SUPPLEMENTAL INFORMATION SUBMITTED Submitted on:
SUPPLEMENTAL INFORMATION HAS BEEN RECEIVED BY THIS OFFICE IN REGARDS TO THE FOLLOWING:
BP#
PA# 067280 Cronk
<u>SP#</u>
SI#
OTHER:

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Michael E. Farthing Attorney at Law

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email - mefarthing@yahoo.com

May 17, 2007

HAND DELIVERED

Stephanie Schulz Lane County Land Management Division Lane County Courthouse/PSB 125 E. 8th Ave. Eugene, OR 97401

Re:

Supplemental Information to Measure 37 Claim Richard L. and Geneva M. Cronk, Owners Map No. 18-02-14; Tax Lot 1001

PA 06-7280

Dear Ms. Schulz:

This office filed a Measure 37 Claim on behalf of Richard and Geneva Cronk, owners of the above-referenced property. The purpose of this letter is to supplement our claim with information regarding the value reduction evaluation of the Subject Property.

A one-page evaluation was submitted with our original application, but contained no comparable sale values to support our determination of the value reduction that was attributable to land use regulations that were applied to the property after the Cronks acquired it. The Subject Property consists of 31.37 acres and is currently zoned F-2. No improvements have been made to the Subject Property. For purposes of calculating the value reduction for our Measure 37 claim, the Subject Property is presently valued at \$281,940 which is the real market value assessed for the property by the Assessor. The property is presently vacant and would likely qualify for a single template dwelling.

If Claimants developed the property at the time they acquired it in 1963 when no zoning regulations were in place, they could have subdivided the 31 acre parcel into at least 6 parcels, each approximately 5 acres in size and placed a dwelling on each lot as an outright permitted use.

To supplement our claim, we would like you to consider the following list of recent sales of properties which are presently vacant but upon which a single-family residence could be constructed:

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- (1) Sunderman Road, Springfield. 5.68 acres, zoned Rural Residential. Well in place septic approved, river frontage but in the flood plain requiring engineered foundation. Property sold May 23, 2005 for \$120,000.
- (2) Hileman Road, Marcola. 4.17 acres, zoned Rural Residential. Well in place septic approved. Property sold February 20, 2004 for \$120,000.
- (3) Marcola Road, Marcola. 5.27 acres, zoned F-2, but with Special Use Permit in place for dwelling approval. Well and septic in place. Riverfront property. Property sold January 26, 2005 for \$138,000.
- (4) 40244 Jasper-Lowell Road, Lowell. 10 acres, zoned F-2, but with Special Use Permit in place. Phone, power, driveway and well in place, septic approved. Well and septic in place. Riverfront property. Property sold May 19, 2004 for \$130,000.
- (5) 10 Oakshire Drive, Springfield. 5 acres, zoned Rural Residential. A community water system and road system was in place. Property sold August 5, 2004 for \$110,000.
- (6) Little Fall Creek Road, Fall Creek. 6 acres, zoned F-2, but with Special Use Permit in place. No site improvements. Property sold May 4, 2004 for \$110,000.
- (7) 49865 McKenzie Highway, Vida. 4.3 acres, zoned Rural Residential. Well and driveway in place. Property sold December 6, 2005 for \$169,000.

We believe these sale prices are low because they predated the recent increase in property values. For that reason, we do not believe they reflect the recent increase in rural values. As evidence of this, I have attached copy of a comparative market analysis that was prepared by Pam Dietz, a broker with All State Real Estate, which was submitted to the County with another Measure 37 claim for property located at 36826 Wallace Creek Road (Kienlen, PA 06-7240) which is within a mile of the subject property. As noted in this analysis, the average sale price was \$204,600.

The average sales price from the older values listed is \$128,000. The more recent sales reflect an average value of approximately \$200,000 for a five acre buildable lot. In our claim, we stated that a 5-acre rural homesite sells for an average of \$130,000, which is very comparable. By averaging the more recent sales with the earlier sales, we calculated an average sale price of

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\$165,000. The imposition of current land use regulations has noticeably decreased the property value given that Claimants are unable to develop the property as they intended to at the time they purchased it.

