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**METRO PLAN APPENDIX B
REFINEMENT PLANS, FUNCTIONAL PLANS,
AND OTHER PLANNING DOCUMENTS**

BETHEL-DANEBO REFINEMENT PLAN (PHASE I)

Date: June 1982
Adopted by: Eugene City Council
Adopting Resolution: #3716
Adoption Date: September 1982

BETHEL-DANEBO REFINEMENT PLAN (PHASE II)

Date: March 1979
Adopted by: Eugene City Council
Adopting Resolution: #3104 (also 2468 and 2749)
Adoption Date: March 26, 1979

BOOTH-KELLY CENTER CONCEPTUAL DEVELOPMENT PLAN

(see Springfield Downtown Refinement Plan)

DELTA PONDS NATURAL RESOURCE ASSESSMENT

Date: May 17, 1989
Adopted by: No Adopted Policy

DORRIS RANCH LAND USE PLAN

Date: November 1979
Adopted by: Willamalane Park and Recreation District

EUGENE AREAWIDE DRAINAGE MASTER PLAN

Date: June 1990
Adopted by: Council has Accepted Plan - But has Not Formally Adopted
Adopting Resolution: None
Accepted Date: June 1990

EUGENE CULTURE/LEISURE PLAN

Date: July 1985
Adopted by: Eugene City Council
Adopting Resolution: #3929
Adoption Date: July 1985

EUGENE DOWNTOWN PLAN

Date: October 1984
Adopted by: Eugene City Council
Adopting Resolution: #3882
Adoption Date: October 1984

EUGENE PARKS AND RECREATION PLAN

Date: July 1989
Adopted by: Eugene City Council
Adopting Resolution: #4127
Adoption Date: July 10, 1989

EUGENE-SPRINGFIELD METROPOLITAN AREA PUBLIC FACILITIES AND SERVICES PLAN (PFSP)

Date: December 2001
Adopted by: Eugene and Springfield City Councils and Lane County Board of Commissioners
Ordinances: Eugene No. 20240, December 10, 2001; Springfield, No. 5992, November 5, 2001; Lane County, No. PA1160, October 26, 2001

EUGENE-SPRINGFIELD METROPOLITAN AREA RESIDENTIAL LANDS AND HOUSING STUDY DOCUMENTS

Date: 1999 and 2000
Study not adopted: Referenced in ordinance adopting Metro Plan amendments

EUGENE COMMERCIAL LANDS STUDY

Date: October 1992
Adopted: May 11, 1992; amended October 12, 1992
Ordinances: Nos. 19852 and 19879

EUGENE COMPREHENSIVE STORMWATER MANAGEMENT PLAN

Date: November 1993
Adopted by: City of Eugene

GLENWOOD REFINEMENT PLAN

Date: July 25, 1990
Adopted by: Lane County, Ordinance #PA 983
City of Eugene, Ordinance #19713

GOODPASTURE ISLAND STUDY

Date: 1975
Adopted by: Eugene City Council
Adopting Resolution: #2440
Adoption Date: September 8, 1975

JEFFERSON/FAR WEST REFINEMENT PLAN

Date: 1983
Adopted by: Eugene City Council
Adopting Resolution: 3739
Adoption Date: January 12, 1983

LAUREL HILL PLAN

Date: 1982
Adopted by: Eugene City Council
Adopting Resolution: 3700
Adoption Date: July 26, 1982

METROPOLITAN INDUSTRIAL LANDS INVENTORY AND POLICY REPORTS

Date: July, September, and October 1992
Adopted by: Reports approved and Metro Plan amendments adopted by Eugene and Springfield City Councils and Lane County Board of Commissioners
Ordinance Numbers: Eugene Ordinance No. 19866; Springfield Ordinance No. 5652; Lane County Ordinance No. PA 1022

Q STREET REFINEMENT PLAN

Date: Fall 1986
Adopted by: City of Springfield
Adopting Ordinance: #5369
Adoption Date: March 1987

RIVERFRONT PARK STUDY

Date: January 1986
Adopted by: Eugene City Council
Adopting Resolution: #19347
Adoption Date: September 9, 1985

RIVER ROAD-SANTA CLARA URBAN FACILITIES PLAN

Date: September 1987
Adopted by: Eugene City Council
City of Springfield
Lane County
Adopting Resolution #3858, repealed by #19471 May 11, 1985
Adoption Date May 29, 1984

SOUTH HILLS STUDY

Date: 1974
Adopted by: City of Eugene
Adopting Resolution: #2295
Adoption Date: June 10, 1974

SPRINGFIELD COMMERCIAL LANDS STUDY

Date: [REDACTED]
Adopted by: City of Springfield
Adopting Ordinance: [REDACTED]
Adoption Date: [REDACTED]

SPRINGFIELD DEVELOPMENT CODE

Date: 1986 (with annual updates)
Adopted by: City of Springfield

SPRINGFIELD DOWNTOWN REFINEMENT PLAN

Date: Fall 1985
Adopted by: City of Springfield
Adopting Ordinance: #5316
Adoption Date: February 18, 1986

TRANSPLAN

Date: December 2001
Adopted by: Springfield and Eugene City Councils, Lane Co. Board of Commissioners, LCOG Board

WEST EUGENE WETLANDS PLAN

Date: 1992-2000
Adopted and Amended by: City of Eugene and Lane County Board of Commissioners
Adopting/Amending Ordinances:
Eugene Ordinance Nos. 19853, 19867,2002, 20119, 20126, 20147, 20200, 20201, 20208; Lane County Ordinances Nos. PA1019, PA1019-A, PA1075, PA1117, PA1106, PA1133, PA1107, PA1109, and PA1108..
Adoption Dates: May, July, and August, 1992; May, 1995; May and July, 1998; April, October, November, 1999; July, August, September, and November, 2000

WESTSIDE NEIGHBORHOOD PLAN

Date: 1986
Adopted by: City of Eugene
Adopting Ordinance: #19444
Adoption Date: January 12, 1987

WHITEAKER REFINEMENT PLAN

Date: December 1978
Adopted by: Eugene City Council
Adopting Resolution: #2899
Adoption Date: April 1979

WILLAKENZIE REFINEMENT PLAN

Date: Fall 1990
Adopted by: City of Eugene
Adoption Date: Anticipated in summer or fall 1991

WILLAMALANE PARK AND RECREATION DISTRICT COMPREHENSIVE PLAN

Date: 1980
Adopted by: Willamalane Park and Recreation District

WILLAMETTE GREENWAY ORDINANCE

Date: 1982
Adopted by: Eugene City Council
Adopting Ordinance: #18923 (amended by #19422)
Adoption Date: February 8, 1982, amended November 12, 1986

WILLOW CREEK SPECIAL AREA STUDY

Date: 1982
Adopted by: City of Eugene
Adopting Resolution: #3699
Adoption Date: July 21, 1982

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Last Saved: March 1, 2001*

EUGENE-SPRINGFIELD
METROPOLITAN AREA GENERAL PLAN

1987 Update

Appendix C
List of Exceptions and Maps of Site-Specific Exception Area Boundaries

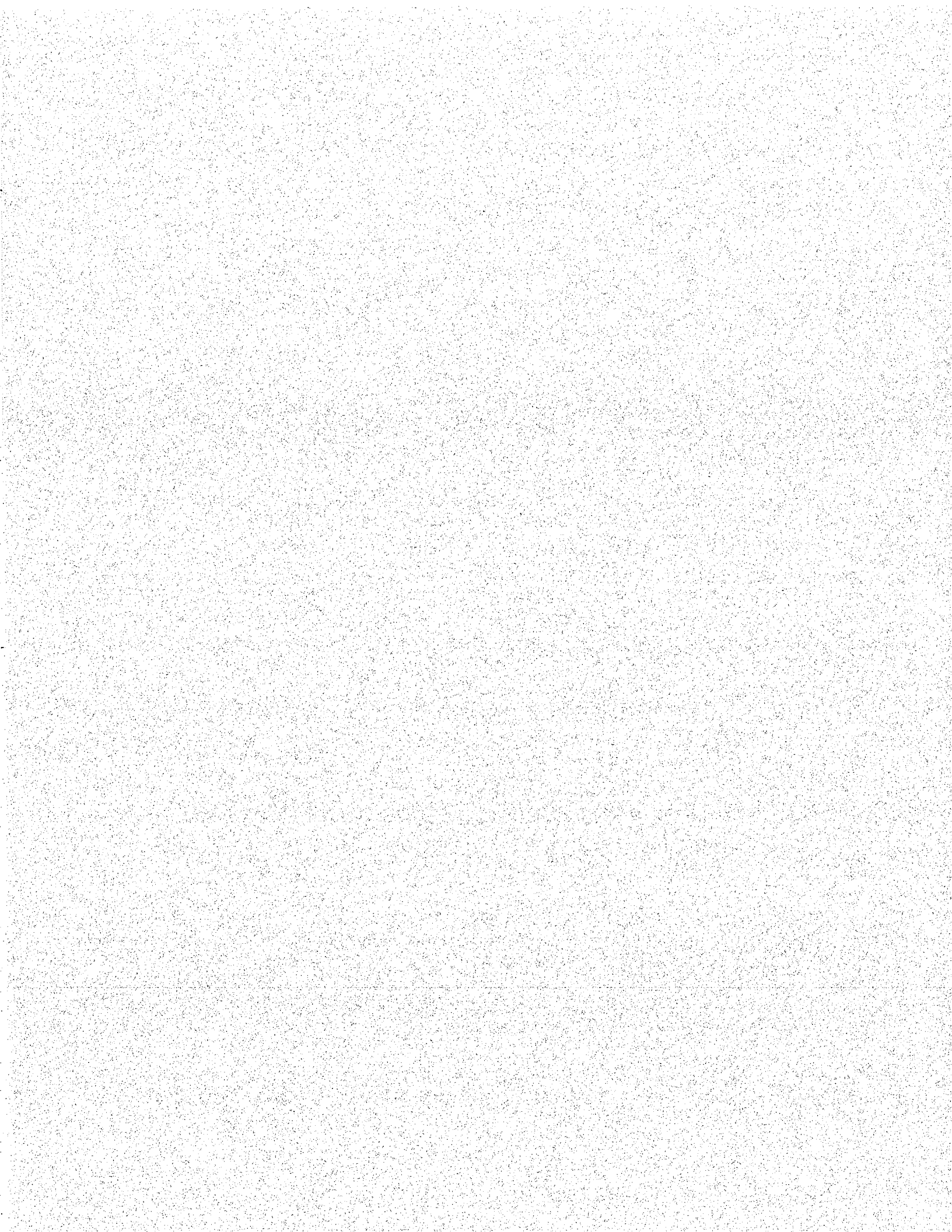


**METROPOLITAN PLAN UPDATE
EXCEPTIONS**

- I. INTRODUCTION
- II. AIRPORT
- III. LANE COMMUNITY COLLEGE CAMPUS
- IV. OTHER "BUILT UPON OR COMMITTED" LANDS
 - 1. Clearwater Lane, Area No. 1
 - 2. East Thurston, Areas No. 2A, 2B, 2C
 - 3. North 74th Street, Area No. 3
 - 4. Chapman Drive, Area No. 4
 - 5. River Loop No. 1, Area No. 5
 - 6. Willamette Valley Dog Kennel, Area No. 6
 - 7. Royal Avenue, Area No. 7
 - 8. Bonnie Heights Area No. 8
 - 9. Oak Hill Drive, Area No. 9
 - 10. Willow Creek Road, Area Nos. 10A & 10B
 - 11. Gimpl Hill Road, Area Nos. 11A & 11B
 - 12. Bailey Hill Road, Area No. 12
 - 13. Bloomberg Road, Area Nos. 13A & 13B

Lane Council of Governments
125 E. 8th Avenue
Eugene, Oregon 97401

This is one in a series of working papers prepared to bring the Metropolitan Plan into compliance with the Oregon Land Conservation and Development Commission's statewide planning goals - particularly Goal 2, "Land Use Planning", Goal 3, "Agricultural Lands" and Goal 4 "Forest Lands".



A. INTRODUCTION

Statewide planning goals, as adopted and interpreted by the Oregon Land Conservation and Development Commission (LCDC), require comprehensive plans to protect resource (agricultural and forest) lands in rural areas. Within the Metropolitan Plan area, rural lands outside the urban growth boundary are included.

A separate Metropolitan Plan working paper (April 1978) and addendum (October 1981) address statewide Goal 3, "Agricultural Lands." Agricultural lands are defined in LCDC Goal 3:

Agricultural Land - in western Oregon is land of predominantly Class I, II, III, and IV soils as identified in the Soil Capability Classification System of the United States Soil Conservation Service, and other lands which are suitable for farm use taking into consideration soil fertility, suitability for grazing, climatic conditions, existing and future availability of water for farm irrigation purposes, existing land use patterns, technological and energy inputs required, or accepted farming practices. Lands in other classes which are necessary to permit farm practices to be undertaken on adjacent or nearby lands, shall be included as agricultural land in any event.

A revision (October 1981) to the April 1978 Metropolitan Plan working paper addresses statewide Goal 4, "Forest Lands." In that revised working paper, forest lands are defined as follows:

1. All lands having soil capability (based on site index conversion to cubic foot site class rating 2-5) for production of commercial Douglas Fir forest, and
2. All forested lands as indicated in the inventory of vegetative cover types described in the "Vegetation/Wildlife Habitat" Working Paper, L-COG, April 1978.

The inventory identifies forest land based on multiple values including:

- | | |
|-------------------------|----------------------|
| 1) commercial | 6) soil protection |
| 2) wildlife habitat | 7) scenic resources |
| 3) fish habitat | 8) livestock grazing |
| 4) recreation use | 9) other urban uses |
| 5) watershed protection | |

Based upon statewide land use planning requirements and based upon the definitions and inventories referenced above, agricultural and forest resource lands must be designated for resource use. Once the plan designation is determined, the land must be zoned to protect the resource.

Designation of any non-resource use on rural lands outside the urban growth boundary is subject to the "exceptions" requirements of LCDC statewide Goal 2, "Land Use Planning."

On May 3, 1979, the LCDC adopted as policy, a March 10, 1978 Information Paper on the "Exceptions" Process. That paper states:

Simply stated, the Exceptions Process is a method for describing how the land use requirements of certain Statewide Goals have been balanced against local land use needs, as those needs apply to specific situations. In some situations, the specific requirements of certain Statewide Planning Goals may conflict with one of the community's site specific land use needs. The Exceptions Process provides the flexibility to deal with those kinds of conflicts.

The Exception itself is the documentation of a city or county's conclusion that "it is not possible to apply" a particular goal to certain land areas. That conclusion must be based on a justified need for a use, not otherwise allowed by a goal, to be located in a specific area. The conclusion must be well supported by compelling reasons and facts, as outlined in question 4.

It must be clearly understood that the Exceptions Process is not to be used to indicate that a jurisdiction disagrees with a goal or does not wish to comply with a specific goal.

The exceptions process and requirements for exceptions have evolved from Goal 2 interpretations established by LCDC decisions and policy and have been further defined by court cases and decisions of the Land Use Board of Appeals (LUBA).

Three levels of test are covered in the exceptions process:

1. "Built Upon" - This level of exception is based upon actual development. Detailed findings of fact are necessary to reach a conclusion that resource lands are "built upon." Factors for making those findings are discussed under number 2 below. If a specific "built upon" area is accompanied by findings of fact sufficient to conclude the specific area cannot be used for resource purposes, those findings need not be included as part of the Plan, but must be subject to public review.
2. "Committed" - This level of exception is based upon commitment to non-resource use determined by the following factors:
 - a) actual level of development and use,
 - b) adjacent uses,
 - c) parcel size and ownership patterns on neighboring properties,
 - d) neighborhood and regional characteristics,
 - e) natural boundaries, and
 - f) other relevant factors

As with "built upon" lands, detailed findings of fact are necessary to reach a conclusion that resource lands are "committed" to non-resource use. A key finding must be made, based on the factors above, that the "committed" lands cannot be used for resource purposes. Any combination of the above factors may be sufficient to support that key finding.

"The existence of small parcels, some with dwelling units, in an area of agricultural or forest land simply does not justify a conclusion that the area is somehow committed to non-farm and non-forest uses." 1000 Friends vs. Clackamas County and City of Sandy and Metropolitan Service District vs. Clackamas County LUBA No. 80-075, p. 15. If a specific "committed" area is accompanied by findings of fact sufficient to conclude the specific

area cannot be used for resource purposes, those findings need not be included as part of the Plan, but must be integrated into the Plan adoption procedures and must be subject to public review.

3. "Need" - This level of exception is the most strict and requires application of the more detailed exceptions process. Compelling reasons and specific findings of fact are needed to justify an exception at this third level. These findings of fact must address four key issues outlined in Goal 2:
 - a) Need - Document why these other uses (other than agriculture or forest) should be provided for. Facts and assumptions used as the basis for determining need must be set forth,
 - b) Alternatives - Examine what alternative locations within the area could be used for the proposed non-resource uses. A map showing the location of alternative areas considered which would not require an exception (if any) must be included; the selected site must be identified on the map.
 - c) Consequences - Discuss what the long-term environmental, social, economic and energy consequences to the public and the area would be of not applying the resource goal or of permitting the alternative use. The characteristics of each alternative area, the advantages and disadvantages of using each area for a use not consistent with the goal and the impacts of loss of the area for another use must be described. The reasons why the selected area is the best site available to meet the need must be listed.
 - d) Compatibility - Describe how the proposed uses are compatible with other adjacent uses. The adverse effects of the proposed uses on adjacent land uses must be described.

If compelling reasons and specific findings of fact addressing the factors above justify a conclusion the lands are "needed" for non-resource use, a more stringent exceptions process must be followed than is required for the "built upon" or "committed" lands.

1. The proposed exception must be communicated widely to citizens, affected governments and the LCDC field representative in determining:
 - a) the need for those uses and reasons for exception to the goal, and
 - b) the physical extent of the proposed exception area.The communication must include "adequate" notice and time for review and comment on the proposed exception.
2. Notice of public hearings incorporating the proposed exception into the Plan must describe the proposed exception, including a summary of issues and area involved in the proposal.
3. Specific opportunity must be provided at public hearings for comment on the proposed exception.
4. If the "need" exception is justified, compelling reasons and facts must be documented (referenced and appended) in the Plan.

5. The exception takes effect when the comprehensive plan or plan amendment is adopted locally.
6. LCDC will review the adequacy and accuracy of the findings of fact and procedures for exceptions under a request for acknowledgment of compliance with Goal 2 when the comprehensive plan or plan amendment is submitted by local government.

B. AIRPORT EXCEPTION

INTRODUCTION

An exception to Goal 3, Agricultural Lands, is being requested for the Mahlon Sweet Airport area, shown Figure II-1. The airport is located eight miles northwest of the City of Eugene. It is outside the Eugene-Springfield metropolitan area urban growth boundary but within the plan boundary.

The airport is divided into two portions: (1) land physically developed, shown in the pattern on Figure II-1; and (2) land not currently developed but needed for future airport use or protection, also shown on Figure II-1. The following discussion constitutes a request for Goal 3 exceptions for each portion.

DEVELOPED LAND

A. Statistics

Land currently developed constitutes approximately 790 acres. The developed area is located on 14 parcels (tax lots), including six full parcels and portions of eight parcels, all owned by the City of Eugene.

B. Findings of Fact

The following facilities are located within the developed area:

1. Two lighted runways and six taxiways, as well as aprons, hangers, tie-down spaces and fuel storage areas to meet air transportation needs;
2. An air traffic control tower providing navigation aid and housing airport staff, an FAA Airway Facilities Field Office and a U.S. Weather Bureau Facility;
3. A separate building north of the control tower housing airport maintenance facilities;
4. An airport terminal housing airport staff and providing passenger services such as a restaurant, airline offices and access to aircraft;
5. Two major Fixed Based Operators (FBOs) providing airplane sales, services, repair and maintenance;
6. Automobile parking facilities for passengers, visitors, employees and rental car companies;
7. A fire/crash/rescue station (98 percent complete September 1, 1981);
8. Air navigational aids and radio communications facilities, located at various points near the runway/taxiway systems;
9. Clear zones extending from the ends of each runway to protect aircraft and property during flight approach and landing; and
10. Other facilities housing organizations and concerns, including flying schools and clubs, equipment and supply shops and aircraft rentals and charities.

The following services support current development:

1. On-site sanitary sewer system maintained by the airport;
2. Water provided by the Eugene Water and Electric Board (EWEB);
3. Electricity provided by EWEB and Pacific Power and Light;
4. Natural gas provided by Northwest Natural Gas;
5. Telephone service provided by Pacific Northwest Bell; and
6. Storm drainage (both above and below ground) maintained by the airport.

The land uses listed above constitute the facilities and services available at Mahlon Sweet Airport. The Air Transportation Working Paper prepared for the Metropolitan Area General Plan stated that Mahlon Sweet Field is the sole provider of air carrier service to the metropolitan area and serves the majority of the general aviation demand in the area. The presently developed airport provides a valuable air transportation resource to the metropolitan area. Thus, an exception to Goal 3 is important to protect and preserve the airport.

UNDEVELOPED LAND

A. Statistics

Land not currently developed encircles current airport facilities and constitutes approximately 904 acres. Please refer to Figure II-1. The undeveloped area is located on 19 parcels, including 11 full parcels and portions of eight parcels. Twelve of the parcels are city-owned, while seven are privately owned. The majority of the parcels (14) are in vacant or agricultural use, four are largely undeveloped and one is fully developed with a single family residence. The largely undeveloped parcels also contain single family residences; however, these parcels are zoned Airport Vicinity.

B. Major Findings and Conclusions

The undeveloped airport land is needed for expansion of Mahlon Sweet Airport and protection of existing facilities and air space in order to meet projected demand for airport services through the year 2000. This section documents that the land (1) is needed for airport use; (2) is located in the most appropriate area; (3) would positively impact the social and economic environment while causing relatively minor losses to environmental quality; and (4) is compatible with adjacent uses. Each of these points is discussed separately below.

1. The land is needed for airport use.

Resolution 3308, adopted by the Eugene City Council on February 25, 1980 documents the need for airport expansion based upon projected demand.

"The ever growing air transportation needs of the metropolitan community require that the airport's capacity be increased. The revised Plan forecasts: (1) an increase in boarding passengers from 186,632 in 1977 to 568,000 in the year 2000; (2) an increase in takeoffs and landings from 170,779 in 1977 to 395,000 in the year 2000; and (3) an increase in freight and mail tons from 821.7 tons in 1977 to 2,400 tons in the year 2000. At this rate of projected growth, existing runways will reach capacity in about 1983. The need for increased capacity is supported by the Regional Airport Systems Study prepared for Lane County in January of 1978 in which it was concluded that Mahlon Sweet Airport would continue to be the only air-carrier served airport in Lane County. To respond to demand, only limited public land is available in the area of existing facilities west of Greenhill Road. Recognition of the need for a new general aviation runway and airport related facilities was expressed by the Council in its adoption of the Mahlon Sweet Master Plan in January, 1973."

The following airport development is expected to occur between 1981 and 2000 in order to meet projected demand, as discussed in the 1979 Mahlon Sweet Master Plan.

- a. A third runway, paralleling the existing main runway will be required between 1985 and 1990. It will be known as the "general aviation runway" and will require taxiways, lighting and tie-down areas.
- b. The main runway may be extended to the south by 1,100 feet.
- c. Expansion of the taxi-way system will allow connection of the general aviation runway with the northern main apron area.
- d. The traffic control tower will be modified or relocated to assure its compatibility with the improvements.
- e. Additional parking and storage areas will be provided for both based and itinerant aircraft.
- f. The Lane Community College Training Center will be relocated for proximity to the general aviation runway.
- g. The airport area will accommodate other future general aviation needs.
- h. The existing terminal building will more than double its 1977 size by the year 2000.
- i. The existing sewage treatment plant will be expanded at its existing location.

- j. Automobile parking areas will be expanded (short- and long-term and rental parking).
- k. Future clear zones and currently undeveloped property will be protected in order to provide safety for aircraft and surrounding property during flight approach and landing.

To the extent data used to project anticipated demand for airport land needs is changed because of new information, there may be a need to revise and change the area included within this exception during future plan updates.

2. The land is located in the most appropriate area.

- a. Mahlon Sweet Airport has been recognized for a decade as Lane County's principal general aviation and commercial airport. The proposed expansion will enhance the present airport's capacity to meet these needs at the same general site.

The Airport Needs Study for Lane County, Oregon (1971) examined the seven aviation airports existing in Lane County in 1971. The study concluded that the Mahlon Sweet Airport would likely continue as the principal general aviation and commercial airport in Lane County. The other airports examined were the Cottage Grove State Airport, Creswell Airport, Florence Municipal Airport, Oakridge State Airport, Springfield Airport and the McKenzie Bridge State Airport.

The Airport Needs Study recommended that a Mahlon Sweet Airport master plan be developed. The Mahlon Sweet Field Master Plan (1972) strengthened the needs study by stating that the airport "will continue to serve Lane County and adjacent areas as the sole air carrier airport and as the major general aviation airport through the forecast period (1990)". The Regional Airport System Study (1978) concluded that the Eugene-Springfield area would best be served by a variety of airports. It recognized Mahlon Sweet Airport's role in accommodating the needs of larger aircraft for expansive runway and air traffic control systems. The regional plan affirmed earlier conclusions that Mahlon Sweet would continue as the only air carrier and commercially served airport.

- b. Assuming that the existing and proposed air facility will act as a unit, relocation would be prohibitively costly in terms of land and monetary commitments.

The Air Transportation Working Paper noted that "the history of planning efforts by both Lane County and the City of Eugene indicate that public policy has been aimed at protecting Mahlon Sweet Field from the effects of urban development." The 1979 Mahlon Sweet Field Master Plan recommends protection of airport land and areas adjacent to the airport. As stated earlier, the city has acquired the majority of the airport designation land.

The City of Eugene has continually invested in airport development. The working paper estimated that between 1974 and 1979, approximately \$1.6 million would be spent on improvements to airport facilities. Approximately \$5 million was actually spent for airport

improvements during this period. The Eugene City Council, in Resolution 3308, stated:

"The land and improvement value at the airport amounted to approximately \$30 million in January, 1980. Many of the existing facilities can be used to support the new general aviation runway (parking areas, sewage treatment, hangers, control tower and the like), but only if it is adjacent to the present facility. It would not be fiscally responsible to purchase additional land elsewhere adjacent to the present airport to replace present holdings which were acquired and have long been planned for airport development. Nor would such a purchase result in preservation of additional agricultural land because all lands adjacent to the airport share similar agricultural characteristics."

3. The airport improvements would positively impact the social and economic environment while causing relatively minor losses to environmental quality.

a. Socio-economic Impacts

The Airport Working Paper listed several substantial economic and social benefits provided the metropolitan area through Mahlon Sweet Airport: "As a local resource base, Mahlon Sweet Field employs 260 persons with an annual payroll of \$2.3 million. The economic effect of the airport upon the metropolitan area is not only limited to payroll; the airport also provides opportunities for tourist trade, business trips and conventions, all of which provide input into the local economy."

b. Environmental Impacts

The long-term environmental consequences of the proposed airport improvements are analyzed in the 1972 plan. The analysis was conducted in the method required by the National Environmental Policy Act of 1969 (NEPA); it concluded that the proposed airport expansion could be encouraged from an environmental standpoint. The analysis was updated where necessary in the 1979 report. Conclusions were not altered.

Factors considered in the location and advisability of improvements include (1) noise; (2) drainage; (3) vegetation; (4) wildlife; (5) water quality; and (6) air quality. A summary of the analysis is provided below.

(1) Noise

The 1979 Master Plan identified areas in and adjacent to the airport expected to experience noise contours from 30-40 dbA (decibals by sound pressure) by the year 2000. To protect areas from incompatible noise intrusion, Federal Aviation Administration (FAA) guidelines recommend that no residential development occur in the 40 dbA area. The 1979 plan recommended that the airport acquire land within the 40 dbA area to assure its protection. Much of this area is included in

the proposed airport designation. A majority of the land has been acquired by the City of Eugene.

The 1979 plan also identifies 30 and 35 dbA noise contour zones. Areas within 30 dbA generally are not subject to restrictions; however, the 35 dbA zone is restrictive and the FAA recommends that low density residential development not occur in this area. Both airport and agricultural designations exist within the 35 dbA area. Both land use categories accommodate uses consistent with the FAA guidelines. Based upon the above safeguards, airport noise will have a relatively minor impact.

It should be noted that the Oregon Department of Environmental Quality formally approved the Noise Impact Boundary for Mahlon Sweet Field Airport on January 7, 1981. The publication presents an analysis of noise produced by aircraft operations and the Airport Noise Impact Boundary.

(2) Drainage

The 1972 plan states that airport area soils generally provide poor drainage. Increased runoff is expected from construction activities and from use of the extended and new runways. The 1979 plan states that drainage improvements are planned that will control the additional runoff.

(3) Vegetation

The majority of the airport designation not currently in airport development is leased for agricultural uses. Chief uses are sheep farming, cattle, orchards, row crops and grass and seed production. It is anticipated that agricultural use will continue until designated areas are developed for airport use. Commercial or industrial use, either of which is incompatible with existing airport operations, will not be allowed by virtue of this exception. Agricultural lands will be preserved unless and until they are needed for airport (urban) use. Although airport development will decrease agricultural production, the 1972 plan pointed out that the airport developed land becomes a resource for the air transportation industry.

The City of Eugene Resolution 3308 also pointed out that "...a new general aviation facility in an entirely different location but convenient to metropolitan users would likely result in further loss of agricultural land for the airport itself and related facilities."

(4) Wildlife

The 1972 plan identified species of small mammals, birds and waterfowl that have been sighted in the vicinity of the airport. It noted that waterfowl feeding habits may be altered with increased airport activity but that it would be relatively minor. The 1972 plan also stated that the proposed runway extension will remove about 35 acres of natural cover for the pheasant and

valley quail, whose populations had diminished several years prior to 1972. The plan noted, however, that airport land not in agricultural use can offer a habitat for these species that would not be available if the entire area were agriculturally developed. It was also stated that clear zone areas could continue to provide habitat for some wildlife species. The 1979 plan noted that the proposed development is not expected to negatively impact threatened or endangered species.

The 1979 plan also described methods to protect wildlife from airport activities. It noted that wildlife adjacent to the airport area will be protected from airport activity through construction of an eight-foot chainlink fence around the property. Birds in the area have been deterred from the airport by means of vehicles, shotgun cracker shells and propane cannons. The plan noted, however, that the expanded sewage treatment pond at the end of the proposed runway may attract waterfowl. The plan noted that if the existing bird deterrence program does not prove effective, other methods such as spreading of nets over the ponds may be necessary.

(5) Water Quality

The 1972 plan identified potential sources of airport water pollution as (1) faulty sewage treatment systems and (2) leakage and spillage from fuel depots. The plan stated that embankments surrounding fuel depots act to protect water quality by retaining spills or leaks. The recent expansion of the sewage treatment plant has enhanced water quality. Treated sewage is now discharged to fields for irrigation of non-food crops rather than to surface water.

(6) Air Quality

The 1979 plan projected that if total countywide emissions are held at the 1977 level and airport emissions increase as projected, the latter would constitute .16 to 1.23 percent of total emissions by 2000. This percentage may be conservative, as the 1972 plan stated that technological improvements have continually reduced aircraft air pollution. It was also noted that aircraft pollution is a problem common to all air transportation facilities, thus not associated with one particular airport site.

(7) Safety

The 1979 Master Plan identified the need to protect airport land and airport-related zones. Protection of these areas is needed in order to provide for the safety of both aircraft and affected property during take-off and landing.

The 1972 Plan notes that, in general, most instances of uncontrolled landings, aborted departures and material dropped from flying aircraft occur within airport property or in the clear zones. According to Federal Aviation Administration regulations, a clear zone is an imaginary surface extending from

either end of a runway, on which no man-made or natural object should penetrate. Clear zone areas should be protected from development in order to provide adequate unobstructed land for aircraft navigation. Airport property, due to its proximity to existing and planned airport facilities, and its vulnerability to air flight, should be protected from incompatible development. The airport property acts as a safety buffer that separates airport operations from land uses in proximity to the airport.

(8) Energy

As noted in the Energy Element of the Metropolitan Plan, the use of energy is essential for the urban area's development and operation. Energy use is essential in moving people and goods through air transportation.

The development of additional airport facilities as an expansion of the existing facility is the most energy-effective alternative. Both aircraft and automobiles converge in one area, avoiding trips from one air facility to another. The 1979 Master Plan assumes that the airlines will continue to provide additional services as required by passenger demand. This includes additional flights to the major connecting airports such as Seattle, Portland and San Francisco, as well as non-stop flights to other airports such as Los Angeles. This service improvement would save automobile fuel for passengers not required to drive to connecting airports. It also saves aircraft fuel by providing more direct access to destinations.

The above discussion acknowledges that development of the airport designation will result in a loss of agricultural land and other environmental changes. Mitigation of loss of agricultural lands will occur by continuing such uses, under appropriate zoning, until such lands are needed for direct airport uses. A present goal exception is based on projected needs by the year 2000. Interim agricultural uses allow continuation of existing uses until airport need becomes acute during this planning period. Any present exemption will not be used to justify conversion of this agricultural land to non-airport urban uses.

Airport relocation within the metropolitan area would likely result in a comparable loss of agricultural land. Furthermore, negative impacts, including increased noise levels, increased runoff, loss of wildlife areas and decreased air quality are addressed by measures that will mitigate their effects.

4. The proposed airport use is compatible with adjacent uses.

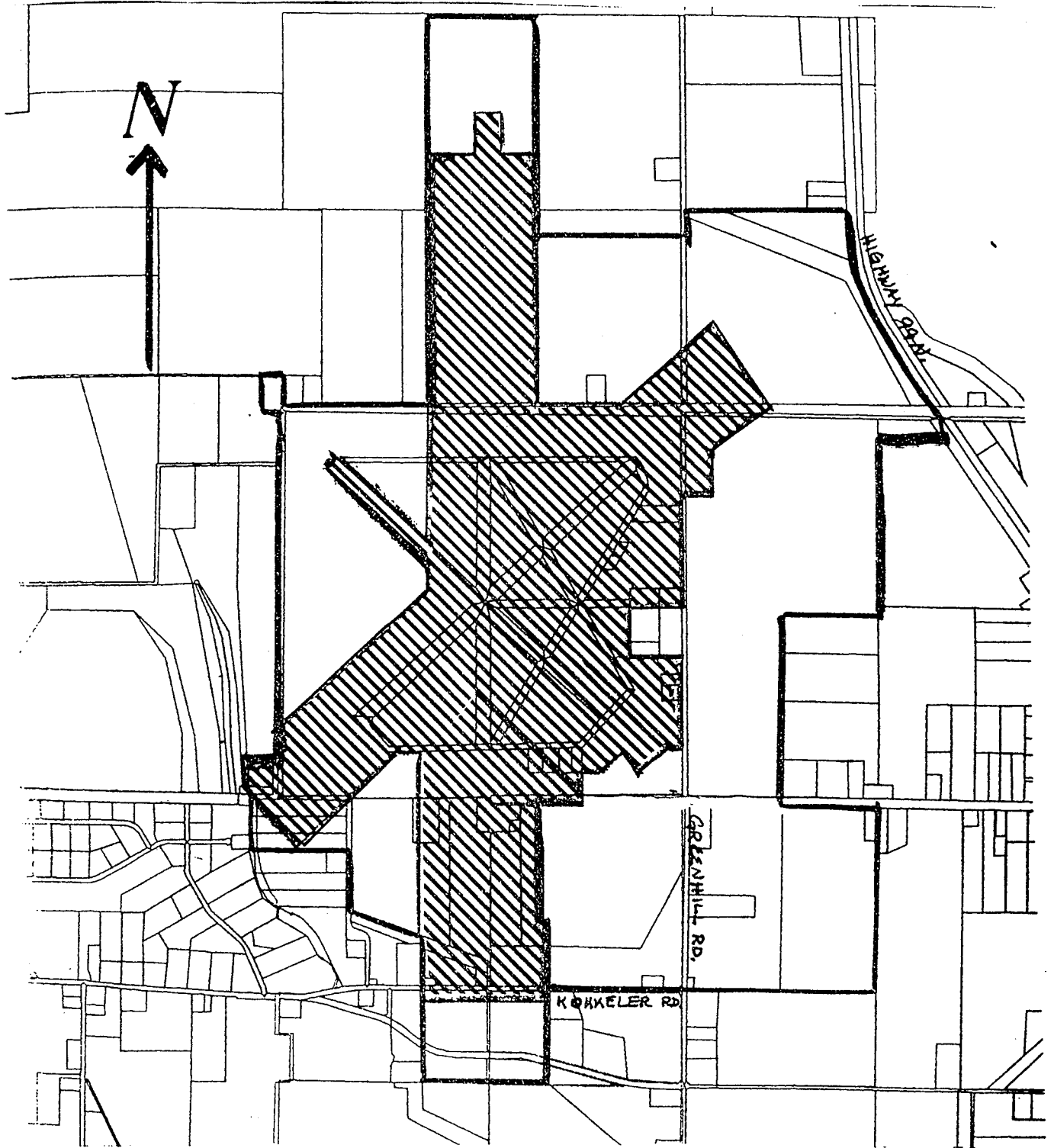
The proposed airport expansion is adjacent to agricultural and vacant land. As described in the previous section, safeguards are planned to assure environmental compatibility with adjacent uses. The proposed model Airport Hazard Ordinance, presented in Appendix A of the 1979 plan is intended to provide further safeguards for land uses near the airport and for persons travelling in aircraft. The recommended safeguards include flight safety zones, height limitations and restrictions pertaining to electrical interference and illumination.

The Eugene City Council Resolution 3308 noted: "The major adjacent non-agricultural use is the existing airport facility to the west across Greenhill Road. The other adjacent areas are not heavily developed and are characterized by agricultural uses with limited industrial uses close to Highway 99. Reflecting existing uses, the 1990 Plan, and the Mahlon Sweet Field Master Plan, the adjacent areas are not zoned for residential development. Experience indicates that airports generate minimal problems for agricultural and similar open space uses, particularly when compared to residential uses, or commercial or industrial uses that are not complimentary to and dependent on the airport."




CONCLUSION

The proposed facilities and services, together with existing development, are needed to meet projected metropolitan area air transportation demand up to the year 2000. The land not currently developed constitutes an integral part of the Mahlon Sweet Airport facility. Thus, an exception to Goal 3 is important to protect and preserve this resource.

FIGURE II-1
MAHLON SWEET AIRPORT



LEGEND

	Airport Exception and Government Designation Boundary
	Built Upon and Committed Airport Property
	Undeveloped Land

C. LANE COMMUNITY COLLEGE CAMPUS

FINDINGS OF FACT

1. "Lane Community College is a community based, two year, post-secondary educational institution whose mission is to provide maximum educational and training opportunities and other appropriate services to residents, community groups, business, industry, and other public agencies within its district [Lane County] limited only by its resources and by the Oregon Revised Statutes".¹
2. OWNER OF PROPERTY: Lane Community College
3. TAX LOT NUMBER: 18-03-10-00-01400
4. LOCATION: LCC Basin, 4000 E. 30th Avenue, Eugene 97405
5. ACREAGE: 150.95 (See Map 1 for property boundaries)
6. ASSESSMENT OF PUBLIC FINANCE: \$29,072,420
7. LAND USE: Junior College
8. 1990 PLAN DESIGNATION: University and College Public Facility
9. METRO AREA GENERAL PLAN DESIGNATION: Government and Education
10. LANE COUNTY ZONING: Public Reserve
11. FOREST: Douglas fir, oak and deciduous hardwoods are located along the southern boundary of tax lot 1400. There is no douglas fir site index from USCS OR-SOILS-1 rating sheet and no resulting cubic foot site class.
12. AGRICULTURE: Tax lot 1400 is located on agricultural soil capability class VI rated soils. Tax lot 2500, adjacent to and east of tax lot 1400 is in current agricultural use and other adjacent parcels are suitable for grazing.

13. EXISTING LAND USES IN THE VICINITY INCLUDE:
 - . Pasture and livestock grazing
 - . Timber
 - . Vacant, unused, underdeveloped
 - . Other publicly owned (including road rights-of-way)

14. EXISTING LANE COUNTY ZONING IN THE VICINITY (September 1981) include:
 - . Agriculture, Grazing and Timber (AGT)
 - . Public Reserve (PR)
 - . Garden Apartment Residential (RG)
 - (Zoning categories are annotated on Map 1)

15. PUBLIC FACILITIES, UTILITIES AND SERVICES PROVIDED TO LCC INCLUDE:
 - . Water and electricity are provided by Eugene Water and Electric Board
 - . Telephone service is provided by Pacific Northwest Bell
 - . Police protection is provided by Lane County. LCC also has its own Campus Security
 - . Fire protection is contracted with Goshen Rural Fire District
 - . On-site sewage lagoon system is owned and operated by LCC
 - . Public transit is provided by Lane Transit District
 - . Direct highway transit to the college is provided by highway exits along 30th Avenue and at the 30th Avenue/Interstate 5 interchange.

16. LCC was established in 1965. However, it has been located at the current site since 1968.

17. LCC's enrollment has been increasing since its beginning in 1965.

<u>School Year</u>	<u>Full-time Equivalent Enrollment Only</u>
1965-66	1622.4
1970-71	5576.6
1975-76	7693.1
1980-81	9514.4

18. LCC employs a total of 1090 people (May 1981)

<u>Position</u>	<u>Number of Employees</u>
Full-time Faculty	288
Part-Time Faculty	136
Management	100
Full-Time Classified (i.e. clerical, maintenance)	356
Part-Time Classified	210
	<u>1090</u>

19. Seventy-five percent of LCC's property (tax lot 1400) is built upon (September, 1981)
Existing development includes:
 - . 18 departmental and administrative buildings
 - . 6 parking lots
 - . 3 sewage lagoons
 - . sports fields
 - . landscaping

(Existing development is illustrated on Map 2)
20. LCC has plans to construct more classrooms on tax lot 1400. (Paul Colvin, LCC Facilities Director, 8/3/81).
21. Construction priorities for tax lot 1400 which have been approved by the LCC Board (5/14/80) include:²
 - . Community Services Building
 - . PE Compled Phase II
 - . Northwest Center
 - . Additional classrooms
22. LCC plans to expand its vocational programs between 1981 and 1986 to include:³
 - . Associate of Science in Computer Drafting
 - . Associate of Science in Computer Repair
 - . Community Service Program (Gerontology)
 - . Early Childhood Education (Infants and Toddlers)
 - . Associate of Science in Foreign Car Repair
 - . Recreation/Sports Activities Technician
 - . Graphic Commercial Design
 - . Hotel/Motel Management
 - . Associate of Science in Insurance
 - . Associate of Science in Public Finance
 - . Associate of Science in Radiology Technician
 - . Associate of Science in Veterinary Technician
 - . Logging Business Management Program - Special Training Programs
 - . Piano Tuning and Repair

CONCLUSION

Based on the above findings, Lane Community College's physical development and commitment to post-secondary educational purposes eliminate the possibility of the property (tax lot 1400) being used for resource purposes.

Footnotes

- ¹ Facilities Services, LCC Planning Notebook, January 12, 1981, page 5.
- ² Ibid., page H1.1
- ³ Ibid., page D1.1 - D1.16

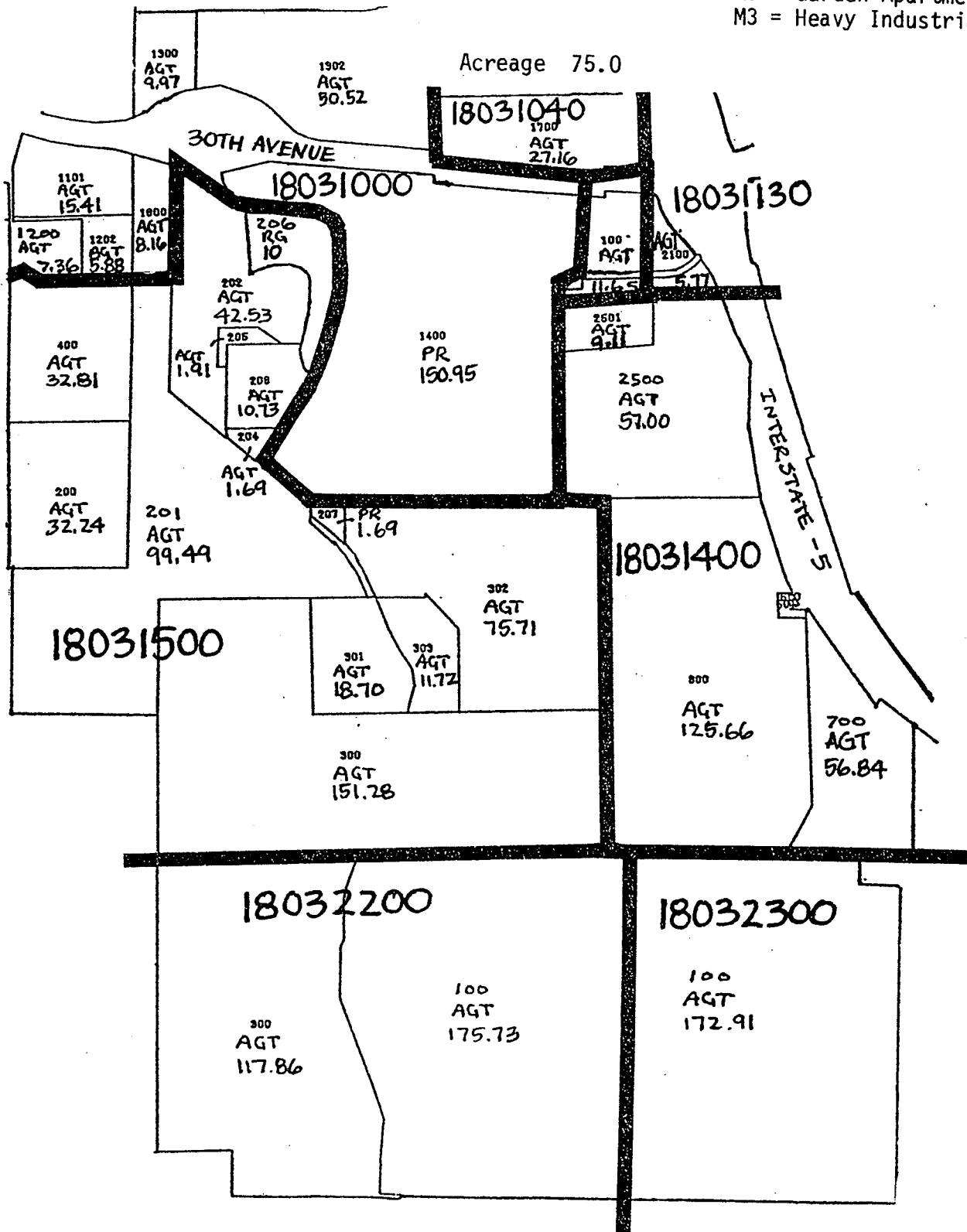
METROPOLITAN PLAN UPDATE 1981
 FIGURE III-1
 LANE COMMUNITY COLLEGE VICINITY

Key to symbols and information:

Assessor map no. 18031000

Tax lot no. 300

Lane County Zoning: PR = Public Reserve
 AGT = Agriculture, Grazing, Timber
 RG = Garden Apartments
 M3 = Heavy Industrial

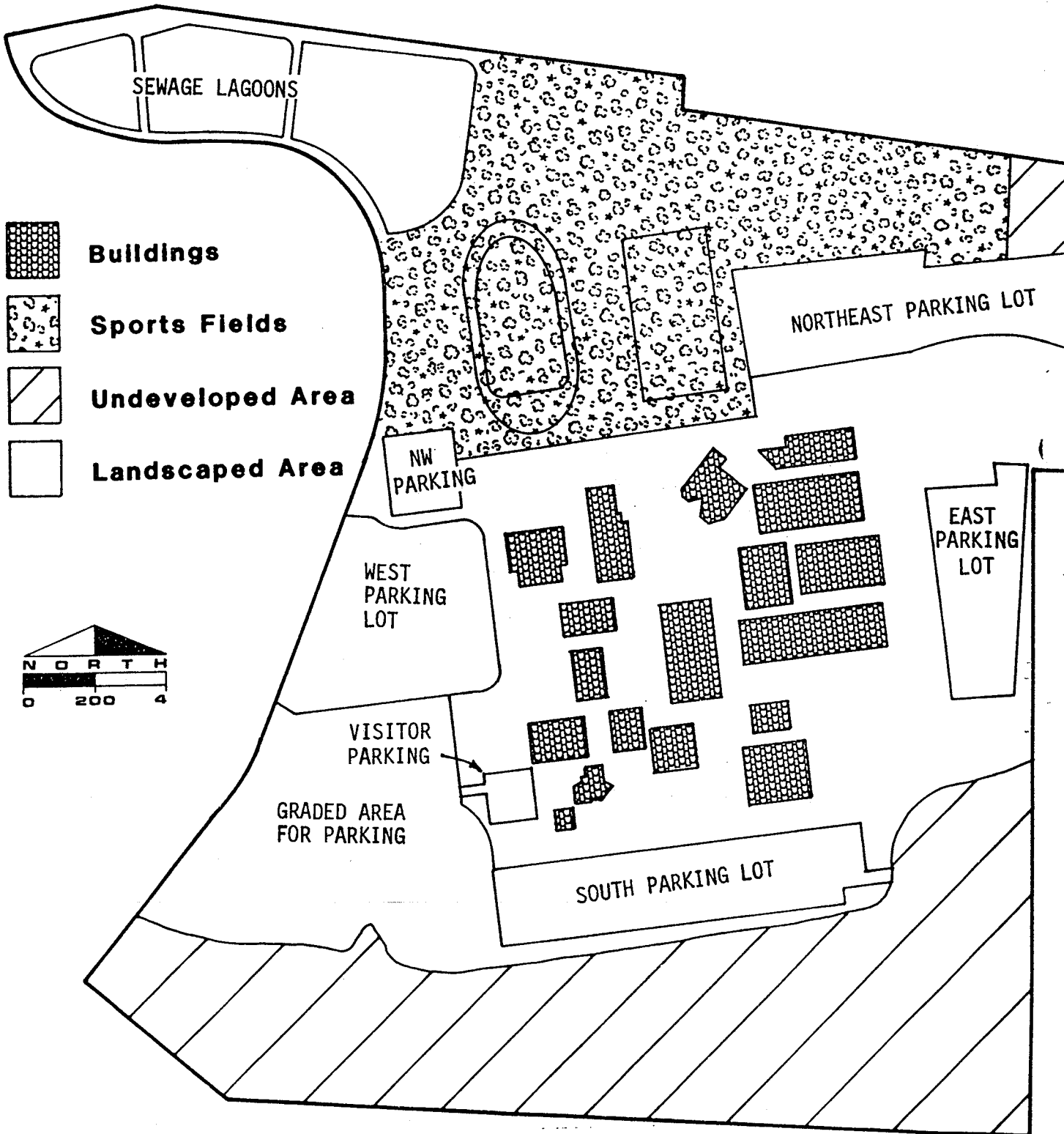


METROPOLITAN PLAN UPDATE, 1981

FIGURE III-2

TAX LOT 1400 - LCC CAMPUS

18-03-10



IV. OTHER - "BUILT UPON OR COMMITTED" EXCEPTIONS

Rural portions of the Metropolitan Plan outside the urban growth boundary were reviewed for patterns of possible nonresource use. The East Thurston and the Willow Creek areas where possible reductions to the urban growth boundary were directed by LCDC review requirements adopted August 6, 1981 were also reviewed.

Initially, metropolitan parcel maps illustrating tax lots (as of January 1, 1980) were examined to identify specific areas where concentrations of parcels of less than 5 acres were in evidence. Review of aerial photographs and assessment and taxation records were conducted to confirm patterns of actual development or improvements. Parcels of 5 to 10 acres in size were included in the listings if they contain a structure or if they exhibited one of the "committed" factors listed previously. An additional element considered was that all or most of the "exception" areas were presently zoned with a 5-acre minimum parcel size and in some cases 10 acres, and the present zoning requirements (minimum parcel size) would not change in the future, thereby limiting "urbanization" of those "exception" areas. That review resulted in identification of 13 "built upon and/or committed exception" areas.

Findings of fact, maps, tables and recommendations for each of the 13 areas are addressed separately in this section. The general location of each is shown on Map "IV - Key" in the general introductory section of this working paper.

The following matrix summarizes information for the 13 areas.

KEY TO ABBREVIATIONS IN MAPS AND TABLES:

The following abbreviations and codes are used in the tables accompanying each of the 13 areas addressed in detail in the following sections.

1. Assessor's Map and Tax Lot

17 04 19 00 00701 = Township, Range, Section, Section Quadrant, Tax Lot

2. Land Use

The four digit land use code is based on the U.S. Housing and Urban Development and Bureau of Public Records (HUD/BPR) standard land use coding system. Each digit yields more specific information about the land use. This allows aggregation by general categories on the first one or two digits. The first digit and major categories are:

- | | |
|-----|---|
| 1 | Residential |
| 2,3 | Manufacturing |
| 4 | Transportation, Communication and Utilities |
| 5 | Trade |
| 6 | Services |
| 7 | Cultural, Entertainment and Recreation |
| 8 | Agriculture, Resource Production and Extraction |
| 9 | Undeveloped Land and Water |

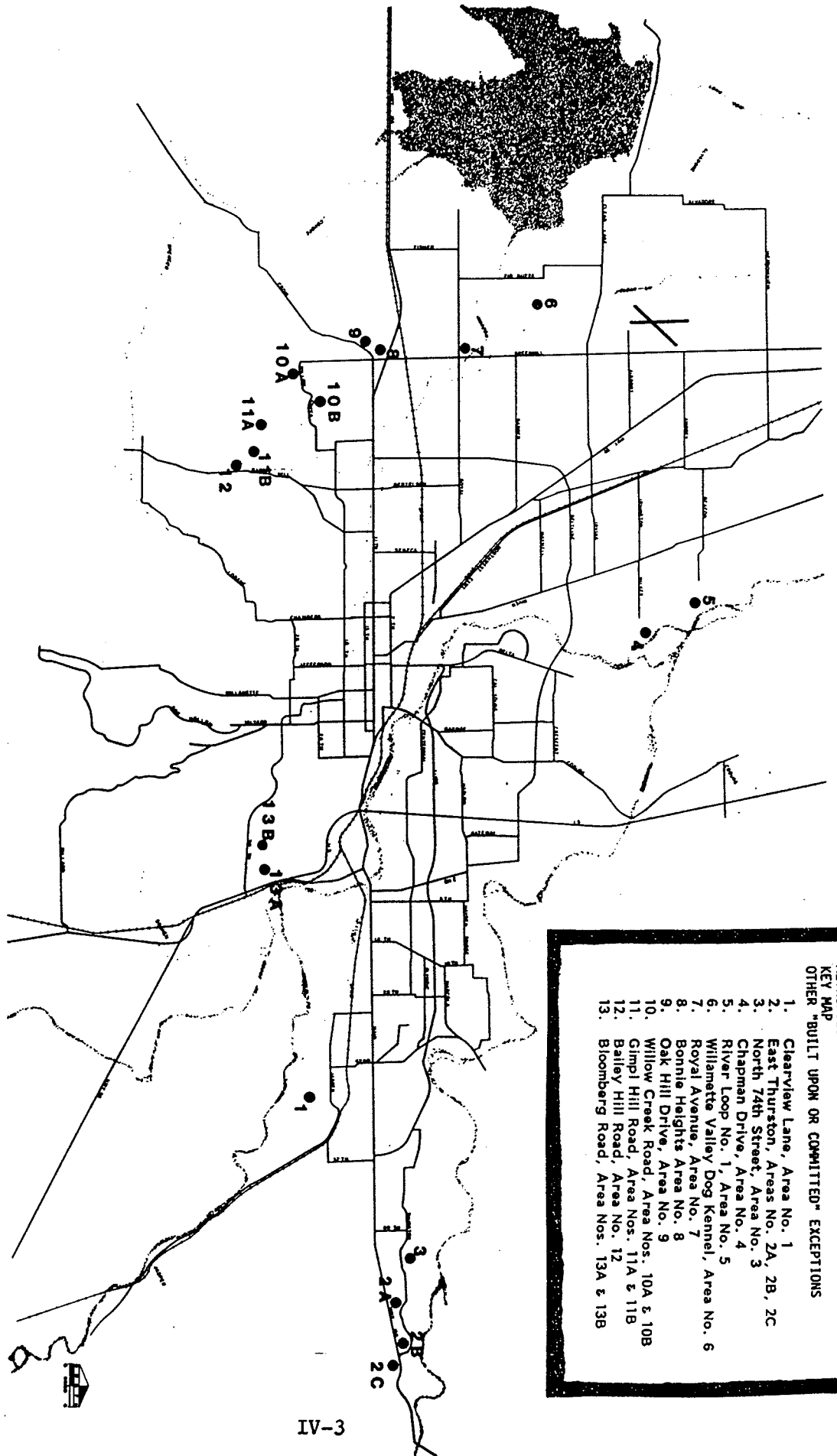
USE-CODE

3. Use-Code

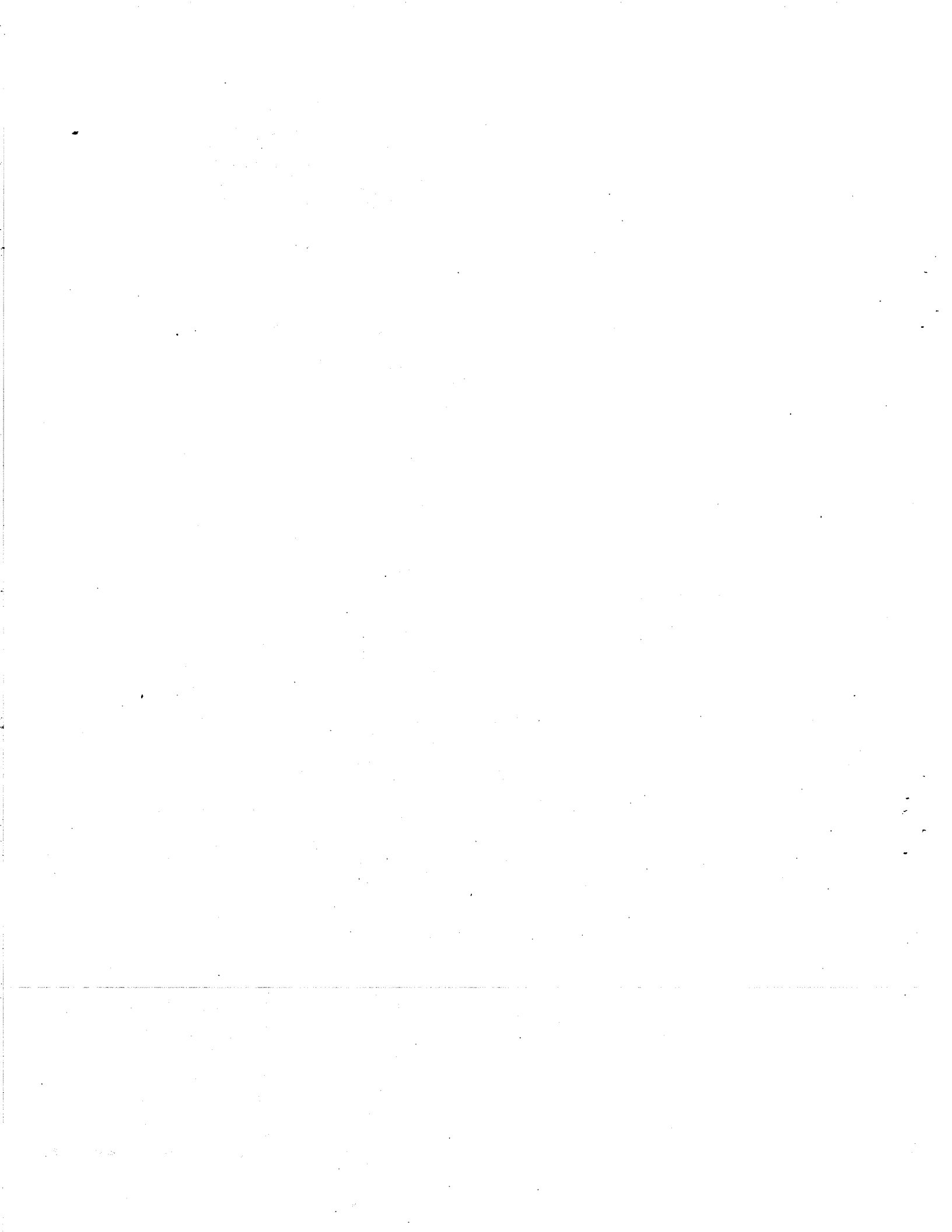
Use Code is a one-character land use category. Use code is assigned by BPR/HUD land use code, and consequently, it is not available on 1-Records. It is the most common method of grouping land uses into general categories.

LAND USE INDEX

<u>LAND USE</u>	<u>USE-CODE</u>	<u>LAND USE CODES</u>
I. RESIDENTIAL		11,12,13,14
Single Family	S	1111
Duplex	D	1120
Multi-Family	M	113,119
Mobile Homes	X	115,14
Group Quarters	Q	12,13
II. INDUSTRIAL	I	2,3,821,84,85,89
III. TRANSPORTATION COMMUNICATION UTILITIES	U	41,44,47-49
IV. ROAD AND PARKS	Z	45,46
V. TRADE		5
Wholesale	H	51
Retail	R	52-59
VI. SERVICES	O	15,61-66,69,822,829
VII. GOVERNMENTAL SERVICES	G	67
VIII. EDUCATIONAL SERVICES	E	68
IX. PARKS AND RECREATION		
Recreation	L	71-75,79
Parks	P	76
X. AGRICULTURE	A	80,81
XI. TIMBER	T	83,92
XII. VACANT	V	91,94
XIII. WATER	W	93



- METROPOLITAN PLAN UPDATE 1981**
KEY MAP
OTHER "BUILT UPON OR COMMITTED" EXCEPTIONS
1. Clearview Lane, Area No. 1
 2. East Thurston, Areas No. 2A, 2B, 2C
 3. North 74th Street, Area No. 3
 4. Chapman Drive, Area No. 4
 5. River Loop No. 1, Area No. 5
 6. Willamette Valley Dog Kennel, Area No. 6
 7. Royal Avenue, Area No. 7
 8. Bonnie Heights Area No. 8
 9. Oak Hill Drive, Area No. 9
 10. Willow Creek Road, Area Nos. 10A & 10B
 11. Gimpl Hill Road, Area Nos. 11A & 11B
 12. Bailey Hill Road, Area No. 12
 13. Bloomberg Road, Area Nos. 13A & 13B



4. PROPERTY-CLASS, PROP-CLASS

Property class is a three digit code that indicates the classification of property for appraisal purposes. It is similar to the zoning code. Each of the three digits has significance as shown in the Property Classification Table. It relates most accurately to 1- and 3-Records.

PROPERTY CLASSIFICATION TABLE

First Digit		Second Digit		Third Digit	
Residential	1	Urban	1	Vacant	0
Commercial	2	Suburban	2	Improved	1
Industrial	3	Rural	3	Farm Land	2
Tract	4	Ocean Front	4	Farm Deferral	3
Farm	5	River Front	5		
Multiple Housing	7	Ind. State			
Recreational	8	"F", "F" OFF,			
		SWA	6		
		Lake Front	7		
		Orchard	8		
		Irrigated			
		land	9		
		*(Recreational)			
		U.S. leased	8		
<hr/>					
Forest land	6	Rural	0	Vacant (No	
Forest land		Deferral use,		Impr. or Timb)	0
deferred	6	SWA only	4	Improved with	
				timber	1
				Improved with	
				structure	8
				Improved with	
				both	9
<hr/>					
Timber only		Timber only		Timber only	
(no land)	6	(no land)	0	(no land)	0
Reforestation		Reforestation		Vacant	0
land	6	land	6	Improved with	
				structure	1
<hr/>					
Miscellaneous	0	Miscellaneous	0	Residential	1
				Commercial	2
				Industrial	3

5. STATISTICAL-CLASS, STAT-CLASS

The statistical class indicates the type of building on a tax lot. It is a three digit code that is similar to the land use code. Four tables, one each for residential, commercial, industrial, and exempt property, detail the codes. As with property class, statistical class may not be accurate on 2-Records.

