



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

07/06/2011

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: Lane County Plan Amendment
DLCD File Number 005-10

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Tuesday, July 19, 2011

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Mark Bernard, Lane County
Jon Jinings, DLCD Community Services Specialist
Bill Holmstrom, DLCD Transportation Planner
Ed Moore, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

In person electronic mailed

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P** **JUN 29 2011**

**LAND CONSERVATION
AND DEVELOPMENT**
For Office Use Only

Jurisdiction: **Lane County**

Local file number: **PA 09-5027**

Date of Adoption: **6/22/2011**

Date Mailed: **6/28/2011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 4/27/2010

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Lane County is adopting amendments to its Comprehensive Plan and Transportation System Plan to incorporate by reference provisions of an Interchange Area Management Plan (IAMP) at the I-5/Coburg interchange. The IAMP contains land use policies, system improvements, and access controls near the interchange. The IAMP includes reequred amendments to Lane County zoning regulations (Lane Code Chapter 16) and maps providing for a new IAMP Combining Zone.

Does the Adoption differ from proposal? Please select one

No

Plan Map Changed from: **N/A**

to: **IAMP**

Zone Map Changed from: **N/A**

to: **IAMP Combining Zone**

Location: **As per the IAMP Zone Map**

Acres Involved:

Specify Density: Previous: **N/A**

New: **N/A**

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD File No. 005-10 (18272) [16693]

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Oregon Department of Transportation; City of Coburg

Local Contact: **Lydia McKinney**

Phone: (541) 682-6930 Extension:

Address: **3040 North Delta Highway**

Fax Number: 541-682-8554

City: **Eugene**

Zip: 97408-1696

E-mail Address: **lydia.mckinney@co.lane.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail **plan.amendments@state.or.us**.

<http://www.oregon.gov/LCD/forms.shtml>

Updated April 22, 2011

BEFORE THE BOARD OF COUNTY COMMISSIONERS, LANE COUNTY, OREGON

ORDINANCE NO. 6-11

IN THE MATTER OF AMENDING LANE CODE CHAPTER 16 TO ADD NEW TEXT AND DESIGNATION FOR AN INTERCHANGE AREA MANAGEMENT PLAN (IAMP) COMBINING ZONE FOR THE COBURG/INTERSTATE-5 IAMP AREA WITHIN THE LANE COUNTY RURAL COMPREHENSIVE PLAN (LCRCP) AND CORRECTING A REFERENCE TO THE ADOPTING ORDINANCE FOR THE LANE COUNTY TRANSPORTATION SYSTEM PLAN (LC 16.012, LC 16.297, LC 16.400).

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

Chapter 16 of Lane Code is hereby amended by removing, substituting and adding new sections as follows:

REMOVE THESE SECTIONS

16.012
as located on page 16-5 through 16-6
(a total of 2 pages)

NONE

16.400
as located on page 16-674 through 16-679
(a total of 6 pages)

INSERT THESE SECTIONS

16.012
as located on page 16-5 through 16-6
(a total of 2 pages)

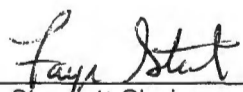
16.297
as located on page 16-674 through 16-675
(a total of 2 pages)

16.400
as located on page 16-674 through 16-679
(a total of 6 pages)

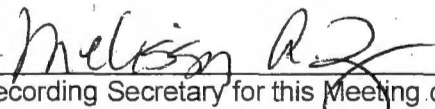
Said sections are attached hereto and incorporated herein by reference. The purpose of these substitutions and additions is to provide for a new Interchange Area Management Plan Combining Zone for the Coburg/Interstate-5 Interchange Area Management Plan area, adopt associated IAMP code regulations, and correct a reference to the adopting ordinance for the Lane County Transportation System Plan in Lane Code Chapter 16.

Although not a part of this Ordinance, the Board of County Commissioners adopts Lane County findings in support of this action as set forth in Exhibit "A".

ENACTED this 22nd day of JUNE 2011.



Faye Stewart, Chair,
Lane County Board of Commissioners



Recording Secretary for this Meeting of the Board

APPROVED AS TO FORM

Date: 6-22-11 Lane County



OFFICE OF LEGAL COUNSEL

16.012 Zone Classifications.

For the purpose of this chapter of Lane Code, the following zones are hereby established:

<u>Zone Classification</u>	<u>Abbreviation</u>	<u>Section No.</u>
Nonimpacted Forest Lands	F-1, RCP	16.210
Impacted Forest Lands	F-2, RCP	16.211
Exclusive Farm Use	E-RCP	16.212
Natural Resource	NR-RCP	16.213
Marginal Lands	ML RCP	16.214
Park and Recreation	PR-RCP	16.215
Quarry and Mining Operations	QM-RCP	16.216
Sand, Gravel and Rock Products	SG-RCP	16.217
Sand, Gravel and Rock Products Combining Processing	SG-CP-RCP	16.218
Public Facility	PF-RCP	16.219
Limited Commercial	C-1, RCP	16.220
Neighborhood Commercial	C-2, RCP	16.221
Commercial	C-3, RCP	16.222
Rural Commercial	C-R, RCP	16.223
Limited Industrial	M-1, RCP	16.224
Light Industrial	M-2, RCP	16.225
Heavy Industrial	M-3, RCP	16.226
Inmate Work Camp	IWC, RCP	16.227
Suburban Residential	RA-RCP	16.229
Garden Apartment Residential	RG-RCP	16.230
Rural Residential	RR-RCP	16.231
Destination Resort	DR-RCP	16.232
Historic Structures or Sites Combining	/H-RCP	16.233
Natural Estuary	/NE-RCP	16.234
Conservation Estuary	/CE-RCP	16.235
Development Estuary	DE-RCP	16.236
Significant Natural Shorelands Combining	/SN-RCP	16.237
Prime Wildlife Shorelands Combining	/PW-RCP	16.238
Natural Resources Conservation Combining	/NRC-RCP	16.239
Residential Development Shorelands Combining	/RD-RCP	16.240
Shorelands Mixed Development Combining	/MD-RCP	16.241
Dredge Material/Mitigation Site Combining	/DMS-RCP	16.242
Beaches and Dunes Combining	/BD-RCP	16.243
Floodplain Combining	/FP-RCP	16.244
Commercial Airport Safety District	/CAS-RCP	16.245
Airport Safety District	/AS-RCP	16.246
Airport Operation	AO-RCP	16.247
Clear Lake Watershed Protection	CLWP-RCP	16.258
Rural Residential	RR, RCP	16.290
Rural Commercial	RC, RLP	16.291
Rural Industrial	RI, RCP	16.292
Rural Public Facility	RPF, RCP	16.294
Rural Park and Recreation	RPR, RCP	16.295

16.012

Lane Code

16.012

Private Use Airport Overlay	/PUAO-RCP	16.296
Interchange Area Management Plan	/IAMP-RCP	16.297
Combining Zone		

(Revised by Ordinance No. 7-87, Effective 6.17.87; 17-87, 12.25.87; 12-90, 10.11.90; 11-91A, 8.30.91; 6-98, 12.2.98; 6-02, 5.16.02; 15-07, 2.1.08)

At left margin indicates changes
Bold indicates material being added
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 16.012 Lane Code

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16.012

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Private Use Airport Overlay

/PUAO-RCP 16.296

Interchange Area Management Plan

/IAMP-RCP 16.297

Combining Zone

(Revised by Ordinance No. 7-87, Effective 6.17.87; 17-87, 12.25.87; 12-90, 10.11.90; 11-91A, 8.30.91; 6-98, 12.2.98; 6-02, 5.16.02; 15-07, 2.1.08)

**INTERCHANGE AREA MANAGEMENT PLAN COMBINING ZONE
(IAMP-RCP)
RURAL COMPREHENSIVE PLAN**

16.297 Interchange Area Management Plan Combining Zone (IAMP-RCP).

- (1) Purpose. The purpose of the IAMP-RCP Zone is to:
- (a) Protect interchange investments;
 - (b) Establish the desired function of interchanges;
 - (c) Protect the function of interchanges by maximizing the capacity of the interchanges for safe movement from the mainline highway facility;
 - (d) Balance the need for efficient interstate and state travel with local use;
 - (e) Preserve and improve safety of existing interchanges;
 - (f) Provide safe and efficient operation between connecting roadways;
 - (g) Adequately protect interchanges from unintended and unexpected development while accommodating planned community development;
 - (h) Manage the existing interchange capacity and new capacity provided through improved interchange improvements;
 - (i) Establish how future land use and transportation decisions will be coordinated in interchange areas between the Oregon Department of Transportation and local governments;
 - (j) Minimize impacts to farm and forest lands and other resource lands around rural interchanges in accordance with adopted Statewide Planning Goals; and,
 - (k) Time development with appropriate improvements to the local system after the interchange improvement are in place, consistent with the adopted comprehensive plan and other applicable land use regulations.

(2) Definition. "Interchange Area Management Plan" or "IAMP" means a plan for managing a grade-separated interchange area to ensure safe and efficient operation between connecting roadways and to protect the functional integrity, operations, and safety of the interchange. An Interchange Area Management Plan may be developed independent of or in conjunction with an interchange project and may address local street connectivity, local street improvements and local plans and land use regulations. An Interchange Area Management Plan is not an interchange project.

(3) Applicability. The IAMP-RCP Zone is applied, in combination with the applicable underlying zones, to those lands within the designated management areas of adopted IAMPs, subject to the requirements and limits of Lane Code.

(4) Uses Permitted or Subject to Further Review. Uses permitted outright or subject to further review in the underlying base zone are permitted subject to the following standards applicable specifically and only to the Coburg/Interstate-5 Interchange Area Management Plan (Coburg IAMP) area Combining Zone:

(a) Access Management. Access spacing on Van Duyn Road within the Coburg IAMP must meet the following standards:

(i) When new approach roads are planned or constructed near the interchange, the nearest intersection on a crossroad must be at least 1,320 feet from the interchange unless no alternative access exists. Measurement is taken from the ramp intersection or the end of a free flow ramp terminal merge lane taper;

(ii) Deviations are permitted as identified in Section 5.3.3 of the Coburg IAMP. Deviations not identified in Section 5.3.3 may be permitted for new access for farm and forestry equipment and associated farm uses, as defined in Lane Code 16.090, on lands zoned for Exclusive Farm Use, and accepted Forest uses as defined in Lane Code 16.090 on those lands that are within the Coburg IAMP area, but only when access meeting the standards in Lane Code 16.297(5)(a)(i) above is unfeasible.

