

- | 98. Density bonus: A mechanism used in incentive-based zoning that allows a developer to build at higher densities in return for providing more open space, building affordable housing, or some other public amenity.

- | 109. Density (gross): The number of dwelling units per each acre of land, including areas devoted to dedicated streets, neighborhood parks, sidewalks, and other public facilities.

- | 110. Density (net): The number of dwelling units per each acre of land in residential use, excluding from the acreage dedicated streets, neighborhood parks, sidewalks, and public facilities.

- | 121. Development: The construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any excavation, landfill, or land disturbance; and any human-made use or extension of land use.

- | 132. Drinking water protection (source water protection): Implementing strategies within a drinking water protection area to minimize the potential impact of contaminant sources on the quality of water used as a drinking water source by a public water system.

- | 143. Extension of urban facilities: Construction of the facilities necessary for future service provision.

- | 154. Fair housing: Refers to the prevention of discrimination against protected classes of people. Protected classes, as defined by the federal government, refer to race, color, religion, national origin, or sex. Protected classes are disproportionately comprised of very low-income populations.

- | 165. Finding: Factual statement resulting from investigations, analysis, or observation.

- | 176. Floodplain: The area adjoining a river, stream, or watercourse that is subject to 100-year flooding. A 100-year flood has a one-percent chance of occurring in any one year as a result of periods of higher-than-normal rainfall or stream flows, high winds, rapid snowmelt, natural stream blockages, tsunamis, or combinations thereof.

- | 187. Floodway: The normal stream channel and that adjoining area of the floodplain needed to convey the waters of a 100-year flood.

- | 198. Goal: Broad statement of philosophy that describes the hopes of a community for its future. A goal may never be completely attainable but is used as a point towards which to strive.

- | 2019. Groundwater: Water that occurs beneath the land surface in the zone(s) of saturation.

- | 2120. Impervious surface: Surfaces which prevent water from soaking into the ground. Concrete, asphalt, and rooftops are the most common urban impervious surfaces.

- | ~~2221~~. In-fill: Development consisting of either construction on one or more lots in an area that is mostly developed or new construction between existing structures. Development of this type can conserve land and reduce sprawl.

- | ~~2322~~. Infrastructure: The facilities and services that support the functions and activities of a community, including roads, street lights, wastewater lines, storm drainage, power lines, and water lines.

- | ~~2423~~. Key urban facilities and services:
 - | Minimum level: Wastewater service, stormwater service, transportation, solid waste management, water service, fire and emergency medical services, police protection, city-wide parks and recreation programs, electric service, land use controls, communication facilities, and public schools on a district-wide basis (in other words, not necessarily within walking distance of all students served).

 - | Full range: The minimum level of key urban facilities and services plus urban public transit, natural gas, street lighting, libraries, local parks, local recreation facilities and services, and health services.

- | ~~2524~~. Low-income housing: Housing priced so that a household at or below 80 percent of median income pays no more than 30 percent of its total gross household income on housing and utilities. (HUD's figure for 1997 annual 80 percent of median income for a family of three in Lane County is \$27,150; 30 percent = \$687/month.)

- | ~~2625~~. Manufactured dwelling: A structure constructed at an assembly plant and moved to a space in a manufactured dwelling park or a lot. The structure has sleeping, cooking, and plumbing facilities and is intended for residential purposes.

- | ~~2726~~. Manufactured dwelling park: Any place where four or more manufactured dwellings are located within 500 feet of one another on a lot, tract, or parcel of land under the same ownership, the primary purpose of which is to rent or lease space.

- | ~~2827~~. Metropolitan area: Generally, an area that includes and surrounds a city or group of cities. The Eugene-Springfield metropolitan area is the area within the *Metro Plan* Plan Boundary (Plan Boundary).

- | ~~2928~~. Mixed use: A building, project or area of development that contains at least two different land uses such as housing, retail, and office uses.

- | ~~3029~~. Mode: The transportation system used to make a trip, such as automobile, transit, pedestrian, bicycle, or paratransit.

- | ~~3130~~. Nodal development (node): Nodal development is a mixed-use, pedestrian-friendly land use pattern that seeks to increase concentrations of population and employment in well-defined areas with good transit service, a mix of diverse and compatible land uses, and

public and private improvements designed to be pedestrian and transit oriented. Fundamental characteristics of nodal development require:

- Design elements that support pedestrian environments and encourage transit use, walking and bicycling;
- A transit stop which is within walking distance (generally ¼ mile) of anywhere in the node);
- Mixed uses so that services are available within walking distance;
- Public spaces, such as parks, public and private open space, and public facilities, that can be reached without driving; and
- A mix of housing types and residential densities that achieve an overall net density of at least 12 units per net acre.

Nodal developments will vary in the amount, type, and orientation of commercial, civic, and employment uses; target commercial floor area ratios; size of building; and the amount and types of residential uses.

31. ~~Objective: An attainable target that the community attempts to reach in striving to meet a goal. An objective may also be considered as an intermediate point that will help fulfill the overall goal.~~
32. Paratransit: The various types of ride sharing programs such as carpooling, vanpooling, taxi service, and subscription bus service.
33. Metro Plan Plan Boundary: Defines that area shown on the *Metro Plan* Diagram that includes Springfield, Eugene, and unincorporated urban, urbanizable, rural, and agricultural lands exclusive of areas encompassed in the *Lane County Rural Comprehensive Plan*. (Note: Assumes boundaries between the area of the *Metro Plan* and the *Lane County Rural Comprehensive Plan* will coincide.)
34. Metro Plan Diagram: A graphic depiction in the *Metro Plan* of: (a) the land use planned for the metropolitan area; and (b) the goals and policies embodied in the text and elements of the *Metro Plan*. Information includes land use designations and the UGB.
35. Policy: A statement adopted as part of the *Metro Plan* or other plans to provide a specific course of action moving the community towards attainment of its goals.
36. Public facility projects: Public facility project lists and maps adopted as part of the *Metro Plan* are defined as follows:
- a. Water: Source, reservoirs, pump stations, and primary distribution systems. Primary distribution systems are transmission lines 12 inches or larger for Springfield Utility Board (SUB) and 24 inches or larger for Eugene Water & Electric Board (EWEB).
 - b. Wastewater: Pump stations and wastewater lines 24 inches or larger.

- c. Stormwater: Drainage/channel improvements and/or piping systems 36 inches or larger; proposed detention ponds; outfalls; water quality projects; and waterways and open systems.
 - d. Specific projects adopted as part of the *Metro Plan* are described in the project lists and their general location is identified in the planned facilities maps in Chapter II of the *Eugene-Springfield Metropolitan Public Facilities and Services Plan (Public Facilities and Services Plan)*.
37. Redevelopable land: Land on which development has already occurred, but on which, due to present or expected market forces, there is a strong likelihood that existing development will be converted to or replaced by a new and/or more intensive use. This land might have one or more of the following characteristics: low improved value to land value ratio; poor physical condition of the improvement; low improved value; large size; and/or higher zoning potential.
 38. Redevelopment: Rebuilding or adaptive reuse of land that has been previously built upon. It may promote the economic development of an area that has been run-down or is no longer needed for its previous use, such as industrial land that is redeveloped as residential.
 39. Refinement plan: A detailed examination of the service needs and land use issues of a specific area, topic, or public facility. Refinement plans of the *Metro Plan* can include specific neighborhood plans, special area plans, or functional plans [such as the *Eugene-Springfield Metropolitan Area Transportation Plan (TransPlan)*] that address a specific *Metro Plan* element or sub-element on a city-wide or regional basis.
 40. Refinement planning process: Refinement plans are developed through a process which includes at least the following elements: a predetermined citizen involvement process, preestablished policy direction in locally adopted planning documents, and a planning commission and elected official process. In some cases, these processes would have to be expanded to include review and involvement by citizens and appointed and elected officials.
 41. Riparian: The land bordering a stream or river; also pertaining to the vegetation typical of those borders (grasses, shrubs, and trees such as reed canary grass, spiraea, willows, ash, and cottonwoods).
 42. Rural lands: Those lands that are outside the UGB. Rural lands are agricultural, forest, or open space lands; or other lands suitable for sparse settlement, small farms, or acreage homesites with limited public services, and which are not suitable, necessary or intended for urban use.

- 43. Service enhancements: Services and amenities provided (or delivered) to lower income tenants based on individual needs on-site in order to promote empowerment toward self-sufficiency.
- 44. Single-family detached: A free-standing dwelling unit that does not share any walls or the roof with another dwelling unit.
- | 45. 4544. Special need housing: Housing for special needs populations. These populations represent some unique sets of housing problems and are usually at a competitive disadvantage in the marketplace due to circumstances beyond their control. These subgroups include, but are not limited to: the elderly, persons with disabilities, homeless individuals and families, at-risk youth, large families, farm workers, and persons being released from correctional institutions.
- 46. Special service district: Any unit of local government, other than a city, county, and association of local governments performing land use planning functions under ORS 195.025 authorized and regulated by statute, or metropolitan service district formed under ORS 268. Special service districts include but are not limited to the following: domestic water districts; domestic water associations and water cooperatives; irrigation districts; regional air quality control authorities; rural fire protection districts; school districts; mass transit districts; sanitary districts; and park and recreation districts.
- 47. System development charge (SDC): A reimbursement fee, an improvement fee, or a combination thereof assessed or collected at the time of increased usage of a capital improvement, connection to the capital improvement, or issuance of a development permit or building permit.
- 48. Tax differential: Tax differential is a provision in Oregon city annexation law which provides an opportunity to phase in the city's tax rate over a period not to exceed 10 years. The proposal is specified at the time of annexation and cannot be modified thereafter.
- 49. Underdeveloped land: The vacant or redevelopable portion of land not having the highest and best use allowed by zoning.
- 50. Underutilized human resources: Persons who are: (a) unemployed; (b) employed part-time but want to work full-time; or (c) in positions that do not fully utilize their skills.
- 51. Undeveloped land: Land that is vacant or used for agricultural purposes.
- 52. Urban growth boundary (UGB): A site-specific line, delineated on a map or by written description, that separates urban and urbanizable lands from rural lands.
- 53. Urban lands: Lands located within an incorporated city.

54. ~~54. Urban reserve area: Rural areas located beyond the UGB not needed to satisfy urban demands associated with the 20-year planning population.~~
55. Urban water and wastewater service provision: The physical connection to the water or wastewater system.
56. Urbanizable land: Urbanizable lands are those unincorporated lands between the city limits and the UGB.
57. Very low income housing: Housing priced so that a household at or below 50 percent of median income pays no more than 30 percent of its total gross household income on housing and utilities. (HUD's figure for 1997 annual 50 percent of median income of a family of three in Lane County is \$16,950; 30 percent = \$423/month.)
58. Zoning: A measure or regulation enacted primarily by local governments in which the community is divided into districts or zones within which permitted and special uses are allowed. Zoning regulations govern lot size, building bulk, placement, and other development standards. A zoning ordinance typically consists of two parts: a text and a map.

Exhibit B

Metro Plan Chapter III-C. Environmental Resources Element

Note: This document shows proposed changes to Chapter III-C of the *Metro Plan*. It is a draft in legislative format. It is a product of the metropolitan-wide policy component of the *Eugene-Springfield Metropolitan Natural Resources Study (NR Study)*. Additions are shown in double underline. Deletions are shown in ~~strikeout~~. Explanations of the reason for the change are in *italics* immediately above the changed text. The draft includes proposed changes to the element resulting from the *NR Study*, which include new and amended findings to comply with the Statewide Planning Goal 5 as implemented in Oregon Administrative Rule (OAR) 660 Division 23. Refer to the Summary of Proposed Changes for more detail. This draft also includes amendments to the policies for Goal 3: Agricultural Lands, and Goal 4: Forest Lands, which are products of the separate Periodic Review study.

C. Environmental Resources Element

Reason for the change: Clarifies references to other Metro Plan elements that also deal with the natural environment. The revisions also add detail about what local governments have done and are doing to meet Goal 5 requirements for wetlands, riparian corridors, and wildlife habitat, similar to the detail in the introduction in the Greenway element.

The Environmental Resources Element addresses the natural assets and hazards in the metropolitan area. The assets include agricultural land, clean air and water, forest land, sand and gravel deposits, scenic areas, vegetation, wildlife, and wildlife habitat. The hazards include problems associated with floods, soils, and geology. The policies of this element emphasize reducing urban impacts on wetlands throughout the metropolitan area and planning for the natural assets and constraints on undeveloped lands on the urban fringe.

Numerous local efforts reflect a positive attitude by the community toward the natural environment. For example, the Eugene-Springfield metropolitan area has a long history of commitment to local programs directed toward problems of air and water quality. Examples of regional parks that provide significant public open space areas for metropolitan residents include Eugene's Skinner Butte, Spencer Butte, Alton Baker, and Hendrick's Parks and Whilamut Natural Area; 's, ; Lane County's Howard Buford Recreation Area (Mt. Pisgah),; and Willamalane Park and Recreation District's Clearwater Park, Eastgate Woodlands, and Dorris Ranch. Eugene has focused special planning efforts toward controlling development and maintaining the scenic and environmental assets in the South Hills of the city. A tax levy passed by Eugene voters is resulting in additions to the park and open space system in the metropolitan area. Lane County, Springfield, and Eugene all contribute to the local success of the Willamette River Greenway (Greenway) program.

The natural environment adds to the livability of the metropolitan area. Local awareness and appreciation for nature and the need to provide a physically and psychologically healthy urban environment are reasons for promoting a compatible mix of nature and city. Urban areas provide a diversity of economic, social, and cultural opportunities. It is equally important to provide

diversity in the natural environment of the city. With proper planning, it is possible to allow intense urban development on suitable land and still retain valuable islands and corridors of open space. Open space may reflect a sensitive natural area, such as the floodway fringe, that is protected from development. Open space can also be a park, a golf course, a cemetery, a body of water, or an area left undeveloped within a private commercial or residential development. Agricultural and forested lands on the fringe of the urban area, in addition to their primary use, provide secondary scenic and open space values.

Air and water resources are especially vital in an urban area. Internal and external factors contribute to problems associated with air quality and water quality and quantity, but techniques are available to help reduce these problems and make the environment more livable.

The compact urban growth form concentrates urban development and activities, thus protecting valuable resource lands on the urban fringe. But concentrating development increases pressures for development within the urban growth boundary (UGB), making planning for open space and resource protection a critical concern within that boundary. Planning can ensure the coexistence of city and nature; one example is the Greenway.