RESIDENTIAL STATISTICAL (BUILDING) CLASSIFICATION (100,200 SERIES)

SINGLE FAMILY RESIDENCES

<u>Bldg.</u> <u>Class</u>	<u>STAT</u> <u>Class</u>	The third digit "0" should be replaced with the following number when applicable.
R1-1	110	
R1-2	120	
R1-3	130	2 Condominium/Townhouse*
R1-4	140	3 Prefab/Modular
R1-5	150	
R1-6	160	8 MH licensed by state) for MH
R1-7	170	9 MH on PP roll) section only
R1-8	180	
Mobile Home	190	
Outbuildings	107	(Non-living unit only of residential variety)
Outbuildings	307	(Non-living unit only of farm variety)

MULTIPLE FAMILY RESIDENCES

<u>Bldg.</u> <u>Class</u>	<u>STAT</u> <u>Classs</u>	The third digit "?" must be replaced with the following applicable number.
R2-3	23?	
R2-4	24?	
R2-5	25?	2 Duplex
R2-6	26?	3 Triplex
		4 Fourplex
		5 Unclassified** (Rooming Hse, Boarding Hse, etc.) Quads - See "Commercial Living Unit 412"

* Condominium/Townhouse defined - Planned Unit Development with individual ownership in units and joint ownership in common area.

** If a complex exists of five or more living units (i.e., duplex plus triplex) that cannot be divided due to the way it sits on a tax lot, it is classified as an apartment.

COMMERCIAL STATISTICAL CLASSIFICATION
(400 SERIES)

LIVING UNITS(41?)	SHOPS-REPAIR & MAINT(42?)	OFFICES(43?)
411 Apartment	421 Auto Repair Shop	431 Small Office
412 Quads	auto service sta-	432 One to Three Story
413 Hotel	tion "Stores"	433 Multi-Story (Over three)
414 Motel	marine repair "store"	438 Multiple Use
415 Park (Mobile Home) specified	422 Truck & Heavy Equip Repair	439 Not Otherwise
416 Park (Overnight campsite)	428 Multiple Use	
418 Multiple Use	429 Not Otherwise Specified	
419 Not Otherwise specified		

STORES AND/OR SERVICES (44?, 45?)	SPECIAL PURPOSE ESTABLISHMENTS (49?)
441 Typical Retail Outlet (Examples: Auto Accessories, Clothing & Apparel, Department, Discount, Drug, Furniture, Hardware, Marine Sales, Speciality, Variety, etc.)	490 Auto Parking (Blacktop only)
442 Auto & Truck Dealers (New)	491 Auto Parking & Storage Structure
443 Auto & Truck Dealers (Used) + MH Dealers (New + Used)	492 Banks
444 Auto "Service Station"	493 Bowling Alley
445 Restaurant (Short Order)	494 Funeral Service
446 Restaurant (Dining)	495 Golf Course
447 Lumber Yard	496 Medical Building & Clinics Park (Overnight Campsite)- see "Living Units"
453 Shopping Center (On one "card")	497 Swimming Pool
454 Store with Shop (Except Auto & Truck Dealers)	498 Theater
455 Super Food Store	499 Not Otherwise Specified
456 Other Food Store	
457 Tavern	
458 Multiple Use	
459 Not Otherwise Specified	

INDUSTRIAL STATISTICAL CLASSIFICATION
(700 SERIES)

Warehouse	730 Pulp, Paper and Related Products
701 ..Class A	740 Chemicals and Related Products
702 ..Class B	750 Stone, Clay and Glass Products
703 ..Class C	760 Primary Metal Products
704 ..Class D	770 Fabricated Metal Products
710 Food and Kindred Products	780 Machinery and Electrical Machinery
Lumber and Wood Products	790 Miscellaneous Industrial
721 ..Sawmill	
722 ..Plywood	
723 ..Specialties	
724 ..Multiple of Above	

EXEMPT STATISTICAL CLASSIFICATION
(500 Series)

US GOVERNMENT (510) Series 510 Department of Interior (BLM-O&C-Public Domain-Range)
511 Department of Agriculture
512 US Army Corps of Engineers
513 US Housing Authority
514 Bonneville Power Administration
515 Department of Transportation Coast Guard Station
516 Post Office Department
517 Department of the Army, Reserve Training Center

State Of Oregon (520) Series

520 State Land Board	540 Cities
521 State Highway Commission	541 EWEB
522 State Board of Forestry	542 West Lane Hosp. Dist.
523 State Game and Fish Commission	550 School Districts (Public) (also Lane Community College)
524 State Board of Higher Education	551 Water Districts
525 State Board of Aeronautics	552 Fire Districts
526 Dept. of Vets Affairs	560 Religious Organizations (Churches Only)
	561 Park District
	562 Port
	570 Fraternal Organizations (Clubs-Granges-Lodges-Unions)

Lane County (530) Series

530 County Owned Land	580 Literary-Benevolent-Charitable-Private Schools-Hospitals
531 County Highway Department	
532 County Fair Board	
533 County Parks	582 Improvement Dist.
534 County Government Buildings	599 All Misc: Indian-Cemetery-Etc. Private Roads
535 Housing Authority & Urban Renewal of Lane County	

6. Improved Value

This information is derived from assessed values as of January 1, 1980.

Values are associated with improvements only and do not include land values of tax lots. There is no accurate method to allocate value to multiple uses on a single tax lot.

Values may be omitted or inaccurate on property that is publicly owned, tax exempt, or in a special tax program.

7. Area

This information is derived from assessor files as of January 1, 1980 geographic data system.

8. Zoning

The following are Lane County zoning districts and district abbreviations.

AGT	Agriculture, Grazing Timber Raising District
A-1	Important Agriculture Land District
A-2	Agriculture Land District
EFU	Exclusive Farm Use 20 District
FF-20	Farm Forestry 20 District
F-1	Important Forest Land District
F-2	Forest Land District
FM	Forest Management District
GR10	General Rural District
GRI	General Rural I District
GRII	General Rural II District
RR	Rural Residential District
RA	Suburban Residential District
R-1	Single Family Residential District
RG	Garden Apartment Residential District
RP	Residential-Professional District

MH	Mobile Home District
CA	Rural Commercial District
C-1	Limited Commercial District
C-2	Neighborhood Commercial District
C-3	Commercial District
CT	Tourist Commercial District
M-1	Limited Industrial District
M-2	Light Industrial District
M-3	Heavy Industrial District
S-G	Sand, Gravel & Rock Products District
SG/CP	Sand, Gravel & Rock Products-Controlled Processing District
QM	Quarry & Mine Operations Combining District
AV	Airport Vicinity District
AO	Airport Operations District
PR	Public Reserve District
NR	Natural Resource District

9. Owner Name(s)

Information from assessor files as on January 1, 1980 geographic data system.

Clearwater Lane, Area No. 1

This proposed "built upon or committed" exception is located south of Springfield in Township 18 South, Range 5 West, Section 2, an agricultural area. Of 19 tax lots included in this request, 12 are adjacent to Clearwater Lane on the east and seven adjacent to Clearview Lane on the west, just south of the Urban Growth Boundary (see attached Map IV-1; subject property is outlined).

Findings of Fact:

1. This area is located predominately on agricultural soil capability classification II rated soils. This area is defined as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. This area is located predominately on forest cubic foot site classes 2 and 3 soils. This area is also defined as "forest land" in the Metropolitan Plan inventory.
3. Most of the parcels east of and adjacent to Clearwater Lane lie within the 100 year flood plain.
4. Surrounding land uses are predominately agricultural (See Map IV-1 with land use annotated and Table IV-1).
5. The area and all adjacent, surrounding parcels are zoned in Lane County as Agricultural, Grazing and Timber (AGT) (See Table IV-1).
6. All parcels east of and adjacent to Clearwater Lane are part of "Headlee" subdivision which was platted in 1972.
7. The following services are available to this area:
 - a. Water is provided by Willamette Water Corporation except for tax lots 1903 and 1904 which have private, individual water supplies.
 - b. Clearwater Lane is a paved street without curb, gutter, sidewalks, or storm sewer improvements.
 - c. Sewage disposal is provided by individual waste disposal systems.
 - d. Police protection is provided by Lane County Sheriff's Office.
 - e. School facilities and services are provided by Springfield School.
8. The ownership pattern is fragmented (See Table IV-1 for ownerships within the "built-upon and committed" area and surrounding adjacent parcels).
9. Parcel sizes are small ranging from 0.3 to 1.7 acres (See Map IV-1 and Table IV-1 for more detail).
10. Predominate use of parcels within this area is single-family residential (See Map IV-1 and Table IV-1 for more detail). Seventeen of the 19 tax lots have single-family dwellings located on them; two tax lots are vacant.
11. The small lot size, the pattern of ownership, the current state of development for single-family residential use, and the commitment to rural residential living

through subdivision and fragmented provision of public and private service delivery and improvements render this area unsuitable for resource (agricultural or forest) use; lots in this area could not be logically combined with adjacent, surrounding parcels to form economic farming or forest management units.

Recommendation:

The area outlined on Map IV-1 and those tax lots stipulated as "built upon or committed" in Table IV-1 should be designated "rural residential" in the Metropolitan Plan rather than be designated "agricultural".

METROPOLITAN PLAN UPDATE 1981
MAP IV - 1
CLEARWATER LANE, AREA NO. 1

Exception Area

1300 = Tax Lot No.

Scale: 1" = 400'

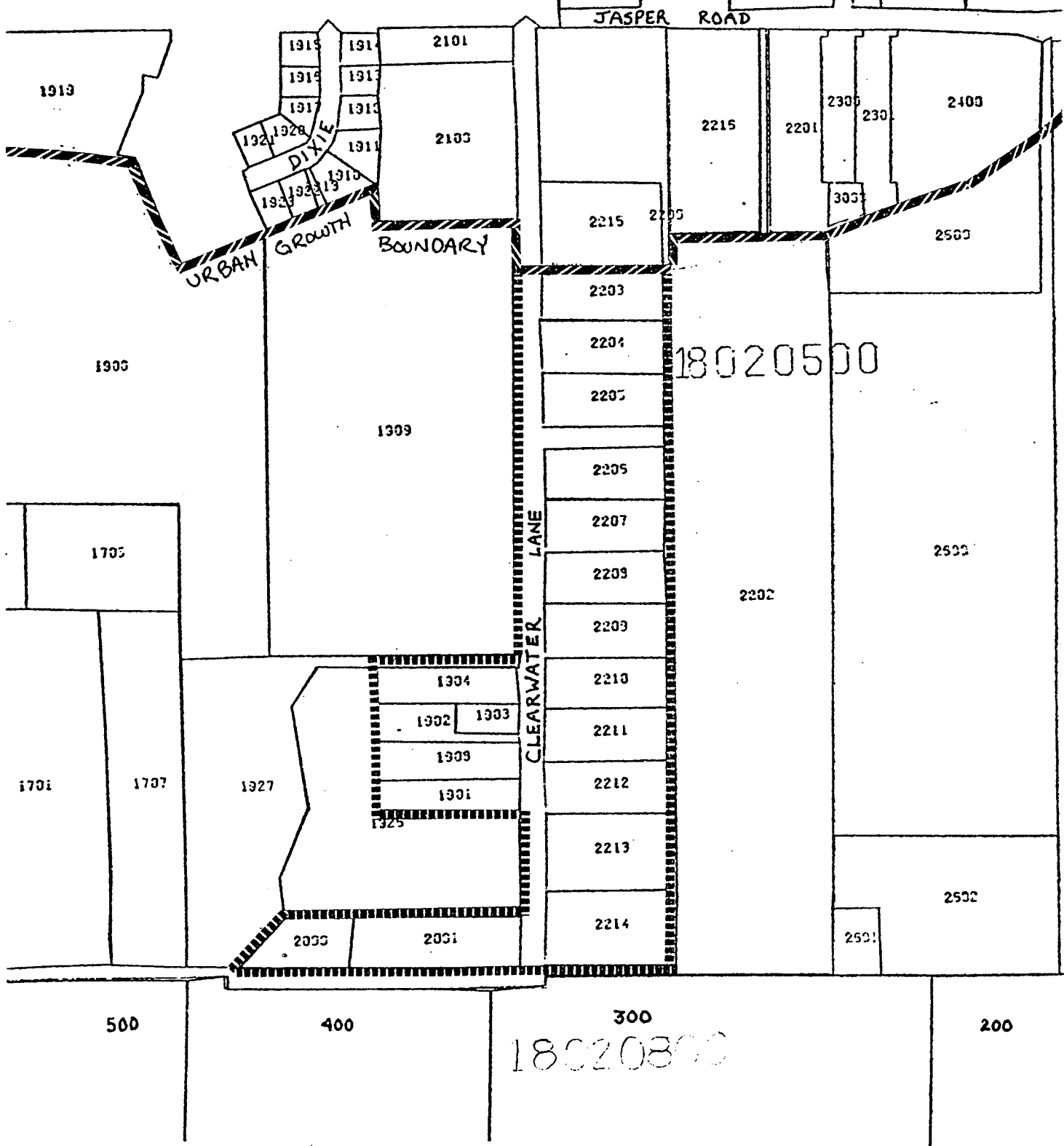


TABLE IV-1

CLEARWATER LANE AREA #1 - EXCEPTIONS

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	IMPR\$	ACRES	ZN3	OWNER NAME(S)
18 02 05 00 01901	1111	S	121	160	\$58,010	0.93	AGT	LEAVELL DONALD J & MARCIA A
18 02 05 00 01902	9100	V	121	107	\$10,310	0.61	AGT	FUNK GARY L & ALICE A
18 02 05 00 01903	1111	S	121	150	\$59,050	0.32	AGT	FUNK GARY L & ALICE
18 02 05 00 01904	1111	S	121	150	\$55,730	0.89	AGT	BAKER LOYD E + GLENNA L
18 02 05 00 01908	1111	S	121	150	\$56,890	0.91	AGT	SIMPSON JOHN C + HELEN L
18 02 05 00 02000	9100	V	130	000	\$000	0.79	AGT	OLDHAM JAY F
18 02 05 00 02001	1111 1150	S X	131	130	\$26,080	1.51 0.62 0.88	AGT	BAIRD MILLARD A + MARCELLA
18 02 05 00 02203	1111	S	121	150	\$50,480	1.10	AGT	JOHNS LARRY D & SHEILA E
18 02 05 00 02204	1111	S	121	160	\$65,400	1.16	AGT	JOSSART DARYL A & LORELEI A
18 02 05 00 02205	1111	S	121	160	\$84,120	1.13	AGT	HARLEY GORDON D & DELORES L
18 02 05 00 02206	1111	S	121	160	\$59,220	1.09	AGT	WAGNER GLENN C & LAVA R
18 02 05 00 02207	1111	S	121	150	\$55,590	1.11	AGT	MCKENZIE ROBERT G & LINDA
18 02 05 00 02208	1111	S	121	160	\$58,290	1.10	AGT	MCCLEAN STEVEN D & BARBARA DEPT OF VETS

TABLE IV-1

CLEARWATER LANE AREA #1 - EXCEPTIONS

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	IMPR\$	ACRES	ZN3	OWNER NAME(S)
18 02 05 00 02209	1111	S	121	160	\$55,850	1.16	AGT	HIGGINS JOHN E & D M *****
18 02 05 00 02210	1111	S	121	160	\$63,390	1.08	AGT	AKINS BUD E & LORNA J *****
18 02 05 00 02211	1111	S	121	160	\$61,820	1.14	AGT	HENRICHS STEPHEN A & JANET *****
18 02 05 00 02212	1111	S	121	160	\$58,320	1.13	AGT	ANDERSON RICHARD A & LADONNA *****
18 02 05 00 02213	1111	S	121	150	\$51,960	1.65	AGT	HENDERSON CHARLES L & W F *****
18 02 05 00 02214	1111	S	121	150	\$51,180	1.60	AGT	CADY EARL C & CLELLA A DEPT OF VETS *****

TABLE IV-1

CLEARWATER LANE AREA #1 - SURROUNDING PROPERTIES

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	IMPR\$	ACRES	ZN3	OWNER NAME(S)
18 02 05 00 01909	8020	A	421	000	\$000	18.92	AGT	SCHOOL DISTRICT #19
18 02 05 00 01926	8040	A	120	000	\$000	6.02	AGT	FIX WILLIAM B FUNK GARY L & ALICE A
18 02 05 00 01927	1111 8040	S A	121	150	\$108,250	6.26 1.32 4.96	AGT	FIX WILLIAM BRUCE
18 02 05 00 02200	1111	S	433	150	\$44,670	4.64	AGT	HEADLEE ORVILLE S + MARIE W
18 02 05 00 02201	9100	V	430	000	\$000	1.93	AGT	WELTHER JANE MARIE
18 02 05 00 02202	1111 8020 8010	S A A	421	130	\$27,050	21.06 2.65 15.97 2.42	AGT	CHASE EUGENE C HILBERT E & ELDON W
18 02 05 00 02215	9100	V	130	000	\$000	1.85	AGT	JOHNS LARRY & SHEILA
18 02 05 00 02216	1150	X	431	107	\$8,690	3.26	AGT	WOOLERY KENNETH L & JEAN M

East Thurston, Area Nos. 2A, 2B, 2C

This proposed "built upon or committed" exception is located east of Springfield in an agricultural and forested area; Township 17 South, Range 2 West, Section 36, and township 17 South, Range 1 West, Section 31, adjacent to Highway 126. (See subject properties outlined on Maps IV-2 and IV-2B & C).

Findings of Fact:

1. The portion of the areas on the north side of Highway 126 are located on predominately agricultural soil capability classification II and III rated soils. This area is defined as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. The portion of the areas on the southside of Highway 126 are located predominately on douglas fir cubic foot site classes 4 soils. This area is also defined as "forest land" in the Metropolitan Plan forest inventory.
3. Surrounding land uses are predominately agricultural and forest (See Maps IV-2A and IV-2B & C with land use annotated and Tables IV-2A, IV-2B and IV-2C).
4. The subject properties are zoned in Lane County as General Rural District with 10 acre minimum lot sizes (GR10) Farm Forestry District (FF-20). The surrounding area is predominately zoned GR 10 with the exception of five lots; two being AGT 5, two being EFU 20 and one being SG (See Tables IV-2A, IV-2B, and IV-2C).
5. The following services are available to this area:
 - a. Water is provided by individual private water systems.
 - b. Thurston Road and Highway 126 are paved without curbs, gutters, sidewalks or storm sewer improvements.
 - c. Sewage disposal is provided by individual waste disposal systems.
 - d. Police protection is provided by Lane County Sheriff's Office.
 - e. School facilities and services are provided by Springfield School District No. 19.
 - f. Fire protection is provided by the McKenzie Rural Fire District.
6. The ownership pattern is fragmented (See Tables IV-2, IV-2B and IV-2C for ownership for the "built-up or committed" parcels and surrounding adjacent parcels).
7. Parcel sizes are small, ranging from 0.4 acres to 7.3 acres (See Map IV-2 and Table IV-2A, IV-2B, and IV-2C).
8. Predominate use of parcels within these areas is single-family residential, 39 tax lots have single-family structures, and 17 tax lot are vacant.

9. The small lot size, pattern of ownership, existing structures, and commitment to rural residential living through subdivision and fragmented provision of public and private services render this area unsuitable for resource (agricultural or forest) use; combining lots with adjacent parcels to form economic farming or forest management units is also impractical.

Recommendation:

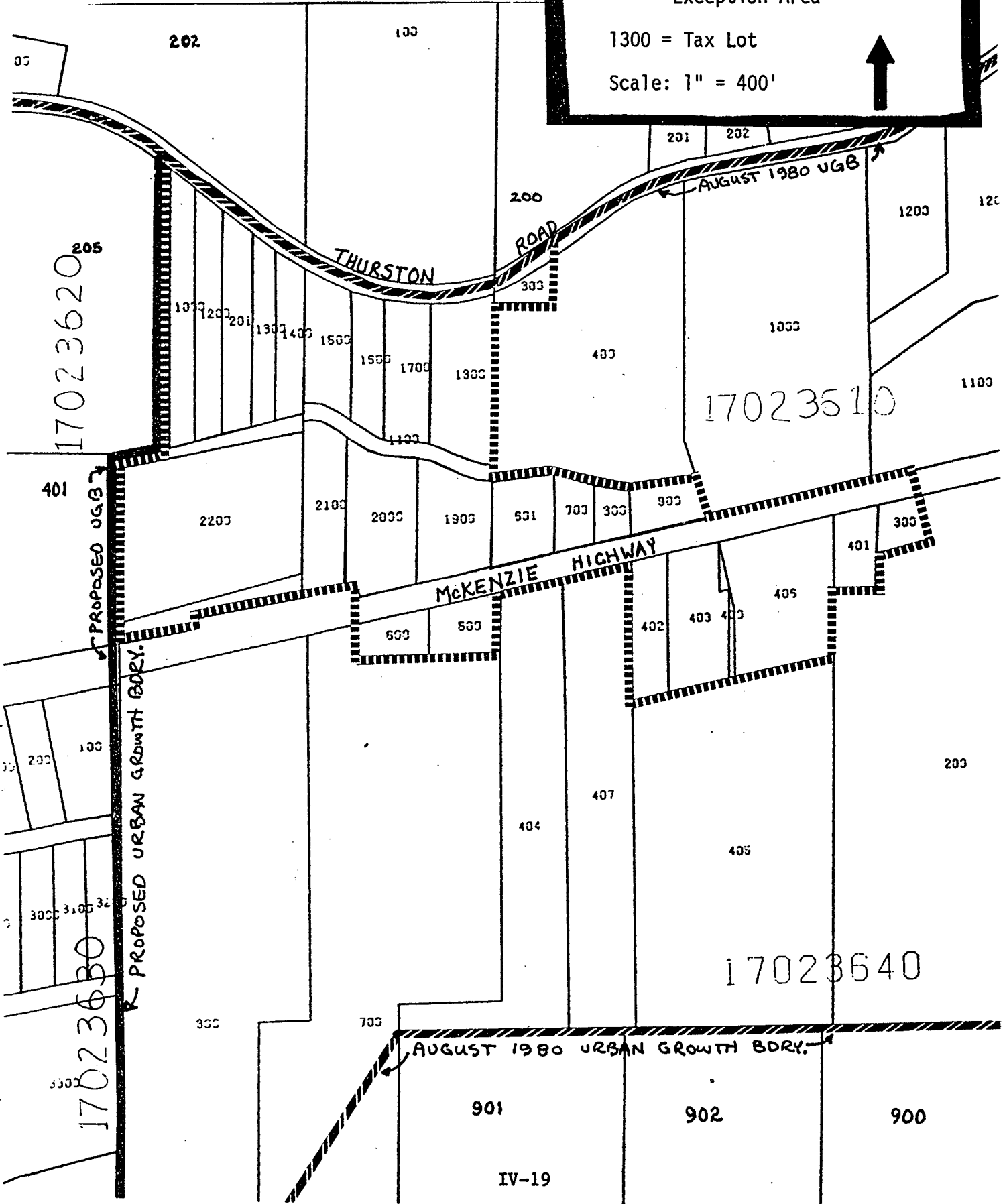
The areas outlined on Maps IV-2A and IV-2B & 2C and those tax lots stipulated as "built upon or committed" in Table IV-2A, IV-2B, and IV-2C should be designated "rural residential" in the Metropolitan Plan rather than be designated "agricultural".

METROPOLITAN PLAN UPDATE 1981
MAP IV - 2A
EAST THURSTON, AREA NO. 2A

▨ Exception Area

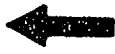
1300 = Tax Lot

Scale: 1" = 400'



METROPOLITAN PLAN UPDATE 1981
 MAP NO. IV - 2B & 2C
 EAST THURSTON, AREA NOS. 2B & 2C

Exception Area



1300 = Tax Lot No.

Scale: 1" = 400'

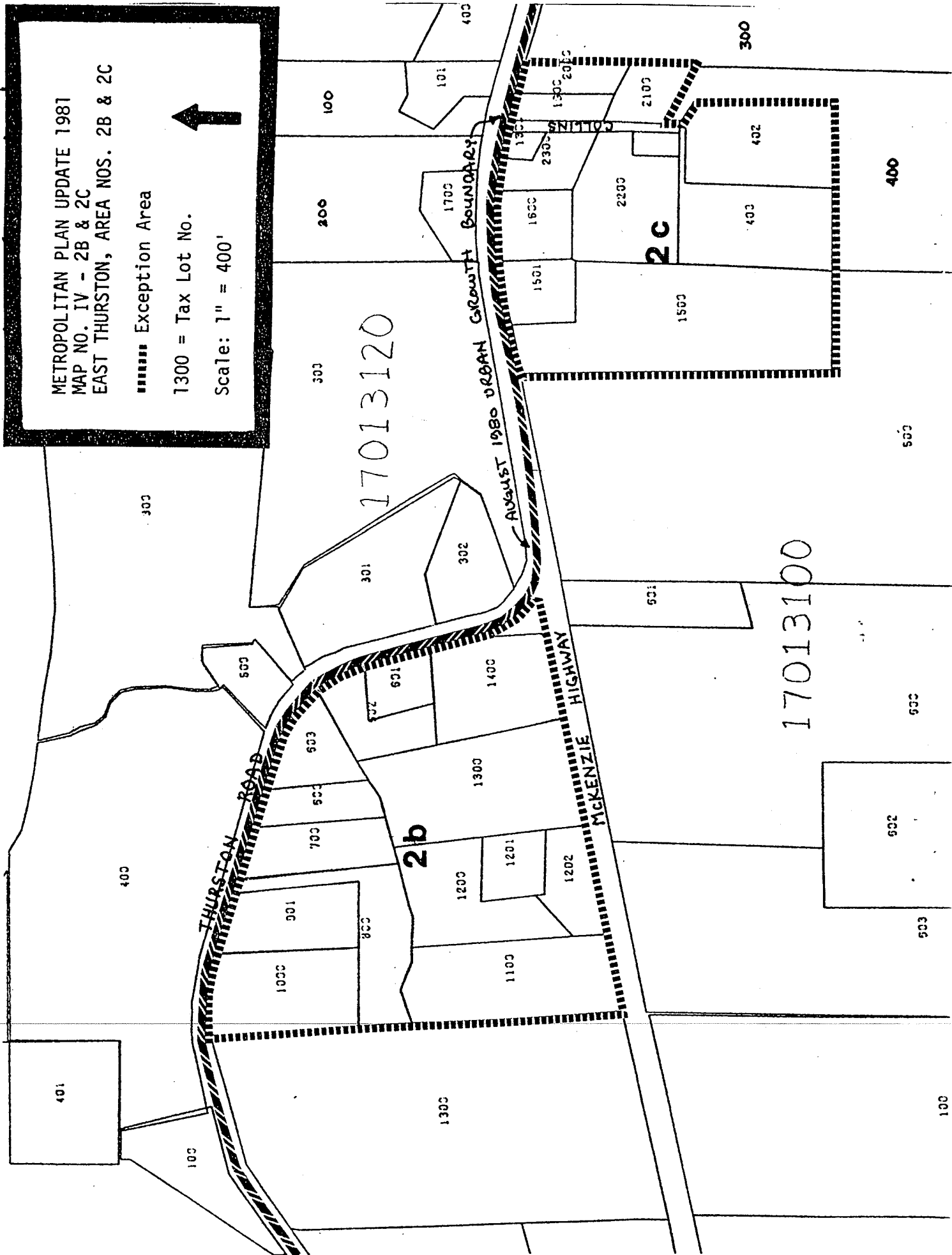


TABLE IV-2A

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	EAST THURSTON AREA #2A - EXCEPTIONS IMPRS	ACRES	ZN3	OWNER NAME(S)
17 02 36 10 00300	1111	S	131	140	\$29,910	0.37	GR10	EDSON BUEL A & ESTHER M *****
17 02 36 10 00601	9100 1111	V S	131	140	\$35,920	1.12 0.86 0.27	GR10	IVEY DARREL L & SARAH R *****
17 02 36 10 00700	1111	S	131	140	\$39,650	0.58	GR10	TRIMBLE AUBREY C & JANIE L DRAPEAU CARL A & HELEN M *****
17 02 36 10 00800	1111	S	131	140	\$25,730	0.39	GR10	SHEPHERD MARALYN *****
17 02 36 10 00900	8040	A	130	000	\$000	0.73	GR10	SHEPHERD MARALYN *****
17 02 36 20 00201	1111 8020 9390	S A W	131	140	\$47,540	1.37 0.23 1.03 0.08	GR10	FARRELL LAURA A + GEORGE R *****
17 02 36 20 01000	1111 8020 9390	S A W	131	130	\$19,120	1.44 0.41 0.94 0.04	GR10	REMIOR HOWARD W & MAXINE A *****
17 02 36 20 01100	9390	W	001	000	\$000	0.67	GR10	LANE COUNTY COUNTY OWNED LANDS DEPT *****
17 02 36 20 01200	1111 8020 9390	S A W	131	140	\$43,170	1.42 0.34 0.98 0.05	GR10	KNOX ROBERT J & MARY *****
17 02 36 20 01300	9100 8020 9390	V A W	130	000	\$000	0.92 0.38 0.46 0.06	GR10	

TABLE IV-2A

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	EAST THURSTON AREA #2A - EXCEPTIONS IMPRS	ACRES	ZN3	OWNER NAME(S)
17 02 36 20 01400	1111 8020 9390	S A W	131	140	\$26,530	0.95 0.35 0.50 0.07	GR10	JOBANEK JOHN JR & KATHERINE *****
17 02 36 20 01500	1111 8020	S A	131	140	\$38,300	1.27 0.38 0.86	GR10	JOBANEK JOHN JR & KATHERINE BRANDT FINANCE CO *****
17 02 36 20 01600	1111 8020	S A	131	140	\$38,250	0.94 0.39 0.54	GR10	BUZALSKY THEODORE R & M L *****
17 02 36 20 01700	1111 8020	S A	131	140	\$34,720	1.36 0.47 0.85	GR10	STILES TALMADGE & OPAL L *****
17 02 36 20 01800	1111 8020	S A	131	140	\$52,580	2.05 0.65 1.35	GR10	YERG HOMER W & VELMA F *****
17 02 36 20 01900	1111 9100	S V	131	120	\$14,420	1.62 0.25 1.36	GR10	HENDRICKSON LLOYD H HENDRICKSON SHIRLEY ANN *****
17 02 36 20 02000	1111	S	131	140	\$49,940	2.05	GR10	BENDER GEORGE H & MARIAN A *****
17 02 36 20 02100	8040	A	130	000	\$000	1.55	GR10	WIKLE LOGAN D & ELIZABETH S DEPT OF VETS *****
17 02 36 20 02200	8040	A	431	140	\$49,880	5.89 5.53	GR10	MEYERS KENNETH E & DELPHA *****

TABLE IV-2A

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	EAST THURSTON AREA #2A - EXCEPTIONS	ACRES	ZN3	OWNER NAME(S)
	1111	S			0.36			MEYERS KENNETH E & DELPHA
17 02 36 40 00300	6719	G	001	000	\$000	0.53	GR10	OREGON STATE OF STATE LAND BOARD
17 02 36 40 00401	9100	V	130	000	\$000	0.74	GR10	HOGREFE DWIGHT J
17 02 36 40 00402	9100	V	130	000	\$000	1.14	GR10	HOGREFE WAYNE C + FRANKIE R ROADMAN INVESTMENTS
17 02 36 40 00403	1111 9100	S V	131	140	\$42,420	1.80 0.55 1.25	GR10	HOGREFE WAYNE C + FRANKIE R
17 02 36 40 00406	9100 1111	V S	430	000	\$38,110	3.22 2.31 0.91	AGT	YOUNG HILDA YEE YOUNG HILDA YEE
17 02 36 40 00500	1111	S	131	120	\$18,240	0.89	GR10	DAVISSON FRED E + EVA D
17 02 36 40 00600	1111	S	130	000	\$29,500	0.70	GR10	BOURNE JAMES M & C J BOURNE JAMES M & C J

TABLE IV-2A

MAPLOT	LAND USE(S)	USE CODE	EAST THURSTON AREA #2A - SURROUNDING PROPERTIES	IMPRS	ZN3	OWNER NAME(S)
17 02 36 10 00200	8020	A	PCL SCL	\$470	SG	WILDISH LAND CO WILDISH LAND CO
17 02 36 10 00400	1111 8040	S A	431 140	\$32,250	GR10	HUMPHREY G A RICHARDS
17 02 36 10 01000	1111	S	431 150	\$78,990	GR10	GRANT PATRICIA PUTNAM RICHARD D ETAL PUTNAM WANDA B
17 02 36 20 00100	9101	V	430 000	\$000	EFU	WILDISH LAND CO
17 02 36 20 00202	9101 8040 1111	V A S	532 140	\$59,110	EFU	LEA MARY E DYAL DEPT OF VETS LEA EARL G
17 02 36 20 00205	9390 8020	W A	431 307	\$6,790	GR10	PARK CHARLES E & ELSIE MAE DIVERSIFIED PROPERTIES INC
17 02 36 40 00200	8040 1111 9101	A S V	431 307	\$55,830	GR10	TITUS TOMMY N & BARBARA J TITUS TOMMY N & BARBARA J
17 02 36 40 00404	9101	V	430 000	\$000	AGT	BATES CHARLES M
17 02 36 40 00405	9100	V	430 000	\$000	AGT	YOUNG HILDA YEE

TABLE IV-2A

MAPLOT	LAND USE(S)	USE CODE	EAST THURSTON AREA #2A - SURROUNDING PROPERTIES	ACRES	ZN3	OWNER NAME(S)
17 02 36 40 00407	9100 1111	V S	PCL SCL 431 160	IMPR\$ \$87,590	AGT	
*****	*****	*****	*****	*****	*****	MORGAN GARY D & JERROLYN S
*****	*****	*****	*****	*****	*****	MORGAN GARY D & J S
*****	*****	*****	*****	*****	*****	*****
17 02 36 40 00700	9100 9101	V V	430 000	\$000	GR10	
*****	*****	*****	*****	*****	*****	WYTOSKI JOHN A
*****	*****	*****	*****	*****	*****	WYTOSKI MARY
*****	*****	*****	*****	*****	*****	*****
17 02 36 40 00800	9100 9101	V V	430 000	\$000	GR10	
*****	*****	*****	*****	*****	*****	LANE COUNTY ESCROW SERV INC
*****	*****	*****	*****	*****	*****	*****

TABLE IV-28

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	EAST THURSTON AREA #2B, EXCEPTIONS IMPRS	ACRES	ZN3	OWNER NAME(S)
17 01 31 20 00600	8010	A	130	000	\$000	1.01	GR10	RICKARD PHYLLIS M
17 01 31 20 00601	1111	S	131	140	\$32,420	0.80	EFU20	PENWELL KENNETH C & C E B
17 01 31 20 00602	1150 9100	X V	131	190	\$5,880	1.28 0.46 0.82	GR10	PENWELL KENNETH C & C E DEPT OF VETS
17 01 31 20 00603	1111	S	131	160	\$90,720	1.20	EFU20	ENGELSTAD ROBERT H & ANN M
17 01 31 20 00700	8010	A	130	000	\$000	1.65	GR10	BRICKLEY FLOYD T & VIOLET J
17 01 31 20 00800	1150	X	131	307	\$6,410	2.26	GR10	BRICKLEY LARRY F & ALICE M DEPT OF VETS
17 01 31 20 00901	1111	S	131	140	\$36,780	1.95	GR10	GRIFFIN TOMMY L
17 01 31 20 01000	1111 8040	S A	131	140	\$35,990	2.91 0.46 2.44	GR10	LODIEN LESTER & MARY A
17 01 31 20 01100	8010 1150	A X	131	107	\$5,560	4.12 3.25 0.87	GR10	DOUBLE D PLUMBING INC BERENS ROGER D & P R
17 01 31 20 01200	8010	A	130	000	\$000	2.60	GR10	LISENBY KENNETH F
17 01 31 20 01201	1111	S	131	150	\$47,870	0.99	GR10	ROBERTS PATRICK N & B B

TABLE IV-2B

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	EAST THURSTON AREA #2B, EXCEPTIONIONS IMPR\$	ACRES	ZN3	OWNER NAME(S)
17 01 31 20 01202	8010 1111	A S	131	140	\$50,380	1.28 0.95 0.32	GR10	LISENBY KENNETH F *****
17 01 31 20 01300	8010 1111	A S	131	140	\$30,540	4.74 3.63 1.11	GR10	CLEMENT OSCAR JR + LUELLA CROPPER PETE G & NOLA M *****
17 01 31 20 01400	1111 9100	S V	131	130	\$33,540	2.77 1.18 1.57	EFU20	LEMANQUAIS G H + SHARON *****

TABLE IV-2B

MAPLOT	LAND USE(S) USE CODE	PCL SCL	EAST THURSTON AREA #2B - SURROUNDING AREA IMPRS	ACRES	ZN3	OWNER NAME(S)
CAP RECS FOLLOWING HAD NO AT56 MTCH 17 01 31 00 00600	9100 V	430 000	\$000	34.47	FF20	
CAP RECS FOLLOWING HAD NO AT56 MTCH 17 01 31 00 00601	1111 S	131 150	\$50,390	1.95	FF20	
CAP RECS FOLLOWING HAD NO AT56 MTCH 17 01 31 00 00603	9100 V	430 000	\$000	21.32	FF20	
17 01 31 20 00300	8040 A	582 000	\$000	18.25	EFU	HART LEE & ELEANOR
17 01 31 20 00301	9101 V 1111 S	582 150	\$73,800	3.89 3.36 0.53	EFU	
17 01 31 20 00302	9101 V 1111 S	132 150	\$60,510	1.84 1.18 0.66	EFU	MAGNEY PAUL H + MARVEL H
17 01 31 20 00400	8040 A 1111 S	132 170	\$142,000	18.12 16.87 1.24	EFU	HART MARVEN + NINA
17 01 31 20 00401	8040 A	532 000	\$000	3.30	EFU	RENNIE WILLIAM H COLEMAN ROBERT F DEPT OF VETS
17 01 31 20 00500	1111 S	131 140	\$37,550	1.00	EFU	RENNIE WM H & SUZANNE
HIT EOF AT56 & STILL MORE CAPS CAP RECS FOLLOWING HAVE NO MATCH 17 02 36 10 01300	8040 A 1111 S 8020 A	431 130	\$16,370	19.27 1.45 1.10 5.33	GR10	HART LEE & ELEANOR

TABLE IV-2C

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	EAST THURSTON AREA #2C - EXCEPTIONS.	ACRES	ZN3	OWNER NAME(S)
17 01 31 00 00402	1111	S	131	150	\$49,790	2.83	FF20	NELSON V A & SUSIE C
17 01 31 00 00403	1111	S	131	150	\$53,860	3.03	FF20	ROBINSON THOMAS KEITH FISHER DONNA M
17 01 31 20 01500	1111	S	461	140	\$43,570	7.27	FF20	PASCHELKE WALTER R
17 01 31 20 01501	1111	S	131	130	\$27,770	1.08	FF20	PASCHELKE WALTER R
17 01 31 20 01600	1111	S	131	140	\$55,020	1.21	FF20	VILIARDOS ANTHONY & LOIS R
17 01 31 20 01800	9100	V	130	000	\$000	0.22	FF20	PHELPS NETTIE
17 01 31 20 01900	9100	V	130	000	\$000	0.63	FF20	RICE ROY W & VENITA M
17 01 31 20 02000	1111	S	131	140	\$41,680	0.76	FF20	RICE ROY W & VENITA M
17 01 31 20 02100	1111	S	131	130	\$30,550	1.15	FF20	BALTHROP W H & MARIE
17 01 31 20 02200	9100 1111	V S	131	000	\$39,430	2.84 2.42 0.42	FF20	DEWITT JOHN D & MARY S DEWITT JOHN D & MARY S
17 01 31 20 02300	1111	S	131	150	\$46,470	0.93	FF20	COUCH GEORGE G & LOIS J

TABLE IV-2C

MAPLOT	LAND USE(S) USE CODE	EAST THURSTON AREA #2C - SURROUNDING AREA	OWNER NAME(S)
17 01 31 00 00300		ACRES	
	9100	28.70	
	8310	3.28	
		25.41	
***** MATHEWS GUY & ELSIE *****			
17 01 31 00 00400	X	\$2,590	FF20
***** COLLINS J H & LINDA I *****			
17 01 31 00 00500	V	\$000	FF20
***** MAGNEY PAUL H & MARVEL J *****			

HIT EOF AT56 & STILL MORE CAPS
CAP RECS FOLLOWING HAVE NO MATCH
17 01 31 20 00100 8040 A

HIT EOF AT56 & STILL MORE CAPS
CAP RECS FOLLOWING HAVE NO MATCH
17 01 31 20 00101 1111 S

HIT EOF AT56 & STILL MORE CAPS
CAP RECS FOLLOWING HAVE NO MATCH
17 01 31 20 00200 8040 A

North 74th Street, Area No. 3

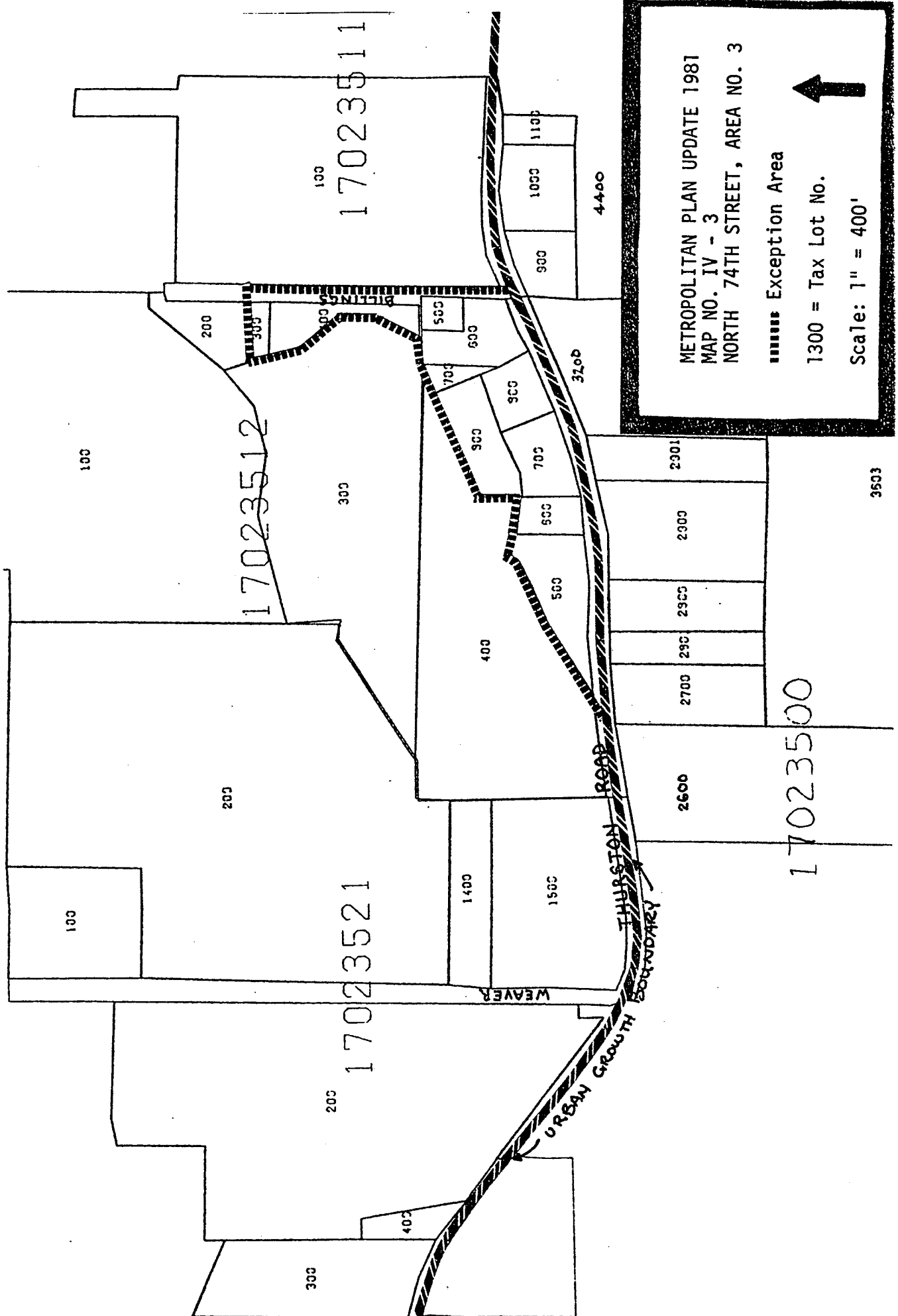
This proposed exception is located north of Springfield in an agricultural area just outside the urban growth boundary; Township 17 South, Range 2 West, Section 35. There are eight tax lots being considered here for exceptions; five adjacent to and north of Thurston Road and three adjacent to and west of Billings Road (See proposed "built upon and committed" area outlined on Map IV-3).

Findings

1. This area is located on predominately agricultural soil capability classification III rated soils. This area is defined as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. This area is located on predominately forest cubic foot site class 3 rated soils. This area is also defined as "forest land" in the Metropolitan Plan forest inventory.
3. Surrounding land uses are mainly agricultural (See Map IV-3 and Table IV-3).
4. The area south of Thurston Road is zoned in Lane County as General Rural District (GR 10), and the area north of Thurston Road is zoned in Lane County as Exclusive Farm Use with a 20 acre minimum lot size (EFU 20) (See Table IV-3).
5. The following services are available to this area:
 - a. Water is provided by individual, private water systems.
 - b. Thurston Road, in this area, is paved without curbs, gutters, sidewalks or storm sewer improvements.
 - c. Sewage disposal is provided by individual waste disposal systems.
 - d. Police protection is provided by Lane County Sheriff's Office.
 - e. School facilities are provided by Springfield School District No. 19.
 - f. Fire protection is provided by the McKenzie Rural Fire Protection District.
6. The ownership pattern is fragmented (See Map IV-3 and Table IV-3).
7. Parcel sizes are small, ranging from 0.5 to 1.0 acres (See Map IV-3 and Table IV-3 for further detail).
8. Predominate use of these eight parcels is limited to single-family; all eight parcels have single-family structures existing on them.
9. The small lot size, pattern of ownership, existing structures, and commitment to rural residential living through subdivision and fragmented delivery of public and private services render this area unsuitable for resource (agricultural or forest) use; these lots could not be logically combined with adjacent parcels to form economic farming or forest management units.

Recommendation:

The area outlined on Map IV-3 and those tax lots stipulated as "built upon or committed" in Table IV-3 should be designated "rural residential" in the Metropolitan Plan rather than be designated "agricultural".



METROPOLITAN PLAN UPDATE 1981
 MAP NO. IV - 3
 NORTH 74TH STREET, AREA NO. 3



TABLE IV-3

MAPLOT	LAND USE(S)	USE CODE	NORTH 74TH STREET, AREA #3 PCL SCL	IMPRS	EXCEPTIONS ACRES	ZN3	OWNER NAME(S)
17 02 35 11 00300	9100	V	130 000	\$ 2,610	0.22	EFU20	WALCH FRANK CHARLES & J S
17 02 35 11 00400	1111	S	131,150	105,510	0.87	EFU20	WALCH FRANK CHARLES & J S
17 02 35 11 00500	6623	0	221,710	31,460	0.31	EFU20	MEYERS RODNEY D & NINA F
17 02 35 11 00600	1111	S	131,150	68,050	1.09	EFU20	DOUGLAS PAULINE M WASSERMAN ROBERT J
17 02 35 11 00700	9100	V	433	0,090	0.24	EFU20	BATES ODIE LEROY & L M TR
17 02 35 11 00800	1150	X	131,107	24,030	0.76	EFU20	RUPE DONALD E & LAVERNE
17 02 35 12 00500	1111	S	431,140	65,250	1.46	EFU20	JENKINSON W D & MARIAN E
17 02 35 12 00600	1111	S	150,191	61,830	0.53	EFU20	O'ROURKE HELENE M
17 02 35 12 00700	1150	X	307,131	31,770	0.95	EFU20	DOW MARVIN L & MARY M OSTROM LELAND S & LAURA J
17 02 35 12 00800	9100	V	123	0,730	1.28	EFU20	BATES ODIE LEROY & L M TR

TABLE IV-3

MAPLOT	LAND USE(S)	USE CODE	NORTH 74TH STREET AREA(AREA #3) - SURROUNDING AREA A	ACRES	IMPR\$	ZN3	OWNER NAME(S)
17 02 35 00 03600	1111	S	431 150	8.19	\$55,920	GR10	GRAY HUBERT H + FLOSSIE M GRAY HUBERT H JR & C L ETAL JASON GLENDA ANN JAQUA JON V & CONNIE LEE
17 02 35 00 03603	8040	A	433 000	23.02	\$000	GR10	STRAUB MICHAEL & LINNA
17 02 35 11 00100	1150 9100	X V	000 000	14.55 1.65 12.84	\$000	EFU	MICHAEL HELEN D WEAVER LEO
17 02 35 11 00200	9100	V	000 000	1.03	\$000	EFU	BATES ODIE LEROY & L M TR
17 02 35 12 00100	9100	V	000 000	0.24	\$000	EFU	GOSSLER JAMES & MARJORY
17 02 35 12 00200	8020	A	000 000	28.39	\$000	EFU	OLSEN EDVIN A
17 02 35 12 00300	9100	V	000 000	11.32	\$000	EFU	WEAVER LEO R BATES ROY & LAURENE
17 02 35 12 00400	8040 1150	A X	000 000	10.33 8.84 1.48	\$000	EFU	BATES ODIE LEROY & L M TR
17 02 35 12 00800	9100	V	000 000	1.28	\$000	EFU	BATES ODIE LEROY & L M TR
17 02 35 21 00100	1150 1111	X S	000 000	3.18 1.28 1.90	\$000	EFU	OLSEN GLORIA J & EDVIN A

MAPLOT	LAND USE(S)	USE CODE	NORTH 74TH STREET PCL	AREA(AREA #3) SCL	SURROUNDING AREA ACRES	IMPRS	ZN3	OWNER NAME(S)
17 02 35 21 01400	1111	S	000 000	000 000	1.75	\$000	EFU	WEAVER LEO & BETTY

17 02 35 21 01500	1111	S	000 000	000 000	5.35	\$000	EFU	OLSEN EDVIN A
	1111	S			1.23			
	9100	V			3.14			

Chapman Drive, Area No. 4

This proposed exception is located north of Eugene, east of Santa Clara, in an agricultural area west of the Willamette River in Township 17 South, Range 4 West, Section 1. There are a total of 18 lots being considered, located east of the urban growth boundary, beginning at the southeast corner of the intersection of Chapman and River Loop No. 1 and continuing east (See attached Map IV-4; subject property outlined).

Findings:

1. This area is located on predominately agricultural soil capability classification II rated soils. This area is defined as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. This area is located on predominately forest cubic foot class 3 rated soils. This area is also defined as "forest land" in the Metropolitan Plan forest inventory
3. Surrounding land uses are predominately agricultural with a few being vacant (See Map IV-4 with land use annotated and Table IV-4 for more details).
4. The majority of this area is located within the Willamette River 100 year floodplain.
5. All or portions of Tax lots 6800, 6900, 6901, 6902, 6903, 6904, 6905, 7000, 7100 and 7300 are located within the boundaries of the Willamette River Greenway.
6. The area and adjacent surrounding parcels are zoned in Lane County as Agricultural, Grazing and Timber (AGT).
7. The following services are available to this area:
 - a. Water is provided to four of the 18 lots by Santa Clara Water District, with the remaining being supplied by private, individual water systems.
 - b. River Loop No. 1 and Chapman Drive are partially paved without curbs, gutters, sidewalks, or storm sewer improvements.
 - c. Sewage disposal is provided by individual waste disposal systems.
 - d. Police protection is provided by the Lane County Sheriff's Office.
 - e. School facilities and services are provided by Eugene School District No. 4J.
 - f. Fire protection is provided by the Santa Clara Fire District.
7. The ownership pattern is fragmented (See Map IV-4 and Table IV-4 for further detail).
8. Parcel sizes are relatively small ranging from 0.2 to 2.8 acres (See Map IV-4 and Table IV-4 for acreage detail).
9. Predominate use of these 18 parcels is single-family residential; 12 of the 18 lots have single-family structures existing on them (See Map E-4 and Table E-4 for more detail).

10. The commitment to rural residential living through land division and fragmented public/private services and improvements gives evidence to the unsuitability of this area for resource (agricultural or forest) use. The small lot size, the pattern of ownership, and the level of development make combining parcels to form economic farming or forest management units illogical.

Recommendation:

The area outlined on Map IV-4 and those tax lots stipulated as "built upon or committed" in Table IV-4 should be designated "rural residential" in the Metropolitan Plan rather than be designated "agricultural".

METROPOLITAN PLAN UPDATE 1981
MAP NO. IV - 4
CHAPMAN DRIVE, AREA NO. 4

Exception Area

1300 = Tax Lot No.

Scale: 1" = 400'

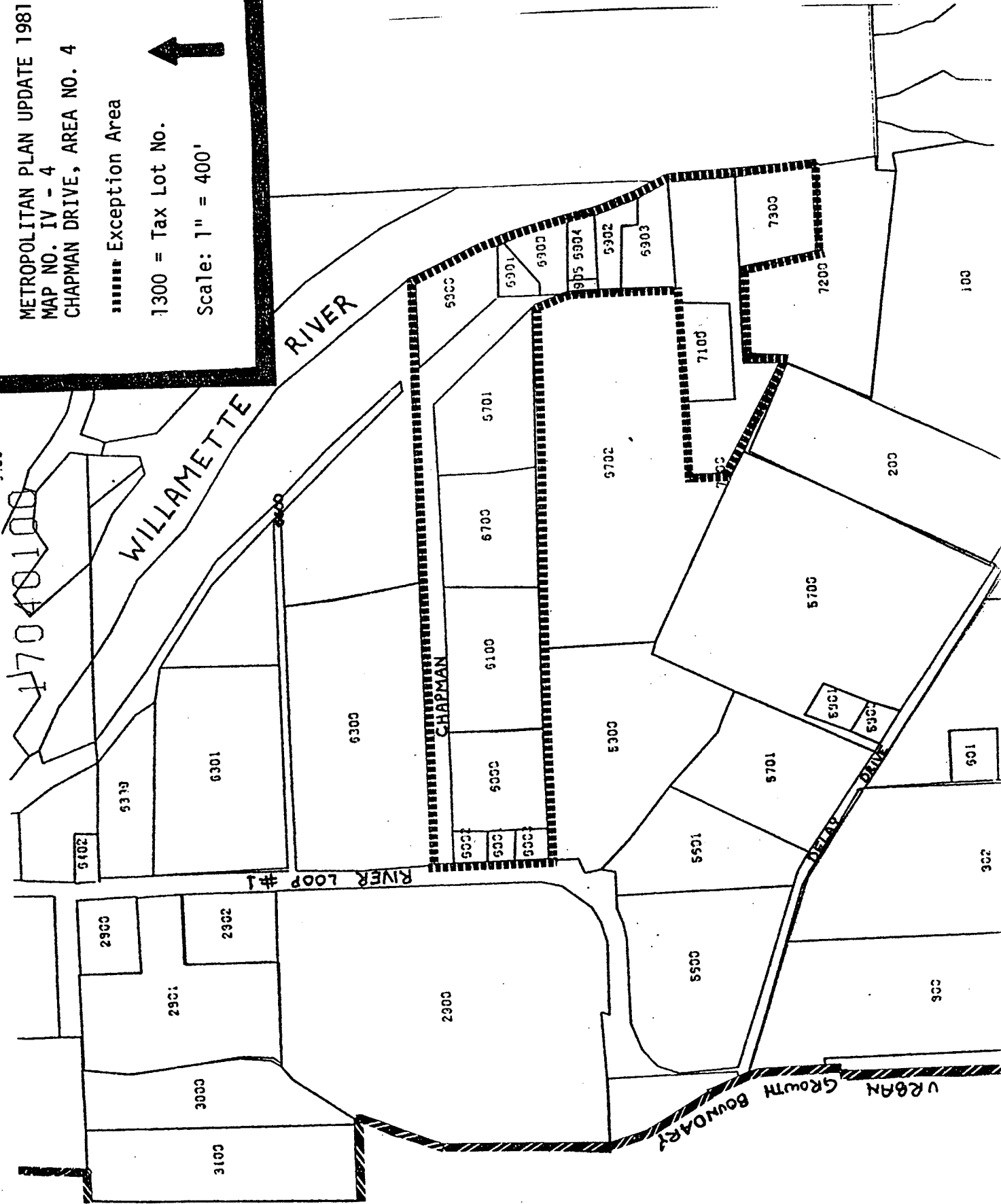


TABLE IV-4

MAPLOT	LAND USE(S)	USE CODE	Chapman Drive PCL SCL	AREA # 4- IMPS	EXCEPTIONS ACRES	ZN3	OWNER NAME(S)
17 04 01 00 06000	1111 1111 9100	S S V	120 000	\$51,420	1.92 0.41 0.38 1.12	AGT	BRUMLEY BRODY E BRUMLEY BRODY E
17 04 01 00 06001	1111	S	121 140	\$24,240	0.18	AGT	MCGILL ROBERT S MCGILL MARJORIE W
17 04 01 00 06002	1111	S	121 140	\$32,650	0.22	AGT	MCGILL ROBERT S MCGILL MARJORIE W
17 04 01 00 06003	9100	V	120 000	\$000	0.22	AGT	MCGILL ROBERT S MCGILL MARJORIE W MORRISON JEFFREY GRANT
17 04 01 00 06100	9100 1111	V S	421 130	\$25,310	2.76 1.58 1.17	AGT	BEAT CLYDE R & NORMA J MORTIMORE DAVID E & J G
17 04 01 00 06700	1111	S	483 150	\$68,750	2.26	AGT	THENELL EDWARD J & ROSE A
17 04 01 00 06701	1150	X	433 190	\$000	2.39	AGT	STEINER JOSEPH R & D P
17 04 01 00 06800	6719	G	851 000	\$000	1.23	AGT	LANE COUNTY COUNTY OWNED LANDS DEPT
17 04 01 00 06900	1111	S	131 150	\$76,530	0.63	AGT	HUNTLEY DENNIS A & CHERYL R
17 04 01 00 06901	6719	G	120 000	\$000	0.30	AGT	LANE COUNTY COUNTY OWNED LANDS DEPT

TABLE IV-4

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	Chapman Drive AREA # 4- EXCEPTIONS IMPRS\$	ACRES	ZN3	OWNER NAME(S)
17 04 01 00 06902	1111	S	131	140	\$29,750	0.50	AGT	SCOTT IONE L HALE JEFFREY A & JOAN V *****
17 04 01 00 06903	1111	S	131	140	\$46,060	0.93	AGT	SCOTT IONE L HALE JEFFREY A & JOAN V *****
17 04 01 00 06904	1150	X	121	190	\$14,510	0.36	AGT	SATTER LOYLE DALE & ROSE G *****
17 04 01 00 06905	4580	Z	001	000	\$000	0.08	AGT	LANE COUNTY COUNTY OWNED LANDS DEPT *****
17 04 01 00 07000	9100 6611	Y O	430	000	\$000	3.16 1.69 1.45	AGT	MULKEY R DAVID & P E *****
17 04 01 00 07100	1111	S	131	130	\$43,170	1.05	AGT	MULKEY R DAVID & PHYLLIS E *****
17 04 01 00 07300	1111	S	131	130	\$19,210	1.53	AGT	HOLTON CARITA *****

TABLE IV-4

MAPLOT	LAND USE(S)	USE CODE	Chapman Drive PCL SCL	AREA #4 - SURROUNDING AREA IMPR\$	ACRES	ZN3	OWNER NAME(S)
17 04 01 00 02900	8040	A	423 000	\$000	16.58	AGT	MACLAY ROBERT D & MARY W *****
17 04 01 00 05700	8010	A	483 000	\$000	11.43	AGT	BEAT ALLIE E BEAT CLYDE R & NORMA J *****
17 04 01 00 05900	9100	V	423 000	\$000	6.10	AGT	BEAT CLYDE R & NORMA J BEAT CLYDE R & NORMA J *****
17 04 01 00 06300	9100 1111	V S	421 140	\$40,330	7.62 6.15 1.48	AGT	***** CHAPMAN JAMES B & DAISY V *****
17 04 01 00 06500	9100 1111	V S	431 130	\$23,850	12.74 11.61 1.13	AGT	***** RUHLMAN DOUGLAS C *****
17 04 01 00 06702	8010	A	483 000	\$000	11.01	AGT	***** OLSON RICHARD S *****
17 04 01 00 07200	9100	V	430 000	\$000	4.75	AGT	***** HAMILTON A E JR & B K 1-2 KENNETH W & WANDA F 1-2 *****

River Loop No. 1, Area No. 5

This proposed "built upon or committed" exception is located in an agricultural area along River Loop No. 1 in east Santa Clara area in Township 16 South, Range 4 West, Section 36 and Township 17 South, Range 4 West, Section 1. The southwest portion of this proposed exception area borders the urban growth boundary.

Findings of Fact:

1. This area is located on agricultural soil capability classification I-IV, and is defined as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. This area is located on douglas fir cubic foot site class 3 soils. This area is also defined as "forest land" in the Metropolitan Plan forest inventory.
3. This area is generally bounded on the east by the Willamette River, on the north and south by agricultural uses, and on the west by agricultural and urban development (within the urban growth boundary).
4. Most of the parcels are within the 100 year flood plain.
5. The area and surrounding parcels are zoned in Lane County as Agricultural, Grazing and Timber Raising (AGT) District, except for developed residential areas within the urban growth boundary, which are zoned Suburban Residential (RA) District (See Table IV-5).
6. The following services are available to this area:
 - a. The southern portion of this area (tax lots 2800-2801 and tax lots 3000-3300) is provided public water by the Santa Clara Water District, and the remainder relies on individual water systems.
 - b. River Loop No. 1 and Wilkes Drive are paved streets without curb, gutter, sidewalks or storm sewer improvements.
 - c. Sewage disposal is provided by individual sewage disposal systems.
 - d. Police protection is provided by Lane County Sheriff's Office.
 - e. School facilities and services are provided by Eugene School District No. 4J.
 - f. Fire protection is provided by Santa Clara Fire District.
7. The ownership pattern is fragmented (See Table IV-5 for ownerships within the excepted area and surrounding parcels).
8. Parcels range in size from 0.3 to 9.1 acres (See Map IV-5 and Table IV-5 for more detail).
9. Predominate use of parcels within this area is single-family residential.
10. The small lot size, the pattern of ownership, the current state of development for single-family residential use, and the commitment to rural residential living through subdivision and fragmented provision of public and private service

delivery and improvements render this area unsuitable for resource (agricultural or forest) uses; lots in this area could not be logically combined with adjacent, surrounding parcels to form economic farming or forest management units.

Recommendation:

The area outline on Map IV-5 and those tax lots stipulated as "built upon or committed" in Table IV-5 should be designated "rural residential" in the Metropolitan Plan rather than be designated "agricultural" or 'forest'.

METROPOLITAN PLAN UPDATE 1981
MAP NO. IV - 5
RIVER LOOP # 1, AREA NO. 5

----- Exception Area

1300 = Tax Lot No.

