

Alvadore (Plot # 222, # 236).

In 1984, all residential lands are designated as Suburban Residential (RA) with the tiered minimum division standards based on whether or not community water and sewer systems were existing to serve the proposed development. The core of Alvadore was platted in a series of plats: Fern Ridge (1912), Amended Plat of Fern Ridge (1913), Second Amended Plat of Fern Ridge (1913), and Klemer's Subdivision of Blocks 14, 33 and 34 (1916). The initial 1912 Fern Ridge subdivision included approximately 650 acres that was divided into 120 5-acre lots, eight lots ranging from 9.87 to 48.88 acres, and the core of what was to be known as "Alvadore" was split into 26 blocks with 24 lots each that were 25 feet x 110 feet and two blocks with 30 lots total that were 50 feet x 170 feet. Over time the rural community of Alvadore was consolidated into the current residential pattern spanning Plots # 222 and # 236. Residential lands previously designated RA are being rezoned during Periodic Review to Rural Residential (RR1) with a one-acre minimum parcel size.

Lorane (Plot # 260).

Residential lands in the vicinity of the intersections of Territorial Highway, Lorane Road, and Siuslaw River Road are designated as Rural Residential (RR2) with a two-acre minimum division standard. Lands within the rural community further to the north along Old Lorane Road are designated as Rural Residential (RR5) with a five-acre minimum division standard.

Lancaster (Plot # 279).

All residential lands are designated as Rural Residential (RR5) with a five-acre minimum division standard.

All residential development in the unincorporated communities in the Long Tom Watershed is supported by on-site, domestic water sources except the Grandview MH Park in Cheshire. All residential, commercial and industrial properties in the watershed are served by individual, onsite subsurface sewage disposal systems.

Subsection (3) states: *"County plans and land use regulations may authorize only the following new industrial uses in unincorporated communities:*

- (a) Uses authorized under Goals 3 and 4;*
- (b) Expansion of a use existing on the date of this rule;*
- (c) Small scale, low impact uses;*
- (d) Uses that require proximity to rural resource, as defined in OAR 660-004-0022(3)(a);*
- (e) New uses that will not exceed the capacity of water and sewer service available to the site on the effective date of this rule, or. If such services are not available to the site, the capacity of the site itself to provide water and absorb sewage;*
- (f) New uses more intensive than those allowed under subsection (a) thorough (e) of this section, provided an analysis set forth in the comprehensive plan demonstrates and land use regulations ensure:*
 - (A) That such uses are necessary to provide employment that does not exceed the total projected work force within the community and the surrounding rural area;*
 - (B) That such uses would not rely upon a work force served by uses within urban growth boundaries; and*

(C) That the determination of the work force of the community and surrounding rural area considers the total industrial and commercial employment in the community and is coordinated with employment projections for nearby urban growth boundaries."

Lane County adopted amendments to Lane Code 16 on April 17, 2002, and created Lane Code 16.292 Rural Industrial Zone (RI) in compliance with the *Unincorporated Community Rule*. Lane Code 16.292 supercedes the three previous industrial zones [Limited Industrial (M1), Light Industrial (M2), and Heavy Industrial (M3)] in the Developed and Committed Exception Areas of the Siuslaw Watershed and Long Tom Watershed located outside the unincorporated communities. Compliance by Lane Code 16.292 with OAR 660-22-0030(3) was approved on October 31, 2002 in LCDC's Partial Approval of Periodic Review Work Task 1 and Approval of Work Task 2 Order No. 01431. The complying code revisions will be adopted inside the unincorporated communities of the Siuslaw and Long Tom Watersheds in December 2003. Refer to Attachment "F" -- Lane Code 16.292 Rural Industrial Zone (RI, RCP).

Subsection (4) states: "*County plans and land use regulations may authorize only the following new commercial uses in unincorporated communities:*

- (a) Uses authorized under Goals 3 and 4;*
- (b) Small-scale, low impact uses;*
- (c) Uses intended to serve the community and surrounding rural area or the travel needs of people passing through the area.*

Lane County adopted amendments to Lane Code 16 on April 17, 2002, and created Lane Code 16.291 Rural Commercial Zone (RC) in compliance with the *Unincorporated Community Rule*. Lane Code 16.291 supercedes the four previous commercial zones [Rural Commercial (CR), Limited Commercial (C1), Neighborhood Commercial (C2), and Commercial Zone (C3)] in the Developed and Committed Exception Areas of the Siuslaw Watershed and Long Tom Watershed located outside the unincorporated communities. Compliance by Lane Code 16.291 with OAR 660-22-0030(4) was approved on October 31, 2002 in LCDC's Partial Approval of Periodic Review Work Task 1 and Approval of Work Task 2 Order No. 01431. The complying code revisions will be adopted inside the unincorporated communities of the Siuslaw and Long Tom Watersheds in December 2003. Refer to Attachment "E" -- Lane Code 16.291 Rural Commercial Zone (RC, RCP).

On October 31, 2002, the Oregon Land Conservation and Development Commission (LCDC) issued a partial approval of Periodic Review Work Task 1 and Approval of Work Task 2 in Order No. 01431. Order No. 01431 stated:

"A large majority of the amendments comply with the statewide planning goals and are approved with the exception of Lane Code section 16.291(3)(u) as explained in the attached report. The Lane County Planning Director requested, and we agreed, to delay evaluation of this code section until the county concludes adoption of periodic review work task 3, which addresses unincorporated community issues in the Siuslaw watershed."

The LCDC Report concluded that Lane County's LC 16.291, as adopted in April 2002, complied with Goals 11 and 14 with one exception. In the Overall Conclusions and Decision section on page 5 of the Report, LCDC determined that:

"Regarding compliance with OAR Chapter 660, Division 22 (the Unincorporated Communities Rule), the adopted updates are consistent except that LC 16.291(3)(u) is inconsistent with Goal 14.

All elements of Order No. 01-7-10-5 and Ordinances PA 1173 and 6-02 are approved except LC 16.291(3)(u). Review of LC 16.291(3)(u) is continued."

Refer to Attachment "H": LCDC Partial Approval of Periodic Review Work Task 1 and Approval of Work Task 2 in Order No. 01431 (October 31, 2002).

Amendments to Lane Code 16.291(3)(u) in compliance with OAR 660-22-0010(2) and 660-22-030(5) are being considered concurrently by the Planning Commission and Board of Commissioners under a separate ordinance.

Subsection (5) states: *"County plans and land use regulations may authorize hotels and motels in unincorporated communities only if served by a community sewer system and only as provided in subsections (a) through(c) of this section:*

The only unincorporated community in either the Siuslaw Watershed or Long Tom Watershed which has an establish community sewer system is Mapleton.

(a) Any number of new motel and hotel units may be allowed in resort communities.

There are no designated "resort communities" in either the Siuslaw Watershed or the Long Tom Watershed.

(b) New motels and hotels up to 35 units may be allowed in an urban unincorporated community, rural service center, or rural community if the unincorporated community is at least 10 miles from the urban growth boundary of any city adjacent to Interstate Highway 5, regardless of its proximity to any other UBG.

The rural communities of Lancaster, Cheshire, Franklin, Alvadore and Elmira are within the 10-mile limitation and would not be eligible for new motels or hotels. The rural community of Mapleton is 14 miles from Florence, the closest urban growth boundary.

(c) New motels and hotels up to 100 units may be allowed in any urban unincorporated community that is at least 10 miles from any urban growth boundary."

There are no urban unincorporated communities within the Siuslaw Watershed or Long Tom Watershed.

This subsection effectively prohibits new hotels and motels in any unincorporated community of either the Siuslaw Watershed or Long Tom Watershed except Mapleton.

Subsection (6) states: *"County plans and land use regulations shall ensure that new uses authorized within unincorporated communities do not adversely affect agricultural or forestry uses."*

Lane Code 16.291 (Rural Commercial) and Lane Code 16.292 (Rural Industrial) provide for: (a) uses authorized under Goals 3 and 4; (b) expansion of lawfully existing uses; (c) "small-scale, low impact uses" as limited by floor area in the *UCR*; and (d) uses that require proximity to rural resources (predominantly farm or forest).

The historical siting of the rural communities was based on employment opportunities in proximity to forest or farm products processing and markets. Compliance of the land use codes referenced above restricts uses other than those that historically supported the lifestyles of citizens employed in the regional agricultural and forestry industries. Some latitude is provided for the new-age enterprises such as tourism, recreation and communication services in the small-scale, low impact category on commercial lands (LC 16.291).

OAR 660-22-030(3) and (11)

Some additional opportunities for nonresource as well as resource manufacturing were provided in the LCDC adoption on March 21, 2003 of a temporary planning rule regarding industrial uses within unincorporated communities. LCDC amendments to OAR 660-22-030(3) and (11) became effective on March 28, 2003, and primarily allowed for:

(3)(g) New uses, sited on an abandoned or diminished industrial mill site that was engaged in the processing or manufacturing of wood products, provided the uses will be located only on the portion of the mill site that was zoned for industrial uses on the effective date (October 24, 1994) of this rule."

(11) For the purposes of this section, a small-scale, low impact industrial uses is one which takes place in an urban unincorporated community in a building or buildings not exceeding 60,000 square feet of floor space, in any other type of unincorporated community in a building or buildings not exceeding 40,000 square feet of floor space.

LCDC adopted the above provisions as permanent amendments in the LCDC September 18-19, 2003 meeting. Amendments under a separate ordinance to implement these two OAR provisions in Lane Code 16.292 have been proposed for Lane County Planning Commission's recommendation and Board of Commissioner's consideration.

HB 2691

During the 2003 Legislative Assembly, House Bill 2691 relating to industrial zoning of mill sites, was passed by the House and Senate and enacted with the Governor's signature on June 10, 2003. HB 2691 provides counties with the option to rezone "abandoned or diminished wood mill sites" for industrial uses without taking an exception to land use planning Goal 3 (Agricultural Lands), Goal 4 (Forest Lands), Goal 11 (Public Facilities and Services) and Goal 14 (Urbanization). In addition to the waiving of the exception process, the legislation also provides for:

- Rezoning qualifying mill sites to any level of industrial use;
- Extension of sewer facilities to qualifying industrial lands;
- Establishment of on-site sewer facilities for industrial uses; however,

- The extended or established sewer facilities may not serve any retail, commercial or residential uses;
- No permit for retail, commercial or residential development can be allowed on the mill site.

Amendments under a separate ordinance to implement these provisions in RCP Policies, Lane Manual, and Lane Code, have been proposed for Lane County Planning Commission's recommendation and Board of Commissioner's consideration.

HB 2614-B

House Bill 2614-B was passed by the 2003 Legislative Assembly (Senate – August 7, 2003; House – August 11, 2003) and enacted by the Governor. HB 2614-B retains the options cited above for “abandoned and diminished mill sites” in resource lands as provided for in HB 2691 and clarifies the extent of the exemption from statewide goals and the implementing administrative rules.