Claimants desire to subdivide the 31 acre parcel into six 5-acre lots. Considering the figures above, and using an average of the comparables which would be \$165,000 for each lot, and applying that to the five additional homesites that could be created (5 x \$165,000), the reduction in value by reason of the imposition of F-2 zoning is \$825,000.

Please supplement our claim with this information. This claim is set to be heard on May 22. If you have further questions or comments, please call.

Sincerely

Michael E. Farthing

MEF/aeg

Enclosure

cc: Richard and Geneva Cronk (w/ encl)

Jim McLaughlin (w/ encl)



PA 06-7240 18-02-14, 1303 Kienlen'

2001 Franklin Blvd. • Eugene, OR 97403 541-687-1663 • Fax 541-687-2327

Comparative Market Analysis

For: Linda Kienlen

F-2/19 AC

Subject Property: 36826 Wallace Creek Road

Springfield, OR 97478

Tax Lot: 18 02 14 00 01303 000 Tax Account: 1041316, 1311479

Subject Property Description:

This is a 19.4 acre parcel zoned F2 that includes a modest home, 1457 square feet in size including three bedrooms and two baths. The home was built in 1972, and has had minimal updating. Improvements to the property include a small studio, 2-car detached garage, 22 stall barn (10,710 square feet), indoor arena (18,000 square feet).

The purpose of this CMA is to establish the current fair market value of subject property (current appraisal from refinance is attached), and additionally to establish the value of the property if it were currently subdivided into 2 buildable five acre parcels plus the existing home and outbuildings on the remaining approximately 9.4 acres. The difference of these values will be noted.

I have provided sales data on bare land parcels of 5.0 - 5.07 acres in size. I have also included sales data on bare land properties of 15.52 - 26.64, as well as a copy of an August 31, 2006, appraisal of the subject property. All sales included have occurred in the previous twelve months.

Values:

Current market value is established by an appraisal dated August 31, 2006, \$580,000.00 (there are no comparables available for similar property/improvements during previous 12 months).

Projected Subdivided Fair Market Value:

There are 4 sales which have occurred on buildable bare land parcels of approximately 5 acres (data is included). They average 5.0175 acres in size and \$204,600 in price.

The Data Includes:

- 1. Hills Creek Lot 603 in Springfield, Oregon Tax ID 571982, 5.07 acres sold for \$200,000.00.
- 2. Brown Road, Dexter, Oregon, 97431 Zoned RR5, 5 acres sold for \$199,700.
- 3. Brown Road, Dexter, Oregon, 97431 Tax ID 812444, Zoned RR5, 5 acres sold for \$194,700.
- 4. Dilley Lane, Eugene, Oregon 97405, 5 acres, sale pending for \$234,500.

This indicates a current fair market value of 2 (5) acre parcels subdivided off the subject parcel would have a value of: $$204,600.00 \times 2 = $409,200.00$

There are three sales which have occurred on buildable bare land parcels of 15.52 acres to 26.64 acres. They average 20.60 acres in size and \$243,300 in price – an average of \$11,810/acre.

The Data Includes:

- 1. Bear Creek Road, Creswell, Oregon, 97426 Tax ID 829042, Zoned F2, 15.52 acres sold for \$225,000.
- 2. 28746 Hamm Road, Eugene, Oregon, 97405 Tax ID 1387073, 19.66 acres sold for \$170.000.
- 3. Cloverdale Road, Creswell, Oregon, 97426 Tax ID 836948, 836930, Zoned EFU25, 26.64 acres sold for 334,900.

By subdividing 10 acres off the subject property at \$11,800/acre, the current value of the property would decrease by $$118,000 ($11,800 \times 10)$ to give the remaining 9.4 acres with improvements a fair market value of \$462,000 (\$580,000 less \$118,000).