Scale: 1" = Approximately 630'

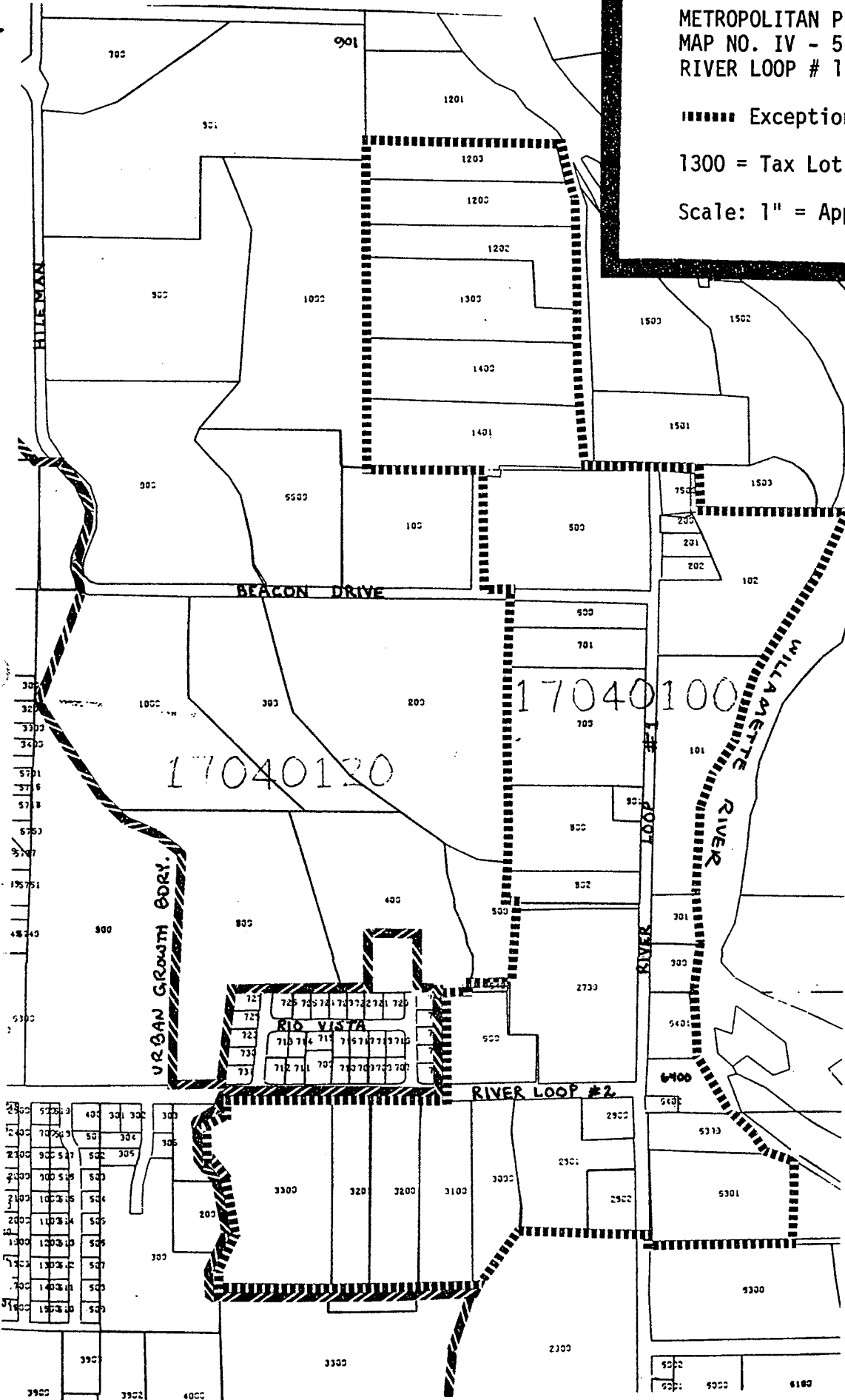


TABLE IV-5

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	RIVER LOOP#1, AREA #5 - EXCEPTIONS	IMPRS	ACRES	ZN3	OWNER NAME(S)
16 04 36 00 01200	1111	S	582	140	\$60,640	3.88	AGT	WINYER CLIFFORD	
16 04 36 00 01202	9100 1111	V S	582	140	\$33,140	3.84 3.01 0.83	AGT	WINYER RUBY	
16 04 36 00 01203	1111	S	582	150	\$86,960	3.20	AGT	SLONECKER DENNIS D & D F	
16 04 36 00 01300	8010 1111 1111	A S S	532	140	\$70,600	6.34 5.30 0.57 0.45	AGT	BULLOCK CHAS JR & V H DEPT OF VETS	
16 04 36 00 01400	8010 1150 1111	A X S	582	130	\$30,070	5.52 4.38 0.55 0.58	AGT	BULLOCK MAX E & ELEANORE A	
16 04 36 00 01401	8010	A	582	150	\$56,900	5.97	AGT	HARRIS MARY H & JAMES R	
17 04 01 00 00101	9100	V	430	000	\$000	6.65	AGT	BABB ALAN DALE & PAULA J	
17 04 01 00 00102	1111	S	431	160	\$133,630	7.82	AGT	BABB WANDA MARIE	
17 04 01 00 00200	1111	S	131	140	\$44,750	0.30	AGT	SMEDBERG RANDALL W & C M	
17 04 01 00 00201	1111	S	131	140	\$29,570	0.45	AGT	SIMONET JOHN G & ELIZABETH J	
17 04 01 00 00202	9100	V	130	000	\$000	0.56	AGT	SIMONET JOHN G & ELIZABETH J	

TABLE IV-5

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	RIVER LOOP#1, AREA #5 - EXCEPTIONS	ACRES	ZN3	OWNER NAME(S)
					IMPR\$			
17 04 01 00 00300	8010	A	130	000	\$000	1.01	AGT	RICHARDSON KENNETH V
17 04 01 00 00301	1111	S	131	130	\$22,020	0.99	AGT	RICHARDSON KENNETH V
17 04 01 00 00500	9100	V	431	150	\$73,480	8.39	AGT	
	1111	S				6.45		
	1111	S				0.94		
	1111	S				0.99		
17 04 01 00 00600	1111	S	131	140	\$73,520	1.54	AGT	GALLAGHER FRANCIS E & RITA
17 04 01 00 00700	1111	S	131	130	\$36,710	6.91	AGT	
	8010	A				0.97		
						5.93		
17 04 01 00 00800	1150	X	431	307	\$8,210	4.44	AGT	GALLAGHER MARY E 1-2
	8040	A				0.62		KULICK GRACE V & M J 1-2
						3.81		
17 04 01 00 00801	1111	S	131	150	\$57,520	0.45	AGT	GALLAGHER FRANCIS E & RITA E
17 04 01 00 00802	1111	S	131	140	\$45,880	1.82	AGT	
	9100	V				0.81		
						1.01		
17 04 01 00 02799	8010	A	420	000	\$000	9.14	AGT	PLANT DAVID & JO ANN D
17 04 01 00 02800	1150	X	121	190	\$5,500	0.93	AGT	HINCHCLIFFE J M MILLER
								BARBEE THEODORE E

TABLE IV-5

MAPLOT	LAND USE(S) USE CODE	PCL	SCL	RIVER LOOP#1, AREA #5 - EXCEPTIONS IMPRS	ACRES	ZN3	OWNER NAME(S)
17 04 01 00 02801	1111 S	421	140	\$42,840	4.69	AGT	CHRISTENSEN DANIEL R & R D *****
17 04 01 00 02802	1111 S	121	130	\$21,310	1.34	AGT	ADLER SIMON & ESTHER *****
17 04 01 00 03000	1111 S	421	130	\$22,780	2.98	AGT	WARREN BERNICE EBLING BRUCE D & RONDA G *****
17 04 01 00 03100	1111 S	421	140	\$36,020	4.11	AGT	LINDLEY EARL F + ELSIE M MARSHALL DELORES MCCALLUM *****
17 04 01 00 03200	1111 S	421	130	\$20,040	3.90	AGT	DENNY JAMES H *****
17 04 01 00 03201	1111 S	421	130	\$19,520	2.95	AGT	BAKER FRED A & AGNES M GARDNER JOE ANN *****
17 04 01 00 03300	8010 A	423	000	\$000	8.81	AGT	GROUT MARY F & STANLEY A LAMP FRANK L & SUE ANN *****
17 04 01 00 06301	9100 V	420	000	\$000	5.40	AGT	FARVER ROSLYN ETAL *****
17 04 01 00 06399	1111 S	421	150	\$67,200	1.72	AGT	FUNKEN LIENOL W & VALERIE D LAM MARCUS Y C & MILLIE Y S *****
17 04 01 00 06400	9100 V	430	000	\$000	5.0	SGC	FUNKEN LIENOL W & VALERIE D *****
17 04 01 00 06401	1111 S	131	140	\$34,910	1.26	AGT	MCKAY MILES E & ELEANOR P *****
17 04 01 00 06402	1111 S	131	150	\$57,670	0.24	AGT	GORDON RICHARD D *****

TABLE IV-5

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	RIVER LOOP#1, AREA #5 - EXCEPTIONS	ACRES	ZN3	OWNER NAME(S)
*****	*****	*****	*****	*****	*****	*****	*****	MCKAY MILES E + ELEANOR P
17 04 01 00 07500	1111	S	131	130	\$41,500	0.59	AGT	*****
*****	*****	*****	*****	*****	*****	*****	*****	SHELLEY JEAN MICHAEL & L R
17 04 01 20 00600	1111	S	421	150	\$48,230	3.11	AGT	*****
*****	*****	*****	*****	*****	*****	*****	*****	REED CATHERINE L & SAMUEL E
17 04 01 20 06400	6719	G	120	000	\$000	0.07	AGT	*****
*****	*****	*****	*****	*****	*****	*****	*****	REED EDWARD C
*****	*****	*****	*****	*****	*****	*****	*****	REED CATHERINE L
*****	*****	*****	*****	*****	*****	*****	*****	CASTOR BETTY R
*****	*****	*****	*****	*****	*****	*****	*****	*****

TABLE IV-5

MAPLOT	LAND USE(S) USE CODE	RIVER LOOP#1, AREA #5 - SURROUNDING AREA	PCL SCL	IMPR\$	ACRES	ZN3	OWNER NAME(S)
16 04 36 00 00801	8010 1111 A S	582 130	\$19,840	19.37 17.75 1.62	AGT	WALTON PAGE	
16 04 36 00 01000	8010 A	582 000	\$000	15.23	AGT	WALTON BARBARA HAWKINS	
16 04 36 00 01100	6719 G	850 000	\$000	3.10	EFU	OREGON STATE OF DEPT OF TRANSPORTATION HIGHWAY DIVISION	
16 04 36 00 01500	8010 A	582 307	\$5,720	6.83	AGT	CHAMBERS PAUL S + PEARL C CHAMBERS PAUL S & PEARL C	
16 04 36 00 01501	9100 1111 1150 V S X	582 130	\$31,680	4.80 3.62 0.54 0.62	AGT	CHAMBERS PAUL S + PEARL C WOZNIAK JOAN ALICE CHAMBERS PAUL S + PEARL C WOZNIAK JOAN ALICE	
17 04 01 00 06300	9100 1111 V S	421 140	\$40,330	7.62 6.15 1.48	AGT	CHAPMAN JAMES B & DAISY V	
17 04 01 00 06600	9100 1111 V S	431 130	\$23,850	12.74 11.61 1.13	AGT	RUHLMAN DOUGLAS C	
17 04 01 20 00100	9100 1111 V S	423 140	\$48,480	6.64 6.10 0.56	AGT	MURRAY JAMES & GLADYS JEAN DEPT OF VETS	
17 04 01 20 00200	9100 1111 V S	483 130	\$28,400	20.01 19.00 0.98	AGT	WALTON BARBARA HAWKINS	
17 04 01 20 00500	9100 9100 1150 V V X	421 107	\$6,250	3.04 0.79 0.89 1.32	AGT	REED EDWARD C REED CATHERINE L CASTOR BETTY R	

Willamette Valley Dog Kennel, Area No. 6

This proposed "built upon or committed" exception is located at 28438 Bodenhamer Road, west of Eugene in Township 17 South, Range 4 West, Section 18, an agricultural area. This exception includes a single-family residence and a 78-pen kennel on a 5-acre site (north portion of the 19.9 acre tax lot). See attached Map IV-6.

Findings of Fact:

1. This area is predominately agricultural soil capability classification I-IV, and is defined as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. Surrounding land uses are predominately agricultural (See land use annotated on Table IV-6).
3. The subject property and surrounding area are zoned in Lane County as Farm-Forestry FF-20 District (See Table IV-6).
4. The following services are available to this area:
 - a. Water supply is provided by an individual water system.
 - b. Sewage disposal is provided by individual subsurface sewage disposal systems.
 - c. Bodenhamer Road is a paved street with open ditch storm drainage, without curb, gutter, sidewalks.
 - d. Police protection is provided by Lane County Sheriff's Office.
 - e. Fire protection is provided by Lane Rural Fire District No. 1.
 - f. School facilities and services are provided by Bethel School District No. 52.
5. The existing use of the proposed exception area, namely: a single-family dwelling and a 78-pen kennel constitutes a "built upon" site. These improvements render this area unsuitable for farming activity.

Recommendation:

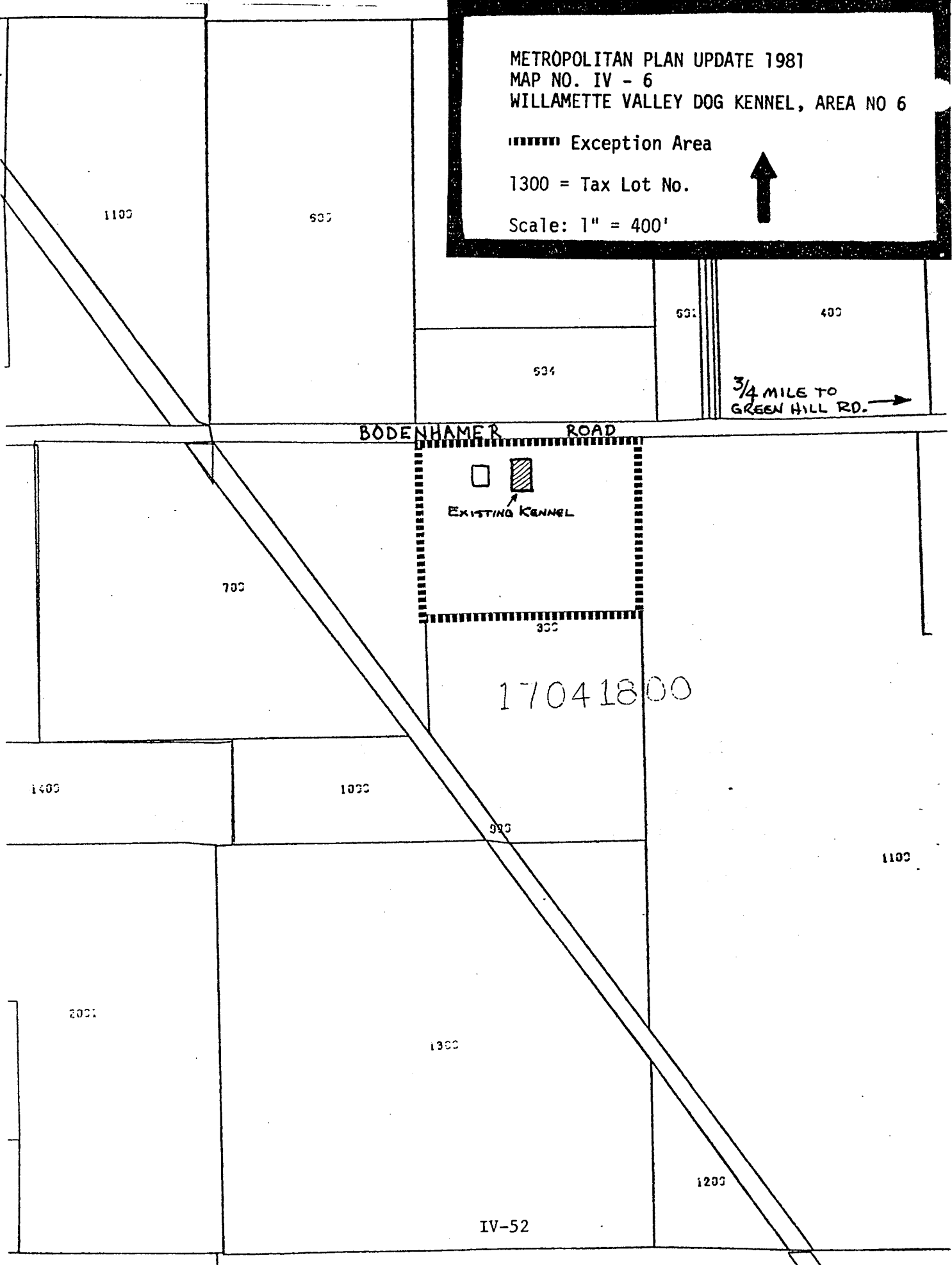
The 5-acre area as outlined on Map IV-6 and as stipulated on Table IV-6 should be designated "rural commercial" in the Metropolitan Plan rather than be designated "agriculture".

METROPOLITAN PLAN UPDATE 1981
MAP NO. IV - 6
WILLAMETTE VALLEY DOG KENNEL, AREA NO 6

▤▤▤▤ Exception Area

1300 = Tax Lot No.

Scale: 1" = 400'



3/4 MILE TO GREEN HILL RD. →

BODENHAMER ROAD

EXISTING KENNEL

17041800

IV-52

TABLE IV-6

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	WILLAMETTE VALLEY DOG KENNEL, AREA #6, EXCEPTIONS IMPR\$	ACRES	ZN3	OWNER NAME(S)
17 04 18 00 00800	5999 8040	R A	431	459	\$147,490	5.00	FF20	GOULD RAYMOND R & ALICE V

TABLE IV-6

MAPLOT	LAND USE(S)	USE CODE	WILLAMETTE VALLEY DOG KENNEL, AREA #6, SURROUNDING AREA	PCL	SCL	IMPR\$	ACRES	ZN3	OWNER NAME(S)
17 04 18 00 00700	1111 8040	S A	431 140	\$65,600	25.17 1.12 24.05	FF20	FF20	WALSH JAMES F & MARY B WALSH JAMES F & MARY B	
17 04 18 00 00800	5999 8040	R A	431 459	\$147,490	19.51 0.22 19.30	FF20	FF20	GOULD RAYMOND R & ALICE V	
17 04 18 00 00900	4111	U	430 000	\$000	4.50	FF20	FF20	SOUTHERN PACIFIC CO TAX DEPT	
17 04 18 00 01100	1111 8040	S A	533 130	\$16,810	79.50 0.22 79.19	FF20	FF20	WOBBE JAMES R + ANNA L	

Royal Avenue, Area No. 7

This proposed "built upon or committed" exception is located in an agricultural area near the intersection of Royal Avenue and Greenhill Road in Township 17 South, Range 4 West, Sections 19 and 30. The east boundary of this exception area abutts the urban growth boundary, which runs along Greenhill Road.

Findings of Fact:

1. This area is located on agricultural soil capability classification I-IV release soils. This area is defined as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. This area is located on Douglas Fir cubic foot site class 3 and 5 soils. This area is also defined as "forest land" in the Metropolitan Plan inventory.
3. Surrounding land uses are predominately agricultural (See Map IV-7 with land uses annotated and Table IV-7).
4. This area is zoned in Lane County as Farm-Forestry FF-20 District. The parcels adjacent to and east of Green Hill Road are zoned in Lane County as AGT, and the parcels adjacent to and west of Green Hill Rd. are zoned in Lane County as Farm Forestry 20 District (FF20) (with 20 acre minimum lot size).
5. The following services are available to this area:
 - a. Water is provided by individual private water systems.
 - b. Royal Avenue, Green Hill Road and Hillaire Road are paved without curbs, gutters, sidewalks, or storm sewer improvements.
 - c. Sewage disposal is provided by individual subsurface sewage disposal systems.
 - d. Police protection is provided by the Lane County Sheriffs Office.
 - e. School facilities and services are provided by Bethel School Dist. No. 52 north of Royal Avenue and Eugene School District No. 4J south of Royal Avenue.
 - f. Fire protection is provided by the Zumwalt Rural Fire Protection District (under City of Eugene Contract).
6. The ownership pattern is fragmented (See Table IV-7 for ownership within the "built upon and committed" area and surrounding adjacent parcels).
7. Parcel sizes are small ranging from 1.0 to 7 acres (See Map IV-7 and Table IV-7).
8. Predominate use of parcels within this area is single-family residential; including a dog kennel on tax lot 705 18 of the 23 tax lots have single-family dwellings located on them (See Map IV-7 and Table IV-7 for more detail).
9. The small lot size, the pattern of ownership, the current state of development for single-family residential use, and the commitment to rural residential living

through subdivision and fragmented public and private service delivery and improvements render this area unsuitable for resource (agricultural or forest) use. These parcels could not be logically combined with adjacent, surrounding parcels to form economic farming or forest management units.

Recommendation:

The area outlined on Map IV-7 and those tax lots stipulated as "built upon or committed" in Table IV-7 should be designated "rural residential" in the Metropolitan Plan rather than be designated agricultural or forest.

METROPOLITAN PLAN UPDATE 1981
 MAP NO. IV - 7
 ROYAL AVENUE, AREA NO. 7

Exception Area



1300 = Tax Lot No.

Scale: 1" = 550'

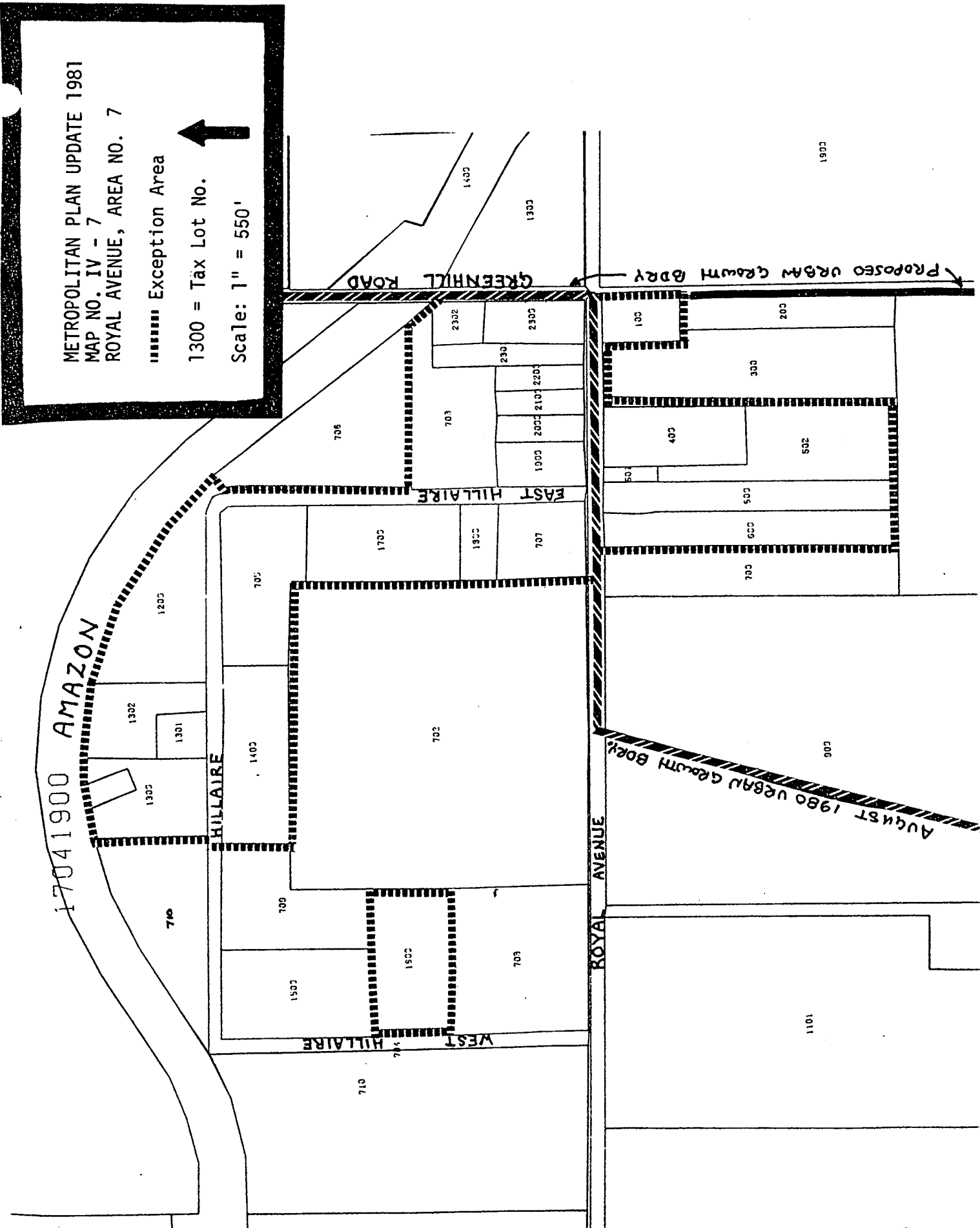


TABLE IV-7

MAPLOT	LAND USE(S) USE CODE	ROYAL AVENUE, AREA #7 - EXCEPTIONS PCL SCL	IMPRS	ACRES	ZN3	OWNER NAME(S)
17 04 19 00 00703	1111 S 9100 V	431 130	\$44,770	4.95 0.60 4.34	FF20	MCCLOTHIN CARL J & LOIS I
17 04 19 00 00705	1111 S 9100 V	431 140	\$70,030	5.22 0.64 4.58	FF20	HUNSDON STANELY B & NANCY A
17 04 19 00 00707	8040 A	430 000	\$000	2.88	FF20	COGSWELL CURT
17 04 19 00 01200	9100 V	431 000	\$000	6.15	FF20	KINNEY JESSIE M APIER GERALD L
17 04 19 00 01300	1150 X	431 190	\$1,550	3.56	FF20	MAXIN THEODORE H & MILDRED L
17 04 19 00 01301	1111 S	131 140	\$58,170	0.97	FF20	MAXIN THEODORE H & MILDRED L
17 04 19 00 01302	6379 O	131 307	\$6,260	2.93	FF20	MAXIN THEODORE H & MILDRED L
17 04 19 00 01400	9100 V 1111 S	431 107	\$680	5.10 3.80 1.29	FF20	ENOS WILKINS C & KAREEN F
17 04 19 00 01600	1111 S	131 140	\$37,280	5.14	FF20	HARRELL JAMES F & ALTA E
17 04 19 00 01700	8040 A	430 000	\$000	5.09	FF20	HUNSDON STANELY B & NANCY A
17 04 19 00 01800	1111 S	131 140	\$35,550	1.23	FF20	GISCHLER REUBEN T & PEARL
17 04 19 00 01900	1111 S	421 140	\$72,610	1.70	FF20	PARKS GEORGE M + HELEN M

TABLE IV-7

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	ROYAL AVENUE, AREA #7 - EXCEPTIONS IMPRS	ACRES	ZN3	OWNER NAME(S)
17 04 19 00 02000	1111	S	121	140	\$48,480	1.02	FF20	FREDERICKSEN CARL C & BETTY *****
17 04 19 00 02100	1111	S	121	140	\$37,980	0.95	FF20	BLOOMER RICHARD L & A DEPT OF VETS *****
17 04 19 00 02200	1111	S	121	140	\$35,000	0.94	FF20	BARTSCH WERNER J & GERTRUDE *****
17 04 19 00 02300	1111	S	431	130	\$24,470	1.85	FF20	CONLEY HUGHY C + L A MITCHELL DANIEL J *****
17 04 19 00 02301	1111	S	121	140	\$30,080	1.45	FF20	UNITED FINANCE CO DEPT OF VETS BROWN RALPH ETAL STONE KARL E *****
17 04 19 00 02302	9100	V	130	000	\$000	0.95	FF20	LANGHOFF ELEANOR M DUNCAN LEE H & PATRICIA A *****
17 04 30 00 00100	1111	S	131	130	\$34,520	1.66	FF20	WALTHER HERMAN E & JESSIE *****
17 04 30 00 00400	1111	S	131	130	\$29,150	3.66	FF20	PAPE JERRY A & DELORIS A CASEY MARVIN K & PATSY R *****
17 04 30 00 00500	1111 1111 8040	S S A	131	130	\$46,820	3.84 0.26 0.53 3.04	FF20	COATES RICHARD W & V L *****
17 04 30 00 00501	1111	S	131	150	\$56,190	0.35	FF20	MILLS ARTHUR LEROY + LIDA M *****
17 04 30 00 00502	8040	A	130	000	\$000	5.53	FF20	MILLS ARTHUR LEROY + LIDA M *****
17 04 30 00 00600	1150 1150 8040	X X A	131	190	\$35,140	4.96 0.36 0.47 4.12	FF20	KELSO GEORGE W + MARY M STRONG DELBERT *****

TABLE IV-7

MAPLOT	LAND USE(S)	USE CODE	ROYAL AVENUE, AREA #7 - SURROUNDING AREA	IMPRS	ACRES	ZN3	OWNER NAME(S)
			PCL SCL				
17 04 19 00 00702	1111 1111 8010 9100	S S A V	433 130	\$36,770	39.50 1.18 1.33 14.16 22.81	FF20	GARLINGHOUSE ELIZABETH S SOULTS EDGAR E DERBY GARALD W & PATRICIA A
17 04 19 00 00706	9100	V	133 000	\$000	7.86	FF20	SHELLEY LAWRENCE E & MARY A
17 04 19 00 00708	8040	A	133 000	\$000	8.69	FF20	SOULTS EDGAR E GARLINGHOUSE ELIZABETH S DERBY GARALD W & PATRICIA A
17 04 19 00 00709	8040	A	433 000	\$000	5.18	FF20	SOULTS EDGAR E GARLINGHOUSE ELIZABETH S DERBY GARALD W & PATRICIA A
17 04 19 00 00710	8040	A	433 000	\$000	30.82	FF20	SOULTS EDGAR E GARLINGHOUSE ELIZABETH S DERBY GARALD W & PATRICIA A
17 04 19 00 00800	9310	W	420 000	\$000	30.47	FF20	EUGENE CITY OF
17 04 19 00 01500	8040	A	133 000	\$000	5.72	FF20	JUDD LESLIE L & CAROL V
17 04 30 00 00200	8040	A	133 000	\$000	3.07	FF20	THOMSON RALPH C
17 04 30 00 00300	9100	V	433 000	\$000	9.32	FF20	THOMSON RALPH
17 04 30 00 00700	1111 1150 8040	S X A	433 140	\$46,360	5.80 0.47 0.55 4.77	FF20	KELSO VERNON C & ALICE M
17 04 30 00 00800	8040 8222	A O	800 000	\$000	39.93 33.16 6.87	FF20	LANE COUNTY HUMANE SOCIETY

Bonnie Heights Road, Area No. 8

This proposed "built upon or committed" exception is located west of Eugene in a low density residential area in Township 17 South, Range 4 West, Section 31. Of the 11 tax lots included in this request, 9 are adjacent to and south of Bonnie Heights Rd. and two are adjacent to and west of Green Hill Rd. (see Map IV-8; subject property is outlined).

Findings of Fact:

1. This area is located on predominately agricultural soil capability classifications III and IV rated soils. This area is defined as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. Three of the 11 tax lots are located on forest cubic foot site class 3 soils; this area is defined as "forest land" in the Metropolitan Plan inventory. The remaining tax lots are not defined as "forest land" in the Metropolitan Plan inventory (see Map IV-8).
3. Surrounding land uses are predominately agricultural (see Map IV-8 with land uses annotated and Table IV-8).
4. Eight of the 11 tax lots included in this request, as well as the majority of the surrounding adjacent parcels, are zoned in Lane County as Agricultural, Grazing and Timber (AGT). The remaining three tax lots are zoned in Lane County as Commercial District (C-2) (See Table IV-8 for further details).
5. The following services are available to the area:
 - a. Water is provided by individual private water systems.
 - b. Bonnie Heights Rd. is unpaved without curbs, gutters, sidewalks, or storm sewer improvements.
 - c. Sewage disposal is provided by individual subsurface sewage disposal systems.
 - d. Police protection is provided by the Lane County Sherrif's Office.
 - e. School facilities are provided by Eugene School District 4J.
 - f. Fire protection is provided by the Zumwalt Rural Fire Protection District (City of Eugene contract).
6. The ownership pattern is fragmented (see Map IV-8 and Table IV-8 for ownerships within the "built upon and committed" area and surrounding adjacent parcels).
7. Parcel sizes are small ranging from 0.2 to 1.4 acres (see Map IV-8 and Table IV-8 for more detail).
8. Predominate use of the parcels within this area is single-family residential. Nine of the 11 tax lots have single-family dwellings located on them and 2 are vacant (see Map IV-8 and Table IV-8 for further detail).

9. The small lot size, the pattern of ownership, the current state of development for single-family residential use, and the commitment to rural residential living through subdivision and fragmented public and private service delivery and improvements render this area unsuitable for resource (agricultural or forest) use; lots in this area could not be logically combined with adjacent, surrounding parcels to form economic farming or forest management units.

Recommendation:

The area outlined in Map IV-8 and those tax lots stipulated as "built upon or committed" in Table IV-8 should be designated "rural residential" in the Metropolitan Plan rather than be designated "agricultural".

METROPOLITAN PLAN UPDATE 1981
MAP NO. IV - 8
BONNIE HEIGHTS, AREA NO. 8

▨▨▨▨▨ Exceptions Area

1300 = Tax Lot No.

Scale: 1" = 400'

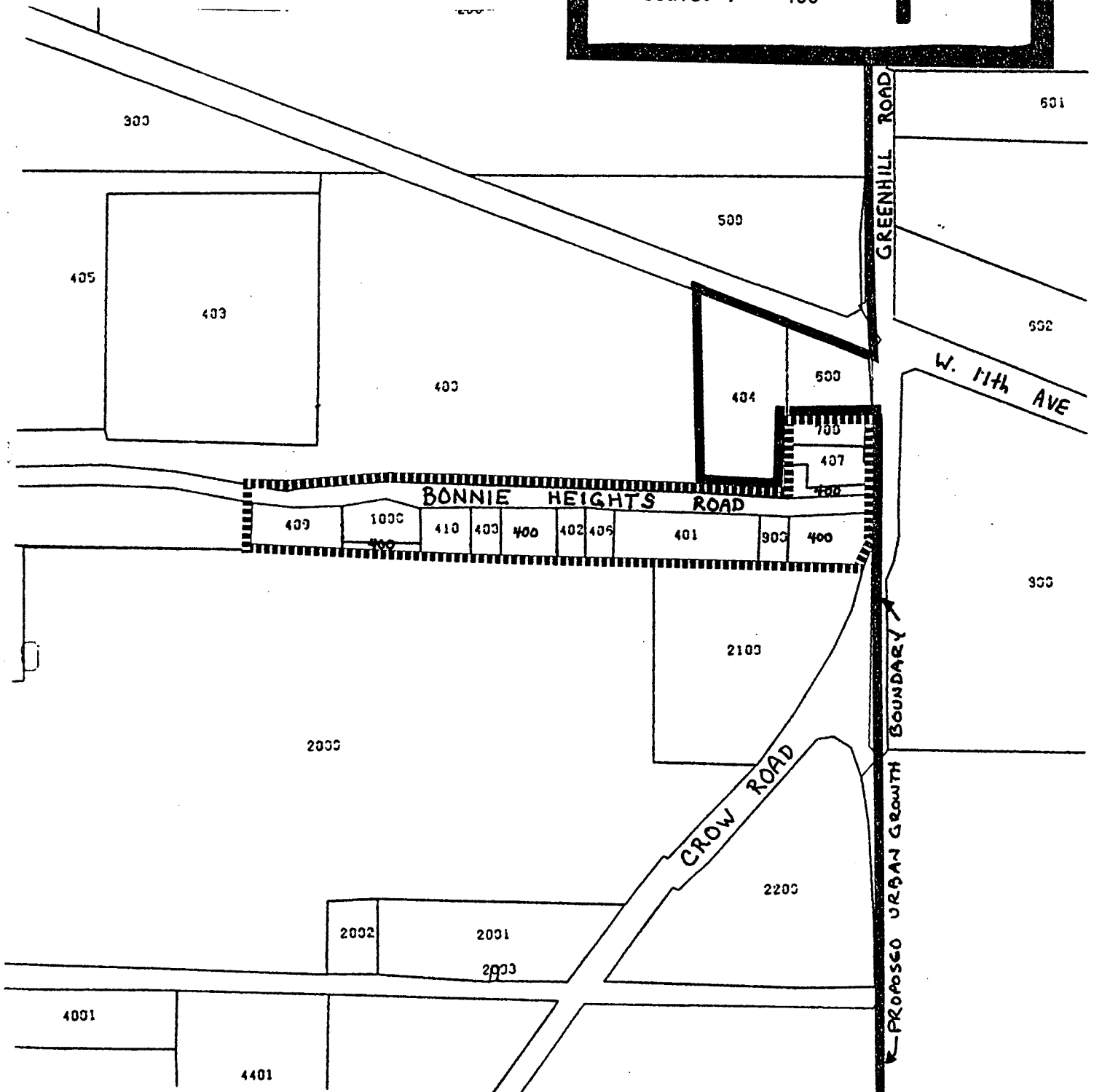
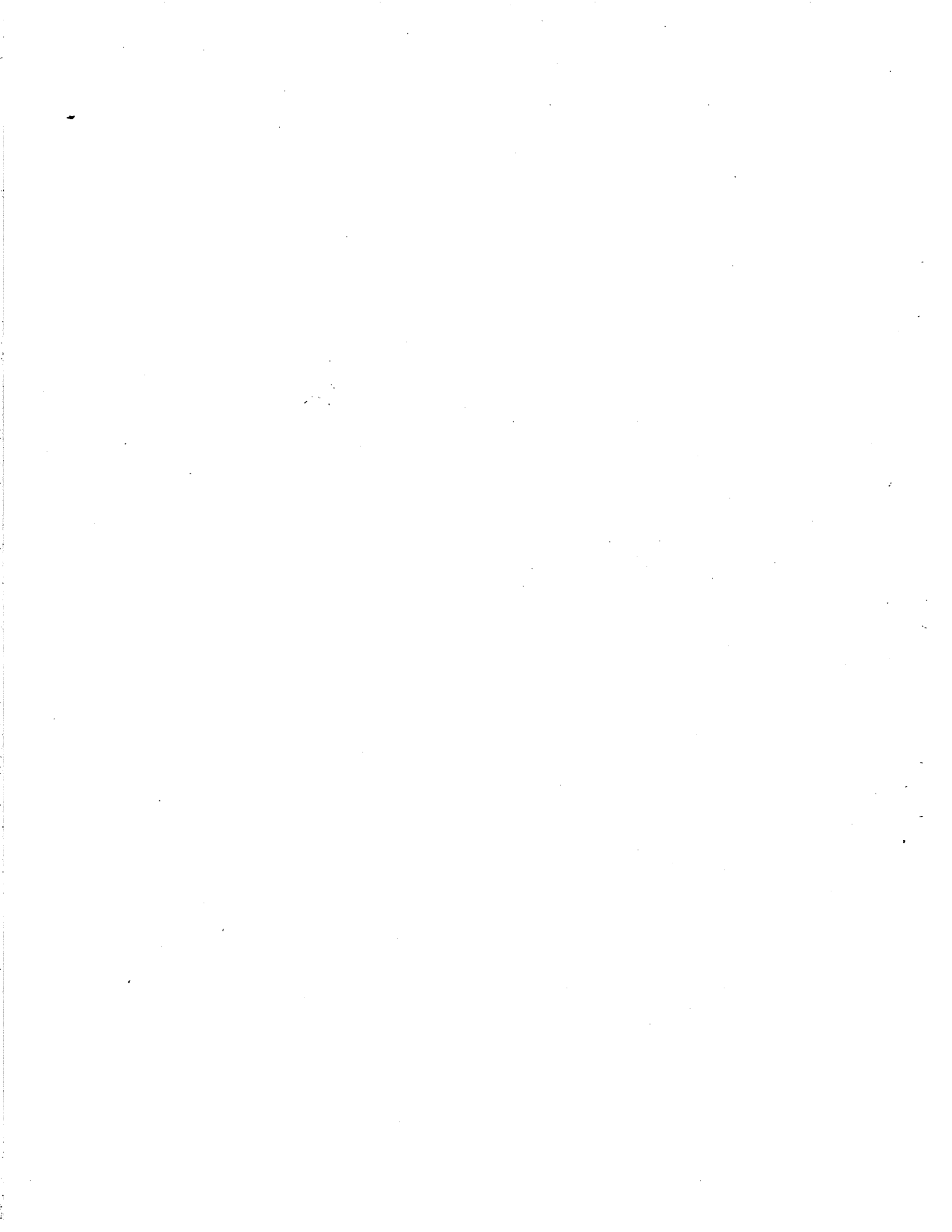


TABLE IV-8

MAPLOT	LAND USE(S) USE CODE	BONNIE HEIGHTS RD, AREA #8 - EXCEPTIONS PCL SCL	IMPR\$	ACRES	ZN3	OWNER NAME(S)
17 04 31 00 00400	8040	A	433 000	\$000	1.5	AGT KERSGAARD ELLEN
17 04 31 00 00401	1150	X	131 107	\$8,640	1.37	AGT WEST EUGENE + DIXIE LEE DEPT OF VETS
17 04 31 00 00402	1111	S	131 140	\$36,930	0.27	AGT PLOUFF MICHAEL K & LINDA E
17 04 31 00 00406	1111	S	131 140	\$38,760	0.27	AGT WEST EUGENE E & DIXIE LEE DEPT OF VETS
17 04 31 00 00407	1111	S	131 107	\$37,620	0.51	AGT PHIPPS MARK J & BONNIE B PHIPPS MARK J & BONNIE B
17 04 31 00 00408	9100	V	130 000	\$000	0.27	AGT NOYES HAROLD + EDNA
17 04 31 00 00409	1111	S	131 150	\$51,420	0.74	AGT GULDAGER GEORGE K + PAMELA
17 04 31 00 00410	1111	S	130 000	\$000	0.45	AGT KERSGAARD ERNEST + ARLENE
17 04 31 00 00700	1111	S	131 140	\$27,090	0.33	AGT PETERSEN DALE M & J E EMMONS DAVID L & ROXANN
17 04 31 00 00900	1111	S	131 140	\$26,280	0.26	AGT RANDALL KENNETH P & GAY E WIAANT STEPHEN JOHN
17 04 31 00 01000	1111	S	131 140	\$42,610	0.55	AGT KERSGAARD ERNEST J + A C

TABLE 7-8

MAPLOT	LAND USE(S)	USE CODE	BONNIE HEIGHTS RD, AREA #8 - SURROUNDING AREA	ACRES	ZN3	OWNER NAME(S)
			PCL SCL	IMPR\$		
17 04 31 00 00400	8040	A	433 000	\$000	24.27	AGT KERSGAARD ELLEN
17 04 31 00 00404	9100	V	220 000	\$000	2.87	AGT HANSEY THORVALD M & B M
17 04 31 00 02000	8010 8040 1111	A A S	483 140	\$70,440	45.75 23.95 21.12 0.61	AGT BOWER ROBERT H + SHIRLEY R
17 04 31 00 02100	8040	A	411 000	\$000	5.82	AGT KOHLER EDWARD A & R D BEREAN BAPTIST CHURCH INC



Oak Hill Drive, Area No. 9

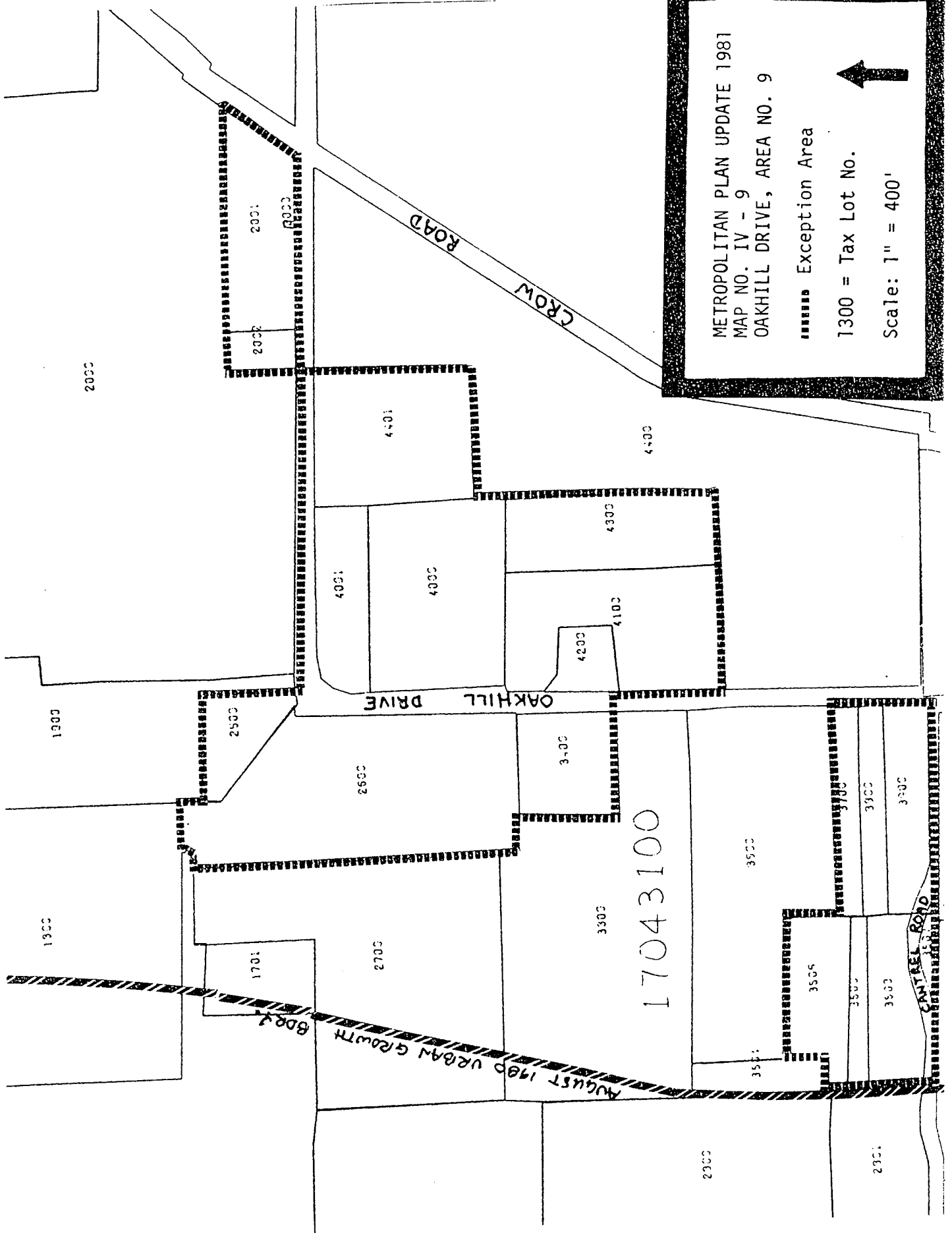
This proposed "built upon or committed" exception is located west of Eugene in Township 17 South, Range 4 West, Section 31, an agricultural area.

Findings of Fact:

1. This area is located on agricultural soil capability classification I-IV rated soils and class VI-VII soils currently in agricultural use. This area is defined as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. This area contains some stands of douglas fir and oak, and is defined as "forest land" in the Metropolitan Plan inventory.
3. Surrounding land uses are predominately agricultural (See Map IV-9 and Table IV-9).
4. This area and all adjacent parcels, except the parcel to the east, are zoned in Lane County as Agricultural, Grazing and Timber (AGT) District (See Table IV-9). The parcel to the east is zoned General Rural (GR-10) District.
5. The following services are available to this area:
 - a. Water is provided by individual private water systems.
 - b. Sewage disposal is provided by individual subsurface sewage disposal systems.
 - c. Oak Hill Drive is a paved street with open ditch drainage, and without curb, gutter or sidewalks.
 - d. Police protection is provided by Lane County Sheriff's Office.
 - e. School facilities and services are provided by Eugene School District 4J.
 - f. Fire protection is provided by the Zumwalt Rural Fire Protection District (City of Eugene contract).
6. The ownership pattern is fragmented for parcels within the "exception" area. There are 18 parcels ranging in size from 0.7 to 5.7 acres (See Map IV-9 and Table IV-9 for more detail).
7. Predominate use of parcels within this area is single-family residential. Of the 18 tax lots 15 have residences; 3 tax lots are vacant.
8. The small lot size, the pattern of ownership, the current state of development for single-family residential use, and the commitment to rural residential living through subdivision and fragmented provision of public and private service delivery and improvements render this area unsuitable for resource (agricultural or forest) use; lots in this area could not be logically combined with adjacent, surrounding parcels to form economic farming or forest management units.

Recommendation:

The area outlined on Map IV-9 and those tax lots stipulated as "built upon or committed" in Table IV-9 should be designated "rural residential" in the Metropolitan Plan rather than be designated "agricultural" or "forest land".



METROPOLITAN PLAN UPDATE 1981
 MAP NO. IV - 9
 OAKHILL DRIVE, AREA NO. 9

----- Exception Area

1300 = Tax Lot No.

Scale: 1" = 400'



TABLE IV-9

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	OAK HILL DRIVE, AREA #9, EXCEPTIONS IMPRS	ACRES	ZN3	OWNER NAME(S)
17 04 31 00 02001	9100	V	133	000	\$000	3.10	AGT	BOWER ROBERT H
17 04 31 00 02002	1111	S	131	140	\$38,460	0.67	AGT	DUTRA VERNON E & JANICE
17 04 31 00 02003	9100	V	001	000	\$000	0.01	AGT	DUTRA VERNON E & JANICE
17 04 31 00 02500	1111	S	131	140	\$34,340	1.46	AGT	VAN DER STINE ROBERT R & E C
17 04 31 00 02600	8040 1111	A S	431	130	\$16,560	9.60 8.86 0.73	AGT	NORRIS DALE W + MARYBELLE BAUMAN BARRY
17 04 31 00 03400	1111	S	131	150	\$64,460	2.29	AGT	ELTZ NICHOLAS
17 04 31 00 03500	9100	V	431	107	\$1,800	0.72	AGT	MOORE JAMES MADISON
17 04 31 00 03503	1111	S	431	150	\$58,130	1.93	AGT	MOORE JAMES MADISON
17 04 31 00 03506	9100	V	430	000	\$000	2.23	AGT	MOORE JAMES MADISON
17 04 31 00 03507	9100	V	130	000	\$000	0.32	AGT	NELSON GORDON L & DOLORES M
17 04 31 00 03700	1111 1150	S X	131	110	\$3,840	1.26 0.84 0.40	AGT	HIGGINS TIMOTHY D & V A M
17 04 31 00 03800	1111	S	131	140	\$29,640	1.24	AGT	MUNSELL LOUIS R & MAXINE P

TABLE IV-9

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	OAK HILL DRIVE, AREA #9, EXCEPTIONS IMPRS	ACRES	ZN3	OWNER NAME(S)
17 04 31 00 03900	1111	S	131	140	\$24,070	2.03	AGT	MCADAMS WILLIS + DARLINE SHERMAN RICHARD
17 04 31 00 04000	1111	S	131	150	\$73,460	5.72	AGT	GATES MICHAEL C & CAROL M DEPT OF VETS
17 04 31 00 04001	1111	S	131	150	\$59,670	2.16	AGT	HARSCH DENNIS & KRISANNE L
17 04 31 00 04100	1111 8040	S A	131	130	\$20,950	5.17 1.68 3.48	AGT	GOUGH ROBERT + ELIZABETH
17 04 31 00 04200	1111	S	131	130	\$28,980	0.88	AGT	GOUGH ROBERT A & ELIZABETH
17 04 31 00 04300	1111 8040	S A	131	150	\$90,250	3.64 1.27 2.36	AGT	ROSSINI WILLIAM L & LUCILLE DEPT OF VETS
17 04 31 00 04401	9100	V	131	107	\$9,350	4.76	AGT	HAMILTON PAUL H & DOROTHY L

TABLE IV-9

MAPLOT	LAND USE(S) USE CODE	OAK HILL DRIVE, AREA #9, SURROUNDING AREA	PCL SCL	IMPR\$	ACRES	ZN3	OWNER NAME(S)
17 04 31 00 03600	1111 S		431 160	\$40,910	9.93	AGT	
	8040 A				0.73		
					9.12		
***** KARGEL GARRY W & TERESA M *****							
17 04 31 00 04400	8040 A		430 000	\$000	26.04	AGT	FISK CALVIN W + CHARLOTTE ROSSINI WILLIAM L & L M DEPT OF VETS

Willow Creek Road, Area No. 10A & 10B

These two proposed "built upon or committed" exceptions are located west of Eugene in Township 18, South, Range 4 West, Sections 5. Area 10A is located at the intersection of Green Hill Road and Willow Creek Road. Area 10B is located just east along Willow Creek Road (See Maps IV-10A and IV-10B; subject property is outlined).

Findings of Fact:

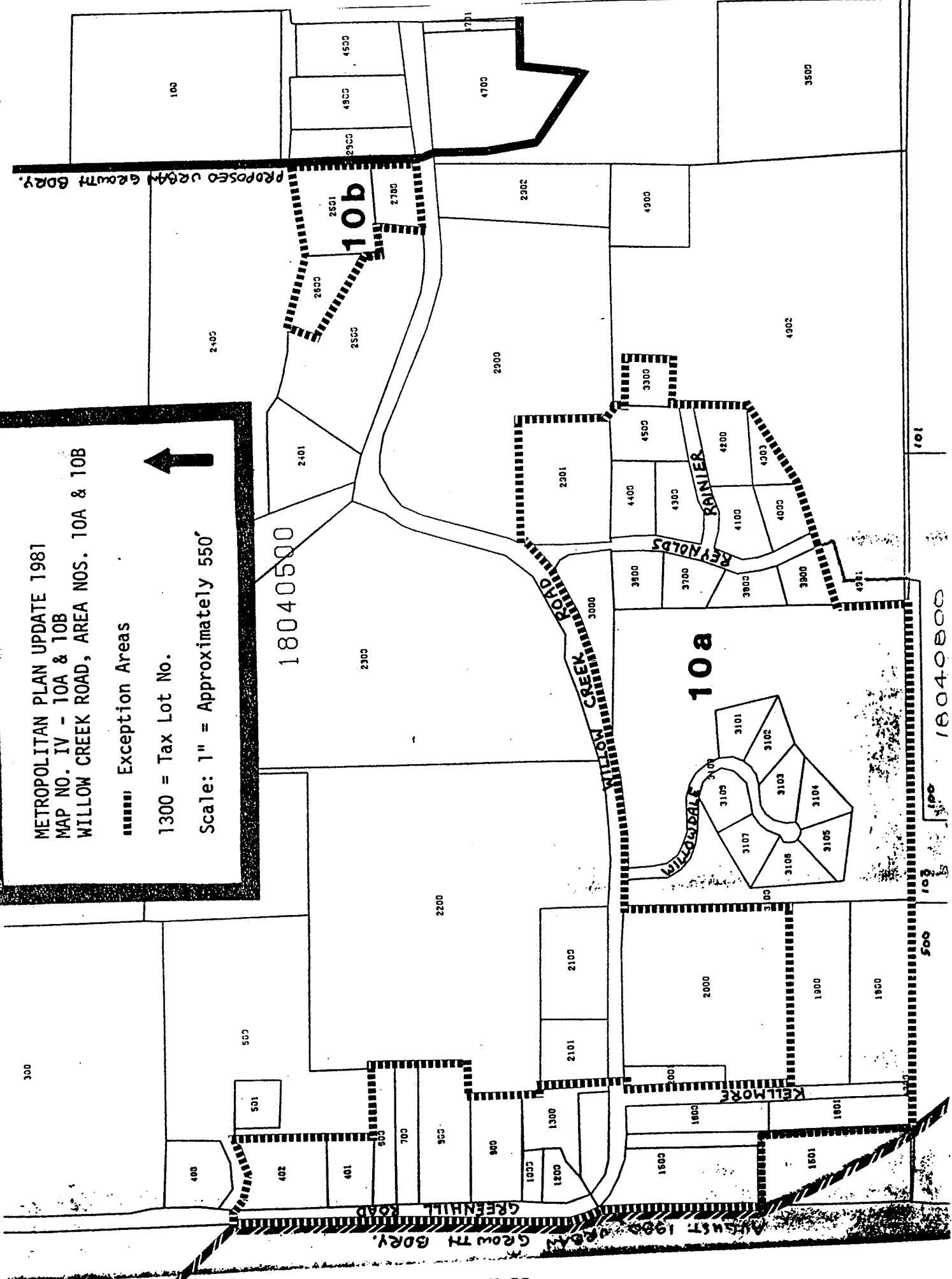
1. A portion of the areas are located on predominately agricultural soil capability classifications IV and VI rated soils. These areas are defined as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. A portion of the areas are located on predominate Douglas Fir cubic foot site classes 3 and 4 soils or have stands of douglas fir. These areas are defined as "forest land" in the Metropolitan Plan forestry inventory.
3. The surrounding land uses of these two areas are predominately agricultural and timber, among a variety of vacant parcels (See Map IV-10A and IV-10B and Tables IV-10A and IV-10B). The urban growth boundary abuts the east boundary of area 10B.
4. The areas east of Green Hill Road and south of Willow Creek Road are zoned in Lane County as Agricultural, Grazing and Timber (AGT). Willowdale Heights subdivision is zoned AGT-PUD District.
5. Tax lots 1600, 1601, 1800, and 1900 of assessors map 18-04-05 are part of "Fox King Hill" subdivision which was platted in 1956. Tax lots 2901, 3300, 3800, 4100, 4200, 4300, 4400 and 4500 of assessor's map 18-04-05 are part of "Willow Creek Estates" subdivision which was platted in 1965. Tax lots 3100-3108 of Willowdale Heights PUD, was platted in 1978.
6. The following services are available to this area:
 - a. Water is provided by individual private water systems.
 - b. Willow Creek Road, Willowdale Drive and Green Hill Road are paved without curbs, gutters, sidewalks or storm sewer improvements.
 - c. Sewage disposal is provided by individual subsurface sewage disposal systems.
 - d. Police protection is provided by the Lane County Sheriffs Office.
 - e. School facilities and services are provided by Eugene School District No. 4J.
 - f. Fire protection is provided by the Zumwalt Rural Fire District, under City of Eugene contract.
7. The ownership pattern is fragmented (See Maps IV-10A and IV-10B and Tables IV-10A and IV-B10 for ownership details).

METROPOLITAN PLAN UPDATE 1981
MAP NO. IV - 10A & 10B
WILLOW CREEK ROAD, AREA NOS. 10A & 10B

----- Exception Areas

1300 = Tax Lot No.

Scale: 1" = Approximately 550'



Proposed Willow Creek Growth Bdry.

August 1981 Willow Creek Growth Bdry.

TABLE IV-10A

MAPLOT	LAND USE(S) USE CODE	WILLOW CREEK ROAD, AREA #10A, EXCEPTIONS PCL SCL	IMPRS	ACRES	ZN3	OWNER NAME(S)
18 04 05 00 01800	1111 S	131 150	\$48,390	4.92	AGT	FOX FRED J + ILEENE
18 04 05 00 01900	8040 A	130 000	\$000	4.87	AGT	WEBKING GERALD W
18 04 05 00 02901	1111 S	131 150	\$84,680	5.06	AGT	LUDINGTON JANICE G & LANE R
18 04 05 00 03000	9100 V	130 000	\$000	2.19	AGT	TRAVER JAMES & FRANCES
18 04 05 00 03100	1119	121 307	\$3,430	28.95	AGT	WILLOWDALE HEIGHTS COMMONS AS
18 04 05 00 03101	9100 V	120 000	\$000	1.05	AGT	KEHN BRENT D & JOAN E
18 04 05 00 03102	9100 V	120 000	\$000	0.92	AGT	HILDEBRAND ALFRED P & E M
18 04 05 00 03103	1111 S	121 160	\$69,550	1.04	AGT	COSSEY CHARLES E & SHARON L
18 04 05 00 03104	9100 V	120 000	\$000	0.96	AGT	RAND ROBERT C & JOAN L
18 04 05 00 03105	9100 V	120 000	\$000	0.94	AGT	SHAPITKA STANLEY
18 04 05 00 03106	9100 V	120 000	\$000	1.08	AGT	DROUET LOUIS D JR & KAREN J
18 04 05 00 03107	9100 V	120 000	\$000	1.02	AGT	U S NATIONAL BANK OF OREGON KIMBALL CHARLES C CO-TRUSTEE EST OF CLYDE KIMBALL TRUSTOR
18 04 05 00 03108	9100 V	120 000	\$000	1.03	AGT	HOMESTEAD DEVELOPMENT CORP CHERNECKI STANLEY M & D S

TABLE IV-10A

MAPLOT	LAND USE(S)	USE CODE	WILLOW CREEK RD., AREA #10A - SURROUNDING AREA	PCL	SCL	IMPR\$	ACRES	ZN3	OWNER NAME(S)
18 04 05 00 00400	9100	V	640 000	\$000	1.95	AGT	NIELSEN ROBERT G		
18 04 05 00 00500	8040	A	433 307	\$2,520	15.68	AGT	WARD INSURANCE AGENCY INC		
18 04 05 00 01501	9100	V	130 000	\$000	6.08	AGT	HANSEN PAUL O		
18 04 05 00 02200	1111 8040	S A	461 120	\$12,800	36.32 4.51 31.81	AGT	PRINCE RUBY V		
18 04 05 00 02900	1111 8310	S T	431 130	\$43,060	22.25 1.33 20.92	AGT	GOVE DEAN C & CHRISTEL		
18 04 05 00 04901	9100	V	640 000	\$000	1.13	AGT	REYNOLDS FRED W JR & P M LOEBER LAWRENCE E & K J		
18 04 05 00 04902	8310	T	640 000	\$000	37.32	AGT	REYNOLDS WILLIAM F BECK BETTY LOU		
18 04 06 00 00601	9100	V	463 000	\$000	49.72	AGT	TOWNSEND ANDREW G		
18 04 06 00 01500	1111 9101	S V	431 160	\$86,430	9.71 1.20 8.51	AGT	WEISETH WARREN M & FAYE PRECHT WALTER J & RUTH M		
18 04 06 00 01604	9101	V	431 000	\$3,830	8.64	AGT	SCHNEIDER PETER R & A L SCHNEIDER PETER R & A L		
18 04 06 00 01607	1111	S	131 170	\$110,620	1.90	AGT	AUSTIN FRED M & KAROLE K		

TABLE IV B

MAPLOT	LAND USE(S)	USE CODE	WILLOW CREEK RD., AREA #10B - PCL SCL IMPRS	EXCEPTIONS ACRES	ZN3	OWNER NAME(S)
18 04 05 00 02501	1111 1150	S X	131 130 \$34,960	2.98 2.06 0.91	AGT	EVANS GRIFFIN W & GLORIA J *****
18 04 05 00 02600	1111	S	131 130 \$44,790	1.47	AGT	ANIBAL VERN W + ARLENE M *****
18 04 05 00 02700	1111	S	131 140 \$46,990	1.27	AGT	EGGO DONALD K + THELDA G *****

Gimpl Hill, Areas Nos. 11A and 11B

This proposed "built upon or committed" exception is located west of Eugene in Township 18, South Range 4, West, Section 9. This exception is located south-west of the Bailey Hill/Gimpl Hill Road intersection, west of the urban growth boundary (See attached Maps IV-11A and IV-11B; subject property outlined).

Findings of Facts

1. Area 10B is located on predominately agricultural soil capability classification I-IV rated soils. This area is defined as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. Area 10A is defined as "forest land" in the Metropolitan Plan forestry inventory, inasmuch as a majority of the area is located on Douglas Fir cubic foot site classes 3 and 4 soils or has stands of douglas fir.
3. Surrounding land uses are predominately agricultural and timber among a variety of vacant parcels (See Maps IV-11A and IV-11B and Tables IV-11A and IV-11B).
4. The area and all adjacent, surrounding parcels are zoned in Lane County as Agricultural, Grazing and Timber (AGT) (See Tables IV-11A and IV-11B and Maps IV-11A and IV-11B).
5. The following services are available to this area:
 - a. Water is currently being provided by individual private water systems; arsenic problems have been recorded and other alternatives are being studied.
 - b. Gimpl Hill Road in this area is paved without curbs, gutters, sidewalks or storm sewer improvements.
 - c. Sewage disposal is provided by individual subsurface sewage disposal systems.
 - d. Police protection is provided by the Lane County Sheriff's Office.
 - e. School facilities and services are provided by Eugene School District No. 4J.
 - f. Fire protection is provided by the Bailey Spencer Rural Fire District, under City of Eugene contract.
7. The ownership pattern is fragmented (See Maps IV-11A and IV-11B and Tables IV-11A and IV-11B for ownership details).
8. Parcel sizes in this request are diverse, ranging from 1 to 5 acres (See Maps IV-11A and IV-11B and Tables IV-11A and IV-11B for further detail).
9. Predominate use of parcels within this area is single-family residential (See Maps IV-11A and IV-11B and Tables IV-11A and IV-11B for more detail). Five of the parcels in Area 11A and 9 of the 17 parcels in area 11B have single-family residences.

METROPOLITAN PLAN UPDATE 1981
MAP NO. IV - 11A
GIMPL HILL ROAD, AREA NO. 11A

Exception Area

1300 = Tax Lot No.