Lane Code

(iii) Until such time as the Oregon Department of Transportation ("ODOT") purchases access rights on Van Duyn Road within the Coburg IAMP Combining Zone that is designated for restricted access by the adopted Coburg IAMP, Chapter 5, any redevelopment of property within this area that would result in a greater number of average daily trips or an increase in large truck trips will require written approval from ODOT and subject to the limits of applicable provisions of Lane Code.

(b) Notice. Lane County will provide notice to ODOT for land use actions within the Coburg IAMP Combining Zone area, including, but not limited to, the following:

- (i) Amendments to the Lane County Rural Comprehensive Plan or the Lane County Transportation System Plan;
- (ii) Zone changes or other land use proposals;
- (iii) Land use proposals involving requests for new access to Van Duyn Road.

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INTERCHANGE AREA MANAGEMENT PLAN COMBINING ZONE
(IAMP-RCP)
RURAL COMPREHENSIVE PLAN

16.297 Interchange Area Management Plan Combining Zone (IAMP-RCP).

- (1) **Purpose.** The purpose of the IAMP-RCP Zone is to:
- (a) Protect interchange investments;
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 - (c) Protect the function of interchanges by maximizing the capacity of the interchanges for safe movement from the mainline highway facility;
 - (d) Balance the need for efficient interstate and state travel with local use;
 - (e) Preserve and improve safety of existing interchanges;
 - (f) Provide safe and efficient operation between connecting roadways;
 - (g) Adequately protect interchanges from unintended and unexpected development while accommodating planned community development;
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 - (i) Establish how future land use and transportation decisions will be coordinated in interchange areas between the Oregon Department of Transportation and local governments;
 - (j) Minimize impacts to farm and forest lands and other resource lands around rural interchanges in accordance with adopted Statewide Planning Goals; and,
 - (k) Time development with appropriate improvements to the local system after the interchange improvement are in place, consistent with the adopted comprehensive plan and other applicable land use regulations.

(2) **Definition.** "Interchange Area Management Plan" or "IAMP" means a plan for managing a grade-separated interchange area to ensure safe and efficient operation between connecting roadways and to protect the functional integrity, operations, and safety of the interchange. An Interchange Area Management Plan may be developed independent of or in conjunction with an interchange project and may address local street connectivity, local street improvements and local plans and land use regulations. An Interchange Area Management Plan is not an interchange project.

(3) **Applicability.** The IAMP-RCP Zone is applied, in combination with the applicable underlying zones, to those lands within the designated management areas of adopted IAMPs, subject to the requirements and limits of Lane Code.

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(iii) Until such time as the Oregon Department of Transportation ("ODOT") purchases access rights on Van Duyn Road within the Coburg IAMP Combining Zone that is designated for restricted access by the adopted Coburg IAMP, Chapter 5, any redevelopment of property within this area that would result in a greater number of average daily trips or an increase in large truck trips will require written approval from ODOT and subject to the limits of applicable provisions of Lane Code.

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**RURAL COMPREHENSIVE PLAN AMENDMENTS
RURAL COMPREHENSIVE PLAN**

16.400 Rural Comprehensive Plan Amendments.

(1) Purpose. The Board shall adopt a Rural Comprehensive Plan. The general purpose of the Rural Comprehensive Plan is the guiding of social, economic and physical development of the County to best promote public health, safety, order, convenience, prosperity and general welfare. The Rural Comprehensive Plan shall be considered to be a dynamic policy instrument that can be modified to reflect changing circumstances and conditions as well as to correct errors and oversights. It is recognized that the Rural Comprehensive Plan affects the people of Lane County, and it is, therefore, important that the ability by individuals to propose amendments be free of restraint.

(2) Scope and Organization. The Rural Comprehensive Plan shall conform to the requirements of Statewide Planning Goals. The Rural Comprehensive Plan shall consist of components which shall be organized into categories by Plan type or geographic area as described in LC 16.400(3) below.

(3) Plan Categories.

(a) Rural Comprehensive Plan. This category includes all plans relating to lands beyond the Eugene-Springfield Metropolitan Area General Plan boundary and the urban growth boundaries of the cities within Lane County.

(b) Special Purpose Plan. This category includes Plans addressing a single or special need. The Plans may apply Countywide or to a limited area.

(4) Rural Comprehensive Plan Described. The Rural Comprehensive Plan of Lane County shall consist of the following components:

(a) Rural Comprehensive Plan.

(i) General Plan Policies and Plan Designations applying throughout Lane County outside of the Metropolitan Area General Plan and outside of all urban growth boundaries (Adopted by Ordinance No. 883).

(b) Special Purpose Plans.

(i) Transportation System Plan (Adopted by Ordinance No. 3-80 and Amended by Ordinance No. 10-04PA 1202) and the following component of the Transportation System Plan:

(aa) Coburg/Interstate 5 Interchange Area Management Plan (Adopted by Ordinance No. PA 1258).

(ii) Willamette Greenway Plan Ordinance No. 783).

(iii) Parks and Open Space Plan (Adopted by Ordinance No. 850).

(iv) Solid Waste Management Plan (Adopted by Ordinance No. 771) (Amended by Ordinance Nos. 79-80, PA 918 and PA 1179).

(v) Coastal Resources Management Plan (Adopted by Ordinance No. 803) (Amended by Ordinance Nos. 862 and 876).

(vi) Siuslaw River Dredged Material Disposal Plan (Adopted by Ordinance No. 749) (Amended by Ordinance Nos. 861 and 877).

(vii) Housing Plan (Adopted by Ordinance No. 1-78).

(5) Interrelationship of Plan Components. New Comprehensive Plan components shall include a description of relationship to other Plan components within the respective Plan category and to the overall Rural Comprehensive Plan. Existing Plan components not containing such a description of relationship shall, at the next update of that Plan, be amended to include such a description.

(6) Plan Adoption or Amendment - General Procedures. The Rural Comprehensive Plan, or any component of such Plan, shall be adopted or amended in accordance with the following procedures:

(a) Referral to Planning Commission. Before the Board takes any action on a Rural Comprehensive Plan component, or an amendment to such Plan component, a report and recommendation thereon shall be requested from the County Planning Commission and a reasonable time allowed for the submission of such report and recommendation. In the event the Rural Comprehensive Plan component, or amendment applies to a limited geographic area, only the Planning Commission having jurisdiction of that area need receive such referral.

(b) Planning Commission - Hearing and Notice.

(i) The Planning Commission shall hold at least one public hearing before making a recommendation to the Board on a Rural Comprehensive Plan component, or an amendment to such Plan component, and the hearing shall be conducted pursuant to LC 14.300.

(ii) Notice of the time and place of hearing shall be given, pursuant to LC 14.300.

(iii) If an exception to State Planning Goals is to be considered during the hearing, such exception shall be specifically noted in the notices of such hearing.

(iv) The proposed Rural Comprehensive Plan component, or an amendment to such Plan component, shall be on file with the Director and available for public examination for at least 10 days prior to the time set for hearing thereon.

(c) Planning Commission - Consideration With Other Agencies.

(i) In considering a Rural Comprehensive Plan component, or an amendment to such Plan component, the Planning Commission shall take account of and seek to harmonize, within the framework of the needs of the County, the Comprehensive Plans of cities, and the Plans and planning activities of local, state, federal and other public agencies, organizations and bodies within the County and adjacent to it.

(ii) The Planning Commission, during consideration of a Rural Comprehensive Plan component or an amendment to such Plan component, shall consult and advise with public officials and agencies, public utility companies, civic, educational, professional and other organizations, and citizens generally to the end that maximum coordination of Plans may be secured.

(iii) Whenever the Planning Commission is considering a Rural Comprehensive Plan component, or an amendment to such Plan component, it shall be referred to the planning agency of every city and county affected to inform them and solicit their comments.

(iv) The provisions of this subsection are directory, not mandatory, and the failure to refer such Plan, or an amendment to such Plan, shall not in any manner affect its validity.

(d) Planning Commission - Recommendation and Record.

(i) Recommendation of the Planning Commission on a Rural Comprehensive Plan component, or an amendment to a Plan component, shall be by resolution of the Commission and carried by the affirmative vote of not less than a majority of its total voting members.

(ii) The record made at the Planning Commission hearings on a Rural Comprehensive Plan component, or an amendment to such Plan component and all materials submitted to or gathered by the Planning Commission for its consideration, shall be forwarded to the Board along with the recommendation.

(e) Board Action - Hearing and Notice.

(i) After a recommendation has been submitted to the Board by the Planning Commission on the Rural Comprehensive Plan component, or an amendment to such Plan component, all interested persons shall have an opportunity to be heard thereon at a public hearing before the Board conducted pursuant to LC 14.300.

(ii) Notice of the time and place of the hearing shall be given pursuant to LC 14.300.

(iii) If an exception to Statewide Planning Goals is to be considered during the hearing, such exception shall be specifically noted in the notice of such hearing.

(iv) Hearings to consider amendments of the Plan Diagram that affect a single property, small group of properties or have other characteristics of a quasi-judicial proceeding shall be noticed pursuant to LC 14.300.

(f) Concurrent Consideration. The Board and Planning Commission may hold a single joint meeting to consider the proposed Plan amendment consistent with the requirements of LC 16.400(6)(e)(ii),(iii) and (iv) above.

(g) Board Referral. Before the Board makes any change or addition to a Plan component, or Plan component amendment recommended by the Planning Commission, it may first refer the proposed change or addition to the Planning Commission for an additional recommendation. Failure of the Planning Commission to report within 21 days after the referral, or such longer period as may be designated by the Board, shall be deemed to be approval of the proposed change or addition. It shall not be necessary for the Planning Commission to hold a public hearing on such change or addition.