Therefore the current fair market value of the subject property if it were subdivided as discussed above would be:

2 (5) acre parcels –	\$409,200.00 *
Existing Home, Improvements & remaining 9.4 acres	+ \$462,000.00
•	\$871,200.00

The difference between the current fair market value of the existing subject property and the value if it were subdivided as proposed above : \$871,200.00

-<u>\$580,000.00</u> \$291,200.00

^{*} Note that claimant could have subdivided in smaller parcel sizes than 5 acres. Assuming smaller parcel sites would most likely result in higher fair market values today.

If I may be of further assistance to you, please feel free to call me.

Pam Dietz

Broker

All State Real Estate

Uniform Residential Appraisal Report

LIMITED SUMMARY

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Uniform Residential Appraisal Report

LIMITED SUMMARY File # 00003895

ř		There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 450,000 to \$ 600,000																									
	There are 1 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 407,000 to \$ 739,000																										
Į,							COMPARABLE SALE # 1					COMF	COMPARABLE SALE #3														
Ŕ	Address 36825 Witteos Creek Road Springfield				37745 Wallage Cresk Road Springfield						88446 Euger	18 Floher ene	24916 Paradise Drive Junction City														
	Proximity to Subject				1 83 miles NE			17.58	8 miles N		24.16 miles NW																
ø	Sale Price	\$ NIA				Karatina en ala s				490,000			\$ 739000		12010			\$	্রাক্তর শুক্তর	844500							
	Bala Price/Gross Liv. Area Data Source(s)		1345. F 18	sq ∩.	\$ 227.38 sq ft RMLS, Doc #58767				1300	14.4	\$ 422,53 sq.ft. RMLS, Dog #36494			Prof. 0.33 (p.00)	\$ 255.25 sq ft RMLS, Doc #93870			5Q ft 170	Lillà	21/4	<u> 1515 - 1</u>						
ř	Verification Source(s)		137		rimi		35				- MALE	J. JAN 8															
ij	VALUE ADJUSTMENTS		CRIPTA			XE6C6		ON	-113/	Achement	DESCRIPTION			+(-)1 Advatori		ESCRIP)N	71	12 644	about 1						
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ű.	Concessions Cate of Sale/Time	37,30	A-112-14		B-7-2				L	0	05-25	5-2006		0	11-20	8-2005	_		Г	_							
ij	Location	Rural									Rumi	_	_		<u> </u>	0		/ Super	rior	-37,000			_		ļ_		0
热	Leasehold/Fee Simple	Fee 5im			Fee Simple 28.95 acre				 	-14,000		Simple 2 acres		-10,500		Simple 2 acres			+		7.500						
Š	Site View	Pasture			Private						al Fem F	Ridge	-10,000	Pegi	He	_				0							
ij	Design (Style)	Ranch			Runc	:h	_	_		0	Thedi	itional		0	_		_		厂		0						
Pr	Quality of Construction	Average 1972 (3-			Average 1970 (36)			0	11.00			0	1994		_		+-		-25,300 0								
4	Actual Age Condition	Average			Avera	 -			 					0	Aven				1	_	-32,200						
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Š	Room Count	6	3	2	8	3		2	 	, 0	-	3	2	0	8	4	_[:	2	 		0						
Ř	Gross Living Area	1457 None		R.OA	2,155 None			eq R	 	24,430			sq.ft.	-10,220	2525 None			eq.E.	+		-37,380 0						
鬱	Basement & Finished Rooms Balow Grade						_										_	_	L	_							
ģ.	Functional Utiny	Typical FAO/N	00"		Typic FAE				 	-2,000		r None		1,000	11				+-		-2,000						
ř	Heating/Cooling Energy Efficient Items	FAO/N Typical	one		Typic		_			-2,000	Typic				Typk		_										
	Garage/Carporl	2-Car G			None		_			10,000	None	•		10,000	2 Co	v Garage	_	_	F		0						
f	Porch/Patio/Deck	Porch/O			_	NP add				77		tuP≥0o		 		h/Pallo Vena/Sh		310	+		30,000						
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ľ	Adjusted Sale Price of Comparables			西 勒	Nel Ad Gross	d. 9. Ad; 2	9.10 25.60	· %	s	534,570	Met Ad Green			\$ 657,280		iAd) 20.		94			585,120						
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SUPPLEMENTAL Submitted on: 6-5-07	INFORMA	TION SUBMIT	TED
Submitted on: 6-5-07	такен Бу:		
SUPPLEMENTAL INFORMATION HAS BE FOLLOWING:	EEN RECEIVED BY TH	HIS OFFICE IN REGARDS TO	THE
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Michael E. Farthing