Scale: 1" = 400'

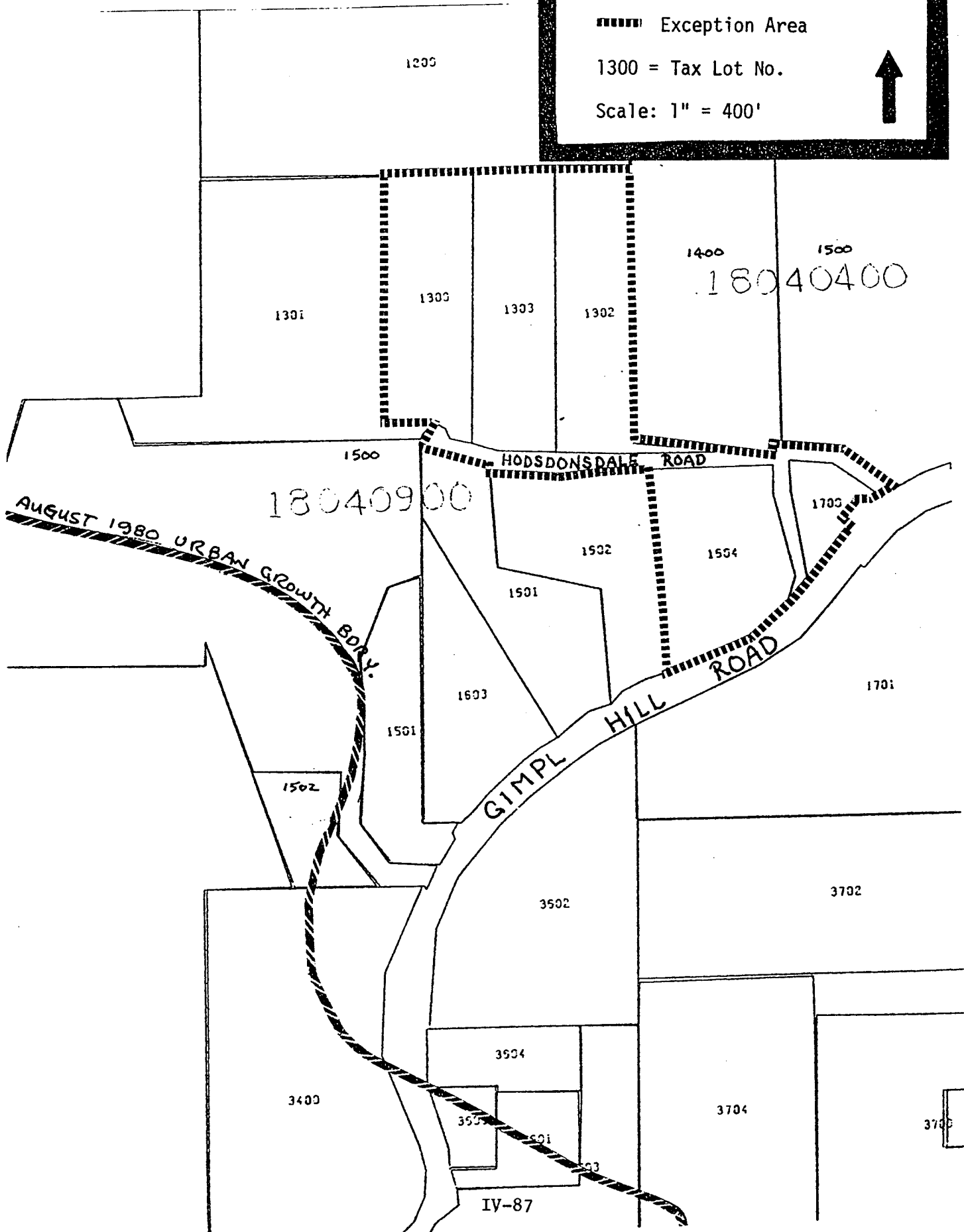


TABLE IV-11A

MAPLOT	LAND USE(S)	USE CODE	GIMPL HILL RD., AREA #11A - EXCEPTIONS PCL SCL	IMPR\$	ACRES	ZN3	OWNER NAME(S)
18 04 09 00 01300	9100	V	430 000	\$000	4.79	AGT	GRUNER JUERGEN GRUNER CHRISTA G *****
18 04 09 00 01302	9100	V	431 307	\$6,400	4.74	AGT	WATTERS JAMES A & BEVERLY J *****
18 04 09 00 01303	1111	S	431 150	\$100,900	4.98	AGT	BURKETT DONNA MAE *****
18 04 09 00 01604	9100	V	430 000	\$000	4.89	AGT	U S CREDITCORP BEACHDEL RICHARD T ETAL *****
18 04 09 00 01700	9100	V	430 000	\$000	1.16	AGT	U S CREDITCORP OROYAN THOMAS & S E *****

TABLE IV-11B

MAPLOT	LAND USE(S) USE CODE	GIMPL HILL RD., AREA #11B - EXCEPTIONS PCL SCL	IMPRS	ACRES	ZN3	OWNER NAME(S)
18 04 09 00 01800	1111 S	131 120	\$18,390	5.06	AGT	COHEA WAYNE D JR & CHLOE L
	1111 S			2.60		
				2.48		
18 04 09 00 01801	1111 S	131 140	\$50,250	0.56	AGT	COHEA WAYNE D JR & CHLOE L DEPT OF VETERANS AFFAIRS
18 04 09 00 02802	1111 S	131 150	\$75,700	3.56	AGT	BRUNNER F W & MARIAN I DEPT OF VETERANS AFFAIRS
18 04 09 00 02900	8010 A	130 000	\$000	2.19	AGT	GENT JOHN M + PHILOTHEA L
18 04 09 00 03000	9100 V	130 000	\$000	2.19	AGT	DYAL JAMES LEONARD 1-2 ETAL 1-2
18 04 09 00 03001	1111 S	131 140	\$39,280	3.05	AGT	DYAL JAMES LEONARD
18 04 09 00 03100	9100 V	130 000	\$000	3.75	AGT	GENT JOHN M + PHILOTHEA L
18 04 09 00 03200	1111 S	131 130	\$36,600	6.83	AGT	GENT JOHN M + PHILOTHEA L
	8010 A			2.17		
				4.66		
18 04 09 00 03300	1111 S	131 130	\$31,160	6.65	AGT	MERKER JANE ANN MERKER JEAN MERKER HERBERT
18 04 09 00 03800	1111 S	131 140	\$31,550	1.36	AGT	STREET ANABELLE E
18 04 09 00 03903	1111 S	121 130	\$26,600	3.46	AGT	GROSS ALAN GROSS TERRY GROSS LEO

Bailey Hill Road, Area No. 12

This proposed "built upon or committed" exception is located southwest of Eugene in Township 18 South, Range 4 West, Sections 9 and 16, a generally wooded area along Bailey Hill Road.

Findings of Fact

1. This area is located on agricultural soil capability classification I-IV rated soils. This area is defined as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. This area is located on Douglas Fir cubic foot site classes 2-4 soils, and is defined as "forest land" in the Metropolitan Plan inventory.
3. Surrounding lands are predominately wooded.
4. The "excepted" parcels and adjacent parcels are zoned in Lane County as Agriculture, Grazing and Timber (AGT) District.
5. The following services are available to this area:
 - a. Water is provided by individual water supply systems.
 - b. Sewage disposal is provided by individual subsurface sewage disposal systems.
 - c. Bailey Hill Road is a paved street without curb, gutter or sidewalks.
 - d. Police protection is provided by Lane County Sheriff's Office.
 - e. Fire protection is provided by Bailey-Spencer Fire District (contracted with City of Eugene).
 - f. School facilities are provided by Eugene School District No. 4J.
6. The ownership pattern is fragmented (see Table IV-12).
7. Parcels sizes range from 0.8 acres to 10 acres.
8. The eight parcels are occupied by 6 residences.
9. The small lot size, the pattern of ownership, the current state of development for single-family residential use, and the commitment to rural residential living through subdivision and fragmented provision of public and private service delivery and improvements render this area not suitable for resource (agricultural or forest) use; lots in this area could not be logically combined with adjacent, surrounding parcels to form economic farming or forest management units.

Recommendation

The area outlined on Map IV-12 and those tax lots stipulated as "built upon or committed" in Table IV-12 should be designated "rural residential" in the Metropolitan Plan rather than be designated "agricultural".

TABLE IV-12

MAPLOT	LAND USE(S) USE CODE	BAILEY HILL RD., AREA #12, EXCEPTIONS PCL SCL	IMPR\$	ACRES	ZN3	OWNER NAME(S)
18 04 09 00 04200	1111 S 9100 V	111 150	\$15,420	5.02 2.16 2.85	AGT	TREICHEL T JAMES D & MABEL S
18 04 09 00 04201	1111 S 9100 V	111 150	\$55,480	8.94 0.92 8.02	AGT	TREICHEL T JAMES D & MABEL S
18 04 09 00 04300	1111 S	131 130	\$29,080	0.89	AGT	CRAWLEY ZED S & LEOLA R
18 04 09 00 04400	1111 S	121 130	\$37,850	0.77	AGT	STEECE JUDITH
18 04 09 00 05000	1111 S	131 130	\$20,420	1.61	AGT	KRAUSE RICHARD & DIANNE
18 04 16 00 00300	1111 S	131 140	\$42,840	2.38	AGT	FOX FRANK J + EMMA
18 04 16 00 01001	9100 V	130 000	\$000	3.87	AGT	QUINN RICHARD K & JERI L
18 04 16 00 01003	9100 V	430 000	\$000	9.98	AGT	KUMM RAYMOND R & TWILA
18 04 16 00 01004	1111 S	131 150	\$69,750	1.01	AGT	QUINN RICHARD K & JERI L

Bloomberg Road, Area Nos. 13A and 13B

This proposed "built upon or committed" exception is located east of Eugene in Township 18, range 3, Sections 10 and 11. McVay Road borders on the east and extends west along Bloomberg Road (See Maps IV-13A and IV-13B, subject property is outlined).

Findings of Fact:

1. This area is located on agricultural soil capability classification III and VI related soils. This area is defined as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. This area is not defined as "forest land" in the Metropolitan Plan forestry inventory.
3. Surrounding land uses are mainly agricultural with a number of the adjacent parcels being vacant (See Maps IV-13A and IV-13B and Tables IV-13A and IV-13B).
4. Forty-seven of the 60 tax lots included in this request, as well as the majority of the surrounding adjacent parcels, are zoned in Lane County as Agricultural, Grazing, and Timber (AGT) the remaining 13 tax lots located along McVay Highway, are zoned in Lane County as Neighborhood Commercial District (C-2) (See Maps IV-13A and IV-13B and Tables IV-13A and IV-13B for further details).
5. The following services are available to this area:
 - a. Public water is provided by Willamette Water Corp. under contract with Eugene Water and Electric Board.
 - b. Bloomberg Road and McVay Highway are paved.
 - c. Sewage disposal is provided by individual subsurface sewage disposal systems.
 - d. Police protection is provided by the Lane County Sheriff's Office.
 - e. School facilities and services are provided by Springfield School District No. 19 except for the extreme western portion which is served by Eugene School District No. 4J.
 - f. Fire protection is provided by the Goshen Rural Fire District.
6. The ownership pattern is fragmented (See Maps IV-13A and IV-13B and Tables IV-13A and IV-13B for ownerships within the "built upon and committed" area and surrounding adjacent parcels).
7. Parcel sizes are small ranging from 0.2 to 5 acres (See Maps IV-13A and IV-13B and Tables IV-13A and IV-13B for further details).
8. Predominate use of parcels within this area is single-family residential; 38 of the 66 tax lots have single-family dwellings located on them; 20 are vacant and 8 have retail commercial uses on them.



METROPOLITAN PLAN UPDATE 1981
 MAP NO. IV - 13A
 BLOOMBERG ROAD, AREA NO. 13A



----- Exception Area

1300 = Tax Lot No.

Scale: 1" = 400'

TABLE IV-13A

MAPLOT	LAND USE(S) USE CODE	BLOOMBERG RD., AREA #13A - EXCEPTIONS PCL SCL	IMPRS	ACRES	ZN3	OWNER NAME(S)
18 03 10 00 00100	1111 S	431 150	\$66,710	5.00	AGT	WALD JAMES & WANDA
18 03 10 00 00300	1111 S	431 160	\$86,470	5.08	AGT	JONES DONALD W & HAZEL S
18 03 10 00 00400	1111 S	431 150	\$54,550	5.24	AGT	CHRUSZCH TONY & BERTHA
18 03 10 00 00500	1111 S	431 150	\$54,850	4.98	AGT	BERKEY VICTOR H & DELORAS J BERKEY VICTOR S & V A
18 03 10 00 00600	1111 S	431 140	\$52,630	5.40	AGT	CHAMBERLAIN DONALD R & MARY CUNNINGHAM DONALD O & C J
18 03 10 10 00900	1111 S	131 130	\$27,980	0.79 0.40 0.39	AGT	CHURCH EARL T + ZELDA F TR
18 03 10 10 01000	1111 S	221 130	\$53,010	0.41	C2	ATKINSON LARKIN J & IDA L JACOBSON DANIEL C & EDITH
18 03 10 10 01100	9100 V	220 000	\$000	4.57	AGT	TROUTMAN DALLAS & JOY E
18 03 10 10 01101	6379 9100 V	221 701	\$982,590	2.39 0.42 1.96	C2	TROUTMAN DALLAS C & JOY E
18 03 10 10 01200	1111 S 9100 V	131 130	\$46,190	2.88 1.68 1.17	AGT	SINGLER JOSEPH G & MARY R DEPT OF VETS
18 03 10 10 01300	9100 V	131 307	\$080	1.31	AGT	WILLEMS GREG ALAN & PAULA K

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	BLOOMBERG RD., AREA #13A - EXCEPTIONS	ACRES	ZN3	OWNER NAME(S)
18 03 10 10 02600	5530 9400 9100	R V V	221	444	\$53,140	1.89 0.43 0.32 1.13	C2	CHEYRON USA INC
18 03 10 10 02700	1111	S	131	130	\$23,270	0.56	AGT	BRISTOW KENNETH W & ROSIE
18 03 10 10 02800	1111 9100	S V	131	140	\$37,680	1.23 0.57 0.66	AGT	GRANTHAM JOE E & ROSA LEE
18 03 10 10 02900	1111	S	131	130	\$21,270	0.77	AGT	PEERSON JOHN & VIOLET
18 03 10 10 03000	1111	S	131	130	\$17,980	0.71	AGT	PEERSON JOHN A & VIOLET E
18 03 10 10 03100	1111	S	221	140	\$23,830	0.34	C2	OAKES CLINTON MAX
18 03 10 10 03200	5530	R	221	444	\$13,620	0.59	C2	DEMOTT MABEL J & RALPH MID OIL CO
18 03 10 40 00200	1111	S	131	130	\$20,270	1.08	AGT	SANFORD CHARLES & MARJORIE
18 03 10 40 00300	1111	S	131	140	\$40,740	0.56	AGT	RODIN JOANNE
18 03 10 40 00400	1111	S	131	150	\$47,510	0.57	AGT	EKBERG CHESTER J & ORVILLA
18 03 10 40 00500	1111	S	131	140	\$28,660	0.67	AGT	METEER HAROLD B & GLADYS B
18 03 10 40 00700	1111	S	131	130	\$24,700	0.79	AGT	MCGUIRE SPENCER T & CLARA

TABLE - V-13A

MAPLOT	LAND USE(S) USE CODE	PCL SCL	BLOOMBERG RD., AREA #13A - EXCEPTIONS IMPR\$	ZN3	OWNER NAME(S)
18 03 11 30 00800	D	221 242	\$24,950	C2	DODSON FRED L & MARY N
18 03 11 30 00900	S	131 140	\$33,680	C2	DODSON FRED L & MARY N
18 03 11 30 01000	V	130 000	\$000	C2	DODSON FRED L & MARY N
18 03 11 30 01100	S	131 150	\$38,780	AGT	DODSON FRED L & MARY N
18 03 11 30 01200	S R	131 150	\$67,740	AGT	DODSON FRED L & MARY N
18 03 11 30 01300	V	130 000	\$000	AGT	DODSON FRED L & MARY N
18 03 11 30 01400	R	221 444	\$25,710	C2	DODSON FRED L & MARY N
18 03 11 30 01500	O	131 307	\$2,510	AGT	DODSON FRED L & MARY N
18 03 11 30 01600	V	130 000	\$000	AGT	DODSON FRED L & MARY N
18 03 11 30 01700	V	130 000	\$000	AGT	DODSON FRED L & MARY N
18 03 11 30 01800	S	221 130	\$25,700	C2	DODSON FRED L & MARY N
18 03 11 30 01900	A	221 140	\$43,160	C2	DODSON FRED L & MARY N

TABLE IV-13A

MAPLOT	LAND USE(S) USE CODE	PCL SCL	BLOOMBERG RD., AREA #13A, SURROUNDING AREA ACRES	IMPR\$	ZN3	OWNER NAME(S)
18 03 10 00 00101	9100	431 000	7.01	\$000	AGT	THE MURPHY COMPANY THE MURPHY COMPANY
18 03 10 00 00200	9100	430 000	53.28	\$000	AGT	WEISETH WARREN M & FAYE WEISETH WARREN M & FAYE
18 03 10 00 00700	9100	420 000	241.59	\$000	AGT	OSU FOUNDATION 1-2 U OF O DEV FUND 1-2 OSU FOUNDATION 1-2 U OF O DEV FUND 1-2 OSU FOUNDATION 1-2 U OF O DEV FUND 1-2
18 03 10 00 01302	6719	420 000	50.52	\$000	AGT	LANE CO SCHOOL DIST 4-J MORGAN-FOLKER CO 2-5 ETAL STIMAC TERRY M 1-5 TEMPLEMAN NELSON B 1-5 VON SEEGER LAWRENCE L 1-5 LANE CO SCHOOL DIST 4-J MORGAN-FOLKER CO 2-5 ETAL STIMAC TERRY M 1-5 TEMPLEMAN NELSON B 1-5 VON SEEGER LAWRENCE L 1-5
18 03 10 10 00600	1111 9100	431 150	11.80 0.67 11.19	\$65,050	AGT	VON OHLEN CECIL R + B M
18 03 10 10 00700	1111 9100	431 170	11.52 0.67 10.83	\$141,120	AGT	ROBERTS NORENE E & GALE M
18 03 10 10 00800	6719	430 000	7.39	\$000	AGT	OREGON STATE OF
18 03 10 40 00600	8040	430 000	5.13	\$000	AGT	DEMOTT MABEL J BAIRD
18 03 10 40 01700	8040	430 000	27.16	\$000	AGT	

TABLE IV-13B

MAPLOT	LAND USE(S)	USE CODE	PCL	SCL	BLOOMBERG RD., AREA #13B- IMPRS	EXCEPTIONS	ACRES	ZN3	OWNER NAME(S)
18 03 10 00 00900	1111	S	121	150	\$57,060		0.94	AGT	CARTER JAMES D & KAY L
18 03 10 00 00901	9100	V	120	000	\$000		1.02	AGT	CARTER JAMES D & KAY L
18 03 10 00 01000	9100	V	120	000	\$000		1.13	AGT	HILL GEORGE D & LORRAINE A
18 03 10 00 01001	1111	S	121	130	\$33,200		1.01	AGT	HILL ERIKA
18 03 10 00 01102	9100	V	120	000	\$000		0.35	AGT	BRINK RAY C & LEE ONA BLUM LEWIS S

**METROPOLITAN PLAN UPDATE
EXCEPTIONS WORKING PAPER - ADDENDUM**

- I. INTRODUCTION**
- II. BACKGROUND AND ABBREVIATIONS**
- III. ADDITIONAL EXCEPTIONS**
 - A. KNIGHT TRUCKING**
 - B. STARWOOD NURSERY**
 - C. BOND KENNEL**

February 1984

**Lane Council of Governments
125 East 8th Avenue
Eugene, OR 97401**

This is one in a series of working papers prepared to bring the Metropolitan Plan into compliance with the Oregon Land Conservation and Development Commission's statewide planning goals. This working paper is an addendum to the "Exceptions" working paper, L-COG, November 1981. This paper has particular importance in terms of LCDC Goal 2, "Land Use Planning" and Goal 3, "Agricultural Lands."

Background

Statewide planning goals, as adopted and interpreted by the Oregon Land Conservation and Development Commission (LCDC), require comprehensive plans to protect resource (agricultural and forest) lands in rural areas. Within the Metropolitan Plan area, rural lands outside the urban growth boundary are included.

A separate Metropolitan Plan working paper (April 1978) and addendum (October 1981) address statewide Goal 3, "Agricultural Lands." Agricultural lands are defined in LCDC Goal 3:

Agricultural Land - in western Oregon is land of predominantly Class I, II, III, and IV soils as identified in the Soil Capability Classification System of the United States Soil Conservation Service, and other lands which are suitable for farm use taking into consideration soil fertility, suitability for grazing, climatic conditions, existing and future availability of water for farm irrigation purposes, existing land use patterns, technological and energy inputs required, or accepted farming practices. Lands in other classes which are necessary to permit farm practices to be undertaken on adjacent or nearby lands, shall be included as agricultural land in any event.

A revision (October 1981) to the April 1978 Metropolitan Plan working paper addresses statewide Goal 4, "Forest Lands." In that revised working paper, forest lands are defined as follows:

1. All lands having soil capability (based on site index conversion to cubic foot site class rating 2-5) for production of commercial Douglas Fir forest, and
2. All forested lands as indicated in the inventory of vegetative cover types described in the "Vegetation/Wildlife Habitat" Working Paper, L-COG, April 1978.

The inventory identifies forest land based on multiple values including:

- | | |
|-------------------------|----------------------|
| 1) commercial | 6) soil protection |
| 2) wildlife habitat | 7) scenic resources |
| 3) fish habitat | 8) livestock grazing |
| 4) recreation use | 9) other urban uses |
| 5) watershed protection | |

Based upon statewide land use planning requirements and based upon the definitions and inventories referenced above, agricultural and forest resource lands must be designated for resource use. Once the plan designation is determined, the land must be zoned to protect the resource.

Designation of any non-resource use on rural lands outside the urban growth boundary is subject to the "exceptions" requirements of LCDC statewide Goal 2, "Land Use Planning."

On May 3, 1979, the LCDC adopted as policy, a March 10, 1978 Information Paper on the "Exceptions" Process. That paper states:

area cannot be used for resource purposes, those findings need not be included as part of the Plan, but must be integrated into the Plan adoption procedures and must be subject to public review.

3. "Need" - This level of exception is the most strict and requires application of the more detailed exceptions process. Compelling reasons and specific findings of fact are needed to justify an exception at this third level. These findings of fact must address four key issues outlined in Goal 2:
 - a) Need - Document why these other uses (other than agriculture or forest) should be provided for. Facts and assumptions used as the basis for determining need must be set forth,
 - b) Alternatives - Examine what alternative locations within the area could be used for the proposed non-resource uses. A map showing the location of alternative areas considered which would not require an exception (if any) must be included; the selected site must be identified on the map.
 - c) Consequences - Discuss what the long-term environmental, social, economic and energy consequences to the public and the area would be of not applying the resource goal or of permitting the alternative use. The characteristics of each alternative area, the advantages and disadvantages of using each area for a use not consistent with the goal and the impacts of loss of the area for another use must be described. The reasons why the selected area is the best site available to meet the need must be listed.
 - d) Compatibility - Describe how the proposed uses are compatible with other adjacent uses. The adverse effects of the proposed uses on adjacent land uses must be described.

If compelling reasons and specific findings of fact addressing the factors above justify a conclusion the lands are "needed" for non-resource use, a more stringent exceptions process must be followed than is required for the "built upon" or "committed" lands.

1. The proposed exception must be communicated widely to citizens, affected governments and the LCDC field representative in determining:
 - a) the need for those uses and reasons for exception to the goal, and
 - b) the physical extent of the proposed exception area.

The communication must include "adequate" notice and time for review and comment on the proposed exception.

2. Notice of public hearings incorporating the proposed exception into the Plan must describe the proposed exception, including a summary of issues and area involved in the proposal.
3. Specific opportunity must be provided at public hearings for comment on the proposed exception.
4. If the "need" exception is justified, compelling reasons and facts must be documented (referenced and appended) in the Plan.

USE-CODE

3. Use-Code

Use Code is a one-character land use category. Use code is assigned by BPR/HUD land use code, and consequently, it is not available on 1-Records. It is the most common method of grouping land uses into general categories.

LAND USE INDEX

<u>LAND USE</u>	<u>USE-CODE</u>	<u>LAND USE CODES</u>
I. RESIDENTIAL		11,12,13,14
Single Family	S	1111
Duplex	D	1120
Multi-Family	M	113,119
Mobile Homes	X	115,14
Group Quarters	Q	12,13
II. INDUSTRIAL	I	2,3,821,84,85,89
III. TRANSPORTATION COMMUNICATION UTILITIES	U	41,44,47-49
IV. ROAD AND PARKS	Z	45,46
V. TRADE		5
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Retail	R	52-59
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VIII. EDUCATIONAL SERVICES	E	68
IX. PARKS AND RECREATION		
Recreation	L	71-75,79
Parks	P	76
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XI. TIMBER	T	83,92
XII. VACANT	V	91,94
XIII. WATER	W	93

5. STATISTICAL-CLASS, STAT-CLASS

The statistical class indicates the type of building on a tax lot. It is a three digit code that is similar to the land use code. Four tables, one each for residential, commercial, industrial, and exempt property, detail the codes. As with property class, statistical class may not be accurate on 2-Records.

RESIDENTIAL STATISTICAL (BUILDING) CLASSIFICATION (100,200 SERIES)

SINGLE FAMILY RESIDENCES

<u>Bldg. Class</u>	<u>STAT Class</u>	The third digit "0" should be replaced with the following number when applicable.
R1-1	110	
R1-2	120	
R1-3	130	2 Condominium/Townhouse*
R1-4	140	3 Prefab/Modular
R1-5	150	
R1-6	160	8 MH licensed by state) for MH
R1-7	170	9 MH on PP roll) section only
R1-8	180	
Mobile Home	190	
Outbuildings	107	(Non-living unit only of residential variety)
Outbuildings	307	(Non-living unit only of farm variety)

MULTIPLE FAMILY RESIDENCES

<u>Bldg. Class</u>	<u>STAT Classs</u>	The third digit "?" must be replaced with the following applicable number.
R2-3	23?	
R2-4	24?	
R2-5	25?	2 Duplex
R2-6	26?	3 Triplex
		4 Fourplex
		5 Unclassified** (Rooming Hse, Boarding Hse, etc.) Quads - See "Commercial Living Unit 412"

* Condominium/Townhouse defined - Planned Unit Development with individual ownership in units and joint ownership in common area.

** If a complex exists of five or more living units (i.e., duplex plus triplex) that cannot be divided due to the way it sits on a tax lot, it is classified as an apartment.

EXEMPT STATISTICAL CLASSIFICATION
(500 Series)

US GOVERNMENT (510) Series 510 Department of Interior (BLM-O&C-Public Domain-Range)

511 Department of Agriculture
512 US Army Corps of Engineers
513 US Housing Authority
514 Bonneville Power Administration
515 Department of Transportation Coast Guard Station
516 Post Office Department
517 Department of the Army, Reserve Training Center

State Of Oregon (520) Series

520 State Land Board	540 Cities
521 State Highway Commission	541 EWEB
522 State Board of Forestry	542 West Lane Hosp. Dist.
523 State Game and Fish Commission	550 School Districts (Public) (also Lane Community College)
524 State Board of Higher Education	551 Water Districts
525 State Board of Aeronautics	552 Fire Districts
526 Dept. of Vets Affairs	560 Religious Organizations (Churches Only)
	561 Park District
	562 Port
	570 Fraternal Organizations (Clubs-Granges-Lodges-Unions)

Lane County (530) Series

530 County Owned Land	580 Literary-Benevolent-Charitable-Private Schools-Hospitals
531 County Highway Department	
532 County Fair Board	
533 County Parks	582 Improvement Dist.
534 County Government Buildings	599 All Misc: Indian-Cemetery-Etc. Private Roads
535 Housing Authority & Urban Renewal of Lane County	

MH	Mobile Home District
CA	Rural Commercial District
C-1	Limited Commercial District
C-2	Neighborhood Commercial District
C-3	Commercial District
CT	Tourist Commercial District
M-1	Limited Industrial District
M-2	Light Industrial District
M-3	Heavy Industrial District
S-G	Sand, Gravel & Rock Products District
SG/CP	Sand, Gravel & Rock Products-Controlled Processing District
QM	Quarry & Mine Operations Combining District
AV	Airport Vicinity District
AO	Airport Operations District
PR	Public Reserve District
NR	Natural Resource District

9. Owner Name(s)

Information from assessor files as of January 1, 1983 geographic data system.

10. The PD2000 column indicates the existing Metropolitan Plan designation for the parcel.

than "agricultural" in the Metropolitan Plan. The Plan should be amended to reflect that change. The exception should also be listed in the new recommended "exceptions" Plan Section in Chapter II-E. The "urban reserve" overlay designation should remain on the "exception" area.

TABLE A-1
KNIGHT TRUCKING - EXCEPTION AREA*

<u>Map Lot</u>	<u>Land Use</u>	<u>Use Code</u>	<u>PCL</u>	<u>SCL</u>	<u>IMPR \$</u>	<u>Acres</u>	<u>ZN3</u>	<u>PD2000</u>	<u>Owner Name</u>
16 04 34 00 00900	8020	A	533	429	\$75,210	45.00	AGT	A	Knight, E.L.
	6411	O				40.00			
	1111	S				2.32			
						2.75			

* The 11-acre exception portion of the tax lot is shown on Map A-1.

B. STARWOOD NURSERY (Map B-1)

This proposed "built upon" exception is located east of the Coburg Road-County Farm Road intersection, south of the McKenzie River, and west of Interstate-5. Lane County received a request for an exception to the adopted Metropolitan Plan agricultural designation to reflect the existing retail commercial building and parking lot for Starwood Nursery (less than 5 acres). See Tables B-1 (Exception Area) and B-2 (Surrounding Area) and Map B-1.

Findings of Fact

1. Area B is located on predominately agricultural soil capability classification I and II soils. This area is designed as "agricultural land" in the Metropolitan Plan agricultural inventory.
2. Area B is defined as "forest land" in the Metropolitan Plan forest inventory inasmuch as the area is located on Douglas Fir cubic foot site class II and III soils.
3. The Surrounding land uses are predominately agricultural in the entire area between the railroad and Interstate 5.
4. The area and surrounding parcels are currently zoned AGT (Agricultural, Grazing and Timber) in Lane County.
5. The area and surrounding parcels are designated agricultural in the Metropolitan Plan.
6. The following services are available to this area:
 - a. Water is provided by an individual private water system. The property is not part of a water district.
 - b. Sewage disposal is provided by an individual subsurface disposal system.
 - c. Police protection is provided by limited Lane County Sheriff's patrol and limited Oregon State Police protection.
 - d. The property is served by Eugene School District 4J.
 - e. The property is not part of a rural fire district.
7. The portion of tax lot 1500 within the exception request area is already built upon with retail nursery buildings and parking lot (slightly under 5 acres total).
8. The existing commercial use exceeds limits allowed for agricultural or ancillary purposes. The exception includes only the current built upon area devoted to non-agricultural purposes.

METROPOLITAN PLAN UPDATE - 1984
 EXCEPTIONS
 MAP No. B -1
 STARWOOD NURSERY (Mehas)

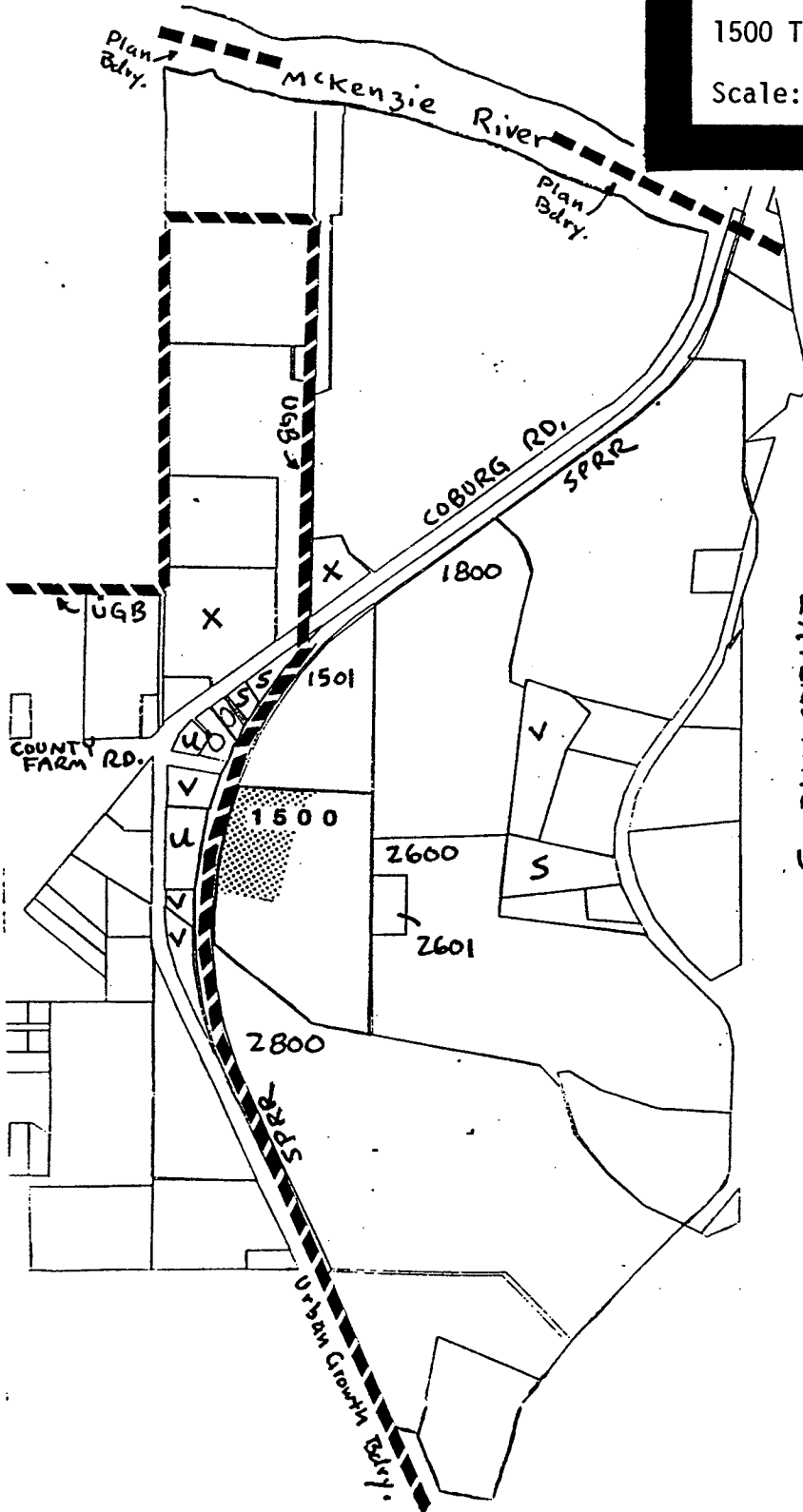
Urban Growth Bdry.

T17S, R3W, Sec. 9

Exception Area

1500 Tax lot no.

Scale: 1" = approx. 800'



X
 U
 V
 S

INTERSTATE - 5

TABLE B-2
STARWOOD NURSERY - SURROUNDING AREA

<u>Map Lot</u>	<u>Land Use</u>	<u>Use Code</u>	<u>PCL</u>	<u>SCL</u>	<u>IMPR \$</u>	<u>Acres</u>	<u>ZN3</u>	<u>PD2000</u>	<u>Owner Name</u>
17 03 09 00 01500	6379 8192	0 A	421	307	\$17,760	15.70* 0.91 14.79	AGT	A	McKay Investment Co.
17 03 09 00 01501	8010	A	123	000	\$ -0-	7.58	AGT	A	Chase, Milton A.
17 03 09 00 01800	1111 9100	S V	423	307	\$39,070	19.30 2.40 16.89	EFU2		Chase, Milton A.
17 03 09 00 02600	9100	V	423	000	\$ -0-	28.31	AGT	A	Holland Brothers
17 03 09 00 02601	1111	S	123	140	\$51,880	0.97	AGT	A	Holland, Raymond W. & M.C.
17 03 09 00 02800	9100	V	420	000	\$ -0-	40.01	AGT	A	Lane County Escrow Service

* The exception portion of the tax lot is shown on Map B-1.

Recommendations:

1. The exception area outlined on Map C-1 and Table C-1 which is "built upon", but less than 5 acres in size should be granted an exception.
2. Because the exception area is less than 5 acres in size, a Plan diagram amendment is not necessary. However, the Metropolitan Plan text, Chapter II E, should be amended to recognize the necessity of applying the Plan amendment process to exceptions of less than 5 acres and to specifically list the exception and working paper.

SG:jw/METRO3

TABLE C-1

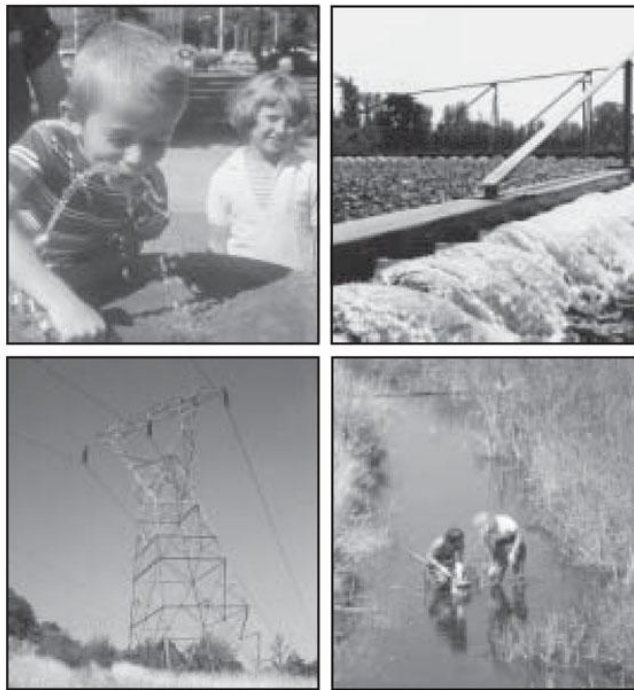
BOND KENNEL - EXCEPTION AREA*

<u>Map Lot</u>	<u>Land Use</u>	<u>Use Code</u>	<u>PCL</u>	<u>SCL</u>	<u>IMPR \$</u>	<u>Acres</u>	<u>ZN3</u>	<u>PD2000</u>	<u>Owner Name</u>
17 04 05 00 01100	5951	R	433	140	\$70,810	38.45	AV	A	Bond, Ray C. & MarJorie E.
	1111	S				25.50			
	1150	X				5.35			
	8222	O				2.50			
						4.97			

* The exception portion of the tax lot is shown on Map C-1.

Eugene-Springfield Metropolitan Area Public Facilities and Services Plan

A Refinement Plan of the Eugene-Springfield Metropolitan Area General Plan



December 2001

Amendments current through December 31, 2011

For information about the *Eugene-Springfield Metropolitan Area Public Facilities and Services Plan*, contact the following planning agencies:

City of Eugene
Eugene Planning Division
99 West 10th Avenue, Suite 240
Eugene, Oregon 97401
1-541-682-5481

City of Springfield
Development Services Department
225 5th Street
Springfield, Oregon 97477
1-541-726-3759

Lane County
Land Management Division
125 East 8th Avenue
Eugene, Oregon 97401
1-541-682-4061

Lane Council of Governments
859 Willamette Street, Suite 500
Eugene, Oregon 97401-2910
1-541-682-4283

Eugene-Springfield Metropolitan Area Public Facilities and Services Plan

Prepared by

Lane Council of Governments
859 Willamette Street, Suite 500
Eugene, Oregon 97401-2910
(541) 682-4283

December 2001

Amendments current through December 31, 2011

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Preface

In 1987, Eugene, Springfield, and Lane County adopted an updated version of the *Eugene-Springfield Metropolitan Area General Plan (Metropolitan Plan or Metro Plan)*. The 1987 update of the *Metro Plan* incorporated amendments processed through a locally driven mid-period review conducted in accordance with the Oregon Land Conservation and Development Commission's (LCDC) Post Acknowledgment review process as well as amendments processed as part of the state-mandated 1985 *Metro Plan* periodic review process.

The 1987 update of the *Metro Plan* included *Metro Plan* text amendments recommended through the development and adoption of the 1987 *Eugene-Springfield Metropolitan Area Public Facilities Plan Technical Report (1987 Public Facilities Plan)*. The 1987 *Public Facilities Plan* and associated *Metro Plan* amendments were adopted in order to meet Statewide Planning Goal 11 and Goal 11 administrative rule requirements for public facilities plans. The ordinances adopting the 1987 *Public Facilities Plan* are repealed concurrently with the adoption of this *Eugene-Springfield Metropolitan Area Public Facilities and Services Plan (Public Facilities and Services Plan)*.

On May 25, 1995, the Oregon Department of Land Conservation and Development (DLCD) approved the *Eugene-Springfield Metropolitan Area General Plan Periodic Review Work Program*, which had been approved and forwarded to DLCD by the Eugene and Springfield City Councils and the Lane County Board of Commissioners. This *Public Facilities and Services Plan* was prepared to comply with the 1995 periodic review work task, "Review and revise the 1987 *Public Facilities Plan* and update *Metro Plan* Chapter III-G. Public Utilities, Services, and Facilities Element."

A joint public hearing by the Eugene, Springfield, and Lane County Planning Commissions was held on October 24, 2000, and a joint public hearing by the Eugene City Council, Springfield City Council, and Lane County Board of Commissioners was held on April 4, 2001.

Each governing body subsequently adopted this refinement plan to the *Metro Plan* and the agreed upon *Metro Plan* amendments:

Lane County, Ordinance No. PA 1160, adopted October 26, 2001
City of Eugene, Ordinance No. 20240, adopted December 10, 2001
City of Springfield, Ordinance No. 5992, adopted November 5, 2001

Acknowledgements

This draft *Eugene-Springfield Metropolitan Area Public Facilities and Services Plan* and recommended amendments to the *Eugene-Springfield Metropolitan Area General Plan (Metro Plan)* were prepared through the combined efforts of staff from local and state agencies. The plan was funded by the Department of Land Conservation and Development (DLCD), Eugene Water & Electric Board, Springfield Utility Board, Rainbow Water District, and the Eugene and Springfield Public Works Departments. Technical guidance and information for the plan were provided by a Technical Advisory Committee (TAC), the metropolitan planning directors, and, for school-related findings and policies, local and state school administrators.

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I. Introduction

This *Eugene-Springfield Metropolitan Area Public Facilities and Services Plan (Public Facilities and Services Plan)* is a refinement plan of the *Eugene-Springfield Metropolitan Area General Plan (Metro Plan)*. Chapter II of this plan recommends text amendments to the *Metro Plan* which are adopted as part of, and are incorporated into, the *Metro Plan*. The project lists and maps in Chapter II are also adopted as part of the *Metro Plan* but are physically located in this refinement plan. If there are any inconsistencies between this plan and the *Metro Plan*, the *Metro Plan* prevails.

In addition to recommending amendments to the *Metro Plan* in Chapter II, this plan discusses how and why policies are recommended to change (Chapter III), evaluates public facility needs in the Eugene-Springfield metropolitan area, including estimated costs and timing of planned projects (Chapter IV), and describes existing and alternative methods of financing public facilities and services (Chapter V).

A companion document, the *Eugene-Springfield Metropolitan Area Public Facilities and Services Plan, Existing Conditions and Alternatives* report (April 1999) serves as a technical background document to this *Public Facilities and Services Plan* and may be referenced for more detailed information on existing water, wastewater, stormwater, and electrical facilities, including alternative financing and service delivery options.

This chapter provides the study background and process, states the purpose and objectives of this *Eugene-Springfield Metropolitan Area Public Facilities and Services Plan (Public Facilities and Services Plan)*, describes policies and conditions considered in the policy analysis, provides highlights of state public facilities planning requirements, and describes past and future opportunities for public involvement.

Study Background and Process

This plan is a product of the Public Facilities Plan and Metro Plan Update Study. This study is one of the work tasks in the *Eugene-Springfield Metro Plan Periodic Review Work Program*, adopted locally and approved by the Land Conservation and Development Commission (LCDC) on May 25, 1995. The study was coordinated by Lane Council of Governments (LCOG) and funded by DLCD and the local utilities and public works departments.

In July 1998, the *Public Facilities and Services Plan* Technical Advisory Committee (TAC) was formed to guide the project. The TAC was comprised of planning and public works staff from 13 departments and agencies, including water and electric department staff from the two municipal utilities; staff from the one water district that delivers services in the metropolitan urban growth boundary; planning and public works staff from Eugene, Springfield, and Lane

County; and the local field representative from the Department of Land Conservation and Development (DLCD) (see Acknowledgments).

The TAC met monthly from July 1998 through October 1999. Over this 16-month period, the TAC worked with the LCOG staff team to collect data, identify public facilities and services needs, brainstorm and discuss issues, prepare an analysis of the existing policy framework, identify public facility improvements and their general location, and reach consensus on a set of *Metro Plan* findings and policies. During this time, a sub-group of the TAC met with administrators from the local school districts, the University of Oregon, and Lane Community College to discuss issues and draft *Metro Plan* policies related to schools.

In November 1999, the TAC passed on a preliminary set of policy recommendations for review by the 19 departments, agencies, and education districts and institutions described above as well as by the planning directors and legal counsel of Eugene, Springfield, and Lane County. The input from these sources was incorporated into a draft plan, which the TAC reviewed, revised, and released for public review in August 2000.

Refinement Plan Purpose and Objectives

The purpose of this refinement plan is to ensure that key urban facilities and services are provided in a timely, orderly, and efficient manner to existing and new population and land uses within the metropolitan urban growth boundary. In accordance with existing *Metro Plan* policy, urban facilities and services are also planned for areas designated Urban Reserve in the *Metro Plan* diagram.¹

This refinement plan has two objectives:

1. Update *Metro Plan* policies, specifically, *Metro Plan* Chapter III-G. Public Utilities, Services, and Facilities Element and, in order to make the *Metro Plan* internally consistent, other *Metro Plan* policies affecting public facilities and services.
2. Comply with the requirements of Statewide Planning Goal 11 and Goal 11 administrative rules to adopt a public facilities plan for water, wastewater, stormwater, and transportation facilities. This plan also includes information about and maps for electrical facilities although not required by law. Transportation system requirements are met through *TransPlan*, incorporated into this refinement plan by reference.

Policy Analysis Considerations

The *Metro Plan* is the guiding policy document for comprehensive land use and public facilities and services planning in the metropolitan area. The *Metro Plan* Public Utilities, Services, and Facilities Element (Chapter III-G) provides policy direction for all key urban facilities and

¹ See *Existing Service Areas* in Chapter IV of this plan.

services. The existing 1987 element is contained in Appendix A. Recommended amendments to this element are presented in Chapter II of this plan.

The Public Utilities, Services, and Facilities Element is closely associated with policies in other chapters of the *Metro Plan*, in particular Chapter II-B. Growth Management and the Urban Service Area. A thorough review of all *Metro Plan* policies was conducted and policy amendments were recommended that are necessary to make the *Metro Plan* internally consistent.

In developing the recommended findings and policies in Chapter II, the TAC strove to achieve consistency with the following considerations:

- Existing federal, state, and local policy framework, including relevant changes to state law. Appendix B contains a summary of this framework.
- Recent policy development at the local level, for example, the updated *Metro Plan* Chapter III-A. Residential Land Use and Housing Element; Eugene Growth Management Policies; Eugene stormwater basin planning; and the nodal development policies in *TransPlan*. See Appendix B for a complete analysis of local policy considered.
- Responsiveness to changes in local conditions, including changes in the way facilities and services are delivered, and the issues these present.
- The requirements of Statewide Planning Goal 11 and Goal 11 administrative rules. Highlights of these requirements are provided in the next section of this chapter. The full text is contained in Appendix C.

Statewide Planning Public Facilities Plan Requirements

Statewide Planning Goal 11 (Goal 11) requires cities and counties, “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.” OAR Chapter 660, Division 11 requires cities with a population over 2,500 to adopt a “public facilities plan” for areas within an urban growth boundary.

State law requires that public facilities plans describe the water, wastewater, and stormwater facilities necessary to support the land uses designated in the comprehensive plan within the urban growth boundary. The public facility systems are:

- | | |
|-------------|---|
| Water: | Water sources and the treatment, storage, pumping, and primary distribution systems; |
| Wastewater: | Treatment facilities and primary collection systems; |
| Stormwater: | Major drainageways (major trunk lines, streams, ditches, pump stations, and retention basins) and outfall locations; and, |

Transportation: Transportation system plans adopted pursuant to Goal 12 requirements fulfill the requirements for public facilities planning under Goal 11 (OAR 66-12-000).

In addition, this *Public Facilities and Services Plan* contains information about and maps for major electrical transmission lines and facilities in order to better coordinate the location of these facilities with planning for land uses and other public facilities and services. This plan also provides for solid waste disposal sites, including sites for inert waste, as required by Goal 11.²

OAR 660-011-0010 directs that public facilities plans contain inventories, projects, and policies, as described below.

1. Inventory

An inventory and general assessment of the condition of all the public facility systems serving land in the urban growth boundary, including: the mapped location of the facility or service area; facility capacity or size; and general assessment of condition of the facility.

2. Projects

List of significant projects needed to serve land in the urban growth boundary, including: project specifications as necessary; a description of each project in terms of the type of facility, service area, and facility capacity; rough cost estimates of each project; a map or written description of each project's location or service area; an estimate of when each project will be needed; and a discussion of the provider's existing funding mechanisms.

Projects that will serve future development in the urban growth boundary should be identified as occurring in either the short term (five years or less) or long term (six years or more). Short-term projects must identify an approximate year for development.

3. Policies

Policies or an urban growth management agreement designating the provider of each public facility system, or, if more than one provider, the providers of each project.

Public facilities plans must be adopted locally as a support document to the comprehensive plan. The following components of the public facilities plan must be adopted as part of the comprehensive plan:

1. Project titles, which may exclude descriptions and specifications;
2. Map or written description of the projects' locations or service areas; and

² See recommended *Metro Plan* Policy G.24 in Chapter II.

3. Comprehensive plan policies or agreement.

Project timing and financing provisions of public facility plans are not considered land use decisions as specified under ORS 197.015(10). Project timing and financing provisions in the public facilities plan are not adopted as part of comprehensive plans.

The rules anticipate that circumstances may change over time that may alter the project descriptions or location and, therefore, the law does not prohibit projects for which unanticipated funding has been obtained; preclude project specification and location decisions made according to National Environmental Policy Act (NEPA); or require formal adoption processes for administrative or technical changes to the public facilities plan.

Goal 11 and administrative rules were amended in 1998, in part to determine under what circumstances wastewater collection systems can locate or be extended outside urban growth boundaries. The Goal and rules now allow components of a wastewater system that exclusively serve lands inside an urban growth boundary to be placed on lands outside the urban growth boundary. The revised administrative rules also allow, but do not require, a new wastewater collection system or extension of a system to serve land outside the urban growth boundary only to mitigate a public health hazard that is caused by pre-existing development where there is no practical alternative to a wastewater system to abate the health hazard.

The 1998 Goal 11 rule changes also prohibit local land use regulations applicable to lands outside urban growth boundaries to allow an increase in either the allowable density or in a higher density of residential development due to the presence, establishment, or extension of a water system.

For more details on these legal requirements, Appendix B contains an analysis of federal, state, and local policies, including a detailed analysis of Goal 11 and administrative rules. Appendix C contains the actual text of Goal 11 and OAR Chapter 660, Division 11.

Public Involvement Opportunities

The Eugene-Springfield Joint Planning Commissions Committee (JPCC) is the official citizen involvement body for the *Metro Plan*. The JPCC approved the *Public Involvement Plan* for this planning project in March 1999. In accordance with the *Public Involvement Plan*, public involvement for this project used the following tools and processes:

- ◆ An **Interested Parties Mailing List** was maintained to provide notice of significant events such as workshops, forums, and public meetings and hearings. The Interested Parties List for Periodic Review was sent the *Periodic Review Newsletter*, which contained status reports on the *Public Facilities and Services Plan*. This list contains over 800 names. Additional names were added to the list through individual requests. The mailing list was notified of opportunities to review and comment and submit testimony on the draft plan and recommended *Metro Plan* amendments.

- ◆ **Workshops** were conducted to keep the public informed about the status of the study and to obtain public input. A workshop on existing conditions was held in April 1999. A workshop on the draft plan was held in October 2000.
- ◆ **Newspaper Ads and News Releases** were prepared and released to the local media prior to events.
- ◆ **WEB Site:** This plan is available for review on the internet at LCOG.org\Metro
- ◆ **Flyers, Fact Sheets, and Frequently Asked Questions** papers were prepared and distributed, as needed.
- ◆ **Presentations** by project staff to local citizen and special interest groups were provided on request.
- ◆ **Public Hearings** on the draft refinement plan and recommended amendments to the *Metro Plan* were be conducted during the *Public Facilities and Services Plan* adoption process, beginning in fall 2000.

II. *Metro Plan* Amendment Recommendations

This chapter presents recommendations for amending the *Metro Plan*. Three types of amendments are proposed:

1. Text amendments,
2. Planned Water, Wastewater, Stormwater, and Electrical Project Lists, and
3. Water, Wastewater, Stormwater, and Electrical Planned Facilities maps.

Introduction

The *Metro Plan* text amendments, the project lists, and the maps in this chapter are adopted as part of the *Metro Plan*. The *Metro Plan* text is physically located in the *Metro Plan*. The project lists and maps in this chapter are located in this refinement plan. An amendment to the *Metro Plan* text, the project lists, or the maps in this refinement plan require a *Metro Plan* amendment as well as an amendment to this refinement plan.

Please refer to Chapter I for information on the adoption process, including opportunities to comment on these recommendations, Chapter III for information about how and why the *Metro Plan* text is proposed to change, and Chapter IV for information about the need for the projects included in the recommended project lists.

Text Amendments

The following *Metro Plan* text amendments are recommended to replace existing *Metro Plan* text. The amendments include a complete rewrite of *Metro Plan* Chapter III-G. Public Facilities and Services Element, and selected text changes to *Metro Plan* Chapters I, II-B, III-E, and V. Glossary, in order to make the *Metro Plan* internally consistent.

Chapter III-G. Public Facilities and Services Element

G. Public Facilities and Services Element

This *Public Facilities and Services Element* provides direction for the future provision of urban facilities and services to planned land uses within the *Plan* boundary.

The availability of public facilities and services is a key factor influencing the location and density of future development. The public's investment in, and scheduling of, public facilities and services are a major means of implementing the *Metro Plan*. As the population of the Eugene-Springfield area increases and land development patterns change over time, the demand for urban services also increases and changes. These changes require that service providers, both public and private, plan for the provision of

services in a coordinated manner, using consistent assumptions and projections for population and land use.

The policies in this element complement *Metro Plan Chapter II-A: Fundamental Principles* and *Chapter II-B: Growth Management*. Consistent with the principle of compact urban growth prescribed in Chapter II, the policies in this element call for future urban water and wastewater services to be provided exclusively within the urban growth boundary. This policy direction is consistent with Statewide Planning Goal 11, “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.” On urban lands, new development must be served by at least the minimum level of key urban services at the time development is completed and, ultimately, by a full range of key urban services. On rural lands within the *Plan* boundary, development must be served by rural levels of service. Users of facilities and services in rural areas are spread out geographically, resulting in a higher per-user cost for some services and, often, in an inadequate revenue base to support a higher level of service in the future. Some urban facilities may be located or managed outside the urban growth boundary, as allowed by state law, but only to serve development within the urban growth boundary.

Urban facilities and services within the urban growth boundary are provided by the City of Eugene, the City of Springfield, Lane County, Eugene Water & Electric Board (EWEB), the Springfield Utility Board (SUB), the Metropolitan Wastewater Management Commission (MWMC), electric cooperatives, and special service districts. Special service districts provide schools and bus service, and, in some areas outside the cities, they provide water, electric, fire service, or parks and recreation service. This element provides guidelines for special service districts in line with the compact urban development fundamental principle of the *Metro Plan*.

This element incorporates the findings and policies in the *Eugene-Springfield Metropolitan Area Public Facilities and Services Plan (Public Facilities and Services Plan)*, adopted as a refinement to the *Metro Plan*. The *Public Facilities and Services Plan* provides guidance for public facilities and services, including planned water, wastewater, stormwater, and electrical facilities. As required by Goal 11, the *Public Facilities and Services Plan* identifies and shows the general location³ of the water, wastewater, and stormwater projects needed to serve land within the urban growth boundary.⁴ The *Public Facilities and Services Plan* also contains this information for electrical facilities, although not required to by law. The project lists and maps in the *Public Facilities and Services Plan* are adopted as part of the *Metro Plan*. Information in the *Public Facilities and Services Plan* on project phasing and costs, and decisions on

³ The exact location of the projects shown on the *Public Facilities and Services Plan* planned facilities maps is determined through local processes.

⁴ Goal 11 also requires transportation facilities to be included in public facility plans. In this metropolitan area, transportation facilities are addressed in *Metro Plan* Chapter III-F and in the *Eugene-Springfield Transportation System Plan (TransPlan)*.

timing and financing of projects are not part of the *Metro Plan* and are controlled solely by the capital improvement programming and budget processes of individual service providers.

This element of the *Metro Plan* is organized by the following topics related to the provision of urban facilities and services. Policy direction for the full range of services, including wastewater service, may be found under any of these topics, although the first topic, *Services to Development Within the Urban Growth Boundary*, is further broken down into sub-categories.

- Services to Development Within the Urban Growth Boundary
 - Planning and Coordination
 - Water
 - Stormwater
 - Electricity
 - Schools
 - Solid Waste
- Services to Areas Outside the Urban Growth Boundary
- Locating and Managing Public Facilities Outside the Urban Growth Boundary
- Financing

The applicable findings and policies are contained under each of these topic headings below.

The policies listed provide direction for public and private developmental and program decision-making regarding urban facilities and services. Development should be coordinated with the planning, financing, and construction of key urban facilities and services to ensure the efficient use and expansion of these facilities.

Goals

1. Provide and maintain public facilities and services in an efficient and environmentally responsible manner.
2. Provide public facilities and services in a manner that encourages orderly and sequential growth.

Findings and Policies

Services to Development Within the Urban Growth Boundary: Planning and Coordination

Findings

1. Urban expansion within the urban growth boundary is accomplished through in-fill, redevelopment, and annexation of territory that can be served with a minimum level of key urban services. This permits new development to use existing facilities and services, or those which can be easily extended, minimizing the public cost of extending urban facilities.
2. In accordance with Statewide Planning Goal 11 and Oregon Administrative Rules in Chapter 660, the *Eugene-Springfield Metropolitan Area Public Facilities and Services Plan (Public Facilities and Services Plan)* identifies jurisdictional responsibility for the provision of water, wastewater, and stormwater; describes respective service areas and existing and planned water, wastewater, and stormwater facilities; and contains Planned Facilities Maps for these services. Electric system information and improvements are included in the *Public Facilities and Services Plan*, although not required by state law. Local facility master plans and refinement plans provide more specific project information.
3. Urban services within the metropolitan urban growth boundary are provided by the City of Eugene, the City of Springfield, Lane County, Eugene Water & Electric Board (EWEB), Springfield Utility Board (SUB), the Metropolitan Wastewater Management Commission (MWMC), electric cooperatives, and special service districts.
4. The *Public Facilities and Services Plan* finds that almost all areas within the city limits of Eugene and Springfield are served or can be served in the short-term (0-5 years) with water, wastewater, stormwater, and electric service. Exceptions to this are stormwater service to portions of the Willow Creek area and southeast Springfield, and full water service at some higher elevations in Eugene's south hills. Service to these areas will be available in the long term. Service to all areas within city limits are either in a capital improvement plan or can be extended with development.
5. With the improvements specified in the *Public Facilities and Services Plan* project lists, all urbanizable areas within the Eugene-Springfield urban growth boundary can be served with water, wastewater, stormwater, and electric service at the time those areas are developed. In general, areas outside city limits serviceable in the long term are located near the urban growth boundary and in urban reserves, primarily in River Road/Santa Clara, west Eugene's Willow Creek area, south Springfield, and the Thurston and Jasper-Natron areas in east Springfield.
6. OAR 660-011-005 defines projects that must be included in public facility plan project lists for water, wastewater, and stormwater. These definitions are shown

in the keys of Planned Facilities Maps 1, 2, and 3 in this *Public Facilities and Services Plan*.

7. In accordance with ORS 195.020-080, Eugene, Springfield, Lane County, and special service districts are required to enter into coordination agreements that define how planning coordination and urban services (water; wastewater; fire; parks, open space, and recreation; and streets, roads, and mass transit) will be provided within the urban growth boundary.
8. Large institutional uses, such as universities and hospitals, present complex planning problems for the metropolitan area due to their location, facility expansion plans, and continuing housing and parking needs.
9. Duplication of services prevents the most economical distribution of public facilities and services.
10. As discussed in the *Public Facilities and Services Plan*, a majority of Nodal Development Areas proposed in *TransPlan* are serviceable now or in the short term. The City of Eugene's adopted Growth Management Policy #15 states, "Target publicly-financed infrastructure extensions to support development for higher densities, in-fill, mixed uses, and nodal development."

Policies

- G.1 Extend the minimum level and full range of key urban facilities and services in an orderly and efficient manner consistent with the growth management policies in Chapter II-B, relevant policies in this chapter, and other *Metro Plan* policies.
- G.2 Use the Planned Facilities Maps of the *Public Facilities and Services Plan* to guide the general location of water, wastewater, stormwater, and electrical projects in the metropolitan area. Use local facility master plans, refinement plans, and ordinances as the guide for detailed planning and project implementation.
- G.3 Modifications and additions to or deletions from the project lists in the *Public Facilities and Services Plan* for water, wastewater, and stormwater public facility projects or significant changes to project location, from that described in the *Public Facilities and Services Plan* maps 1, 2 and 3, require amending the *Public Facilities and Services Plan* and the *Metro Plan*, except for the following:
 - 1) Modifications to a public facility project which are minor in nature and do not significantly impact the project's general description, location, sizing, capacity or other general characteristic of the project; or

- 2) Technical and environmental modifications to a public facility which are made pursuant to final engineering on a project; or
 - 3) Modifications to a public facility project which are made pursuant to findings of an Environmental Assessment or Environmental Impact Statement conducted under regulations implementing the procedural provisions of the National Environmental Policy Act of 1969 or any federal or State of Oregon agency project development regulations consistent with that act and its regulations.
- G.4 The cities and Lane County shall coordinate with EWEB, SUB, and special service districts operating in the metropolitan area, to provide the opportunity to review and comment on proposed public facilities, plans, programs, and public improvement projects or changes thereto that may affect one another's area of responsibility.
- G.5 The cities shall continue joint planning coordination with major institutions, such as universities and hospitals, due to their relatively large impact on local facilities and services.
- G.6 Efforts shall be made to reduce the number of unnecessary special service districts and to revise confusing or illogical service boundaries, including those that result in a duplication of effort or overlap of service. When possible, these efforts shall be pursued in cooperation with the affected jurisdictions.
- G.7 Service providers shall coordinate the provision of facilities and services to areas targeted by the cities for higher densities, infill, mixed uses, and nodal development.
- G.8 The cities and county shall coordinate with cities surrounding the metropolitan area to develop a growth management strategy. This strategy will address regional public facility needs.

Services to Development Within the Urban Growth Boundary: Water

Findings

11. Springfield relies on groundwater for its sole source of water. Eugene Water & Electric Board's (EWEB) water source is the McKenzie River and EWEB is developing groundwater sources. The identification of projects on the *Public Facilities and Services Plan* planned facilities map does not confer rights to a groundwater source.

Policies

- G.9 Eugene and Springfield and their respective utility branches, EWEB, and Springfield Utility Board (SUB), shall ultimately be the water service providers within the urban growth boundary.
- G.10 Continue to take positive steps to protect groundwater supplies. The cities, county, and other service providers shall manage land use and public facilities for groundwater-related benefits through the implementation of the *Springfield Drinking Water Protection Plan* and other wellhead protection plans. Management practices instituted to protect groundwater shall be coordinated among the City of Springfield, City of Eugene, and Lane County.
- G.11 Ensure that water main extensions within the urban growth boundary include adequate consideration of fire flows.
- G.12 SUB, EWEB, and Rainbow Water District, the water providers that currently control a water source, shall examine the need for a metropolitan-wide water master program, recognizing that a metropolitan-wide system will require establishing standards, as well as coordinated source and delivery systems.