HB 2614-B also effectively removes the distinction between “urban” and “rural” for industrial uses on lands where a developed and committed exception has previously been taken and the lands are designated in one of the four existing rural industrial zones (RI, M1, M2, M3). It places a two-year timeline for property owners to establish the development options and applies some restrictions on the developed and committed properties, including:

- allows industrial development of any type and intensity in buildings of any size or type;
- limits the relaxed development standards to the portion of Lane County lying west of the summit of the Coast Range and outside the Willamette Valley;
- restricts the qualifying industrial lands to an area three miles or more from the urban growth boundaries (UGB) of incorporated cities with a population of 15,000 or more. (incorporated cities with less than 15,000 individuals do not have a buffer); and
- requires formal notice to any city regardless of population if the development of a site is within 10 miles of their UGB;
- grants the city “urban” authority in the county’s decision process to negotiate and require conditions of approval of “rural” development within the 10-mile buffer zone to mitigate any concerns (impacts) raised by the city;
- places a sunset date on the above provisions concerning rural industrial zoned lands, which will be repealed on January 2, 2006.

In summary, the combination of historical coexistence between resource management and commercial or industrial uses, and limitations on new uses in the two zoning designations, lead to the conclusion that no new use provided for will result in an escalation of conflicts that could adversely affect the farm or forest lands adjacent to commercial or industrial lands within the unincorporated communities. Lane County took exceptions to Goal 3 and Goal 4 for all lands designated as “rural commercial” and “rural industrial” in 1984 and defended the designations under Supreme Court remand in 1988-1990, which resulted in re-adoption of the Official Plan and Zoning Maps in 1989-1990. Lane County amended Lane Code and RCP Policies in 2002 and received partial acknowledgement from LCDC for the amendments in compliance with OAR 660-22-030(3) and (11) in a July 2003. Lane County is processing amendments to LC 16.291(3)(u) (siting of hotels and motels in the Rural Commercial zone) under separate Board action to achieve full acknowledgement, and is processing amendments

to LC 16.292 and LC 16.400 to implement the LCDC amendments in 2003 to OAR 660-22-030(3) and (11) and the Legislature's industrial lands development provisions of HB 2691 and HB 2614-B under separate Board action.

Subsection (7) states: *County plans and land use regulations shall allow only those uses which are consistent with the identified function, capacity and level of service of transportation facilities serving the community, pursuant to OAR 660-012-0060(1)(a) through (c).*

OAR 660-012-0060(1) states: *Amendments to functional plans, acknowledged comprehensive plans, and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the identified function, capacity, and level of service of the facility. This shall be accomplished by either:*

- (a) Limiting allowed land uses to be consistent with the planned function, capacity and level of service;*
- (b) Amending the TSP to provide transportation facilities adequate to support the proposed land uses consistent with the requirements of this division; or*
- (c) Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes.*

Unincorporated communities within the Siuslaw and Long Tom watersheds were initially developed along major transportation routes and within river valleys in support of farm and forest processing centers. The commercial and industrial uses in the seventeen unincorporated communities are astride these designated collector or arterial roads:

<u>Siuslaw Watershed</u>	<u>Road/Highway Name</u>	<u>Classification</u>
Glenada	Pacific Highway 101	Principal Arterial
Cushman	Highway 126 (Route F)	Minor Arterial
Mapleton	Highway 126 (Route F)	Minor Arterial
	Highway 36	Major Collector
Swisshome	Highway 36	Major Collector
Deadwood	Highway 36	Major Collector
Greenleaf	Highway 36	Major Collector
Triangle Lake	Highway 36	Major Collector
Blachly	Highway 36	Major Collector
Walton	Highway 126	Minor Arterial
<u>Long Tom Watershed</u>		
Noti	Highway 126	Minor Arterial
Lancaster	Highway 99E	Minor Arterial
Cheshire	Highway 36	Major Collector
Franklin	Territorial Highway	Minor Arterial
Alvadore	Alvadore Road	Major Collector
Elmira	Territorial Highway	Minor Arterial
Crow	Territorial Highway	Major Collector
Lorane	Territorial Highway	Major Collector

The residential uses in the seventeen rural communities are either serviced by the above identified roads or short lengths of minor collector roads linking directly to them. Most of the

residential areas rely on local access roads for internal circulation for residential purposes. All of the functional classifications are appropriate for the respective communities. None of the roads serving the unincorporated communities are expected to be at or exceed capacity, resulting in an unacceptable level of service, within the planning period.

Lane County is in the final stages of amending the rural transportation system plan (TSP). Analysis by transportation planners has shown that the vast majority of uses allowed in developed & committed exception areas and unincorporated communities would not exceed the planned function, capacity and level of service of the system's collector and arterial roads. The most intense uses such as a hotel, restaurant or recreation vehicle park, involving high volumes of traffic, would be subject to review and mitigation through transportation facilities permit and special use permit conditions of approval. All land use discretionary decisions require referral notices to the transportation division of the Lane County Public Works Department and/or the Oregon Department of Transportation.

Subsection (8) states: *Zoning applied to lands within unincorporated communities shall ensure that the cumulative development:*

- (a) Will not result in public health hazards or adverse environmental impacts that violate state or federal water quality regulations; and*
- (b) Will not exceed the carrying capacity of the soil or of existing water supply sources and sewer services.*

Potential water quality impacts to either groundwater and surface water resources can originate from subsurface sewage disposal. All of the communities rely upon onsite sewage disposal systems except for the commercial core of Mapleton and five of the residences along River View Avenue south of the Siuslaw River Bridge. Those businesses and residences of Mapleton are served by the Mapleton Owners Association's community sewer district.

In all instances, water quality protection relies upon case-by-case evaluation of the suitability of the soils on the proposed development site to safely absorb effluent. All new development, including residential and commercial or industrial uses, must be approved for onsite sewage disposal by a Lane County sanitarian, in compliance with DEQ criteria and standards.

Subsection (9) states: *County plans and land use regulations for lands within unincorporated communities shall be consistent with acknowledged metropolitan regional goals and objectives, applicable regional functional plans and regional framework plan components of metropolitan service districts.*

The triad of Lane County, Eugene, and Springfield share jurisdiction at various levels over conservation and development activities within the Metro Plan Boundary surrounding the urban growth boundaries of Eugene and Springfield. Lane Code Chapter 16 regulations apply within the Metro area. The Metro Plan is currently progressing under a separate periodic review effort. The residential (LC 16.290), commercial (LC 16.291), industrial (LC 16.292) and public facility (LC 16.295) codes have not been adopted within the Metro Plan. At this point, it is unclear what changes the elected officials of the three jurisdictions will choose to implement in the Metro plan policies and implementing regulations.

Unincorporated communities in both the Siuslaw and Long Tom watersheds receive services from metropolitan and urban service districts including electrical power (Eugene Water & Electric Board, Blachly-Lane County Electric Cooperative, Emerald PUD, Central Lincoln PUD), water (Heceta WD, Mapleton WD), police protection (Lane County Sheriff, Oregon State Police), ambulance and fire safety (Siuslaw RFPD, Mapleton FD, Swisshome-Deadwood RFPD, Lake Creek RFPD, Junction City RFPD, Lane Rural F/R, Lane County FD #1, Lorane RFPD,), and schools (Siuslaw #97J, Mapleton #32, Blachly-Triangle Lake #90, Junction City #69, Bethel #52, Eugene #4J, Crow-Applegate-Lorane #66, Fern Ridge #28J).

Coordination agreements with the service districts are being processed with each of the service districts as a requirement of RCP periodic review work program.

Subsections (10) and (11) state: *For purposes of this section, a small-scale, low impact commercial use is one which takes place in an urban unincorporated community in a building or buildings not exceeding 8,000 square feet of floor space, or in any other type of unincorporated community in a building or buildings not exceeding 4,000 square feet of floor space. For purposes of this section, a small-scale, low impact industrial use is one which takes place in an urban unincorporated community in a building or buildings not exceeding 20,000 square feet of floor space, or in any other type of unincorporated community in a building or buildings not exceeding 10,000 square feet of floor space.*

Adoption of the Rural Commercial Zone (LC 16.291) and the Rural Industrial Zone (LC 16.292) in April 2002, included these development limitations. In addition, Lane County adopted 3,000 square feet of floor area and 7,500 square feet of floor area as the "less intensive" standard to define small-scale, low impact commercial and industrial uses respectively, in developed & committed exception areas outside unincorporated communities.

Separate ordinances implementing revisions to these floor area standards to reflect HB 2691 (June 10, 2003) and HB 2614-B (August 21, 2003) legislation, and LCDC rulemaking (March 21, 2003) per OAR 660-22-030(3) and (11) standards, are a separate components of the work program under consideration by the Planning Commission and Board of Commissioners.

4. Siuslaw Watershed

Order No. 001415, Work Task 3, For lands within the Siuslaw River Watershed take the following actions:

- 2. Complete a Preliminary OAR Compliance Report for each community addressing the factors in OAR 660-22-030.**

The topographic boundaries of the Siuslaw Watershed define the actual drainage of surface waters within the Siuslaw River and Lake Creek and tributary systems. For the purposes of Lane County's periodic review work program, the concept of "Siuslaw Watershed" has been expanded to include regional planning factors such as transportation corridors and service districts, as well as adjacent areas of influence including recreation and residential development.

The Siuslaw Watershed for regional planning purposes has the following description:

All lands in Lane County west of the common Range 7-Range 6 north-south line extending from the Benton County line south to the Douglas County line.

The Siuslaw "regional planning" Watershed includes:

- (1) The Lake Creek headwaters in the vicinity of Horton, south to Blachly, hence southwest along Highway 36 corridor to Triangle Lake, Greenleaf, Deadwood, Swisshome, and Mapleton;
- (2) The Siuslaw River drainage west of Range 7-Range 6 north-south line;
- (3) The Oregon coastal lakes and Hwy 101 corridor along the Pacific Ocean from Lincoln County south to Douglas County;
- (4) The Highway 126 (Route F) corridor from Walton west to Florence;
- (5) The unincorporated "rural communities" of Glenada, Cushman, Mapleton, Swisshome, Deadwood, Greenleaf, Triangle Lake, Blachly, and Walton; and
- (6) The coastal valleys draining directly to the Pacific Ocean.

The Siuslaw "regional planning" Watershed excludes any lands within the urban growth boundary or city limits of the incorporated City of Florence and Dunes City.

Individual Unincorporated Community Reports

A. Glenada (Rural Community)

Exception Areas: 014, 015, 023, and 024

TRS: 18-12-26, 18-12-34.4.1, 18-12-35, 19-12-02.2, 19-12-02.3.2,
19-12-02.3.3, 19-12-03.1, 19-12-03.4, 19-12-10.1, 19-12-11,
19-12-15.