Attorney at Law

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Eugene, Oregon 97401
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email - mefarthing@yahoo.com

June 5, 2007

HAND DELIVERED

Lane County Board of Commissioners % Kent Howe, Planning Director Lane County Land Management Division Lane County Courthouse/PSB 125 E. 8th Ave. Eugene, OR 97401

Re: Measure 37 Claim PA 06-7280

Richard and Geneva Cronk, Claimants Map No. 18-02-14, Tax Lot 1001

Dear Mr. Howe:

This office represents the Cronks with regard to the above-referenced Measure 37 Claim. This claim was previously before the Board of Commissioners on May 22 and at that time, Staff stated:

"The applicant has not submitted competent evidence of a reduction in fair market value from enforcement of a land use regulation..."

A supplemental statement was submitted on May 17 and contained a list of comparable values to support the Cronks' claim. This analysis was quite thorough and similar to others that we have submitted in support of other claims and which have been granted waivers by the Board of Commissioners.

The Staff's analysis was based on the assumption that the "property was zoned FF" at the time the Cronks acquired the property in 1963. It is our position that Staff erred in determining that the property was zoned FF (Farm-Forest) because there was no "FF" zone in Lane County at that time. The Subject Property is 31 acres of vacant forest land that is located west of Wallace Creek Road near Springfield. We are unable to locate any County ordinances or other materials that suggest that the property was zoned in 1963. Instead, we do have supporting documents that the Subject Property was not subject to any zoning regulations until 1984.

On March 14, 1971, well after Claimants purchased the Subject Property, Lane County

Lane County Board of Commissioners % Kent Howe, Planning Director June 5, 2007 Page 2

enacted Ordinance No. 7-71 which adopted prior amendments. See partial copy of the ordinance attached as Exhibit "A". At that time, there is no mention of the FF or FF-20 zoning because there were no use regulations in Ordinance No. 4 (1949 Zoning Ordinance), as amended, for this kind of zoning. On that same date in 1971, the County adopted Ordinance No. 426 which first enacted the FF-20 zoning district. See partial copy of the ordinance attached as Exhibit "B". Therefore, Staff's assertion that the property could be zoned FF in 1963 is impossible. Our records indicate that the Subject Property was unzoned until the adoption of Ordinance No. 884 on February 29, 1984. At that time, the F-2 zoning was applied and it remains in effect today. See partial copy of the ordinance attached as Exhibit "C". Copy of Official Zone Map #483 is attached as Exhibit "D".

Through the enclosed documents, we have demonstrated that Cronks' property was unzoned in 1963 and have shown competent evidence that the value has been reduced as a result of the current zoning regulations with our supplemental evaluation submitted May 18. We believe that based on the clarification of these issues that our claim is complete and Claimants should receive approval to develop the property as they could have in 1963. We request that Staff re-evaluate the original claim and the enclosed documents.

We look forward to the June 20 hearing to discuss these issues in more detail. If you have any more questions or comments, please call at your convenience.

Sincerely

Michael E. Farthing

MEF/kt

Enclosures

cc: Richard and Geneva Cronk (w/ encl)

Jim McLaughlin (w/ encl) Stephanie Schulz (w/ encl) M^{n}

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BEFORE THE BLOOD OF COURTY CORMISSIONERS FOR LAWE COURTY, CRECORDS

ORDINANCE 7-12 READOPTION OF LANS COUNTY SUNIES AND LAND USE ORDINANCE OF AS EMERGED AND

REPRITOTED JANUARY 1971

The Board of County Commissioners for Lane County ordates as follows:

SECTION 1. PORPOSE.

> The purpose of this ordinance is to codify the County Zoning and cond Use Ordinance 4, as amended and reprinted in January, 1971.