(h) Method of Adoption and Amendment.

(i) The adoption or amendment of a Rural Comprehensive Plan component shall be by Ordinance.

(ii) The adoption or amendment shall be concurrent with an amendment to LC 16.400(4) above. In the case of a Rural Comprehensive Plan adoption, the Code amendment shall place such Plan in the appropriate category. In the case of a Rural Comprehensive Plan amendment, the Code amendment shall insert the number of the amending Ordinance.

(iii) The Board may amend or supplement the Rural Comprehensive Plan upon making the following findings:

(aa) For Major and Minor Amendments as defined in LC 16.400(8)(a) below, the Plan component or amendment meets all applicable requirements of local and state law, including Statewide Planning Goals and Oregon Administrative Rules.

(bb) For Major and Minor Amendments as defined in LC 16.400(8)(a) below, the Plan amendment or component is:

(i-i) necessary to correct an identified error in the application of the Plan; or

(ii-ii) necessary to fulfill an identified public or community need for the intended result of the component or amendment; or

(iii-iii) necessary to comply with the mandate of local, state or federal policy or law; or

(iv-iv) necessary to provide for the implementation of adopted Plan policy or elements; or

(v-v) otherwise deemed by the Board, for reasons briefly set forth in its decision, to be desirable, appropriate or proper.

(cc) For Minor Amendments as defined in LC 16.400(8)(a) below, the Plan amendment or component does not conflict with adopted Policies of the Rural Comprehensive Plan, and if possible, achieves policy support.

(dd) For Minor Amendments as defined in LC 16.400(8)(a) below, the Plan amendment or component is compatible with the existing structure of the Rural Comprehensive Plan, and is consistent with the unamended portions or elements of the Plan.

(i) A change of zoning to implement a proposed Plan amendment may be considered concurrently with such amendment. In such case, the Board shall also make the final zone change decision, and the Hearings Official's consideration need not occur.

(7) Validation of Prior Action. The adoption of a Rural Comprehensive Plan component, or an amendment to such Plan component under the authority of prior acts, is hereby validated and shall continue in effect until changed or amended under the authority of these provisions.

(8) Additional Amendment Provisions. In addition to the general procedures set forth in LC 16.400(6) above, the following provisions shall apply to any amendment of Rural Comprehensive Plan components.

(a) Amendments to the Rural Comprehensive Plan shall be classified according to the following criteria:

(i) Minor Amendment. An amendment limited to the Plan Diagram only and, if requiring an exception to Statewide Planning Goals, justifies the exception solely on the basis that the resource land is already built upon or is irrevocably committed to other uses not allowed by an applicable goal.

(ii) Major Amendment. Any amendment that is not classified as a minor amendment.

(b) Amendment proposals, either minor or major, may be initiated by the County or by individual application. Individual applications shall be subject to a fee established by the Board and submitted pursuant to LC 14.050.

(c) Minor amendment proposals initiated by an applicant shall provide adequate documentation to allow complete evaluation of the proposal to determine if the findings required by LC 16.400(6)(h)(iii) above can be affirmatively made. Unless waived in writing by the Planning Director, the applicant shall supply documentation concerning the following:

(i) A complete description of the proposal and its relationship to the Plan.

(ii) An analysis responding to each of the required findings of LC 16.400(6)(h)(ii) above.

(iii) An assessment of the probable impacts of implementing the proposed amendment, including the following:

(aa) Evaluation of land use and ownership patterns of the area of the amendment;

(bb) Availability of public and/or private facilities and services to the area of the amendment, including transportation, water supply and sewage disposal;

(cc) Impact of the amendment on proximate natural resources, resource lands or resource sites, including a Statewide Planning Goal 5 "ESEE" conflict analysis where applicable;

(dd) Natural hazards affecting or affected by the proposal;

(ee) For a proposed amendment to a nonresidential, nonagricultural or nonforest designation, an assessment of employment gain or loss, tax revenue impacts and public service/facility costs, as compared to equivalent factors for the existing uses to be replaced by the proposal;

(ff) For a proposed amendment to a nonresidential, nonagricultural or nonforest designation, an inventory of reasonable alternative sites now appropriately designated by the Rural Comprehensive Plan, within the jurisdictional area of the Plan and located in the general vicinity of the proposed amendment;

(gg) For a proposed amendment to a Nonresource designation or a Marginal Land designation, an analysis responding to the criteria for the respective

request as cited in the Plan document entitled, "Working Paper: Marginal Lands" (Lane County, 1983).

(9) Addition Amendment Provisions - Special Purpose Plans. In addition to the general provisions set forth in LC 16.400(6) above, the following provisions shall apply to any amendment of Rural Comprehensive Plan components classified in LC 16.400(4) above as Special Purpose Plans. Amendments to Special Purpose Plans may only be initiated by the County. Any individual, however, may request the Board to initiate such amendment. Requests must set forth compelling reasons as to why the amendment should be considered at this time, rather than in conjunction with a periodic Plan update. An offer to participate in costs incurred by the County shall accompany the request.

(10) Designation of Abandoned or Diminished Mill Sites. A minor plan amendment pursuant to LC 16.400(8)(a)(i), to the Rural Comprehensive Plan for an abandoned or diminished mill site on a lot or parcel zoned Nonimpacted Forest Lands Zone (F-1, RCP), Impacted Forest Lands Zone (F2, RCP) or Exclusive Farm Use Zone (E-RCP) to Rural Industrial Zone (RI, RCP) without taking an exception to Statewide Goal 3 (Agricultural Lands), Goal 4 (Forest Land), Goal 11 (Public Facilities and Services), or Goal 14 (Urbanization) may be allowed after submittal of an application pursuant to LC 14.050 and after review and approval of the application pursuant to LC 16.400(6) and (10).

(a) As used in this subsection, "abandoned or diminished mill site" means a mill, plant of other facility engaged in the processing or manufacturing of wood products, including sawmills and facilities for the production of plywood, veneer, hardboard, panel products, pulp and paper, that:

- (i) Is located outside of urban growth boundaries;
- (ii) Was closed after January 1, 1980, or has been operating at less than 25 percent of capacity since January 1, 2003; and
- (iii) Contains or contained permanent buildings used in the production or manufacturing of wood products.

(b) An abandoned or diminished mill site designated as Rural Industrial zone (RI, RCP) pursuant to LC 16.400(10), may be developed for any level of industrial use pursuant to LC 16.292(3)(o), is exempt from the standards of LC 16.292(3)(b), and may occur outside a building or in one or more buildings of any size.

(c) Concurrently with approval of a plan amendment, the Board may approve, without taking an exception to Statewide Goal 11:

(i) The extension of sewer facilities to lands that on June 10, 2003, were zoned Rural Industrial Zone (RI, RCP), Light Industrial Zone (M-1, RCP), Limited Industrial Zone (M-2, RCP), or Heavy Industrial Zone (M-3, RCP), and that contain an abandoned or diminished mill site. The sewer facilities may serve only industrial uses authorized for the mill site and contiguous lands zoned for industrial use.

(ii) The extension of sewer facilities to an abandoned or diminished mill site that is rezoned for Rural Industrial (RI, RCP) use under LC 16.400(10) only as necessary to serve industrial uses authorized for the mill site.

(iii) The establishment of on-site sewer facilities to serve an area that on June 10, 2003, was zoned Rural Industrial Zone (RI, RCP), Light Industrial Zone (M-1, RCP), Limited Industrial Zone (M-2, RCP), or Heavy Industrial Zone (M-3, RCP), and that contains an abandoned or diminished mill site or to serve an abandoned or diminished mill site that is rezoned for Rural Industrial Zone (RI, RCP) pursuant to LC 16.400(10).

(d) A local government, as defined in ORS 174.116, may not authorize a connection to any portion of a sewer facility located between an urban growth boundary or the boundary of an unincorporated community and the boundary of the mill site or the

industrial zone containing the mill site, except as provided under ORS 197.732 and any goals adopted under ORS 197.225 relating to public facilities and services.

(e) Sewer facilities approved pursuant to LC 16.400(10)(c) shall be limited in size to meet the needs of authorized industrial uses and may not provide service to retail, commercial or residential development, except as provided under any goals adopted under ORS 197.225 relating to public facilities and services, unless all appropriate exceptions are approved under ORS 197.732. The presence of the sewer facilities may not be used to justify an exception to any goals adopted to protect agricultural lands and forestlands or relating to urbanization.

(f) The Board shall determine the boundary of an abandoned or diminished mill site. For an abandoned or diminished mill site that is rezoned for Rural Industrial Zone (RI, RCP) pursuant to LC 16.400(10), land within the boundary of the mill site may include only those areas that were improved for the processing or manufacturing of wood products.

(g) For an abandoned or diminished mill site subject to LC 16.400(10)(f), the Planning Director may approve a permit only for industrial development and accessory uses subordinate to such development on the mill site. The Planning Director may not approve a permit for retail, commercial or residential development on the mill site.

(h) For land that on June 10, 2003, was zoned Impacted Forest Land Zone (F-1, RCP), Nonimpacted Forest Land Zone (F-2, RCP), or Exclusive Farm Use Zone (E-RCP), and that is rezoned for Rural Industrial Zone (RI, RCP) under LC 16.400(10), the Board may not later rezone the land for retail, commercial or other nonresource use unless all appropriate exceptions under ORS 197.732 have been approved.

(11) Periodic Review of Plan Components. All components of the Rural Comprehensive Plan shall contain a provision requiring the Plan be reviewed and, as needed, revised on a periodic cycle to take into account changing public policies and circumstances. Any Plan component adopted under the authority of prior acts can be assumed to require a review every five years. *(Revised by Ordinance No. 7-87, Effective 6.17.87; 10-02, 11.15.02; 10-04, 6.4.04; 12-04, 6.11.04).*

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**RURAL COMPREHENSIVE PLAN AMENDMENTS
RURAL COMPREHENSIVE PLAN**

16.400 Rural Comprehensive Plan Amendments.

(1) Purpose. The Board shall adopt a Rural Comprehensive Plan. The general purpose of the Rural Comprehensive Plan is the guiding of social, economic and physical development of the County to best promote public health, safety, order, convenience, prosperity and general welfare. The Rural Comprehensive Plan shall be considered to be a dynamic policy instrument that can be modified to reflect changing circumstances and conditions as well as to correct errors and oversights. It is recognized that the Rural Comprehensive Plan affects the people of Lane County, and it is, therefore, important that the ability by individuals to propose amendments be free of restraint.