The unincorporated Rural Community of Glenada is situated directly south of the Siuslaw River and straddles Pacific Coast Highway between the City of Florence to the north and Dunes City to the southeast. Glenada extends across sections lines of four developed & committed exception area plots. An analysis of all lands within the community for each of the four plots includes the following:

<u>Plots:</u>	<u>Township-Range-Section</u>	<u>No. parcels</u>	<u>Acres</u>	<u>Average</u>	<u>Residences</u>
014-1	TRS 18-12-34, 19-12-03	178	252.6	1.42	95
015-1	TRS 19-12-10, 19-12-15	66	142.6	2.16	56
023-2	TRS 18-12-35	78	55.5	0.71	48
024-1	TRS 19-12-02, 19-12-11	116	194.7	1.17	66
		438	645.4	1.37	265

The residential development of the unincorporated community of Glenada was originally created adjacent to the Siuslaw River resources through subdivisions circa 1889-1894. During this same period, a second timber-oriented community known as Westlake was developing approximately five miles to the south on the western and northern shorelines of Siltcoos Lake. Westlake and lands immediately north and adjacent to Woahink Lake would eventually incorporate as Dunes City in 1964 leaving a two-mile length of Highway 101 as an unincorporated mixture of commercial, industrial and residential uses which was identified as the "community" of Glenada in 1984.

Glenada is very densely developed with 645.4 acres divided amongst 438 parcels or lots with an average parcel size of 1.37 acres. Residential development included 265 dwellings in 1989 within the Rural Residential (RR2) zoning designation with a two-acre minimum parcel size for new divisions. Commercial development is clustered along the Highway 101 corridor with approximately 30% of the parcels vacant or underutilized. The dominant use is tourism and recreation facilities associated with the Oregon Dunes Natural Resources Area to the west, three coastal lakes in the area (Cleawox, Woahink and Siltcoos), and Honeyman State Park adjacent to the southern boundary of Glenada.

Uses in the community include:

Three motels --

Best Western with 46 units, lounge and restaurant (Pier Point Inn);

Park Motel with 1 cabin, 16 units and 4 park model RV units;

Ocean Breeze Motel with 13 units; and

One mobile home park -- Big Spruce Mobile Home Park (the MH Park infrastructure includes a community water system with 46 connections DHS # 4100295.)

One restaurant – Morgan’s Country Kitchen.

Two convenience stores –

Cleawox market (groceries); and

K-G’s One Stop Market (groceries and gas station).

Two recreational centers –

Sandland Adventures (bumper boats, go-karts, miniature golf, dune buggy rides),

Camp 101 (Driving range, pitch & putt course, recreation room)

Vocational training center for disabled adults – Mid-Coast Enterprises Inc.

Non-profit museum – Siuslaw Pioneer Museum

Several retail businesses including –

Double Barrel Brewing (brewing and wine making supplies);

Oregon Water Services (pumps & water treatment systems);

Tail Waggers (pet grooming);

Tony’s Dings and Dents (auto repair); and

Fine Timed (clock-watch repair).

Wholesale businesses –

Mushroom buyers;

Cord wood sales.

Service providers –

Cedar Water Association; and

Waste Connections, Inc (recycling).

Light industry –

Gary Foglio Trucking Inc. (logging industry); and

Siuslaw Towing (auto salvage).

Services are provided to the rural community of Glenada (Levy code 097-16) by:

Electricity: Central Lincoln Peoples Utility District

Fire: Siuslaw Rural Fire Protection District #1

Ambulance: Western Lane Ambulance District

School: Siuslaw School District 97J

Lane Community College

Lane Education Service District

Police: Lane County Sheriff

Oregon State Police

Other: Port of Siuslaw

Siuslaw Public Library District

For the reasons mentioned above, the designation of Glenada as an unincorporated rural community complies with the OAR 660-22-010(7) definition of a unincorporated rural community.

B. Cushman (Rural Community)

Exception Area 039, Area 3

TRS: 18-11-19; 18-11-30.1; 18-11-30.2

Located east of Florence on Highway 126, Cushman is a small rural community that was established in 1885 out of the need to serve the surrounding canneries, lumber mills and dairy farms. This community was formerly a part of the "Acme" (developed per the "Town of Acme: subdivision plat) and "Cushman" historical development. Only the Cushman name was designated for rural community status in 1984, primarily because of the historical listing of the Cushman Store.

The "community" of Cushman was acknowledged by LCDC in 1989 to consist of 98.75 acres divided into 65 parcels. The average parcel size is 1.52 acres. A Land Management Division analysis in 1998 (Mann-Hoglund) found that 30 parcels were developed with residences, and 12 parcels had potential for future residential development. All residential lands are designated as Rural Residential (RR5) with a five-acre minimum division standard.

Cushman contains limited commercial, industrial, and public facilities. Most notable is the aforementioned Cushman Store for which the community is named. In addition, there is an abandoned mill site (Murphy Mill) to the west, and a Southern Pacific Railroad trestle to the east spanning the Siuslaw River and connecting the river valley with the South Slough-Maple Creek finger-valleys and the coastal lakes further to the south. Other current commercial uses include the Siuslaw Marina and RV Park and a bookstore.

Services are provided to the rural community of Cushman (Levy code 097-02) by:

Electricity:	Central Lincoln Peoples Utility District
Fire:	Siuslaw Rural Fire Protection District #1
Ambulance:	Western Lane Ambulance District
School:	Siuslaw School District 97J Lane Community College Lane Education Service District
Police:	Lane County Sheriff Oregon State Police
Other:	Port of Siuslaw Siuslaw Public Library District

For the reasons mentioned above, the designation of Cushman as an unincorporated rural community complies with the OAR 660-22-010(7) definition of an unincorporated rural community.

One parcel within the rural community of Cushman is being proposed to the Planning Commission and Board of Commissioners for zone designation change. The parcel and circumstances is summarized below:

<u>-- TRS --</u>	<u>Tax lot</u>	<u>Acres</u>	<u>From</u>	<u>To</u>	<u>Circumstances</u>
18-11-19	2200	0.32	F2	RC	Error & Omission 1984. The parcel is developed with an old warehouse, boat dock, and boat repair facilities that are sandwiched between Highway 126 and the Siuslaw River, and date back 50 years or more.

Correcting this error will allow the current owners to incorporate tax lot 2200 and its facilities into the preservation and management of the Cushman Store on the contiguous property to the east.

C. Mapleton (Urban Unincorporated Community)

Exception Area Plot 069, Area 1

TRS: 18-10-02.1; 18-10-02.1.3; 18-10-02.2.1; 18-10-02.2.4; 18-10-02.4.2; 18-10-02.4.3; 18-10-11

Mapleton straddles Highway 36, and is bisected by Highway 126. Consisting of dense residential sections surrounding these major transportation routes, Mapleton also provides commercial, recreational, and industrial uses, and public facilities for the community and surrounding area.

Mapleton was acknowledged as a "community" by LCDC in 1989, consisting of 279 acres divided amongst 242 parcels and averaging 1.15 acres per parcel. Seventeen percent of this community is zoned Commercial or Industrial, with the remaining Residential zones averaging 0.7 acres per parcel. An LMD analysis in 1998 (Mann-Hoglund) determined that 224 parcels contained dwellings, and 18 parcels had the potential for future residential development through infill of the inventory.

Commercial uses include:

- Me-N-U Market (groceries, video rentals),
- Woodall's Super Service/Mini Mart (gas station),
- Farmer's Country Hardware,
- Linda's Hair Styles,
- Alpha Bit (restaurant, gift shop),
- Frank's Place (restaurant, tavern),
- Siuslaw Valley Bank,
- Baseball Plus (sports paraphernalia),
- River Rentals (apartment rentals), and the
- Maple Lane RV Park and Marina.

Prior to the 1990's, the dominant employers in the area were the industrially zoned "Eagle-Veneer Mill" (plywood) located in the southern quarter of Mapleton and the Davidson Mill (dimensional lumber) located approximately three miles west of Mapleton. The plywood mill is now inactive and the dimensional mill is operating at a diminished capacity.

Public Facilities include:

- Mapleton Grange #584,
- Mapleton Lions Club (old high school which has two occupants, the Mapleton Library and the Mapleton Water District),
- Mapleton Fire Station,
- U.S. Post Office, and the
- Mapleton Elementary School, Middle School, and High School.

Services are provided to the community of Mapleton (Levy codes 032-06, 032-21) by:

- Electricity: Central Lincoln Peoples Utility District
- Fire: Mapleton Fire Department
- Ambulance: Western Lane Ambulance District
- School: Mapleton School District 32

	Lane Community College
	Lane Education Service District
Water:	Mapleton Water District
Sewer:	Mapleton Owners Association (Sewer District)
Police:	Lane County Sheriff
	Oregon State Police
Other:	Port of Siuslaw
	Siuslaw Public Library District

Mapleton was designated as a "community" in 1984 in the Rural Comprehensive Plan and acknowledged by LCDC in 1989. In the interim, a citizens group, Mapleton Owners Association, established a sewer district and constructed a community sewer system to serve the commercial core in 1988-89.

OAR 660-022-0010(9)(a)-(d) describes an "urban unincorporated community" as a community with the following characteristics:

- (a) *Include at least 150 permanent residential dwelling units;*
- (b) *Contains a mixture of land uses, including three or more public, commercial or industrial land uses;*
- (c) *Includes areas served by a community sewer system; and*
- (d) *Includes areas served by a community water system.*

Mapleton has in excess of 240 dwelling units, over 15 commercial parcels (multiple uses), three public facilities (schools, fire station, post office) and three industrial parcels (veneer mill) which has exceeded the first two requirements for many years. OAR 660-022-0010 defines the latter two requirements as follows:

"Community Sewer System" means a sewage disposal system which has service connections to at least 15 permanent dwelling units, including manufactured homes, within the unincorporated community.

"Community Water System" means a system that distributes potable water through pipes to at least 15 permanent dwelling units, including manufactured homes within the unincorporated community.

The community water system of Mapleton (Mapleton Water District) not only serves the entire unincorporated community which includes 246 residences, 15 commercial businesses, and ten industrial parcels, but also outlying development within the District's boundaries that predate land use regulations.

Mapleton's community sewer system (Mapleton Owners Association) has served the core of the community extending primarily south of the Highway 126 bridge over the Siuslaw River since 1989, including 13 commercial businesses east of the Hwy 126 right-of-way and five permanent residences parallel to River View Drive and east of Highway 26 further to the south.

- (6) *Communities which meet the definitions in both OAR 660-022-0010(6) and (9) shall be classified and planned as either resort communities or urban unincorporated communities.*

Mapleton does not comply with the requirement to have the minimum number of 15 permanent residences connected to the community sewer system before re-designation as an urban unincorporated community. The potential for compliance with this standard may be met in the future as there are a sufficient number of adjacent or interspersed parcels and lots with existing residences that could connect to the system if grant funding were available and individual property owners were motivated to do so.

Ongoing community planning (CRT).