The Environmental Resources Element provides broad direction for maintaining and improving our natural urban environment. Other elements in the *Metro Plan* that provide more detail with particular aspects of the natural environment: Greenway, River Corridors and Waterways; Environmental Design; Public Facilities and Services; and Parks and Recreation Facilities. The emphasis in the Environmental Resources Element is the protection of waterways as a valuable and irreplaceable component of the overall natural resource system important to the metropolitan area. Waterways are also addressed in the "Greenway and Public Facilities and Services" elements. While some overlap repetition is unavoidable, the Greenway element emphasizes the intrinsic value of the Willamette River waterway for enjoyment and active and passive use by residents of the area. The public facilities element deals with components of the natural resource system in the context of the water and stormwater systems. The public facilities element includes findings and policies related to waterways, groundwater, drinking water protection, the Clean Water Act, and the Endangered Species Act.

The inventories conducted as the basis for this element and the goals and policies contained herein address Statewide Planning Goals 3, 4, 5, 6, and 7 and interpret those goals in the context of the needs and circumstances of the metropolitan area.

Lane County and the Cities of Springfield and Eugene completed the Goal 5 requirements for wetlands, riparian corridors, and wildlife habitat for the area between the UGB and the *Metro Plan* Plan Boundary (Plan Boundary). The three local governments jointly adopted *Metro Plan* text and policy amendments to the Environmental Resources Element to implement the Goal 5 requirements in 2004. Lane County adopted amendments to the riparian protection ordinance (Class I Stream Riparian Protection regulations, Lane Code Chapter 16.253) to implement Goal 5 in the area outside the UGB and inside the Plan Boundary in 2004. In 2004, Springfield and Eugene were undertaking work to comply with Goal 5 requirements for wetlands, riparian

corridors, and wildlife habitat within their respective urban growth boundaries for adoption by the applicable jurisdictional land use authorities.

Reason for the change: Categorizes findings and policies, a formatting change to make this element consistent with other updated elements.

This element of the *Metro Plan* organizes the findings and policies into categories related to Statewide Planning Goals 3, 4, 5, 6, and 7.

Agricultural Lands (Goal 3)
Forest Lands (Goal 4)
Riparian Corridors, Wetlands, and Wildlife Habitat (Goal 5)
Mineral and Aggregate Resources (Goal 5)
Open Space (Goal 5)
Noise (Goal 6)
Air, Water, and Land Resources Quality (Goal 6)
Natural Hazards (Goal 7)

Goals

1. Protect valuable natural resources and encourage their wise management, use, and proper reuse.
2. Maintain a variety of open spaces within and on the fringe of the developing area.
3. Protect life and property from the effects of natural hazards.
4. Provide a healthy and attractive environment, including clean air and water, for the metropolitan population.

Reason for the change: Deletes objectives to make this element consistent with other updated elements. This approach eliminates redundancy because the objectives were restatements of findings or policies.

Findings and Policies

Agricultural Lands (Goal 3)

Findings

1. The statewide goal definition for agriculture is based upon: (a) U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) agricultural soil capability classification system for Class I through IV soils, (b) other agricultural uses on Class V through VIII soils, and (c) proximity of other lands to (a) and (b). The majority of land in the metropolitan area is located on agricultural soils rated Classes I through IV,

and much of this area is developed with urban uses. The hillside soils are generally Classes VI through VIII soils, and some are suited for grazing and other agricultural uses.

2. The most productive agricultural lands in the metropolitan area are located on Class I through IV soils on bottomlands along the McKenzie River and the Middle Fork of the Willamette River.
3. Where urban and agricultural lands abut, farm use management problems are frequently created.

Policies

- C.1 Where agricultural land is being considered for inclusion in future amendments to the UGB, least productive agricultural land shall be considered first. Factors other than agricultural soil ratings shall be considered when determining the productivity of agricultural land. Relevant factors include suitability for grazing, climatic conditions, existing and future availability of water for farm irrigation, ownership patterns, land use patterns, proximity to agricultural soils or current farm uses, other adjacent land uses, agricultural history, technological and energy inputs required, accepted farming practices, and farm market conditions.
- C.2 Designated agricultural lands shall be protected for agricultural uses through zoning for exclusive farm use or equivalent acceptable zoning and through application of other protective measures.
- C.3 During the next *Metro Plan* update, a study should be initiated to examine ways of buffering and protecting agricultural lands on the urban fringe from the effects of urban development. The study should also evaluate approaches to use in order to maintain physical separation between the Eugene-Springfield metropolitan area and smaller outlying communities.

Reason for the change: Provides policy direction for agricultural lands within the Plan Boundary, consistent with Goal 3, OAR 660 Division 33, and policies in the Lane County Rural Comprehensive Plan.

C.4 In addition to any of the above policies, these policies apply to agricultural lands within the Plan Boundary of the *Metro Plan* but outside the UGB. Lands within the UGB with agricultural soils or that are used for agricultural purposes are not entitled to protection under these policies.

- a. Encourage agricultural activities by preserving and maintaining agricultural lands through the use of an exclusive agricultural zone which is consistent with ORS 215 and OAR 660 Division 033.

- b. In Agricultural Rent Zones 1 and 2 preference will be given to Goal 3. In Rent Zone 3, unless commercial agricultural enterprises exist, preference will be given to Goal 4.
- c. Reserve the use of the best agricultural soils exclusively for agricultural purposes.
- d. To ensure that zoning districts applied to agricultural lands encourage valid agricultural practices in a realistic manner emphasis shall be placed on minimum parcel sizes which are based upon a countywide inventory and which are adequate for the continuation of commercial agriculture. As minimum parcel sizes decrease to accommodate more specialized commercial agricultural activities, the burden of proof upon the applicant shall increase in order to substantiate the proposed agricultural activity and restrictions shall increase in order to obtain a residence on the commercial farm unit. Deviation from minimum parcel sizes of the Exclusive Farm Use (EFU/RCP) land for the creation of a parcel not smaller than 20 acres may be allowed when at least 19 acres of the parcel being created are currently managed or planned to be managed by a farm management plan for a farm operation consisting of one or more of the following: berries, grapes, or horticultural specialties.
- e. Use planning and implementation techniques that reflect appropriate uses and treatment for each type of land.
- f. Encourage irrigation, drainage and flood control projects that benefit agricultural use with minimum environmental degradation in accordance with existing state and federal regulations.
- g. Some agricultural land is not suitable or available for agricultural use by nature of being built upon, committed to or needed for nonagricultural uses, by using applicable comprehensive plan policies and the exceptions process of Goal 2, Part II.
- h. Provide maximum protection to agricultural activities by minimizing activities, particularly residential, that conflict with such use. Whenever possible planning goals, policies, and regulations should be interpreted in favor of agricultural activities.
- i. Agricultural lands shall be identified as high value farm lands and farm lands in other soil classes in accordance with OAR 660 Division 033.
- j. Such minimum lot sizes or land division criteria as are used in EFU/RCP zones shall be appropriate for the continuation of the existing commercial agricultural enterprise in the region. The commercial agricultural minimum field or parcel sizes and corresponding farming regions identified in the *Addendum to Working*

Paper: Agricultural Lands shall be used to determine the appropriate division requirements for lands zoned EFU/RCP.

- k. Conversion of rural agricultural land to urbanizable land shall follow the process and criteria set forth in Goals 3 and 14.
- l. Regard non-agricultural uses within or adjacent to agricultural lands as being subject to the normal and accepted agricultural practices of that locality.
- m. No policy shall be construed to exclude permitted and specially permitted non-farm uses, as defined in ORS 215.213 and OAR 660 Division 033, from the EFU/RCP zones. Implementing ordinances shall provide for such uses, consistent with the statutory and OAR 660 Division 033 requirements. Special permits for commercial uses in conjunction with farm use shall have the same effect as making the use an outright permitted use on the affected parcel.
- n. Land may be designated as marginal land if it complies with the requirements of ORS 197.247 (1991 Edition).
- o. Lane County recognizes ORS 215.253 shall apply on land-zoned EFU.
- p. Recreational activities in the Park and Recreation (PR/RCP) zone district within agricultural areas that are outside lands for which a built or committed exception to a statewide planning goal has been taken shall be limited to those uses consistent with Statewide Planning Goals 3 and 4.

Forest Lands (Goal 4)

Findings

- 4. The statewide goal definition for forest is based upon: (a) U.S. Department of Agriculture soils information translated into a potential forest growth productivity rating and (b) existing forest cover. Many soils in the metropolitan area have forest growth potential. Existing forest cover consists of coniferous and deciduous hardwood forests located primarily in the hills south of Eugene and Springfield and of riparian (streamside) forests along rivers, streams, ponds, and sloughs.
- 5. Forest lands provide multiple values in the metropolitan area including: scenic resources; watershed and soil protection, recreational opportunities; fish and wildlife habitat; commercial timber harvest; livestock grazing; and other urban uses, such as buffering. Within the UGB, and particularly within cities, timber harvest has less value to the general public than do other values.

Policies

- C.5 Metropolitan goals relating to scenic quality, water quality, vegetation and wildlife, open space, and recreational potential shall be given a higher priority than timber harvest within the UGB.
- C.6 The Oregon Forest Practices Act shall control commercial forest practices when commercial forest uses are the primary or one of two or more primary uses identified on forest lands outside the UGB. When other policies of the *Metro Plan* establish a greater importance for uses other than commercial forests, Lane County shall protect those other values by applying appropriate implementation measures.

Reason for the change: This policy direction now is included in policy C.7 (amended old policy 40).

Reason for the change: This policy direction now is included in policy C.7 (amended old policy 40).

Reason for the change: Makes the policy direction for forest lands within the Plan Boundary consistent with Goal 4, OAR 660 Division 6, and policies in the Lane County Rural Comprehensive Plan.

- C.7 In addition to any of the above policies, these policies apply to forest lands within the Plan Boundary of the *Metro Plan* but outside the UGB:
- a. Conserve forest lands by maintaining the forest land base and protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Forest land shall include lands which are suitable for commercial forest uses including adjacent or nearby lands which are necessary to permit forest operations or practices and other forested lands that maintain soil, air, water, and fish and wildlife resources.
 - b. Forest lands will be separated into two zoning categories, Non-impacted and Impacted, and these categories shall be defined and mapped by the general characteristics specified in the Non-impacted Forest Land (F-1/RCP) and Impacted Forest Land (F-2/RCP) zones general characteristics.
 - c.

Forest lands that satisfy the requirements of ORS 197.247 (1991 Edition), may be designated as Marginal Lands. Uses and land divisions allowed on Marginal Lands shall be those allowed by ORS 197.247 (1991 Edition).

- d. Forest operations, practices and auxiliary uses shall be allowed on forest lands and shall be subject only to such regulation of uses as are found in the *Oregon Forest Practices Act*, ORS 527.722.
- e. Prohibit residences on F-1/RCP zone lands except for the maintenance, repair, or replacement of existing residences.
- f. Dwellings shall be allowed in the F-2/RCP zoning district as provided in Lane Code 16.211.
- g. The minimum land division size for the F-1/RCP zone and the F-2/RCP zone shall comply with Lane Code 16.210 and 16.211.
- h. New structures must comply with the *Siting and Fire Safety Standards* of Lane Code 16.210 and 16.211.
- i. Recreational activities in the Park and Recreation (PR/RCP) zone district within resource areas that are outside lands for which a built or committed exception to a statewide planning goal has been taken shall be limited to those uses consistent with Statewide Planning Goals 3 and 4.
- j. The effects of a projected shortfall in timber supplies within the near future are of considerable concern to Lane County. Lane County supports efforts by state and federal agencies in developing plans that will address the situation. Lane County intends to be an active, committed participant in such plan development.
- k. ' (a) ""
- k. Encourage the consolidation of forest land ownership in order to form larger, more viable forest resource units.
- l. Encourage the conversion of under productive forest lands through silvicultural practices and reforestation efforts.
- m. Encourage the development of assistance programs, tax laws, educational programs, and research that will assist small woodland owners with the management of their forest land.

- n. Lane County recognizes that the Oregon Forest Practices Act shall be the only mechanism regulating the growing and harvesting of forest tree species on commercial forest lands unless Goal 5 resource sites have been recognized and identified as being more important through an analysis of the environmental, social, economic, and energy (ESEE) consequences and conflict resolution as per Goal 5. No other findings, assumptions, goal policy, or other planning regulation shall be construed as additional regulation of forest management activities.
- o. Lands designated within the *Metro Plan* as forest land shall be zoned F-1/RCP or F-2/RCP. A decision to apply one of the above zones or both of the above zones in a split zone fashion will be based upon a conclusion that characteristics of the land correspond more closely to the characteristics of the proposed zoning than the characteristics of the other forest zone. The zoning characteristics referred to are specified below in subsections (1) and (2). This conclusion shall be supported by a statement of reasons explaining why the facts support the conclusion.
 - (1) Non-impacted Forest Land (F-1/RCP) zone characteristics:
 - (a) Predominantly ownerships not developed with residences or non-forest uses.
 - (b) Predominantly contiguous ownerships of 80 acres or larger in size.
 - (c) Predominantly ownerships contiguous to other lands utilized for commercial forest or commercial farm uses.
 - (d) Accessed by arterial roads or roads intended primarily for forest management.
 - (e) Primarily under commercial forest management.
 - (2) Impacted Forest Land (F-2/RCP) zone characteristics:
 - (a) Predominantly ownerships developed with residences or non-forest uses.
 - (b) Predominantly ownerships 80 acres or less in size.
 - (c) Ownerships generally contiguous to tracts containing less than 80 acres and residences and/or adjacent to developed or committed areas for which an exception has been taken in the *Metro Plan*.
 - (d) Provided with a level of public facilities and services, and roads intended primarily for direct services to rural residences.

Riparian Corridors, Wetlands, and Wildlife Habitat (Goal 5)

Findings

Reason for the change: Deleted because it is out of date. Replaced by new detailed Findings 8, 9, 10, and 11, in this section.

Reason for the change: Updated to reference the data source used for the current inventories.