(2) Scope and Organization. The Rural Comprehensive Plan shall conform to the requirements of Statewide Planning Goals. The Rural Comprehensive Plan shall consist of components which shall be organized into categories by Plan type or geographic area as described in LC 16.400(3) below.

(3) Plan Categories.

(a) Rural Comprehensive Plan. This category includes all plans relating to lands beyond the Eugene-Springfield Metropolitan Area General Plan boundary and the urban growth boundaries of the cities within Lane County.

(b) Special Purpose Plan. This category includes Plans addressing a single or special need. The Plans may apply Countywide or to a limited area.

(4) Rural Comprehensive Plan Described. The Rural Comprehensive Plan of Lane County shall consist of the following components:

(a) Rural Comprehensive Plan.

(i) General Plan Policies and Plan Designations applying throughout Lane County outside of the Metropolitan Area General Plan and outside of all urban growth boundaries (Adopted by Ordinance No. 883).

(b) Special Purpose Plans.

(i) Transportation System Plan (Adopted by Ordinance No. 3-80 and Amended by Ordinance No. 10-04PA 1202) **and the following component of the Transportation System Plan:**

(aa) **-Coburg/Interstate 5 Interchange Area Management Plan (Adopted by Ordinance No. PA 1258).**

(ii) Willamette Greenway Plan Ordinance No. 783).

(iii) Parks and Open Space Plan (Adopted by Ordinance No. 850).

(iv) Solid Waste Management Plan (Adopted by Ordinance No. 771) (Amended by Ordinance Nos. 79-80, PA 918 and PA 1179).

(v) Coastal Resources Management Plan (Adopted by Ordinance No. 803) (Amended by Ordinance Nos. 862 and 876).

(vi) Siuslaw River Dredged Material Disposal Plan (Adopted by Ordinance No. 749) (Amended by Ordinance Nos. 861 and 877).

(vii) Housing Plan (Adopted by Ordinance No. 1-78).

(5) Interrelationship of Plan Components. New Comprehensive Plan components shall include a description of relationship to other Plan components within the respective Plan category and to the overall Rural Comprehensive Plan. Existing Plan components not containing such a description of relationship shall, at the next update of that Plan, be amended to include such a description.

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(6) Plan Adoption or Amendment - General Procedures. The Rural Comprehensive Plan, or any component of such Plan, shall be adopted or amended in accordance with the following procedures:

(a) Referral to Planning Commission. Before the Board takes any action on a Rural Comprehensive Plan component, or an amendment to such Plan component, a report and recommendation thereon shall be requested from the County Planning Commission and a reasonable time allowed for the submission of such report and recommendation. In the event the Rural Comprehensive Plan component, or amendment applies to a limited geographic area, only the Planning Commission having jurisdiction of that area need receive such referral.

(b) Planning Commission - Hearing and Notice.

(i) The Planning Commission shall hold at least one public hearing before making a recommendation to the Board on a Rural Comprehensive Plan component, or an amendment to such Plan component, and the hearing shall be conducted pursuant to LC 14.300.

(ii) Notice of the time and place of hearing shall be given, pursuant to LC 14.300.

(iii) If an exception to State Planning Goals is to be considered during the hearing, such exception shall be specifically noted in the notices of such hearing.

(iv) The proposed Rural Comprehensive Plan component, or an amendment to such Plan component, shall be on file with the Director and available for public examination for at least 10 days prior to the time set for hearing thereon.

(c) Planning Commission - Consideration With Other Agencies.

(i) In considering a Rural Comprehensive Plan component, or an amendment to such Plan component, the Planning Commission shall take account of and seek to harmonize, within the framework of the needs of the County, the Comprehensive Plans of cities, and the Plans and planning activities of local, state, federal and other public agencies, organizations and bodies within the County and adjacent to it.

(ii) The Planning Commission, during consideration of a Rural Comprehensive Plan component or an amendment to such Plan component, shall consult and advise with public officials and agencies, public utility companies, civic, educational, professional and other organizations, and citizens generally to the end that maximum coordination of Plans may be secured.

(iii) Whenever the Planning Commission is considering a Rural Comprehensive Plan component, or an amendment to such Plan component, it shall be referred to the planning agency of every city and county affected to inform them and solicit their comments.

(iv) The provisions of this subsection are directory, not mandatory, and the failure to refer such Plan, or an amendment to such Plan, shall not in any manner affect its validity.

(d) Planning Commission - Recommendation and Record.

(i) Recommendation of the Planning Commission on a Rural Comprehensive Plan component, or an amendment to a Plan component, shall be by resolution of the Commission and carried by the affirmative vote of not less than a majority of its total voting members.

(ii) The record made at the Planning Commission hearings on a Rural Comprehensive Plan component, or an amendment to such Plan component and all materials submitted to or gathered by the Planning Commission for its consideration, shall be forwarded to the Board along with the recommendation.

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(e) Board Action - Hearing and Notice.

(i) After a recommendation has been submitted to the Board by the Planning Commission on the Rural Comprehensive Plan component, or an amendment to such Plan component, all interested persons shall have an opportunity to be heard thereon at a public hearing before the Board conducted pursuant to LC 14.300.

(ii) Notice of the time and place of the hearing shall be given pursuant to LC 14.300.

(iii) If an exception to Statewide Planning Goals is to be considered during the hearing, such exception shall be specifically noted in the notice of such hearing.

(iv) Hearings to consider amendments of the Plan Diagram that affect a single property, small group of properties or have other characteristics of a quasi-judicial proceeding shall be noticed pursuant to LC 14.300.

(f) Concurrent Consideration. The Board and Planning Commission may hold a single joint meeting to consider the proposed Plan amendment consistent with the requirements of LC 16.400(6)(e)(ii),(iii) and (iv) above.

(g) Board Referral. Before the Board makes any change or addition to a Plan component, or Plan component amendment recommended by the Planning Commission, it may first refer the proposed change or addition to the Planning Commission for an additional recommendation. Failure of the Planning Commission to report within 21 days after the referral, or such longer period as may be designated by the Board, shall be deemed to be approval of the proposed change or addition. It shall not be necessary for the Planning Commission to hold a public hearing on such change or addition.

(h) Method of Adoption and Amendment.

(i) The adoption or amendment of a Rural Comprehensive Plan component shall be by Ordinance.

(ii) The adoption or amendment shall be concurrent with an amendment to LC 16.400(4) above. In the case of a Rural Comprehensive Plan adoption, the Code amendment shall place such Plan in the appropriate category. In the case of a Rural Comprehensive Plan amendment, the Code amendment shall insert the number of the amending Ordinance.

(iii) The Board may amend or supplement the Rural Comprehensive Plan upon making the following findings:

(aa) For Major and Minor Amendments as defined in LC 16.400(8)(a) below, the Plan component or amendment meets all applicable requirements of local and state law, including Statewide Planning Goals and Oregon Administrative Rules.

(bb) For Major and Minor Amendments as defined in LC 16.400(8)(a) below, the Plan amendment or component is:

(i-i) necessary to correct an identified error in the application of the Plan; or

(ii-ii) necessary to fulfill an identified public or community need for the intended result of the component or amendment; or

(iii-iii) necessary to comply with the mandate of local, state or federal policy or law; or

(iv-iv) necessary to provide for the implementation of adopted Plan policy or elements; or

(v-v) otherwise deemed by the Board, for reasons briefly set forth in its decision, to be desirable, appropriate or proper.

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(cc) For Minor Amendments as defined in LC 16.400(8)(a) below, the Plan amendment or component does not conflict with adopted Policies of the Rural Comprehensive Plan, and if possible, achieves policy support.

(dd) For Minor Amendments as defined in LC 16.400(8)(a) below, the Plan amendment or component is compatible with the existing structure of the Rural Comprehensive Plan, and is consistent with the unamended portions or elements of the Plan.

(i) A change of zoning to implement a proposed Plan amendment may be considered concurrently with such amendment. In such case, the Board shall also make the final zone change decision, and the Hearings Official's consideration need not occur.

(7) Validation of Prior Action. The adoption of a Rural Comprehensive Plan component, or an amendment to such Plan component under the authority of prior acts, is hereby validated and shall continue in effect until changed or amended under the authority of these provisions.

(8) Additional Amendment Provisions. In addition to the general procedures set forth in LC 16.400(6) above, the following provisions shall apply to any amendment of Rural Comprehensive Plan components.

(a) Amendments to the Rural Comprehensive Plan shall be classified according to the following criteria:

(i) Minor Amendment. An amendment limited to the Plan Diagram only and, if requiring an exception to Statewide Planning Goals, justifies the exception solely on the basis that the resource land is already built upon or is irrevocably committed to other uses not allowed by an applicable goal.

(ii) Major Amendment. Any amendment that is not classified as a minor amendment.

(b) Amendment proposals, either minor or major, may be initiated by the County or by individual application. Individual applications shall be subject to a fee established by the Board and submitted pursuant to LC 14.050.

(c) Minor amendment proposals initiated by an applicant shall provide adequate documentation to allow complete evaluation of the proposal to determine if the findings required by LC 16.400(6)(h)(iii) above can be affirmatively made. Unless waived in writing by the Planning Director, the applicant shall supply documentation concerning the following:

(i) A complete description of the proposal and its relationship to the Plan.

(ii) An analysis responding to each of the required findings of LC 16.400(6)(h)(ii) above.