SECTION 2. READOPTION.

> Land County Zoning and Land Use Ordinance 4, as amended and reprinted in January, 1971, pages 1 - 85 attached heroto as Exhibit "A" and Incorporated herein, is hereby readopted. Subsequent amendments shall be made by either ordaining pen and ink corrections to the ordinance attached as Exhibit "A" or by adding or substituting new pages.

SECTION 1. TITLE.

> This ordinance readopting Lane County Zoning and Land Use Ordinance 4, as amended, shall be referred to as "Lane County Zoning and Land Use Ordinance 4".

ENACTED this 14th day of The Co., 1971.

APPROVED AS TO FORM

hairman of the Board of County Commissioners of Lane County

Recording Secretary of the Board at the meeting at which this ordinance was enacted.

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the View March

the order to carry out the purpose and provisions of this Ordinance, certain team shows on the more entitled "tone County Tourney Maps," being a part of this county testinance, are hereby classified in one of the following districts. In the same any street, or allows as shown on the most have been or are hereafter vacated, the fand shall take the district classification of the property to which it reverts. Public land acquired minor to the adoption of thes Ordinance shall be limited to the use for which the land was acquired and/or any use established for the highest abutting district. Development of public land acquired subsequent to the passage of this Ordinance shall conform to the district in which it is located. In the event public land is sold for private development it shall automatically assume the classification of the highest abutting district.

AGT	AGRICULTURE, GRAZING, TIMBER RAISING DISTRICT	CHANGE WE
PR	PUBLIC RESERVE DISTRICT	SECTION VII
RA	SUBURBAN DISTRICT	TECTION VIII
R-1	SINGLE FAMILY RESIDENTIAL DISTRICT	SE 2016M IX
RG	GARDEN APARTMENT RESIDENTIAL DISTRICT	SKUTTON X
RP	RESIDENTIAL, PROFESSIONAL DISTRICT	SECTION X (2)
C 1	LINITED COMMERCIAL DISTRICT	SECTION XI
C 2	NEIGHBORHOOD COMMERCIAL DISTRICT	SECTION XII
C=3	COMMERCIAL DISTRICT	GECTION XIII
M1.	LIMITED INDUSTRIAL DISTRICT	SECTION XIV
M-2	LIGHT INDUSTRIAL DISTRICT	SECTION XV
M-3	HEAVY INDUSTRIAL DISTRICT	SECTION XVI
MH	MOBILE HOME DISTRICT	SECTION XVI-I (1,
MH	MOBILE HOME PARKS	SECTION XVI-I (2)
MH	MOBILE HOME USE PERMIT	SECTION XVI-I (3)
AV	ATRPORT VICINITY DISTRICT	SECTION XVI-II
SG	SAND, GRAVEL AND ROCK PRODUCTS DISTRICT	SECTION XVI-III
SG/CP	SAND, GRAVEL AND ROCK PRODUCTS-CONTROLLED	•
	PROCESSING DISTRICT	SECTION XVI-IV

EXHIBIT A
Page 2 of 2

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IN THE BOARD OF COUNTY COMMISSIONERS FOR LANE COUNTY

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O. As inhorotto, threater of the Ounty of England Electron of Lene County OF PUTY;

LANE COUNTY ZONING AND LAND USE ORDINANCE NO. 426

IN THE MATTER OF AMENDING LANE COUNTY ZONING AND LAND USE ORDINANCE NO. 4

The Board of County Commissioners of Lane County ordains that Lane County Zoning and Land Use Ordinance No. 4, as readopted by Ordinance No. 7-71, be amended as follows and as specifically provided in Appendix A, attached hereto and incorporated herein:

- Amend Section IV, Definitions, by adding a definition for "Use, Farm" and "Farm Use", as shown by attached new pages 6, 10, and 10.01.
- II. Add Section VI (1), Exclusive Farm Use 20 District (EFU 20), as shown by attached new pages 11.01 and 11.02.
- III. Add Section VI (2), Farm-Forestry 20 District (F-F 20), as shown by attached new pages 11.03 through 11.06.
- IV. Amend Section VI, Agriculture, Grazing, Timber-Raising District (AGT), as shown by attached new pages 12 through 13.04.
- V. Add Section VI (4), Farm and Recreation District 5 (FF 5), as shown by attached new pages 13.05 through 13.09.
- VI. Add Section VI (5), Interim Agriculture Combining District (/IA), as shown by attached new page 13.10.
- VII. Add Section VII-I, Rural Residential District (RR), as shown by attached new pages 15.01 through 15.05.