6. Data from the Oregon Natural Heritage Program (acquired in 2000) and interviews with specialists resulted in the identification of sites with species of concern, or endangered and threatened (as recognized on existing and proposed state and federal lists) plant and wildlife species whose normal or historic range includes the metropolitan area.
7. Natural resources may be identified within the metropolitan area after acknowledgment of the *Metro Plan*. Statewide Planning Goal 5 requires that these resources, if determined to be significant, be subject to a conflict resolution process.

Reason for the change: References the Goal 5 inventory of significant riparian corridors outside the UGB, consistent with the Goal 5, OAR 660 Division 23.

8. Lane County, Springfield, and Eugene jointly completed the Goal 5 requirements for riparian corridors for the area between the UGB and the Plan Boundary. The inventory consisted of data from the Oregon Department of Forestry stream classification maps, U.S. Geological Service 7.5 minute quadrangle maps, Statewide Wetlands Inventory maps, and aerial photographs. The boundaries of significant riparian corridors were determined using the standard setback distance from all fish-bearing lakes and streams shown on the inventory as follows: 75 feet upland from the top of each bank along all streams with average annual stream flow greater than 1000 cubic feet per second; and 50 feet upland from the top of each bank along all streams with average annual stream flow less than 1000 cubic feet per second.

Reason for the change: References the Goal 5 inventory of wetlands outside the UGB, consistent with the Goal 5, OAR 660 Division 23.

9. Lane County, Springfield, and Eugene jointly completed the Goal 5 requirements for wetlands for the area between the UGB and the Plan Boundary. The inventory consisted of data from the Statewide Wetlands Inventory.

Reason for the change: References the Goal 5 inventory of wildlife habitat outside the UGB, consistent with the Goal 5, OAR 660 Division 23.

10. Lane County, Springfield, and Eugene jointly completed the Goal 5 requirements for wildlife habitat for the area between the UGB and the Plan Boundary. The inventory consisted of data from the Oregon Natural Heritage Program and the Oregon Department of Fish and Wildlife, which included: threatened, endangered, and sensitive wildlife species habitat information; sensitive bird site inventories; and wildlife species of concern and/or habitats of concern identified and mapped by the Oregon Department of Fish and Wildlife. The Goal 5 wetland and riparian corridor requirements for the area between the

UGB and the Plan Boundary adequately address fish habitat. Consequently, for purposes of applying Goal 5 requirements to this portion of the metro area, wildlife does not include fish habitat. Significant wildlife habitat includes only those sites where one or more of the following conditions exist: the habitat has been documented to perform a life support function for wildlife species listed by the federal government as a threatened or endangered species or by the State of Oregon as a threatened, endangered, or sensitive wildlife species; the habitat has documented occurrences of more than incidental use by a threatened, endangered, or sensitive wildlife species; the habitat has been documented as a sensitive bird nesting, roosting, or watering resource site for osprey or great blue herons; the habitat has been documented to be essential in achieving policies or population objectives specified in a wildlife species management plan adopted by the Oregon Fish and Wildlife Commission; or the area is identified and mapped by the Oregon Department of Fish and Wildlife as habitat for a wildlife species of concern.

Reason for the change: References the work currently being undertaken by Springfield and Eugene to meet the requirements of the Goal 5 Rule.

11. Springfield and Eugene are required to complete Goal 5 requirements for wetlands, riparian corridors, and wildlife habitat within their respective urban growth boundaries for adoption by the applicable jurisdictional land use authorities.

Policies

Reason for the change: Adds text adopted during the update of the Public Facilities and Services Element.

- C.8 Local governments shall develop plans and programs which carefully manage development on hillsides and in water bodies, and restrict development in wetlands in order to prevent erosion and protect the scenic quality, surface water and groundwater quality, forest values, vegetation, and wildlife values of those areas.

Reason for the change: Updated by referencing Goal 5, broadening to include riparian corridors and wildlife habitat, and removing reference to Metro Plan update.

- C.9 Each city shall complete a separate study to meet its requirements under the Goal 5 Rule for wetlands, riparian corridors, and wildlife habitat within the UGB. Lane County and the respective city jointly will adopt the inventory and protection measures for the area outside the city limits and inside the UGB.
- C.10 Local governments shall encourage further study (by specialists) of endangered and threatened plant and wildlife species in the metropolitan area.
- C.11 Local governments shall protect endangered and threatened plant and wildlife species, as recognized on a legally adopted statewide list, after notice and opportunity for public input.

Reason for the change: Changed because the designated sensitive areas have been protected. The Confluence Island heronry has been planned and zoned as Natural Resource. The Aster

curtus site is now protected by the West Eugene Wetlands Program. The proposed new language indicates intent of the government to assist while still allowing flexibility.

C12 Property owners may pursue efforts to protect natural vegetation and wildlife habitat areas on their land to conserve these areas, e.g., through conservation easements, public acquisition, donation, land trusts, etc.; and local governments are encouraged to assist in these efforts.

Reason for the change: The Nature Conservancy now has management control over the Willow Creek Wetlands site and the adjacent area to which density was to be transferred from the wetlands.”

Reason for the change: The work directed has been completed.

Reason for the change: The work directed has been completed.

Reason for change: Removes unrealistic timelines, references requirements of the Goal 5, OAR 660 Division 23, and references Metro Plan processing requirements.

C.13 Wetland, riparian corridor, or wildlife habitat sites inside the UGB identified after adoption of the applicable Goal 5 inventory of significant sites, that have not been previously considered for inclusion in the inventory, shall be addressed in the following manner:

- a. The jurisdiction within which the natural resource is located shall study the site according to the requirements in the Goal 5 administrative rule.
- b. Upon the completion of the study, the affected jurisdiction shall determine whether the identified natural resource is significant according to the adopted significance criteria of the affected jurisdiction. ’
- c. If the newly identified site is determined significant, the affected jurisdiction shall complete the Goal 5 requirements for the site, which includes adoption of protection measures for sites identified for protection .
- d. The affected jurisdiction will notify affected property owners and interested parties throughout the process.

Reason for the change: The work directed has been completed.

Reason for the change: Pudding Creek Heronry has been abandoned and the abandonment documented according to the direction in Policy 39. Deletes direction to develop a Master Plan for the Howard Buford Recreation Area because Lane County already has adopted such a plan..

C.14 These policies apply to the Confluence Heronry on the Willamette River.

- a. The heronry shall be protected by a Natural Resource designation on the *Metro Plan* Diagram, protective zoning, and the application of restrictions identified below.
- b. The operational buffer shall extend 1,000 feet from the southerly nesting tree. Operational restrictions shall be in effect for the area contained within the 1,000-foot buffer between February 1 and July 15. These restrictions shall include: no tree felling, no aggregate extraction, and no operation of any mechanized equipment or motorized vehicle for recreation use or for the purpose of farm and forest activities. Upon on-site verification from the Oregon Department of Fish and Wildlife that fledging is completed, the period of operational restrictions may be shortened.
- c. Permits from the state and county are an appropriate mechanism for addressing details of sand and gravel operations. Specifically, flood hazard concerns and associated erosion potential will have to be addressed.
- d. Protection of riparian habitat on the periphery of the island shall be achieved by maintaining an adequate Willamette River Greenway vegetative fringe in order to address erosion, scenic, and wildlife habitat concerns.
- e. Park use on the island should be discouraged by the state.
- f. Controls on sand and gravel extraction should be developed between the operator and the Oregon Department of Fish and Wildlife through the mining permit procedures in order to protect the heronry resource.
- g. Property owners and the state shall be encouraged to exchange land to place the Confluence Island Heronry and buffer in perpetual ownership by the public. The state may then protect and manage the heronry resource with compensation to the property owners.

Reason for the change: Complies with the Goal 5, OAR 660 Division 23, regarding the inventory and protection of wetlands outside the UGB.

C.15 The Statewide Wetland Inventory as shown on the map titled *Goal 5 Wetlands for the area inside the Metro Plan Boundary and outside the UGB*, dated January 2004, adopted and incorporated here, shall be used to identify wetlands for purposes of notifying the Division of State Lands concerning applications for development permits or other land use decisions affecting Goal 5 wetlands in the area outside the UGB and inside the Plan Boundary. The map is on file at the Lane County Land Management Division.

Reason for the change: Complies with the Goal 5, OAR 660 Division 23, regarding the inventory and protection of significant wildlife habitat outside the UGB.

C.16 The map titled *Goal 5 Significant Wildlife Habitat for the area inside the Metro Plan Boundary and outside the UGB*, dated January 2004, adopted and incorporated here, shall be used to identify significant wildlife habitat for purposes of notifying the Oregon Department of Fish and Wildlife concerning applications for development permits or other land use decisions affecting significant wildlife habitat on the Goal 5 inventory for areas outside the UGB and inside the Plan Boundary. The map is on file at the Lane County Land Management Division.

Reason for the change: Complies with the Goal 5, OAR 660 Division 23, regarding the inventory and protection of significant riparian corridors outside the UGB.

C.17 The map titled *Goal 5 Significant Riparian Corridors for the area inside the Metro Plan Boundary and outside the UGB*, dated January 2004, adopted and incorporated here, shall be used to identify significant riparian corridors for purposes of applying Goal 5 riparian protection provisions in Lane Code Chapter 16 for areas outside the UGB and inside the Plan Boundary. The map is on file at the Lane County Land Management Division.

Reason for the change: Moved to the Public Facilities and Services Element.

Reason for the change: Moved to the Public Facilities and Services Element.

Reason for the change: Moved to the Public Facilities and Services Element.

Mineral and Aggregate Resources (Goal 5)

Findings

12. Total land designated and zoned for sand and gravel extraction in the metropolitan area and immediately adjacent sub-areas appears adequate for demand through the planning period.
13. Sand and gravel deposits are an important natural resource necessary for construction in the metropolitan area. Nevertheless, the extraction of sand and gravel can conflict with other open space and recreation values associated with water resources, vegetation, wildlife habitat, and scenic quality. Proper rehabilitation and reuse of abandoned sand and gravel sites results in the return of valuable land for urban uses, including open space.

Reason for the change: References the Goal 5 process for mineral and aggregate operations outside the UGB.

14. Lane County addressed the Goal 5 requirements in effect at the time of *Metro Plan* designation, zoning or permitting for mineral and aggregate operations outside the UGB including potential conflicts with inventoried wetlands, riparian corridors, and wildlife habitat. The permitting process of the Department of Geology and Mineral Industries

(DOGAMI) will require necessary and adequate protections for inventoried wetlands, riparian corridors, and wildlife habitat for these existing operations. Future *Metro Plan* amendment, rezoning, or permitting processes for new mineral and aggregate operations not already authorized or permitted will be subject to applicable requirements of Goal 5 and DOGAMI regulations.

Policy

Reason for the change: Complies with the Goal 5, OAR 660 Division 23.

C.18 Sand and gravel sites identified as significant by the *Metro Plan* shall be protected in accordance with the requirements of the Goal 5 Rule.

Reason for the change: Complies with the Goal 5, OAR 660 Division 23.

Reason for the change: Complies with the Goal 5, OAR 660 Division 23.

Reason for the change: Complies with the Goal 5, OAR 660 Division 23.

Open Space (Goal 5)

Findings

15. While development and in-filling have decreased the amount of open space (and associated vegetation and wildlife habitat) within the urban service area, the compact urban growth form has protected open space on the urban fringe and in rural areas within the Plan Boundary.
16. Compact urban growth results in pressure on open space within the current UGB. Programs for preserving quality open space within the projected UGB become more important as the area grows.
17. Open space provides many benefits in an urban area, including: retention of habitat for wildlife; filtration of polluted water, absorption of storm runoff flow; protection of scenic quality; provision of recreation opportunities; reduction of atmospheric temperatures, and personal well-being.
18. Urban agriculture, in other words, backyard and community gardens, and interim use of vacant and underdeveloped parcels, provides economic, social, and environmental benefits to the community.

Policies

- C.19 Agricultural production shall be considered an acceptable interim and temporary use on urbanizable land and on vacant and underdeveloped urban land where no conflicts with adjacent urban uses exist.
- C.20 Continued local programs supporting community gardens on public land and programs promoting urban agriculture on private land shall be encouraged. Urban agriculture includes gardens in backyards and interim use of vacant and underdeveloped parcels.
- 24C.21 When planning for and regulating development, local governments shall consider the need for protection of open spaces, including those characterized by significant vegetation and wildlife. Means of protecting open space include but are not limited to outright acquisition, conservation easements, planned unit development ordinances, streamside protection ordinances, open space tax deferrals, donations to the public, and performance zoning.

Noise (Goal 6)

Findings

19. Noise sources of a nuisance nature (such as barking dogs, lawn mowers, loud parties, noisy mufflers, and squealing tires) are best addressed through nuisance ordinances rather than land use policies.
20. Major sources of noise in the metropolitan area are airplanes, highway traffic, and some industrial and commercial activities.
21. The Eugene Airport *Noise Impact Boundary Analysis*, November 1980, was found to be in compliance with state airport noise standards by the State of Oregon Department of Environmental Quality in January 1981.
22. Federal Highway Administration noise standards apply whenever federal funds are used in the construction or reconstruction of a highway. A noise study is required if the construction will add a through-lane of traffic or significantly alter either the horizontal or vertical alignment of the highway. The significance of a change in alignment has to do with the effect that the alignment change has on noise levels. State funded Oregon Department of Transportation projects are generally developed in conformance with the federal noise standards.

Policies

- C.22 Design of new street, highway, and transit facilities shall consider noise mitigation measures where appropriate.
- C.23 Design and construction of new noise-sensitive development in the vicinity of existing and future streets and highways with potential to exceed general highway noise levels shall include consideration of mitigating measures, such as acoustical building

modifications, noise barriers, and acoustical site planning. The application of these mitigating measures must be balanced with other design considerations and housing costs.

- C.24 Local governments shall continue to monitor, to plan for, and to enforce applicable noise standards and shall cooperate in meeting applicable federal and state noise standards.

Reason for the change: Deleted because it does not reflect current practice.

Air, Water and Land Resources Quality (Goal 6)

Findings

23. The high value placed on clean air and water by local residents is reflected in local commitments to plans and programs directed toward reducing air and water pollution.
24. The Eugene-Springfield metropolitan area has a strong potential for elevated levels of air pollution due to the surrounding mountains, which provide a barrier to ventilation and contribute to periodic episodes of stable atmospheric conditions. These conditions effectively limit dilution and dispersion of air pollutants, resulting in the build-up of concentrations near the ground.
25. Some pollutants affecting metropolitan air and water quality originate outside the metropolitan area.