(iii) An assessment of the probable impacts of implementing the proposed amendment, including the following:

(aa) Evaluation of land use and ownership patterns of the area of the amendment;

(bb) Availability of public and/or private facilities and services to the area of the amendment, including transportation, water supply and sewage disposal;

(cc) Impact of the amendment on proximate natural resources, resource lands or resource sites, including a Statewide Planning Goal 5 "ESEE" conflict analysis where applicable;

(dd) Natural hazards affecting or affected by the proposal:

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(ee) For a proposed amendment to a nonresidential, nonagricultural or nonforest designation, an assessment of employment gain or loss, tax revenue impacts and public service/facility costs, as compared to equivalent factors for the existing uses to be replaced by the proposal;

(ff) For a proposed amendment to a nonresidential, nonagricultural or nonforest designation, an inventory of reasonable alternative sites now appropriately designated by the Rural Comprehensive Plan, within the jurisdictional area of the Plan and located in the general vicinity of the proposed amendment;

(gg) For a proposed amendment to a Nonresource designation or a Marginal Land designation, an analysis responding to the criteria for the respective request as cited in the Plan document entitled, "Working Paper: Marginal Lands" (Lane County, 1983).

(9) Addition Amendment Provisions - Special Purpose Plans. In addition to the general provisions set forth in LC 16.400(6) above, the following provisions shall apply to any amendment of Rural Comprehensive Plan components classified in LC 16.400(4) above as Special Purpose Plans. Amendments to Special Purpose Plans may only be initiated by the County. Any individual, however, may request the Board to initiate such amendment. Requests must set forth compelling reasons as to why the amendment should be considered at this time, rather than in conjunction with a periodic Plan update. An offer to participate in costs incurred by the County shall accompany the request.

(10) Designation of Abandoned or Diminished Mill Sites. A minor plan amendment pursuant to LC 16.400(8)(a)(i), to the Rural Comprehensive Plan for an abandoned or diminished mill site on a lot or parcel zoned Nonimpacted Forest Lands Zone (F-1, RCP), Impacted Forest Lands Zone (F2, RCP) or Exclusive Farm Use Zone (E-RCP) to Rural Industrial Zone (RI, RCP) without taking an exception to Statewide Goal 3 (Agricultural Lands), Goal 4 (Forest Land), Goal 11 (Public Facilities and Services), or Goal 14 (Urbanization) may be allowed after submittal of an application pursuant to LC 14.050 and after review and approval of the application pursuant to LC 16.400(6) and (10).

(a) As used in this subsection, "abandoned or diminished mill site" means a mill, plant of other facility engaged in the processing or manufacturing of wood products, including sawmills and facilities for the production of plywood, veneer, hardboard, panel products, pulp and paper, that:

(i) Is located outside of urban growth boundaries;

(ii) Was closed after January 1, 1980, or has been operating at less than 25 percent of capacity since January 1, 2003; and

(iii) Contains or contained permanent buildings used in the production or manufacturing of wood products.

(b) An abandoned or diminished mill site designated as Rural Industrial zone (RI, RCP) pursuant to LC 16.400(10), may be developed for any level of industrial use pursuant to LC 16.292(3)(o), is exempt from the standards of LC 16.292(3)(b), and may occur outside a building or in one or more buildings of any size.

(c) Concurrently with approval of a plan amendment, the Board may approve, without taking an exception to Statewide Goal 11:

(i) The extension of sewer facilities to lands that on June 10, 2003, were zoned Rural Industrial Zone (RI, RCP), Light Industrial Zone (M-1, RCP), Limited Industrial Zone (M-2, RCP), or Heavy Industrial Zone (M-3, RCP), and that contain an abandoned or diminished mill site. The sewer facilities may serve only industrial uses authorized for the mill site and contiguous lands zoned for industrial use.

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(ii) The extension of sewer facilities to an abandoned or diminished mill site that is rezoned for Rural Industrial (RI, RCP) use under LC 16.400(10) only as necessary to serve industrial uses authorized for the mill site.

(iii) The establishment of on-site sewer facilities to serve an area that on June 10, 2003, was zoned Rural Industrial Zone (RI, RCP), Light Industrial Zone (M-1, RCP), Limited Industrial Zone (M-2, RCP), or Heavy Industrial Zone (M-3, RCP), and that contains an abandoned or diminished mill site or to serve an abandoned or diminished mill site that is rezoned for Rural Industrial Zone (RI, RCP) pursuant to LC 16.400(10).

(d) A local government, as defined in ORS 174.116, may not authorize a connection to any portion of a sewer facility located between an urban growth boundary or the boundary of an unincorporated community and the boundary of the mill site or the industrial zone containing the mill site, except as provided under ORS 197.732 and any goals adopted under ORS 197.225 relating to public facilities and services.

(e) Sewer facilities approved pursuant to LC 16.400(10)(c) shall be limited in size to meet the needs of authorized industrial uses and may not provide service to retail, commercial or residential development, except as provided under any goals adopted under ORS 197.225 relating to public facilities and services, unless all appropriate exceptions are approved under ORS 197.732. The presence of the sewer facilities may not be used to justify an exception to any goals adopted to protect agricultural lands and forestlands or relating to urbanization.

(f) The Board shall determine the boundary of an abandoned or diminished mill site. For an abandoned or diminished mill site that is rezoned for Rural Industrial Zone (RI, RCP) pursuant to LC 16.400(10), land within the boundary of the mill site may include only those areas that were improved for the processing or manufacturing of wood products.

(g) For an abandoned or diminished mill site subject to LC 16.400(10)(f), the Planning Director may approve a permit only for industrial development and accessory uses subordinate to such development on the mill site. The Planning Director may not approve a permit for retail, commercial or residential development on the mill site.

(h) For land that on June 10, 2003, was zoned Impacted Forest Land Zone (F-1, RCP), Nonimpacted Forest Land Zone (F-2, RCP), or Exclusive Farm Use Zone (E-RCP), and that is rezoned for Rural Industrial Zone (RI, RCP) under LC 16.400(10), the Board may not later rezone the land for retail, commercial or other nonresource use unless all appropriate exceptions under ORS 197.732 have been approved.

(11) Periodic Review of Plan Components. All components of the Rural Comprehensive Plan shall contain a provision requiring the Plan be reviewed and, as needed, revised on a periodic cycle to take into account changing public policies and circumstances. Any Plan component adopted under the authority of prior acts can be assumed to require a review every five years. (*Revised by Ordinance No. 7-87, Effective 6.17.87; 10-02, 11.15.02; 10-04, 6.4.04; 12-04, 6.11.04*)

FINDINGS AND CONCLUSIONS IN SUPPORT OF ADOPTION OF ORDINANCE No. 06-11

The Lane County Board of Commissioners ("Board") finds as follows:

1. The Board is adopting an Official Interchange Area Management Plan Combining Zone Map and applying this combining zone to the properties shown in Exhibit C of Ordinance No. PA - 1285. The Board is also adopting new code language for the Interchange Area Management Plan Combining zone to be included in Lane Code Chapter 16 as Section 16.297, attached to Ordinance 06-11. Additionally, the Board is amending Lane Code Sections 16.012 to reference the new Interchange Area Management Plan Combining zone. Finally, the Board is correcting a reference in Lane Code Section 16.400(4)(b)(i) to the adopting ordinance for the amendment of the Lane County Transportation System Plan as Ordinance No. PA 1202, as well as amending 16.400(4)(b)(i) to add "and the following component of the Transportation System Plan" and to add (aa) Coburg/Interstate 5 Interchange Area Management Plan (Adopted by Ordinance No. 1258). These changes will be referred to as the "Coburg Interchange Area Management Plan implementation updates" throughout these findings. The Interchange Area Management Plan Combining zone will be applied to the management areas of Interchange Area Management Plans (IAMP) as they are co-adopted and implemented by Lane County.
2. Lane Code 16.252 sets forth procedures for rezoning lands within the jurisdiction of the Rural Comprehensive Plan. Adopting Ordinance No. PA - 1285 accomplishes these requirements.
3. Pursuant to Lane Code 16.252(2), the Board may apply the Interchange Area Management Plan Combining zone to the properties shown Exhibit C of Ordinance No. PA - 1285 upon making findings to address the following criterion:

LC 16.252(2) Zonings, rezonings and changes in the requirements of this chapter shall be enacted to achieve the general purpose of this chapter and shall not be contrary to the public interest. In addition, zonings and rezonings shall be consistent with the specific purposes of the zone classification proposed, applicable Rural Comprehensive Plan elements and components, and Statewide Planning Goals for any portion of Lane County which has not been acknowledged for compliance with the Statewide Planning Goals by the Land Conservation and Development Commission. Any zoning or rezoning may be effected by Ordinance or Order of the Board of County Commissioners, the Planning Commission or the Hearings Official in accordance with the procedures in this section.

The area affected by the Interchange Area Management Plan Combining zone for Coburg has been acknowledged for compliance with the Statewide Planning Goals by the Land Conservation and Development Commission (LCDC). Similarly, the Lane County Rural Comprehensive Plan has been acknowledged by LCDC as being in compliance with the Statewide Planning Goals. Therefore, the proposed Coburg Interchange Area Management Plan implementation updates are consistent with the criterion of LC 16.252(2) with respect to Rural Comprehensive Plan elements and components and the Statewide Planning Goals. Findings of consistency with the general purpose of Lane Code Chapter 16 follow.

4. The "general purposes" of Lane Code Chapter 16 are found in LC 16.003 (1)-(14). The Coburg Interchange Area Management Plan implementation updates achieve the applicable requirements of LC 16.003(1)-(14) as follows:

(1) Insure that the development of property within the County is commensurate with the character and physical limitations of the land and, in general, to promote and protect the public health, safety, convenience and welfare.

The Coburg Interchange Area Management Plan implementation updates will apply only to properties within the management area of an adopted IAMP. The updates are, in part, designed to promote and protect the public health, safety, convenience and welfare by implementing measures that further the safety and mobility of the travelling public in the vicinity of interchanges subject to an adopted IAMP.

(2) Protect and diversify the economy of the County.

The Coburg Interchange Area Management Plan implementation updates will enhance the mobility and efficiency of the existing transportation system, supporting economic activity across Lane County.

(3) Conserve the limited supply of prime industrial lands to provide sufficient space for existing industrial enterprises and future industrial growth.

The above general purpose statement is not relevant to the Coburg Interchange Area Management Plan implementation updates.

(4) Conserve farm and forest lands for the production of crops, livestock and timber products.

This purpose statement is otherwise addressed by Agriculture and Forest zone provisions.