EXHIBIT B
Page f of 2

VIII. Amend Section XVI-I (1), Mobile Home District, to allow mobile homes in the EFU 20, F-F 20, FR 5, and RR Districts, and to allow provisions for temporary mobile home permits for employees in the EFU 20, F-F 20, and FR 5 Districts, as shown by attached new page 43.

Enacted this 1424 day of april 1971.

APPROVED AS TO FORM

DATE 3-31-7/

"Hoy CHADULE"

Charman, Lane County Board of Commissioners

Recording Secretary for this Meeting of the Board

The hereinabove ordinance approved and recommended for enactment by majority vote of the Lane County Planning Commission this 23rd day of March, 1971 after giving due notice of public hearing, and holding a public hearing on the 23rd day of February, 1971 and the 23rd day of March, 1971.

Secretary, Lane County Planning Commission

EXHIBIT_B Page_2_of_2 ORDINANCE NO.

IN THE MATTER OF APPLYING THE RURAL COMPREHENSIVE PLAN DESIGNATIONS AND RURAL COMPREHENSIVE PLAN ZONES TO RURAL LANE COUNTY OUTSIDE THE METROPOLITAN AREA GENERAL PLAN BOUNDARY, AND OUTSIDE ALL URBAN GROWTH BOUNDARIES, REPEALING PRIOR ZONING DISTRICTS AND PLAN DESIGNATIONS, AND ADOPTING A SAVINGS AND SEVERABILITY CLAUSE

WHEREAS, the plan designations and zoning districts applicable to rural Lane County are not in full compliance with the Statewide Goals, and

WHEREAS, the Oregon State Land Conservation and Development Commission has granted Lane County an extension of time to revise its designations and zones to bring them into conformity with the Statewide Planning Goals, and

WHEREAS, the Board of County Commissioners has received from the Lane County Planning Commission and the West Lane County Planning Commission recommended application of the new plan designations and zones, and

WHEREAS, the Board of County Commissioners has conducted a public hearing and is now ready to take action, now, therefore,

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

- 1. The Plan Designation and Zones as set forth on the attached maps (Exhibit "A") are hereby applied to Rural Lane County outside the Metropolitan Area General Plan Boundary and outside all Urban Growth Boundaries as modified by the attached change request summary, Board of County Commissioners action column (Appendix "B").
 - 2. With exception of the following:
 - (a) Rural Transportation Plan (Adopted by Ordinance No. 3-80).
 - (b) Willamette Greenway Plan (Adopted by Ordinance No. 783).
 - (c) Parks and Open Space Plan (Adopted by Ordinance No. 850).
 - (d) Solid Waste Management Plan (Adopted by Ordinance No. 771 and subsequent amendment).
 - (e) Coastal Resources Management Plan (Adopted by Ordinance No. 803) (Amended by Ordinance Nos. 862 and 876).

- (f) Siuslaw River Dredged Material Disposal Plan (Adopted by Ordinance No. 749) (Amended by Ordinance Nos. 861 and 877).
- (g) Housing Plan (Adopted by Ordinance 1-78).

the prior Plan and Zone designations are repealed. However, the prior Plan designations and zoning districts remain in full force and effect to authorize prosecution of persons who violate their provisions prior to the effective date of this Ordinance.

- 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.
- 4. The exceptions to Statewide Goals 3 and 4 are set forth in the attached Exhibit "B".

While not part of this Ordinance, the Board of County Commissioners adopt the Legislative Findings set forth in attached Exhibit "C" in support of this action.

Enacted this 29 day of Televan, 1984.