Reason for the change: Updated to reflect the current air quality status of the Eugene-Springfield area.

26Based on monitoring work performed by the Lane Regional Air Pollution Agency (LRAPA), the Lane Council of Government (LCOG) and LRAPA submitted documentation demonstrating that the area meets the carbon monoxide standards since a violation of the eight-hour standard has not occurred since 1980. In 1988, LRAPA and LCOG formally requested redesignation of the area as an attainment area for carbon monoxide. The Oregon Department of Environmental Quality (DEQ) forwarded the reclassification request to the U.S. Environmental Protection Agency (EPA) Regional Office in Seattle. In January 1994, EPA redesignated the Eugene-Springfield area to attainment status for carbon monoxide. The area is currently in a 20-year maintenance period. Since redesignation, there have been no violations of the carbon monoxide standards.

LRAPA has developed a plan for meeting the new standards for fine particulates (the PM10 standard). The LRAPA Board has approved the plan. The PM10 plan boundary is coterminous with *Metro Plan* UGB. A majority of the unpaved streets identified as high priorities to address PM10 problems have now been paved. The PM10 plan approved by the LRAPA Board concluded that no transportation-related control measures were

necessary for compliance with the PM10 Standard. LRAPA is currently in the process of seeking redesignation to attainment status for PM10.

Reason for change: Deleted because federal and state requirements now recognize this information in the PM10 Standards referenced in Finding 26 (formerly Finding 4), immediately above.

Reason for the change: Updated to reflect the air quality regulations currently in effect and that the SIP is the controlling document rather than the AQMA Plan.

27. Section 110 of the federal Clean Air Act requires state and local air pollution control agencies to adopt federally approved control strategies to minimize air pollution. The resulting body of regulations is known as a *State Implementation Plan* (SIP). SIPs generally establish limits or work practice standards to minimize emissions of air pollutants or their precursors. SIPs also include special control strategies for those areas not meeting *National Ambient Air Quality Standards* (non-attainment areas). Most of the regulations developed by LRAPA for controlling the emissions of air pollutants in Lane County are included in the Oregon SIP. The original SIP was adopted in the early 1970s in response to the 1970 federal Clean Air Act. It is amended periodically to respond to current issues.
28. Reduction of open space, removal of vegetative cover, and development that increases the amount of impervious surfaces (paved streets, roofs, parking lots) contribute significantly to increases in the peak volume (quantity) of urban storm runoff entering stormwater system and natural drainageways.
29. Water pollution in the metropolitan area results from both “point sources” (municipal and industrial wastewater discharges) and “non-point sources” (pollutants such as oil, dust, and debris which are carried into streams by storm runoff). Water pollution is most acute in streams that have low water flow conditions during the summer months (such streams include Amazon Creek and the “Q” Street ditch).
30. Offsetting measures can reduce the negative effects of urban development on water quality and quantity problems. Examples include on-site retention of stormwater, inclusion of landscaped “buffer strips” adjacent to new developments and conservation and improvement of streamside vegetation along water courses.
31. The Willamette and McKenzie Rivers run through many jurisdictions, necessitating cooperative water management planning and consideration for downstream effects of actions taken by a single jurisdiction.
32. The Eugene-Springfield area is currently in compliance with national standards for carbon monoxide. The region will continue to be in compliance with the carbon

monoxide standard in the future. Vehicle fleet turnover and stricter emission controls on newer vehicles are factors that will contribute to lower emissions in the future.

Policies

- C.25 Springfield, Lane County, and Eugene shall consider downstream impacts when planning for urbanization, flood control, urban storm runoff, recreation, and water quality along the Willamette and McKenzie Rivers.
- C.26 Local governments shall continue to monitor, to plan for, and to enforce applicable air and water quality standards and shall cooperate in meeting applicable federal, state, and local air and water quality standards.
- C.27 Local governments shall continue to cooperate in developing and implementing programs necessary to meet air quality standards. This effort should include but not be limited to:
- a. Review of all major public capital expenditure projects for potential air quality impacts.
 - b. Integration of air quality concerns into the comprehensive land use plan.
 - c. Active participation in developing and implementing additional controls, as needed.
- C.28 Local governments shall encourage changes to state and federal air quality regulations relating to development of fine particulate standards and related monitoring techniques.
- C.29 Prior to the completion of the next *Metro Plan* update, the air, water, and land resource quality of the metropolitan area will be reassessed.

Natural Hazards (Goal 7)

Findings

33. Due to the general nature of soils and geologic mapping, site specific analysis is often necessary to determine the presence of geologic hazards and the severity of soil problems which are constraints to development. Such geologic hazards exist when certain combinations of slope, soil conditions, and moisture conditions render land unstable.
34. Unless special precautions are taken, development within the floodway fringe (that portion of the floodplain having a one percent per year chance of occurrence, also known as a 100-year flood) is subject to hazards to life and property from flooding.
35. Many portions of the floodway fringe contain natural assets, such as significant vegetation, wildlife and scenic areas, and productive agricultural lands and are thus, valuable for open space and recreation. On the other hand, because of their central

location, some floodway fringe areas within the urban service area are important lands for urban development.

Policies

- C.30 Except as otherwise allowed according to Federal Emergency Management Agency (FEMA) regulations, development shall be prohibited in floodways if it could result in an increased flood level. The floodway is the channel of a river or other water course and the adjacent land area that must be reserved to discharge a one-percent-chance flood in any given year.
- C.31 When development is allowed to occur in the floodway or floodway fringe, local regulations shall control such development in order to minimize the potential danger to life and property. Within the UGB, development should result in in-filling of partially developed land. Outside the UGB, areas affected by the floodway and floodway fringe shall be protected for their agricultural and sand and gravel resource values, their open space and recreational potential, and their value to water resources.
- C.32 Local governments shall require site-specific soil surveys and geologic studies where potential problems exist. When problems are identified, local governments shall require special design considerations and construction measures be taken to offset the soil and geologic constraints present, to protect life and property, public investments, and environmentally-sensitive areas.

Reason for the change: Springfield has adopted a Development Code that includes a Hillside Development Overlay District (article 26) and Tree Felling Standards (article 38).

- C.33 Eugene shall maintain and improve hillside development regulations.

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Last Saved: January 13, 2004

Exhibit C

Metro Plan Diagram Amendments in Springfield's UGB

Maple	Current Plan Designation	Proposed Plan Designation	Total Acres
1702190003300	Low Density Residential	Government & Education	53.47
1702333400100	Low Density Residential	Mixed Use Commercial	0.28
1702334401000	Commercial	Low Density Residential	0.37
1702334401002	Commercial	Low Density Residential	0.17
1702334401003	Commercial	Low Density Residential	0.17
1702334401004	Commercial	Low Density Residential	0.17
1702334401005	Commercial	Low Density Residential	0.2
1702334401006	Commercial	Low Density Residential	0.15
1702334401007	Commercial	Low Density Residential	0.16
1702334401101	Commercial	Low Density Residential	0.35
1702334401102	Commercial	Low Density Residential	0.35
1702334401202	Commercial	Low Density Residential	0.2
1702334401203	Commercial	Low Density Residential	0.31
1702334401204	Commercial	Low Density Residential	0.18
1702334401205	Commercial	Low Density Residential	0.63
1702334401206	Commercial	Low Density Residential	0.28
1702334401607	Commercial	Low Density Residential	0.17
1702334401606	Commercial	Low Density Residential	0.17
1702334401605	Commercial	Low Density Residential	0.17
1702334401604	Commercial	Low Density Residential	0.16
1702334401009	Commercial	Low Density Residential	0.15
1702334401008	Commercial	Low Density Residential	0.16

Exhibit C

Metro Plan Diagram Amendments to Remove Urban Reserve Designations

Maplot	Current Plan Designation	Zoning	Total Acres by Maplot (NOT by Zoning)	Urban Reserve
1704190003300	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.93	E=Eugene
1704190003300	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.93	E
1704190003300	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.93	E
1804050004200	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.71	E
1804050002400	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	21.68	E
1804050002400	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	21.68	E
1804050002400	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	21.68	E
1804100000101	Forest Land	EXCLUSIVE FARM USE 30 ACRE MIN	122.91	E
1804100000305	Forest Land	IMPACTED FOREST LANDS	3.18	E
1704300001000	Forest Land	EXCLUSIVE FARM USE 40 ACRE MIN	10.03	E
1702364000500	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	0.8	S
1702364000702	Rural Residential	IMPACTED FOREST LANDS	0.32	S=Spring-field
1702364000402	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.11	S
1702364000402	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.11	S
1604340000908	Rural Industrial	LIGHT INDUSTRIAL	9.14	E
1804090003702	Forest Land	IMPACTED FOREST LANDS	14.07	E
1804090003702	Forest Land	IMPACTED FOREST LANDS	14.07	E
1804090003702	Forest Land	IMPACTED FOREST LANDS	14.07	E
1804090003706	Agriculture	IMPACTED FOREST LANDS	2.09	E
1702364000101	Forest Land	IMPACTED FOREST LANDS	0.99	S
1804050001502	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.22	E
1804090003903	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	3.39	E
1804050002200	Forest Land	IMPACTED FOREST LANDS	3.78	E
1804050002205	Forest Land	IMPACTED FOREST LANDS	1.92	E
1704311401000	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.24	E
1704310004401	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	4.78	E
1704310002601	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.33	E
1704310002601	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.33	E
1704310002601	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.33	E

Exhibit C

Metro Plan Diagram Amendments to Remove Urban Reserve Designations

1704310002601	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.33	E
1704310002601	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.33	E
1704310002601	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.33	E
1704310002602	Forest Land	IMPACTED FOREST LANDS	5.22	E
1704310002602	Forest Land	RURAL RESIDENTIAL 5 ACRE MIN	5.22	E
1804050004900	Forest Land	IMPACTED FOREST LANDS	2.89	E
1804050004902	Forest Land	IMPACTED FOREST LANDS	36.67	E
1702364000100	Forest Land	IMPACTED FOREST LANDS	14.18	S
1702364000100	Forest Land	IMPACTED FOREST LANDS	14.18	S
1702364000102	Forest Land	IMPACTED FOREST LANDS	9.96	S
1702364000904	Forest Land	IMPACTED FOREST LANDS	5.1	S
1701310000106	Forest Land	IMPACTED FOREST LANDS	1.93	S
1701310000200	Forest Land	IMPACTED FOREST LANDS	27.06	S
1702361001100	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	5.55	S
1702361001100	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	5.55	S
1804050004900	Forest Land	IMPACTED FOREST LANDS	2.89	E
1804050004902	Forest Land	IMPACTED FOREST LANDS	36.67	E
1804100000101	Forest Land	EXCLUSIVE FARM USE 30 ACRE MIN	122.91	E
1804050000900	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.47	E
1804050001000	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.47	E
1702362400800	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	0.93	S
1804090004400	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.83	E
1704041000200	Rural Residential	EXCLUSIVE FARM USE 30 ACRE MIN	0.92	E
1804050001500	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	3.84	E
1702364000701	Rural Residential	IMPACTED FOREST LANDS	0.07	S
1702364000600	Forest Land	IMPACTED FOREST LANDS	26.6	S
1702364000600	Forest Land	IMPACTED FOREST LANDS	26.6	S
1702364000501	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	0.03	S
1704310002000	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	45.85	E
1704310002000	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	45.85	E

Exhibit C

Metro Plan Diagram Amendments to Remove Urban Reserve Designations

1704310002001	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	3.01	E
1704310002000	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	45.85	E
1704310002000	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	45.85	E
1704310003300	Forest Land	IMPACTED FOREST LANDS	13.81	E
1804090003901	Forest Land	IMPACTED FOREST LANDS	10.87	E
1804090003900	Agriculture	IMPACTED FOREST LANDS	23.88	E
1804090003901	Forest Land	IMPACTED FOREST LANDS	10.87	E
1701312000800	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	2.25	S
1701312000800	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	2.25	S
1804050004300	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.51	E
1804050004300	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.51	E
1704310004000	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.8	E
1804050000200	Forest Land	IMPACTED FOREST LANDS	33.81	E
1804050000200	Forest Land	IMPACTED FOREST LANDS	33.81	E
1804090003703	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.17	E
1804050001300	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.8	E
1702362400300	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.44	S
1804050003500	Forest Land	IMPACTED FOREST LANDS	13.4	E
1804080000104	Forest Land	IMPACTED FOREST LANDS	30.9	E
1804090001500	Forest Land	IMPACTED FOREST LANDS	14.87	E
1804090001500	Forest Land	IMPACTED FOREST LANDS	14.87	E
1804090003704	Forest Land	IMPACTED FOREST LANDS	10.07	E
1804160001005	Forest Land	RURAL RESIDENTIAL 5 ACRE MIN	4.57	E
1701310000603	Forest Land	IMPACTED FOREST LANDS	20.91	S
1701310000603	Forest Land	IMPACTED FOREST LANDS	20.91	S
1701310000603	Forest Land	IMPACTED FOREST LANDS	20.91	S
1804090005000	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.68	E
1701310000400	Forest Land	IMPACTED FOREST LANDS	18.92	S
1701310000400	Forest Land	IMPACTED FOREST LANDS	18.92	S
1804050003100	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	28.8	E

Exhibit C

Metro Plan Diagram Amendments to Remove Urban Reserve Designations

1804050003100	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	28.8	E
1702361000900	Agriculture	RURAL RESIDENTIAL 2 ACRE MIN	0.73	S
1804050001600	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.95	E
1804050002202	Forest Land	IMPACTED FOREST LANDS	9.9	E
1804090003604	Forest Land	IMPACTED FOREST LANDS	4.87	E
1804050003103	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.04	E
1704030000503	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	2.73	E
1702362401100	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	0.66	S
1704030000502	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	0	E
1704033301000	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	1.32	E
1704300000802	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	0.81	E
1804090001800	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	4.68	E
1804090001801	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.57	E
1701312001300	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	4.61	S
1804050000101	Forest Land	EXCLUSIVE FARM USE 40 ACRE MIN	153.74	E
1804050002300	Forest Land	IMPACTED FOREST LANDS	37.35	E
1704310002601	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.33	E
1704310002601	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.33	E
1704310002601	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.33	E
1704041001100	Rural Residential	EXCLUSIVE FARM USE 30 ACRE MIN	1.12	E
1701312000700	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.65	S
1804100000307	Rural Residential	IMPACTED FOREST LANDS	1.76	E
1804100000300	Rural Residential	IMPACTED FOREST LANDS	7.2	E
1704030000300	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	43.33	E
1804050003000	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.17	E
1704300001801	Forest Land	EXCLUSIVE FARM USE 40 ACRE MIN	19.12	E
1704300001801	Forest Land	EXCLUSIVE FARM USE 40 ACRE MIN	19.12	E
1804090003900	Agriculture	IMPACTED FOREST LANDS	23.88	E
1804090003901	Forest Land	IMPACTED FOREST LANDS	10.87	E
1701312002200	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	3.08	S