The Mapleton Area Community Response Team (CRT) was established in February 1990 with the intent to develop priorities for economic diversification, development and beautification of the community. In 1995, Mapleton initiated a project to develop a master plan for the Mapleton area, which was defined as the Mapleton School District boundary. The effort resulted in the publication of the Mapleton Area Master Plan, Volume I – Action Plan in September 1996.

The Plan includes an analysis based on citizen participation, extensive research by the consulting firm (MLP Associates), and a comprehensive survey within the identified area boundary. The Action Plan addresses many issues including a “Land Use” section, which is reproduced below. (Ref: Mapleton Master Plan: Volume I Action Plan, September 1996, MLP Associates, page 23).

Land use is a key issue in the Mapleton area. Because none of the communities in the study area are incorporated, Lane County has jurisdiction over land use decisions in the area. Oregon land use policies guide land use decisions in the area and provide significant restrictions on development in the area. Although only a limited amount of development has occurred in the area in recent years, a general lack of developable land in the area will continue to provide barriers to future development. Key land use issues include:

- *Lack of local control over land use decisions*
- *Potential of incorporating Mapleton*
- *Impact of the Rural Communities Rule*
- *Lack of developable commercial land*
- *Redevelopment of vacant mill sites*
- *Rural community boundaries set by Lane County*

Land Use Goals

- *Increase the amount of developable residential land with the Mapleton, Deadwood, and Swisshome community boundaries*
- *Providing for home or cottage businesses*
- *Increasing citizen awareness of land use and natural hazard laws*
- *Increase the amount of developable commercial land*

Periodic review has provided an opportunity for Mapleton citizens to advance their community vision and individual aspirations. As a component of the legislative plan amendment process, approximately fourteen parcels have been identified for changes in

zoning designations to reflect existing lawful uses or proposed uses in conjunction with adjacent development to support a viable future for the community.

One of the advantages of being designated as an urban unincorporated community (UUC) in the future is the option to expand the boundaries of the UUC to include developable land to meet a demonstrated long-term need for housing and employment. Any expansion would be limited to residential land and require extension of both community sewer and water services to the new residential development. A series of meetings were held with the service providers and citizens during the Periodic Review Work Program. No specific parcels were identified as candidates for the expansion due to the up-front costs of construction or extension of the community water and sewer systems prior to the development of any new residential subdivision.

Re-designation as a UUC and expansion will remain as an option for Mapleton in the future under the post-acknowledgment plan amendment (PAPA) process and Lane County will assist the community in this process at a more appropriate time of the community's choosing.

Fourteen parcels within the community boundaries of Mapleton are being proposed to the Planning Commission and Board of Commissioners for zone designation changes. The parcels and circumstances are summarized below:

-- TRS --	Tax lot	Acres	From	To	Circumstances
18-10-02.1.3	2700	0.42	GR	RC	(GR) Garden Apartment Residential
18-10-02.2.1	400	0.5	GR	RC	Zone does not comply with Goal 14 and being eliminated in the Siuslaw Watershed. Both parcels are developed with four-plexes.
18-10-02.2.4	400	1.11	C2	RR2	A prior gas station was demolished with DEQ certification for removal of the underground petroleum storage tanks.
18-10-02.2.4	1000	1.03	RP	RPF	The Mapleton Lions Club provides space for the Mapleton Library, Mapleton Water District office, and includes meeting facilities for nonprofit organizations.
18-10-02.2.4	2600	0.42	RR1	RPF	Mapleton RFPD Fire Station.
18-10-02.2.4	2700	0.21	RR1	RPF	Adjacent to 2600; Mapleton RFPD owner.
18-10-02.2.4	2800	0.63	RR1	RC	Qwest telephone service facility.
18-10-02.4.2	2800	0.13	RR1	RC	East of 2700; isolated in block of RC.
18-10-02.4.3	700	0.07	RR1	RC	South of commercial core; east of Highway 126, west of River View Ave.
18-10-02.4.3	800	0.11	RR1	RC	South of commercial core; east of Highway 126, west of River View Ave.
18-10-02.4.3	900	0.11	RR1	RC	South of commercial core; east of Highway 126, west of River View Ave.
18-10-02.4.3	1300	0.13	RR1	RC	South of commercial core; at southern intersection of River View Ave and Highway 126.
18-10-11	101	0.62	C2	RC	Siuslaw Valley Bank (split-zoned);

				RPF	Portion of parcel utilized as the drainfield for the Mapleton Owners Association community sewer system.
18-10-11	405	0.76	CR	PF	ODFW angler dock – Siuslaw River.

The proposed amendments to the zoning designations of the above parcels are being considered concurrently by the Planning Commission and Board of Commissioners under a separate ordinance.

For the reasons mentioned above, the designation of Mapleton as an “unincorporated rural community” complies with the OAR 660-22-010(7) definition of an unincorporated rural community.

D. Swisshome

Exception Areas: 074, 075

TRS: 17-09-20, 17-09-29.3.4, 17-09-30, 17-09-30.3.1

Swisshome is located on Highway 36 and the northern banks of the Siuslaw River, about four miles southwest of Deadwood and five miles northeast of Mapleton. The confluence of Lake Creek and the Siuslaw River defines much of the eastern border of Swisshome.

Swisshome is a small rural community spread through two plots. Originally, these plots were known as two separate communities: "Siuslaw" and "Swisshome". The "Siuslaw" community occupied the western half (Plot 074), and "Swisshome", the eastern half (Plot 075) of the current community designation. Similar to neighboring communities in the Lake Creek valley, Swisshome developed as a residential and commerce center resulting from the regional dairy farms and forest industry. The decline of these industries is evident in Swisshome although a few commercial, public facilities, and industrial uses remain on parcels in the community. Uses among the commercial parcels include a grocery store (Kelly's Market) and the Swisshome Post Office in the eastern portion, Plot 075; and the Duco-Lam dimensional mill is located in the industrial section of the western half of Swisshome, Plot 074.

Services are provided to the community of Swisshome (Levy code 032-19) by:

Electricity:	Blachly-Lane County Electric Cooperative
Fire:	Swisshome-Deadwood Rural Fire Protection District
Ambulance:	Western Lane Ambulance District
School:	Mapleton School District 32 Lane Community College Lane Education Service District
Police:	Lane County Sheriff Oregon State Police
Other:	Port of Siuslaw Siuslaw Public Library District

Public Facilities within the community include the Swisshome-Deadwood RFPD Fire Station #1 and the Evangelical Church of Swisshome.

Swisshome was acknowledged by LCDC in 1989 to consist of 172.4 acres divided into 99 parcels. The average parcel size is 1.74 acres.

A Land Management Division analysis in 1998 (Mann-Hoglund) identified 113 residences, and 16 parcels that had the potential for future residential development.

For the reasons mentioned above, the designation of Swisshome as an unincorporated rural community complies with the OAR 660-22-010(7) definition of a unincorporated rural community.

Four parcels within the rural community of Swisshome are being proposed to the Planning Commission and Board of Commissioners for zone designation changes. The parcels and circumstances are summarized below:

-- TRS --	Tax lot	Acres	From	To	Circumstances
17-09-30	303	1.00	F2	RR2	Amendment of zone designation to reflect correction of parcel boundaries due to resurvey of USFS forest road.
17-09-29.3.4	1000	0.25	RR2	RPF	Swisshome-Deadwood RFPD St. #1
17-09-29.3.4	1100	0.13	RR2	RPF	Ambulance & pumper storage building and tanker truck storage building.

The proposed amendments to the zoning designations of the above parcels are being considered concurrently by the Planning Commission and Board of Commissioners under a separate ordinance.

E. Deadwood

Exception Areas 077, 081, 085, 089

TRS: 17-09-16; 17-09-21; 17-09-28; 17-09-33; 18-09-09; 17-09-10; 17-09-15; 17-09-15.1; 17-09-14.

Homesteaded in the 1880s - 1890s, this community grew initially in response to the region's dairy farms and forestry. While most of these industries are gone, Deadwood community remains a widely dispersed community scattered along Highway 36 (Lake Creek) and Deadwood Creek Road. Despite the fact that the unincorporated community is spread throughout four map plots, the vast majority of the citizens of this "community" live in the resource lands outside this community boundary to the north along Deadwood Creek and Deadwood Creek Road. Deadwood Community Center and Fire Station serves as the cultural center of the extended community and is located on Deadwood Creek Road four miles northeast of the designated community of Deadwood in Developed & Committed Exception Area 088-PF.

Deadwood was acknowledged by LCDC in 1989 to consist of 123.27 acres divided into 63 parcels. The average parcel size was 1.96 acres.

A Land Management Division analysis in 1998 (Mann-Hoglund) found that 42 parcels were developed with residences, no new parcels could be created, and the potential for future residential development was limited to infill.

Services are provided to the community of Deadwood (Levy code 032-17,) by:

Electricity:	Blachly-Lane County Electric Cooperative
Fire:	Swisshome-Deadwood Rural Fire Protection District
Ambulance:	Western Lane Ambulance District
School:	Mapleton School District 32 Lane Community College Lane Education Service District
Police:	Lane County Sheriff Oregon State Police
Other:	Port of Siuslaw Siuslaw Public Library District

The Deadwood community provides several commercial and public services, as well as the aforementioned facilities outside the boundary. The Rural Commercial zoned parcels include a U. S. Post Office, and a grocery store (Deadwood Store) that also provides gas pump service and deli-cafe.

The Public Facility zoned parcels include a cemetery (Deadwood Community Cemetery), a telephone transfer station (Pioneer Telephone Co.), and a road maintenance facility (Lane County).

For the reasons mentioned above, the designation of Deadwood as an unincorporated rural community complies with the OAR 660-22-010(7) definition of a unincorporated rural community.

Three parcels within the rural community of Deadwood are being proposed to the Planning Commission and Board of Commissioners for zone designation changes. The parcels and circumstances are summarized below:

<u>-- TRS --</u>	<u>Tax lot</u>	<u>Acres</u>	<u>From</u>	<u>To</u>	<u>Circumstances</u>
17-09-14	601	0.31	RR5	RPF	Developed with the Swisshome-Deadwood RFRD Fire Station #2.
17-09-14	100	0.28	RR5	RPF	Vacant parcel owned by Swisshome-Deadwood RFPD Station #2.
17-09-14	600	<u>0.29</u>	RR5	RPF	Vacant parcel owned by Swisshome-Deadwood RFPD Station #2.

The proposed amendments to the zoning designations of the above parcels are being considered concurrently by the Planning Commission and Board of Commissioners under a separate ordinance.

F. Greenleaf (Rural Community)

Exception Area 099, Area 1
TRS: 17-08-04; 17-08-09.2.2

The Rural Unincorporated Community of Greenleaf is surrounding Highway 36, northeast of Deadwood and southwest of Triangle Lake.

Greenleaf was recognized by LCDC in 1989 as comprising 39.91 acres divided into 12 parcels, of which 10 were developed with residences. The average parcel size was 3.33 acres.

