proposed revisions and submitted an alternative amendment process for consideration. As a result, the item was forwarded to the MPC for conflict resolution.

7. In January 1994, MPC forwarded three options for completing the conflict resolution process to the elected officials. As refined by MPC, this option included the establishment of a special committee (Resolution Committee) of representatives from each jurisdiction to prepare a consensus recommendation to the elected officials.
8. The Resolution Committee was chaired by Councilor Boles of the City of Eugene and was supported by staff from the Lane Council of Governments and the planning directors from the three metropolitan jurisdictions. The Committee met during June 1994 and completed a recommendation at their June 28, 1994 meeting.
9. As recommended by the Resolution Committee, the amendment process distinguishes between Type I amendments, which are non-site specific text amendments, UGB/Plan Boundary changes or other goal exceptions; and Type II amendments, which include plan diagram and site specific text amendments.
10. Under Type I amendments, adoption by all three jurisdictions is required for any non-site specific text amendment and for any UGB or Plan Boundary change crossing the Willamette or McKenzie River or crossing over a ridge into a new basin, or involving a goal exception not related to a UGB expansion. For other Type I amendments, the amendment will be reviewed against a set of criteria to determine if it has regional impact.

If the City Council of the non-home city resolves that the amendment has regional impact, adoption by all three jurisdictions is required; if not, only the home city and county must adopt the amendment.

11. Under Type II amendments, proposed amendments between the city limits and the plan boundary will also be reviewed to determine if it has regional impact. If the City Council of the non-home city resolves that the amendment has regional impact, adoption by all three jurisdictions is required; if not, only the home city and the county must adopt the amendment. Inside the corporate limits of a city, the decision is made by the city. The city provides official notice of the amendment to the other city and the county and the opportunity to participate as a party to the hearing.
12. The Lane County Board of Commissioners will participate in all proposals outside city limits thereby affording non-city residents with direct access to their elected representatives.
13. On July 21, 1994, the MPC unanimously recommended that the recommendations to the Resolution Committee be approved by the respective governing bodies. Following review of final Metropolitan Plan text and code language by members of the Resolution Committee, the item was scheduled for action by the three governing bodies.
14. In summary, citizens have had the opportunity to participate in the creation and review of this proposed amendment on the following dates: April 8, 1993; April 22, 1993; May 13, 1993; June 17, 1993; July 15, 1993; September 23, 1993; January 13, 1994; March 10, 1994; June 7, 1994; June 14, 1994; June 21, 1994; June 28,

1994; July 21, 1994; and October 24, 1994. Each of these dates represent public meetings that were advertised and open to the public for comment.

### Goal 2 Land Use Planning

Goal 2 states that opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review and revision of plans and implementation ordinances. In addition to the numerous opportunities for citizen input described in the preceding text, elected officials from each jurisdiction participated equally at each of these meetings in the preparation of the proposed amendment language. The type of plan amendment, who will participate, criteria for approval and length of processing are all specified in this proposal consistent with the purpose and intent of the Goal.

### Goal 9 Economic Development

Goal 9 requires the provision of adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens. Comprehensive plans shall contain policies concerning the economic development opportunities in the community and provide for at least an adequate supply of sites of suitable sizes, types, locations and service levels for a variety of industrial and commercial uses consistent with plan policies. The Goal also requires that plans should strongly emphasize the expansion of and increased productivity from existing industries and firms as a means to strengthen local and regional economic development. The proposed amendment will allow more expeditious processing of amendment requests thereby diminishing time delay obstacles. The amendment also contains the following provision: "A jurisdiction may amend a plan designation without causing Regional Impact when this action is taken to ... accommodate the contiguous expansion of an existing business with a site specific requirement."

### Goal 10 Housing

Goal 10 requires the provision of housing needs of citizens of the state. In part this is accomplished by allocating enough buildable lands to accommodate anticipated demand and by expediting decisions on housing development proposals. The new amendment process will allow proposals to be submitted at any time rather than twice yearly and will take no more than 120 days if one or two jurisdictions are involved. In addition, the new language contains the following provision: "A jurisdiction may amend a plan designation without causing Regional Impact when this action is taken to ... compensate for reductions in buildable land caused by protection of newly discovered natural resources within its own jurisdiction."

## **2. The proposed code language must be consistent with the metropolitan plan language that it implements.**

Consistent with Chapter IV of the Metropolitan Plan, the new code provisions refer all proposals for plan amendments to each jurisdiction. All proposed amendments outside city limits are evaluated by the metropolitan planning directors for Regional Impact. A finding of Regional Impact allows non-home city to participate in the decision if they so choose. All proposed amendments outside the city limits of Eugene require Lane County Planning Commission and Board participation. All proposed amendments outside the city limits of

Springfield require Lane County Board participation. Citizens may initiate Type II amendments at any time. All proposed amendments involving one or two jurisdictions must have a hearing before the governing bodies within 120 days. Approval criteria is uniform. Consistent with Chapter IV of the Metropolitan Plan , the code changes require that all jurisdictions participate in non-site specific text amendments or in diagram amendments that cross rivers or ridges not currently within the Urban Growth Boundary. Responsibility for the initiation of refinement plans, special study areas, functional plans and periodic review are reserved with the elected officials.

Consistent with Chapter IV of the Metropolitan Plan, the proposed code provisions will allow citizen initiated amendments to occur at any time rather than twice annually and the amendments will be heard by the governing bodies at a public hearing within 120 days if one or two jurisdictions participate. The proposed changes will also allow any of the jurisdictions to initiate a plan amendment.