Services to Development Within the Urban Growth Boundary: Stormwater

Findings

- 12. Historically, stormwater systems in Eugene and Springfield were designed primarily to control floods. The 1987 re-authorization of the federal Clean Water Act required, for the first time, local communities to reduce stormwater pollution within their municipal storm drainage systems. These requirements applied initially to the City of Eugene and subsequent amendments to the Act extended these requirements to Springfield and Lane County.
- 13. Administration and enforcement of the Clean Water Act stormwater provisions occur at the state level, through National Pollutant Discharge Elimination System (NPDES) permitting requirements. Applicable jurisdictions are required to obtain an NPDES stormwater permit from the Oregon Department of Environmental Quality (DEQ), and prepare a water quality plan outlining the Best Management Practices (BMPs) to be taken over a five-year permit period for reducing stormwater pollutants to “the maximum extent practicable.”
- 14. Stormwater quality improvement facilities are most efficient and effective at intercepting and removing pollutants when they are close to the source of the pollutants and treat relatively small volumes of runoff.

15. The Clean Water Act requires states to assess the quality of their surface waters every three years, and to list those waters that do not meet adopted water quality standards. The Willamette River and other water bodies have been listed as not meeting the standards for temperature and bacteria. This will require the development of Total Maximum Daily Loads (TMDLs) for these pollutants, and an allocation to point and non-point sources.
16. The listing of Spring Chinook Salmon as a threatened species in the Upper Willamette River requires the application of Endangered Species Act (ESA) provisions to the salmon's habitat in the McKenzie and Willamette Rivers. The decline in the Chinook Salmon has been attributed to such factors as destruction of habitat through channelization and revetment of river banks, non-point source pollution, alterations of natural hydrograph by increased impervious surfaces in the basin, and degradation of natural functions of riparian lands due to removal or alteration of indigenous vegetation.
17. There are many advantages to keeping channels open, including, at a minimum, natural biofiltration of stormwater pollutants; greater ability to attenuate effects of peak stormwater flows; retention of wetland, habitat, and open space functions; and reduced capital costs for stormwater facilities.
18. An increase in impervious surfaces, without mitigation, results in higher peak flows during storm events, less opportunity for recharging of the aquifer, and a decrease in water quality.
19. Stormwater systems tend to be gravity-based systems that follow the slope of the land rather than political boundaries. In many cases, the natural drainageways such as streams serve as an integral part of the stormwater conveyance system.
20. In general, there are no programs for stormwater maintenance outside the Eugene and Springfield city limits, except for the Lane County Roads Program. State law limits county road funds for stormwater projects to those located within the public right-of-way.
21. Filling in designated floodplain areas can increase flood elevations above the elevations predicted by Federal Emergency Management Agency (FEMA) models, because the FEMA models are typically based only on the extent of development at the time the modeling was conducted and do not take into account the ultimate buildout of the drainage area. This poses risks to other properties in or adjacent to floodplains and can change the hydrograph of the river.

Policies

- G.13 Improve surface and ground water quality and quantity in the metropolitan area by developing regulations or instituting programs for stormwater to:
- a. Increase public awareness of techniques and practices private individuals can employ to help correct water quality and quantity problems;
 - b. Improve management of industrial and commercial operations to reduce negative water quality and quantity impacts;
 - c. Regulate site planning for new development and construction to better manage pre- and post-construction storm runoff, including erosion, velocity, pollutant loading, and drainage;
 - d. Increase storage and retention and natural filtration of storm runoff to lower and delay peak storm flows to settle out pollutants prior to discharge into waterways;
 - e. Require on-site controls and development standards, as practical, to reduce off-site impacts from stormwater runoff;
 - f. Use natural and simple mechanical treatment systems to provide treatment for potentially contaminated runoff waters;
 - g. Reduce street-related water quality and quantity problems;
 - h. Regulate use and require containment and/or pretreatment of toxic substances;
 - i. Include containment measures in site review standards to minimize the effects of chemical and petroleum spills; and
 - j. Consider impacts to ground water quality in the design and location of dry wells.
- G.14 Implement changes to stormwater facilities and management practices to reduce the presence of pollutants regulated under the Clean Water Act and to address the requirements of the Endangered Species Act.
- G.15 Consider wellhead protection areas and surface water supplies when planning stormwater facilities.
- G.16 Manage or enhance waterways and open stormwater systems to reduce water quality impacts from runoff and to improve stormwater conveyance.

- G.17 Include measures in local land development regulations that minimize the amount of impervious surface in new development in a manner that reduces stormwater pollution, reduces the negative effects from increases in runoff, and is compatible with *Metro Plan* policies.
- G.18 The cities and Lane County shall adopt a strategy for the unincorporated area of the urban growth boundary to: reduce the negative effects of filling in floodplains and prevent the filling of natural drainage channels except as necessary to ensure public operations and maintenance of these channels in a manner than preserves and /or enhances floodwater conveyance capacity and biological function.
- G.19 Maintain flood storage capacity within the floodplain, to the maximum extent practical, through measures that may include reducing impervious surface in the floodplain and adjacent areas.

Services to Development Within the Urban Growth Boundary: Electricity

Findings

22. According to local municipal utilities, efficient electrical service is often accomplished through mutual back-up agreements and inter-connected systems are more efficient than isolated systems.

Policies

- G.20 The electric service providers will agree which provider will serve areas about to be annexed and inform the cities who the service provider will be and how the transition of services, if any, will occur.

Services to Development Within the Urban Growth Boundary: Schools

Findings

23. ORS 195.110 requires cities and counties to include, as an element of their comprehensive plan, a school facility plan for high growth districts prepared by the district in cooperation with the city or county; and for the city or county to initiate the planning activity. The law defines high growth districts as those that have an enrollment of over 5,000 students and an increase in enrollment of six percent or more during the three most recent school years. At present, there are no high growth school districts in the urban growth boundary.

24. ORS 197.296(4)(a) states that when the urban growth boundary is amended to provide needed housing, "As part of this process, the amendment shall include sufficient land reasonably necessary to accommodate the siting of new public school facilities. The need and inclusion of lands for new public school facilities shall be a coordinated process between the affected public school districts and the local government that has the authority to approve the urban growth boundary."
25. Enrollment projections for the five public school districts in the metropolitan area and the University of Oregon and Lane Community College (LCC) are not consistent. Bethel School District #52 and the University of Oregon expect increases while Springfield and Eugene School Districts and LCC are experiencing nearly flat or declining enrollments. Enrollment is increasing fastest in the elementary and high school attendance areas near new development.
26. Short-term fluctuations in school attendance are addressed through the use of adjusted attendance area boundaries, double shifting, use of portable classrooms, and busing. School funding from the state is based on student enrollment for school districts in the State of Oregon. This funding pattern affects the willingness of districts to allow out-of-district transfers and to adjust district boundaries. Adjustments in district boundaries may be feasible where there is no net loss or gain in student enrollments between districts.
27. Creating or retaining small, neighborhood schools reduces the need for busing and provides more opportunity for students to walk or bike to school. Quality smaller schools may allow more parents to stay in established neighborhoods and to avoid moving out to new subdivisions on the urban fringe or to bedroom communities. However, growth patterns do not always respect school district boundaries. For example, natural cycles of growth and neighborhood maturation result in uneven geographic growth patterns in the metropolitan area, causing a disparity between the location of some schools and school children. This results in some fringe area schools exceeding capacity, while some central city schools are under capacity.
28. Long-range enrollment forecasts determine the need to either build new schools, expand existing facilities, or close existing schools. Funding restrictions imposed by state law and some provisions in local codes may discourage the retention and redevelopment of neighborhood schools. Limits imposed by state law on the use of bond funds for operations and maintenance make the construction of new, lower maintenance buildings preferable to remodeling existing school buildings. In addition, if existing schools were expanded, some school sites may not meet current local parking and other code requirements.
29. Combining educational facilities with local park and recreation facilities provides financial benefits to the schools while enhancing benefits to the community. The

Meadow View School and adjacent City of Eugene community park is an example of shared facilities.

Policies

- G.21 The cities shall initiate a process with school districts within the urban growth boundary for coordinating land use and school planning activities. The cities and school districts shall examine the following in their coordination efforts:
- a. The need for new public school facilities and sufficient land to site them;
 - b. How open enrollment policies affect school location;
 - c. The impact of school building height and site size on the buildable land supply;
 - d. The use of school facilities for non-school activities and appropriate reimbursement for this use;
 - e. The impact of building and land use codes on the development and redevelopment of school facilities;
 - f. Systems development charge adjustments related to neighborhood schools; and,
 - g. The possibility of adjusting boundaries, when practical and when total enrollment will not be affected, where a single, otherwise internally cohesive area is divided into more than one school district.
- G.22 Support financial and other efforts to keep neighborhood schools open and to retain schools sites in public ownership following school closure.
- G.23 Support the retention of University of Oregon and Lane Community College facilities in central city areas to increase opportunities for public transit and housing and to retain these schools' attractiveness to students and faculty.

Services to Development Within the Urban Growth Boundary: Solid Waste

Findings

30. Statewide Planning Goal 11 requires that, "To meet current and long-range needs, a provision for solid waste disposal sites, including sites for inert waste, shall be included in each plan."

Policies

- G.24 The Lane County Solid Waste Management Plan, as updated, shall serve as the guide for the location of solid waste sites, including sites for inert waste, to serve the metropolitan area. Industries that make significant use of the resources recovered from the Glenwood solid waste transfer facility should be encouraged to locate in that vicinity.

Services to Areas Outside the Urban Growth Boundary

Findings

31. Providing key urban services, such as water, to areas outside the urban growth boundary increases pressure for urban development in rural areas. This can encourage premature development outside the urban growth boundary at rural densities, increasing the cost of public facilities and services to all users of the systems.
32. Land application of biosolids, treated wastewater, or cannery waste on agricultural sites outside the urban growth boundary for beneficial reuse of treated wastewater byproducts generated within the urban growth boundary is more efficient and environmentally beneficial than land filling or other means of disposal.
33. Lane County land use data show that, outside the urban growth boundary, land uses consist of:
- 1) Those which are primarily intended for resource management; and
 - 2) Those where development has occurred and are committed to rural development as established through the exceptions process specified in Statewide Planning Goal 2.

Policies

- G.25 Wastewater and water service shall not be provided outside the urban growth boundary except to the following areas, and the cities may require consent to annex agreements as a prerequisite to providing these services in any instance:
- a. The area of the Eugene Airport designated Government and Education on the *Metro Plan* diagram, the Seasonal Industrial Waste Facility, the Regional Wastewater Biosolids Management Facility, and agricultural sites used for land application of biosolids and cannery byproducts. These sites serve the entire metropolitan area.

- b. An existing development outside the urban growth boundary when it has been determined that it poses an immediate threat of public health or safety to the citizens within the Eugene-Springfield urban growth boundary that can only be remedied by extension of the service.

In addition, under prior obligations, water service shall be provided to land within the dissolved water districts of Hillcrest, College Crest, Bethel, and Oakway.

G.26 Plan for the following levels of service for rural designations outside the urban growth boundary within the *Metro Plan* Boundary:

- a. Agriculture, Forest Land, Sand and Gravel, and Parks and Open Space. No minimum level of service is established.
- b. Rural Residential, Rural Commercial, Rural Industrial, and Government and Education. On-site sewage disposal, individual water systems, rural level of fire and police protection, electric and communication service, schools, and reasonable access to solid waste disposal facility.

Locating and Managing Public Facilities Outside the Urban Growth Boundary

Findings

34. In accordance with Statewide Planning Goals and administrative rules, urban water, wastewater, and stormwater facilities may be located on agricultural land and urban water and wastewater facilities may be located on forest land outside the urban growth boundary when the facilities exclusively serve land within the urban growth boundary, pursuant to Oregon Administrative Rules (OAR) Chapter 660 Divisions 006 and 033.
35. In accordance with Statewide Planning Goals and administrative rules, water and wastewater facilities are allowed in the public right-of-way of public roads and highways.
36. The *Public Facilities and Services Plan* planned facilities maps show the location of some planned public facilities outside the urban growth boundary and *Plan* boundary, exclusively to serve land within the urban growth boundary. The ultimate construction of these facilities will require close coordination with and permitting by Lane County and possible *Lane County Rural Comprehensive Plan* amendments.

37. State Planning Goal 5 and OAR 660-023-0090 require state and local jurisdictions to identify and protect riparian corridors.
38. In accordance with OAR 660-033-0090, 660-033-0130(2), and 660-033-0120, building schools on high value farm land outside the urban growth boundary is prohibited. Statewide Planning Goals prohibit locating school buildings on farm or forest land within three miles outside the urban growth boundary.

Policies

- G.27 Consistent with local regulations, locate new urban water, wastewater, and stormwater facilities on farm land and urban water and wastewater facilities on forest land outside the urban growth boundary only when the facilities exclusively serve land inside the urban growth boundary and there is no reasonable alternative.
- G.28 Locate urban water and wastewater facilities in the public right-of-way of public roads and highways outside the urban growth boundary, as needed to serve land within the urban growth boundary.
- G.29 Facility providers shall coordinate with Lane County and other local jurisdictions and obtain the necessary county land use approvals to amend the *Lane County Rural Comprehensive Plan*, or the *Metro Plan*, as needed and consistent with state law, to appropriately designate land for urban facilities located outside the urban growth boundary or the *Plan* boundary.
- G.30 The cities shall coordinate with Lane County on responsibility and authority to address stormwater-related issues outside the *Plan* boundary, including outfalls outside the Springfield portion of the urban growth boundary.
- G.31 Measures to protect, enhance, or alter Class F Streams outside the urban growth boundary, within the *Plan* boundary shall, at a minimum, be consistent with Lane County's riparian standards.
- G.32 New schools within the *Plan* boundary shall be built inside the urban growth boundary.

Financing

Findings

39. ORS 197.712(2)(e) states that the project timing and financing provisions of public facility plans shall not be considered land use decisions.

40. ORS 223.297 and ORS 223.229 (1) do not permit the collection of local systems development charges (SDCs) for fire and emergency medical service facilities and schools, limiting revenue options for these services. Past attempts to change this law have been unsuccessful.
41. Service providers in the metropolitan area use SDCs to help fund the following facilities:
 - Springfield: stormwater, wastewater, and transportation;
 - Willamalane Park and Recreation District: parks;
 - Springfield Utility Board, Rainbow Water District: water;
 - Eugene: stormwater, wastewater, parks, and transportation; and,
 - EWEB: water.
42. Oregon and California timber receipt revenues, a federally funded source of county road funds, have declined over the years and their continued decline is expected.
43. Regular maintenance reduces long-term infrastructure costs by preventing the need for frequent replacement and rehabilitation. ORS 223.297 to 223.314 do not allow use of SDCs to fund operations and maintenance.
44. The assessment rates of Eugene, Springfield, and Lane County are each different, creating inequitable financing of some infrastructure improvements in the metropolitan area.

Policies

- G.33 Changes to *Public Facilities and Services Plan* project phasing schedules or anticipated costs and financing shall be made in accordance with budgeting and capital improvement program procedures of the affected jurisdiction(s).
- G.34 Service providers will update capital improvement programming (planning, programming, and budgeting for service extension) regularly for those portions of the urban growth boundary where the full range of key urban services is not available.
- G.35 Require development to pay the cost, as determined by the local jurisdiction, of extending urban facilities. This does not preclude subsidy, where a development will fulfill goals and recommendations of the *Metro Plan* and other applicable plans determined by the local jurisdiction to be of particular importance or concern.

- G.36 Continue to implement a system of user charges, SDCs, and other public financing tools, where appropriate, to fund operations, maintenance, and improvement or replacement of obsolete facilities or system expansion.
- G.37 Explore other funding mechanisms at the local level to finance operations and maintenance of public facilities.
- G.38 Set wastewater and stormwater fees at a level commensurate with the level of impact on, or use of, the wastewater or stormwater service.
- G.39 The cities and Lane County will continue to cooperate in developing assessment practices for inter-jurisdictional projects that provide for equitable treatment of properties, regardless of jurisdiction.

Other *Metro Plan* Text Amendments

Chapter I. Introduction

C. Plan Contents

Appendices

The following information, available at Lane Council of Governments, was originally intended to be included as appendices to this Plan, but it was not formatted into appendices:

- Appendix A Project lists and Planned Facilities Maps in Chapter II of the *Eugene-Springfield Metropolitan Area Public Facilities and Services Plan*
- Appendix B List of Refinement and Functional Plans and Map of Refinement Plan Boundaries
- Appendix C List of Exceptions and Maps of Site-Specific Exception Area Boundaries
- Appendix D Auxiliary Maps Showing the Following:
 - Fire station locations
 - Urban growth boundary
 - Greenway boundary
 - Schools
 - Parks

Chapter II-B. Growth Management

Policies

1. The urban growth boundary and sequential development shall continue to be implemented as an essential means to achieve compact urban growth. The provision of all urban services shall be concentrated inside the urban growth boundary.
2. The urban growth boundary shall lie along the outside edge of existing and planned rights-of-way that form a portion of the urban growth boundary so that the full right-of-way is within the urban growth boundary.
9. Land within the urban growth boundary may be converted from urbanizable to urban only through annexation to a city when it is found that:
 - a. A minimum level of key urban facilities and services⁵ can be provided to the area in an orderly and efficient manner;
 - b. There will be a logical area and time within which to deliver urban services and facilities. Conversion of urbanizable land to urban shall also be consistent with the *Metro Plan*.
10. A full range of key urban facilities and services shall be provided to urban areas according to demonstrated need and budgetary priorities.

Chapter III-E. Environmental Design

Policies

2. Natural vegetation, natural water features, and drainageways shall be protected and retained to the maximum extent practical. Landscaping shall be utilized to enhance those natural features. This policy does not preclude increasing their conveyance capacity in an environmentally responsible manner.

Chapter V. Glossary

Best Management Practices (BMPs): Management practices or techniques used to guide design and construction of new improvements to minimize or prevent adverse environmental impacts. Often organized as a list from which those practices most suited to a specific site can be chosen to halt or offset anticipated problems.

⁵ See Chapter V. Glossary section of this chapter for the proposed definition of key urban facilities and services.

Class F Streams (Class I Streams in Lane Code): Streams that have fish use, including fish use streams that have domestic water use, as defined in OAR 629-635.

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

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

Floodplain: The area adjoining a river, stream, or watercourse that is subject to 100-year flooding. A 100-year flood has a 1 percent chance of occurring in any one year as a result of periods of higher-than-normal rainfall or streamflows, high winds, rapid snowmelt, natural stream blockages, tsunamis, or combinations thereof.

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

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

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

Key urban facilities and services:

- Minimum level: Wastewater service, stormwater service, solid waste management, water service, fire and emergency medical services, police protection, city-wide parks and recreation programs, electric service, land use controls, communication facilities, and public schools on a district-wide basis (in other words, not necessarily within walking distance of all students served).
- Full range: The minimum level of key urban facilities and services plus urban public transit, natural gas, street lighting, libraries, local parks, local recreation facilities and services, and health services.

Public Facility Projects

Public Facility Project lists and maps adopted as part of the Metro Plan are defined as follows:

Water: Source, reservoirs, pump stations, and primary distribution systems. Primary distribution systems are transmission lines 12 inches or larger for SUB and 24 inches or larger for EWEB.

Wastewater: Pump stations and wastewater lines 24 inches or larger.

Stormwater: Drainage/channel improvements and/or piping systems 36 inches or larger; proposed detention ponds; outfalls; water quality projects; and waterways and open systems.

Specific projects adopted as part of the Metro Plan are described in the Project Lists and their general location is identified in the Planned Facilities Maps in Chapter II of the *Eugene-Springfield Metropolitan Area Public Facilities and Services Plan*.

Special service district: Any unit of local government, other than a city, county, an association of local governments performing land use planning functions under ORS 195.025 authorized and regulated by statute, or metropolitan service district formed under ORS Chapter 268. Special service districts include but are not limited to the following: domestic water district, domestic water associations and water cooperatives; irrigation districts; regional air quality control authorities; rural fire protection districts; school districts; mass transit districts; sanitary districts; and park and recreation districts.

System development charge (SDC): A reimbursement fee, an improvement fee, or a combination thereof assessed or collected at the time of increased usage of a capital improvement, connection to the capital improvement, or issuance of a development permit or building permit.

Urban growth boundary: A site-specific line, delineated on a map or by written description, that separates urban and urbanizable lands from rural lands.

Urban reserve area: Rural areas located beyond the urban growth boundary not needed to satisfy urban demands associated with the 20-year planning population.

[Delete graphic on page V-5 and references thereto.]

Urban facilities: Facilities connected to, or part of, a municipal public facility system.

Urban water and wastewater service provision: The physical connection to the water or wastewater system.

Project Lists and Planned Facilities Maps

This section presents the project lists and maps for planned water, wastewater, stormwater, and electrical facilities. These lists and maps are adopted as part of the *Metro Plan*, but will be physically located in this refinement plan. The recommendations in this chapter replace the following project lists and maps in the 1987 *Metro Plan*:

- Appendix A
- Appendix D, Solid Waste Sites⁶
- Appendix D, Electrical Substations and Transmission Lines

⁶ See Chapter II, Policy G.24.

In each of the following sections, project lists are recommended to meet the short- and long-term facility needs of the metropolitan area. Short-term projects can be provided within the next five years. Long-term projects are anticipated to be built in six to 20 years, due to the constraints described in Chapter IV.

Planned Water System Improvements

Planned short- and long-term water system improvement projects are listed in tables 1 and 2. The general location of these facilities is shown in Map 1: *Planned Water Facilities*.

Table 1
Eugene Water & Electric Board (EWEB) Water System Improvement Projects

Project Number	Project Name/Description
	<i>Short-Term</i>
107	Green Hill/Airport mainline
108	EWEB/Seneca 42-inch transmission line
109	City View reservoir (800)
110	Hayden Bridge Expansion and 10mg Reservoir and pump gallery
	<i>Long-Term</i>
218	Back-up well field development area
219	Hayden Bridge- former fish hatchery intake modifications
220	Laurel Hill reservoir (850)
221	Laurel Hill reservoir and pump station (975)
222	Laurel Hill pump station (1150)
223	Shasta reservoir (1150)
224	Dillard reservoir (975) and pump station (1150)
225	Dillard reservoir (1150)
226	Elliot reservoir (607)
227	Willamette reservoir (1325)
228	Willamette pump station (1500)
229	Timberline reservoir (1100)
230	Timberline pump station (1325)

Table 1
Eugene Water & Electric Board (EWEB) Water System Improvement Projects (continued)

231	Gimple Hill reservoir (975) and pump station
232	Green Hill reservoir (800)
233	Green Hill reservoir (975)
234	Green Hill pump station (975)
235	Westside/Cantrell Hill reservoir (607)
236	Westside Transmission Main
237	Glenwood/LCC Basin intertie

Table 2
Springfield Utility Board (SUB) Water System Improvement Projects

Project Number	Project Name/Description
	<i>Short-Term</i>
101	Install 24-inch line along I-105
102	Install 16-inch line to Glenwood
103	Install 16-inch line along 32 nd Street
104	Add well(s) in existing Thurston well field
105	Add well at 16 th and Q Street
106	Install new treatment at Thurston
107	Add well(s) near Thurston Wellfield
108	Install transmission lines along Booth Kelly Road into the Natron Area
109	Install new source, Willamette Wellfield
	<i>Long-Term</i>
202	Install 16- to 10-inch line in SP railroad right-of-way
203	Install 12 and 16-inch line along Thurston Road, Main Street, and in South Hills, to supply new development
204	Pump station(s) to serve upper levels
205	Install 16-inch line on SP railroad right-of-way south to Hayden Bridge Way (RWD)
209	Add upper level reservoir(s): (3 rd , 4 th , 5 th level)
211	Install 16-inch line along Main Street
212	Add well(s) near 31 st and Marcola Rd.
214	Add wells near Interstate-5 and Game Farm Road North.
215	Add wells in Natron area
216	Install 12-inch line, Thurston to Main Street

Planned Wastewater System Improvements

Planned wastewater system improvement projects are listed in tables 3, 4, 4a and 4b. The general location of these facilities is shown in Map 2: *Planned Wastewater Facilities*, and Map 2a: *Existing Wastewater Collection and Treatment Systems*.

Table 3
City of Eugene Wastewater System Improvement Projects

Project Number	Project Name/Description
	<i>Short-Term</i>
100	West Eugene Bypass (48-inch)
101	North River Road pump station
102	North Willakenzie Gravity Sewers
103	North Enid pump station
	<i>Long-Term</i>
200	North Willakenzie pump station
201	Awbrey Lane pump station

Table 4
City of Springfield Wastewater System Improvement Projects

Project Number	Project Name/Description
	<i>Short-Term</i>
104	Jasper Road sewer extension
105	Game Farm Road trunk sewer (completed)
105	10 th & N Street Upgrade
106	Gateway/Harlow Road pump station upgrade (completed)
106	E Street (Central Trunk) upgrade
107	Main Street Sewer upgrade # 1
108	Nugget Way pump station upgrade
109	Hayden Lo pump station upgrade
110	River Glen pump station upgrade
	<i>Long-Term</i>
202	East Glenwood gravity sewer (completed)
202	Harbor Drive pump station
203	19th Street pump station (completed)
203	Peace Health pump station

Table 4a
MWMC Wastewater Treatment System Improvement Projects

Project Number	Project Name	Project Description
300	WPCF Treatment Project	Includes several construction packages designed to manage and treat wastewater at the WPCF to the year 2025
300A	Preliminary Treatment	Increase preliminary treatment capacity of headworks to meet anticipated 2025 peak wet weather flows
300B	Primary Treatment	Enhance existing primary clarifiers and add primary sludge thickening facilities to increase primary treatment capacity to meet anticipated peak wet weather flows
300C	Secondary Treatment	Convert aeration basins, enhance existing secondary clarifiers, and add secondary clarifiers to increase secondary treatment capacity to meet anticipated peak wet weather flows
300D	Disinfection/Outfall	Convert disinfection system, and increase bankside outfall capacity
300E	Biosolids Treatment	Increase digestion capacity by enhancing existing digesters and sludge thickening capacity and/or adding a digester
300F	Filtration	Add filtration and build related infrastructure and support facilities
300G	Reuse Facilities	Expand effluent reuse capacity
300H	Odor Control	Expand and/or add odor control facilities
300I	Flow Management Facilities	Piping, pumping and related infrastructure improvements to allow parallel operation of primary and secondary treatment facilities
301	Residuals Treatment Project	Includes several construction packages designed to manage and treat residuals
301A	Lagoon Rehabilitation	Rehabilitate lagoons as Biosolids Management Facility
301B	Composting Facility	Expand composting facility at Biosolids Management Facility
302	Beneficial Reuse Project	Includes several construction packages designed to expand reuse of effluent
302A	Biocycle Farm	Expand biosolids land application area
302B	Effluent Reuse	Expand effluent reuse and Biocycle Farm (including former Seasonal Industrial Waste site)

Table 4b
MWMC Primary Collection System Improvement Projects

Project Number	Project Name/Description
303	Willakenzie Pump Station
304	Screw Pump Station
305	Glenwood Pump Station

Planned Stormwater System Improvements

Planned short-term and long-term stormwater system improvement projects are listed in tables 5 and 6. The general location of these facilities is shown in Map 3: *Planned Stormwater Facilities*.

Table 5
City of Eugene Stormwater System Improvement Projects

Project Number	Project Name/Description
	<i>Willakenzie Basin Short-Term</i>
1	River Point Pond Outlet Channel
2	Federal Priority Project- Delta Ponds Enhancement
	<i>Willakenzie Basin Long-Term</i>
3	Gilham Road System Water Quality Facility
4	Gilham Road System Culvert Replacement
5	Ayers Pond Outfall Retrofit
6	Wetland Adjacent Coburg & Country Farm Roads
7	Modify Ascot Park Open Waterway
	<i>Laurel Hill Basin Short-Term</i>
8	Riverview/Augusta Bypass and System Improvements
9	Minor System Between Riverview and Augusta
10	I-5 and Augusta Water Quality Facility
11	Riverview/Augusta Minor Storm Drainage System Plan
	<i>Bethel Danebo Basin Short-Term</i>
12	Green Hill Tributary Stream Enhancements
13	Culvert Replacement in Roosevelt Channel
23	West Irwin Storm
	<i>Bethel Danebo Basin Long-Term</i>
14	Royal Node Infrastructure
15	Retrofit Empire Park Pond
16	Increase Pipe Sizes Along Bell Avenue
17	Green Hill Tributary Water Quality Facility

Table 5
City of Eugene Stormwater System Improvement Projects (continued)

18	Wallis Street Culvert (Bertelsen Slough)
19	Increase Pipe Sizes Along Garfield Street
	<i>Amazon Creek Basin Short-Term</i>
20	Kinney Park Neighborhood Facility
21	Federal Priority Project- Upper Amazon Creek Restoration
22	Martin Drive Pipe Improvements
24	Hilyard Street Pipe Improvements
	<i>Amazon Creek Basin Long-Term</i>
25	Federal Priority Project- Central Amazon Creek Restoration
26	Jackson Street Pipe Improvements
27	North Laurelwood Water Quality Facility
28	South Laurelwood Water Quality Facility
29	Pine View Neighborhood Facility
30	43 rd Avenue Pipe Improvements
31	Morse Ranch Park Pipe Improvements
32	Option B- Laurelwood Flood Control Facilities and Pipe Improvements
33	Option B- Mt. Cavalry Pipe Improvements
34	Mt. Cavalry Water Quality Facility
35	Option A- Cleveland Street Flow Diversion
36	Option B- Brittany Street Pipe Improvements
37	Option B- Windsor Circle Pipe Improvements
19	Increase Pipe Sizes Along Garfield Street
38	Water Quality Facility West of Hawkins Lane
39	Water Quality Facility at Sam R. Street
40	Water Quality Facility at Interior Street
	<i>Willow Creek Basin Short-Term</i>
41	Willow Creek- West Branch Culvert/Channel Retrofits
	<i>Willow Creek Basin Long-Term</i>
42	Realign/Restore Main Stem Willow Creek
43	Willow Creek- East Branch Culvert/Channel Retrofits
	<i>Willamette River Short-Term</i>
44	Federal Priority Project- Willamette River Bank Restoration
45	Polk Street Water Quality Facilities
	<i>Willamette River Long-Term</i>
46	Federal Priority Project- Eugene Millrace Enhancements
	<i>City-Wide Projects Short-Term (not mapped)</i>
	Channel Easement Acquisition
	Stormwater Rehabilitation
	City-Wide Projects Long-Term (not mapped)
	Channel Easement Acquisition

Table 5
City of Eugene Stormwater System Improvement Projects (continued)

	Stormwater Rehabilitation
	River Road-Santa Clara Basin Short-Term
47	Willamette Overflow Channel Upgrade
48	Irvington Road Drainage Improvements
49	River Road Drainage Improvements
	River Road-Santa Clara Basin Long-Term
50	Water Quality Project
51	Flat Creek Low Flow Channel Upgrade
52	Upgrade Existing Pipe
53	A-1 Channel Upgrade
54	Water Quality Facility
55	Flat Creek Water Quality Facility
56	Spring Creek Water Quality Project
57	Spring Creek Culvert Replacement
58	A-1 Channel, West Tributary Improvements

Table 6
City of Springfield Stormwater System Improvement Projects

Project Number	Project Name/Description	Stormwater Facility Master Plan Project Number
	<i>Short-Term</i>	
100	Sports Way detention pond	
101	Maple Island Slough Outfall	
102	Deadman Ferry Outfall	
103	Aster Street system	
104	Jasper Slough outfall	n/a
105	20 th Street Outfall	n/a
106	T Street detention pond	
107	Pierce Industrial Park drainage	
108	Mill Race Enhancements, including new intake	n/a
109	Jasper/Natron outfalls and associated pipe systems	
110	Highway 126/I-105 drainage improvements	n/a
111-A	Cedar Creek: 69th Street Channel improvements	
111-B	Cedar Creek: 72nd Street Channel Improvements	
112	Glenwood Channel & Pipe Improvements	1
113	Gray Creek Channel & Pipe Improvements	2
114	Jasper/Natron Channel & Pipe Improvements	3
115	Channel 6 Detention Pond, Channel & Pipe Improvements	4

Table 6
City of Springfield Stormwater System Improvement Projects (continued)

116	59 th & Aster and Daisy Street Parallel Pipe	5
117	Irving Slough Channel Improvements	6
118	North Gateway – Sports Way Flood Control Water Quality Facility	10
119	McKenzie Forest Products Mill Pond Water Quality Facility	12
120	Central Over-Under Channel & Pipe Improvements	15
121	Island Park Water Quality Facility	16
122	69 th Street Open Channel	18
123	Lower Mill Race Water Quality & Riparian Enhancements	21
	<i>Long-Term</i>	
200-A	Cedar Creek: Outfall/Detention at Lively Park/McKenzie River	
200-B	Cedar Creek: Thurston Middle School Channel Improvements	
200-C	Cedar Creek: 66th Street Outfall	
200-D	Cedar Creek: 75th Street Outfall	
200-E	Cedar Creek: Gossler Bank control project	
200-F	Cedar Creek: Diversion System	
200-G	Cedar Creek: East Thurston Road/Hwy 126 Outfall and Associated Piping	
201	Thurston Road Interceptor	n/a
202	Highway 126 and 87 th Interceptor and Outfall	n/a
203	South 79 th Street System	n/a
204	Rocky Point Drive System and Outfall	n/a
205	Rosboro Detention Pond	
206	Borden Outfall Upgrade	n/a
207	Ash Street Outfall	
208	Manor Drive Outfall	
209	16th Street Outfall	
210	Jasper Slough Improvements	n/a
211	Hayden Bridge Road Interceptor	n/a
212	42 nd & McKenzie Hwy Pipe Improvements	24
213	I-105 Channel Improvements	26
214	Jasper Slough Culvert Crossing Improvements	27
215	Q Street Channel Riparian Enhancements	28
216	I-5 Open Channel Riparian Enhancements	29
217	Q Street Floodway East of 28 th Water Quality	31
218	28 th Street Main to North Water Quality Temperature TMDL	32

Table 6
City of Springfield Stormwater System Improvement Projects (continued)

219	Open Channel Improvements North of Riverglen Subdivision	33
220	Chateau St Outfall	34
221	Clearwater Lane & Jasper Water Quality	37
222	42 nd Channel Improvements	42
223	Maple Island Slough Channel Enhancement & Water Quality Improvements	43

Planned Electrical System Improvements

Planned electrical system improvement projects are listed in tables 7 and 8. The general location of these facilities is shown in Map 4: *Planned Electrical Facilities*. No time frame was identified for these projects.

Table 7
EWEB Planned Electrical System Improvement Projects

Project Number	Project Name/Description
1	69KV Transmission Line - (existing corridor)
2	115KV Transmission Line - (two alternate routes)
3	River Loop Substation
4	Airport Substation
5	Barger Substation
6	Hillaire Substation
7	Crow Substation
8	Coburg Substation
9	Bloomberg Substation
10	Goshen Substation
11	Irvington Substation

Table 8
SUB Planned Electrical System Improvement Projects

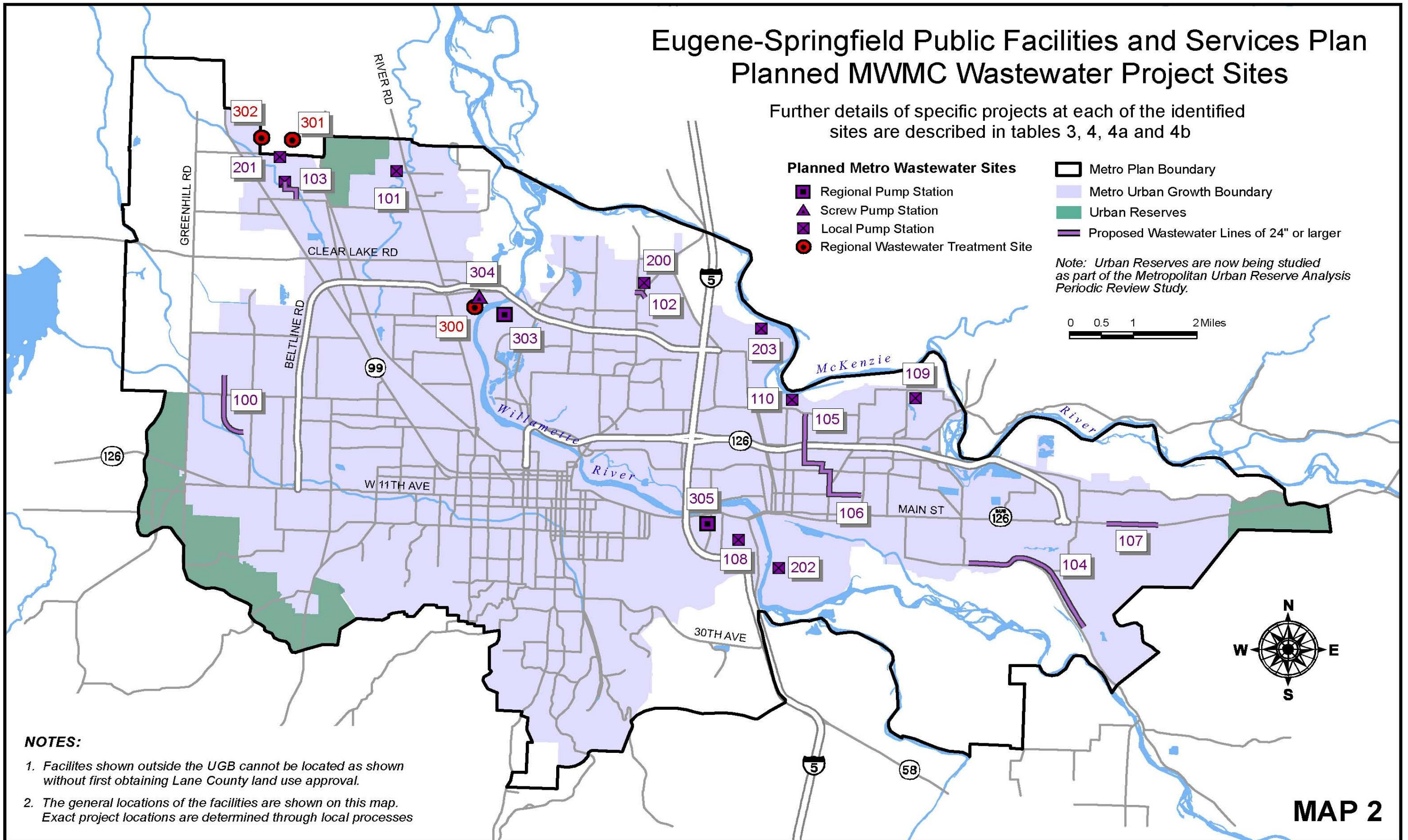
Project Number	Project Name/Description
12	Glenwood Substation
13	Marcola Road Substation
14	East Springfield to Thurston Transmission Line
15	Thurston to Marcola Road Transmission Line
16A	Jasper Road to 10 th Street Extension (alternative A)
16B	Jasper Road to 10 th Street Extension (alternative B)
18	28 th Street to Laura Street Transmission Line

Solid Waste

The *Lane County Solid Waste Management Plan* serves as the guide for solid waste sites and facilities in the Eugene-Springfield Metropolitan Area. This management plan contains provisions for solid waste disposal sites, including sites for inert waste (see recommended *Metro Plan* Policy #G. 24 in Chapter II).

Eugene-Springfield Public Facilities and Services Plan Planned MWMC Wastewater Project Sites

Further details of specific projects at each of the identified sites are described in tables 3, 4, 4a and 4b



Planned Metro Wastewater Sites

- Regional Pump Station
- ▲ Screw Pump Station
- Local Pump Station
- Regional Wastewater Treatment Site

- Metro Plan Boundary
- Metro Urban Growth Boundary
- Urban Reserves
- Proposed Wastewater Lines of 24" or larger

Note: Urban Reserves are now being studied as part of the Metropolitan Urban Reserve Analysis Periodic Review Study.

0 0.5 1 2 Miles

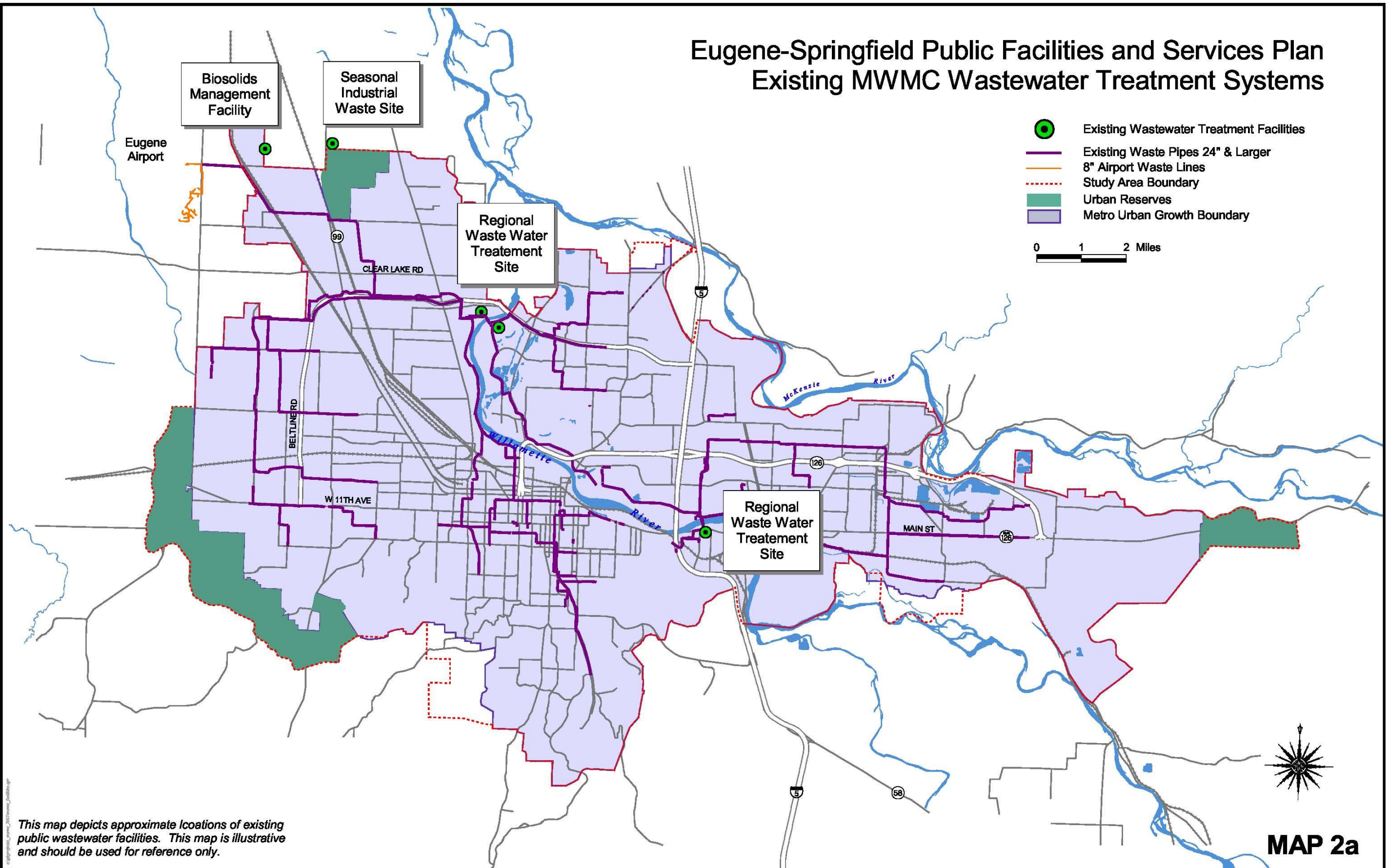
NOTES:

1. Facilities shown outside the UGB cannot be located as shown without first obtaining Lane County land use approval.
2. The general locations of the facilities are shown on this map. Exact project locations are determined through local processes

MAP 2

April, 2008

Eugene-Springfield Public Facilities and Services Plan Existing MWMC Wastewater Treatment Systems



March, 2004

Eugene-Springfield Public Facilities and Services Plan

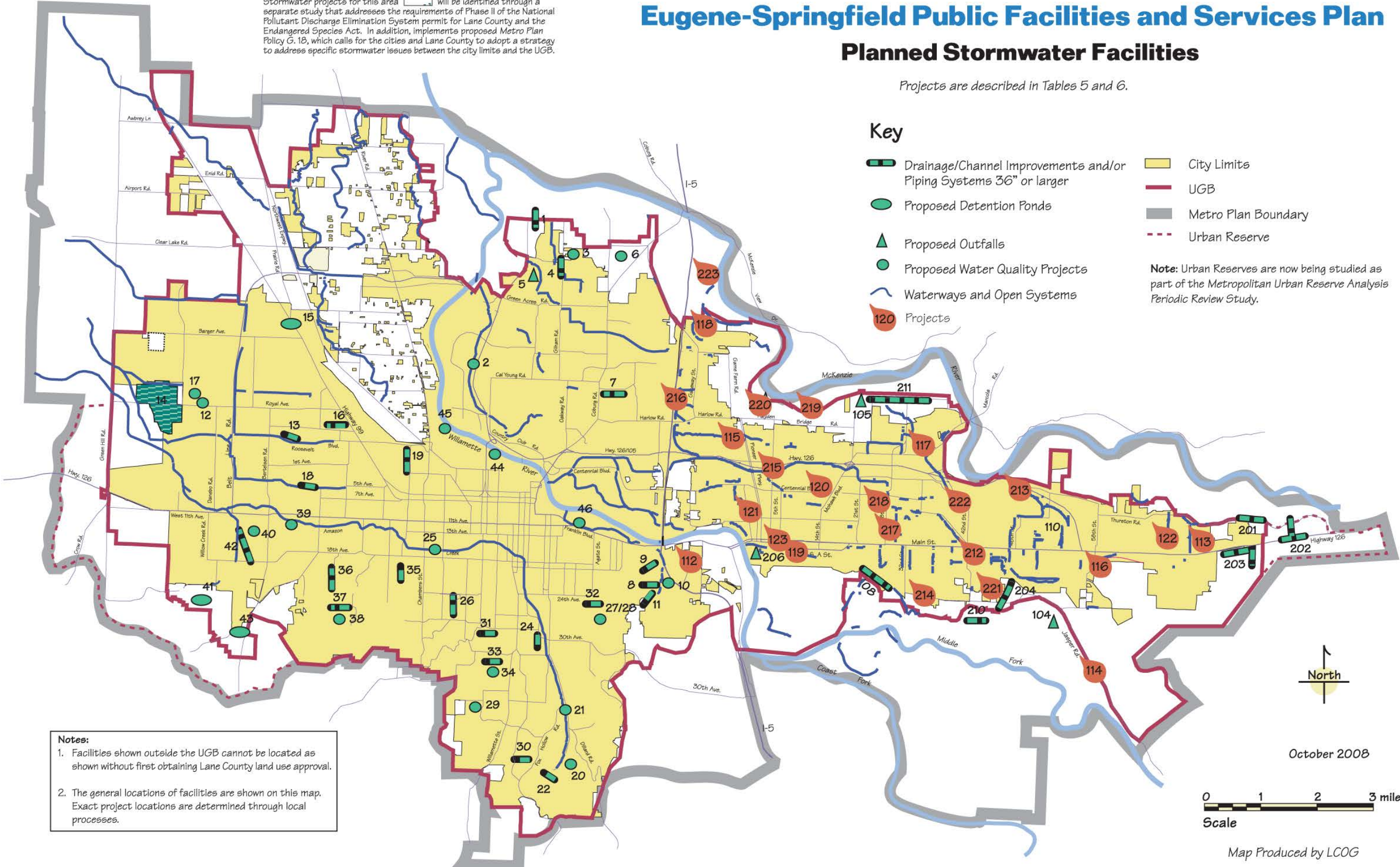
Planned Stormwater Facilities

Projects are described in Tables 5 and 6.

Stormwater projects for this area will be identified through a separate study that addresses the requirements of Phase II of the National Pollutant Discharge Elimination System permit for Lane County and the Endangered Species Act. In addition, implements proposed Metro Plan Policy G.18, which calls for the cities and Lane County to adopt a strategy to address specific stormwater issues between the city limits and the UGB.

Key

- Drainage/Channel Improvements and/or Piping Systems 36" or larger
 - City Limits
 - Proposed Detention Ponds
 - UGB
 - Proposed Outfalls
 - Metro Plan Boundary
 - Proposed Water Quality Projects
 - Waterways and Open Systems
 - Projects
 - Urban Reserve
- Note:** Urban Reserves are now being studied as part of the Metropolitan Urban Reserve Analysis Periodic Review Study.



Notes:









1. Facilities shown outside the UGB cannot be located as shown without first obtaining Lane County land use approval.
2. The general locations of facilities are shown on this map. Exact project locations are determined through local processes.

Eugene-Springfield Public Facilities and Services Plan

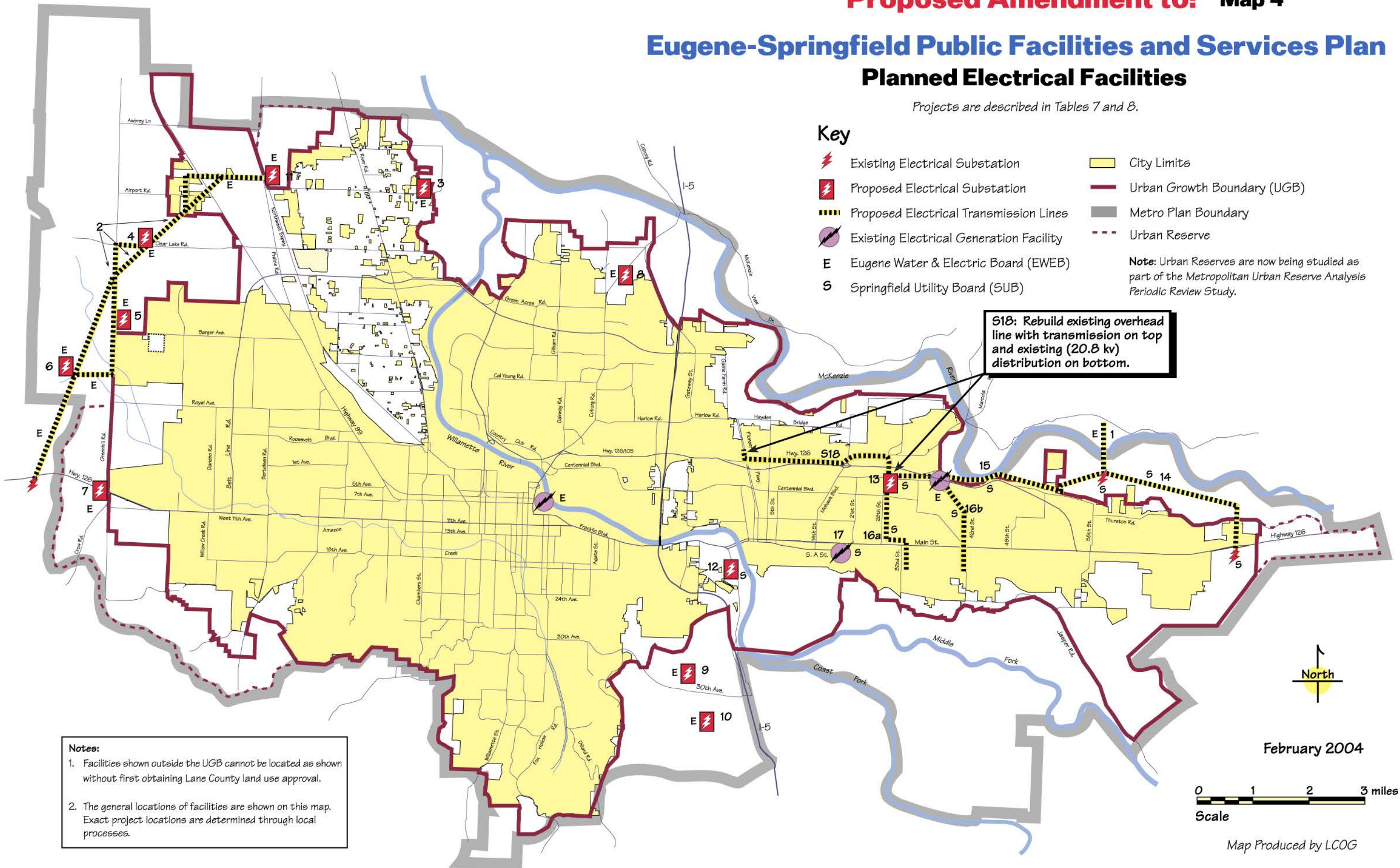
Planned Electrical Facilities

Projects are described in Tables 7 and 8.

Key

-  Existing Electrical Substation
 -  Proposed Electrical Substation
 -  Proposed Electrical Transmission Lines
 -  Existing Electrical Generation Facility
 - E** Eugene Water & Electric Board (EWEB)
 - S** Springfield Utility Board (SUB)
 -  City Limits
 -  Urban Growth Boundary (UGB)
 -  Metro Plan Boundary
 -  Urban Reserve
- Note:** Urban Reserves are now being studied as part of the Metropolitan Urban Reserve Analysis Periodic Review Study.

S18: Rebuild existing overhead line with transmission on top and existing (20.8 kv) distribution on bottom.



Notes:

- Facilities shown outside the UGB cannot be located as shown without first obtaining Lane County land use approval.
- The general locations of facilities are shown on this map. Exact project locations are determined through local processes.

North

February 2004

0 1 2 3 miles
Scale

Map Produced by LCOG

III. Policy Analysis

The purpose of this chapter is to take the reader through the process of understanding how the *Metro Plan* text will change as a result of the recommended text amendments in Chapter II and why these changes are proposed.

Introduction

The *Metro Plan* text amendments recommended in Chapter II of this plan are the result of a comprehensive policy analysis by the Technical Advisory Committee and the metropolitan planning directors and legal counsel. This analysis considers recent changes to: federal and state law; local conditions, goals, and policies; and service delivery and financing options. These considerations are addressed in the recommended *Metro Plan* findings and policies. The issues addressed in the proposed *Metro Plan* findings and policies are presented in Chapter IV. Public Facilities Needs Analysis, Chapter V. Financing Methods and Alternatives, and Appendix C: Existing State and Local Policy Framework.

In order to show how the *Metro Plan* text is proposed to change, proposed deletions to *Metro Plan* text are shown in ~~strike-out~~ and additions are underlined. For each amended *Metro Plan* finding or policy, the new policy or finding number is inserted in front of the current number, which is struck-out. The existing *Metro Plan* page number for all of the amended text is shown in parentheses following each recommended amendment.

These *Metro Plan* text amendments propose a complete reordering of the findings and policies in *Metro Plan* Chapter III-G, as well as movement and amendment of polices and definitions in other chapters of the *Metro Plan*. The *proposed* order is shown below with findings and policies proposed for deletion listed first, followed by the amendment or amendments that replace them.

A notation in *italics* explains the rationale for each text amendment, or set of amendments. In a few instances, examples of ways a policy may be implemented are provided to help further the reader's understanding of the policy's intent. These *example implementation measures* are not proposed for adoption. They are included only as a supplemental explanation for a few policies when it seemed helpful.

Chapter III-G. Public Utilities, Services, and Facilities Element

A proposed rewrite of the introductory text to this element follows this struck-out existing text. This rewrite provides the context for current local policy and practice and reflects changes in state law.

~~G. Public Utilities, Services, and Facilities Element~~

This element considers the provision of water, sewers, power, education, public safety, and other programs the Eugene-Springfield metropolitan area needs to function properly. For the most part, these utilities, services, and facilities are provided or supervised by public or quasi-public agencies, but they can also include other necessary community services of a private nature, such as churches, private schools, and hospitals. In rural areas, users of facilities and services are widespread, often leading to an inadequate revenue base to support a higher level of service. Outside the urban growth boundary, little or no development is expected to occur as compared to areas within the urban growth boundary.

As the metropolitan area grows in population and area, the demand for these services will increase substantially, requiring careful and coordinated planning and management. The public's investment in and scheduling of these public facilities and programs should be viewed as one of the major means of implementing the General Plan.

The urban service area concept discussed in Chapter II, "Fundamental Principles," is an important part of this element. It is intended that development in the metropolitan area will require at least the minimum level of key urban service at the time development is completed. It is further intended that concerted efforts will be made to ultimately provide the full range of key urban service to these areas.* This element is also intended to provide the public and private sectors with policies for developmental and program decision making regarding urban services. For example, development should be coordinated with the planning, financing, and construction of key urban services. This will result in public and private financial savings and efficient use of utilities, services, and facilities.

Key urban services are provided in the metropolitan area by a number of governmental agencies, service districts, public and quasi-public utilities and cooperative agreements. Lane County is responsible for a number of key urban services in the metropolitan area that are also provided countywide. These include health and social services, solid waste management, tax collection, and the courts system. Eugene and Springfield provide key urban services to the cities, such as libraries, fire protection, improved streets, police protection, emergency medical services, and storm sewers. Public and quasi-public utilities provide other key urban services, such as water and telephone. Special service districts are also responsible, in some cases, for such services as water and for others, such as schools and bus service. Finally, under cooperatively established agreements between Lane County, Eugene, and Springfield, other key urban services are provided. An example of this is the County Service District, which is administered by the Metropolitan Wastewater Management Commission. It is important to recognize the responsibility, function, and extent of these different providers of key urban services and to provide guidelines for the proper operation, improvement, and expansion of key urban services in line with the compact urban growth form and urban service area concept of the General Plan.

* See Policies 7 and 8 on Page II-B-4.

In planning for provision of key urban services, it is useful to keep in mind the distinction between the "current urban service area," where a minimum level of urban services is available or will be within the near future, and the "projected urban service area," which is the estimated area within which services will be needed to provide for development needs over the long term. It is necessary to provide key urban services in a sequential manner that recognizes the difference between the current and projected urban service areas.

In planning and programming for public utilities, services, and facilities, present and near future needs of the metropolitan area should be met in a coordinated manner, recognizing the long-term, ultimate needs and service area. This metropolitan-wide cooperation is reflected in the State-mandated Public Facilities Plan. Major public facilities from the Public Facilities Plan are incorporated as Plan policy in Appendix A. Generally, construction of projects is based upon the phasing portion of the Public Facilities Plan, but actual decisions on timing and financing are controlled solely by the capital improvements programming and budget processes of individual jurisdictions.

Amendments to either the project lists or maps in Appendix A are amendments to this Plan and require simultaneous amendments to this Plan and to affected functional plans. Changes to the phasing, cost estimates, and project justification will be made from time to time in conjunction with the semiannual amendment and update processes; those changes can be made through the budgeting and capital improvement processes, and do not necessitate amendments to TransPlan or the Metropolitan Plan. Because the Public Facilities Plan Technical Report is a background document and all public policy aspects are incorporated directly into the Metropolitan Plan, changes to the Public Facilities Plan Technical Report can occur at a later time during semi-annual amendment and update processes. (*Metro Plan*, page III-G-1)

G. Public Facilities and Services Element

This Public Facilities and Services Element provides direction for the future provision of urban facilities and services to planned land uses within the *Plan* boundary.

The availability of public facilities and services is a key factor influencing the location and density of future development. The public's investment in, and scheduling of, public facilities and services are a major means of implementing the *Metro Plan*. As the population of the Eugene-Springfield area increases and land development patterns change over time, the demand for urban services also increases and changes. These changes require that service providers, both public and private, plan for the provision of services in a coordinated manner, using consistent assumptions and projections for population and land use.

The policies in this element complement *Metro Plan Chapter II-A: Fundamental Principles* and *Chapter II-B: Growth Management*. Consistent with the principle of compact urban growth prescribed in Chapter II, the policies in this element call for future

urban water and wastewater services to be provided exclusively within the urban growth boundary. This policy direction is consistent with Statewide Planning Goal 11, “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.” On urban lands, new development must be served by at least the minimum level of key urban services at the time development is completed and, ultimately, by a full range of key urban services. On rural lands within the *Plan* boundary, development must be served by rural levels of service. Users of facilities and services in rural areas are spread out geographically, resulting in a higher per-user cost for some services and, often, in an inadequate revenue base to support a higher level of service in the future. Some urban facilities may be located or managed outside the urban growth boundary as allowed by state law, but only to serve development within the urban growth boundary.

Urban facilities and services within the urban growth boundary are provided by the City of Eugene, the City of Springfield, Lane County, Eugene Water & Electric Board (EWEB), the Springfield Utility Board (SUB), the Metropolitan Wastewater Management Commission (MWMC), electric cooperatives, and special service districts. Special service districts provide schools and bus service, and, in some areas outside the cities, they provide water, electric, fire service, or parks and recreation service. This element provides guidelines for special service districts in line with the compact urban development fundamental principle of the *Metro Plan*.

This element incorporates the goals, findings, and policies in the *Eugene-Springfield Metropolitan Area Public Facilities and Services Plan (Public Facilities and Services Plan)*, adopted as a refinement to the *Metro Plan*. The *Public Facilities and Services Plan* provides guidance for public facilities and services, including planned water, wastewater, stormwater, and electrical facilities. As required by Goal 11, the *Public Facilities and Services Plan* identifies and shows the general location⁷ of the water, wastewater, and stormwater projects needed to serve land within the urban growth boundary.⁸ The *Public Facilities and Services Plan* also contains this information for electrical facilities, although not required to by law. The project lists and maps in the *Public Facilities and Services Plan* are adopted as part of the *Metro Plan*. Information in the *Public Facilities and Services Plan* on project phasing and costs and decisions on timing and financing of projects are not part of the *Metro Plan* and are controlled solely by the capital improvement programming and budget processes of individual service providers.

This element of the *Metro Plan* is organized by the following topics related to the provision of urban facilities and services. Policy direction for the full range of services.

⁷ The exact location of the projects shown on the *Public Facilities and Services Plan* planned facilities maps is determined through local processes.

⁸ Goal 11 also requires transportation facilities to be included in public facility plans. In this metropolitan area, transportation facilities are addressed in *Metro Plan* Chapter III-F and in the *Eugene-Springfield Transportation System Plan (TransPlan)*.

including wastewater service, may be found under any of these topics, although the first topic, Services to Development Within the Urban Growth Boundary, is further broken down into sub-categories.

- Services to Development Within the Urban Growth Boundary
 - Planning and Coordination
 - Water
 - Stormwater
 - Electricity
 - Schools
 - Solid Waste
- Services to Areas Outside the Urban Growth Boundary
- Locating and Managing Public Facilities Outside the Urban Growth Boundary
- Financing

The applicable findings and policies are contained under each topic heading.

The policies listed provide direction for public and private developmental and program decision making regarding urban facilities and services. Development should be coordinated with the planning, financing, and construction of key urban facilities and services to ensure the efficient use and expansion of these facilities.

Goals

1. Provide and maintain public facilities, utilities and services, and facilities in an orderly and efficient, and environmentally responsible manner (Metro Plan, page III-G-4)
2. Provide public facilities and services in a manner that encourages orderly and sequential growth.

Objectives (Metro Plan, page III-G-4, 5)

Consistent with all updated Metro Plan elements in Periodic Review, objectives in the Public Facilities and Services Element are proposed for deletion. This approach is being taken to eliminate redundancy because the objectives are restatements of findings or policies.

- ~~1. Furnish guidelines for public facility programming and decision making that will result in lower public and private expenditures.~~
- ~~2. Provide public utilities, services, and facilities to serve existing development and closely coordinate them with the land use elements of the General Plan as a means of encouraging orderly and sequential growth.~~

3. ~~Reduce and, if possible, eliminate the problems created by overlapping service areas and/or illogical service boundaries.~~
4. ~~Optimize the utilization of existing facilities.~~
5. ~~Generally reduce public subsidy for utilities and facilities in new development.~~
6. ~~Provide at least the minimum level of key urban services to all urban development within the metropolitan area.~~
7. ~~Except for rural fire protection districts and standard rural electrification systems, discourage extension or expansion of single services, utilities, or facilities to outlying areas.~~
8. ~~Strive for continued cooperation between major institutions, such as universities and hospitals, and local planning agencies.~~

Services to Development Within the Urban Growth Boundary: Planning and Coordination

Findings

1. ~~Urban expansion within the urban growth boundary is accomplished through in-filling within and adjacent to existing development inside the current urban service area and in an orderly, unscattered fashion in-fill, redevelopment, and annexation of territory which can be served with a minimum level of key urban services. This permits new development to utilize use existing utilities facilities and services, and facilities or those which can be easily extended, minimizing the public cost of premature service extension extending urban facilities. (Metro Plan, page III-G-2)~~

The above finding is amended to clarify the public facilities and services benefits of current growth management practice in Eugene and Springfield. It addresses only service within the urban growth boundary. See sections, Services to Areas Outside the Urban Growth Boundary and Locating and Managing Public Facilities Outside the Urban Growth Boundary for related findings and policies. This amendment also deletes reference to urban service area because this term has the same meaning as urban growth boundary, causing confusion.