A Land Management Division analysis in 1998 (Mann-Hoglund) found that 13 parcels were developed with residences, no new parcels could be created, and none had the potential for additional residential development other than dwelling replacement and accessory structures. All residences are designated Rural Residential (RR5) with a five-acre minimum division standard.

Greenleaf is primarily residential, with past commercial uses limited to a general store (Greenleaf Store) that has been closed for over a decade.

Services are provided to the community of Greenleaf (Levy code 090-05) by:

Electricity:	Blachly-Lane County Electric Cooperative
Fire:	Swisshome-Deadwood Rural Fire Protection District
Ambulance:	Western Lane Ambulance District
School:	Blachly School District 90 Lane Community College Lane Education Service District
Police:	Lane County Sheriff Oregon State Police
Other:	Port of Siuslaw

For the reasons mentioned above, the designation of Greenleaf as an unincorporated rural community complies with the OAR 660-22-010(7) definition of an unincorporated rural community.

G. Triangle Lake (Rural Community)

Exception Area Plot 109, Area 1

TRS: 16-07-18.4.6; 16-07-19; 16-07-19.1.1

Triangle Lake is situated along Highway 36 and clustered on the western shore of Triangle Lake. This area has been a recognized "community" since 1878. It retains much of the same roles, being primarily a community of small resorts, seasonal camps, vacation homes, and retirement residences.

Triangle Lake was acknowledged by LCDC in 1989 to consist of 80.38 acres divided into 118 parcels, of which 63 were developed with residences. The average parcel size was 0.68 acres.

An LMD analysis in 1998 (Mann-Hoglund) found that 60 parcels were developed with residences, and none of the parcels within the community were large enough to be further divided under the current minimum division standards. All potential for future residential development in the community will be from in-fill. All residential lands are designated as Rural Residential (RR2) with a two-acre minimum division standard.

Triangle Lake is within the Blachly School District #90, which operates a K-12 campus two miles to the northeast on Highway 36 and one-half mile west of the rural community of Blachly.

The rural community includes several commercial and tourist related uses:

- Lakeview Grocery,
- Triangle Lake Conference Center (church-related seasonal camp),
- Triangle Lake County Park (boat launch, dock, restrooms),
- Triangle Lake RV Park (3 RV spaces), and
- Triangle Lake Resort (20 RV spaces) and boat rentals.

In addition to the county park, other public facilities include the Memorial Community Church and the Triangle Lake Guard Station (ODF fire station)

Services are provided to the community of Triangle Lake (Levy code 090-06, 090-07) by:

Electricity:	Blachly-Lane County Electric Cooperative
Fire:	Lake Creek Rural Fire Protection District
Ambulance:	Eugene Fire & EMS
School:	Blachly School District 90 Lane Community College Lane Education Service District
Police:	Lane County Sheriff Oregon State Police
Other:	Port of Siuslaw Blachly Water Control District

For the reasons mentioned above, the designation of Triangle Lake as an unincorporated rural community complies with the OAR 660-22-010(7) definition of a unincorporated rural community.

H. Blachly (Rural Community)

Exception Area Plot 118, Area 2
TRS: 16-07-04; 16-07-09

The Rural Community of Blachly has been the commercial and employment hub of the eastern end of the Lake Creek valley since the turn of the century. The community originated around the dairy industry in the valley that supported the cultural, social and economical interests of the region. The community is located astride Highway 36, about 18 miles from the rural community of Cheshire, 23 miles from the incorporated Junction City to the east, and about 2 ½ miles from the rural community of Triangle Lake to the west.

Blachly was acknowledged by LCDC in 1989 to consist of six parcels totaling 4.25 acres of which three were developed with residences. The average parcel size was 0.71 acres, with the largest parcel at 2.46 acres.

An LMD analysis in 1998 (Mann-Hoglund) determined that four parcels were developed with residences on them, and none have the potential for future division. These residential parcels are zoned RR2. There is one parcel zoned Rural Commercial that historically included the Blachly General Store, filling station, accessory building with acetylene gas generator for the community, and the Post Office. In addition, Blachly public facilities include the Lake Creek Rural Fire Protection District on a parcel north of Highway 36 zoned Rural Public Facilities (RPF).

Services are provided to the community of Blachly (Levy code 090-07) by:

Electricity:	Blachly-Lane County Electric Cooperative
Fire:	Lake Creek Rural Fire Protection District
Ambulance:	Eugene Fire & EMS
School:	Blachly School District 90 Lane Community College Lane Education Service District
Police:	Lane County Sheriff Oregon State Police
Other:	Port of Siuslaw

Blachly has strong historical and cultural connections to the Developed & Committed Exception Area 118-1, located approximately 2,200 feet to the west on Highway 36. D&C 118-1 includes the Blachly School District #90 campus with Elementary, Middle and High Schools, the Lake Creek Medical Clinic, the Triangle Grange #533, and a small cluster of residential parcels. The community and the campus-grange are separated primarily by topography consisting of a narrow and wooded foothill that protrudes northeast into the valley floor separating the two.

For the reasons mentioned above, the designation of Blachly as an unincorporated rural community complies with the OAR 660-22-010(7) definition of a unincorporated rural community.

Three parcels within the rural community of Blachly are being proposed to the Planning Commission and Board of Commissioners for zone designation changes. Three other parcels adjacent to the western boundary are being proposed under an Errors & Omission Policy to be included in the rural community. The parcels and circumstances are summarized below:

-- TRS --	Tax lot	Acres	From	To	Circumstances
16-07-09	1000	0.59	F2	RR2	Error & Omission 1984.
16-07-09	1001	0.78	F2	RC	Error & Omission 1984: 1920 dwelling.
		0.13	E40	RC	Error & Omission 1984: Slayter site of homestead, creamery, gas station.
16-07-09	1103	0.52	RR2	RI	Provide for expansion of industrial use.
16-07-09	1400	0.38	RC	RI	Provide for current industrial use.
16-07-09	1500	0.32	RR2	RC	Provide for expansion of existing business on adjacent parcels (1400, 1103)
16-07-09	1600	0.34	F2	RR2	Error & Omission 1984: 1900 dwelling.

As a result of the above zone designation amendments, the rural community of Blachly will gain 0.93 of an acre in Rural Residential land, 1.23 acres in Rural Commercial land, and 0.84 of an acre in Rural Industrial land. Although the acreage is small, the potential benefits to the community in providing for commercial or industrial employment opportunities is significant. The correction of zoning errors for the three properties that were overlooked in the exception process in 1984 will expand the commercial land base by 0.91 of an acre spread over three exposures with one north of Highway 36 and two south of the highway. Again, the opportunity to tailor the small amount of land in the historical boundaries of the community to the current aspirations of the citizens is one of the primary purposes of the periodic review process. The proposed amendments to the zoning designations of the above parcels are being considered concurrently by the Planning Commission and Board of Commissioners under a separate ordinance.

I. Walton (Rural Community)

Exception Area 112, Area 2
TRS: 18-07-06

Walton is located at the junction of Nelson Mountain Road and Highway 126. Originally established in 1912 as the subdivision Plat of Chickahominy, this rural community is primarily residential with very limited commercial uses.

Walton was acknowledged by LCDC in 1989 to consist of 102 acres divided into 25 parcels. The average parcel size is 4.08.

A Land Management Division analysis in 1998 (Mann Hoglund) identified 23 residences, and 6 parcels had potential for future residential development. All residential lands are designated as Rural Residential (RR5) with a five-acre minimum division standard.

Walton provides only a few commercial and public services. These include an inactive general store (Walton General Store) that also contains an operating U. S. Post Office. Lane County Fire District #1 Station 11-6 is located on a RR5 parcel west of Nelson Mountain Road.

Development in the immediate vicinity includes a high-voltage transformer substation operated by Bonneville Power Authority that is located on a Public Facility designated parcel in Developed & Committed Exception Area # 112-PF to the west. There is also a four-parcel, RR5 rural residential, Developed & Committed Exception Area # 112-1, to the northeast along Nelson Mountain Road.

Services are provided to the community of Walton (Levy code 28-03) by:

Electricity:	Blachly-Lane County Electric Cooperative
Fire:	Lane County Fire District #1
Ambulance:	Lane County Fire District #1
School:	Fern Ridge School District 28J Lane Community College Lane Education Service District
Police:	Lane County Sheriff Oregon State Police
Other:	Port of Siuslaw Fern Ridge Library District

For the reasons mentioned above, the designation of Walton as an unincorporated rural community complies with the OAR 660-22-010(7) definition of an unincorporated rural community.

One parcel within the rural community of Walton is being proposed to the Planning Commission and Board of Commissioners for zone designation change under an Errors & Omission Policy. The parcel and circumstances are summarized below:

<u>-- TRS --</u>	<u>Tax lot</u>	<u>Acres</u>	<u>From</u>	<u>To</u>	<u>Circumstances</u>
18-07-06	2000	1.11	RR5	RPF	Error & Omission 1984. Tax lot 2000 has been developed with the Lane County Fire District #1 fire station since the late 1970s.

The proposed amendment to the zoning designation of the above parcel is being considered concurrently by the Planning Commission and Board of Commissioners under a separate ordinance.

5. Long Tom Watershed

Order No. 001415 Work Task 4. *For lands within the Long Tom Watershed submit the following products:*

2. OAR Compliance Report for each community.

The topographic boundaries of the Long Tom Watershed define the actual drainage of surface waters within the Long Tom River, Amazon Creek, Fern Ridge Reservoir and tributary systems. For the purposes of Lane County's periodic review work program, the concept of "Long Tom Watershed" has been expanded to include regional planning factors such as transportation corridors and service districts, as well as adjacent areas of influence including recreation and residential development.

The Long Tom Watershed for regional planning purposes has the following description:

- (1) The western boundary of the Long Tom Watershed in Lane County is defined as lands located east of the Range 6-Range 7 north-south line extending from Benton County line south to the Douglas County line; and
- (2) Lands located west of the Willamette River where it intersects with the northern Lane County line and extending south to the point where it intersects with the Range 4-Range 3 north-south line (approximately at the confluence of the McKenzie-Willamette Rivers), and then
- (3) Including the lands west of the Range 4-Range 3 line south to the Douglas County line.

Includes the unincorporated "rural communities" of Lancaster, Cheshire, Franklin, Alvadore, Elmira, Noti, Crow, and Lorane. The unincorporated rural communities of Crow and Lorane are within the drainage of the Siuslaw headwaters but they are economically and socially influenced by the Willamette Valley - Metro area and are served by transportation corridors leading to the Eugene area and the Interstate 5 corridor.

Excludes lands within the Metro Plan Boundary and the incorporated cities of Eugene, Junction City and Veneta.

Individual Unincorporated Community Reports

A. Cheshire (Rural Community)

Exception Area: Plot 220, Area 1

TRS: 16-05-10, 16-05-10.3.1, 16-05-10.3.2, 16-05-10.3.3, 16-05-10.3.4.