(5) Encourage the provision of affordable housing in quantities sufficient to allow all citizens some reasonable choice in the selection of a place to live.

While the above general purpose statement is not directly relevant to the Coburg Interchange Area Management Plan implementation updates, the updates are not contradictory to this purpose.

(6) Conserve all forms of energy through sound economical use of land and land uses developed on the land.

Findings addressing statewide planning Goal 13, found on pages 5 and 6 of Exhibit B to Ordinance No. PA 1258 demonstrate that the Coburg Interchange Area Management Plan implementation updates are consistent with the above general purpose statement, and are incorporated herein

by reference. The Coburg Interchange Area Management Plan implementation updates will carry out the purpose of adopted IAMPs by preserving the function of interchanges through access management and coordinated land use review.

(7) Provide for the orderly and efficient transition from rural to urban land use.

The above general purpose statement is not relevant to the Coburg Interchange Area Management Plan implementation updates.

(8) Provide for the ultimate development and arrangement of efficient public services and facilities within the County.

The findings addressing statewide planning Goal 11 found on page 5 of Exhibit B to Ordinance No. PA 1258 demonstrate that the Coburg Interchange Area Management Plan implementation updates are consistent with the above general purpose statement, and are incorporated here by reference. Further, the updates are being applied in areas where public services and facilities already exist and where adopted IAMPs will provide for any necessary improvements to enlarge or extend those services to accommodate their use.

(9) Provide for and encourage a safe, convenient and economic transportation system within the County.

Implementation of the Coburg Interchange Area Management Plan implementation updates will provide for the continued operation and vitality of highway interchanges in Lane County, promoting convenient transportation opportunities and encouraging safety on Lane County roads subject to adopted IAMPs. Findings addressing statewide planning Goal 12, found on page 5 of Exhibit B to Ordinance No. PA 1258, demonstrate that the updates are consistent with the above general purpose statement, and are incorporated here by reference.

(10) Protect the quality of the air, water and land resources of the County.

Prior to construction of the improvements described in Coburg IAMP Section 5 Recommended Alternative, ODOT is required to obtain National Environmental Policy Act (NEPA) environmental clearances. An initial review found that the most relevant concerns with regard to air, water and land resources involve hydrology, floodplain, and wetlands associated with Muddy Creek to the west of I-5, and Urr Stream to the east of I-5. Additional environmental work addressing these resources must and will be completed and any necessary permits obtained prior to commencement of construction of transportation facilities described in the IAMP. The Coburg IAMP design calls for on-site primary stormwater treatment as part of the construction of transportation facilities described in the IAMP, which will serve to protect the quality of the water resources of Lane County.

(11) Protect life and property in areas subject to floods, landslides and other natural disasters and hazards.

No lands subject to the Interchange Area Management Plan Combining zone are located within regulated floodplains or other areas subject to known natural hazards. Other natural disasters and hazards are not known to be associated with the proposed Interchange Area Management Plan Combining zone. Additionally, during natural disaster situations, interchanges subject to adopted IAMPs may potentially be used for emergency service delivery or response, evacuation and fire fighting operations.

(12) Provide for the recreational needs of residents of Lane County and visitors to the County.

Findings addressing statewide planning Goal 8, found on page 5 of Exhibit B to Ordinance No. PA 1258 demonstrate that the Coburg Interchange Area Management Plan implementation updates are consistent with the above general purpose statement, and are incorporated here by reference.

(13) Conserve open space and protect historic, cultural, natural and scenic resources.

Findings addressing statewide planning Goal 5, found on page 4 of Exhibit B to Ordinance No. PA 1258 demonstrate that the Coburg Interchange Area Management Plan implementation updates are consistent with the above general purpose statement, and are incorporated here by reference.

In addition to the requirement that zonings and rezonings meet the general purposes criteria of Lane Code Chapter 16, as discussed above, LC16252(2) also requires that zonings and rezonings shall:

not be contrary to the public interest [and;]

shall be consistent with the specific purposes of the zone classification proposed, applicable Rural Comprehensive Plan elements and components, and Statewide Planning Goals for any portion of Lane County which has not been acknowledged for compliance with the Statewide Planning Goals by the Land Conservation and Development Commission. Any zoning or rezoning may be effected by Ordinance or Order of the Board of County Commissioners, the Planning Commission or the Hearings Official in accordance with the procedures in this section.

In regard to these criteria the Board finds as follows:

- The Coburg Interchange Area Management Plan implementation updates are not contrary to the public interest because they implement the policies of an adopted IAMP that further the safety and mobility of the travelling public in the vicinity of interchanges subject to an adopted IAMP.
- The Coburg Interchange Area Management Plan implementation updates are consistent with the purpose of the proposed Interchange Area Management Plan Combining zone because

the zone will be applied only to the management area of the adopted Coburg IAMP and will be consistent with the purpose of the IAMP.

- The Coburg Interchange Area Management Plan implementation updates are consistent with the applicable Rural Comprehensive Plan elements as discussed in the findings in Coburg IAMP Appendix B and Ordinance No. PA 1258 Exhibit B beginning on page 6, incorporated here by reference.
 - The Coburg Interchange Area Management Plan implementation updates are consistent with Statewide Planning Goals based upon the finding in Section 3 above, incorporated herein.
6. Based upon the findings above, the Board concludes that the proposed Coburg Interchange Area Management Plan implementation updates are consistent with the requirements set forth in the applicable approval criteria. Therefore, the Board concludes the evidence and findings support adoption of the proposal.

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDINANCE NO. PA 1285

-) IN THE MATTER OF AMENDING THE LANE COUNTY
-) RURAL COMPREHENSIVE PLAN (LCRCP) TO ADOPT A
-) NEW COMPREHENSIVE PLAN AND ZONING
-) DESIGNATION FOR THE AREA WITHIN THE
-) JURISDICTION OF THE COBURG/INTERSTATE-5
-) INTERCHANGE AREA MANAGEMENT PLAN (IAMP);
-) AMENDING THE LANE COUNTY TRANSPORTATION
-) SYSTEM PLAN TO INCORPORATE THE IAMP BY
-) REFERENCE; ADOPTING AN OFFICIAL LANE COUNTY
-) INTERCHANGE AREA MANAGEMENT PLAN
-) COMBINING ZONE MAP; AND ADOPTING A
-) SEVERABILITY CLAUSE.

WHEREAS, the Board of County Commissioners of Lane County, through enactment of Ordinance PA 884, has adopted Land Use Designations and Zoning for lands within the Jurisdiction of the Lane County Rural Comprehensive Plan; and

WHEREAS, the Board of County Commissioners of Lane County, through enactment of Ordinance PA 883, has adopted the Lane County General Plan Policies which is a component of the Lane County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners adopted the Lane County Transportation System Plan by Ordinance No. PA 1202, on May 5, 2004; and

WHEREAS, Lane Code 12.050 and 16.400 set forth procedures for amendments of the Rural Comprehensive Plan and Lane Code 16.252 sets forth procedures for rezoning lands within the jurisdiction of the Rural Comprehensive Plan; and

WHEREAS, Lane Code 16.014 set forth procedures for amendments to Comprehensive Plan Maps and Zone Maps for Lane County; and

WHEREAS, the Oregon Department of Transportation (ODOT), Lane County, and Coburg are contemplating improvements to state and local transportation facilities near the Interstate 5 Interchange at Coburg to address safety, congestion, and substandard facility issues; and

WHEREAS, Oregon Administrative Rules (OAR) 734-051-0155(2) and (7) require ODOT to work with local governments to develop an Interchange Area Management Plan (IAMP) prior to construction of significant modifications to existing interchanges, and that the IAMP be consistent with local plans and codes; and

WHEREAS, the Board of County Commissioners adopted the Coburg IAMP by Ordinance No. PA 1258, on October 21, 2009; and

WHEREAS, the Board of County Commissioners is in support of constructing the improvements at the I-5/Coburg Interchange; and

WHEREAS, Section 7.2 of the Coburg IAMP requires Lane County to adopt a plan and zoning designation for the Coburg IAMP area; and

WHEREAS, it is necessary to amend the Rural Comprehensive Plan and apply an overlay zone to provide for an Interchange Area Management Plan area; and

WHEREAS, the proposal was reviewed at a public hearing with the Lane County Planning Commission on June 15, 2010; and

WHEREAS, the proposal was reviewed at a public hearing with the Lane County Board of Commissioners on June 22, 2011; and

WHEREAS, evidence exists in the record indicating that the proposal meets the requirements of Lane Code chapters 12 and 16, and the requirements of applicable state and local law; 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:

Section 1. The Lane County General Plan Policies, Goal 2 (Policy 25) adopted by Ordinance No. PA 883 and amended thereafter is amended by revising Goal 2 General Plan Policy 25, to add provisions for a Coburg Interchange Area Management Plan designation as set forth in Exhibit "A".

Section 2. The Lane County Transportation System Plan, a Special Purpose Plan under the Lane County Rural Comprehensive Plan, as adopted by Ordinance No. PA 1202, is amended by the addition of a reference to the adopted Coburg/Interstate-5 Interchange Area Management Plan as set forth in Exhibit "B".

Section 3. An Official Lane County Interchange Area Management Plan Combining Zone Map is established and adopted as depicted in Exhibit "C".

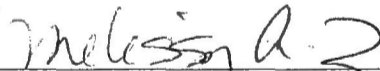
FURTHER, although not a part of this Ordinance, the Board of County Commissioners adopts Lane County findings in support of this action as set forth in Exhibit "D".

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 is deemed a separate, distinct and independent provision, and such holding does not affect the validity of the remaining portions thereof.