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1701312002200	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	3.08	S
1804060000201	Agriculture	IMPACTED FOREST LANDS	14.08	E
1804050000800	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	3.15	E
1804060000310	Forest Land	IMPACTED FOREST LANDS	2.5	E
1804060000310	Forest Land	MARGINAL LANDS	2.5	E
1804060000310	Forest Land	IMPACTED FOREST LANDS	2.5	E
1804060000310	Forest Land	MARGINAL LANDS	2.5	E
1704310003507	Forest Land	RURAL RESIDENTIAL 5 ACRE MIN	0.39	E
1804060000306	Forest Land	IMPACTED FOREST LANDS	0.48	E
1704034010903	Low Density Residential	AGRICULTURAL	0.11	E
1804050001802	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.01	E
1804090005400	Forest Land	IMPACTED FOREST LANDS	3.75	E
1804090005400	Forest Land	IMPACTED FOREST LANDS	3.75	E
1702361000700	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	0.58	S
1702362400400	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.38	S
1702362400400	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.38	S
1804050003105	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.98	E
1804050003106	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.06	E
1704190002700	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	37.62	E
1704190002700	Agriculture	RURAL RESIDENTIAL 5 ACRE MIN	37.62	E
1704190002700	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	37.62	E
1704190002700	Agriculture	RURAL RESIDENTIAL 5 ACRE MIN	37.62	E
1804100000700	Forest Land	IMPACTED FOREST LANDS	115.13	E
1804100000701	Forest Land	IMPACTED FOREST LANDS	7.85	E
1804100000701	Forest Land	IMPACTED FOREST LANDS	7.85	E
1804100000702	Forest Land	IMPACTED FOREST LANDS	6.83	E
1804090005300	Forest Land	IMPACTED FOREST LANDS	4.16	E
1804100000703	Forest Land	IMPACTED FOREST LANDS	8.28	E
1804100000700	Forest Land	IMPACTED FOREST LANDS	115.13	E
1804050000500	Forest Land	IMPACTED FOREST LANDS	15.46	E
1804090003700	Forest Land	IMPACTED FOREST LANDS	6.39	E

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1704320006100	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	0.5	E
1704311400200	Commercial	RURAL RESIDENTIAL 5 ACRE MIN	0.33	E
1704300001001	Forest Land	EXCLUSIVE FARM USE 40 ACRE MIN	9.97	E
1704033301200	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	0.34	E
1704033301100	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	1.88	E
1804050005200	Forest Land	IMPACTED FOREST LANDS	6.75	E
1804060000301	Forest Land	IMPACTED FOREST LANDS	9.16	E
1704033301100	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	1.88	E
1704310000101	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	1.14	E
1804050002501	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.93	E
1804050002501	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.93	E
1804090004100	Forest Land	RURAL RESIDENTIAL 5 ACRE MIN	7.54	E
1804090004100	Forest Land	RURAL RESIDENTIAL 5 ACRE MIN	7.54	E
1804090004100	Forest Land	RURAL RESIDENTIAL 5 ACRE MIN	7.54	E
1704300000501	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.37	E
1704300000502	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.58	E
1804050000402	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.68	E
1804090004400	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.83	E
1704190001100	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.45	E
1702362400700	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.25	S
1704300002300	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	2.13	E
1701310000105	Forest Land	IMPACTED FOREST LANDS	1.77	S=Spring- field
1701312001100	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	4.04	S
1804090005900	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	4.61	E
1804090005900	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	4.61	E
1804090003701	Agriculture	IMPACTED FOREST LANDS	5.68	E
1804090003701	Agriculture	IMPACTED FOREST LANDS	5.68	E
1704311400900	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.28	E
1804100000301	Rural Residential	IMPACTED FOREST LANDS	1.4	E
1804090003000	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.2	E

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1804090003001	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	3.05	E
1804050001900	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	4.83	E
1804090002900	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.22	E
1804090003100	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	3.89	E
1804090003200	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	6.95	E
1804100000200	Rural Residential	IMPACTED FOREST LANDS	1.05	E
1804100000304	Forest Land	IMPACTED FOREST LANDS	2.41	E
1804100000314	Forest Land	IMPACTED FOREST LANDS	20.41	E
1804100000314	Forest Land	IMPACTED FOREST LANDS	20.41	E
1604340000900	Rural Industrial	LIGHT INDUSTRIAL	4.66	E=Eugene
1604340000900	Rural Industrial	LIGHT INDUSTRIAL	4.66	E
1604340000900	Rural Industrial	LIGHT INDUSTRIAL	4.66	E
1704300002300	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	2.13	E
1701312002100	Forest Land	RURAL RESIDENTIAL 2 ACRE MIN	1.14	S
1804050001601	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.86	E
1701312000600	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.01	S
1704310004400	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	12.35	E
1704310004400	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	12.35	E
1704190001300	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.91	E
1704300000800	Forest Land	EXCLUSIVE FARM USE 40 ACRE MIN	19.38	E
1804050002902	Forest Land	IMPACTED FOREST LANDS	4.42	E
1804090002802	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	3.36	E
1701310000402	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	2.82	S
1804050004100	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.49	E
1701310000107	Forest Land	IMPACTED FOREST LANDS	27.1	S
1701310000107	Forest Land	IMPACTED FOREST LANDS	27.1	S
1701310000107	Forest Land	IMPACTED FOREST LANDS	27.1	S
1701310000107	Forest Land	IMPACTED FOREST LANDS	27.1	S
1704300001800	Parks and Open Space	EXCLUSIVE FARM USE 40 ACRE MIN	39.91	E
1704300001800	Parks and Open Space	EXCLUSIVE FARM USE 40 ACRE MIN	39.91	E
1704300001800	Parks and Open Space	EXCLUSIVE FARM USE 40 ACRE MIN	39.91	E
1704300001800	Parks and Open Space	EXCLUSIVE FARM USE 40 ACRE MIN	39.91	E

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1704300001800	Parks and Open Space	EXCLUSIVE FARM USE 40 ACRE MIN	39.91	E
1704300001800	Parks and Open Space	EXCLUSIVE FARM USE 40 ACRE MIN	39.91	E
1702361000800	Agriculture	RURAL RESIDENTIAL 2 ACRE MIN	0.39	S
1704041000900	Rural Residential	EXCLUSIVE FARM USE 30 ACRE MIN	0.95	E
1804050004100	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.49	E
1804060000400	Forest Land	IMPACTED FOREST LANDS	1.84	E
1804060000400	Forest Land	IMPACTED FOREST LANDS	1.84	E
1804050003102	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.91	E
1702361001100	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	5.55	S
1702361001100	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	5.55	S
1704310003700	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.33	E
1704310003700	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.33	E
1804050004500	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.78	E
1804050003300	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.93	E
1804050004401	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.1	E
1804060000200	Agriculture	IMPACTED FOREST LANDS	5.19	E
1701312000901	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.93	S
1702364000403	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.76	S
1702364000403	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.76	S
1702364000400	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	0.15	S
1702364000403	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.76	S
1804100000200	Rural Residential	IMPACTED FOREST LANDS	1.05	E
1804090004001	Forest Land	IMPACTED FOREST LANDS	8	E
1804090004001	Forest Land	IMPACTED FOREST LANDS	8	E
1804090004002	Forest Land	IMPACTED FOREST LANDS	21.4	E
1704310002500	Rural Residential	IMPACTED FOREST LANDS	1.47	E
1704310002603	Forest Land	RURAL RESIDENTIAL 5 ACRE MIN	0.08	E
1804100000306	Rural Residential	IMPACTED FOREST LANDS	0.59	E
1804100000306	Rural Residential	IMPACTED FOREST LANDS	0.59	E
1804100000312	Rural Residential	IMPACTED FOREST LANDS	5.56	E

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1804100000313	Rural Residential	IMPACTED FOREST LANDS	4.69	E
1701312001500	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	7.59	S
1701312001501	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.06	S
1604340000906	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	30.36	E
1804100000201	Forest Land	IMPACTED FOREST LANDS	5.46	E
1804100000204	Forest Land	IMPACTED FOREST LANDS	3.18	E
1702361000601	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.11	S
1702362401200	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.59	S
1702362400300	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.44	S
1804090003700	Forest Land	IMPACTED FOREST LANDS	6.39	E
1701310000107	Forest Land	IMPACTED FOREST LANDS	27.1	S
1701310000107	Forest Land	IMPACTED FOREST LANDS	27.1	S
1804050000501	Forest Land	IMPACTED FOREST LANDS	0.98	E
1804050004000	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.14	E
1704311401100	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.74	E
1704310003900	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.98	E
1704310003900	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.98	E
1704310003900	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.98	E
1702362400500	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	0.94	S
1702362400600	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	0.99	S
1704041000500	Rural Residential	EXCLUSIVE FARM USE 30 ACRE MIN	0.42	E
1704300002200	Forest Land	EXCLUSIVE FARM USE 40 ACRE MIN	8.82	E
1704320006100	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	0.5	E
1704030000500	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	38.87	E
1704030000500	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	38.87	E
1704310001900	Forest Land	IMPACTED FOREST LANDS	8.9	E
1804090001604	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.07	E
1804090001700	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.29	E
1804050003101	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.05	E
1804050002700	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.23	E

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1804050004901	Rural Residential	IMPACTED FOREST LANDS	1.09	E
1804080000100	Forest Land	IMPACTED FOREST LANDS	59.15	E
1804050003107	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.01	E
1704310003500	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.71	E
1704310003503	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.98	E
1704310003506	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.28	E
1804050001800	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.95	E
1804050001800	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.95	E
1704311400300	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.51	E
1704311400400	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.26	E
1804100000205	Forest Land	IMPACTED FOREST LANDS	1.08	E
1804100000206	Forest Land	IMPACTED FOREST LANDS	7.56	E
1804100000206	Forest Land	IMPACTED FOREST LANDS	7.56	E
1804100000200	Rural Residential	IMPACTED FOREST LANDS	1.05	E
1804050002100	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	3.3	E
1804050002101	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	2	E
1701310000110	Forest Land	IMPACTED FOREST LANDS	1.12	S
1702362401100	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	0.66	S
1704030000502	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	0	E
1704033301000	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	1.32	E
1804050001700	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.03	E
1701312001800	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	0.34	S
1704034010900	Low Density Residential	AGRICULTURAL	0.32	E
1704030000503	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	2.73	E
1804050001500	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	3.84	E
1701312001900	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	0.63	S
1701312002000	Forest Land	RURAL RESIDENTIAL 2 ACRE MIN	0.75	S
1804090001303	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5	E
1701310000110	Forest Land	IMPACTED FOREST LANDS	1.12	S
1701312001000	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	2.85	S

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1804090004101	Agriculture	RURAL RESIDENTIAL 5 ACRE MIN	4.62	E
1704030000200	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	192.2	E
1704030000200	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	192.2	E
1701312001400	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	2.69	S
1604340001200	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	52.55	E
1604340001200	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	52.55	E
1604340001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	19.92	E
1604340001202	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	0.58	E
1804090000802	Forest Land	IMPACTED FOREST LANDS	3.93	E
1704300000900	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	58.42	E
1704300000900	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	58.42	E
1804100000800	Forest Land	IMPACTED FOREST LANDS	18.45	E
1804150000600	Forest Land	IMPACTED FOREST LANDS	9.97	E
1804150000600	Forest Land	IMPACTED FOREST LANDS	9.97	E
1804160000100	Forest Land	RURAL RESIDENTIAL 5 ACRE MIN	0.1	E
1701312001200	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	2.55	S
1701312001202	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.25	S
1804050002401	Forest Land	IMPACTED FOREST LANDS	2.9	E
1804050002500	Forest Land	IMPACTED FOREST LANDS	7.57	E
1701312002300	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.01	S
1701312002300	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.01	S
1701312001600	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.29	S
1701312001600	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.29	S
1804050002901	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.05	E
1804050002900	Forest Land	IMPACTED FOREST LANDS	21.79	E
1804050002900	Forest Land	IMPACTED FOREST LANDS	21.79	E
1804050003108	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.02	E
1701310000110	Forest Land	IMPACTED FOREST LANDS	1.12	S
1701310000500	Forest Land	IMPACTED FOREST LANDS	43.38	S
1804160000300	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.49	E

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1604340001000	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	31.74	E
1604340001000	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	31.74	E
1604340001000	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	31.74	E
1804050003104	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.95	E
1704033300900	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	3.37	E
1804090003701	Agriculture	IMPACTED FOREST LANDS	5.68	E
1804090003701	Agriculture	IMPACTED FOREST LANDS	5.68	E
1702364000407	Forest Land	IMPACTED FOREST LANDS	6.5	S
1702364000407	Forest Land	IMPACTED FOREST LANDS	6.5	S
1704310000200	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	34.53	E
1804050002204	Forest Land	IMPACTED FOREST LANDS	10.01	E
1701310000300	Forest Land	IMPACTED FOREST LANDS	28.63	S
1704300000700	Agriculture	RURAL RESIDENTIAL 5 ACRE MIN	6.1	E
1704300000700	Agriculture	RURAL RESIDENTIAL 5 ACRE MIN	6.1	E
1704041000300	Rural Residential	EXCLUSIVE FARM USE 30 ACRE MIN	1.07	E
1704041000600	Rural Residential	EXCLUSIVE FARM USE 30 ACRE MIN	0.8	E
1704041000700	Rural Residential	EXCLUSIVE FARM USE 30 ACRE MIN	0.32	E
1704041000300	Rural Residential	EXCLUSIVE FARM USE 30 ACRE MIN	1.07	E
1704041000600	Rural Residential	EXCLUSIVE FARM USE 30 ACRE MIN	0.8	E
1704041000700	Rural Residential	EXCLUSIVE FARM USE 30 ACRE MIN	0.32	E
1804090003300	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	6.74	E
1804090003300	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	6.74	E
1804090003602	Forest Land	IMPACTED FOREST LANDS	7.08	E
1804090003602	Forest Land	IMPACTED FOREST LANDS	7.08	E
1704300001000	Forest Land	EXCLUSIVE FARM USE 40 ACRE MIN	10.03	E
1702361001300	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	2.53	S
1704190001000	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.93	E
1804050000700	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.4	E
1704310003800	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.27	E
1704311400700	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.33	E