Tax levy: 069-01

Cheshire is a rural community located at the junction of Highway 36 and Territorial Highway west of Junction City and northwest of Eugene. The Long Tom River defines the eastern boundary of Cheshire.

In 1989 LCDC acknowledged 174.6 acres spread across 61 parcels, yielding an average parcel size of 2.9 acres. An analysis in 1998 by the Land Management Division (Mann-

Hoglund) identified 102 residences, while 16 parcels had the potential for residential development.

The prior Suburban Residential (RA) designation for all residential lands within the community is being re-designated as Rural Residential (RR1) (LC 16.290) in compliance with Goal 14. One property with the new RR1 density, tax lot 1900 of TRS 16-05-10, is 25.75 acres in size. Tax lot 1900 constitutes the largest residential development in Cheshire and is developed with the Grandview Mobile Home Park. The MH park is served by a community water system with 62 connections. (Ref: Oregon Department of Human Services – Drinking Water Program permit #4100991.)

Cheshire has very limited commercial and public facilities as a result of its proximity to Junction City, 4 miles to the northeast, and Eugene, 12 miles to the southeast. Cheshire provides a grocery store (Dari Mart Store Inc #18), U. S. Post Office, automotive repair garage (previously a gas station), and the Junction City RFPD “Cheshire” fire station and water storage.

Services are provided to the community of Cheshire (Levy code 069-23) by:

Electricity:	Emerald Peoples Utility District
Fire:	Junction City Rural Fire Protection District
Ambulance:	Junction City Rural Fire Protection District
School:	Junction City School District 69
	Lane Community College
	Lane Education Service District
Police:	Lane County Sheriff
	Oregon State Police

For the reasons mentioned above, the designation of Cheshire as an unincorporated rural community complies with the OAR 660-22-010(7) definition of a unincorporated rural community.

B. Franklin (Rural Community)

Exception Area: Plot 209, Area 1

TRS: 16-05-21; 16-05-28

Tax Code Area: 069-31

The Rural Community of Franklin was settled in 1852 and had its first post office established in 1855. The settlement was known through a 70-year period by two names, "Franklin" and "Smithfield", by two factions reflecting their family ties and religious preferences.

The community is nestled in the two intersections of three historical transportation routes: Territorial Highway and Applegate Trail at the north end of the community and Territorial Highway and Franklin Road at the southern boundary. The northern portion of the community is developed with two historical listings: the Bethany Church of Franklin (1897) and the Franklin Christian Church (1899). Across the highway to the east is the Franklin Grange #751. The southern portion of the community is developed with the Franklin Fire Department – Lane County Fire District #1 station and the now inactive Franklin General Store, a commercial property now used for residential purposes. The Franklin Cemetery is situated approximately 1,700 feet northwest of the community, on east side of Territorial Highway, in Developed & Committed Exception Area 209-PF1.

Franklin was acknowledged in 1989 to consist of 16 parcels totaling 34.46 acres with an average parcel size of 2.15 acres. There were 12 established dwellings at the time. The Rural Residential zone density for the community is RR1. The one-acre density results from the 1932 Franklin Subdivision Plat, which was augmented by the division of the remaining acreage with the Franklin Acres Subdivision Plat in 1999.

An LMD analysis in 1998 (Mann-Hoglund) identified 12 residences with the potential for future residential infill on an additional 12 parcels at the current density within the platted lands.

Services are provided to the community of Franklin (Levy code 069-23) by:

Electricity:	Emerald Peoples Utility District; Blachly-Lane County Electric Coop
Schools:	Junction City School District #69
Fire:	Lane Rural Fire and Rescue
Ambulance:	Lane Rural Fire and Rescue
Police:	Lane County Sheriff
	Oregon State Police

All development is supported by individual onsite water and subsurface waste disposal systems.

For the reasons mentioned above, the designation of Franklin as an unincorporated rural community complies with the OAR 660-22-010(7) definition of an unincorporated rural community.

C. Alvadore (Rural Community)

Exception Area Plot 222, Area 1	TRS: 16-05-34; 16-05-03.1.1
Exception Area Plot 236, Area 1	TRS: 17-05-03; 17-05-02.2.1, 17-05-02.2.2
Levy Code: 052-38	

The Rural Community of Alvadore is primarily a residential community located along Alvadore Road, about one mile northeast of Fern Ridge Reservoir, two miles west of the urban growth boundary of Eugene, and approximately 2.5 miles southeast of the rural community of Franklin.

Alvadore was acknowledged by LCDC in 1989 to consist of 122 parcels totaling 190.1 acres of which 94 were developed with residences. The average parcel size was 1.6 acres; the largest parcel was 12.6 acres, and the smallest parcel was 0.4 acres. All of the parcels had been created prior to the adoption of Statewide Planning Goals, most of which are located within subdivisions that were platted in the early 1900. Recorded plats include: Fern Ridge (1912), Amended Plat to Fern Ridge (1913), Seconded Amended Plat to Fern Ridge (1913) and Klemer's Subdivision to 2nd Amended Plat of Fern Ridge (1916).

An LMD analysis in 1998 (Mann-Hoglund) identified 95 residences with the potential for future development of 15 residential parcels.

The rural residential parcels within Alvadore were designated as Suburban Residential Zone (RA-RCP) in 1984 with no minimum parcel size, which reflected the dense subdivision parcelization of the 1900's. As part of the periodic review effort, all lots and parcels previously designated as Suburban Residential (RA) are being designated Rural Residential (RR1) with a one-acre minimum parcel size in compliance with Goal 14 (OAR 660-004-0040).

Services are provided to the community of Franklin (Levy code 069-23) by:

Electricity:	Emerald Peoples Utility District; Blachly-Lane County Electric Coop
Schools:	Bethel School District #52
Fire:	Lane Rural Fire and Rescue
Ambulance:	Lane Rural Fire and Rescue
Police:	Lane County Sheriff Oregon State Police

All development is supported by individual onsite water and subsurface disposal systems.

Commercial uses in the western portion of Alvadore (Exception Area #222) are limited to a 4.97-acre parcel providing storage facilities for household and industrial goods.

Commercial uses in the eastern portion of Alvadore (Exception Area #236) include a convenience market with groceries, mini-deli, and gasoline sales (Alvadore Market), and a drying operation and wholesale of filberts (Alvadore Dryer).

Public facilities include the Lane Rural Fire District No. 1 Substation, the Alvadore Library, and the Alvadore Christian Church.

For the reasons mentioned above, the designation of Alvadore as an unincorporated rural community complies with the OAR 660-22-010(7) definition of an unincorporated rural community.

D. Elmira (Rural Community)

Exception Area Plot 176

TRS: 17-06-13; 17-06-24.4

Exception Area Plot 177

TRS: 17-06-25.1.1; 17-06-25.1.2; 17-06-25.1.4

Elmira is located just north of the incorporated community of Veneta along Territorial Highway. Similar to Noti, Elmira was formed during the late 19th century, spurred by the rapidly growing logging industry that required the nearby Long Tom River to transport logs to local mills.

In 1989, LCDC acknowledged Elmira as containing 370 acres divided into 176 plots. The average parcel size was 2.1 acres, with the largest parcel measuring 17 acres.

A 1998 analysis by the Land Management Division (Mann-Hoglund) found that Elmira contained 194 residences and 31 parcels had the potential for residential development by infill.

Elmira provides a variety of public and commercial facilities. These include:

- Three schools -- Fern Ridge District 28J

- Elmira Elementary School,

- Fern Ridge Middle School, and

- Elmira High School;

- Three churches --

- Elmira Church of Christ,

- Elmira Open Bible, and

- Fernridge Ministries;

- U. S. Post Office;

- Elmira Grange #523 and VFW Lodge #9448;

- IOOF Lodge # 207;

- Lane County Fire District #1 station 11-5;

- Two markets --

- Elmira Family Store and Deli (inactive), and

- Lee' Hill Top Market (active);

- Elmira Locker Service (frozen storage);

- Elmira Station (gas station) and "Morrow's Shop" (automotive); and

- P.D. Bogg's Construction (a general contractor).

There are eight additional, developed parcels within Elmira designated as Rural Commercial that are vacant or underutilized.

Services are provided to the community of Elmira (Levy Code 028-17) by:

- Electricity: Emerald Peoples Utility District; Blachly-Lane County Electric Coop

- Schools: Fern Ridge School District #28J

- Fire: Lane County Fire District #1

- Ambulance: Lane County Fire District #1

- Police: Lane County Sheriff

- Oregon State Police

All development is supported by individual onsite water and subsurface disposal systems.

For the reasons mentioned above, the designation of Elmira as an unincorporated rural community complies with the OAR 660-22-010(7) definition of an unincorporated rural community.

One parcel within the rural community of Elmira is being proposed to the Planning Commission and Board of Commissioners for zone designation change under an Errors & Omission Policy. The parcel and circumstances are summarized below:

-- TRS --	Tax lot	Acres	From	To	Circumstances
17-06-25.1.2	3401	0.42	RR5	RPF	Error & Omission 1984. Tax lot 3401 is developed with the Lane County Fire District #1 Station 11-5, since 1966.

The proposed amendment to the zoning designation of the above parcel is being considered concurrently by the Planning Commission and Board of Commissioners under a separate ordinance.

E. Noti (Rural Community)

Exception Areas 136-2 and 141-1

TRS: 17-06-30; 17-06-31; 17-06-20; 19-06-29.3

Noti is located five miles west of the incorporated city of Veneta and straddles the old Route F (Highway 126). The logging industry has always been the catalyst for commerce and development in Noti and neighboring communities starting in the late 19th century. This area developed earlier than many other rural communities in Lane County initially because of the stage road to the Coast that took this route to the Siuslaw River and then later due to proximity to the railroad route that was completed to the coast in 1916.

Noti has experienced two events in the past decade that have changed the character of the community. The first event in the early 1990's was the construction of a Highway 126 bypass east and north of the community, and the second being the closing of the Noti Elementary School in the latter 1990's. The first eliminated much of the traveling publics exposure to Noti commerce and the latter eliminated one of the cultural mainstays of a community.

In 1989, LCDC acknowledged the "community" of Noti as comprising 289.4 acres divided amongst 110 parcels with an average parcel size of 2.63 acres. A 1998 analysis by the Land Management Division (Mann-Hoglund) found that Noti included 110 residences and 17 vacant parcels had the potential for residential development through infill.

Services are provided to the community of Noti (Levy Code 028-17) by:

Electricity:	Emerald Peoples Utility District
Schools:	Fern Ridge School District #28J
Fire:	Lane County Fire District #1
Ambulance:	Lane County Fire District #1
Police:	Lane County Sheriff Oregon State Police

All development is supported by individual onsite water and subsurface disposal systems.

The commercial and industrial core of Noti sits astride the old Highway 126 (Route F). The core includes a tavern/restaurant (Noti Pub), fire station (Lane County Fire District #1), grocery store (Noti Market and Gas), U. S. Post Office, Noti Church of Christ, and the dimensional lumber mill owned by Swanson-Superior Lumber, which is the major employer in the area.