Enacted this: 22ND day of June, 2011



Faye Stewart, Chair
Lane County Board of Commissioners



Melissa Zimmer, Secretary
Lane County Board of Commissioners

APPROVED AS TO FORM

Date 6-1-11 Lane County


OFFICE OF LEGAL COUNSEL

Exhibit "A"

Rural Residential	Rural Residential	RR, RCP
Notwithstanding the plan diagram, areas designated by the plan diagram as Rural, that are located outside of communities and inside developed and committed exception areas, are now designated as Rural Residential.		
Destination Resort	Destination Resort	DR, RCP
Historic Structure/Site	Historic Struc. Or Sites Combining	/H-RCP
Natural Estuary	Natural Estuary	/NE-RCP
Conservation Estuary	Conservation Estuary	/CE-RCP
Development Estuary	Development Estuary	/DE-RCP
Sign. Natural Shorelands	Significant Nat. Shorelands Comb	/SN-RCP
Prime Wildlife	Prime Wildlife Shorelands Comb	/PW-RCP
Natural Resources Conserv.	Natural Resources Conservation Comb	/NRC-RCP
Residential Development	Res. Devel. Shorelands Combining	/RD-RCP
Shorelands Mixed Develop	Shorelands Mixed Devel. Combining	/MD-RCP
Dredge Material/Mitigation	Dredge Mat. /Mitigation Site Comb	/DMS-RCP
Beaches & Dunes	Beaches and Dunes Combining	/BD-RCP
	Floodplain Combining.	/FP-RPC
	Commercial Airport Safety District	/CAS-RCP
Airport	Airport Safety District	/AS-RCP
	Airport Operations	/AO-RCP
	Private Use Airport Overlay	/PUAO-RCP
Nonresource	Rural Residential	RR, RCP
Public Facility	Inmate work camp	IWC, RCP
Interchange Area Management Plan	Interchange Area Management Plan Comb.	/IAMP-RCP

*NOTE: The "Community" Plan Designation is implemented by various zoning districts as indicated, zones which also implement specific Plan designations other than "Community". A "/C" shall be used in combination with these zoning abbreviations to denote the zoning inside unincorporated community plans adopted to comply with OAR 660 Division 22, the UC Rule: RR, RC, RI, RPF, and RPR.

26. Exceptions to resource goals shall be required for transmission line right-of-ways when in excess of fifty (50) feet.

27. Conformity Determinations. Lane County will annually initiate and process applications to correct identified plan or zoning designations in the RCP Official Plan and Zoning Plots resulting from the Official Plan or Zoning Plots not recognizing lawfully existing (in terms of the zoning) uses or from inconsistencies between the Official Plan and Zoning Plots. Changes to correct nonconformities shall comply with the procedures and requirements of Lane Code Chapter 12 (Comprehensive Plan), Chapter 14 (Application Review and Appeal Procedures), and Chapter 16 (Land Use & Development Code), except as provided for in 27 c. and d., below.

- a. Circumstances qualifying for consideration by the Board of Commissioners under the Conformity Determinations Policy may include one or more of the following:
 - i. Lawful, structural development existing prior to September 12, 1984 and use of the structure(s) at the time qualified as an allowable use in a developed & committed zone designation other than that designated for the land on an Official Plan or Zoning Plot.

Exhibit "B"

- (v) *The Trip Generation, 7th Edition* manual published by the Institute of Traffic Engineers.

- Policy 1-e: Road improvement projects shall consider and, as financially and legally feasible, integrate improvements for alternative transportation modes such as sidewalks, bike lanes, and bus stop turnouts, consistent with adopted road design standards.
- Policy 1-f: Maintain County arterial and collector roads sufficiently for the safe and efficient movement of freight, consistent with applicable traffic impact analysis, design policies and standards and land use regulations.
- Policy 1-g: Maintain and improve roads consistent with their functional classification. Reclassify roads as appropriate to reflect function and use.
- Policy 1-h: City standards shall apply to County Roads functionally classified as local roads within urban growth boundaries. In the absence of City standards, the County's road design standards shall apply.

Goal 2: Promote a safe and efficient state highway system through the State Transportation Improvement Program and support of ODOT capital improvement projects.

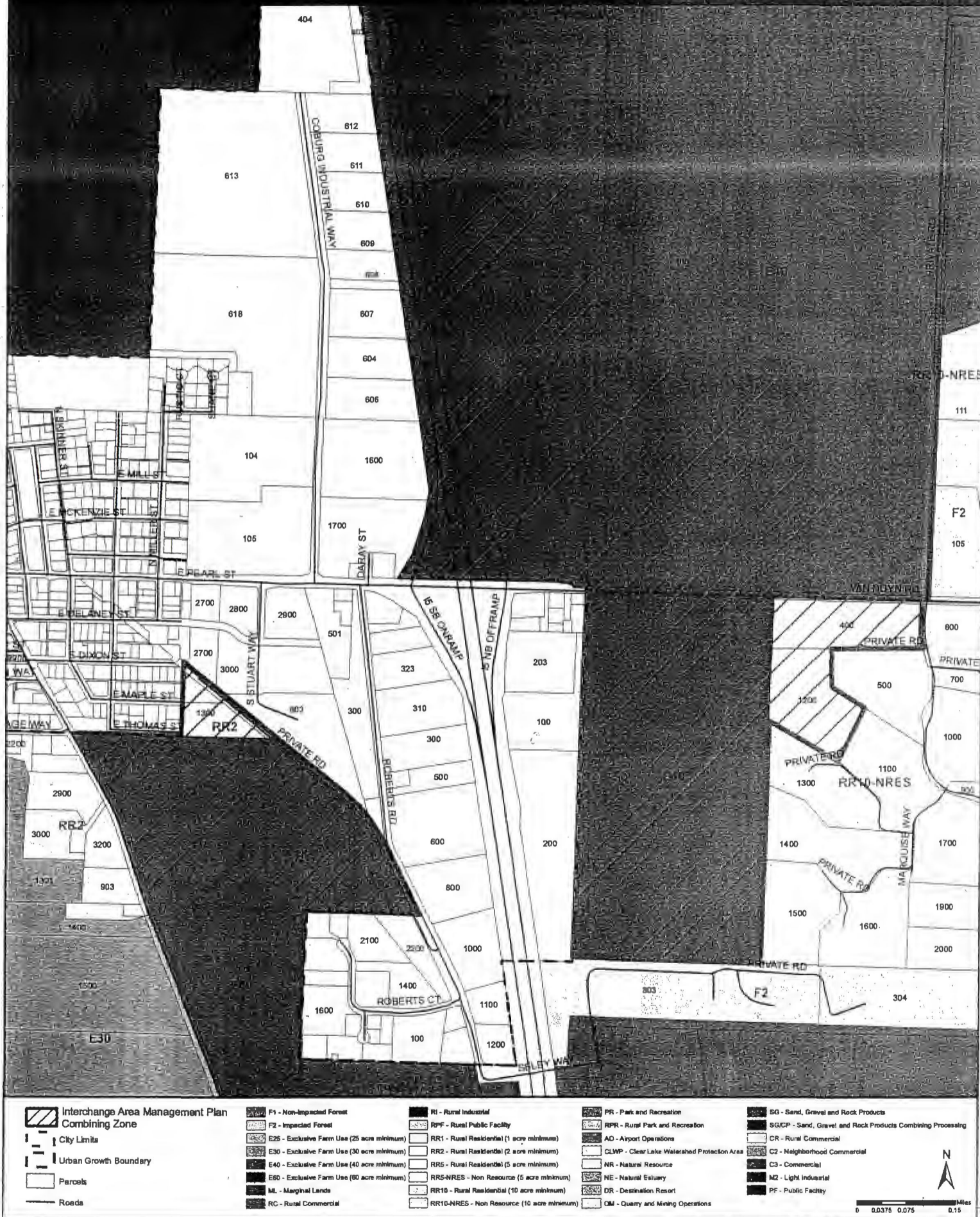
- Policy 2-a: Safe movement of vehicles on the State system and, where allowed, bicyclists and pedestrians shall be a priority. Lane County supports development and implementation of ODOT projects that improve the safety, operation, and structural characteristics of the State highway and bridge system, provided they are consistent with the TSP and applicable federal, state, and local regulations.
- Policy 2-b: The County shall coordinate, as appropriate, with ODOT in:
(i) plan development;
(ii) managing the existing State system; and
(iii) designing and developing facility improvements on the State system in Lane County.
- Policy 2-c: The County supports the preservation of the natural, historic, cultural, and recreational values of federally designated Scenic Byway routes maintained by ODOT.
- Policy 2-d: ODOT safety, preservation and modernization projects on the State system shall be consistent with Policies 2a-c above, and need not be identified in the Lane County TSP 20-year Project List.
- Policy 2-e: The Coburg/Interstate 5 Interchange Area Management Plan (IAMP), adopted by Lane County as Ordinance No. PA 1258), is incorporated herein by reference.

Goal 3: Promote a safe and efficient road network through access management.

- Policy 3-a: Access decisions will be made in a manner consistent with the functional classification of the roadway.
- Policy 3-b: Access Management policies and spacing standards found herein and in Lane Code 15.130-15.139 shall apply to all new development, changes of use, and road and driveway approach locations within County Road rights-of-way. For State facilities; the Oregon Department of Transportation controls access pursuant to Oregon Administrative Rules 734, Division 51.
- Policy 3-c: Development within a County Road right-of-way, including but not limited to excavation, clearing, grading, utility placement, culvert placement or replacement, other stormwater facilities, and construction or reconstruction of road or driveway approaches, is allowed only upon approval of a facility permit.

Exhibit "C"

Official Lane County Interchange Area Management Plan Combining Zone Map Coburg



FINDINGS AND CONCLUSIONS IN SUPPORT OF ADOPTION OF ORDINANCE No. PA 1285

The Lane County Board of Commissioners ("Board") finds as follows:

1. The Ordinance to which these findings are attached effects an update to the Lane County Rural Comprehensive Plan (LCRCP). The Board is amending RCP General Plan Goal 2, Policy 25 to incorporate an Interchange Area Management Plan Combining zone into the County's General Plan Policies. Furthermore, the Board is adopting a text amendment as new Policy 2-e to the Lane County Transportation System Plan (TSP) incorporating the adopted and acknowledged Coburg/I-5 Interchange Area Management Plan by reference. These changes will be referred to as the "Coburg Interchange Area Management Plan implementation updates" throughout these findings.
2. Pursuant to Lane Code (LC) 12.050(1) and LC 16.400(6)(h)(i), amendments to the Comprehensive Plan and the Rural Comprehensive Plan shall be by ordinance. Adopting Ordinance No. PA 1285 accomplishes these requirements.
3. LC 12.050(2) provides review criteria to adopt the Coburg Interchange Area Management Plan implementation updates into the County Comprehensive Plan. The criteria are as follows:

LC 12.050

(2) The Board may amend or supplement the comprehensive plan upon a finding of:

- (a) an error in the plan; or**
- (b) changed circumstances affecting or pertaining to the plan; or**
- (c) a change in public policy.**

These implementation updates are being adopted due to a change in public policy, pursuant to LC 12.050(2)(c). Lane County is adopting these updates to implement the policies found within the recently adopted Coburg IAMP, adopted by Ordinance No. PA 1258. Adoption of these implementation measures is necessary for consistency with Policy 7.2. of the Coburg IAMP.