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1704311400800	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.29	E
1804090003700	Forest Land	IMPACTED FOREST LANDS	6.39	E
1804090003700	Forest Land	IMPACTED FOREST LANDS	6.39	E
1804040001500	Forest Land	IMPACTED FOREST LANDS	53.87	E
1804040001500	Forest Land	IMPACTED FOREST LANDS	53.87	E
1804040001500	Forest Land	IMPACTED FOREST LANDS	53.87	E
1804090001301	Forest Land	IMPACTED FOREST LANDS	5.16	E
1804040001400	Forest Land	IMPACTED FOREST LANDS	37.59	E
1804040001400	Forest Land	IMPACTED FOREST LANDS	37.59	E
1804090001200	Forest Land	IMPACTED FOREST LANDS	25.68	E
1804090004201	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	8.7	E
1804090004201	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	8.7	E
1704310000500	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	5.55	E
1704310000500	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	5.55	E
1604340000905	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	30.24	E
1604340000905	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	30.24	E
1604340000905	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	30.24	E
1702362401400	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.54	S
1702362401500	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	6.31	S
1804060000101	Forest Land	IMPACTED FOREST LANDS	118.24	E
1804050000300	Forest Land	IMPACTED FOREST LANDS	34.32	E
1804050000400	Forest Land	IMPACTED FOREST LANDS	1.96	E
1804050000300	Forest Land	IMPACTED FOREST LANDS	34.32	E
1804060000400	Forest Land	IMPACTED FOREST LANDS	1.84	E
1704310004500	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	18.06	E
1704310004500	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	18.06	E
1704300001801	Forest Land	EXCLUSIVE FARM USE 40 ACRE MIN	19.12	E
1704300002201	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	24.57	E
1704310000100	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	5.01	E
1704310000201	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	1.27	E

Exhibit C

Metro Plan Diagram Amendments to Remove Urban Reserve Designations

1704310000202	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	2.16	E
1704310000203	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	0.59	E
1704310000204	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	0.46	E
1704310000205	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	0.02	E
1804050003900	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.04	E
1704300002203	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	13.58	E
1702364000300	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	0.53	S
1704300001801	Forest Land	EXCLUSIVE FARM USE 40 ACRE MIN	19.12	E
1704300001801	Forest Land	EXCLUSIVE FARM USE 40 ACRE MIN	19.12	E
1704300002202	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	19.93	E
1704300002204	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	1.5	E
1702362400900	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.33	S
1704310004001	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.13	E
1804100000704	Forest Land	IMPACTED FOREST LANDS	8.26	E
1704190001501	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.24	E
1704190001501	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.24	E
1704034010902	Low Density Residential	AGRICULTURAL	0.07	E
1701312001500	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	7.59	S
1701312001501	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.06	S
1704300000801	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	20.22	E
1704300000801	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	20.22	E
1704310003400	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.27	E
1701312000602	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.26	S
1701312000601	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	0.77	S
1804090001300	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	4.93	E
1804090005000	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.68	E
1804060000311	Forest Land	IMPACTED FOREST LANDS	91.76	E
1804060000311	Forest Land	MARGINAL LANDS	91.76	E
1804060000311	Forest Land	IMPACTED FOREST LANDS	91.76	E
1804060000311	Forest Land	MARGINAL LANDS	91.76	E
1804050002600	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.42	E

Exhibit C

Metro Plan Diagram Amendments to Remove Urban Reserve Designations

1804050005000	Forest Land	IMPACTED FOREST LANDS	14.12	E
1704300000100	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.73	E
1704300000200	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	3.12	E
1704300000300	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	9.22	E
1804050002201	Forest Land	IMPACTED FOREST LANDS	10.27	E
1704041000100	Rural Residential	EXCLUSIVE FARM USE 30 ACRE MIN	6.54	E
1704310000405	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	5.42	E
1702361001000	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	13.15	S
1804160001001	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	3.87	E
1804160001004	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1	E
1702361001301	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	16.54	S
1804050000400	Forest Land	IMPACTED FOREST LANDS	1.96	E
1704041000400	Rural Residential	EXCLUSIVE FARM USE 30 ACRE MIN	0.45	E
1804090001302	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	4.9	E
1704310000201	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	1.27	E
1704310000203	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	0.59	E
1704310000204	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	0.46	E
1704310000205	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	0.02	E
1704190001200	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.95	E
1702364000404	Forest Land	IMPACTED FOREST LANDS	6.79	S
1702364000404	Forest Land	IMPACTED FOREST LANDS	6.79	S
1804090003602	Forest Land	IMPACTED FOREST LANDS	7.08	E
1804090003602	Forest Land	IMPACTED FOREST LANDS	7.08	E
1804050000400	Forest Land	IMPACTED FOREST LANDS	1.96	E
1804050000300	Forest Land	IMPACTED FOREST LANDS	34.32	E
1804050002301	Forest Land	IMPACTED FOREST LANDS	5.25	E
1804050002301	Forest Land	IMPACTED FOREST LANDS	5.25	E
1804050002301	Forest Land	IMPACTED FOREST LANDS	5.25	E
1701310000403	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	3.05	S
1702362401300	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	2.02	S

Metro Plan Diagram Amendments to Remove Urban Reserve Designations

[illegible]

Metro Plan Diagram Amendments to Remove Urban Reserve Designations

1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1702361001201	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	8.58	S
1701312001201	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	0.97	S
1702364000800	Forest Land	IMPACTED FOREST LANDS	28	S
1704310004100	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.19	E
1704310004200	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.87	E
1704310004100	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.19	E
1704310004200	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.87	E
1804050003800	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.06	E
1702362400400	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.38	S
1704033304300	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	0.22	E
1702362401000	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	2.04	S
1704041000200	Rural Residential	EXCLUSIVE FARM USE 30 ACRE MIN	0.92	E
1804050004400	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.39	E
1702364000401	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.02	S

Exhibit C

Metro Plan Diagram Amendments to Remove Urban Reserve Designations

1704320006100	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	0.5	E
1704310002002	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.69	E
1704310002003	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.02	E
1804090003900	Agriculture	IMPACTED FOREST LANDS	23.88	E
1804090003901	Forest Land	IMPACTED FOREST LANDS	10.87	E
1702361001100	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	5.55	S
1702361001100	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	5.55	S
1702361001100	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	5.55	S
1702361001100	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	5.55	S
1701312000603	Sand and Gravel	RURAL RESIDENTIAL 2 ACRE MIN	1.18	S
1804050004400	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.39	E
1804050003700	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.19	E
1804050003600	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.28	E
1704030000501	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	0.01	E
1704300002400	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	1.66	E
1704310000409	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.78	E
1804090003602	Forest Land	IMPACTED FOREST LANDS	7.08	E
1804090003602	Forest Land	IMPACTED FOREST LANDS	7.08	E
1702364000300	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	0.53	S
1804050000401	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.9	E
1804090001701	Forest Land	IMPACTED FOREST LANDS	18.12	E
1701310000600	Forest Land	IMPACTED FOREST LANDS	21.28	S
1701310000601	Forest Land	IMPACTED FOREST LANDS	1.91	S
1701310000602	Forest Land	IMPACTED FOREST LANDS	4.89	S
1701310000604	Forest Land	IMPACTED FOREST LANDS	9.99	S
1701310000605	Forest Land	IMPACTED FOREST LANDS	3.35	S
1704300000500	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	4.05	E
1704300000500	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	4.05	E
1704300000600	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.82	E
1704300000600	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.82	E

Exhibit C

Metro Plan Diagram Amendments to Remove Urban Reserve Designations

1804050002001	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	1.13	E
1702361000400	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	9.61	S
1704320006000	Forest Land	IMPACTED FOREST LANDS	13.43	E
1804090003800	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.45	E
1804090003703	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.17	E
1804050002000	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	12.7	E
1704310002200	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	6.87	E
1804100000312	Rural Residential	IMPACTED FOREST LANDS	5.56	E
1804100000313	Rural Residential	IMPACTED FOREST LANDS	4.69	E
1702364000800	Forest Land	IMPACTED FOREST LANDS	28	S
1702364000700	Forest Land	IMPACTED FOREST LANDS	0.94	S
1704034003337	Low Density Residential	AGRICULTURAL	0.07	E
1702364000200	Forest Land	IMPACTED FOREST LANDS	24.06	S
1702364000200	Forest Land	IMPACTED FOREST LANDS	24.06	S
1702364000402	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.11	S
1702364000402	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	1.11	S
1804050002000	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	12.7	E
1704310000300	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	4.9	E
1804090004200	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	4.96	E
1704041000300	Rural Residential	EXCLUSIVE FARM USE 30 ACRE MIN	1.07	E
1704041000800	Rural Residential	EXCLUSIVE FARM USE 30 ACRE MIN	0.8	E
1704041000700	Rural Residential	EXCLUSIVE FARM USE 30 ACRE MIN	0.32	E
1804090004300	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.99	E
1704300002100	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	80.01	E
1704310000300	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	4.9	E
1704310000300	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	4.9	E
1704300000400	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	3.82	E
1704320006000	Forest Land	IMPACTED FOREST LANDS	13.43	E
1704310003300	Forest Land	IMPACTED FOREST LANDS	13.81	E
1804090005500	Forest Land	IMPACTED FOREST LANDS	18.55	E

Exhibit C

Metro Plan Diagram Amendments to Remove Urban Reserve Designations

1804090005500	Forest Land	IMPACTED FOREST LANDS	18.55	E
1804090006000	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.29	E
1804090006000	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.29	E
1804050000500	Forest Land	IMPACTED FOREST LANDS	15.46	E
1704310000403	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	9.72	E
1704310004300	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	3.64	E
1704310004402	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	13.59	E
1704034010901	Low Density Residential	AGRICULTURAL	0.08	E
1704311400500	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.68	E
1704311400600	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.26	E
1704030000200	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	192.2	E
1704030000200	Agriculture	EXCLUSIVE FARM USE 30 ACRE MIN	192.2	E
1804050003100	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	28.8	E
1804050003100	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	28.8	E
1804050003109	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	1.56	E
1804050001200	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.83	E
1804050001200	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.83	E
1704190001400	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.99	E
1701310000200	Forest Land	IMPACTED FOREST LANDS	27.06	S
1704190001400	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.99	E
1704041001000	Rural Residential	EXCLUSIVE FARM USE 30 ACRE MIN	0.78	E
1804090001501	Rural Residential	IMPACTED FOREST LANDS	3.94	E
1804090001602	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	4.78	E
1804090001603	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	5.2	E
1804090001601	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	4.86	E
1804050002203	Forest Land	IMPACTED FOREST LANDS	9.48	E
1704310004001	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	2.13	E
1804050003102	Rural Residential	RURAL RESIDENTIAL 5 ACRE MIN	0.91	E
1704310000400	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	22.29	E
1702364000405	Forest Land	IMPACTED FOREST LANDS	14.42	S

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Metro Plan Diagram Amendments to Remove Urban Reserve Designations

1702364000406	Rural Residential	RURAL RESIDENTIAL 2 ACRE MIN	3.13	S
1704310002100	Agriculture	EXCLUSIVE FARM USE 40 ACRE MIN	5.63	E

Exhibit D

FINDINGS IN SUPPORT OF AN ORDINANCE AMENDING THE EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN (METRO PLAN) TO ADOPT AS PART OF PERIODIC REVIEW *METRO PLAN* HOUSEKEEPING REVISIONS, A NEW *METRO PLAN* CHAPTER III-C: ENVIRONMENTAL RESOURCES ELEMENT, A NEW *METRO PLAN* DIAGRAM; AND ADOPTING SAVINGS AND SEVERABILITY CLAUSES.

The following criteria from Springfield Development Code 7.070(3), Eugene Code 9.7730(3), and Lane Code 12.225(2) shall be applied by the elected officials in approving or denying an amendment to the *Metro Plan*:

- (a) The amendment must be consistent with the relevant statewide planning goals adopted by the Land Conservation and Development Commission; and
- (b) Adoption of the amendment must not make the *Metro Plan* internally inconsistent.

The Eugene and Springfield City Councils and the Lane County Board of Commissioners make the following findings with respect to the criteria set forth in Eugene Code Section 9.7730(3) and Springfield Development Code 7.070(3), and Lane Code 12.225(2):

The following information, analysis, reports, minutes and materials are included along with other material, in the record of this proceeding. While this supporting background material may not all be specifically mentioned or referenced in the findings, they provide most of the factual basis for these findings.

1. February 10, 2004 minutes and staff notes of the Joint Work Session and Public Hearing of the Eugene and Springfield City Councils and Lane County Board of Commissioners; and minutes and staff notes of the ___ Springfield City Council, ___ Eugene City Council, and ___ Lane County Board of Commissioners.
2. Testimony submitted for the February 10, 2004 Public Hearing of the Eugene and Springfield City Councils and Lane County Board of Commissioners;
3. September 23, 2003 Planning Commission Joint Work Session and June 3, 2003 and June 17, 2003 Joint Public Hearing staff notes and minutes; and staff notes and minutes for the Eugene Planning Commission, November 3, 2003, Springfield Planning Commission, November 4, 2003, and Lane County Planning Commission, November 18, 2003.

4. Testimony submitted for the June 3, 2003 and June 17, 2003 Planning Commission Joint Public Hearing and comments submitted at the May 7, 2003 Public Workshop on the *Metro Plan* amendments.

Criterion #1: Springfield Development Code Section 7.070(3)(a), Eugene Code Section 9.7730(3)(a), and Lane Code 12.225(2)(a): The amendment must be consistent with the relevant statewide planning goals adopted by the Land Conservation and Development Commission.

Findings of consistency with this criterion are presented for three *Metro Plan* amendments:

1. *Metro Plan* Housekeeping Revisions (Exhibit A)
2. *Metro Plan* Chapter III-C: Environmental Resources Element (Exhibit B)
3. *Metro Plan* Diagram (Exhibit C)

Goal 1—Citizen Involvement: *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

The following findings of consistency with Goal 1 pertain to *Metro Plan* Housekeeping Revisions, *Metro Plan* Chapter III-C, and the *Metro Plan* Diagram.