For the reasons mentioned above, the designation of Noti as an unincorporated rural community complies with the OAR 660-22-010(7) definition of an unincorporated rural community.

F. Crow (Rural Community)

Exception Area 190

TRS: 18-05-18; 18-08-19

Crow is located at the junction of Territorial Highway and Vaughn Road, 3.5 miles south of the incorporated city of Veneta. Crow is one of several rural communities along the Territorial Highway corridor, which included Lorane, 11 miles to the south, and Elmira, five miles to the north, that were created as agrarian settlements in the last half of the 19th century.

In 1989, LCDC acknowledged the “community” of Crow to include 114.05 acres divided into 40 parcels. This yielded an averaged parcel size of 2.85.

In 1998, an analysis by the Land Management Division (Mann-Hoglund) found 47 existing residences and 5 parcels that had the potential for infill residential development.

Services are provided to the community of Franklin (Levy Code 028-17) by:

- Electricity: Emerald Peoples Utility District
- Schools: Crow-Applegate-Lorane School District #66
- Fire: Lane County Fire District #1
- Ambulance: Lane County Fire District #1
- Police: Lane County Sheriff
Oregon State Police

All development is supported by individual onsite water and subsurface disposal systems.

Crow and the immediate vicinity contain no industrial parcels, but the community and surrounding area do include several commercial and public facility sites:

Two schools –

- Crow Elementary School, and
- Crolane Middle School;

Five commercial businesses –

- Crow Country Store,
- Crow Mercantile and Country Gas,
- Crow Feed & Farm,
- Kitty’s Kids (day care),
- Crow Garage, and
- Bloom’s Automania;

Three public facilities –

- Crow Grange #450,
- Gates Cemetery, and
- Lane County Fire District #1 – Crow Fire Station.

For the reasons mentioned above, the designation of Crow as an unincorporated rural community complies with the OAR 660-22-010(7) definition of an unincorporated rural community.

G. Lorane (Rural Community)

Exception Area 260-2

TRS: 20-05-12; 20-05-13

Lorane is a relatively isolated rural community located on Territorial Highway, 11 miles northwest of the incorporated city of Cottage Grove and 14 miles southwest of the incorporated city of Eugene. It is the last and southern most pearl on the string of agrarian settlements in Lane County along the Territorial trail corridor in the 1850-1870 era. This community is located at the headwaters of the Siuslaw River and continues to be a crossroads community and as a rural center serves the social and service needs of the surrounding agricultural valley. One of the most prominent agricultural activities in the area today is grape production for winemaking.

In 1989, LCDC recognized Lorane as comprising 183.5 acres divided into 46 parcels. The average parcel size was 3.99 acres. A 1998 analysis by the Land Management Division (Mann-Hoglund) documented 44 residences and 13 parcels that had the potential for infill, residential development.

Despite its small size and isolation, Lorane's continues to meet a need for a variety of commercial uses and public facilities. Commercial uses include:

Lorane Family Store (convenience, hardware and gas), and
Lorane General Store (convenience and café).

Public facilities include:

Lorane Elementary School,
Oregon Department of Forestry –Lorane Guard Station,
Lorane Grange #54,
Lorane IOOF Cemetery,
Lorane Christian Church,
IOOF Lodge 112 and Rebekah Lodge 252, and
U. S. Post Office.

For the reasons mentioned above, the designation of Lorane as an unincorporated rural community complies with the OAR 660-22-010(7) definition of a unincorporated rural community.

Three parcels within the rural community of Lorane are being proposed to the Planning Commission and Board of Commissioners for zone designation change under an Errors & Omission Policy. The parcel and circumstances are summarized below:

-- TRS --	Tax lot	Acres	From	To	Circumstances
20-05-13	1100	0.53	RR2	RC	Error & Omission 1984. Tax lot 1100 is in private ownership and is developed with the U.S. Post Office.
20-05-13	1101	2.31	RR2	RC	Error & Omission 1984. Tax lot 1101 is developed with a manufactured home and

20-05-13	1102	0.47	RR2	RC	is the residence of the owner of the Lorane County Store on contiguous tax lot 1102. Error & Omission 1984. The Lorane General Store was opened in 1939 and has been an active retail operation since.
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The proposed amendments to the zoning designation of the above parcels are being considered concurrently by the Planning Commission and Board of Commissioners under a separate ordinance.

H. Lancaster (Rural Community)

Exception Area 279, Area 1
TRS: 15-04-20; 15-04-29

Lancaster is a very small rural community located 1.5 miles north of Junction City (Lane County) on Highway 99E and 1.5 miles southwest of Harrisburg (Linn County).

Lancaster was acknowledged in 1989 by LCDC to consist of 29 parcels totaling 45.66 acres with an average parcel size of 1.57 acres. All residential areas were zoned Rural Residential (RR5) with a minimum division size of 5 acres.

A 1998 Land Management Division analysis (Mann-Hoglund) found that there were 36 residences, no parcels had the potential for future partitioning, and residential growth was limited to infill of existing parcels.

Lancaster did not have any areas zoned for either public facility or industrial uses in 1989.

In 2002, the very limited commercial uses consisted of a convenience store, Zany Zoo's Pet Supplies that doubled as living quarters for the owner, and an espresso cart. More recently the site has been operated as an equipment rental store.

Lancaster includes several home occupations with contracting or business interests conducted out of residences. Opportunity for expansion or diversification of commercial uses is limited due to the close proximity of the incorporated communities of Junction City, and Harrisburg.

For the reasons mentioned above, the designation of Lancaster as an unincorporated rural community complies with the OAR 660-22-010(7) definition of an unincorporated rural community.

Lancaster includes two churches in the Rural Residential (RR5) lands on the north side of Lingo Lane. These two uses are being proposed to the Planning Commission and Board of Commissioners for zone designation change under an Errors & Omission Policy. The parcels and circumstances are summarized below:

-- TRS --	Tax lot	Acres	From	To	Circumstances
15-04-20	501	2.78	RR5	RPF	Error & Omission 1984. Tax lot 501 is developed with the Shepard of the Valley Lutheran Church.
15-04-20	601	1.06	RR5	RPF	Error & Omission 1984. Tax lot 600 is developed with Lancaster Church of Christ. (southern portion of tract)

The proposed amendments to the zoning designation of the above parcels are being considered concurrently by the Planning Commission and Board of Commissioners under a separate ordinance.

6. Attachments

This report is essentially a summary of a number of separate and related actions by Lane County to comply with the referenced Tasks of the Work Program and to implement changes in the rural communities that were intended to foster citizen's individual and community visions. It serves as the Planning Commission's findings and conclusions on the FY 2002-2003 Work Program accomplishments in conformity with the *Unincorporated Community Rule*. Attachments to this report include:

- A. Official Zoning Maps
- B. Official Plan Maps
- C. Inventory of Rural Industrial (RI), Rural Commercial (RC), and Public Facility (RPF) parcels in the Siuslaw and Long Tom Watersheds (Excel spread sheets):
 - Subarea #1 – Plots 001-060;
 - Subarea #2 – Plots 061-132;
 - Subarea #3 – Plots 133-283;
 - Subarea #4 – Plots 284-352, 1000-1004, 1115.

DRAFT

MINUTES

DRAFT

Lane County Planning Commission
Harris Hall - Lane County Courthouse

October 21, 2003
7 p.m.

PRESENT: Mark Herbert, Chris Clemow, Marion Esty, Vincent Martorello, Juanita Kirkham,
Steve Dignam, members; Bill Sage Staff;

ABSENT: Jacque Betz,

I. PERIODIC REVIEW: RCP Work Program

Section 1: Rural Industrial Zone - Lane Code 16.292

Section 2: Rural Commercial Zone - Lane Code 16.291

Section 3: RCP Goal 2, Errors or Omission Policy 27

Section 4: Destination Resort Lane Code - Lane Code 16.232

**Section 5: Preliminary Compliance Report - OAR 660-22-030 and
Unincorporated Community Reports - Siuslaw and Long Tom
Watersheds**

Ms. Kirkham called the meeting to order and opened the public hearing.

Jozef Zdzenicki, Taylor Street, OAR 666-030 regarding floor area restrictions, He said 60,000 square feet was beyond small scale scenario. He recommended that the Planning Commission stay with a more restrictive and small square footage in Lane Code.

Mr. Zdzenicki said, regarding Destination Resort Code language, he suggested that the time share part of the language have a distinction that one person could not buy all the time share properties.

Regarding Policy 27 Mr. Zdzenicki said those items related to errors and omissions should be grouped together with similar problems to expedite the process.

Mr. Zdzenicki said riparian setbacks should have one standard distance to simplify the laws. He noted that there were, currently various distances for different agencies. He said this would create a large amount of confusion and suggested going with the federal distance of 150 feet.

Jay Waldren, 4530 Franklin Boulevard, distributed written material to the Planning Commission. Regarding the Siuslaw and Long Tom watersheds, Mr. Waldren said he was in favor of the wording in the code language that allowed for further hearings for Rural Comprehensive Plan proposals for the Coast Fork and Middle Fork of the Willamette River. He supported the language LC 16.292(3) which said a wrecking yard should not be a public health hazard and should not have adverse environmental impacts to water quality. He said he supported the original intent of House Bills 2691 and 2614 regarding the distinction between urban and rural uses of abandoned or diminished mill sites. He said wrecking yards, as defined

by Lane County, should not be restricted to urban use. He raised concern over support of HB 2614 and its restrictions of industrial development on sites within the Willamette Valley. He said such review should be done by a site-by-site process. He it was crucial for the benefit of his employees to expand his organization.

Mr. Waldren said the Rural Comprehensive Plan had been his biggest stumbling block so far to expanding his organization.

Laurie Segel, 120 West Broadway, spoke on behalf of 1000 Friends of Oregon. She said 1000 Friends supported HB 2691. She went on to site various typos and wording errors in the written version of the plan. She said she looked forward to giving more informed comments that were more than just technicalities.

Ms. Kirkham closed the public hearing.

In response to a question from Mr. Dignam regarding how the siting of a wrecking yard was addressed in Lane Code, Mr. Sage said the text of the amendment had been rewritten to apply to the McKenzie, Siuslaw, and Long Tom Watersheds because those were watersheds that had been through the periodic review process.

The meeting adjourned at 7:45 pm.

(Recorded by Joe Sams)
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MINUTES

Lane County Planning Commission
Mapleton Elementary School, Mapleton Oregon

DRAFT

November 4, 2003
7 p.m.

PRESENT: Chris Clemow, Mark Herbert, Juanita Kirkham, Jacque Betz, Vincent Martorello, Steve Dignam, members; Kent Howe, Bill Sage, staff.

ABSENT: Marion Esty, member.

I. APPROVAL OF SEPTEMBER 23, 2003, MINUTES

Mr. Herbert called the meeting to order at 7 pm.