LC 16.400(6)(h)(iii)(bb) provides similar review criteria for amendments to the Rural Comprehensive Plan, as follows:

LC 16.400(6)(h)(iii) The Board may amend or supplement the Rural Comprehensive Plan upon making the following findings:

(bb) For Major and Minor Amendments as defined in LC 16.400(8)(a) below, the Plan amendment or component is:

- (i-i) necessary to correct an identified error in the application of the Plan;**
OR
- (ii-ii) necessary to fulfill an identified public or community need for the intended result of the component or amendment; OR**

(iii-iii) necessary to comply with the mandate of local, state, or federal policy or law; OR

(iv-iv) necessary to provide for the implementation of adopted Plan policy or elements; OR

(v-v) otherwise deemed by the Board, for reasons briefly set forth in its decision, to be desirable, appropriate or proper.

With regard to these review criteria, the Board finds that the Coburg Interchange Area Management Plan implementation updates are necessary to:

- a. address a change in public need as evidenced by finding 6 for Ordinance No. PA 1258, incorporated here by reference; and
- b. is necessary to provide for the implementation of certain adopted IAMP policy elements.

Based upon these findings, the Board concludes that the proposed Coburg Interchange Area Management Plan implementation updates are consistent with the review criteria listed above

4. In addition to the requirements in LC 16.400(6)(h)(iii)(bb) listed above, additional findings under LC 16.400(6)(h)(iii)(aa) must be made to adopt the proposed Coburg Interchange Area Management Plan implementation updates. Specifically, the Board may amend the Rural Comprehensive Plan upon making certain additional findings, as follows:

LC 16.400(6)(h)(iii) The Board may amend or supplement the Rural Comprehensive Plan upon making the following findings:

(aa) For Major and Minor Amendments as defined in LC 16.400(8)(a) below, the Plan component or amendment meets all applicable requirements of local and state law, including Statewide Planning Goals and Oregon Administrative Rules.

The amendment is a major amendment because it is not limited to a Plan Diagram amendment. The amendment meets applicable requirements of local and state law in that it is being processed as a Plan Amendment pursuant to LC Chapter 14 requirements, and is subject to the approval criteria of LC Chapter 12 and 16, both of which chapters are in compliance with state law as outlined in the statewide planning Goal 2 findings, below. Findings of consistency with the approval criteria in LC 16 are contained herein, including findings of consistency with applicable Statewide Planning Goals and Oregon Administrative Rules:

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.

Pursuant to the requirements of Lane Code, citizen involvement occurred in the preparation and review of Ordinance No. PA 1258 and this associated adopting Ordinance as follows:

Extensive public involvement opportunities were provided during the adoption of Ordinance No. PA 1258 as described in the Coburg IAMP Appendix A, Citizen Involvement Plan, and IAMP Appendix B, Findings of Compliance, page 1 incorporated here by reference. Public involvement was also accommodated by a joint public hearing of the Coburg and Lane County Planning

Commissions held on January 21, 2009, by a public hearing of the Coburg City Council held on April 14, 2009 and by a public hearing of the Lane County Board of Commissioners on August 5, 2009, with the record remaining open until October 7, 2009.

Public involvement opportunities were also provided as part of the implementation measures as follows:

- On May 26, 2010, a legal ad was published in *The Register Guard*, providing notice of the Lane County Planning Commission public hearing in the Board Conference Room of the Lane County Public Service Building on June 15, 2010, at 7:00 P.M.
- On June 15, 2010, the Lane County Planning Commission (LCPC) conducted a public hearing on the proposed Coburg IAMP implementation updates.
- On June 1, 2011, a legal ad was published in *The Register Guard*, providing notice of the Board of County Commissioners public hearing in Harris Hall of the Lane County Public Service Building on June 22, 2011, at 1:30 P.M.
- On June 2, 2011, notice of the Board of County Commissioners public hearing was sent to all property owners within the boundary of the IAMP and within 750 feet of the boundary of the IAMP.
- On June 22, 2011, the Lane County Board of Commissioners conducted a public hearing on the proposed Coburg IAMP implementation updates.

The Coburg IAMP implementation updates constitute a plan amendment that is subject to the public notification and hearing processes and provisions of LC Chapter 14 and 16. As described above, the public involvement requirements of these chapters have been met and opportunity for public involvement has been afforded at each phase of the process. The amendment is therefore 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 Rural Comprehensive Plan was acknowledged by the Land Conservation and Development Commission (LCDC) as complying with state planning goals. LC 16.400, adopted and also acknowledged by LCDC specifies the means by which the RCP may be amended. Notice of the public hearing and pending adoption of the Coburg Interchange Area Management Plan implementation updates was mailed to the Oregon Department of Land Conservation and Development (DLCD) on April 27, 2010. The Coburg Interchange Area Management Plan implementation updates adoption process follows the procedures outlined in Lane Code and these findings provide an adequate factual basis for action. The amendment therefore conforms to the established land use planning process and framework consistent with Goal 2.

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

Adoption of the Coburg Interchange Area Management Plan implementation updates will not change any agricultural land use designations. Based upon these findings the amendment is consistent with Goal 3.

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

Chapter 2, Existing Conditions Inventory and Analysis, in the adopted Coburg IAMP describes Natural and Cultural Resources within the IAMP area beginning on page 2-26, in Section 2.5. Included in the analysis are findings related to open space and parks, which are incorporated here by reference. A multi-use path is identified in the City of Coburg adopted Parks Master Plan. The multi-use path is planned for areas that include lands outside the Urban Growth Boundary (UGB) however, the City Parks Master Plan was not co-adopted by the County, so its location outside the UGB is not recognized by the Rural Comprehensive Plan.

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

Findings of consistency with Goal 6 can be found in Exhibit B to Ordinance No. PA 1258. Finding 7, for Statewide Land Use Goal 6, beginning on page 4, is incorporated here by reference.

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.*

Chapter 2, Existing Conditions Inventory and Analysis, in the adopted Coburg IAMP describes Natural and Cultural Resources within the IAMP area beginning on page 2-26, in Section 2.5. Included in the analysis are findings related to open space and parks incorporated here by reference. A multi-use path is identified in the City of Coburg adopted Parks Master Plan. The multi-use path is planned for areas that include lands outside the Urban Growth Boundary (UGB) however, the City Parks Master Plan was not co-adopted by the County, so its location outside the UGB is not recognized by the Rural Comprehensive Plan.

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.*

Transportation facilities are identified as public facilities under this goal. Findings of consistency with Goal 11 for both the City of Coburg's Comprehensive Plan and Lane County's Rural Comprehensive Plan can be found in Coburg IAMP Appendix B beginning on page 2. Findings in Coburg IAMP Appendix B applicable to lands outside the Coburg UGB relate to Lane County's Rural Comprehensive Plan and are incorporated here by reference. The updates are consistent with Goal 11.

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

The Coburg Interchange Area Management Plan implementation updates will promote transportation safety and operations near the Coburg I-5 interchange. Findings of consistency with Goal 12 for both the City of Coburg's Comprehensive Plan and Lane County's Rural Comprehensive Plan can be found in Coburg IAMP Appendix B beginning on page 3. Those relating to Lane County's Rural Comprehensive Plan are incorporated here by reference. The updates are consistent with Goal 12.

Goal 13 - Energy: *To conserve energy.*

The IAMP includes a "No Build" scenario that evaluates road system deficiencies and traffic operations that contribute to congestion, and evaluates the presence of all transportation modes. Analysis concludes that three of five intersections in the study area will not meet mobility standards or will fail if no improvements are made, meaning delays and congestion will increase. The analysis also concludes that the existing bridge width is narrow and does not provide for pedestrians or bicyclists. The IAMP preferred alternative considers and recommends improvements and measures mitigating these deficiencies which will reduce congestion. IAMP Section 6, policies 12, 13, and 14, incorporated herein by reference, provide for plans to expand Lane Transit District (LTD) bus rapid transit to Coburg, to market LTD's Group Pass Program, promote carpool and vanpool services, and monitor the need for a park-and-ride in Coburg. The IAMP therefore considers and recommends improvements and measures that will reduce congestion and provide for alternative modes of travel, encouraging energy conservation. The Coburg Interchange Area Management Plan implementation updates will carry out the purpose of the IAMP, encouraging energy conservation. The updates are consistent with Goal 13.

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

Findings of consistency with Goal 14 for both the City of Coburg's Comprehensive Plan and Lane County's Rural Comprehensive Plan can be found in Coburg IAMP Appendix B beginning on page 4. The findings are incorporated here by reference.

5. Based upon all of the above findings, the Board concludes that the proposed Coburg Interchange Area Management Plan implementation updates are consistent with the requirements set forth in the applicable approval criteria. Therefore, the Board concludes the evidence and findings support adoption of the proposal.

LANE COUNTY
DEPT. OF PUBLIC WORKS
TRANSPORTATION PLANNING
140 N. DELTA HIGHWAY
EUGENE, OR 97408



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Hasler
\$01.480
06/28/2011
Mailed From 97408
US POSTAGE

DEPT OF
JUN 29 2011
LAND CONSERVATION
AND DEVELOPMENT

ATTENTION: PLAN AMENDMENT SPECIALIST
DEPT OF LAND CONSERVATION & DEVELOPMENT
635 CAPITOL ST NE, SUITE 150
SALEM, OR 97301-2540