8. ~~The population projections in the Eugene-Springfield Metropolitan Area Waste Treatment Management Alternatives Report (208 "Facilities" Plan) are compatible with those for the metropolitan area. (Metro Plan, page III-G-2)~~
18. ~~State law requires development of a Public Facilities Plan to coordinate implementation of planned water, sanitary sewer, storm sewer and transportation projects. (Metro Plan, page III-G-4)~~

2. In accordance with Statewide Planning Goal 11 and Oregon Administrative Rules in Chapter 660, the Eugene-Springfield Metropolitan Area Public Facilities and Services Plan (Public Facilities and Services Plan) identifies jurisdictional responsibility for the provision of water, wastewater, and stormwater; describes respective service areas and existing and planned water, wastewater, and stormwater facilities; and contains planned facilities maps for these services. Electric system information and improvements are included in the Public Facilities and Services Plan, although not required by state law. Local facility master plans and refinement plans provide more specific project information.

The above new finding provides reference to the proposed refinement plan (the Eugene-Springfield Metropolitan Area Public Facilities and Services Plan) including the addition of electric facilities to that plan, and clarifies that there are a number of local facility plans and refinement plans that should be referenced for more specific information.

~~32. Urban services within the metropolitan urban growth boundary are provided to the metropolitan area by the City of Eugene, the City of Springfield, Lane County, Eugene Water & Electric Board (EWEB), Springfield Utility Board (SUB), the Metropolitan Wastewater Management Commission (MWMC), electric cooperatives, and special service districts. public and quasi-public utilities, special service districts, and by joint cooperative agreements. (Metro Plan, page III-G-2)~~

The above finding amendment clarifies the range of service providers.

~~4. Portions of the urban area lack certain key urban services. (Metro Plan, page III-G-2)~~

~~5. The cost of providing even basic key services, utilities, and facilities to existing and future development in the metropolitan area is significant. (Metro Plan, page III-G-3)~~

4. The Public Facilities and Services Plan finds that almost all areas within the city limits of Eugene and Springfield are served or can be served in the short-term (0-5 years) with water, wastewater, stormwater, and electric service. Exceptions to this are stormwater service to portions of the Willow Creek area and southeast Springfield and full water service at some higher elevations in Eugene's south hills. Service to these areas will be available in the long-term. Service to all areas within city limits are either in a capital improvement plan or can be extended with development.

5. With the improvements specified in the Public Facilities and Services Plan project lists, all urbanizable areas within the Eugene-Springfield urban growth boundary can be served with water, wastewater, stormwater, and electric service at the time those areas are developed. In general, areas outside city limits serviceable in the long-term are located near the urban growth boundary and in urban reserves, primarily in River Road/Santa Clara, west Eugene's Willow Creek area, south Springfield, and the Thurston and Jasper-Natron areas in east Springfield.

The above new findings update and provide specific information about service availability in the urban growth boundary as discussed in the Public Facilities and Services Plan.

6. OAR 660-011-005 defines projects that must be included in public facility plan project lists for water, wastewater, and stormwater. These definitions are shown in the keys of Planned Facilities Maps 1, 2, and 3 in this Public Facilities and Services Plan.
7. In accordance with ORS 195.020-080, Eugene, Springfield, Lane County, and special service districts are required to enter into coordination agreements that define how planning coordination and urban services (water, wastewater, fire, parks, open space and recreation, and streets, roads and mass transit) will be provided within the urban growth boundary.

The above new findings clarify current state law related to the need for changes to the Public Facilities and Services Plan and coordination agreements.

- ~~89.~~ Large institutional uses, such as universities and hospitals, present complex planning problems for the metropolitan area due to their location, facility expansion plans, and continuing housing and parking ~~problems-needs~~. (*Metro Plan*, page III-G-3)
- ~~93.~~ In a few instances there is overlap in public services, utilities, and facilities, or illogical Duplication of services boundaries, that prevents the most economical distribution of public facilities and those utilities, services, and facilities. (*Metro Plan*, page III-G-2)

The above amendments are proposed for clarification only.

10. As discussed in the Public Facilities and Services Plan, a majority of Nodal Development Areas proposed in TransPlan are serviceable now or in the short-term. The City of Eugene's adopted Growth Management Policy #15 states: "Target publicly-financed infrastructure extensions to support development for higher densities, in-fill, mixed uses, and nodal development."

The above new finding states the status of service availability to the nodal areas proposed in TransPlan, as well as relevant growth management policy of the City of Eugene.

Policies

6. In addition to physical, economic, energy, and social considerations, timing and location of urban development within metropolitan area shall be based upon the current or imminent availability of a minimum level of key urban services. (*Metro Plan*, page III-G-2)
- G.1 7. Extend the minimum level and full range of key urban facilities and services~~Facility and program planning in the metropolitan area shall use the General Plan as a basis for decisions to ensure that the needs of the metropolitan area are met in an orderly and efficient manner consistent with the growth management policies in Chapter II-B,~~

relevant policies in this Chapter, and other Metro Plan policies. (Metro Plan, page III-G-6)

The above policy amendments clarify that the extension of public facilities and services must be consistent with Metro Plan policies and note the particular importance of growth management policies and the policies in this element. See Proposed Metro Plan Glossary amendments for the definition of the minimum level and full range of key urban facilities and services.

G.248. Use ~~The water, sanitary and storm sewer~~ Planned Facilities Maps of the Public Facilities and Services Plan sections of the Metropolitan Public Facilities Plan shall serve as the basis for ~~guiding to guide the general location of water, sanitary wastewater, and stormwater sewer, and electrical projects improvements~~ in the metropolitan region area. Use local facility master plans, refinement plans, and ordinances as the guide for detailed planning and project implementation. (Metro Plan, page III-G-7)

The above policy amendment clarifies that the Public Facilities and Services Plan maps guide the general location of planned facilities and that local plans and ordinances are used to determine the exact location of these projects.

G.349. Modifications and ~~a~~Additions to or deletions from the project lists in the Public Facilities and Services Plan for water, wastewater, and stormwater public facility projects or significant changes to project location from that described in the Public Facilities and Services Plan maps 1, 2, and 3, require amending the Public Facilities and Services Plan, except for the following:

- 1) Modifications to a public facility project which are minor in nature and do not significantly impact the project's general description, location, sizing, capacity, or other general characteristic of the project; or
- 2) Technical and environmental modifications to a public facility which are made pursuant to final engineering on a project; or
- 3) Modifications to a public facility project which are made pursuant to findings of an Environmental Assessment or Environmental Impact Statement conducted under regulations implementing the procedural provisions of the National Environmental Policy Act of 1969 or any federal or State of Oregon agency project development regulations consistent with that act and its regulations.

G.444. The cities and Lane County ~~Special agencies and~~ shall coordinate with EWEB, SUB, and special service districts operating in the metropolitan area, ~~and Springfield, Eugene, and Lane County shall~~ to provide ~~one another~~ the opportunity to review and comment on proposed public facilities, plans, programs, and public improvement projects or changes thereto that may affect one another's area of responsibility. (Metro Plan, page III-G-6)

The above policy amendment is intended to improve the clarity of this policy calling for intergovernmental coordination.

G.59. The cities shall continue joint planning coordination with major institutions, such as universities and hospitals, shall continue joint planning coordination with local planning agencies. due to their relatively large impact on local facilities and services. (Metro Plan, page III-G-6)

The above policy amendment recognizes the importance of coordination with major institutions due to their relatively large impact on public facilities and services.

G.65. Efforts shall be made to reduce the number of unnecessary special service districts and to revise confusing or illogical service boundaries, including those that result in a duplication of effort or overlap of service. When possible, these efforts shall be pursued in cooperation with Springfield and Eugene the affected jurisdictions. (Metro Plan, page III-G-5)

The above policy amendment clarifies that coordination should occur with the city or county affected by the boundary change.

~~12. Encourage the use of water treatment, solid waste, and sewage disposal systems that are energy efficient and environmentally sound. (Metro Plan, page III-G-6)~~

The above policy is proposed for deletion because it is too general and restates proposed Goal 1.

G.7 Service providers shall coordinate the provision of facilities and services to areas targeted by the cities for higher densities, infill, mixed uses, and nodal development.

The above new policy provides direction for the provision of facilities and services to these key areas for development, consistent with the recently adopted Metropolitan Residential Land and Housing Study Metro Plan amendments and the proposed TransPlan.

G.8 The cities and county shall coordinate with cities surrounding the metropolitan area to develop a growth management strategy. This strategy will address regional public facility needs.

The above policy reflects the interest on the part of the service providers in the metropolitan area to work with outlying cities to address regional public facility needs. Region 2050, a project now underway, may provide an opportunity to implement this policy over the next few years.

Services to Development Within the Urban Growth Boundary: Water

Findings

11. Springfield relies on groundwater for its sole source of water. Eugene Water & Electric Board's (EWEB) water source is the McKenzie River, and EWEB is developing groundwater sources. The identification of projects on the Public Facilities and Services Plan planned facilities map does not confer rights to a groundwater source.

The above new finding clarifies the intent of the groundwater facility projects listed on the Planned Facilities Maps.

Policies

G.946. Eugene and Springfield and their respective utility branches, Eugene Water & Electric Board and Springfield Utility Board, shall ultimately be the water and electrical-service providers within the urban growth boundary. (Metro Plan, page II-B-6)

The above policy amendment moves this policy from Chapter II-B and reflects a change in state law that prohibits comprehensive plans or public facility plans from conferring a right on a city to provide electric utility service in or to annexed territory. It also inserts the word ultimately to recognize the service delivery role played by current service providers other than the cities.

G.10 Continue to take positive steps to protect groundwater supplies. The cities, county, and other service providers shall manage land use and public facilities for groundwater-related benefits through the implementation of the Springfield Drinking Water Protection Plan and other wellhead protection plans. Management practices instituted to protect groundwater shall be coordinated among the City of Springfield, City of Eugene, and Lane County.

The above new policy specifically references the Springfield Drinking Water Protection Plan and any subsequent wellhead protection plans that may be adopted. The policy also requires coordination among local governments due to the fact that wellhead zones of contribution cross jurisdictional boundaries.

G.1147. ~~Ensure that in the planning for water main extensions within the urban growth boundary, communications with fire districts, through the referral process, shall occur to ensure that extensions~~ include adequate consideration of fire hydrant needs flows. (Metro Plan, page III-G-7)

The above policy amendment is proposed to state the policy objective rather than the implementation method. An example of how this policy could be implemented is: Communicate with fire districts to ensure that water main extensions include adequate consideration of fire flows.

G.1243. ~~Springfield Utility Board, Eugene Water and Electric Board, and Rainbow Water District, the water providers that currently control a water source, The utilities~~

responsible for provision and delivery of water to metropolitan area users shall examine the need for a metropolitan-wide water master program, recognizing that a metropolitan-wide system will require establishing standards, as well as coordinated source and delivery systems. (*Metro Plan*, page III-G-6)

This amendment clarifies current water service providers with an interest in investigating a metropolitan-wide water master program. There remains agreement among the providers that the need for a metropolitan-wide water master program should continue to be examined.

Services to Development Within the Urban Growth Boundary: Stormwater

Findings

12. Historically, stormwater systems in Eugene and Springfield were designed primarily to control floods. The 1987 re-authorization of the federal Clean Water Act required, for the first time, local communities to reduce stormwater pollution within their municipal storm drainage systems. These requirements applied initially to the City of Eugene, and subsequent amendments to the Act extended these requirements to the City of Springfield and Lane County.
13. Administration and enforcement of the Clean Water Act stormwater provisions occur at the state level, through National Pollutant Discharge Elimination System (NPDES) permitting requirements. Applicable jurisdictions are required to obtain an NPDES stormwater permit from the Oregon Department of Environmental Quality (DEQ), and prepare a water quality plan outlining the Best Management Practices (BMPs) to be taken over a five-year permit period for reducing stormwater pollutants to “the maximum extent practicable.”
14. Stormwater quality improvement facilities are most efficient and effective at intercepting and removing pollutants when they are close to the source of the pollutants and treat relatively small volumes of runoff.
15. The Clean Water Act requires states to assess the quality of their surface waters every three years, and to list those waters which that do not meet adopted water quality standards. The Willamette River and other water bodies have been listed as not meeting the standards for temperature and bacteria. This will require the development of Total Maximum Daily Loads (TMDLs) for these pollutants conditions, and an allocation to point and non-point sources.

The above new findings reflect significant changes in federal stormwater policy and local knowledge and practice over the past ten years.

16. The listing of Spring Chinook Salmon as a threatened species in the Upper Willamette River requires the application of Endangered Species Act (ESA) provisions to the salmon’s habitat in the McKenzie and Willamette Rivers. The decline in the Chinook Salmon has

been attributed to such factors as destruction of habitat through channelization and revetment of river banks, non-point source pollution, alterations of natural hydrograph by increased impervious surfaces in the basin, and degradation of natural functions of riparian lands due to removal or alteration of indigenous vegetation.

The above new finding reports on the potential impacts recent ESA rulings may have on how local stormwater services are provided.

17. There are many advantages to keeping channels open, including, at a minimum, natural biofiltration of stormwater pollutants; greater ability to attenuate effects of peak stormwater flows; retention of wetland, habitat, and open space functions; and reduced capital costs for stormwater facilities.

The above new finding supports policy to retain waterways in an open condition for their stormwater quality benefits.

18. An increase in impervious surfaces, without mitigation, results in higher flows during peak storm events, less opportunity for recharging of the aquifer, and a decrease in water quality.

The above new finding supports policy to minimize impervious surface for beneficial stormwater affects.

19. Stormwater systems tend to be gravity-based systems that follow the slope of the land rather than political boundaries. In many cases, the natural drainageways such as streams serve as an integral part of the stormwater conveyance system.

20. In general, there are no programs for stormwater maintenance outside the Eugene and Springfield city limits, except for the Lane County Roads Program. State law limits County road funds for stormwater projects to those located within the public right-of-way.

The above new findings support policies for, and acknowledge, obstacles to a coordinated approach to preventing filling of natural drainageways within the urban growth boundary.

21. Filling in designated floodplain areas can increase flood elevations above the elevations predicted by FEMA models, because the FEMA models are typically based only on the extent of development at the time the modeling was conducted and do not take into account the ultimate buildout of the drainage area. This poses risks to other properties in or adjacent to floodplains and can change the hydrograph of the river.

The above new finding supports policy to maintain flood storage capacity in the floodplain, as practical, and states the impact of development in the floodplain on flood elevations.

Policies

G.1320. ~~In order to improve surface and ground-water quality and quantity in the metropolitan area, local governments shall consider~~ by developing regulations or instituting programs for stormwater to:

- a. Increase public awareness of techniques and practices private individuals can employ to help correct water quality and quantity problems;
- b. Improve management of industrial and commercial operations to reduce negative water quality and quantity impacts;
- c. Regulate site planning for new development and construction to better ~~control drainage and erosion and to manage~~ pre- and post-construction storm runoff, including erosion, velocity, pollutant loading, and drainage;
- d. Increase storage and retention and natural filtration of storm runoff to lower and delay peak storm flows and to settle out pollutants prior to discharge into regulated waterways;
- e. Require on-site controls and development standards, as practical, to reduce off-site impacts from stormwater runoff;
- fe. ~~utilize~~ Use natural and simple mechanical treatment systems to provide treatment for potentially contaminated runoff waters;
- gf. ~~Reduce~~ Reduce street-related water quality and quantity problems;
- hg. ~~minimize use~~ Regulate use and require containment and/or pretreatment of toxic substances; ~~and~~
- ih. ~~Include~~ Include containment measures in site review standards to minimize the negative effects of chemical and petroleum spills; and
- j. Consider impacts to groundwater quality in the design and location of dry wells.
(Metro Plan, page III-C-10)

The above policy amendment moves existing Policy 20 from Metro Plan Chapter III-C. Environmental Resources, to Chapter III-G, and amends the policy to more closely reflect existing and planned stormwater practices, consistent with federal and state law and local stormwater policy.

G.14 Implement changes to stormwater facilities and management practices to reduce the presence of pollutants regulated under the Clean Water Act and to address the requirements of the Endangered Species Act.

The above new policy is proposed to support local stormwater policy and practice to carry out federal requirements.

G.15 Consider wellhead protection areas and surface water supplies when planning stormwater facilities.

The above new policy requires consideration of groundwater and surface water when planning stormwater facilities.

G.16 Manage or enhance waterways and open stormwater systems to reduce water quality impacts from runoff and to improve stormwater conveyance.

The above new policy calls for the cities and the county to manage waterways and open stormwater systems for water quality and stormwater conveyance benefits.

Example implementation measure: Manage or enhance open waterways through measures that include, but are not limited to: public utility, drainage, and/or conservation easements, density transfers, cooperative agreements, planting vegetation, protecting natural features, restoring or altering stream corridors, and prohibiting filling and piping.

G.17 Include measures in local land development regulations that minimize the amount of impervious surface in new development in a manner that reduces stormwater pollution reduces the negative effects from increases in runoff, and is compatible with Metro Plan policies.

The above new policy calls for the cities to minimize impervious surface in new development for stormwater benefits.

G.18 The cities and Lane County shall adopt a strategy for the unincorporated area of the urban growth boundary to: reduce the negative effects of filling in floodplains and prevent the filling of natural drainage channels, except as necessary to ensure public operations and maintenance of these channels in a manner that preserves and/or enhances floodwater conveyance capacity and biological function.

The above new policy calls for the cities and the county to coordinate on a strategy to address stormwater issues in the unincorporated portion of the urban growth boundary.

G.19 Maintain flood storage capacity within the floodplain, to the maximum extent practical, through measures that may include reducing impervious surface in the floodplain and adjacent areas.

The above new policy calls for the cities and the county to maintain flood storage capacity in the floodplain within the urban growth boundary to the maximum extent practical.

Services to Development Within the Urban Growth Boundary: Electricity

Findings

22. According to local municipal utilities, efficient electrical service is often accomplished through mutual back-up agreements, and inter-connected systems are more efficient than isolated systems.

The above new finding provides information that supports inter-connected electrical systems.

Policies

- G.20 The electric service providers will agree which provider will serve areas about to be annexed and inform the cities who the service provider will be and how the transition of services, if any, will occur.

The above new policy responds to the need to determine who will provide electricity to areas where there is more than one potential provider and no intergovernmental agreement in place with such a provision.

Services to Development Within the Urban Growth Boundary: Schools

Findings

23. ORS 195.110 requires cities and counties to include, as an element of its their comprehensive plans, a school facility plan for high growth districts prepared by the district in cooperation with the city or county; and for the city or county to initiate the planning activity. The law defines high growth districts as those that have an enrollment of over 5,000 students and an increase in enrollment of six percent or more during the three most recent school years. At present, there are no high growth school districts in the urban growth boundary.

The above new finding summarizes state law that calls for high growth school districts to prepare a school facility plan in cooperation with the cities and county, for the city or county to initiate the planning activity, and for the plan to be included as an element of the comprehensive plan. No plan is required at this time because no school districts in the urban growth boundary meet the definition of "high growth."

24. ORS 197.296(4)(a) states that when the urban growth boundary is amended to provide needed housing, "as part of this process, the amendment shall include sufficient land reasonably necessary to accommodate the siting of new public school facilities. The need and inclusion of lands for new public school facilities shall be a coordinated process between the affected public school districts and the local government that has the authority to approve the urban growth boundary."

The above new finding quotes state law that requires coordination with school districts in amending urban growth boundaries.

- ~~10. Due to the increase of childbearing persons as a percent of the total population and the leveling off from a downward trend of fertility rates, overall metropolitan school enrollments are projected to increase both in terms of total number and in the rate of growth through the rest of this century. However, projected school enrollment increases will not be evenly distributed among the three metropolitan school districts. The Eugene district will probably continue to decline into the early 1980's before beginning to increase; Springfield, Bethel, and private schools will likely follow the overall metropolitan trend. (Metro Plan, page III-G-2)~~
- ~~15. There are no significant increases anticipated in either the overall enrollment or work force at the University of Oregon. New facilities are planned to meet the needs of the various departments and not to create additional capacity. (Metro Plan, page III-G-4)~~
- ~~16. Lane Community College plans no new facilities on the main campus beyond those included in the School Master Plan. Increased enrollment will be accommodated through expansion of off-campus programs. (Metro Plan, page III-G-4)~~
25. Enrollment projections for the five public school districts in the metropolitan area and the University of Oregon and Lane Community College are not consistent. Bethel School District #52 and the University of Oregon expect increases while Springfield and Eugene School Districts and LCC are experiencing nearly flat or declining enrollments. Enrollment is increasing fastest in the elementary and high school attendance areas near new development.

The above deletions of existing findings and proposed new finding are intended to update enrollment trends and projections.

2612. Short-term fluctuations in school attendance are addressed through the use of adjustments to attendance area boundaries, double shifting, additions to existing facilities, use of portable classrooms, and busing. are being used by metropolitan area school districts to maximize the use of present facilities and delay new school construction. School funding from the state is based on student enrollment for school districts in the State of Oregon. This funding pattern affects the willingness of districts to allow out-of-district transfers and to adjust district boundaries. Adjustments in district boundaries may be feasible where there is no net loss/gain in student enrollments between districts. (Metro Plan, page III-G-3)

The above finding amendment reflects changes in school district policy resulting from changes in how schools are funded.

- ~~13. Elementary and community schools represent important features to residential neighborhoods, and a lack of such facilities can reduce the livability of an area in terms of neighborhood needs. (Metro Plan, page III-G-2)~~
- ~~14. Residents of central city neighborhoods have identified the presence of elementary and community school facilities as important contributors to the stability of their neighborhoods and to the ability of neighborhoods to attract a range of families and households, including families with school-age children. (Metro Plan, page III-G-2)~~
- 27.11. Creating or retaining small, neighborhood schools reduces the need for busing and provides more opportunity for students to walk or bike to school. Quality smaller schools may allow more parents to stay in established neighborhoods and to avoid moving out to new subdivisions on the urban fringe or to bedroom communities. However, growth patterns do not always respect school district boundaries. For example, natural cycles of growth and neighborhood maturation result in uneven geographic growth patterns in the metropolitan area, causing a disparity between the location of some schools and school children. This results in some fringe area schools exceeding capacity, while some central city schools are under capacity. (Metro Plan, page III-G-3)
28. Long-range enrollment forecasts determine the need to either build new schools, expand existing facilities, or close existing schools. Funding restrictions imposed by state law and some provisions in local codes may discourage the retention and redevelopment of neighborhood schools. Limits imposed by state law on the use of bond funds for operations and maintenance make the construction of new, lower maintenance buildings preferable to remodeling existing school buildings. In addition, if existing schools were expanded, some school sites may not meet current local parking and other code requirements.

The above finding amendments and new finding articulate the quality of life benefits of neighborhood schools and the trends that work against preserving them.

29. Combining educational facilities with local park and recreation facilities provides financial benefits to the schools while enhancing benefits to the community. The Meadow View School and adjacent City of Eugene community park is an example of shared facilities.

The above finding speaks to one of the opportunities presented by cooperation between the school districts and the cities.

Policies

- G.2144. The cities shall initiate a process with school districts within the urban growth boundary for coordinating land use and school planning activities. The cities and school districts shall examine the following in their coordination efforts:

- a. The need for new public school facilities and sufficient land to site them;
- b. How open enrollment policies affect school location;
- c. The impact of school building height and site size on the buildable land supply;
- d. The use of school facilities for non-school activities and appropriate reimbursement for this use;
- e. The impact of building and land use codes on the development and redevelopment of school facilities;
- f. Systems development charge adjustments related to neighborhood schools; and
- g. ~~11. The school districts shall address~~ The possibility of adjusting boundaries, when practical and when total enrollment will not be affected, where they do not reflect the boundary between Eugene and Springfield or where a single, otherwise internally cohesive area is divided into more than one school district. (Metro Plan, page III-G-6)

The above policy amendments are intended to address current school-related issues identified in the above list and proposed findings.

Example implementation measure: Initiation by the cities of development of an intergovernmental agreement that defines the planning coordination process.

- 8. ~~Efforts shall be made to mitigate the impact of residential growth on the metropolitan area's schools. Cities shall encourage a mix of dwelling unit types and phasing of single-family residential construction. School districts shall continue to meet peak school child enrollment demand through a variety of means, thus possibly reducing or postponing the need for new, permanent school facilities. (Metro Plan, page III-G-6)~~

- G.2210. ~~Support financial and other efforts to provide elementary and community schools in central city areas in order to maintain and increase the attractiveness and stability of those areas for residential purposes. keep neighborhood schools open and to retain schools sites in public ownership following school closure. (Metro Plan, page III-G-6)~~

The above deleted policy and policy amendment are further explained in the following example implementation measures:

1. *Encourage the retention of magnet arts programs in older neighborhood schools.*
2. *Encourage the use of existing neighborhood school facilities for community use to help support the retention of these public buildings as neighborhood gathering places, especially when reduced enrollment results in temporary closure.*
3. *Consider purchasing sites of closed schools that are for sale.*
4. *Encourage a mix of dwelling unit types and phasing of single-family residential construction.*

G.23. Support the retention of University of Oregon and Lane Community College facilities in central city areas to increase opportunities for public transit and housing and to retain these schools' attractiveness to students and faculty.

The above new policy supports these higher education facilities in central city areas for their quality of life benefits.

Services to Development Within the Urban Growth Boundary: Solid Waste

Findings

30. Statewide Planning Goal 11 requires that "To meet current and long-range needs, a provision for solid waste disposal sites, including sites for inert waste, shall be included in each plan."

Policies

G.2415. The Lane County Solid Waste Management Plan, as updated, shall serve as the guide for the location of solid waste sites, including sites for inert waste, to serve the metropolitan area. Industries that make significant use of the resources recovered from the Glenwood solid waste transfer facility should be encouraged to locate in that vicinity. (*Metro Plan*, page III-G-6)

~~23. Prior to the completion of the next Plan Update, the Lane County Solid Waste Management Plan shall be revised to reflect the requirements of the Recycling Opportunity Act and changes to the inventory of solid waste sources and sites. (*Metro Plan* page III-G-2)~~

The above finding and policy amendments state and meet the requirements of Goal 11 for solid waste sites and recognize updates to the Lane County plan.

Services to Areas Outside the Urban Growth Boundary

Findings

~~317. Providing When key urban services, such as water, to areas are provided to areas outside the projected urban service area urban growth boundary increased increases pressure for urban development in rural areas. —occurs. This can encourage premature development outside the urban growth boundary at rural densities, increasing the cost of public facilities and services to all users of the systems.~~ (*Metro Plan*, page III-G-3)

The above finding amendments clarify the rationale for extending urban facilities exclusively within the urban growth boundary.

32. Land application of biosolids, treated wastewater, or cannery waste on agricultural sites outside the urban growth boundary for beneficial reuse of treated wastewater byproducts generated within the urban growth boundary, and is more efficient and environmentally beneficial than land filling or other means of disposal.

The above new finding explains the rationale for locating the Regional Wastewater Biosolids Management Facility outside the urban growth boundary.

3317. Lane County land use data show that, outside the urban growth boundary, Within rural areas, land uses consist of:

- 1) ~~These~~ which are primarily intended for resource management; and
- 2) ~~These~~ where development has occurred and are committed to rural development as established through the exceptions process specified in Statewide Planning Goal 2. (Metro Plan, page III-G-2)

The above finding supports policy to plan for rural levels of service outside the urban growth boundary within the plan boundary.

Policies

G.25-2. Wastewater Sewer and water service shall not be extended beyond provided outside the urban growth boundary except to the following areas, and the cities may require consent to annex agreements as a prerequisite to providing these services in any instance:

- a. ~~The Mahlon Sweet Field Airport and the Regional Wastewater Sludge Management Facility~~The area of the Eugene Airport designated Government and Education on the Metro Plan diagram; the Seasonal Industrial Waste Facility; the Regional Wastewater Biosolids Management Facility; and agricultural sites used for land application of biosolids and cannery byproducts. both public facilities
These sites serve the entire metropolitan area.
- b. An existing development outside the urban growth boundary when it has been determined that it poses an immediate threat of public health or safety to the citizens ~~of the metropolitan area~~within the Eugene-Springfield urban growth boundary that can only be remedied by extension of the service.

In addition, the cities may require annexation as a prerequisite to extending these services in any instance under prior obligations, water service shall be provided to land within the dissolved water districts of Hillcrest, College Crest, Bethel, and Oakway.
(Metro Plan, page III-G-5)

The above policy amendments clarify that water and wastewater service shall not be provided to new areas outside the urban growth boundary other than the stated the regional facilities.

G.26 16 Plan for the following levels of services for rural designations outside the urban growth boundary within the Metro Plan Boundary:

- a. Agriculture, Forest Land, Sand and Gravel, and Parks and Open Space. No minimum level of service is established.
- b. Rural Residential, Rural Commercial, Rural Industrial, and Government and Education. On-site sewage disposal, individual water systems, rural level of fire and police protection, electric and communication service, schools, and reasonable access to solid waste disposal facility. (*Metro Plan*, page III-G-6,7)

The above policy amendment is intended to clarify that the local jurisdictions will plan for a minimum rural level of service outside the urban growth boundary within the Plan boundary.

Locating and Managing Public Facilities Outside the Urban Growth Boundary

Findings

34. In accordance with Statewide Planning Goals and administrative rules, urban water, wastewater and stormwater facilities may be located on agricultural land and urban water and wastewater facilities may be located on forest land outside the urban growth boundary when the facilities exclusively serve land within the urban growth boundary, pursuant to Oregon Administrative Rules (OAR) 660 Divisions 006 and 033.
35. In accordance with Statewide Planning Goals and administrative rules, water and wastewater facilities are allowed in the public right-of-way of public roads and highways.
36. The Public Facilities and Services Plan Planned Facilities Maps show the location of some planned public facilities outside the urban growth boundary and Plan boundary, exclusively to serve land within the urban growth boundary. The ultimate construction of these facilities will require close coordination with and permitting by Lane County and possible Lane County Rural Comprehensive Plan amendments.
37. State Planning Goal 5 and OAR 660-023-090 require state and local jurisdictions to identify and protect riparian corridors.
38. In accordance with OAR 660-033-0090, 660-033-0130(2), and 660-033-0120, building schools on high value farm land outside the urban growth boundary is prohibited. Statewide Planning Goals prohibit locating school buildings on farm or forest land within three miles outside the urban growth boundary.

The above new findings clarify state law and local policy related to the location of urban facilities outside the urban growth boundary and outside the Plan boundary. Refer to the Planned Facilities Maps in Chapter II for the general future location of such facilities.

Policies

G.27 Consistent with local regulations, locate new urban water, wastewater, and stormwater facilities on farm land and urban water and wastewater facilities on forest land outside the urban growth boundary only when the facilities exclusively serve land inside the urban growth boundary and there is no reasonable alternative.

G.28 Locate urban water and wastewater facilities in the public right-of-way of public roads and highways outside the urban growth boundary, as needed to serve land within the urban growth boundary.

G.29 Facility providers shall coordinate with Lane County and other local jurisdictions and obtain the necessary county land use approvals to amend the Lane County Rural Comprehensive Plan or the Metro Plan, as needed and consistent with state law, to appropriately designate land for urban facilities located outside the urban growth boundary or the Plan boundary.

G.30 The cities shall coordinate with Lane County on responsibility and authority to address stormwater-related issues outside the Plan boundary, including outfalls outside the Springfield portion of the urban growth boundary.

G.31 Measures to protect, enhance, or alter Class F Streams outside the urban growth boundary, within the Plan boundary shall, at a minimum, be consistent with Lane County's riparian standards.

The above new policies reflect changes in state law related to locating public facilities. They also provide direction to coordinate with Lane County in locating facilities outside the urban growth boundary and Plan boundary and in addressing stormwater facility issues in these areas.

G.32 New schools within the Plan boundary shall be built inside the urban growth boundary.

The above new policy is consistent with existing state law and Metro Plan growth management policies.

Financing

Findings

39. ORS 197.712(2)(e) states that the project timing and financing provisions of public facility plans shall not be considered land use decisions.

The above new finding reflects existing state law on the financing and timing provisions of the Public Facilities and Services Plan.

40. ORS 223.297 and ORS 223.229 (1) do not permit the collection of local systems development charges (SDCs) for fire and emergency medical service facilities and schools, limiting revenue options for these services. Past attempts to change the law have been unsuccessful.

The above new finding notes some of the limitations in state law on the use of SDCs for funding certain public facilities and services.

41. Service providers in the metropolitan area use SDCs to help fund the following facilities:

- Springfield: stormwater, wastewater, and transportation;
- Willamalane Park and Recreation District: parks;
- Springfield Utility Board, Rainbow Water District: water;
- Eugene: stormwater, wastewater, parks, and transportation; and
- EWEB: water.

42. Oregon and California timber receipt revenues, a federally funded source of county road funds, have declined over the years and their continued decline is expected.

43. Regular maintenance reduces longterm infrastructure costs by preventing the need for frequent replacement and rehabilitation. ORS 223.297 to 223.314 do not allow use of SDCs to fund operations and maintenance.

The above new findings state the existing use of SDCs by local service providers and key funding limitations and trends.

44. The assessment rates of Eugene, Springfield, and Lane County are each different, creating inequitable financing of some infrastructure improvements in the metropolitan area.

The above new finding reflects a need for improved coordination on assessment of properties that cross jurisdictional lines.

Policies

G.33-20 Changes to *Public Facilities and Services Plan* project phasing schedules or anticipated costs and financing shall be made in accordance with budgeting and capital improvement program procedures of the affected jurisdiction(s). (*Metro Plan*, page III-G-7)

~~21. Project timing and financing modifications do not require amendment of the Public Facilities Plan. Modifications should be reflected in the Public Facilities Plan at the next regularly scheduled update. (Metro Plan, page III-G-7)~~

~~22. Both timing and financing provisions for public facilities are not considered land use decisions, and therefore, cannot be the basis of appeal in accordance with State law. (Metro Plan, page III-G-7)~~

G.34-4. Service providers will update ~~In those portions of the urban service area where the full range of key urban services is not available, metropolitan area capital improvement programming (planning, programming, and budgeting for service extension in an orderly and efficient manner) shall be developed and maintained. Such a coordinated capital improvements program shall address geographic phasing regularly for those portions of the urban growth boundary where the full range of key urban services is not available. (Metro Plan, page III-G-5)~~

The above policy amendments clarify how public facility financing occurs at the local level.

G.35-4. Require development to pay the cost, as determined by the local jurisdiction, of extending urban facilities. ~~In general, the amount of public subsidy for public utilities, services, and facilities, including schools in new development, shall be reduced. This does not preclude subsidy, where a development will fulfill goals and recommendations of the Metro Plan and other applicable plans determined by the local jurisdiction to be of particular importance or concern. (Metro Plan, page III-G-5)~~

The above policy amendment inserts a slightly rephrased version of the first part of the Metropolitan Residential Land and Housing Element policy #A.8, Metro Plan, page III-A-6.

G.36-3. Continue to implement a system of user charges, SDCs, and other public financing tools, where appropriate, to fund operations, maintenance, and for public services, utilities, and facilities to cover operation costs and the improvement or replacement of obsolete facilities or system expansion. ~~shall continue to be implemented, where appropriate. (Metro Plan, page III-G-5)~~

G.37 Explore other funding mechanisms at the local level to finance operations and maintenance of public facilities.

G.38 Set wastewater and stormwater fees at a level commensurate with the level of impact on, or use of, the wastewater or stormwater service.

The above policy amendments and new policies address the need to fund operations and maintenance and to set fees at a level that is commensurate with the impact on or use of the systems.

G.39 The cities and Lane County will continue to cooperate in developing assessment practices for inter-jurisdictional projects that provide for equitable treatment of properties, regardless of jurisdiction.

The above new policy provides direction to continue efforts to resolve equity issues involved in assessments for inter-jurisdictional projects.

Other Metro Plan Text Amendments

Chapter I. Introduction

C. Plan Contents

Appendices

The following information, available at the Lane Council of Governments, was originally intended to be included as appendices to this Plan, but it was not formatted into appendices:

- Appendix A Public Facility Plan Project Lists and Maps for Water, Storm Sewers, Sanitary Sewers, and Transportation (These lists and maps are replaced by the project lists and Planned Facilities Maps in Chapter II of the Eugene-Springfield Metropolitan Area Public Facilities and Services Plan).
- Appendix B List of Refinement and Functional Plans and Map of Refinement Plan Boundaries
- Appendix C List of Exceptions and Maps of Site-Specific Exception Area Boundaries
- Appendix D Auxiliary Maps Showing the Following:
 - ~~fire~~ Fire station locations
 - ~~solid waste site~~
 - ~~electrical substations and transmission lines~~
 - ~~airport zones~~
 - ~~urban~~ Urban growth boundary
 - Greenway boundary
 - ~~schools~~ Schools
 - ~~parks~~ Parks

The maps in the Lane County Solid Waste Management Plan, as referenced in recommended Metro Plan Policy # G.24, above, replaces the Solid Waste Sites Auxiliary Map in Appendix D to the 1987 Metro Plan.

The Electrical Planned Facilities Map and lists in Chapter II of this refinement plan replace the electrical auxiliary map.

The Airport Zones Map was replaced by maps in the Airport Master Plan, as reflected in Metro Plan Chapter III-F. Transportation Element, revised through the TransPlan update process.

Chapter II-B. Growth Management ~~and the Urban Service Area~~

Policies

1. The urban ~~service area concept~~ growth boundary and sequential development shall continue to be implemented as an essential means to achieve compact urban growth. The ~~planning, programming, and financing for~~ provision of all urban services shall be concentrated inside the ~~projected urban service area~~ urban growth boundary.

The above amendments to the title of this chapter and to policy #1 delete reference to “urban service area,” a term used in the 1990 Plan. The term was replaced with “urban growth boundary” when the Metro Plan was acknowledged in 1982, but the Metro Plan text was not changed. The full set of Metro Plan amendments that accompany the adopting ordinance for this Public Facilities and Services Plan will make this change throughout the Metro Plan. Planning for all urban services may also extend to urban reserves, and do, according to current Metro Plan policies. For clarity, the policy is amended to simply state that urban services will be provided within the urban growth boundary.

32. The UGB shall lie along the outside edge of existing and planned rights-of-way that form a portion of the UGB so that the full right-of-way is within the UGB.

The above new policy is intended to clarify and provide consistent policy direction for interpretation of the urban growth boundary relative to rights-of-way. Subsequent policies will be renumbered.

97. Land within the urban growth boundary may be converted from urbanizable to urban only through annexation to a city when it is found that:
 - a. A minimum level of key urban facilities and services⁹ can be provided to the area in an orderly and efficient manner. ~~They consist of sanitary sewers wastewater service, stormwater service, solid waste management, water service, fire and emergency medical services, police protection, city-wide parks and recreation programs, electric service, land use controls, communication facilities, and public schools on a district wide basis (in other words, not necessarily within walking distance of all students served). Paved streets with adequate provision for stormwater runoff and pedestrian travel,~~

⁹ See Chapter V. Glossary section of this chapter for the proposed definition of key urban facilities and services.

~~meeting applicable local policies, are important, particularly in new developments and along existing streets heavily used by pedestrians.~~

- b. There will be a logical area and time within which to deliver urban services and facilities. Conversion of urbanizable land to urban shall also be consistent with the *Metropolitan Plan*. (*Metro Plan*, page II-B-4)

108. A full range of key urban facilities and services¹⁰ shall be provided to urban areas according to demonstrated need and budgetary priorities. ~~They include, in addition to the minimum level of key urban facilities and services, urban public transit, natural gas, storm drainage facilities, street lighting, libraries, local parks, local recreation facilities and services, and health services.~~ (*Metro Plan*, page II-B-5)

The above policy amendments move the definition of key urban facilities and services from these policies to the Metro Plan Glossary in order to make it clear the definitions apply throughout the Metro Plan. See Metro Plan Glossary Amendments, below.

Chapter III-E. Environmental Design

2. Natural vegetation, natural water features, and drainageways shall be protected and retained to the maximum extent practical~~le considering the economic, social, environmental, and energy consequences in the design and construction of urban developments.~~ Landscaping shall be utilized to enhance those natural features. This policy does not preclude increasing their conveyance capacity in an environmentally responsible manner. (*Metro Plan*, page III-G-2)

The above policy amendment is proposed to make this policy consistent with proposed stormwater policies in Metro Plan Chapter III-G.

Chapter V. Glossary

The following new definitions and amendments to existing definitions are recommended for inclusion in alphabetical order in the existing Metro Plan Glossary. The existing glossary definitions will need to be renumbered to accommodate the new terms.

Best Management Practices (BMPs): Management practices or techniques used to guide design and construction of new improvements to minimize or prevent adverse environmental impacts. Often organized as a list from which those practices most suited to a specific site can be chosen to halt or offset anticipated problems.

¹⁰ Ibid.

Class F Streams (currently Class I Streams in Lane Code)—: “Streams that have fish use, including fish use streams that have domestic water use,” as defined in OAR 629-635.

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

Extension of urban facilities: eConstruction of the facilities necessary for future service provision.

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

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

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

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

Key urban facilities and services:

- Minimum level: wWastewater service, stormwater service, solid waste management, water service, fire and emergency medical services, police protection, city-wide parks and recreation programs, electric service, land use controls, communication facilities, and public schools on a district-wide basis (in other words, not necessarily within walking distance of all students served).
- Full range: ‡The minimum level of key urban facilities and services plus urban public transit, natural gas, street lighting, libraries, local parks, local recreation facilities and services, and health services.

Public Facility Projects

Public Facility Project lists and maps adopted as part of the Metro Plan are defined as follows:

Water: Source, reservoirs, pump stations, and primary distribution systems. Primary distribution systems are transmission lines 12 inches or larger for SUB and 24 inches or larger for EWEB.

Wastewater: Pump stations and wastewater lines 24 inches or larger.

Stormwater: Drainage/channel improvements and/or piping systems 36 inches or larger; proposed detention ponds; outfalls; water quality projects; and waterways and open systems.

Specific projects adopted as part of the Metro Plan are described in the Project Lists and their general location is identified in the Planned Facilities Maps in Chapter II of the Eugene-Springfield Metropolitan Area Public Facilities and Services Plan.

Special service district: Any unit of local government, other than a city, county, an association of local governments performing land use planning functions under ORS 195.025 authorized and regulated by statute, or metropolitan service district formed under ORS Chapter 268. Special service districts include but are not limited to the following: domestic water district, domestic water associations and water cooperatives; irrigation districts; regional air quality control authorities; rural fire protection districts; school districts; mass transit districts; sanitary districts; and park and recreation districts.

Systems development charge (SDC): A reimbursement fee, an improvement fee or a combination thereof assessed or collected at the time of increased usage of a capital improvement, connection to the capital improvement, or issuance of a development permit or building permit.

Urban facilities: Facilities connected to, or part of, a municipal public facility system.

Urban growth boundary: A site-specific line, delineated on a map or by written description, that separates the projected urban service area urban and urbanizable lands from rural lands. (Refer to graphic on page V-5.)

Urban reserve area: Rural areas located beyond the urban growth boundary not needed to satisfy urban demands associated with the 20-year planning population.

Urban service area, current: The actual geographic portion of the metropolitan area designated as urban land and in which the minimum level of key urban facilities and services are available or imminent. (Refer to graphic, below)

Urban service area, projected: The estimated geographic urbanizable area within which a full range of urban services will need to be extended or provided to accommodate urban development needs by a designated future point in time. It is primarily determined by population, land use and economic projections. Periodic adjustments to these projections are necessary to reflect changing conditions and more recent data. (Refer to graphic, below)

[Delete graphic on page V-5 and references thereto.]

Urban water and wastewater service provision: The physical connection to the water or wastewater system.

IV. Public Facilities Needs Analysis

This chapter describes the existing water, wastewater, stormwater, and electrical service areas in the metropolitan area and presents the analysis that determined the need for the recommended projects shown in the lists and maps in Chapter II. This analysis also provides the basis for key *Metro Plan* findings and policies recommended in Chapter II related to these four types of services.

The analysis is based on the following considerations:

1. A general assessment of the condition of existing facilities;
2. An analysis of short- and long-term public service availability; and
3. Estimated costs and timing of needed facilities.

Existing Service Areas

The existing service areas for water, wastewater, and stormwater are shown in maps 5, 6, and 7, respectively. No service area maps are provided for electrical service that is provided within the urban growth boundary, except for specific properties and areas already served outside the urban growth boundary. The future expansion of existing service areas is prohibited by existing and proposed *Metro Plan* policies unless the *Metro Plan* diagram is amended to expand the urban growth boundary.¹¹

Maps 5, 6, and 7 show three areas labeled *Urban Reserve*. These three areas are designated Urban Reserve in the existing *Metro Plan* diagram. Existing *Metro Plan* policy requires that facility providers plan public facilities to serve areas designated Urban Reserve, but prohibit the extension of public facilities to serve land uses in these areas until they are included in the urban growth boundary and annexed into city limits.¹²

¹¹ See Chapter II, recommended *Metro Plan* Policies G-25 and G-26 and recommended Policy #1 *Metro Plan* Chapter II-B. *Growth Management*. In each instance, these recommendations amend existing *Metro Plan* policies, as discussed in Chapter III.

¹²*Urban Reserve*

These rural areas are located beyond the urban growth boundary and are not needed to satisfy urban demands associated with a population of 293,700. These areas have been identified, based on current trends and policies, as areas for urban development beyond the planning period. Certain public utilities, services, and facilities, particularly water, sanitary sewers, and storm sewers, can be provided to areas designated urban reserve most economically, following extension from areas within the urban growth boundary, because of topographic features. Designating these areas at this time will assist in the preparation of capital improvement programs that extend beyond the planning period of this Plan.

Urban levels of public utilities, facilities, and services shall be designed and sized to serve urban reserve areas; capacity and financing plans shall be calculated to serve urban reserve lands. For purposes of future

A Metropolitan Urban Reserve Analysis Study is now underway as one of the work tasks in the *Eugene-Springfield Metro Plan Periodic Review Work Program*. As a result of that study, the elected officials of Eugene, Springfield, and Lane County have directed the existing urban reserve areas designated on the *Metro Plan* diagram be removed from the diagram. At the time those *Metro Plan* diagram amendments are adopted, any amendments to this refinement plan or to *Metro Plan* policies to reflect updated facility service needs and projects will be adopted concurrently with the diagram amendments to remove urban reserves.

Public Facility Systems Condition Assessment

This section assesses the general condition of existing water, wastewater, and stormwater systems in the metropolitan area, as required by OAR 660-11-020(1)(c).¹³

Water System Condition Assessment

The following assessment of the condition of water distribution and storage systems is based on the systems' ability to: 1) serve peak hourly demands; 2) supply fire and emergency needs; and, 3) maintain system pressures within a desirable range during peak hour demand conditions and reservoir refill conditions.

Eugene Water System Condition Assessment

Eugene Water System Capacity

The existing water distribution system in Eugene will require expansion in order to serve the land uses designated within the urban growth boundary. In recent years, the service areas in the Eugene portion of the urban growth boundary have experienced a high growth rate, and Eugene Water & Electric Board has been connecting between 1,000 and 1,500 new services a year. It is anticipated that by the year 2003, more supply and treatment capacity will be needed.

Eugene Water Distribution System

The pipe system is adequate with routine replacement underway. The distribution system is primarily composed of cast and ductile iron pipe. Polyvinyl Chloride Pipe (plastic) pipe is only used in the two-inch pipe size, and there is some asbestos cement and steel piping that is currently being replaced as part of an ongoing main replacement program.

planning, urban reserve areas shall be assumed to develop as low density residential at densities used in preparation of this Plan. Urban level services shall not be extended to urban reserve areas until they are included within the urban growth boundary through future amendments or updates. (Metro Plan, page II-E-14).

¹³ An electrical systems conditions assessment is not provided and is not required.

Eugene Water Treatment System

The performance of the Eugene Water & Electric Board's (EWEB) Hayden Bridge plant is considered excellent, based on the quality of existing treated water. The treated water consistently meets and exceeds the quality standards currently in effect. The primary process limitation to the capacity of the Hayden Bridge plant is the filtration system. Plant operation in the current mode of filter rate control has been limiting the *clean filter* maximum capacity at nine million gallons per day (mgd) in the summer when the raw water is relatively good quality (low turbidity) and six mgd in the winter when the raw water has higher turbidities.

Eugene-Springfield Public Facilities and Services Plan

Existing Water Service Areas

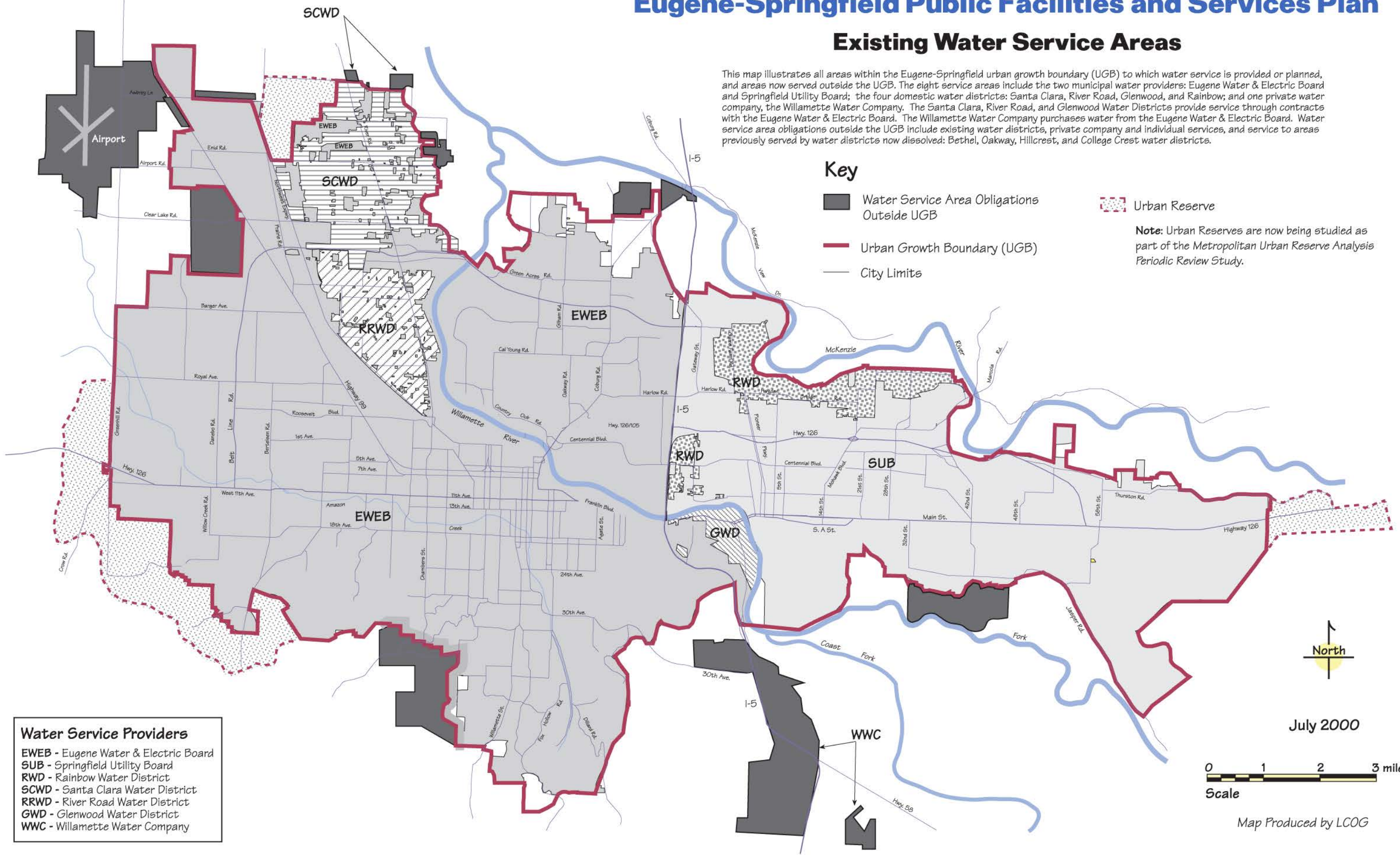
This map illustrates all areas within the Eugene-Springfield urban growth boundary (UGB) to which water service is provided or planned, and areas now served outside the UGB. The eight service areas include the two municipal water providers: Eugene Water & Electric Board and Springfield Utility Board; the four domestic water districts: Santa Clara, River Road, Glenwood, and Rainbow; and one private water company, the Willamette Water Company. The Santa Clara, River Road, and Glenwood Water Districts provide service through contracts with the Eugene Water & Electric Board. The Willamette Water Company purchases water from the Eugene Water & Electric Board. Water service area obligations outside the UGB include existing water districts, private company and individual services, and service to areas previously served by water districts now dissolved: Bethel, Oakway, Hillcrest, and College Crest water districts.

Key

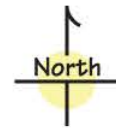
-  Water Service Area Obligations Outside UGB
-  Urban Growth Boundary (UGB)
-  City Limits

 Urban Reserve

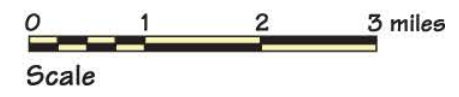
Note: Urban Reserves are now being studied as part of the Metropolitan Urban Reserve Analysis Periodic Review Study.



Water Service Providers
 EWEB - Eugene Water & Electric Board
 SUB - Springfield Utility Board
 RWD - Rainbow Water District
 SCWD - Santa Clara Water District
 RRWD - River Road Water District
 GWD - Glenwood Water District
 WWC - Willamette Water Company



July 2000



Map Produced by LCOG

Eugene-Springfield Public Facilities and Services Plan

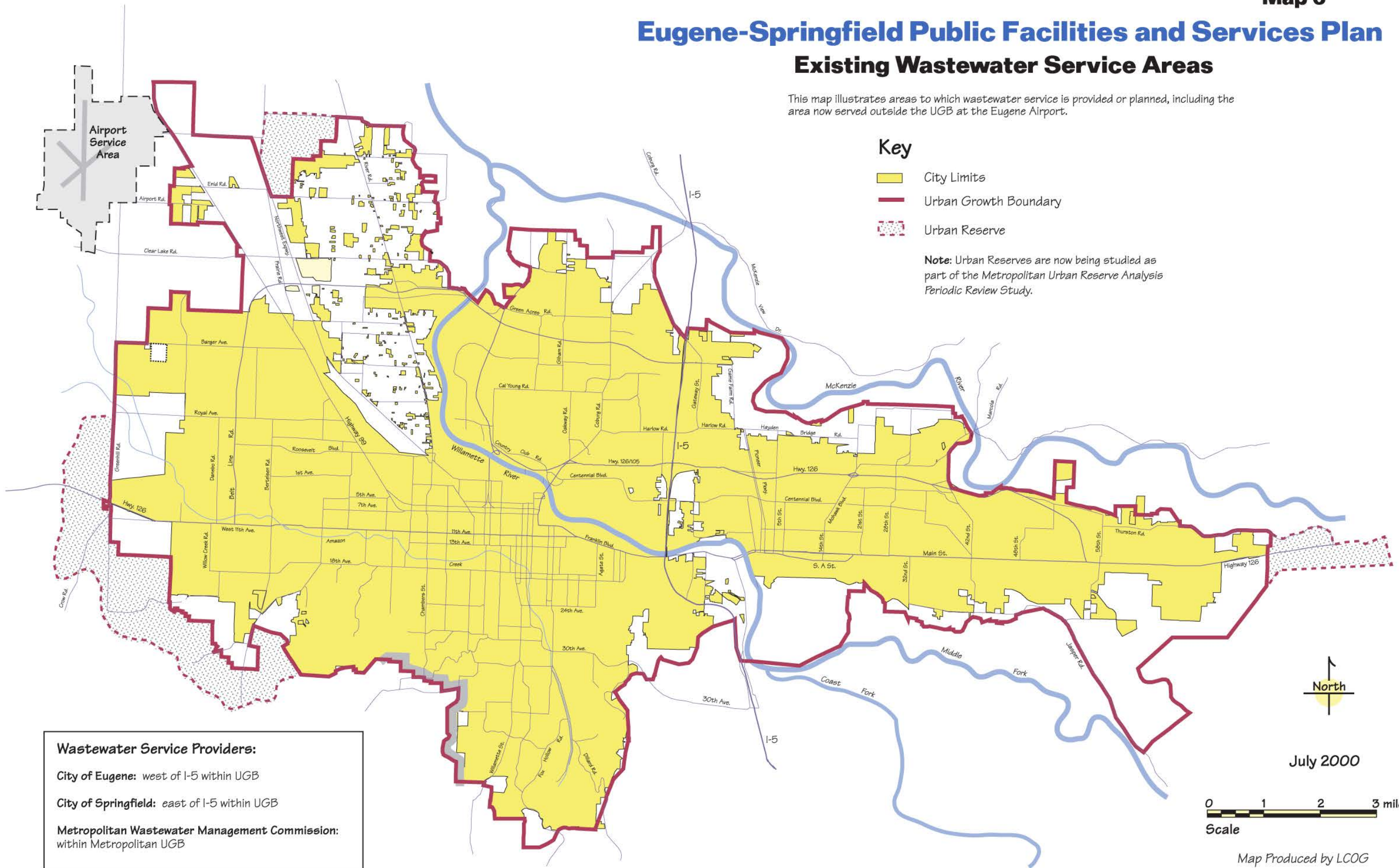
Existing Wastewater Service Areas

This map illustrates areas to which wastewater service is provided or planned, including the area now served outside the UGB at the Eugene Airport.

Key

- City Limits
- Urban Growth Boundary
- Urban Reserve

Note: Urban Reserves are now being studied as part of the Metropolitan Urban Reserve Analysis Periodic Review Study.



Wastewater Service Providers:
 City of Eugene: west of I-5 within UGB
 City of Springfield: east of I-5 within UGB
 Metropolitan Wastewater Management Commission: within Metropolitan UGB

Eugene-Springfield Metropolitan Area Public Facilities and Services Plan
 Amendments current through December 31, 2011

Map Produced by LCOG

Eugene-Springfield Public Facilities and Services Plan

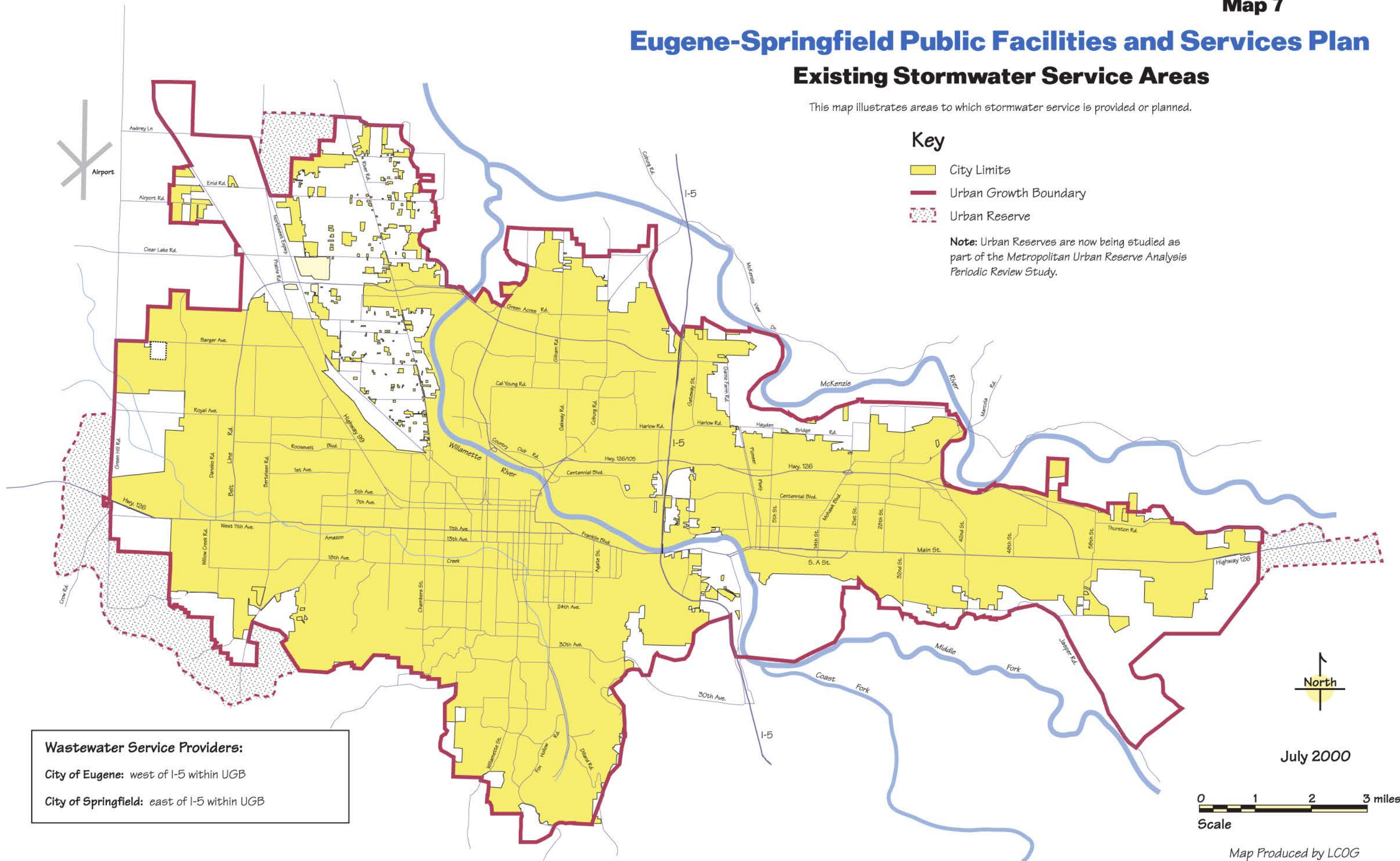
Existing Stormwater Service Areas

This map illustrates areas to which stormwater service is provided or planned.

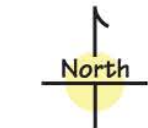
Key

-  City Limits
-  Urban Growth Boundary
-  Urban Reserve

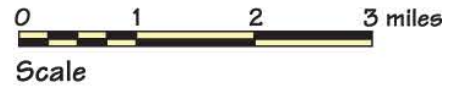
Note: Urban Reserves are now being studied as part of the Metropolitan Urban Reserve Analysis Periodic Review Study.



Wastewater Service Providers:
 City of Eugene: west of I-5 within UGB
 City of Springfield: east of I-5 within UGB



July 2000



Map Produced by LCOG

Eugene Reservoirs

All EWEB distribution reservoirs are covered and maintained in good condition. Existing service levels are satisfactory for obtaining proper service pressures throughout the distribution system. Due to geography, there are some isolated areas where water pressure is not optimal, but meets minimum Oregon Health Division codes and regulations.

Springfield Water System Condition Assessment

Springfield Water System Capacity

Together, SUB and Rainbow Water District serve an area of approximately 14,000 acres. As an annual average, the two systems currently provide 11 mgd of drinking water. During a peak use period in the summer, the systems have provided over 23 mgd.

The total production capacity of the 33 wells located in the Springfield area is 26.1 mgd. This capacity provides a modest surplus over the current maximum day demand of 23.9 mgd. A prudent, economical reserve recognizes that the well pumps are subject to mechanical failures or water quality problems that temporarily limit their production. The surplus supply at the wells is less than 10 percent, which is the minimum recommended by CH2M Hill in the May 1998 draft *Springfield Water System Master Plan*. High usage days, called maximum days, have occurred in the recent past, primarily because of extended periods of hot, dry weather. Existing wells along the Middle Fork of the Willamette River are now being pumped to capacity.

Springfield Water Distribution System

To prepare the master plan for the distribution system, CH2M Hill modeled the performance of SUB and Rainbow's piping systems for a variety of conditions. Generally, the piping system is adequate for current conditions but will need replacement as demand increases. These conditions include current peak hour and fire supply conditions. Future modeling for the same types of conditions are sections of pipe in both North and East SUB system that will require replacement.