Chair, Lane County Board of

Commissioners

Recording Secretary for this

Meeting of the Board

Effective date 3/29/84

ORDINANCE NO. PA 884 - LEGISLATIVE FINDINGS

Ordinance No. PA 884 is the implementation of the policies adopted in Ordinance No. PA 883. The support documents and Findings adopted in that Ordinance are, therefore, adopted as if fully set forth herein.

Major map changes, based upon a nonresource designation are supported by prior quasi-judicial or current Findings set forth on attached Exhibit "D".

The Diagrams and Zones reflect only one "need" exception arising from a prior quasi-judicial application. We, therefore, readopt the need exception set forth on attached Exhibit "E". Note that pursuant to CPR summary, the new designation is Destination Resort, rather than Commercial Zones. However, the exception to the Goal remains valid. The site review conditions are also readopted.

In addition, map changes occurring on the basis of a Marginal Lands designation are explained in the attached Exhibit "F".

All other changes to the maps from the original staff recommendation are supported by changes to the developed and committed exception and the information and Findings submitted with CPR requests. Because the amount of supporting information is very extensive, it is not possible to set out new Findings for each approval, nor is such analysis appropriate for a legislative Ordinance. However, the basis for the approval exists in the written attachments to the CPR's, public testimony and deliberation. This information is available on request.

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO. 84-6-19-16) IN THE MATTER OF ADOPTING SUPPLEMENTAL FINDINGS IN SUPPORT OF ORDINANCE NO. PA 884

WHEREAS, on February 29, 1984, we adopted Ordinance No. PA 884 which applied Rural Comprehensive Plan Designations and Zoning Districts, and

WHEREAS, this Ordinance also adopted exceptions to certain Goals based upon the developed and committed exception process, and also designated certain areas nonresource lands, and

WHEREAS, DLCD Staff have identified certain deficiencies in the findings supporting these actions, now, therefore, be it

ORDERED that the attached Supplemental Findings set forth on Exhibit "A" for Developed and Committed areas and the Supplemental Findings set forth on attached Exhibit "B" for nonresource areas are hereby adopted in support of Ordinance No. PA 884.

Dated this igthday of

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Chair, Lane County Foard o

Commissioners

IN THE MATTER OF ADOPTING SUPPLEMENTAL FINDINGS IN SUPPORT OF ORDINANCE NO. PA 884

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EXHIBIT C

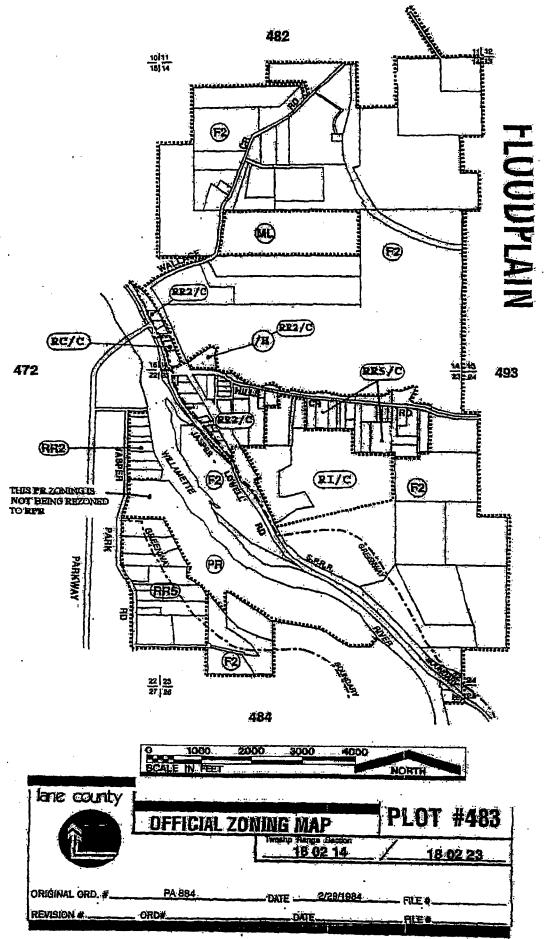


EXHIBIT D