The *Metro Plan* designates the Joint Planning Commissions Committee (JPCC) as the official public involvement body for the *Metro Plan*. The JPCC is comprised of two planning commissioners from the Cities of Eugene and Springfield and Lane County. As part of the *Periodic Review Work Program* adoption process, the JPCC approved the following public involvement plan for Periodic Review projects:

- *An Interested Parties Mailing List will be maintained throughout the Periodic Review process and it will be used to notify those listed of significant events such as workshops, forums, CAC work, public hearings, etc.*
- *Workshops will be conducted to keep the public informed about the status of all work tasks and the Metro Plan.*
- *Newspaper Ads and News Releases will be prepared and released to the local media prior to all events.*
- *Flyers, Fact Sheets, and Frequently Asked Questions papers will be prepared and distributed throughout the process, as needed.*
- *Presentations by project staff to local citizen and special interest groups will continue to be available on request.*

- ***Public Hearings will be held on all changes to the Metro Plan text or diagram.***

On April 26, 2003, more than twenty days prior to the June 3, 2003 joint planning commission public hearing, 3,884 notices of the June 3 and June 17, 2003 public hearings were mailed to all property owners affected by the *Metro Plan* Diagram amendments, to all property owners outside the UGB and within the *Metro Plan* boundary, and to the Periodic Review Interested Parties Mailing List. The notice described the amendments in detail. A *Periodic Review Newsletter* was included with the notice and was sent to the interested parties list as well as affected property owners. A total of 5,500 newsletters were mailed. Notice of the *Metro Plan* amendments joint public hearings was published in the Register-Guard on May 4 and May 13 and in the Springfield News, April 30, 2003, at least twenty days prior to the public hearings. All of the materials related to these *Metro Plan* diagram amendments were posted on the web site www.lcog.org/metro and this web site was advertised in all notices and the newsletter. A wall map showing the *Metro Plan* diagram amendments was posted at the City of Eugene and City of Springfield planning offices.

News releases were provided to the media on April 23 and May 6, 2003. A Public Workshop was held on the proposal on May 7, 2003. Notice of the workshop was provided in: the news releases; the April 30, 2003 and May 4, 2003 newspaper display ads; and the *Periodic Review Newsletter* which was distributed as described in the previous paragraph. About 37 people attended the May 7 workshop and several people provided oral or written comment. For the most part, staff responded to questions posed by workshop participants. Fact sheets, flyers, reports, and other written materials were provided at the workshop and available before and during the public involvement process. All of the materials related to these *Metro Plan* text and diagram amendments were posted on the web site www.lcog.org/metro or via a link to the City of Eugene web site: www.ci.eugene.or.us/NRS/eugene.htm by April 30, 2003.

This *Metro Plan* amendment proposal is subject to the public notification and hearing processes adopted by the City of Springfield in SDC 7.100, City of Eugene in EC 9.118 to 9.136, and Lane County in LC 12.240. The amendments were considered at joint public hearings before the Springfield, Eugene, and Lane County Planning Commissions on June 3 and June 17, 2003. Notice of the Planning Commissions public hearings was published in the Register-Guard on May 13, 2003. Written notice of the Joint Planning Commissions public hearing was mailed to all affected property owners and interested parties.

Following a recommendation from the planning commissions, the Springfield and Eugene City Councils and Lane County Board of Commissioners held a duly noticed, on the record, joint public hearing to consider approval, modification, or denial of the amendments on February 10, 2004. The Oregon Department of Land Conservation and Development (DLCD) received drafts of the text and diagram amendments in compliance with Periodic Review requirements. Notice of the *Metro Plan* Diagram amendments was sent to DLCD on

May 2, 2003, at least 45 days prior to the June 17, 2003 public hearing on the *Metro Plan* Diagram amendments.

These processes afford ample opportunity for citizen involvement consistent with Goal 1. Therefore, the amendments are consistent with Statewide Planning Goal 1.

Goal 2—Land Use Planning: *To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

The following findings of consistency with Goal 2 pertain to *Metro Plan* Housekeeping Revisions, *Metro Plan* Chapter III-C, and the *Metro Plan* Diagram.

This proposal to amend the *Metro Plan* text and Diagram is consistent with Plan amendment provisions found in the *Metro Plan*, as codified in the Eugene Code, Springfield Development Code and Lane County Code. The *Metro Plan* is an acknowledged comprehensive plan, pursuant to provisions specified by the Land Conservation and Development Commission.

On May 25, 1995, DLCD formally acknowledged the *Eugene-Springfield Metropolitan Plan Periodic Review Work Program*, following adoption of the work program by the Eugene and Springfield City Councils and the Lane County Board of Commissioners. This action initiated the *Metro Plan* text changes. The amendments to *Metro Plan* Chapter III-C are one of the products that implement the requirements of the Periodic Review Work Task pertaining to the Metropolitan Natural Resource Study. The amendments to the *Metro Plan* Diagram to remove Urban Reserve designations were initiated by the Lane County Board of Commissioners and the Eugene and Springfield City Councils at individual meetings following a joint work session of the Eugene, Springfield and Lane County elected officials on November 29, 2000. All three elected bodies directed staff to proceed with *Metro Plan* amendments to remove the Urban Reserve designation from the *Metro Plan* text and diagram. *Metro Plan* Diagram updates for consistency with locally-adopted refinement plans is an expansion of the *Metro Plan* housekeeping amendments Periodic Review Work Task. These amendments are processed as Type II *Metro Plan* amendments. Two joint public hearings before the three metropolitan planning commissions were held: June 3, 2003 and June 17, 2003.

Provisions in the Springfield Development Code (SDC 7.010 to 7.110), Eugene Code (EC 9.118 to 9.136), and Lane Code (LC 12.240) specify the means by which the *Metro Plan* may be amended. This proposal, and the process for reviewing the requested amendments, follow the procedures outlined in the Springfield, Eugene, and Lane County Codes, thus conforming with the established land use planning process consistent with Goal 2.

The record shows that there is an adequate factual base to support the *Metro Plan* amendments, as Goal 2 requires. Further, the Goal 2 coordination requirement is met. Goal 2 requires that plans be coordinated with the plans of affected governmental units and that opportunities be provided for review and comment by affected governmental units. To comply with the Goal 2 coordination requirement, the review of the amendments was coordinated with all affected governmental units. Specifically, notice was mailed to: Lane County, Springfield, City of Eugene, School District 4J; and the following state agencies: Oregon Department of Land Conservation and Development, and Oregon Department of Transportation. There are no Goal 2 Exceptions required for these amendments.

Therefore, the *Metro Plan* Housekeeping Revisions, *Metro Plan* Chapter III-C, and the *Metro Plan* Diagram are consistent with Statewide Planning Goal 2.

Goal 3—Agricultural Land: *To preserve and maintain agricultural lands.*

The *Metro Plan* Housekeeping Revisions and *Metro Plan* Diagram make no changes to agricultural land policies or designations in the *Metro Plan*. Therefore, the *Metro Plan* Housekeeping Revisions and *Metro Plan* Diagram are consistent with Statewide Planning Goal 3.

The following findings of consistency with Goal 3 pertain to amendments to *Metro Plan* Chapter III-C. The amendments apply to agricultural land outside the urban growth boundary (UGB) and inside the *Metro Plan* boundary. The amendments make clear that lands within the UGB with agricultural soils or that are used for agricultural purposes are not entitled to protection under these policies.

The changes to Goal 3, Policies C.4. a, k, m and n incorporate references for compliance with applicable state regulations. The changes to Lane County Rural Comprehensive Plan Goal 3, Policy C.4. d, complies with the Goal 3 administrative rule prohibiting dwellings for contemplated farm use, and deletes the portion of this policy that allows a temporary mobile home for contemplated farm use. Goal 3 Policy to “explore better methods of identifying agricultural lands” is deleted, and revised to require that agricultural lands be identified pursuant to the Goal 3 Rule.

Therefore, the amendments to *Metro Plan* Chapter III-C are consistent with Statewide Planning Goal 3.

Goal 4—Forest Land: *To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.*

The *Metro Plan* Housekeeping Revisions and *Metro Plan* Diagram make no changes to forest land policies or designations in the *Metro Plan*. Therefore, the *Metro Plan* Housekeeping Revisions and new *Metro Plan* Diagram do not affect *Metro Plan* consistency with Statewide Planning Goal 4.

The following findings of consistency with Goal 4 pertain to amendments to *Metro Plan* Chapter III-C. The amendments apply to forest land outside the UGB and inside the *Metro Plan* boundary.

The change to Goal 4, Policy C. 7. c. incorporates the correct reference to the ORS that authorizes the designation of marginal lands. The change to Goal 4, Policy C. 4. g. requires divisions of forest land to comply with the forest Rule, OAR 660-006. Policy C. 4. f. establishes that dwellings shall be allowed as provided in OAR 660-06. Policy C. 4. h. establishes the siting and fire safety standards of OAR 660-006 for new structures. Policy C. 4. i. limits park and recreation uses to those consistent with Goals 3 and 4. Policy C. 4. o. that directs the land division standards in the F-2 to be studied is deleted, because the land division standards are established by OAR 660-006. Policy C. 4. n. recognizes the Oregon Forest Practices Act as the only mechanism regulating the growing and harvesting of forest tree species on commercial forest lands unless Goal 5 resource sites have been determined to be more important through the Goal 5 process.

Therefore, the amendments with *Metro Plan* Chapter III-C are consistent with Statewide Planning Goal 4.

Goal 5—Open Spaces, Scenic and Historic Areas, and Natural Resources: *To conserve open space and protect natural and scenic resources.*

The *Metro Plan* Housekeeping Revisions make no substantive changes to policies or findings for open spaces, scenic and historic areas, and natural resources. Therefore, the *Metro Plan* Housekeeping Revisions are found to be consistent with Statewide Planning Goal 5.

The following findings of consistency with Goal 5 pertain to the *Metro Plan* Diagram Amendments.

The *Metro Plan* Diagram updates in the Eugene UGB better reflect adopted refinement plans, zoning actions, and development approvals, which have already been through a goal analysis and acknowledged by DLCD. Therefore, the updates will not affect *Metro Plan* compliance with Goal 5.

The *Metro Plan* Diagram amendments to remove Urban Reserves do not change adopted policies or resources related to Goal 5 because the underlying designation is retained. Therefore, the amendments will not affect *Metro Plan* compliance with Goal 5.

The *Metro Plan* Diagram amendments in the Springfield UGB do not significantly affect resources subject to Goal 5 because the Diagram amendments make no change in the number of acres of land designated Natural Resource. Therefore, the *Metro Plan* Diagram amendments in the Springfield UGB do not affect consistency with Statewide Planning Goal 5.

The following findings of consistency with Goal 5 pertain to amendments to *Metro Plan* Chapter III-C.

Oregon Administrative Rule (OAR 660, Division 23) requires local governments to inventory and evaluate Goal 5 resources and to develop land use programs to conserve and protect Goal 5 resources identified for protection. Lane County, Springfield, and Eugene jointly completed the Goal 5 requirements in Oregon Administrative Rule (OAR 660, Division 23) for wetlands, riparian corridors, and wildlife habitat for the area between the UGB and the *Metro Plan* boundary and the amendments implement the Goal 5 requirements. The amendments document the Goal 5 process, update text in the *Metro Plan*, and direct the use of adopted inventory maps to identify significant resources for purposes of considering protection measures specified in the amendments.

Lane County addressed the Goal 5 requirements in effect at the time of applying *Metro Plan* designations, zoning, or permitting mineral and aggregate operations outside the UGB, including addressing potential conflicts with inventoried wetlands, riparian corridors, and wildlife habitat. The permitting process of the Department of Geology and Mineral Industries (DOGAMI) will require necessary and adequate protections for inventoried wetlands, riparian corridors, and wildlife habitat for these existing operations. Future *Metro Plan* amendment, rezoning, or permitting processes for new mineral and aggregate operations not already authorized or permitted will be subject to applicable requirements of Goal 5 and DOGAMI regulations.

Therefore, the amendments to *Metro Plan* Chapter III-C are consistent with Statewide Planning Goal 5.

Goal 6—Air, Water and Land Resources Quality: *To maintain and improve the quality of the air, water and land resources of the state.*

The *Metro Plan* Housekeeping Revisions, *Metro Plan* Chapter III-C, and the *Metro Plan* Diagram make no changes to policies or designations affecting air, water and land resources quality. Therefore, the *Metro Plan* Housekeeping Revisions, *Metro Plan* Chapter III-C amendments, and new *Metro Plan* Diagram do not affect *Metro Plan* consistency with Statewide Planning Goal 6.

Goal 7—Areas Subject to Natural Disasters and Hazards: *To protect life and property from natural disasters and hazards.*

The *Metro Plan* Housekeeping Revisions and the *Metro Plan* Diagram make no changes to policies or designations affecting areas subject to natural disasters and hazards. Therefore, the *Metro Plan* Housekeeping Revision and *Metro Plan* Diagram do not affect *Metro Plan* consistency with Statewide Planning Goal 6.

The following findings of consistency with Goal 7 pertain to amendments to *Metro Plan* Chapter III-C.

The amendments to Chapter III-C make no substantive changes to policies or findings in the *Metro Plan* affecting areas subject to natural disasters and hazards and will not affect *Metro Plan* compliance with Goal 7. Eugene, Springfield, and Lane County development code regulations implement Goal 7 and are consistent with Goal 7. The amendments to Chapter III-C do not affect the development codes. Continued compliance will occur through protections established by the floodplain development regulations of Eugene, Springfield, and Lane County.

Therefore, the amendments to *Metro Plan* Chapter III-C are consistent with Statewide Planning Goal 7.

Goal 8—Recreational Needs: *To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

The *Metro Plan* Housekeeping Revisions make no substantive changes to policies or findings in the *Metro Plan* affecting recreational needs and facilities. The revisions clarify the intent of existing adopted policy. The *Metro Plan* Chapter III-C makes no changes to policies or findings in the *Metro Plan* affecting recreational needs and facilities. Therefore, the *Metro Plan* Housekeeping Revisions and *Metro Plan* Chapter III-C do not affect *Metro Plan* consistency with Statewide Planning Goal 8.