Unmetered water losses in the East and North SUB/Rainbow system are near an acceptable level and system pressure is adequate. South of Main Street, SUB is lacking a major east-west supply line. At present, the areas south of Main Street are all supplied by individual lines connected to the line on the north side of Main Street, and to a main in Jasper Road. Circulation in the area will be inadequate in the future and supply reliability will be less than it would be with a major supply line.

The West SUB system needs improvements. Distribution storage is adequate in terms of capacity, but this system contains a substantial amount of pipe installed before 1940. Much of this pipe has been replaced. However, an unacceptable water loss from pipe leakage remains.

Springfield Water Treatment System

SUB and Rainbow Water District have excellent quality groundwater for their supply; however, regulations may require further treatment. Due to the excellent water quality, the sole form of treatment applied at the wells is chlorination, followed by a short detention period. This level of treatment complies with current rules.

Springfield Reservoirs

The SUB and Rainbow Water District systems currently have eight finished water reservoirs. Their total volume of 12.7 million gallons is adequate to meet overall system needs but as demand continues to grow, more storage will be needed.

Wastewater System Condition Assessment

Treatment: MWMC Wastewater Treatment System

MWMC existing infrastructure is monitored for problems that need to be addressed during operational and maintenance activities. MWMC has ongoing programs to help plan for and implement equipment replacement and major rehabilitation of existing systems. With these ongoing programs used to detect existing problems, the infrastructure can be maintained and preserved to help extend its useful life for future years.

In March of 2003, MWMC hired CH2M HILL to evaluate and plan for regional wastewater capital improvements that will serve the Eugene/Springfield urban growth boundary into year 2025. MWMC will need to implement the recommended improvements to meet regulatory requirements based on projected pollution loads and flows. CH2M HILL as part of its work to evaluate and plan for regional wastewater improvements has prepared a technical memo related to “Flow and Load Projections” dated April 12, 2004. This historical and projected information is being used to plan for needed MWMC capital improvements based on engineering evaluation methods and by comparing technology options. It is estimated that approximately \$160 million dollars (in 2004 dollars) are needed for MWMC projects to address regulatory requirements and growth through year 2025.

The Water Pollution Control Facility (WPCF), located on River Avenue in Eugene, replaced the separate plants previously owned and operated by Eugene and Springfield. Its function is to meet the region’s needs for increased sewage service and ensure compliance with the facility’s NPDES discharge permit.

The Residuals Treatment Project is located at the Biosolids Management Facility (BMF) on Awbrey Lane in Lane County. The BMF’s function is to store, further stabilize, and dry digested biosolids received from the WPCF.

The Beneficial Reuse Project is located at the Biocycle Farm along Highway 99 in Lane County. The Biocycle Farm’s function is to apply biosolids from the adjacent BMF to poplar trees, which absorb the water and nutrients contained in the biosolids.

Conveyance:

Conveyance capacity and inflow and infiltration (I/I) ratios are important criteria by which to assess the performance of a wastewater collection system. Conveyance capacity is a function of adequate pipe sizing and measures a system’s ability to move effluent efficiently. Inflow and infiltration ratios express the amount of stormwater entering a sewer system through defective pipes and pipe joints, or through the cross connection of stormwater lines, combined sewers, catch basins, or manhole covers. Such extraneous stormwater entering the wastewater system unnecessarily burdens both conveyance and treatment facilities.

Capacity:

The capacity of the wastewater system is expressed in four measures: average flow, peak flow, biochemical oxygen demand (BOD) and total suspended solids (TSS). The system’s current capacities and projected 2025 needed capacity are:

Capacity Measure	Current	2025
Average flow	49 mgd	59.3 mgd
Peak flow	175 mgd	277 mgd
BOD	66,000 lbs/day	74,000 lbs/day
TSS	71,600 lbs/day	87,600 lbs/day

Projects 300 through 305, described in Tables 4a and 4b, are designed to work together to increase the overall system capacities to meet the projected 2025 need.

Eugene Wastewater System Condition Assessment

Eugene Wastewater Collection System

Table 9 presents an assessment of the general condition of the wastewater collection system in Eugene for pipes 24 inches and larger. The existing system is generally in adequate condition, based on wastewater line inspection results and conveyance capacity.

**Table 9
Eugene Wastewater Collection System General Condition Assessment**

Facility Type	Adequate	Inadequate	Total
24-inches+ Diameter	42 miles	4 miles	46 miles

Source: Eugene Public Works Department, 1998.

Approximately 80 percent of the wastewater system were constructed after 1950. The oldest pipelines were constructed between 1900 and 1905. The Central Eugene system contains all of the older pipelines, which may contribute most of the I/I to the Eugene collection system. A *Sewer System Evaluation Survey*, 1978, indicated that about 80 percent of total I/I was contributed by the Central Eugene system.

The Willakenzie system area was annexed to the city in 1960 with a majority of the wastewater system constructed between 1961 and 1964. A large area north of Beltline Road is still not annexed or served by wastewater systems. Major improvements in the system are occurring in the Willakenzie North Basin north of Beltline Road. Since 1992, new wastewater line extensions have been installed off Coburg Road and Gilham Road.

A majority of the north Bethel/Danebo basin area was annexed to the city in 1964. Wastewater systems in the area were designed to allow for phased construction as growth occurs. The 1987 *Metro Plan* projects that more than 40 percent of the city's growth will occur in this area. Recent development pressures have intensified in southwest Eugene and industrial development has consumed much of the remaining capacity in the west Eugene conveyance system, which was intended to be expanded to meet projected growth demands. The system consists primarily of the West Irwin and Terry Street pump stations and the force mains to the regional wastewater treatment plant.

In the River Road/Santa Clara area, existing *Metro Plan* policies allow wastewater service to be provided to developed properties without annexation to reduce the negative impacts of septic systems on groundwater quality. Annexation of vacant land is required prior to development and the provision of wastewater service in this area and all other areas outside city limits within the urban growth boundary. Recent conveyance improvements in the area have occurred in the River Road Basin, including numerous line extensions along River Road and a series of improvements along Prairie Road in 1997 and 1998.

Eugene Wastewater Pump Stations

The Fillmore station, constructed in 1960 in conjunction with the west Eugene trunk sewer, was completely renovated to a modern facility in 1995, and will be capable of serving the Downtown Westside basin well into the future. The Judkins Point pump station was constructed in 1954 and had a number of problems relating to capacity and pressure line inadequacies. These problems were addressed in 1995 through a full modernization of the facility, and the construction and subsequent flow diversion to the new Glenwood pump station. Other pump stations in the Central Eugene system serve small localized areas.

In the Southeast Eugene system area, the Glenwood pump station will serve the greater Glenwood area and Laurel Hill. In addition to these improvements, a second force main and temporary pump station are currently being built in the area with private funding.

These facilities have significantly improved capacity for accommodating new developments.

Springfield Wastewater System Condition Assessment

Table 10 presents an assessment of the general condition of the wastewater collection system in Springfield for pipes 24 inches and larger. The table shows that Springfield’s wastewater system is generally in good condition. Capacity is adequate in each of the basins. Inflow and infiltration is a significant problem in the Downtown/South A basin where older pipe systems allow errant stormwater to enter the wastewater system. Inflow and infiltration in the Thurston and North Springfield basins are also of some concern.

Table 10
Springfield Wastewater Collection System General Condition Assessment

Basin	Conveyance Capacity		Inflow/Infiltration Ratio*	
	Adequate	Not Adequate	Peak/Base Flow (MGD)	Storm/Base Flow (MGD)
Main Street	X		1.7	2.0
Thurston	X		4.6	3.0
North Springfield	X		5.1	3.6
North Branch	X		Unknown	Unknown
Downtown/South A	X		11.2	5.7
Jasper/Douglas Gardens	X		1.7	2.0

* **Base Flow** is the normal volume in millions of gallons per day (MGD).
Peak Flow is the highest rate of flow at a given point in time.
Storm Flow is the volume for averaged across the duration of a storm event.

The ratios shown in these columns are a measure of: 1) pipe condition, 2) crossed storm and sanitary sewer connections, and 3) future problem areas.

Peak/Base and Storm/Base ratios greater than 5.0 indicate system problems.

Stormwater System Condition Assessment

Eugene Stormwater System Condition Assessment

Table 11 is a draft summary of the total number of pipe and open channel segments recently modeled by the City of Eugene (1998); the number/percentage of segments that are expected to be deficient under existing and future land use conditions; and the number/percentage of deficient segments that are expected to fail only as a result of

future development. As shown, the highest percentage of segments expected to flood under existing and future conditions is in the Willow Creek basin. A relatively high number of segments in this category is also shown in the Amazon Creek Basin and Laurel Hill Basin.

Table 11
Eugene Stormwater System General Condition Assessment

Basin Name	No. of Segments Modeled	Segments Expected to be Flooded under Existing and Future Land Use Conditions			Segments Expected to be Flooded under Future Land Use Conditions Only		
		No. of flooded segments	Length of flooded segments	% of total number of segments	No. of flooded segments	Length of flooded segments	% of total number of segments
Amazon Creek	181	59	173,500 LF pipe segments and 1,550 LF open channel	33%	12	6,936 LF pipe segments	7%
Bethel/Danebo	160	14	3,247 LF pipe segments and 6,670 LF open channel	9%	5	1,873 LF pipe segments and 1,360 LF open channel	3%
Willakenzie	162	7*	49 LF pipe segments and 4,740 LF open channel	4%	2*	1540 LF open channel	1%
Santa Clara and River Road	to be determined	to be determined			to be determined		
Willamette River	21	1	700 LF pipe segments	5%	0	N/A	0%
Willow Creek	51	39	744 LF pipe segments and 21,850 LF open channel segments and one bridge	76%	5	179 LF pipe segments and 2,688 LF open channel	10%
Laurel Hill	50	22	840 LF pipe segments and 2,320 LF open channel	44%	5	493 LF pipe segments and 450 LF open channel	10%

*The flooding problems caused by high water level in the Willamette River are not included in the table.

Springfield Stormwater System Condition Assessment

Table 12 assesses the conveyance capacity at present and at future buildout. Conveyance capacity is also evaluated for the ability to handle two-year and ten-year storm events. As the table shows, all basins within the system are capable of draining two-year storm events. In a ten-year event, the Cedar Creek, Hayden Bridge, Q Street Floodway, and Jasper basins do not function adequately.

Table 12
Springfield Stormwater System General Condition Assessment

Basin	Conveyance Capacity (Storm Events)				Outfall Capacity ¹ (Storm Events)		Outfall Control ²		Water Quality	
	Present		Buildout		2-yr Event	10-yr Event	City	UG B	Pre- treated (%)	Known Water Quality Deficiency ³
	2-yr Event	10-yr Event	2-yr Event	10-yr Event						
Cedar Creek	Y	N	N	N	N	N	N	N	<10%	✓
Weyerhaeuser Outfall	Y	Y	Y	Y	Y	Y	Y	Y	<10%	
West Springfield/Q Street	Y	Y	Y	Y	Y	Y	Y	Y	<10%	
West Springfield/ Hayden Bridge	Y	N	N	N	N	N	N	N	20%	
North Gateway	Y	Y	Y	Y	Y	Y	Y/N ⁴	N	50%	
Q Street Floodway	Y	N	Y	N	Y	Y	Y	N	<10%	
Mill Race	Y	Y	Y	Y	Y	Y	Y	Y	20%	✓
Jasper	Y	N	N	N	Y	N	Y/N ⁴	N	40%	
Mountaingate, Jasper /Natron	Y	Y	N	N	Y	Unk	Y/N ⁴	N	0%	
West Kelly Butte/ Willamette	Y	Y	Y	Y	Y	Y	Y	Y	<10%	

¹Outfall capacity is a measure of the receiving body's ability to absorb and convey runoff.

²Outfall control refers to having jurisdictional control (through ownership, easement, or agreement) over a stormwater outfall that protects the facility from activity that might impact its capacity.

³Does not meet one or more water quality standards as defined in DEQ section 303(d) Water Quality Act.

⁴Multiple outfalls, some of which the city does not control.

Note: Y indicates an adequate condition for a category.

N indicates an inadequate condition for a category.

Table 12 also analyzes the conveyance capacity needed to accommodate two-year and ten-year events in the future when anticipated buildout of the land has occurred. As can be seen, several drainage basins are likely to be overwhelmed as buildout occurs.

Outfall capacity is a measure of a stream or drainageway's ability to absorb stormwater runoff. Table 12 shows that Cedar Creek and the West Springfield Hayden Bridge basins are deemed inadequate to absorb even two-year events. The Jasper basin fails in a ten-year event.

Outfall control refers to having jurisdictional control (through ownership, easement, or agreement) over a stormwater outfall that protects the facility from activity that might impact its capacity. Table 12 shows those basins where the city has control and where it does not have jurisdiction. Cedar Creek and the West Springfield/Hayden Bridge basins have outfalls outside of the city's control. Other basins have more than one outfall, some of which are outside city control.

Water quality is a critical element of Springfield's condition assessment analysis. Staff has estimated the percentage of runoff volume that is being pre-treated for each basin. Where known water quality deficiencies exist, these are shown on Table 10.

Public Service Availability

A second set of considerations in identifying planned projects and setting policy is the ability to provide water, wastewater, stormwater, and electric services within defined service areas in the short-term and long-term (see Map 8). This section describes the methodology used to identify these areas and presents findings that articulate service availability status, issues, and constraints. Findings that directly support proposed *Metro Plan* policies have been included in the *Metro Plan* Text Amendment Recommendations in Chapter II.

Most areas in the Eugene-Springfield metropolitan area can be served in the short-term, while larger tracts of urbanizable land available for future development will be serviceable over the long-term. As defined in Map 8, short-term areas are development-ready sites plus areas that will or can be provided service within the next five years. The public projects planned for these areas are identified as short-term projects in the project lists in Chapter II. Improvements needed to serve short-term areas are either listed in capital improvement plans or will be made as part of the development process. Long-term areas are anticipated to receive service in six to 20 years,

due to a variety of constraints, as described in the following sections of this chapter. Public projects to serve these areas are identified as long-term projects in the project lists in Chapter II.

In addition to short- and long-term, the ability to provide service is discussed below within the context of areas within city limits, areas identified or designated for in-fill, redevelopment, and nodal development, urbanizable areas, and, for long-term areas only, areas designated Urban Reserve. The urbanizable area is that area between the city limits and the urban growth boundary.

Methodology

In November 1998, utility service questionnaires were completed by service providers to ascertain limitations to providing public facilities to planned land uses within the city limits, proposed Nodal Development Areas,¹⁴ the urban growth boundary, and Urban Reserves. The data collected from these questionnaires and accompanying maps provide important information on service constraints in these areas.

Through the utility service questionnaires, city and county public works staff and area utility planners described the availability and constraints to providing water, wastewater, stormwater, and electric service within urban growth boundary and urban reserve areas. Areas not currently served were identified in Map 8 as short- or long-term service areas for each type of service.

Through this process, service providers described any known constraints to providing service to proposed nodal development areas. This information is contained in an appendix to the *Eugene-Springfield Metropolitan Area Public Facilities and Services Technical Background Report: Existing Conditions and Alternatives*, April 1999.

Short-Term Service Availability

All areas within the city limits of Eugene and Springfield can be served in the short-term, except for stormwater service to two areas in both cities and full water service to Eugene's south hills. Short-term system improvements to serve these areas are either in a capital improvement plan or will be made in conjunction with the development process.

A majority of the proposed nodal development areas are serviceable now or in the short-term and most have no known service constraints. In cases of short-term service availability, utility providers' five-year capital plans accommodate the needed facilities.

¹⁴ *TransPlan* (The *Eugene-Springfield Transportation System Plan*) encourages high-density residential, commercial, and employment centers known as *Nodal Development Areas*. These potential nodes are shown in the *TransPlan* map, *Nodal Development Areas Proposed for the Eugene-Springfield Metro Area*, contained in the appendix of the *Public Facilities and Services Plan Technical Background Report*.

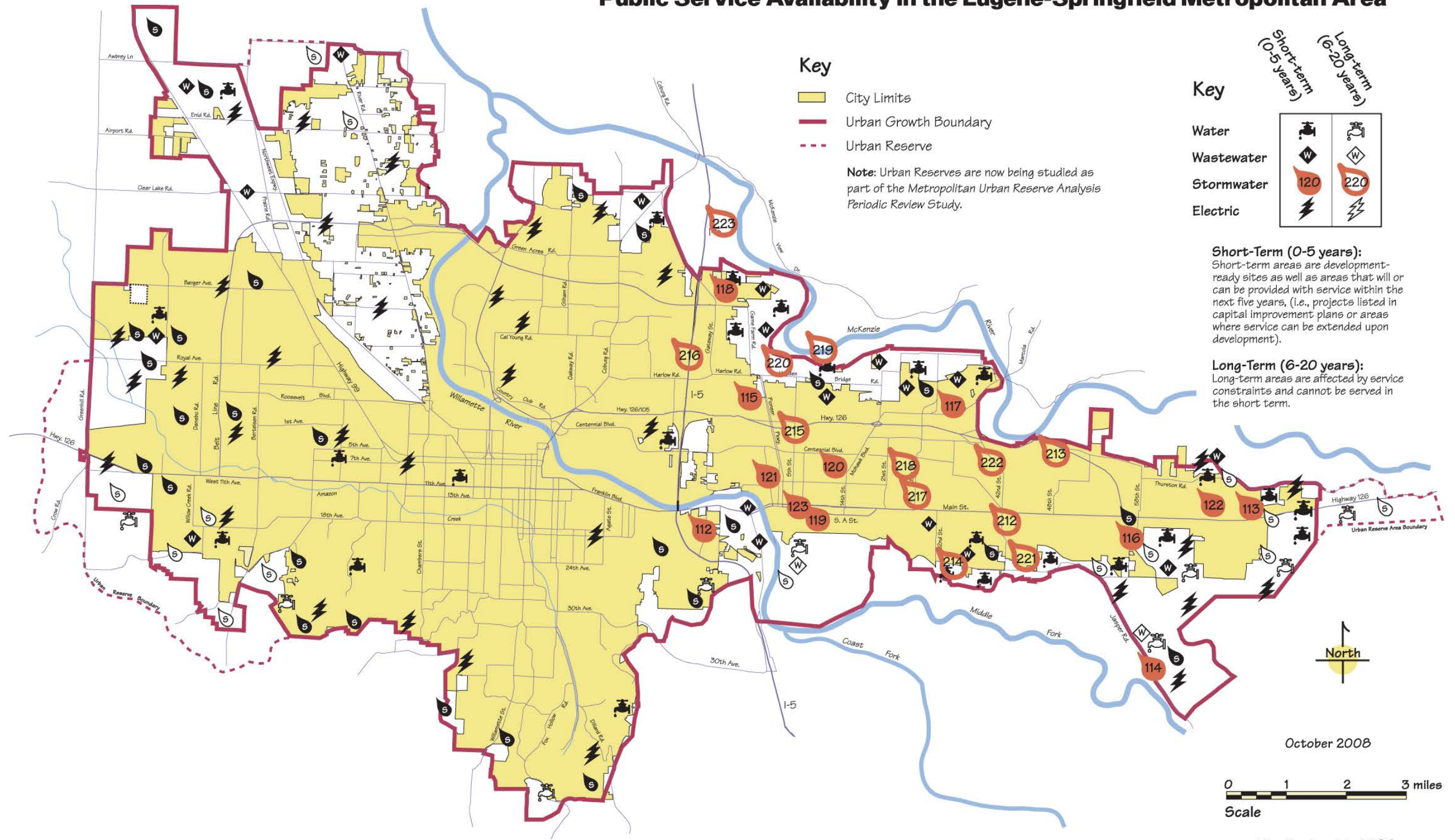
Short-Term Service Availability Within City Limits

1. Almost all areas within the city limits of Eugene and Springfield are served or can be served in the short-term (0-5 years) with water, wastewater, stormwater, and electric service. Exceptions to this are stormwater service to portions of the Willow Creek area and southeast Springfield and full water service at some higher elevations in Eugene's south hills. Service to these areas will be available in the long-term. Service to all areas within city limits is either in a capital improvement plan or can be extended with development.

Map 8

Eugene-Springfield Public Facilities and Services Plan

Public Service Availability in the Eugene-Springfield Metropolitan Area



Eugene-Springfield Metropolitan Area Public Facilities and Services Plan
Amendments current through December 31, 2011

Areas within west Eugene's industrial district have limited short-term water system capacity due to disconnected pipes in the system. Additional water main extensions will be required for some properties, and wetland constraints may pose a problem for certain water mains to be connected.

2. The area north of Roosevelt, south of Barger, and west of Terry Street in Eugene is developing rapidly, and with the recent completion of the Barger/Green Hill pump station, can be provided with gravity wastewater service.
3. Since the 1980s, the cities of Eugene and Springfield have recognized that open drainage systems can reduce overall infrastructure costs, conserve natural resources, and provide stormwater treatment and conveyance. Through adoption and implementation of the *Eugene Comprehensive Stormwater Management Plan* (1993), Eugene has developed the policy framework that will lead to specific projects identified through master basin plans. Eugene's stormwater planning meets federal Clean Water Act requirements and will accommodate anticipated development within Eugene's portion of the urban growth boundary. Springfield and Lane County will be subject to the Clean Water Act's National Pollutant Discharge Elimination System (NPDES) Phase II permit requirements. The City of Springfield is undertaking a major stormwater planning effort.
4. All areas within Eugene and Springfield can be provided electric service, but new facilities will be required to support substantial long-term growth and in areas that are currently reaching capacity within city limits. EWEB and SUB five-year capital plans provide for these new facilities.

Short-Term Service Availability to Infill, Redevelopment, and Nodal Development Areas

1. Current capacity is adequate to serve all infill, redevelopment and Nodal Development Areas.
2. A majority of Nodal Development Areas are serviceable now or in the short-term. Thirty-four of the 53 proposed Nodal Development Areas have no known service constraints.
3. A more thorough analysis is needed to determine water availability for fire flow to individual sites within Nodal Development Areas. Fire flow is site specific and all nodes have capability of adequate fire flow, but some sites within the nodes will require more infrastructure upgrades than others.
4. In order to identify areas suitable for development at higher densities, the City of Eugene is developing a software model that will better determine wastewater flows within the wastewater collection system.

Short-Term Service Availability Within Urbanizable Areas

1. Water, wastewater, stormwater, and electrical services to urbanizable areas in the Eugene-Springfield urban growth boundary are available upon annexation to the city, with the exception of areas where some services are available in the long-term.
2. Water service is not available in the short-term to the area east of Highway 99 and south of Awbrey Lane in Eugene because of limited water system capacity and a lack of existing infrastructure. Main transmission lines to service these areas will be constructed at cost to development.
3. Lane County regulates the installation of septic systems in the urbanizable area through an intergovernmental agreement with the State of Oregon.
4. The construction of wastewater interceptors has been completed in the River Road/Santa Clara area, and Lane County no longer issues septic permits in this area. The City of Eugene is requiring all existing development in the River Road/Santa Clara area to connect to the wastewater system and requires all new development to annex to the City of Eugene and connect to the wastewater system when that system is available.

Long-Term Service Availability

Areas with service constraints are located on the periphery of developed lands and within urbanizable areas. These long-term service areas are located primarily in west Eugene's Willow Creek basin, in south Springfield, and the Thurston and Jasper-Natron areas of east Springfield. There are a few instances where areas with service constraints are located within city limits (Eugene and Springfield: stormwater; Eugene: water).

Service constraints for water, wastewater, stormwater, and electrical facilities exist in one or more areas, although some areas are constrained for some of these services and not others. Short-term service constraints can largely be attributed to environmental constraints, such as steep slopes and wetlands, and limited service capacity due to a lack of existing infrastructure, or to the need for major infrastructure improvements that will enable the provision of service to areas currently located far from existing facilities. Such improvements include the construction of new water sources and transmission lines, large wastewater trunk lines and pump stations, and enhancement of stormwater pipes and flood control facilities.

Long-Term Service Availability within City Limits

Vacant lands in west Eugene identified as wetlands and targeted for mitigation or protection through acquisition will not be serviced due to environmental constraints.

Water

1. Areas in need of water service in Eugene's south hills, within the city limits, will be serviceable in the long-term due to the need for significant investments in additional water distribution infrastructure and storage capacity.
2. Buildable lands located in the Timberline area of Eugene's south hills will be difficult to service with water until the Timberline (1100) reservoir is constructed. This area can be served but will require a combination of private and EWEB resources for the area to develop at buildout.
3. In the Laurel Hill area of Eugene, the Fairmount reservoir has limited water service capacity and is currently serving an area larger than its capacity. Significant future development in this area will require a new reservoir above 850 feet elevation, and a new pump station above 750 feet elevation. There are also limited fire flows in the Laurel Hill area.
4. Development above the 875 foot elevation in the Dillard Road area of southeast Eugene will require additional water pumping facilities to address long-term service needs. This area can be served, but will require a combination of private and EWEB resources for the area to fully develop at buildout. Water reliability will be difficult in this area until new facilities are constructed. EWEB has planned for the long-term construction of a water reservoir and pumping station in this area.

Wastewater

1. In Eugene's Willow Creek basin, the addition of the Hyundai plant may contribute to future wastewater capacity problems with additional flow contribution from future phases. Currently, the existing large Hyundai flow rate is offset by the amount of land taken out of development for protection of the west Eugene wetlands. Due to the high flow rate producer in this basin coupled with a high infiltration and inflow rate during heavy rainfall events, excess capacity may be limited for the future development of higher density land uses.
2. The cities of Eugene and Springfield are funding infiltration and inflow reduction programs to improve existing wastewater capacity limitations within certain wastewater basins.

Stormwater

1. Upstream areas of the Willow Creek basin are serviceable with stormwater facilities in the long-term because they are significantly removed from downstream facilities.

2. Areas in southeast Springfield within the city limits are identified as long-term service areas for stormwater because the existing capacity of the stormwater system in this area is limited and the City does not have jurisdictional control of outfall locations outside the urban growth boundary.

Long-Term Service Availability to Infill, Redevelopment, and Nodal Development Areas

1. Five Nodal Development Areas are affected by service constraints: in Eugene, nodes 3B and 3C; in Springfield, nodes 9H, 9J, and 9K. Only the Willow Creek Industrial node (3C) is located inside city limits.
2. Developable lands located near the West 11th and Crow Road node (3B) will be difficult to serve water because of a lack of adjacent infrastructure available at this time.
3. The Jasper Residential and Employment nodes (9H and 9J) are affected by short-term service constraints for wastewater service.

Long-Term Service Availability Within Urbanizable Areas

All urbanizable areas within the Eugene-Springfield metropolitan urban growth boundary can be served with water, wastewater, stormwater, and electric service at buildout. In general, areas outside city limits serviceable in the long-term are located near the urban growth boundary and in urban reserves, primarily in River Road/Santa Clara, west Eugene's Willow Creek area, south Springfield, and the Thurston and Jasper-Natron areas in east Springfield.

Water

1. The existing water distribution system in Eugene (EWEB) will require expansion in order to serve the land uses designated within the UGB.
2. Future growth will require additional source, storage, and transmission throughout the Springfield Utility Board's (SUB) water service area to increase capacity and meet water demands in Springfield.
3. Existing SUB wells along the Middle Fork of the Willamette River are currently being pumped to capacity.
4. In Springfield, buildable lands south of Thurston and in the Jasper-Natron areas will be difficult to serve with water. Significant costs will be incurred to develop new water sources and transmission lines in these areas.

5. Upper level water service in the Willamette Heights area in Springfield will require pump stations and storage reservoirs. These facilities can be provided over the long-term but will be costly to develop.
6. Buildable lands in the Fox Hollow/Owl Road area of Eugene will require additional infrastructure and water storage capacity prior to being served. Most of this area is currently disconnected from the existing system.

Wastewater

1. There are no areas within the metropolitan UGB that will be difficult to serve with wastewater facilities over the long-term (six to 20 years) assuming that public infrastructure specifications and requirements of the developing area can be addressed. Appropriate engineering design practices must be used during the development and expansion into sensitive areas that are approved for development (ex. – hillside construction, etc.). Expansion of the existing collection system will be necessary to meet demands of growth over this time period.
2. Based on 2003 analysis, the Eugene-Springfield metropolitan area treatment facilities will require facility improvements to address both dry and wet weather regulatory requirements relating to pollutant loads and wastewater flows. Regional and local wastewater improvements to the collection and treatment systems are being planned for and will be implemented to allow for growth within the UGB and for regulatory compliance.
3. The provision of long-term wastewater service in the Jasper-Natron area in Springfield is contingent upon construction of the Jasper Road Wastewater Line Extension from 42nd Street to Brand Street. Completion of this significant infrastructure improvement will enable this area to be served effectively.
4. The Willamette Heights area of Springfield requires installation of wastewater lines to replace existing septic systems. There are related problems in this area surrounding substandard streets and inadequately surveyed rights-of-way.

Stormwater

1. Through hydrologic modeling efforts, the City of Eugene has determined that over 142 stormwater facilities (pipe segments or open channels/waterways) are expected to flood under existing and future land use conditions. At least 29 stormwater facilities are expected to flood as a result of development under future land use conditions only.

2. Four stormwater basins in Springfield (Cedar Creek, West Springfield/Hayden Bridge, Jasper, and Mountaingate/Jasper-Natron), will not function adequately in future storm events. An analysis of two-year and ten-year storm events anticipates that these stormwater basins will likely be overwhelmed as buildout occurs. Inadequacies in stormwater capacity will have to be addressed to service long-term development needs in these basins.
3. The City of Springfield lacks control of key stormwater outfall facilities located along Cedar Creek and areas outside of Springfield's jurisdictional boundaries within five stormwater basins. Control of outfall locations affects the ability to protect these facilities from activities that might impact their future capacity.
4. Eugene's River Road/Santa Clara basin has limited long-term stormwater capacity, existing deficiencies, and high cost for development of new facilities.

Electrical

All areas in the Eugene-Springfield metropolitan area can be provided electrical service over the long-term (next 20 years or at buildout). There are few areas where some level of electric service does not already exist and the ability to extend the service is not readily available.

Long-Term Service Areas Within Urban Reserves

If it were necessary, land within the metropolitan area's three Urban Reserves would be serviceable in the long-term but would require major improvement projects and significant financial resources to ensure services are extended into these areas.

Water

1. Water service is difficult to provide to Eugene's southwest Urban Reserve due to a lack of existing infrastructure. Additional water storage capacity will be necessary to provide long-term water service in this area. EWEB plans to develop reservoirs and pump stations in this vicinity to serve areas within the urban growth boundary.
2. Lands located in Springfield's eastern Urban Reserve are far from existing water facilities and will be difficult and expensive to develop due to distance and multiple service levels.

Wastewater

The Eugene-Springfield wastewater collection system and Regional Wastewater Treatment Plant are designed only to serve the region's long-term service needs within the metropolitan urban growth boundary. It will be difficult and costly to expand this

system into large areas outside the urban growth boundary, because the capacity increase in the collection system would possibly be needed all the way back to the treatment plant.

Stormwater

Eugene’s southwest Urban Reserve (Willow Creek area) would be difficult to serve in the long-term because developable lands upstream are significantly removed from downstream stormwater facilities. Sites located in the headwaters of Willow Creek are in a similar situation.

Estimated Project Costs and Timing

The ability to extend water, wastewater, and stormwater facilities is also influenced by their cost and phasing. For this reason, estimates of costs and timing of the planned projects recommended in Chapter II are presented here. The financing and phasing of facilities in this plan are not considered land use decisions and are not adopted as part of the *Metro Plan*. Information on project costs and timing has not been identified for electrical facilities.

Planned Water System Improvements

Planned short- and long-term water projects, and estimated costs and timing are listed in tables 13 and 14, and shown in Map 1: Planned Water Facilities.

Table 13
EWEB Water System Improvements, Estimated Costs, and Timing (continued)

Project Number	Project Name/Description	Cost (\$000)	Estimated Completion Year
	<i>Short-Term</i>		
107	Green Hill/Airport mainline	400	1999
108	EWEB/Seneca 42-inch transmission line	6,600	2001
109	City View reservoir (800)	800	2001
110	Hayden Bridge Expansion and 10mg Reservoir and pump gallery	21,100	2003
	<i>Long-Term</i>		
218	Back-up well field development area	10,100	2007
219	Hayden Bridge-former fish hatchery intake modifications	1,000	2010+
220	Laurel Hill reservoir (850)	830	2005
221	Laurel Hill reservoir and pump station (975)	1,000	2007

Table 13
EWEB Water System Improvements, Estimated Costs, and Timing (continued)

Project Number	Project Name/Description	Cost (\$000)	Estimated Completion Year
222	Laurel Hill pump station (1150)	150	2007
223	Shasta reservoir (1150)	500	2006
224	Dillard reservoir (975) and pump station (1150)	750	2010+
225	Dillard reservoir (1150)	500	2010+
226	Elliot reservoir (607)	5,000	2010+
227	Willamette reservoir (1325)	500	2010+
228	Willamette pump station (1500)	150	2005-08
229	Timberline reservoir (1100)	500	2008
230	Timberline pump station (1325)	150	2008
231	Gimple Hill reservoir (975) and pump station	750	2010+
232	Green Hill reservoir (800)	500	2010+
233	Green Hill reservoir (975)	500	2010+
234	Green Hill pump station (975)	250	2010+
235	Westside/Cantrell Hill reservoir (607)	10,000	2010+
236	Westside Transmission Main	1,000	2010+
237	Glenwood/LCC Basin intertie	500	2010

Table 14
SUB Water System Improvements, Estimated Costs, and Timing

Project Number	Project Name/Description	Cost (\$000)	Estimated Completion Year
	<i>Short-Term</i>		
101	Install 24-inch line along I-105	700	2002-2017
102	Install 16-inch line to Glenwood	500	2000-2017
103	Install 16-inch line along 32 nd Street	400	2000-2010
104	Add well(s) in existing Thurston well field	350	1999-2004
105	Add well at 16 th and Q Street	250	2004
106	Install new treatment at Thurston	300	2004
107	Add well(s) near Thurston Wellfield	400	2002
108	Install transmission lines along Booth Kelly Road into the Natron Area	2,500	2001
109	Install new source, Willamette Wellfield	2,000	2001

Table 14
SUB Water System Improvements, Estimated Costs, and Timing (continued)

	<i>Long-Term</i>		
202	Install 16- to 10-inch line in SP railroad right-of-way	500	2005-2017
203	Install 12- and 16-inch line along Thurston Road, Main Street, and in South Hills, to supply new development	500	2000-2010
204	Pump station(s) to serve upper levels	375	2005-2017
205	Install 16-inch line on SP railroad right-of-way south to Hayden Bridge Way (RWD)	175	2005-2017
209	Add upper level reservoir(s): (3 rd , 4 th , 5 th level)	2,500	2005-2017
211	Install 16-inch line along Main Street	400	2011-2017
212	Add well(s) near 31 st and Marcola Road	250	2005
214	Add wells near Interstate-5 and Game Farm Road North.	500	2005-2017
215	Add wells in Natron area	1,000	2005-2017
216	Install 12-inch line, Thurston to Main Street	1,000	2005-2017

Planned Wastewater System Improvements

Planned short- and long-term wastewater projects, and estimated costs and timing are listed in tables 15 and 16 and shown in Map 2: *Planned Wastewater Facilities*.

Table 15
City of Eugene
Wastewater System Improvements, Estimated Costs, and Timing

Project Number	Project Name/Description	Cost (\$000)	Estimated Completion Year
	<i>Short-Term</i>		
100	West Eugene Bypass (48-inch)	3,350	2002
101	North River Road pump station	315	2002
102	North Willakenzie gravity sewers	666	2004
103	North Enid pump station	774	2005
	<i>Long-Term</i>		
200	North Willakenzie pump station	645	2008
201	Awbrey Lane pump station	300	2008

Table 16
City of Springfield
Wastewater System Improvements, Estimated Costs, and Timing

Project Number	Project Name/Description	Cost (\$000)	Estimated Completion Year
	<i>Short-Term</i>		
104	Jasper Road sewer extension	3,500	1999-2004
104	Jasper Road sewer extension	11,600	2010-2012
105	Game Farm Road trunk sewer	1,500	1999-2004
105	10 th & N Street Upgrade	3,950	2010
106	Gateway/Harlow Road pump station upgrade	1,500	1999-2004
106	E Street (Central Trunk) upgrade	2,500	2010-2013
107	Main Street Sewer upgrade # 1	2,100	2010-2013
108	Nugget Way pump station upgrade	1,400	2010
109	Hayden Lo pump station upgrade	1,050	2010-2013
110	River Glen pump station upgrade	1,200	2010-2013
	<i>Long-Term</i>		
202	East Glenwood gravity sewer	1,100	2005-2006
202	Harbor Drive pump station	3,340	2015-2020
203	19 th Street pump station	500	2005-2006
203	Peace health pump station	3,190	2012-2017

Table 16a
MWMC Wastewater Treatment and Collection System Improvements, Rough Cost Estimate, and Timing Estimate

Project Number	Project Name/Description	Cost* (\$)	Estimated Completion Year
300	WPCF Treatment Project	\$120.3	
300A	Preliminary Treatment (\$12.8)		2010
300B	Primary Treatment (\$4.8)		2012
300C	Secondary Treatment (\$24.7)		2017
300D	Disinfection/Outfall (\$5.6)		2010
300E	Biosolids Treatment (\$18.3)		2013
300F	Filtration (\$20.2)		2020
300G	Reuse Facilities (\$16.)		2018
300H	Odor Control (\$6.9.)		2012
300I	Flow Management Facilities (\$11)		2010

**Cost estimated in 2004 dollars*

Table 16a
MWMC Wastewater Treatment and Collection System Improvements, Rough Cost Estimate, and Timing Estimate (continued)

301	Residuals Treatment Project	\$5.2	
301A	Lagoon Rehabilitation (\$4.5)		2012
301B	Composting Facility (\$.7)		2017
302	Beneficial Reuse Project	\$4.6	
302A	Biocycle Farm (\$0.6)		2008
302B	Effluent Reuse (\$4.)		2017
303	Willakenzie Pump Station	\$6.	2010
304	Screw Pump Station	\$2.	2010
305	Glenwood Pump Station	\$0.5	2012
	TOTAL	\$138.6	

*Cost estimated in 2004 dollars

Planned Stormwater System Improvements

Planned short- and long-term stormwater projects, and estimated costs and timing are listed in tables 17 and 18, and shown on Map 3: *Planned Stormwater Facilities*.

Table 17
City of Eugene Stormwater System Improvements, Estimated Costs, and Timing

Project Number	Project Name/Description	Cost (\$000)	Estimated Completion Year
	<i>Willakenzie Basin Short-Term</i>		
1	River Point Pond Outlet Channel	1,636	2000-2006
2	Federal Priority Project- Delta Ponds Enhancement	2,800	2000-2006
	<i>Willakenzie Basin Long-Term</i>		
3	Gilham Road System Water Quality Facility	654	2007-2011
4	Gilham Road System Culvert Replacement	32	2007-2011
5	Ayers Pond Outfall Retrofit	774	2007-2011
6	Wetland Adjacent Coburg & County Farm Roads	1,152	2012-2035
7	Modify Ascot Park Open Waterway	662	2012-2035
	<i>Laurel Hill Basin Short-Term</i>		
8	Riverview/Augusta Bypass and System Improvements	650	2000-2006
9	Minor System Between Riverview and Augusta	59*	2000-2006
10	I-5 and Augusta Water Quality Facility	1,246*	2000-2006
11	Riverview/Augusta Minor Storm Drainage System Plan	48	2000-2006

Table 17
City of Eugene
Stormwater System Improvements, Estimated Costs, and Timing (continued)

Project Number	Project Name/Description	Cost (\$000)	Estimated Completion Year
	<i>Bethel Danebo Basin Short-Term</i>		
12	Green Hill Tributary Stream Enhancements	800	2000-2006
13	Culvert Replacement in Roosevelt Channel	192	2000-2006
23	West Irwin Storm	295	2001
	<i>Bethel Danebo Basin Long-Term</i>		
14	Royal Node Infrastructure	1,859	2007-2011
15	Retrofit Empire Park Pond	571	2007-2011
16	Increase Pipe Sizes Along Bell Avenue	795	2012-2035
17	Green Hill Tributary Water Quality Facility	749	2012-2035
18	Wallis Street Culvert (Bertelsen Slough)	660	2012-2035
19	Increase Pipe Sizes Along Garfield Street	1,620	2012-2035
	<i>Amazon Creek Basin Short-Term</i>		
20	Kinney Park Neighborhood Facility	665	2000-2006
21	Federal Priority Project- Upper Amazon Creek Restoration	3,300	2000-2006
22	Martin Drive Pipe Improvements	92	2000-2006
24	Hilyard Street Pipe Improvements	290	2000-2006
	<i>Amazon Creek Basin Long-Term</i>		
25	Federal Priority Project - Central Amazon Creek Restoration	3,500	2007-2011
26	Jackson Street Pipe Improvements	77	2007-2011
27	North Laurelwood Water Quality Facility	446	2007-2011
28	South Laurelwood Water Quality Facility	371	2007-2011
29	Pine View Neighborhood Facility	309	2007-2011
30	43 rd Avenue Pipe Improvements	2,156	2012-2035
31	Morse Ranch Park Pipe Improvements	1,004	2012-2035
32	Option B - Laurelwood Flood Control Facilities and Pipe Improvements	2,008	2012-2035
33	Option B - Mt. Cavalry Pipe Improvements	944	2012-2035
34	Mt. Cavalry Water Quality Facility	470	2012-2035
35	Option A - Cleveland Street Flow Diversion	422	2012-2035
36	Option B - Brittany Street Pipe Improvements	308	2012-2035
37	Option B - Windsor Circle Pipe Improvements	968	2012-2035
38	Water Quality Facility West of Hawkins Lane	625	2012-2035
39	Water Quality Facility at Sam R. Street	487	2012-2035
40	Water Quality Facility at Interior Street	328	2012-2035
	<i>Willow Creek Basin Short-Term</i>		
41	Willow Creek - West Branch Culvert/Channel Retrofits	36	2000-2006

Table 17
City of Eugene
Stormwater System Improvements, Estimated Costs, and Timing (continued)

Project Number	Project Name/Description	Cost (\$000)	Estimated Completion Year
	<i>Willow Creek Basin Long-Term</i>		
42	Realign/Restore Main Stem Willow Creek	2,689	2012-2035
43	Willow Creek - East Branch Culvert/Channel Retrofits	980	2012-2035
	<i>Willamette River Short-Term</i>		
44	Federal Priority Project - Willamette River Bank Restoration	1,000	2000-2006
45	Polk Street Water Quality Facilities	357	2000-2006
	<i>Willamette River Long-Term</i>		
46	Federal Priority Project - Eugene Millrace Enhancements	2,500	2007-2011
	<i>City-wide Projects Short-Term (not mapped)</i>		
	Channel Easement Acquisition	950	2000-2006
	Stormwater Rehabilitation	4,579	2000-2006
	<i>City-wide Projects Long-Term (not mapped)</i>		
	Channel Easement Acquisition	1,500	2007-2035
	Stormwater Rehabilitation	7,500	2007-2035
	<i>River Road-Santa Clara Basin Short-Term</i>		
47	Willamette Overflow Channel Upgrade	596	2000 - 2006
48	Irvington Road Drainage Improvements	145	2000 - 2006
49	River Road Drainage Improvements	40	2000 - 2006
	<i>River Road-Santa Clara Basin Long-Term</i>		
50	Water Quality Project	65	2007 - 2011
51	Flat Creek Low Flow Channel Upgrade	100	2007 - 2011
52	Upgrade Existing Pipe	97	2007 - 2011
53	A-1 Channel Upgrade	TBD	2007 - 2011
54	Water Quality Facility	TBD	2007 - 2011
55	Flat Creek Water Quality Facility	TBD	2007 - 2011
56	Spring Creek Water Quality Project	TBD	2007 - 2011
57	Spring Creek Culvert Replacement	TBD	2007 - 2012
58	A-1 Channel, West Tributary Improvements	TBD	2012 - 2020

*Total project costs do not include acquisition costs.

Table 18
City of Springfield
Stormwater System Improvements, Estimated Costs, and Timing

Project Number	Project Name/Description	<i>Stormwater Facility Master Plan Project Number</i>	Cost (\$000)	Estimated Completion Year
	<i>Short-Term</i>			
100	Sports Way Detention Pond		400	2008-2013
101	Maple Island Slough Outfall		1,500	2008-2013
102	Deadman Ferry Outfall		150	2008-2013
103	Aster Street System		500	2008-2013
104	Jasper Slough Outfall		210	2008-2013
105	20 th Street Outfall		350	2008-2013
106	F Street Detention Pond		150	2008-2013
107	Pierce Industrial Park Drainage		300	2008-2013
108	Mill Race Enhancements, including new intake	n/a	7,800	2008-2013
109	Jasper/Natron Outfalls and associated pipe systems		1,500	2008-2013
110	Hwy 126/I-105 Drainage Improvements	n/a	640	2008-2013
111-A	Cedar Creek: 69th Street Channel improvements		500	2008-2013
111-B	Cedar Creek: 72nd Street Channel Improvements		250	2008-2013
112	Glenwood Channel & Pipe Improvements	1	4,670	2008-2013
113	Gray Creek Channel & Pipe Improvements	2	4,650	2008-2013
114	Jasper Natron Channel & Pipe Improvements	3	2,800	2008-2013
115	Channel 6 Detention Pond, Channel & Pipe Improvements	4	1,250	2008-2013
116	59 th & Aster and Daisy St Parallel Pipe	5	2,100	2008-2013
117	Irving Slough Channel Improvements	6	2,150	2008-2013
118	North Gateway – Sportsway Flood Control Water Quality Facility	10	520	2008-2013
119	McKenzie Forest Products Mill Pond Water Quality Facility	12	60	2008-2013
120	Central Over-Under Channel & Pipe Improvements	15	2,500	2008-2013
121	Island Park Water Quality Facility	16	60	2008-2013
122	69 th Street Open Channel	18	2,500	2008-2013
123	Lower Mill Race Water Quality & Riparian Enhancements	21	60	2008-2013
	<i>Long-Term</i>			
200-A	Cedar Creek: Outfall/Detention at Lively Park/McKenzie River		250	2005-2010
200-B	Cedar Creek: Thurston Middle School Channel Improvements		100	2005-2010

**Table 18
City of Springfield
Stormwater System Improvements, Estimated Costs, and Timing (continued)**

Project Number	Project Name/Description	Stormwater Facility Master Plan Project Number	Cost (\$000)	Estimated Completion Year
200-C	Cedar Creek: 66th Street Outfall		450	2005-2010
200-D	Cedar Creek: 75th Street Outfall		250	2005-2010
200-E	Cedar Creek: Gossler Bank control project		1,500	2005-2010
200-F	Cedar Creek: Diversion System	n/a	2,100	2010+
200-G	Cedar Creek: East Thurston Road/Hwy 126 Outfall and Associated Piping	n/a	350	2010+
201	Thurston Road Interceptor	n/a	570	2013-2018
202	Hwy 126 and 87 th Interceptor and Outfall	n/a	570	2010+
203	South 79 th Street System	n/a	1,425	2013-2018
204	Rocky Point Drive System and Outfall	n/a	420	2013-2018
205	Rosboro Detention Pond		300	2013-2018
206	Borden Outfall Upgrade	n/a	140	2013-2018
207	Ash Street Outfall		150	2013-2018
208	Manor Drive Outfall		250	2013-2018
209	16th Street Outfall		250	2013-2018
210	Jasper Slough Improvements	n/a	500	2013-2018
211	Hayden Bridge Road Interceptor	n/a	500	2013-2018
212	42 nd & McKenzie Hwy Pipe Improvements	24	300	2013-2018
213	I-105 Channel Improvements	26	1,610	2013-2018
214	Jasper Slough Culvert Crossing Improvements	27	200	2013-2018
215	Q St Channel Riparian Enhancements	28	500	2013-2018
216	I-5 Open Channel Riparian Enhancements	29	500	2013-2018
217	Q St Floodway East of 28 th Water Quality	31	200	2013-2018
218	28 th St Main to North Water Quality Temperature TMDL	32	60	2013-2018
219	Open Channel Improvements North of Riverglen Subdivision	33	30	2013-2018
220	Chateau St Outfall	34	240	2013-2018
221	Clearwater Lane & Jasper Water Quality	37	350	2013-2018
222	42 nd Channel Improvements	42	200	2013-2018
223	Maple Island Slough Channel Enhancements & Water Quality Improvements	43	250	2013-2018

V. Financing Methods and Alternatives

This chapter describes financing strategies now used by the metropolitan jurisdictions and financing issues and challenges, and presents some alternative financing strategies for water, wastewater, and stormwater infrastructure systems.

Financing Methods

There are eight basic sources of financing that jurisdictions in the metropolitan area have available to fund system operations and maintenance and/or capital projects:

1. User fees,
2. Assessments,
3. Development fees,
4. Property taxes,
5. Grants and loans,
6. Bond,
7. Short-term debt, and,
8. Private financing.

Each source has some legal limitations on how the funds can be used. For example, systems development charges cannot be used to fund operations and maintenance, and County Road Fund money can only be used for road-related projects. Ballot Measures 5 and 50 placed legal constraints on the manner in which jurisdictions finance infrastructure.

Existing Financing Strategies

Financing strategies vary by agency and infrastructure system. In general, ongoing operations and maintenance and rehabilitation are funded primarily by user fees, while system expansion is funded primarily by assessments and systems development charges (SDCs) (see Table 19).

The following summaries describe how each jurisdiction generally handles infrastructure funding.

- **City of Eugene:** Public infrastructure improvements are financed by a combination of assessments, bonds, short-term debt, user fees, and systems development charges (SDCs). The major source of funds available for capital projects are dedicated funds. Dedicated funds must be used for a particular purpose. The City's Wetland Mitigation Bank Fund, and the Stormwater and Wastewater Utilities Fund, are supported primarily by user fees. The Road Fund is supported by state gas taxes and transfers from the Lane County Road Fund. SDCs and assessments are paid by properties benefiting from or creating the need for infrastructure expansion. Projects that are not supported by dedicated revenue, such as off-street bike paths, are financed by a transfer from the General Fund, which is funded by property taxes

and other general revenue sources. The City may receive direct funding for projects from other jurisdictions or through grants and donations.

- **City of Springfield:** The City of Springfield has SDCs for growth-related wastewater and stormwater improvements, and a sewer user fee for system expansion, extension, and repair. The City has received grants and loans administered through the Community Development Block Grant program, the Oregon Economic Development Department's Special Public Works Fund, and the federal Economic Development Administration. The City issued revenue bonds secured by appropriations such as sewer user fees, and general obligation bonds issued with approval of the voters.
- **Eugene Water & Electric Board (EWEB):** About 90 percent of EWEB's water system revenues are from user fees. EWEB collects both reimbursement and improvement SDCs. EWEB currently has outstanding water and electric revenue bonds. EWEB serves as the billing agent for the City of Eugene's wastewater and stormwater fees.
- **Rainbow Water District:** Rainbow Water District supports operation and maintenance through user fees and capital improvements through SDCs and user fees.
- **Springfield Utility Board (SUB):** User fees and Development/Redevelopment Charges (SDCs) cover the majority of funding needs for Springfield's water system. The SDCs have both a reimbursement improvement components. No grants have been received in recent years, and there is no perceived need for alternative financing sources in the near future.
- **Lane County:** County Road Fund money is used for road projects, including the stormwater component of road improvements on county roads, and roads within the urban growth boundary, and outside the city limits.
- **Metropolitan Wastewater Management Commission:** The Metropolitan Wastewater Management Commission (MWMC) funds the operation and administration of the Eugene-Springfield Regional Wastewater Treatment Plant. Its funding is supported by user fees and systems development charges.

Financing Issues And Challenges

There are several issues and challenges that service providers are facing, or expect to face, that may impact infrastructure financing.

Inter-jurisdictional Assessments

The cities and Lane County have different methods of calculating assessments for public improvements.

Increased Densities

There are some potential financing challenges related to increased development densities through in-fill and redevelopment.

- **Stormwater:** Using natural drainage systems or preserving existing natural systems generally takes up more land than the typical piped stormwater system. When pipes are used, it allows the owner to continue the use of the surface area.

**Table 19
Existing Financing Sources**

	User fees	Assess- ments	Develop- ment fees	Property tax	Grants/ loans	Bonds	Short- term debt	Private finance
Water								
EWEB								
O&M	X							
Rehabilitation	X		X			X	X	
Expansion	X		X			X	X	X
SUB								
O&M	X							
Rehabilitation	X		X					
Expansion	X		X					X
Rainbow								
O&M	X							
Rehabilitation	X							
Expansion	X							X
Wastewater								
City of Eugene								
O&M	X							
Rehabilitation	X		X		X		X	
Expansion	X	X	X	X	X	X	X	X
City of Springfield								
O&M	X							
Rehabilitation	X		X				X	
Expansion	X	X	X	X	X	X	X	X
MWMC								
O&M	X							
Rehabilitation	X		X					
Expansion	X		X	X				
Stormwater								
City of Eugene								
O&M	X							
Rehabilitation	X		X				X	
Expansion	X		X					X
City of Springfield								
O&M	X							
Rehabilitation	X		X		X	X	X	
Expansion	X	X	X	X	X	X	X	X
Lane County								
O&M								
Rehabilitation					X			
Expansion					X			

- **Wastewater:** There may be isolated areas where a major change in density would create a capacity problem. A capacity problem may also be a result of the age of the system and infiltration. In addition to ongoing system rehabilitation, there may be areas where *helper* pipes will be necessary.

Aging Systems

The cost implications of an aging wastewater infrastructure system are being addressed on a regional basis. The cities of Eugene and Springfield, and the MWMC, are reviewing the implications of an aging wastewater collection system on both the capacity of the treatment plant, and the financial resources of the community. There could be significant cost implications to rehabilitating the collection system, including the private costs of system-wide repair of the piping on individual lots.

Endangered Species

The listing of spring chinook salmon and steelhead as threatened species will result in stricter water quality regulations, potentially increasing water, wastewater, and stormwater infrastructure costs.

Citizen Tax Initiatives

The current climate of citizen resistance to tax and fee increases could affect further the ability to pass bond levies, and other revenue generating initiatives. Measure 50, for instance, restricts the ability of governments to pass property tax measures until general elections or elections receiving a 50 percent turnout. Other measures that restrict government's ability to raise fees or taxes have been circulated as initiative petitions recently and may be placed on the ballot at a future election.

National Pollutant Discharge Elimination System: Springfield and Lane County

Springfield and Lane County will need to meet the federal Clean Water Act and EPA's National Pollutant Discharge Elimination System (NPDES) requirements related to the discharge of stormwater pollutants within the next few years. This will increase the revenue requirements for all aspects of the stormwater system. The experience of the City of Eugene indicates that costs could increase by as much as 60 percent.

Shifting Responsibility of Development Costs

Jurisdictions are increasingly shifting the cost of development to those that directly benefit from the new infrastructure.

Alternative Financing Strategies

Service providers are considering alternative ways of financing infrastructure. The following summarizes possible alternative financing strategies:

- **Tax increment financing:** Urban Renewal Districts could be phased in to areas targeted for infrastructure improvements. As development occurs, and the taxes increase, the difference could be used to fund the needed improvements and the district could shift to a new geographic area.
- **Impact credit banks:** Impact credit banks internalize the cost of mitigating impacts by creating a bank of impact credits that can be bought and sold. The banking concept also can be used to attain/maintain a predetermined level of resource quality by limiting the total number of credits (i.e., each credit would equal a particular amount of pollution, and the total amount of credits would equal the total allowable pollution or impact).
- **Expansion of SDC usage:** In some cases, SDCs are not being used to their fullest potential. For example, the City of Eugene is exploring ways that SDCs could be used to fund stormwater *quality* projects. Although legally defensible, there are no jurisdictions in the area using SDCs to fund this component of the stormwater system. Eugene is also in the process of reviewing all SDCs to determine whether full cost recovery goals are being met.
- **Private financing:** There are many ways private sources can participate in supporting public infrastructure. Developers commonly pay for a portion of the infrastructure needed for their development, whether on- or off-site. Property owners pay for many of the on-site improvements to the infrastructure system, including opting to make on-site stormwater improvements.
- **Real estate transfer tax:** The tax is based on the sales value of residential, commercial, and industrial property. The tax generates funds primarily from new development.
- **Basin-specific financing:** Basin-specific financing focuses the responsibility for the cost of the system on a user group within a defined geographic area—in this case a drainage basin.

VI. Amendments to the Plan

This chapter describes the method to be used in the event it becomes necessary or appropriate to modify the text, tables or the maps contained in the Public Facilities and Services Plan (“the Plan”).

Flexibility of the Plan

Certain public facility project descriptions, location or service area designations will necessarily change as a result of subsequent design studies, capital improvement programs, environmental impact studies and changes in potential sources of funding. The Plan is not designed to either prohibit projects not included in the plan for which unanticipated funding has been obtained, preclude project specification and location decisions made according to the National Environmental Policy Act, or subject administrative and technical changes to the plan to post-acknowledgement review or review by the Lane Use Board of Appeals.

For the purposes of this Plan, two types of modifications are identified.

A. Modifications requiring amendment of the Plan.

The following modifications require amendment of the Plan:

1. Amendments, which include those modifications or changes (as represented by Table 16a) to the location or provider of public facility projects which significantly impact a public facility project identified in the comprehensive plan, and which do not qualify as administrative or technical and environmental changes, as defined below. Amendments are subject to the administrative procedures and review and appeal procedures applicable to land use decisions.
2. Adoption of capital improvement program project lists by any service provider do not require modification of this Plan unless the requirements of subparagraph 1 above are met.

B. Modifications permitted without amendment of the Plan.

The following modifications do not require amendment of this Plan:

1. Administrative changes are those modifications to a public facility project which are minor in nature and do not significantly impact the project’s general description, location, sizing, capacity or other general characteristic of the project.
2. Technical and environmental changes are those modifications to a public facility project which are made pursuant to “final engineering” on a project or those which result from the findings of an Environmental Assessment or Environmental Impact Statement conducted under regulations implementing the procedural provisions of the National Environmental Policy Act of 1969 or any federal or

state agency project development regulations consistent with that Act and its regulations.

Process for making Changes

A. Administrative and Technical or Environmental Changes. Any jurisdiction may make an administrative or technical and environmental change, as define herein, by forwarding to each jurisdiction covered by this Plan, and to the Lane Council of Governments a copy of the resolution or other final action of the governing board of the jurisdiction authorizing the change.

B. Amendments

For purposes of processing amendments, as defined herein, such amendments are divided into two classes.

- a. Type I Amendments include amendments to the text of the Plan, or to a list, location or provider of public facility projects which significantly impact a public facility project identified herein, which project serves more than one jurisdiction.
- b. Type II amendments include amendments to a list, location or provider of public facility projects which significantly impact a public facility project identified herein, which project serves only the jurisdiction proposing the amendment.

C. Processing Amendments

Any of the adopting agencies (Lane County, Eugene, or Springfield) may initiate an amendment to this plan at any time on their own motion or on behalf of a citizen.

- a. Type I amendments shall be forwarded to the planning commissions of the respective agencies and, following their recommendation, shall be considered by the governing boards of all agencies. If a Type I amendment is not adopted by all agencies, the amendment shall be referred to MPC for conflict resolution. Subsequent failure by agencies to adopt an MPC-negotiated proposal shall defeat the proposed amendment. If an amendment is adopted, all agencies shall adopt substantively identical ordinances.
- b. Type II amendments shall be forwarded to the Planning Commission of the initiating agency and, following their recommendation, shall be considered by the governing board of the initiating agency.

Appendix A

1987 Metro Plan Chapter III-G. Public Utilities, Services, and Facilities Element

G. Public Utilities, Services, and Facilities Element

This element considers the provision of water, sewer, power, education, public safety, and other programs the Eugene-Springfield metropolitan area needs to function properly. For the most part, these utilities, services, and facilities are provided or supervised by public or quasi-public agencies, but they can also include other necessary community services of a private nature, such as churches, private schools, and hospitals. In rural areas, users of facilities and services are widespread, often leading to an inadequate revenue base to support a higher level of service. Outside the urban growth boundary, little or no development is expected to occur as compared to areas within the urban growth boundary.

As the metropolitan area grows in population and area, the demand for these services will increase substantially, requiring careful and coordinated planning and management. The public's investment in and scheduling of these public facilities and programs should be viewed as one of the major means of implementing the General Plan.

The urban service area concept discussed in Chapter II, "Fundamental Principles," is an important part of this element. It is intended that development in the metropolitan area will require at least the minimum level of key urban service at the time development is completed. It is further intended that concerted efforts will be made to ultimately provide the full range of key urban service to these areas. This element is also intended to provide the public and private sectors with policies for developmental and program decision making regarding urban services. For example, development should be coordinated with the planning, financing, and construction of key urban services. This will result in public and private financial savings and efficient use of utilities, services, and facilities.

Key urban services are provided in the metropolitan area by a number of governmental agencies, service districts, public and quasi-public utilities and cooperative agreements. Lane County is responsible for a number of key urban services in the metropolitan area that are also provided countywide. These include health and social services, solid waste management, tax collection, and the courts system. Eugene and Springfield provide key urban services to the cities, such as libraries, fire protection, improved streets, police protection, emergency medical services, and storm sewers. Public and quasi-public utilities provide other key urban services, such as water and telephone. Special service districts are also responsible, in some cases, for such services as water and for others, such as schools and bus service. Finally, under cooperatively established agreements between Lane County, Eugene, and Springfield, other key urban services are provided. An example of this is the Regional Wastewater Program, which is administered by the Metropolitan Wastewater Management Commission. It is important to recognize the responsibility, function, and extent of these different providers of key urban services and to provide guidelines for the proper operation, improvement, and expansion of key urban services in line with the compact urban growth form and urban service area concept of the General Plan.

In planning for provision of key urban services, it is useful to keep in mind the distinction between the "current urban service area," where a minimum level of urban services is available or will be within the near future, and the "projected urban service area," which is the estimated area within which services will be needed to provide for development needs over the long term. It is necessary to provide key urban services in a sequential manner that recognizes the difference between the current and projected urban service areas.

In planning and programming for public utilities, services, and facilities, present and near future needs of the metropolitan area should be met in a coordinated manner, recognizing the long-term, ultimate needs and service area. This metropolitan-wide cooperation is reflected in the State-mandated Public Facilities Plan. Major public facilities from the Public Facilities Plan are incorporated as Plan policy in Appendix A. Generally, construction of projects is based upon the phasing portion of the Public Facilities Plan, but actual decisions on timing and financing are controlled solely by the capital improvements programming and budget processes of individual jurisdictions.

Amendments to either the project lists or maps in Appendix A are amendments to this Plan and require simultaneous amendments to this Plan and to affected functional plans. Changes to the phasing, cost estimates, and project justification will be made from time to time in conjunction with the semiannual amendment and update processes; those changes can be made through the budgeting and capital improvement processes, and do not necessitate amendments to TransPlan or the Metropolitan Plan. Because the Public Facilities Plan Technical Report is a background document and all public policy aspects are incorporated directly into the Metropolitan Plan, changes to the Public Facilities Plan Technical Report can occur at a later time during semi-annual amendment and update processes.

Findings

1. Urban expansion accomplished through in-filling within and adjacent to existing development inside the current urban service area and in an orderly, unscattered fashion permits new development to utilize existing utilities, services, and facilities or those which can be easily extended, thus minimizing the public cost of premature service extension.
2. Urban services are provided to the metropolitan area by Eugene, Springfield, Lane County, public and quasi-public utilities, special service districts, and by joint cooperative agreements.
3. In a few instances there is overlap in public services, utilities, and facilities, or illogical service boundaries, that prevents the most economical distribution of those utilities, services, and facilities.
4. Portions of the urban area lack certain key urban services.