Mr. Dignam, seconded by Mr. Clemow, moved to approve the minutes of September 23, 2003, as submitted. The motion passed, 5:0:1. with Ms. Kirkham abstaining.

II. PERIODIC REVIEW: Rural Comprehensive Plan Work Program

Robert Manseth, Florence, Oregon, said he had been living in the region for 38 years. He raised concern over the rights of land owners and the addition of more government restrictions involving land use. Regarding rural commercial land, Mr. Manseth said the Lane County planners should provide reasoning for every restriction in the code. He added that Planning Commission members and Board of County Commission members should all state publicly why they voted for each restriction.

Mr. Manseth raised concern that the County Planning Director had too much authority over rural commercial lands. He said his rural commercial clients were not being allowed to develop their lands as they wished because of County development restrictions. He opined that the County had broken a contract with rural residents.

Regarding citizen involvement, Mr. Manseth stressed the need for more solicitation of public input and opined that public involvement had declined in the past few years.

Mr. Manseth said projects turned down by Lane County planners represented a breakdown of communication between the County and its constituents. He was not in favor of going through the hearings official process to appeal the decision of the Planning Director and expressed a preference for having round table discussions between citizens and the Planning Director. He reiterated his opposition to more restrictive land use rules. He commented that applicants with the same ideas for development were treated by different standards. He reiterated his desire to see more citizen involvement in the process.

Denise Morgell, 16424 Highway 36, raised concern over lack of citizen involvement in the land use planning process. She cited the case of a veterinarian in Blachley treating animals from his home. She said the man had no money to build his practice because of fees and fighting land use restrictions. She added

that she had difficulties with Lane County staff who had charged her \$418 to look at four trees on her property. She noted that this was two weeks salary for her. She said she had been intimidated by Lane County staff and added that staff had lost photos of her property showing the trees she had then been charged to inspect. She remarked that there was no sanity in what she was being told by Lane County staff who had said her dwelling was noncompliant because of its location on her property. She said she was being told that her manufactured home had to be moved seven feet further back because of fire break distance and remarked that this would put her home over a nearby ledge on the property.

Ms. Morgell raised concern over the Farm Use and Forest Management agreement requiring easements.

County Planning Staff member Bill Sage said a requirement for development in a forest zone was for the resident to acknowledge that farm and forest uses could operate on adjacent sites of land. He stressed that the agreement did not release any property rights.

Ray Morgell testified that part of the problem was that citizens did not know who to go or talk to when going to the County Courthouse. He remarked that photos and paperwork he had submitted about his property had been lost by County staff. He said he felt that he had no avenues to work with the County since staff had told him that he either had to comply with moving his home to a different location on the property or loose the property. He reiterated his wife=s concern over the \$418 charge for the visit from the County worker and remarked that a person driving by the property could have done the same amount of assessment that was done. He said his family had spent approximately \$1,500 so far on County fees and reiterated that this was more than they could afford.

Ms. Kirkham urged the Morgells to contact their County Commissioner about their stance on land use issues.

Ms. Betz and Ms. Kirkham urged the Morgells to call them if they had further problems communicating with Lane County staff.

Mr. Herbert stressed that the commission was there to listen to the concerns of citizens. He urged all present to state their concerns to the Planning Commission and the Board of County Commissioners.

Planning Director Kent Howe explained that fees were charged for notifying residents of fire break regulations as well as fees for a return visit to see that the fire break regulations were complied with.

In response to a question from Mr. Dignam regarding outright permitted uses on rural commercial lands, Mr. Sage said there were some outright permitted uses but acknowledged that there were few of them. He said the site review process had been inserted in commercial and industrial zones so it appeared that there were no outright permitted uses.

Mr. Dignam said he was an advocate of private property rights and stressed that his voting record would support that. He noted that commissioners were required to follow State laws and sometimes that was the reasoning behind a particular vote.

Mr. Herbert closed the public hearing.

Ms. Kirkham reported that she and Mr. Sage had received a letter from the Port of Siuslaw regarding the possibility of making RV parks and campgrounds permitted uses on industrial land. She distributed copies to the rest of the commission. She noted that the Port would also submit an official letter to the County.

(Recorded by Joe Sams)
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Attachment B-3
LCPC minutes: December 16, 2003

MINUTES

Lane County Planning Commission
Harris Hall - Lane County Courthouse

December 16, 2003
5:30 pm.

PRESENT: Chris Clemow, Marion Esty, Jacque Betz, Mark Herbert, Juanita Kirkham, Vincent Martorello, members; Bill Sage, Kent Howe, Staff;

ABSENT: Steve Dignam,

Mr. Herbert convened the meeting at 5:40 pm.

I. APPROVAL OF AUGUST 5, 2003 MINUTES

Mr. Martorello, seconded by Ms. Esty, moved to approve the minutes of August 5, 2003. The motion passed unanimously.

II. DELIBERATION ON PERIODIC REVIEW WORK PROGRAM: Continuation of 12/2/03 Deliberations on Proposed Amendments to:

a. Lane Code 16.292 Rural Industrial Zone and Lane Code 16.400 Plan Amendment provision

Bill Sage presented a letter from Oregon DLCD to the commission regarding a remand to Marion County on their proposed 3,800 square foot limitation on commercial structures outside unincorporated communities. He noted that the 3-3 tie vote of the Planning Commission at the previous meeting regarding square footage of commercial zones in rural areas had not resulted in any recommendation to the Board for amendment of the floor area limitation outside unincorporated communities. He said DLCD had set the square footage limit at 3,500 square feet for both Polk and Marion Counties for rural commercial development outside unincorporated communities and that staff would be forwarding the DLCD position onto the Board.

In response to a question from Ms. Betz regarding whether the commission had the option of not following the State guidelines outlined in the Governor's two executive orders, the Legislative Assembly's two House Bills and the LCDC amendments to the OAR, Mr. Sage said the Planning Commission could recommend implementation of the revised OAR standards and House Bill options or be more restrictive.

Mr. Herbert outlined the options before the commission as follows:

1. Ignore the State mandate
2. Adopt the State mandate
3. Adopt something less than the State mandate (Noting that it would need to be at least 12 ½ percent less to be significant.)

Mr. Herbert and Ms. Betz questioned the value of being more restrictive than state guidelines. Ms. Esty agreed and said being more restrictive would limit opportunities for development in the area.

Mr. Sage said one of the biggest concerns of rural citizens who had provided input was the declining number of student enrollments in rural schools which has resulted from the loss of forest industry jobs over the past two decades that have not been replaced with other employment opportunities in the rural areas.

Mr. Herbert stressed that business that were large enough to support family wages were needed in rural areas for people who did not wish to travel from rural areas to Eugene or Springfield to work.

Mr. Martorello said he did not want to limit development opportunities but needed concrete data showing square footage sizes and their relationships to development standards.

Ms. Kirkham noted that distribution routes and work force did not exist in rural areas that had the vacant industrial sites to develop.

Mr. Herbert said being more restrictive than state guidelines would not help a developer who was already facing those hurdles.

Mr. Martorello said putting limits on square footage would need some hard data to base standards on. He did not want to have a long discussion on square footage limits if the State guidelines were going to be adopted.

Mr. Martorello recommended adopting the state guidelines.

Ms. Kirkham suggested allowing recreational vehicle park usage in abandoned industrial areas in rural unincorporated areas. She said 50 percent of the industrial land in the Siuslaw basin was not being used. She said her idea could be an interim use while those sites remained vacant.

Mr. Martorello suggested allowing the use under more stringent review standards. He said it could be a special permitted use that would allow the industrial zoning to remain.

Mr. Sage suggested having a discussion on January 6, 2004, so a suggested motion could be prepared by staff.

There was general consensus to continue deliberations and take action on the LC 16.292 Rural Industrial Zone code amendments in a work session on January 6th.

b. Preliminary OAR Compliance Report: OAR 660-22-030, and Unincorporated Community Reports within the Siuslaw and Long Tom Watersheds

Mr. Sage distributed the revised Official Plan and Zoning maps of the seventeen rural communities in the Siuslaw and Long Tom Watersheds. Mr. Sage said the zoning maps identified all of the zoning designations as they would be recommended for adoption by the Board of Commissioners. He said the community boundaries on the revised Plan Maps were shaded for easier identification of the boundaries.

Mr. Sage outlined the RCP Goal Two general plan policies that were to be amended as part of the periodic review work program. He said the OAR Compliance Report addresses the requirement to comply with OAR 660-22-030 and included analysis and findings for each of the seventeen individual communities in the Siuslaw and Long Tom watersheds. He said all the communities in the watershed had to be re-

designated as "rural" unincorporated communities. He noted that the RCP Goal Two policies for density of residential development had been identified for each of those rural communities. He said the minimum parcel densities designated in 1984 had been redesignated for most of the communities. Some changes in residential densities will occur in some communities as a result of elimination of the Suburban Residential (RA) zone from the two watersheds.

Mr. Sage said Policy 16 was being amended to limit rezoning of properties to allow new commercial/industrial designations outside of rural communities in the Siuslaw and Long Tom Watersheds. He said the standard would remain for the McKenzie Watershed in Policy 15. This policy would be considered for implementation in the Coast Fork and Middle Fork Willamette watersheds during the Periodic Review Work Program in 2004.

Regarding destination resort zones, Mr. Sage said the Policy 21 had been updated to define processes for developing under the existing Board conditional approval for the single site currently zone Destination Resort and for designation of future sites under the Goal Eight guidelines and exceptions process. . He said the amendment to Policy 21 was an advisory to potential developers. .

Mr. Sage asked for a recommendation from the commission to forward Ordinance PA 1194 to the Board of County Commissioners.

Mr. Martorello, seconded by Mr. Clemow, moved to forward a recommendation to the Board of Commissioners for adoption of Ordinance PA 1194 with exhibits. The motion passed unanimously.

III. UPDATE ON STATUS OF PLAN AMENDMENT/ZONE CHANGE APPLICATIONS

Kent Howe distributed the packet that would be submitted to the Board of County Commissioners regarding reducing process timelines for planning applications.

IV. DISCUSSION: Adding Public Comment to Agenda

Mr. Howe distributed an e-mail from Mona Linstromberg regarding public comment. He also distributed memos showing how the Board of Commissioners and the Eugene Planning Commission handled their public comment time on the agenda.

Mr. Herbert suggested following the model established by the Board of County Commissioners. He said he would support adding that as an ongoing item in Planning Commission agendas.

Mr. Clemow suggested barring testimony during public input on agenda items that were on the meeting=s agenda or on matters in which the public record had been closed.

Mr. Martorello, seconded by Ms. Kirkham, moved to add a public comment item to the Planning Commission agendas which would allow 3 minutes of comments for each person for a total amount of 20 minutes. The public would be allowed to speak on any topic except for items that the public record had been closed or items that

were before the commission for deliberation at the same meeting. The motion passed unanimously.

The meeting adjourned at 7 pm.

(Recorded by Joe Sams)

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