The following findings of consistency with Goal 8 pertain to the *Metro Plan* Diagram Amendments.

The *Metro Plan* Diagram updates in the Eugene UGB better reflect adopted refinement plans, zoning actions, and development approvals, which have already been through a goal analysis and acknowledged by DLCD. Therefore, the updates will not affect *Metro Plan* compliance with Goal 8.

The *Metro Plan* Diagram amendments to remove Urban Reserves do not change adopted policies or resources related to Goal 8 because the underlying designation is retained. Therefore, the amendments will not affect *Metro Plan* compliance with Goal 8.

The City of Eugene Parks Department provides park and recreational facilities in Eugene and the Willamalane Park and Recreation District provides this service in Springfield. In Springfield, none of the *Metro Plan* Diagram amendments affect Parks and Open Space designations.

Therefore, the *Metro Plan* Diagram amendments do not affect consistency with Statewide Planning Goal 8.

Goal 9—Economic Development: *To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

The *Metro Plan* Housekeeping Revisions make no substantive changes to policies or findings in the *Metro Plan* affecting economic development. The revisions clarify the intent of existing adopted policy. The *Metro Plan* Chapter III-C makes no changes to policies or findings in the *Metro Plan* affecting economic development. Therefore, the *Metro Plan* Housekeeping Revisions and *Metro Plan* Chapter III-C do not affect *Metro Plan* consistency with Statewide Planning Goal 9.

The following findings of consistency with Goal 9 pertain to the *Metro Plan Diagram* Amendments.

The *Metro Plan* Diagram updates in the Eugene UGB better reflect adopted refinement plans, zoning actions, and development approvals, which have already been through a goal analysis and acknowledged by DLCD. Therefore, the amendments will not affect *Metro Plan* compliance with Goal 9.

The *Metro Plan* Diagram amendments to remove Urban Reserves do not change adopted policies or land supply related to Goal 9 because the underlying Plan designation is retained and the areas lie outside the UGB. Therefore, the amendments will not affect *Metro Plan* compliance with Goal 9.

The *Metro Plan* Diagram amendments in Springfield UGB will have no impact on the adopted buildable commercial and industrial lands inventories. Approximately 4.25 acres of land designated "Commercial" on the *Metro Plan* Diagram are proposed to be re-designated "Low-Density Residential." The affected property is a developed residential neighborhood zoned "Low-Density Residential." The proposed *Metro Plan* Diagram amendments will make the Plan designation consistent with the zone designation and existing character of the neighborhood. This property was not part of Springfield's inventory of vacant commercial land. Therefore, the *Metro Plan* Diagram amendments in the Springfield UGB will not affect *Metro Plan* compliance with Goal 9.

Goal 10—Housing: *To provide for the housing needs of citizens of the state.*

The *Metro Plan* Housekeeping Revisions make no substantive changes to policies or findings in the *Metro Plan* affecting housing. The revisions clarify the intent of existing adopted policy. The *Metro Plan* Chapter III-C makes no changes to policies or findings in the *Metro Plan* affecting housing. Therefore, the *Metro Plan* Housekeeping Revisions and *Metro Plan* Chapter III-C do not affect *Metro Plan* consistency with Statewide Planning Goal 10.

The following findings of consistency with Goal 10 pertain to the *Metro Plan Diagram* Amendments.

The *Metro Plan* Diagram updates in the Eugene UGB better reflect adopted refinement plans, zoning actions, and development approvals, which have already been through a goal analysis and acknowledged by DLCD. Therefore, the amendments will not affect *Metro Plan* compliance with Goal 10.

The *Metro Plan* Diagram amendments to remove Urban Reserves do not change adopted policies or land supply related to Goal 10 because the underlying Plan designation is retained and the areas lie outside the UGB. Therefore, the amendments will not affect *Metro Plan* compliance with Goal 10.

The *Metro Plan* Diagram amendments in the Springfield UGB will have no significant impact on the adopted buildable residential lands inventory. A 54 acre site designated “Low-Density Residential” is proposed to be re-designated “Government and Education”. The subject site is owned by the Eugene Water and Electric Board (EWEB) and serves as Eugene’s Water Treatment Plant. The site is zoned “Public Land and Open Space”. The proposed change in the *Metro Plan* Diagram brings the designation into consistency with existing zoning and use of the land. The subject property is not listed as available land on Springfield’s inventory of buildable residential land.

A second amendment to the *Metro Plan* Diagram will make it consistent with an acknowledged amendment to the *East Main Street Refinement Plan*. The refinement plan amended the designation of a .28 acre parcel from “Low-Density Residential.” to “Mixed Use Commercial.” The subject property was located adjacent to existing commercial property on Main Street. The mixed-use designation will allow up to 40% of the site to be developed with residential uses. The proposed amendment to the *Metro Plan* Diagram will make the same change from “Low-Density Residential” to “Mixed Use Commercial” for the parcel. The amendment to the refinement plan was found to have no significant impact on the inventory of buildable residential land.

Therefore, the *Metro Plan* Diagram amendments in the Springfield UGB will not affect *Metro Plan* compliance with Goal 10.

Goal 11—Public Facilities and Services: *To plan and develop a timely, orderly and efficient*

arrangement of public facilities and services to serve as a framework for urban and rural development.

The *Metro Plan* Diagram amendments do not affect the provision of facilities or services and do not change project lists in the December 2001 *Eugene-Springfield Metropolitan Area Public Facilities and Services Plan* (PFSP). The *Metro Plan* Chapter III-C makes no changes to policies or findings in the *Metro Plan* affecting public facilities and services. Therefore, the *Metro Plan* Chapter III-C and *Metro Plan* Diagram do not affect *Metro Plan* consistency with Statewide Planning Goal 11.

The following findings of consistency with Goal 11 pertain to the *Metro Plan* Housekeeping Revisions.

The *Metro Plan* Housekeeping Revisions do not change currently adopted and acknowledged *Metro Plan* policies related to public facilities and services, except the following amendment in the *Metro Plan Housekeeping Revisions* to add subsection “d” to *Metro Plan* Policy G.3. This amendment addresses the changes that will be needed as a result of the removal of Urban Reserves from the *Metro Plan* Diagram.

- G.3 Modifications and additions to or deletions from the project lists in the *Public Facilities and Services Plan* for water, wastewater, and stormwater public facility projects or significant changes to project location, from that described in the *Public Facilities and Services Plan* planned facilities Maps 1, 2 and 3, requires amending the *Public Facilities and Services Plan* and the *Metro Plan*, except for the following:
- a. Modifications to a public facility project which are minor in nature and do not significantly impact the project’s general description, location, sizing, capacity, or other general characteristic of the project; or
 - b. Technical and environmental modifications to a public facility which are made pursuant to final engineering on a project; or
 - c. Modifications to a public facility project which are made pursuant to findings of an Environmental Assessment or Environmental Impact Statement conducted under regulations implementing the procedural provisions of the national Environmental Policy Act of 1969 or any federal or State of Oregon agency project development regulations consistent with that act and its regulations; or
 - d. Public facility projects included in the PFSP to serve land designated Urban Reserve prior to the removal of the Urban Reserve designation, which projects shall be removed from the PFSP at the time of the next Periodic Review of the *Metro Plan*.

The *Metro Plan* Housekeeping Revisions do not affect the provision of facilities or services. This proposal does not change project lists in the December 2001 *Eugene-Springfield Metropolitan Area Public Facilities and Services Plan* (PFSP). Therefore, the *Metro Plan* Housekeeping Revisions do not affect *Metro Plan* consistency with Statewide Planning Goal 11.

Goal 12—Transportation: *To provide and encourage a safe, convenient and economic transportation system.*

The following findings of consistency with Goal 12 pertain to the *Metro Plan* Housekeeping Revisions, *Metro Plan* Chapter III-C, and the *Metro Plan* Diagram.

The proposals will not significantly affect any of the roads in the metropolitan area. The proposals will not affect the road projects in the *Eugene-Springfield Metropolitan Area Transportation System Plan* (*TransPlan*). *TranPlan* was adopted in the fall of 2001, effective November 31, 2002, and published as the December 2001 *TransPlan*.

Section 660-012-0060 of the Transportation Planning Rule requires evaluation of a comprehensive plan amendment to determine if the amendment significantly affects a transportation facility. The *Metro Plan* amendments and updates do not: change the functional classification of an existing or planned transportation facility; change standards implementing a functional classification system; allow types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or reduce the level of service of a facility below the minimum acceptable level identified in *TransPlan*.

The *Metro Plan* Diagram updates in the Eugene UGB better reflect adopted refinement plans, zoning actions, and development approvals, which have already been through a goal analysis and acknowledged by DLCDD. Therefore, the amendments will not affect *Metro Plan* compliance with Goal 12.

The *Metro Plan* diagram amendments in the Springfield UGB and amendments to remove Urban Reserves will not significantly affect a transportation facility and will not affect compliance with policies or projects contained in *TransPlan*, a functional refinement to the *Metro Plan*, acknowledged as complying with the requirements of Goal 12. Therefore, the amendments will not affect *Metro Plan* compliance with Goal 12.

Goal 13—Energy Conservation: *To conserve energy.*

The following findings of consistency with Goal 13 pertain to the *Metro Plan* Housekeeping Revisions, *Metro Plan* Chapter III-C, and the *Metro Plan* Diagram.

This Goal is not relevant because the amendments do not involve any additional development that would consider energy conservation systems, or the recycling and reuse of vacant and

per the guidelines associated with Goal 13. The amendments will not affect *Metro Plan* compliance with Goal 13.

Goal 14—Urbanization: *To provide for an orderly and efficient transition from rural to urban land use.*

The following findings of consistency with Goal 14 pertain to the *Metro Plan* Housekeeping Revisions, *Metro Plan* Chapter III-C, and the *Metro Plan* Diagram updates and amendments in the Springfield UGB and diagram updates in the Eugene UGB.

The amendments do not convert land from rural to urban use. Therefore, the amendments will not affect *Metro Plan* compliance with Goal 14.

The following findings of consistency with Goal 14 pertain to the *Metro Plan* Diagram amendments to remove Urban Reserves:

The existing underlying *Metro Plan* Diagram designation for urban reserves will not change. These diagram amendments are required because, based on the information and conclusions in the *Eugene-Springfield Metropolitan Area Urban Reserve Analysis and Alternatives Report*, June 2001, the existing Urban Reserves are not in compliance with OAR 660 Division 21. These amendments are proposed to complete the Urban Reserve Work Task in the Periodic Review Work Program. The *Eugene-Springfield Metropolitan Area Urban Reserve Analysis and Alternatives Report*, June 2001, was prepared during the first phase of this work task. The report evaluates existing and alternative urban reserve areas within the context of the OAR and concludes that, due to the construction of the administrative rule, the current and alternative areas do not meet the requirements of the rule.

Therefore, the amendments comply with Statewide Planning Goal 14.

Goal 15—Willamette River Greenway: *To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.*

The *Metro Plan* Chapter III-C makes no changes to policies or findings in the *Metro Plan* affecting the Willamette River Greenway. Therefore, *Metro Plan* Chapter III-C amendments do not affect *Metro Plan* consistency with Statewide Planning Goal 15.

The following findings of consistency with Goal 15 pertain to the *Metro Plan* Housekeeping Revisions.

The *Metro Plan* text amendments do not affect adopted *Metro Plan* policies related to the Willamette River Greenway. Existing *Metro Plan* finding #8 on page III-D-3 of the

document, *Metro Plan Housekeeping Revisions*, Draft May 23, 2003 is amended as follows (additions in bold, deletions in strike-out):

- “8. **The following Compatibility Review pPermits are required by Eugene, Springfield, and Lane County to implement Statewide Planning Goal 15: for any intensification, change of use, or new development within the Greenway boundaries:—**
- a. **The City of Eugene requires Greenway Permits for any activity in the Willamette Greenway involving intensification of use, change in use, or development.**
 - b. **The City of Springfield requires a Discretionary Use Permit for any change or intensification of use, or construction that has a significant visual impact in the Willamette Greenway Overlay District, which is combined with a “Greenway Setback Line.”**
 - c. **Lane County requires a Greenway Development Permit for intensification or change of use or development allowed in applicable zones, including public improvements and including partitions and subdivisions as defined in LC 13.010 for lands within the boundaries of the Willamette River Greenway.”**

These amendments are proposed to reflect the current practice of implementing Goal 15 in the *Metro Planning* area. The amendments are consistent with Statewide Planning Goal 15.

The following findings of consistency with Goal 15 pertain to the *Metro Plan* Diagram.

The *Metro Plan* Diagram amendments propose showing the Willamette River Greenway as an overlay on the *Metro Plan* Diagram. This will not affect compliance with Statewide Planning Goal 15 because no change in the boundary is proposed. Therefore, the new *Metro Plan* Diagram does not affect *Metro Plan* consistency with Statewide Planning Goal 15.

Goals 16 through 19 (*Estuarine Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources*):

Not applicable to the Metro area.

Criterion #2: Eugene Code Section 9.7730(3)(b), Springfield Development Code 7.070(3)(b), and Lane Code 12.225(2)(b): Adoption of the amendment must not make the *Metro Plan* internally inconsistent.

The *Metro Plan* Housekeeping Revisions address changes which have been approved over time; changes resulting from Periodic Review tasks already completed and approved by the three governing bodies; and changes resulting from reformatting other chapters of the Plan that were not subject to Periodic Review, but which remained in the old format. The *Metro Plan* Housekeeping Revisions will create internal consistency in the *Metro Plan*. Thus, the *Metro Plan* Housekeeping Revisions will not make the *Metro Plan* internally inconsistent and the proposed revisions are consistent with this criterion.

The *Metro Plan* Chapter III-C and the new *Metro Plan* Diagram are consistent with the *Metro Plan* Housekeeping Revisions and, thus, do not make the *Metro Plan* internally inconsistent. Therefore, these amendments do not affect *Metro Plan* consistency with this criterion.

CONCLUSION

Based on the findings set forth herein, the Eugene and Springfield City Councils and the Lane County Board of Commissioners conclude that the *Metro Plan* Housekeeping Revisions, *Metro Plan* Chapter III-C: Environmental Resources Element, and *Metro Plan* Diagram are consistent with relevant statewide planning goals adopted by the Land Conservation and Development Commission and adoption of the *Metro Plan* amendments will not make the *Metro Plan* internally inconsistent.