5. The cost of providing even basic key services, utilities, and facilities to existing and future development in the metropolitan area is significant.
6. The Sewage Master Plan has been replaced by the Metropolitan Wastewater Management Program and the adopted Eugene-Springfield Metropolitan Area Waste Treatment Management Alternatives Report (208 "Facilities" Plan). The Water Master Plan was never adopted on a metropolitan-wide basis, even though the water utilities use it as a basic planning resource.
7. When key urban services, such as water, are provided to areas outside the projected urban service area, increased pressure for urban development in rural areas occurs.
8. The population projections in the Eugene-Springfield Metropolitan Area Waste Treatment Management Alternatives Report (208 "Facilities" Plan) are compatible with those for the metropolitan area.
9. Large institutional uses, such as universities and hospitals, present complex planning problems for the metropolitan area due to their location, facility expansion plans, and continuing housing and parking problems.
10. Due to the increase of childbearing persons as a percent of the total population and the leveling off from a downward trend of fertility rates, overall metropolitan school enrollments are projected to increase both in terms of total number and in the rate of growth through the rest of this century. However, projected school enrollment increases will not be evenly distributed among the three metropolitan school districts. The Eugene district will probably continue to decline into the early 1980's before beginning to increase; Springfield, Bethel, and private schools will likely follow the overall metropolitan trend.
11. Growth patterns do not always respect school district boundaries. For example, natural cycles of growth and neighborhood maturation result in uneven geographic growth patterns in the metropolitan area, which cause a disparity between the location of some schools and school children. This results in some fringe area schools exceeding capacity, while some central city schools are under capacity.
12. Adjustments to attendance area boundaries, double shifting, additions to existing facilities, use of portable classrooms, and busing are being used by metropolitan area school districts to maximize the use of present facilities and delay new school construction.
13. Elementary and community schools represent important features to residential neighborhoods, and a lack of such facilities can reduce the livability of an area in terms of neighborhood needs.

14. Residents of central city neighborhoods have identified the presence of elementary and community school facilities as important contributors to the stability of their neighborhoods and to the ability of neighborhoods to attract a range of families and households, including families with school age children.
15. There are no significant increases anticipated in either the overall enrollment or work force at the University of Oregon. New facilities are planned to meet the needs of the various departments and not to create additional capacity.
16. Lane Community College plans no new facilities on the main campus beyond those included in the School Master Plan. Increased enrollment will be accommodated through expansion of off-campus programs.
17. Within rural areas, land uses consist of: 1) those which are primarily intended for resource management, and 2) those where development has occurred and are committed to rural development as established through the exceptions process.
18. State law requires development of a Public Facilities Plan to coordinate implementation of planned water, sanitary sewer, storm sewer and transportation projects.

Goal

Provide and maintain public utilities, services, and facilities in an orderly and efficient manner.

Objectives

1. Furnish guidelines for public facility programming and decision making that will result in lower public and private expenditures.
2. Provide public utilities, services, and facilities to serve existing development and closely coordinate them with the land use elements of the General Plan as a means of encouraging orderly and sequential growth.
3. Reduce and, if possible, eliminate the problems created by overlapping service areas and/or illogical service boundaries.
4. Optimize the utilization of existing facilities.
5. Generally reduce public subsidy for utilities and facilities in new development.

6. Provide at least the minimum level of key urban services to all urban development within the metropolitan area.
7. Except for rural fire protection districts and standard rural electrification systems, discourage extension or expansion of single services, utilities, or facilities to outlying areas.
8. Strive for continued cooperation between major institutions, such as universities and hospitals, and local planning agencies.

Policies

1. In general, the amount of public subsidy for public utilities, services, and facilities, including schools in new development, shall be reduced. This does not preclude subsidy, where a development will fulfill goals and recommendations of the Plan determined by the local jurisdiction to be of particular importance or concern.
2. Sewer and water service shall not be extended beyond the urban growth boundary except to:
 - a. The Mahlon Sweet Field Airport and the Regional Wastewater Sludge Management Facility, both public facilities service the entire metropolitan area.
 - b. An existing development outside the urban growth boundary when it has been determined that it poses an immediate threat of public health or safety to the citizens of the metropolitan area that can only be remedied by extension of the service.

In addition, the cities may require annexation as a prerequisite to extending these services in any instance.

3. A system of user charges for public services, utilities, and facilities to cover operation costs and the improvement or replacement of obsolete facilities shall continue to be implemented, where appropriate.
4. In those portions of the urban service area where the full range of key urban services is not available, metropolitan area capital improvement programming (planning, programming, and budgeting for service extension in an orderly and efficient manner) shall be developed and maintained. Such a coordinated capital improvements program shall address geographic phasing.
5. Efforts shall be made to reduce the number of unnecessary special service districts and to revise confusing or illogical service boundaries, including those that result in a

- duplication of effort or overlap of service. When possible, these efforts shall be pursued in cooperation with Springfield and Eugene.
6. In addition to physical, economic, energy, and social considerations, timing and location of urban development within metropolitan area shall be based upon the current or imminent availability of a minimum level of key urban services.
 7. Facility and program planning in the metropolitan area shall use the General Plan as a basis for decisions to ensure that the needs of the metropolitan area are met in an orderly and efficient manner.
 8. Efforts shall be made to mitigate the impact of residential growth on the metropolitan area's schools. Cities shall encourage a mix of dwelling unit types and phasing of single-family residential construction. School districts shall continue to meet peak school child enrollment demand through a variety of means, thus possibly reducing or postponing the need for new, permanent school facilities.
 9. Major institutions, such as universities and hospitals, shall continue joint planning coordination with local planning agencies.
 10. Support financial and other efforts to provide elementary and community schools in central city areas in order to maintain and increase the attractiveness and stability of those areas for residential purposes.
 11. The school districts shall address the possibility of adjusting boundaries where they do not reflect the boundary between Eugene and Springfield or where a single, otherwise internally cohesive, area is divided into more than one school district.
 12. Encourage the use of water treatment, solid waste, and sewage disposal systems that are energy efficient and environmentally sound.
 13. The utilities responsible for provision and delivery of water to metropolitan area users shall examine the need for a metropolitan-wide water master program, recognizing that a metropolitan-wide system will require establishing standards, as well as coordinated source and delivery systems.
 14. Special agencies and districts operating in the metropolitan area, and Springfield, Eugene, and Lane County shall provide one another the opportunity to review and comment on proposed public facilities, plans, programs, and public improvement projects or changes thereto that may affect one another's area of responsibility.
 15. Industries that make significant use of the resources recovered from the Glenwood solid waste transfer facility should be encouraged to locate in that vicinity.

16. Level of services for rural designations:
 - a. Agriculture, Forest Land, Sand and Gravel, and Parks and Open Space. No minimum level of service is established.
 - b. Rural Residential, Rural Commercial, Rural Industrial, and Government and Education. On-site sewage disposal, individual water systems, rural level of fire and police protection, electric and communication service, schools, and reasonable access to solid waste disposal facility.
17. In the planning for water main extensions within the urban growth boundary, communications with fire districts, through the referral process, shall occur to ensure that extensions include adequate consideration of fire hydrant needs.
18. The water, sanitary and storm sewer sections of the Metropolitan Public Facilities Plan shall serve as the basis for guiding water, sanitary and storm sewer improvements in the metropolitan region.
19. Additions to or deletions from the project list or significant change to project location requires amending the Public Facilities Plan.
20. Changes to Public Facilities Plan project phasing schedules or anticipated costs and financing shall be made in accordance with budgeting and capital improvement program procedures of the affected jurisdiction(s).
21. Project timing and financing modifications do not require amendment of the Public Facilities Plan. Modifications should be reflected in the Public Facilities Plan at the next regularly scheduled update.
22. Both timing and financing provisions for public facilities are not considered land use decisions, and therefore, cannot be the basis of appeal in accordance with State law.
23. Prior to the completion of the next Plan Update, the Lane County Solid Waste Management Plan shall be revised to reflect the requirements of the Recycling Opportunity Act and changes to the inventory of solid waste sources and sites.

Appendix B

Existing Federal, State, and Local Policy Framework

This appendix discusses the context in which local policies guiding the provision of public facilities and services have been developed. This includes a discussion of relevant federal and state laws, administrative rules, and local policies and intergovernmental agreements. This Chapter presents existing policy and does not reflect the policy changes proposed in Chapter II.

Policy Context

Metro Plan public facilities and services policies are developed within the context of local and state growth management policies. At the same time, natural systems are playing an increasing role in the provision of stormwater services, and water quality protection has become a policy objective for surface water and groundwater systems. Recent federal and state legislation mandates that local facility planning protect water quality and significant natural resources.

In Oregon, cities manage growth to preserve valuable resource lands, to prevent urban sprawl, and to provide for the efficient delivery of public services. Compact urban growth achieves these objectives. The delivery of public services and facilities is a key component of processes used by Oregon cities to manage growth.

Metro Plan refinement and functional plans and other local policies, such as Eugene's Growth Management Policies, provide policy direction for the provision of public services and facilities. The public facilities plan is a refinement plan of the *Metro Plan*, *TransPlan*, and the *Airport Master Plan* are functional plans of the *Metro Plan*. These plans, along with neighborhood refinement plans and other local goals and policies, refine the broad policy direction in the *Metro Plan*. These policies are implemented through city codes, procedures and capital improvement programming.

In addition to existing local policies, policies proposed in studies and plans now underway or recently adopted may have impacts on planning for public facilities and services. These include the update of *TransPlan*, the *Metropolitan Residential Land and Housing Study*, and other work tasks in the *Periodic Review Work Program*.

In Eugene-Springfield, this policy context is reflected in *Metro Plan* policies guiding the following activities.

- Planning and Coordination
- Services to Development Within the UGB
- Services to Areas Outside the UGB
- Locating and Managing Public Facilities Outside the UGB
- Financing

Planning and Coordination

State Law

State law requires urban service providers to enter into coordination agreements for wastewater; water; fire protection; parks, open space, recreation; and streets, roads, and mass transit (ORS 195.020-195.085, 1993). The law defines two types of coordination agreements: cooperative and urban service agreements. Cooperative agreements are required between the county, the city, and *special service districts* that provide an urban service inside UGBs. These agreements describe the terms for communication and cooperation in comprehensive planning and amendments to land use regulations regarding the provision of urban services; establish the roles and responsibilities of each party to the agreement with respect to city or county approval of new development, water sources, capital facilities, and real property, including rights of way and easements; and specify the units of local government that shall be parties to an urban service agreement.

Urban service agreements are among service providers and they specify who will provide the service in the future; the future service area for each provider; the functional role of each provider in future service provision; responsibilities for coordinating the service with other services and for planning, constructing, and maintaining facilities; and the terms of necessary transitions in provision of urban services, ownership of facilities, annexation of service territory, transfer of moneys or certain project responsibilities, and merger of service providers.

State law also requires coordination of population forecasts: “The coordinating body under ORS 195.025(1) shall establish and maintain a population forecast for the entire area within its boundary for use in maintaining and updating comprehensive plans, and shall coordinate the forecast with the local governments within its boundary.” (ORS 195.036, 1995) LCOG has been delegated responsibility as the coordinating body in Lane County.

Lane County Local Government Boundary Commission

Boundary changes to *special service districts* are governed by ORS 199. In addition to annexations, withdrawals, or transfers of territory, the Lane County Local Government Boundary Commission (Boundary Commission) has responsibility for forming, merging, consolidating, or dissolving *special service districts*. *Special service districts* can extend services outside their boundaries or add a new function only with Boundary Commission approval (ORS 199.464).

Local Agreements

Public service providers can enter into intergovernmental agreements to address interim service provision to territory within the urban growth boundary; and some agreements, above, are required by state law. As part of a Transportation and Growth Management (TGM) Program grant in 1994, coordination agreements were adopted for all urban services in Springfield’s portion of the UGB.

State law and local policies encourage the efficient delivery of public services and facilities and economies of scale through the establishment of policies and agreements. The primary objectives of these policies and agreements is to discourage fragmentation and duplication of service providers within the UGB and to spell out the terms of transition in service.

In 1986, the cities and Lane County entered into Urban Transition Agreement, transferring certain building and land use responsibilities within the urbanizable portion of the UGB to the cities. In 1987, urban transition agreements for streets and roads were adopted by Springfield, Eugene, and Lane County. These agreements transferred jurisdiction, from the county to the cities, of some county roads inside the cities; and provide that transfer of jurisdiction continues as county roads are annexed to a city.

Metro Plan

The *Metro Plan* provides policy direction that encourages merging and consolidating fringe *special service districts* and ultimately dissolving *special service districts* within the UGB (*Metro Plan*, policies #17 and #18, page II-B-6).

Annexations to existing *special service districts* may be considered if annexation to a city is not possible because the minimum level of urban services cannot be provided in a timely manner (*Metro Plan*, policies #19 and #20, page II-B-7). Annexation agreements between the property owner and the city must be obtained prior to annexation to an existing special district, except for annexations to rural fire protection districts (*Metro Plan*, policy #19, page II-B-6).

School districts within the UGB are encouraged to address the possibility of adjusting boundaries where they do not reflect the boundary between Eugene and Springfield or where a single, otherwise internally cohesive, area is divided into more than one school district (*Metro Plan* policy #11, page III-G-6).

Services to Development Within the UGB

Statewide Planning Goal 14

Oregon's statewide planning law requires cities to establish UGBs that will accommodate the land use needs of the projected 20-year population. In Eugene and Springfield, the UGB was established through the development and acknowledgement of the *Metro Plan*. The UGB was established, in large part, based on existing facility capacities, ability to extend services logically, and relative costs of serving alternative potential growth regions. The *Metro Plan* requires that an urban level of development occur inside a city and allows development within the urbanizable UGB area under certain circumstances with urban services.

Goal 14, Urbanization, governs how and under what conditions UGBs can be amended. This goal is “to provide for an orderly and efficient transition from rural to urban land uses” and it

requires all cities to estimate future growth and needs for land and to plan and zone enough land to meet those needs. It calls for each city to establish an “urban growth boundary” to “identify and separate urbanizable land from rural land.” It lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses, one of which is consideration of “orderly, economic provision for public facilities and services.” Amendments to this Goal are currently being considered by the Land Conservation and Development Commission (LCDC).

In order to expand the UGB, it must be demonstrated to the LCDC that the expansion meets the following criteria: (a) there is a demonstrated need for the development; (b) there are no suitable sites within the existing UGB on which the development can occur; (c) urban services can be provided; and (d) the proposed amendment is consistent with the Statewide Land Use Goals and Guidelines. In Eugene-Springfield, the local process used to amend the UGB is contained in the Plan amendment process outlined in the *Metro Plan*.

Statewide Planning Goal 11

The draft *Eugene-Springfield Metropolitan Area Public Facilities and Services Plan* is proposed for compliance with Statewide Planning Goal 11, “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.” Goal 11 and Oregon Administrative Rules (OAR Chapter 660, Division 11), spell out the legal framework for public facility planning in Oregon.

Goal 11 and administrative rules require cities with a population over 2,500 to adopt a public facilities plan for areas within a UGB. The public facilities plan must describe the water, wastewater, stormwater, and transportation facilities that are to support the land uses designated in the comprehensive plan within the UGB.

The public facilities plan must also provide for solid waste disposal sites, including sites for inert waste (Goal 11).

The public facilities plan must be adopted locally as a support document to the *Metro Plan*. The following components of the public facilities plan are also adopted as part of the *Metro Plan*:

1. Project titles, which may exclude descriptions and specifications;
2. Map or written description of the projects’ locations or service areas; and,
3. Comprehensive plan policies or agreement.

The plan must describe the water, wastewater, and stormwater facilities necessary to support the land uses designated in the comprehensive plan within the urban growth boundary. The public facility systems are:

1. Water: water sources and the treatment, storage, pumping, and primary distribution systems;
2. Wastewater: treatment facilities and primary collection systems;

3. Stormwater: major drainageways (major trunk lines, streams, ditches, pump stations, and retention basins) and outfall locations; and,
4. Transportation: Statewide Planning Goal 12, Transportation Planning, and associated OAR provide that Transportation System Plans adopted pursuant to Goal 12 requirements fulfill the requirements for public facilities planning under Goal 11 (OAR 66-12-000).

OAR 660-11-010 directs that public facilities plans contain inventories, projects, and policies, as described below.

1. Inventory

An inventory and general assessment of the condition of all the public facility systems serving land in the urban growth boundary, including: the mapped location of the facility or service area; facility capacity or size; and general assessment of condition of the facility (e.g., very good, good, fair, poor, very poor).

2. Projects

List of significant projects needed to serve land in the urban growth boundary, including: project specifications as necessary; a description of each project in terms of the type of facility, service area, and facility capacity; rough cost estimates of each project; a map or written description of each project's location or service area; an estimate of when each project will be needed; and a discussion of the provider's existing funding mechanisms. Projects that will serve future development in the UGB should be identified as occurring in either the short term (five years or less) or long term (six years or more). Short-term projects must identify an approximate year for development.

3. Policies

Policies or an urban growth management agreement designating the provider of each public facility system, or if more than one provider, the providers of each project.

Public facilities plans must be adopted locally as a support document to the comprehensive plan. The following components of the public facilities plan are adopted as part of the comprehensive plan:

1. Project titles, which may exclude descriptions and specifications;
2. Map or written description of the projects' locations or service areas; and
3. Comprehensive plan policies or agreement.

OAR 660-11-005 states that "project timing and financing provisions of public facility plans shall not be considered land use decisions as specified under ORS 197.015(10)." Project timing and financing provisions in the public facilities plan are not adopted as part of comprehensive plans.

OAR 660-11-045(2) anticipates that circumstances may change over time that may alter the project descriptions or location and, therefore, the public facilities plan does not: prohibit projects not included for which unanticipated funding has been obtained; preclude project specification and location decisions made according to National Environmental Policy Act (NEPA); or require formal adoption processes for administrative or technical changes to the public facilities plan. The rule defines administrative changes as those modifications to a public facility project which are minor in nature and do not significantly impact the project's general description, location, sizing, capacity, or other general characteristic of the project. Technical changes include those modifications to a public facility project that are made pursuant to "final engineering" on a project or those that result from the findings of an Environmental Assessment or Environmental Impact Statement (EIS), conducted under regulations implementing the procedural provisions of the NEPA, or any federal or State of Oregon agency project development regulations consistent with that Act and its regulations.

Lane County Local Government Boundary Commission

The Lane County Local Government Boundary Commission (Boundary Commission) has the statutory authority to review and take action on a variety of boundary changes, including annexations to a city. Boundary changes are governed by the provisions of ORS 199, the boundary commission statute. Boundary Commission review and approval are required for extraterritorial extension (i.e., extension outside city limits) of all water lines, any gravity wastewater line eight inches or larger and all force lines, regardless of size. Boundary Commission policies support annexation to cities as the method by which urban services are provided to new development within a UGB. The Boundary Commission must act consistently with local comprehensive plans.

Metro Plan

In accordance with the *Metro Plan*, the extension of water and wastewater service outside the city within the UGB can be allowed only when annexation to a city is not possible and annexation consents are obtained from the affected property owners (*Metro Plan* policy #21, page II-B-7). The exception to this policy in the *Metro Plan* is the extension of wastewater service to developed properties outside the city within the UGB in the River Road/Santa Clara area, consistent with the *Metro Plan* objective to eliminate groundwater pollution from individual septic tank disposal systems in this area (*Metro Plan*, policy #4, page II-D-7).

In order to assure compact urban growth, the *Metro Plan* requires that all land divisions under ten acres outside the city be part of a conceptual development plan that demonstrates ultimate development will occur at urban densities (*Metro Plan*, policies #25, page II-B-7 and #26, page II-B-8). The county UF-10 and UL subdistricts apply to property in the urbanizable area to prevent it from being subdivided prior to annexation. It is the cities' current practice to approve new subdivisions only after annexation to the city.

The *Metro Plan* is based on the premise that Eugene and Springfield, the two existing cities, are the logical providers of services accommodating urban levels of development within the UGB (*Metro Plan*, Plan Principle #6, page II-1). The *Metro Plan* identifies the cities of Eugene and Springfield and their respective utility branches, Eugene Water & Electric Board (EWEB) and Springfield Utility Board (SUB), as the water and electrical providers within the UGB (*Metro Plan*, policy #16, page II-B-6). State law passed in 1987 provides that “nothing contained in any public facility or comprehensive plan of any city shall confer any right on a city to provide electric utility service in or to the annexed territory.” (ORS 221.475, 1987)

When an annexation to a city is approved, upon the effective date, the annexed area is automatically annexed to the Lane County Metropolitan Wastewater Service District and the Willamalane Park and Recreation District (in Springfield), if the territory is not already within this district (ORS 199.510).¹⁵ When annexed territory lies within a rural fire protection district, it is withdrawn automatically from that district upon the effective date of the annexation (ORS 199.510). When annexed territory is within a water district, it is withdrawn from the district by the city in accordance with provisions in ORS 222 after the effective date of the annexation (ORS 199.510).

The *Metro Plan* provides that annexation to a city is the highest priority method by which new urban services will be provided to territory within the UGB (*Metro Plan*, policy #20, page II-B-7). When the minimum level of urban services can be provided by a city, the property to be served must be annexed (*Metro Plan* policy #7, page II-B-4). Only when the minimum level of services cannot be provided by the city in a timely manner can other alternatives be considered, such as extension of water and wastewater services outside of the city or annexation to an existing special district (*Metro Plan* policy #19, page II-B-6; and policy #20 and #21, page II-B-7).

The minimum level of key urban facilities and services in the *Metro Plan* are: wastewater service, solid waste management, water service, fire and emergency medical services, police protection, parks and recreation programs, electric service, land use controls, communication facilities, and public schools on a district-wide basis. Paved streets with adequate provision for stormwater runoff and pedestrian travel, meeting applicable local policies, are important, particularly in new developments and along existing streets heavily used by pedestrians. (*Metro Plan* policy #7, page II-B-4).

In accordance with the *Metro Plan*, water or wastewater lines can be extended to contiguous annexed property prior to the annexation effective date when no portion of the line extends outside the city or the annexation area. The city may request boundary commission approval to extend a water or wastewater line to serve noncontiguous annexed property; but, when any portion of a line will run through unincorporated territory to serve contiguous or noncontiguous property, the city must demonstrate that the extension will not result in hook-ups outside the city or lead to premature development prior to annexation.

¹⁵ Oregon law was amended in 1989 to allow concurrent annexation to the park district.

Land annexed to a city may be contiguous to the city or, if noncontiguous, must meet the following criteria (*Metro Plan* policy #11, page II-B-5):

1. The area to be annexed will be provided an urban service(s) which is (are) desired immediately by residents/property owners.
2. The area to be annexed can be served (with minimum level of services as directed in the *Metro Plan*) in a timely and cost-efficient manner and is a logical extension of the city's service delivery system.
3. The annexation proposal is accompanied by support within the area proposed for annexation from the owners of at least half the land area in the affected territory.

Local Infill and Redevelopment Policies

The *Metro Plan* contains policy direction throughout to encourage higher residential densities and to use existing vacant land and under-used land within the existing UGB more efficiently. This direction is supplemented by policies to encourage in-fill, mixed use, and redevelopment, and improved building and site design, among others.

The Eugene Growth Management Policies were adopted by the Eugene City Council in 1998 and guide capital improvement programming in that city. The policies require that:

Development shall be required to pay the full cost of extending infrastructure and services, except that the city will examine ways to subsidize the costs of providing infrastructure or offer other incentives that support high-density, in-fill, mixed use, and redevelopment. (Policy #14).

Target publicly-financed infrastructure extensions to support development for higher densities, in-fill, mixed uses, and nodal development. (Policy #15)

The draft *TransPlan* encourages nodal development, the concentration of higher density housing in close proximity to employment and commercial centers.

Natural Resources and Stormwater

Federal Law Affecting Natural Resources

Recent federal laws and policies reflect a changing philosophy in regards to water quality, habitat protection, and stormwater management. These laws are requiring state and local governments to plan for stormwater facilities in a way that meets the needs of the community in the future. In general, federal regulations require local plans that: 1) reduce nonpoint source pollution; 2) prevent illicit discharges into stormwater systems; 3) implement water quality improvements through use of best available technology and best management practices (BMPs);

4) provide for new and innovative methods of flood control through development restrictions; and, 5) increase integration between stormwater facility planning and land use planning.

The 1987 re-authorization of the *Clean Water Act* (CWA) required, for the first time, local communities to reduce the discharge of pollution into storm drainage systems and the waters of the United States. The goal of the CWA is to preserve and enhance water quality that protects fish, shellfish, and wildlife and provides opportunities for recreation. In Oregon, the Department of Environmental Quality (DEQ) has the authority to regulate and manage the permit system established by the CWA.

There are six *Titles* or chapters in the CWA. Title IV is the heart of the CWA, which describes the National Pollutant Discharge Elimination System (NPDES). Amendments to the CWA in 1987 established requirements for the NPDES Permit for stormwater discharges from municipal dischargers. The NPDES permit guidance contains the following guidelines: 1) prohibit discharge of anything except stormwater into the storm drainage system; 2) establish controls to reduce discharge of nonpoint source pollutants to the maximum extent possible; and, 3) set a priority action plan for the five-year term of the permit.

The *Endangered Species Act* (ESA) provides for the conservation of species that are in danger of extinction throughout all or a significant portion of their range. The ESA requires a list of endangered or threatened species to be maintained by U.S. Fish & Wildlife Service (USFWS). The process used to protect and recover these species is a fairly complicated series of steps taken between the listing agency, either National Marine Fisheries Service (NMFS) or USFWS and affected parties. Generally, the USFWS coordinates ESA activities for terrestrial and freshwater species, while NMFS is responsible for marine and anadromous species.

The listing of coho salmon and steelhead as endangered species is likely to result in stricter water quality regulations that would impact water, wastewater, and stormwater systems in the Eugene/Springfield metropolitan area.

The *Safe Drinking Water Act* is the principal federal law regulating groundwater quality. Various parts of it are managed by the following State and federal departments: Oregon Health Division, DEQ, and the Water Quality division of the Environmental Protection Agency (EPA). Regulations implementing this act are aimed at protecting the quality of water provided by drinking water systems.

Other federal policies specific to natural resource protection and stormwater planning include: the NEPA, requiring full disclosure of environmental impacts for any federal action or activities funded, licensed or approved by federal agencies; *Fish and Wildlife Coordination Act*, requiring the Army Corps of Engineers (ACOE) to coordinate with the USFWS, NMFS, and the Oregon Department of Fish and Wildlife to prevent destruction of aquatic life during waterway development and other actions; and, *Executive Order 11990 Wetland Protection* (1977), requiring federal agencies to protect wetland resources to preserve and enhance the natural and beneficial values of wetlands in carrying out their responsibilities.

State Law Affecting Natural Resources

The following Oregon Statewide Planning Goals guide protection of natural resources through the land use planning process.

- *Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces.* To protect natural resources and to conserve scenic and historic areas and open spaces. Under Goal 5 policies and OAR 660-23-90, state and local jurisdictions must identify and protect significant riparian corridors.
- *Goal 6: Air, Water and Land Resources and Quality.* To maintain and improve the quality of the air, water, and land resources of the state.
- *Goal 15: Willamette River Greenway.* To protect, conserve, enhance, and maintain the natural, scenic, historical, agricultural, economic, and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

Other Oregon policies and rules guiding water resource management and stormwater planning: The *Oregon Water Resources Department Water Plans/Rules* sets the minimum flow rates for the Willamette and McKenzie rivers. These rules control the use of rivers for recreational or commercial uses such as boating or irrigation, and regulate these uses for the purpose of maintaining water quality. The *Oregon Removal-Fill Law* requires a permit for any activity that proposes to fill, remove, drain, or alter 50 or more cubic yards of material within the bed or banks of Oregon waters; the definition of *Oregon waters* includes wetlands. These permits are administered by the Oregon Division of State Lands. The *State and Federal Surface Water Treatment Rule* requires investigations of groundwater supplies to determine if the quality of water is influenced by nearby rivers. If applicable, additional treatment is likely necessary.

ORS Chapter 468B contains water quality legislation that addresses water pollution control in Oregon. *OAR Chapter 340* contains rules that describe the role and guidelines for the state agencies that enforce many sections of the federal Clean Water Act: DEQ and the Environmental Quality Commission (EQC).

Local Natural Resource Plans and Policies

There are no existing policies or findings related to natural resources in the existing *Public Utilities, Services, and Facilities Element* because the last major update of the *Metro Plan* was in 1987, prior to federal, state, and local policy direction to address water quality objectives in local stormwater programs. For this reason, stormwater-related natural resources are addressed in other elements of the *Metro Plan*, such as the *Environmental Resources Element* and *Environmental Design Element*. Through the current planning process, new policies have been developed that address natural resource protection and aim to reduce the environmental impacts associated with stormwater runoff and facilities management.

The *Metro Plan Environmental Resources Element* contains policies pertaining to floodway regulations and development considerations on downstream impacts (*Metro Plan*, policies #1-3, page III-C-7), and provides direction for wetlands protection, and water quality and quantity programs, (*Metro Plan* policies #18-20, 22, page III-C-10). The *Willamette River Greenway, River Corridors and Waterway Element* contains policies that address acquisition and enhancement of river corridors and waterways (*Metro Plan* policy #2-3, page III-D-4). The *Environmental Design Element* contains policies regarding drainageway protection (*Metro Plan* policy #2, page III-E-3).

Refinement plans to the *Metro Plan*, such as the *West Eugene Wetlands Plan* (WEWP), and the *Willow Creek Special Area Study*, also address the issue of stormwater and support the use of management approaches that incorporate natural systems for water quality and other beneficial uses. The WEWP was adopted in 1992 by the City of Eugene and Lane County, that outlines mechanisms for balancing wetland protection with urban development. The WEWP calls for the protection of over 1,000 acres of wetlands through a multiple objectives strategy addressing flood control, drainage services, water quality treatment and natural resources. The WEWP fulfills federal CWA regulations surrounding fill activities within jurisdictional wetlands.

Much of the metropolitan area's natural resource system is also its drainage system. The *Metropolitan Natural Resources Study*, a work task in the Periodic Review, is now underway. This study guides the management of riparian areas, waterways, wetlands and uplands. Resulting policies will reflect the increasing awareness that significant natural systems in the Eugene-Springfield metropolitan area be protected for their flood control, water quality, wildlife habitat, recreation, and education values.

The federal NPDES process for nonpoint source pollution mandates that local jurisdictions craft their own planning solutions and land use regulations appropriate for specific local situations. The City of Eugene's *Comprehensive Stormwater Management Plan* (CSWMP, 1993), was developed in response to these new federal requirements. CSWMP primarily contains water quality policies that regulate surface runoff. Federal CWA requirements will soon be extended to apply to Springfield and to the urban areas of Lane County.

Existing policies and plans in the Eugene-Springfield area support water quality and quantity improvements through site planning for new construction, public education, use of natural systems, preservation of natural drainageways, and reduction of street-related run-off problems. To summarize, stormwater management policies developed through local plans:

- Establish and support a stormwater administration and management programs that include natural resource protection;
- Protect significant natural resources to serve multiple objectives, including stormwater storage and conveyance;
- Use constructed wetlands, wetland enhancement, and waterways for stormwater treatment, storage, and conveyance;
- Create and protect a connected natural stormwater system;

- Use a comprehensive wetlands mitigation program to guide planning future stormwater systems;
- Create a comprehensive stormwater monitoring and maintenance program to serve multiple stormwater management objectives; and,
- Develop a plan for financing the stormwater management program.

Services to Areas Outside the UGB

Urban Reserves

There are three areas designated Urban Reserve in the *Metro Plan* diagram. Located outside the UGB in East Thurston, Willow Creek, and north of Irvington Drive in north Eugene, all three of these areas are located within the Plan boundary of the *Metro Plan*. Territory within the Metro Plan Boundary serves as an interface between the area encompassed in the *Metro Plan* and areas subject to the *Lane County Rural Comprehensive Plan*. In order for urban reserve areas to develop at urban levels with urban services, they must be included within the UGB.

When the *Metro Plan* was adopted in 1982, the urban reserves were found to be the most economical areas outside the UGB to serve with water, wastewater, and stormwater. These areas were designated at that time to assist in the preparation of capital improvement programs that extend beyond the planning period of the *Metro Plan*.

Metro Plan policy provides that urban levels of public utilities, facilities, and services shall be designed and sized to serve urban reserve areas; and that capacity and financing plans shall be calculated to serve urban reserve lands. The *Metro Plan* assumed that these areas would develop as low-density residences at densities assumed in the Plan at that time and that they would add approximately 25,000 to 30,000 additional people beyond the projected *Metro Plan* population. The *Metro Plan* provides that development, land division, and public improvements (such as street design) in areas designated urban reserve shall be designed and regulated so as to not preclude possible subsequent development at urban densities. For the most part, these areas were designated to protect natural resource values until they were to be added to the UGB. (See *Metro Plan*, page II-E-14).

In 1992, the LCDC adopted a new administrative rule, OAR 660 Division 21, authorizing and defining urban reserves. One of the work tasks in the current Eugene-Springfield Periodic Review Work Program is to evaluate the existing urban reserves for consistency with this OAR and to revise the urban reserves as needed to comply with the rule.

Locating and Managing Facilities Outside the UGB

As part of the policy analysis for this study, state law related to the placement of urban facilities outside UGBs was reviewed and analyzed.

State law allows water, electric, and wastewater facilities that only serve land within the UGB to locate on farm or forest land, in accordance with the specifications in state law and local processes, without requiring a goal exception. The same is true for stormwater facilities on farm land. The relevant ORS and OAR sections follow this analysis.

Farm land: Needed utility facilities are allowed, including natural and constructed water and stormwater conveyance, storage and treatment facilities (including stormwater detention ponds); and electric transmission and distribution lines (although commercial facilities for the purpose of generating power for public use by sale and transmission towers over 200 feet in height must meet the standards in ORS 215.296).

Forest land: The following uses are allowed when they show compliance with OAR 660-06-025(5): reservoirs and water impoundment, water intake facilities, related treatment facilities, pumping stations, and distribution lines; new electric transmission lines with right of way widths up to 100 feet as specified in ORS 772.210, transmission towers, and utility facilities under ten acres for the purpose of generating power. Stormwater facilities on forest land do require a goal exception.

Farm or forest land: Goal 11 allows wastewater facilities¹⁶ to be located outside UGBs, as necessary to serve land inside the UGB or to connect to components of the sewer system lawfully located on rural lands, such as outfall or treatment facilities, as long as such placement complies with ORS 215.296 (except systems located in the subsurface of public roads and highways along the public right of way).

Farm Land

ORS 215.213 Uses permitted in exclusive farm use zones in counties that adopted marginal lands system prior to 1993.

(1) In counties that have adopted marginal lands provisions under ORS 197.247 (1991 Edition), the following uses may be established in any area zoned for exclusive farm use:

- (d) Utility facilities necessary for public service, except commercial facilities for the purpose of generating power for public use by sale and transmission towers over 200 feet in height.
- (s) Creation of, restoration of or enhancement of wetlands.

¹⁶ “Pipelines or conduits, pump stations, force mains, and all other structures, devices, appurtenances and facilities used for treating or disposing of sewage or for collecting or conducting sewage to an ultimate point for treatment and disposal”[(OAR 660-011-060 (1)(f)].

(2) In counties that have adopted marginal lands provisions under ORS 197.247 (1991 Edition), the following uses may be established in any area zoned for exclusive farm use subject to ORS 215.296:

(g) Commercial utility facilities for the purpose of generating power for public use by sale.

(l) transmission towers over 200 feet in height.

ORS 215.296 Standards for approval of certain uses in exclusive farm use zones; violation of standards; complaint; penalties; exceptions to standards. (1) A use allowed under ORS 215.213(2) or 215.283 (2) may be approved only where the local governing body or its designee finds that the use will not:

(a) Force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or

(b) Significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

OAR 660-033-130(16)

A facility is necessary if it must be situated in an agricultural zone in order for the service to be provided.

Forest Land

OAR 660-06-025

Uses authorized in Forest Zones.

(3) The following uses may be allowed outright on forest lands:

(c) local distribution lines (e.g., electric, telephone, natural gas) and accessory equipment (e.g., electric distribution transformers, poles, meter cabinets, terminal boxes, pedestals), or equipment which provides service hookups, including water service hookups;

(i) water intake facilities, canals and distribution lines for farm irrigation and ponds;

(4) The following uses may be allowed on forest lands subject to the review standards in section (5) of this rule:

(g) television, microwave, and radio communication facilities and transmission towers;

- (i) utility facilities for the purpose of generating power. A power generation facility shall not preclude more than ten acres from use as a commercial forest operation unless an exception is taken pursuant to OAR Chapter 660, Division 4;
 - (k) water intake facilities, related treatment facilities, pumping stations, and distribution lines;
 - (l) reservoirs and water impoundments;
 - (p) new electric transmission lines with right of way widths up to 100 feet as specified in ORS 772.210. New distribution lines (e.g., gas, oil, geothermal) with rights-of-way 50 feet or less in width;
- (5) A use authorized by section (4) of this rule may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands:
- (a) the proposed use will not force a significant change in, or significantly increase the cost of , accepted farming or forest practices on agriculture or forest lands;
 - (b) the proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel; and
 - (c) a written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner which recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in subsections (4) (e), (l) (r), (s) and (v) of this rule.

Statewide Planning Goal 11

Goal 11 and associated administrative rules were amended in 1998, in part to determine under what circumstances wastewater collection systems can locate or be extended outside urban growth boundaries.

The Goal and rules now allow components of a wastewater system that exclusively serve lands inside an urban growth boundary to be placed on lands outside the urban growth boundary, provided: 1) the local government adopts land use regulations to ensure the wastewater system shall not serve land outside urban growth boundaries or unincorporated community boundaries, except as authorized to mitigate a public health hazard; 2) the local government determines that

the system satisfies ORS 215.296(1) or (2) to protect farm and forest practices, except for systems located in the subsurface of public roads and highways along the public right of way; and, 3) that such placement is necessary to do one or more of the following:

1. serve lands inside the urban growth boundary more efficiently by traversing land outside the urban growth boundary;
2. serve land inside a nearby urban growth boundary or unincorporated community;
3. connect to components of the sewer system lawfully located on rural lands such as outfall or treatment facilities; or
4. transport leachate from a landfill on rural land to a wastewater system inside a urban growth boundary [OAR 660-011-0060(3)].

The revised administrative rules allow, but do not require, a new wastewater collection system or extension of a system to serve land outside the urban growth boundary only to mitigate a public health hazard that is caused by pre-existing development where there is no practical alternative to a wastewater system to abate the health hazard [OAR 660-011-0060(4)].

The 1998 Goal 11 rule changes also prohibit local land use regulations applicable to lands outside urban growth boundaries to allow an increase in either the allowable density or in a higher density of residential development due to the presence, establishment or extension of a water system. [OAR 660-011-0065(2)].

Boundary Commission

Boundary Commission policies do not prohibit the extension of lines outside cities, but the Boundary Commission must act consistently with adopted local comprehensive plans.

Locating Facilities Outside the UGB to Serve the Urban Area

Statewide Planning Goal 11

Goal 11 administrative rules now allow components of a wastewater system that serve lands inside a UGB to be placed on lands outside the UGB provided: 1) the local government adopts land use regulations to ensure the wastewater system shall not serve land outside UGBs or unincorporated community boundaries, except as authorized to mitigate a public health hazard; 2) the local government determines that the system satisfies ORS 215.296(1) or (2) to protect farm and forest practices, except for systems located in the subsurface of public roads and highways along the public rights-of-way; and 3) that such placement is necessary to do one or more of the following:

1. serve lands inside the UGB more efficiently by traversing land outside the UGB;
2. serve land inside a nearby UGB or unincorporated community;

3. connect to components of the wastewater system lawfully located on rural lands such as outfall or treatment facilities; or transport leachate from a landfill on rural land to a wastewater system inside a UGB [OAR 660-011-0060((3))].

Statewide Planning Goals 3 and 4

Statewide Planning Goal 3, “to preserve and maintain agricultural lands,” and accompanying administrative rules restrict the land uses that can be located on Exclusive Farm Use (EFU) zoned land; and Goal 4 restricts the land uses that can be located on Forest Land. “Farm use” is defined in ORS 215.203. Goal 3 authorizes counties to allow farm uses and those non-farm uses defined by (LCDC) commission rule that will not have significant adverse effects on accepted farm or forest practices.

Locating Water, Stormwater, and Electric Facilities

- **Farm Land:** Needed utility facilities are allowed, including natural and constructed water and stormwater conveyance, storage and treatment facilities (including stormwater detention ponds); and electric transmission and distribution lines (although commercial facilities for the purpose of generating power for public use by sale and transmission towers over 200 feet in height must meet the standards in ORS 215.296).
- **Forest Land:** The following uses are allowed when they show compliance with OAR 660-006-0025(5): reservoirs and water impoundment, water intake facilities, related treatment facilities, pumping stations, and distribution lines; new electric transmission lines with right-of-way widths up to 100 feet (as specified in ORS 772.210), transmission towers, and utility facilities under ten acres for the purpose of generating power. Stormwater facilities on forest land do require a goal exception.

Locating Wastewater Facilities

- **Farm or Forest Land:** Goal 11 allows wastewater facilities to be located outside UGBs, as necessary to serve land inside the UGB or to connect to components of the wastewater system lawfully located on rural lands, such as outfall or treatment facilities, as long as such placement complies with ORS 215.296 (except systems located in the subsurface of public roads and highways along the public rights-of-way).

In conclusion, state law allows water, electric, and wastewater facilities that only serve land within the UGB to locate on farm or forest land, in accordance with the specifications and conditions named above, without requiring a goal exception. The same is true for stormwater facilities on farm land, but not on forest land, except unaltered natural systems.

Boundary Commission

Boundary Commission policies do not prohibit the location of systems or the extension of lines outside UGBs, but the Boundary Commission must act consistently with adopted local comprehensive plans.

Metro Plan

The *Metro Plan* provides that water and wastewater services cannot be extended outside the UGB by the city or any special district, except to serve the Mahlon Sweet Field Airport, the Regional Wastewater Sludge Management Facility (both of which service the entire metropolitan area) and an existing development that poses an immediate public health or safety threat to the citizens of the metropolitan area that can only be remedied by the extension of the service (*Metro Plan*, policy #2, page III-G-5).

Financing

The Capital Improvement Programs (CIPs) of the cities are adopted annually and provide direction to the city for prioritizing infrastructure development. The CIPs include projects located within the city limits, although the projects may be designed and planned to serve the urbanizing area. For a detailed discussion of existing and alternative funding, refer to the draft *Existing Conditions and Alternatives Report*.

Appendix C

Statewide Planning Goal 11
OAR Chapter 660 Division 11

The Oregon Administrative Rules contain OARs filed through July 15, 2000

LAND CONSERVATION AND DEVELOPMENT DEPARTMENT

DIVISION 11

PUBLIC FACILITIES PLANNING

660-011-0000

Purpose

The purpose of this division is to aid in achieving the requirements of Goal 11, Public Facilities and Services, OAR 660-015-0000(11), interpret Goal 11 requirements regarding public facilities and services on rural lands, and implement ORS 197.712(2)(e), which requires that a city or county shall develop and adopt a public facility plan for areas within an urban growth boundary containing a population greater than 2,500 persons. The purpose of the plan is to help assure that urban development in such urban growth boundaries is guided and supported by types and levels of urban facilities and services appropriate for the needs and requirements of the urban areas to be serviced, and that those facilities and services are provided in a timely, orderly and efficient arrangement, as required by Goal 11. The division contains definitions relating to a public facility plan, procedures and standards for developing, adopting, and amending such a plan, the date for submittal of the plan to the Commission and standards for Department review of the plan.

[ED. NOTE: The goal referred to or incorporated by reference in this rule is available from the agency.]

Stat. Auth.: ORS 183 & OAR 197

Stats. Implemented: ORS 197.712

Hist.: LCDC 4-1984, f. & ef. 10-18-84; LCDD 4-1998, f. & cert. ef. 7-28-98

660-011-0005

Definitions

(1) "Public Facilities Plan": A public facility plan is a support document or documents to a comprehensive plan. The facility plan describes the water, sewer and transportation facilities which are to support the land uses designated in the appropriate acknowledged comprehensive plans within an urban growth boundary containing a population greater than 2,500. Certain elements of the public facility plan also shall be adopted as part of the comprehensive plan, as specified in OAR 660-11-045.

(2) "Rough Cost Estimates": Rough cost estimates are approximate costs expressed in current-year (year closest to the period of public facility plan development) dollars. It is not intended that project cost estimates be as exact as is required for budgeting purposes.

(3) "Short Term": The short term is the period from year one through year five of the facility plan.

(4) "Long Term": The long term is the period from year six through the remainder of the planning period.

(5) "Public Facility": A public facility includes water, sewer, and transportation facilities, but does not include buildings, structures or equipment incidental to the direct operation of those facilities.

(6) "Public Facility Project": A public facility project is the construction or reconstruction of a water, sewer, or transportation facility within a public facility system that is funded or utilized by members of the general public.

(7) "Public Facility Systems": Public facility systems are those facilities of a particular type that combine to provide water, sewer or transportation services.

For purposes of this division, public facility systems are limited to the following:

(a) Water:

(A) Sources of water;

(B) Treatment system;

(C) Storage system;

(D) Pumping system;

(E) Primary distribution system.

(b) Sanitary sewer:

(A) Treatment facilities system;

(B) Primary collection system.

(c) Storm sewer:

(A) Major drainageways (major trunk lines, streams, ditches, pump stations and retention basins);

(B) Outfall locations.

(d) Transportation:

(A) Freeway system, if planned for in the acknowledged comprehensive plan;

(B) Arterial system;

(C) Significant collector system;

(D) Bridge system (those on the Federal Bridge Inventory);

(E) Mass transit facilities if planned for in the acknowledged comprehensive plan, including purchase of new buses if total fleet is less than 200 buses, rail lines or transit stations associated with providing transit service to major transportation corridors and park and ride station;

(F) Airport facilities as identified in the current airport master plans;

(G) Bicycle paths if planned for in the acknowledged comprehensive plan.

(8) "Land Use Decisions": In accordance with ORS 197.712(2)(e), project timing and financing provisions of public facility plans shall not be considered land use decisions as specified under ORS 197.015(10).

(9) "Urban Growth Management Agreement": In accordance with OAR 660-003-0010(2)(c), and urban growth management agreement is a written statement, agreement or set of agreements setting forth the means by which a plan for management of the unincorporated area within the urban growth boundary will be completed and by which the urban growth boundary may be modified (unless the same information is incorporated in other acknowledged documents).

(10) Other Definitions: For the purposes of this division, the definitions in ORS 197.015 shall apply except as provided for in section (8) of this rule regarding the definition in ORS 197.015(10).

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.712

Hist.: LCDC 4-1984, f. & ef. 10-18-84

660-011-0010

The Public Facility Plan

- (1) The public facility plan shall contain the following items:
- (a) An inventory and general assessment of the condition of all the significant public facility systems which support the land uses designated in the acknowledged comprehensive plan;
 - (b) A list of the significant public facility projects which are to support the land uses designated in the acknowledged comprehensive plan. Public facility project descriptions or specifications of these projects as necessary;
 - (c) Rough cost estimates of each public facility project;
 - (d) A map or written description of each public facility project's general location or service area;
 - (e) Policy statement(s) or urban growth management agreement identifying the provider of each public facility system. If there is more than one provider with the authority to provide the system within the area covered by the public facility plan, then the provider of each project shall be designated;
 - (f) An estimate of when each facility project will be needed; and
 - (g) A discussion of the provider's existing funding mechanisms and the ability of these and possible new mechanisms to fund the development of each public facility project or system.
- (2) Those public facilities to be addressed in the plan shall include, but need not be limited to those specified in OAR 660-011-0005(5). Facilities included in the public facility plan other than those included in OAR 660-011-0005(5) will not be reviewed for compliance with this rule.
- (3) It is not the purpose of this division to cause duplication of or to supplant existing applicable facility plans and programs. Where all or part of an acknowledged comprehensive plan, facility master plan either of the local jurisdiction or appropriate special district, capital improvement program, regional functional plan, similar plan or any combination of such plans meets all or some of the requirements of this division, those plans, or programs may be incorporated by reference into the public facility plan required by this division. Only those referenced portions of such documents shall be considered to be a part of the public facility plan and shall be subject to the administrative procedures of this division and ORS Chapter 197.

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.712

Hist.: LCDC 4-1984, f. & ef. 10-18-84

660-011-0015

Responsibility for Public Facility Plan Preparation

- (1) Responsibility for the preparation, adoption and amendment of the public facility plan shall be specified within the urban growth management agreement. If the urban growth management agreement does not make provision for this responsibility, the agreement shall be amended to do so prior to the preparation of the public facility plan. In the case where an unincorporated area exists within the Portland Metropolitan Urban Growth Boundary which is not contained within the boundary of an approved urban planning area agreement with the County, the County shall be the responsible agency for preparation of the facility plan for that unincorporated area. The urban growth management agreement shall be submitted with the public facility plan as specified in OAR 660-011-0040.
- (2) The jurisdiction responsible for the preparation of the public facility plan shall provide for the coordination of such preparation with the city, county, special districts and, as necessary, state and federal agencies and private providers of public facilities. The Metropolitan Service District is responsible for public facility plans coordination within the District consistent with ORS 197.190 and 268.390.

(3) Special districts, including port districts, shall assist in the development of the public facility plan for those facilities they provide. Special districts may object to that portion of the facilities plan adopted as part of the comprehensive plan during review by the Commission only if they have completed a special district agreement as specified under ORS 197.185 and 197.254(3) and (4) and participated in the development of such portion of the public facility plan.

(4) Those state agencies providing funding for or making expenditures on public facility systems shall participate in the development of the public facility plan in accordance with their state agency coordination agreement under ORS 197.180 and 197.712(2)(f).

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.712

Hist.: LCDC 4-1984, f. & ef. 10-18-84

660-011-0020

Public Facility Inventory and Determination of Future Facility Projects

(1) The public facility plan shall include an inventory of significant public facility systems.

Where the acknowledged comprehensive plan, background document or one or more of the plans or programs listed in OAR 660-011-0010(3) contains such an inventory, that inventory may be incorporated by reference. The inventory shall include:

(a) Mapped location of the facility or service area;

(b) Facility capacity or size; and

(c) General assessment of condition of the facility (e.g., very good, good, fair, poor, very poor).

(2) The public facility plan shall identify significant public facility projects which are to support the land uses designated in the acknowledged comprehensive plan. The public facility plan shall list the title of the project and describe each public facility project in terms of the type of facility, service area, and facility capacity.

(3) Project descriptions within the facility plan may require modifications based on subsequent environmental impact studies, design studies, facility master plans, capital improvement programs, or site availability. The public facility plan should anticipate these changes as specified in OAR 660-011-0045.

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.712

Hist.: LCDC 4-1984, f. & ef. 10-18-84

660-011-0025

Timing of Required Public Facilities

(1) The public facilities plan shall include a general estimate of the timing for the planned public facility projects. This timing component of the public facilities plan can be met in several ways depending on whether the project is anticipated in the short term or long term. The timing of projects may be related directly to population growth, e.g., the expansion or new construction of water treatment facilities. Other facility projects can be related to a measure of the facility's service level being met or exceeded, e.g., a major arterial or intersection reaching a maximum vehicle-per-day standard. Development of other projects may be more long term and tied neither to specific population levels nor measures of service levels, e.g., sewer projects to correct infiltration and inflow problems. These projects can take place over a long period of time and may be tied to the availability of long-term funding. The timing of projects may also be tied to specific years.

(2) Given the different methods used to estimate the timing of public facilities, the public facility plan shall identify projects as occurring in either the short term or long term, based on those factors which are related to project development. For those projects designated for development in the short term, the public facility plan shall identify an approximate year for development. For those projects designated for development over the long term, the public facility plan shall provide a general estimate as to when the need for project development would exist, e.g., population level, service level standards, etc. Timing provisions for public facility projects shall be consistent with the acknowledged comprehensive plan's projected growth estimates. The public facility plan shall consider the relationships between facilities in providing for development.

(3) Anticipated timing provisions for public facilities are not considered land use decisions as specified in ORS 197.712(2)(e), and, therefore, cannot be the basis of appeal under ORS 197.610(1) and (2) or 197.835(4).

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.712

Hist.: LCDC 4-1984, f. & ef. 10-18-84

660-011-0030

Location of Public Facility Projects

(1) The public facility plan shall identify the general location of the public facility project in specificity appropriate for the facility. Locations of projects anticipated to be carried out in the short term can be specified more precisely than the locations of projects anticipated for development in the long term.

(2) Anticipated locations for public facilities may require modifications based on subsequent environmental impact studies, design studies, facility master plans, capital improvement programs, or land availability. The public facility plan should anticipate those changes as specified in OAR 660-011-0045.

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.712

Hist.: LCDC 4-1984, f. & ef. 10-18-84

660-011-0035

Determination of Rough Cost Estimates for Public Facility Projects and Local Review of Funding Mechanisms for Public Facility Systems

(1) The public facility plan shall include rough cost estimates for those sewer, water, and transportation public facility projects identified in the facility plan. The intent of these rough cost estimates is to:

(a) Provide an estimate of the fiscal requirements to support the land use designations in the acknowledged comprehensive plan; and

(b) For use by the facility provider in reviewing the provider's existing funding mechanisms (e.g., general funds, general obligation and revenue bonds, local improvement district, system development charges, etc.) and possible alternative funding mechanisms. In addition to including rough cost estimates for each project, the facility plan shall include a discussion of the provider's existing funding mechanisms and the ability of these and possible new mechanisms to fund the development of each public facility project or system. These funding mechanisms may also be described in terms of general guidelines or local policies.

(2) Anticipated financing provisions are not considered land use decisions as specified in ORS 197.712(2)(e) and, therefore, cannot be the basis of appeal under ORS 197.610(1) and (2) or 197.835(4).

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.712

Hist.: LCDC 4-1984, f. & ef. 10-18-84

660-011-0040

Date of Submittal of Public Facility Plans

The public facility plan shall be completed, adopted, and submitted by the time of the responsible jurisdiction's periodic review. The public facility plan shall be reviewed under OAR Chapter 660, Division 25, "Periodic Review" with the jurisdiction's comprehensive plan and land use regulations. Portions of public facility plans adopted as part of comprehensive plans prior to the responsible jurisdiction's periodic review will be reviewed pursuant to OAR Chapter 660, Division 18, "Post Acknowledgment Procedures."

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.712

Hist.: LCDC 4-1984, f. & ef. 10-18-84

660-011-0045

Adoption and Amendment Procedures for Public Facility Plans

(1) The governing body of the city or county responsible for development of the public facility plan shall adopt the plan as a supporting document to the jurisdiction's comprehensive plan and shall also adopt as part of the comprehensive plan:

- (a) The list of public facility project titles, excluding (if the jurisdiction so chooses) the descriptions or specifications of those projects;
- (b) A map or written description of the public facility projects' locations or service areas as specified in sections (2) and (3) of this rule; and
- (c) The policy(ies) or urban growth management agreement designating the provider of each public facility system. If there is more than one provider with the authority to provide the system within the area covered by the public facility plan, then the provider of each project shall be designated.

(2) Certain public facility project descriptions, location or service area designations will necessarily change as a result of subsequent design studies, capital improvement programs, environmental impact studies, and changes in potential sources of funding. It is not the intent of this division to:

- (a) Either prohibit projects not included in the public facility plans for which unanticipated funding has been obtained;
- (b) Preclude project specification and location decisions made according to the National Environmental Policy Act; or
- (c) Subject administrative and technical changes to the facility plan to ORS 197.610(1) and (2) or 197.835(4).

(3) The public facility plan may allow for the following modifications to projects without amendment to the public facility plan:

- (a) Administrative changes are those modifications to a public facility project which are minor in nature and do not significantly impact the project's general description, location, sizing, capacity, or other general characteristic of the project;

(b) Technical and environmental changes are those modifications to a public facility project which are made pursuant to "final engineering" on a project or those that result from the findings of an Environmental Assessment or Environmental Impact Statement conducted under regulations implementing the procedural provisions of the National Environmental Policy Act of 1969 (**40 CFR Parts 1500-1508**) or any federal or State of Oregon agency project development regulations consistent with that Act and its regulations.

(c) Public facility project changes made pursuant to subsection (3)(b) of this rule are subject to the administrative procedures and review and appeal provisions of the regulations controlling the study (**40 CFR Parts 1500-1508** or similar regulations) and are not subject to the administrative procedures or review or appeal provisions of ORS Chapter 197, or OAR Chapter 660 Division 18.

(4) Land use amendments are those modifications or amendments to the list, location or provider of, public facility projects, which significantly impact a public facility project identified in the comprehensive plan and which do not qualify under subsection (3)(a) or (b) of this rule.

Amendments made pursuant to this subsection are subject to the administrative procedures and review and appeal provisions accorded "land use decisions" in ORS Chapter 197 and those set forth in OAR Chapter 660 Division 18.

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.712

Hist.: LCDC 4-1984, f. & ef. 10-18-84

660-011-0050

Standards for Review by the Department

The Department of Land Conservation and Development shall evaluate the following, as further defined in this division, when reviewing public facility plans submitted under this division:

(1) Those items as specified in OAR 660-011-0010(1);

(2) Whether the plan contains a copy of all agreements required under OAR 660-011-0010 and 660-011-0015; and

(3) Whether the public facility plan is consistent with the acknowledged comprehensive plan.

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.712

Hist.: LCDC 4-1984, f. & ef. 10-18-84

660-011-0060

Sewer Service to Rural Lands

(1) As used in this rule, unless the context requires otherwise:

(a) "Establishment of a sewer system" means the creation of a new sewage system, including systems provided by public or private entities;

(b) "Extension of a Sewer System" shall have the same meaning as stated in Goal 11;

(c) "No practicable alternative to a sewer system" means a determination by DEQ or the Oregon Health Division, pursuant to criteria in OAR 340, Division 071, and other applicable rules and laws, that an existing public health hazard cannot be adequately abated by the repair or maintenance of existing sewer systems or on-site systems or by the installation of new on-site systems as defined in OAR 340-071-0100;

(d) "Public health hazard" means a condition whereby it is probable that the public is exposed to disease-caused physical suffering or illness due to the presence of inadequately treated sewage;

(e) "Sewage" means the water-carried human, animal, vegetable, or industrial waste from residences, buildings, industrial establishments or other places, together with such ground water infiltration and surface water as may be present;

(f) "Sewer system" means a system that serves more than one lot or parcel, or more than one condominium unit or more than one unit within a planned unit development, and includes pipelines or conduits, pump stations, force mains, and all other structures, devices, appurtenances and facilities used for treating or disposing of sewage or for collecting or conducting sewage to an ultimate point for treatment and disposal. The following are not considered a "sewer system" for purposes of this rule:

(A) A system provided solely for the collection, transfer and/or disposal of storm water runoff;

(B) A system provided solely for the collection, transfer and/or disposal of animal waste from a farm use as defined in ORS 215.303.

(2) Except as provided in sections (3) and (4) of this rule, and consistent with Goal 11, a local government shall not allow:

(a) The establishment of new sewer systems outside urban growth boundaries or unincorporated community boundaries;

(b) The extension of sewer lines from within urban growth boundaries or unincorporated community boundaries in order to serve uses on land outside those boundaries;

(c) The extension of sewer systems that currently serve land outside urban growth boundaries and unincorporated community boundaries in order to serve uses that are outside such boundaries and are not served by the system on the date of this rule.

(3) Components of a sewer system that serve lands inside an urban growth boundary (UGB) may be placed on lands outside the boundary provided that the conditions in subsections (a) and (b) of this section are met, as follows:

(a) Such placement is necessary to:

(A) Serve lands inside the UGB more efficiently by traversing lands outside the boundary;

(B) Serve lands inside a nearby UGB or unincorporated community;

(C) Connect to components of the sewer system lawfully located on rural lands, such as outfall or treatment facilities; or

(D) Transport leachate from a landfill on rural land to a sewer system inside a UGB; and

(b) The local government.

(A) Adopts land use regulations to ensure the sewer system shall not serve land outside urban growth boundaries or unincorporated community boundaries, except as authorized under section (4) of this rule; and

(B) Determines that the system satisfies ORS 215.296(1) or (2) to protect farm and forest practices, except for systems located in the subsurface of public roads and highways along the public right of way.

(4) A local government may allow the establishment of a new sewer system, or the extension of an existing sewer system, to serve land outside urban growth boundaries and unincorporated community boundaries in order to mitigate a public health hazard, provided that the conditions in subsections (a) and (b) of this section are met, as follows:

(a) The Oregon Department of Environmental Quality (DEQ) or the Oregon Health Division initially:

(A) Determines that a public health hazard exists in the area;

- (B) Determines that the health hazard is caused by sewage from development that existed in the area on the date of this rule;
- (C) Describes the physical location of the identified sources of the sewage contributing to the health hazard; and
- (D) Determines that there is no practicable alternative to a sewer system in order to abate the public health hazard; and
 - (b) The local government, in response to the determination in subsection (a) of this section, and based on recommendations by DEQ and the Oregon Health Division where appropriate:
 - (A) Determines the type of sewer system and service to be provided, pursuant to section (5) of this rule;
 - (B) Determines the boundaries of the sewer system service area, pursuant to section (6) of this rule;
 - (C) Adopts land use regulations that ensure the sewer system is designed and constructed so that its capacity does not exceed the minimum necessary to serve the area within the boundaries described under paragraph (B) of this subsection, except for urban reserve areas as provided under OAR 660-021-0040(6);
 - (D) Adopts land use regulations to prohibit the sewer system from serving any uses other than those existing or allowed in the identified service area on the date the sewer system is approved;
 - (E) Adopts plan and zone amendments to ensure that only rural land uses are allowed on rural lands in the area to be served by the sewer system, consistent with Goal 14 and OAR 660-004-0018, unless a Goal 14 exception has been acknowledged;
 - (F) Ensures that land use regulations do not authorize a higher density of residential development than would be authorized without the presence of the sewer system; and
 - (G) Determines that the system satisfies ORS 215.296(1) or (2) to protect farm and forest practices, except for systems located in the subsurface of public roads and highways along the public right of way.
- (5) Where the Department of Environmental Quality (DEQ) determines that there is no practicable alternative to a sewer system, the local government, based on recommendations from DEQ, shall determine the most practicable sewer system to abate the health hazard considering the following:
 - (a) The system must be sufficient to abate the public health hazard pursuant to DEQ requirements applicable to such systems; and
 - (b) New or expanded sewer systems serving only the health hazard area shall be generally preferred over the extension of a sewer system from an urban growth boundary. However, if the health hazard area is within the service area of a sanitary authority or district, the sewer system operated by the authority or district, if available and sufficient, shall be preferred over other sewer system options.
- (6) The local government, based on recommendations from DEQ and, where appropriate, the Oregon Health Division, shall determine the area to be served by a sewer system necessary to abate a health hazard. The area shall include only the following:
 - (a) Lots and parcels that contain the identified sources of the sewage contributing to the health hazard;
 - (b) Lots and parcels that are surrounded by or abut the parcels described in subsection (a) of this section, provided the local government demonstrates that, due to soils, insufficient lot size, or

other conditions, there is a reasonably clear probability that onsite systems installed to serve uses on such lots or parcels will fail and further contribute to the health hazard.

(7) The local government or agency responsible for the determinations pursuant to sections (4) through (6) of this rule shall provide notice to all affected local governments and special districts regarding opportunities to participate in such determinations.

(8) Applicable provisions of this rule, rather than conflicting provisions of local acknowledged zoning ordinances, shall immediately apply to local land use decisions filed subsequent to the effective date of this rule.

[ED. NOTE: The goals referred to or incorporated by reference in this rule are available from the agency.]

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.712

Hist.: LCDD 4-1998, f. & cert. ef. 7-28-98

660-011-0065

Water Service to Rural Lands

(1) As used in this rule, unless the context requires otherwise:

(a) "Establishment" means the creation of a new water system and all associated physical components, including systems provided by public or private entities;

(b) "Extension of a water system" means the extension of a pipe, conduit, pipeline, main, or other physical component from or to an existing water system in order to provide service to a use that was not served by the system on the applicable date of this rule, regardless of whether the use is inside the service boundaries of the public or private service provider.

(c) "Water system" shall have the same meaning as provided in Goal 11, and includes all pipe, conduit, pipeline, mains, or other physical components of such a system.

(2) Consistent with Goal 11, local land use regulations applicable to lands that are outside urban growth boundaries and unincorporated community boundaries shall not:

(a) Allow an increase in a base density in a residential zone due to the availability of service from a water system;

(b) Allow a higher density for residential development served by a water system than would be authorized without such service; or

(c) Allow an increase in the allowable density of residential development due to the presence, establishment, or extension of a water system.

(3) Applicable provisions of this rule, rather than conflicting provisions of local acknowledged zoning ordinances, shall immediately apply to local land use decisions filed subsequent to the effective date of this rule.

[ED. NOTE: The goal referred to or incorporated by reference in this rule is available from the agency.]

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.712

Hist.: LCDD 4-1998, f. & cert. ef. 7-28-98

Eugene/Springfield Metropolitan Area
Urban Reserve Analysis and Alternatives Report

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Acknowledgements

This study was conducted by an intergovernmental staff team. The team included representatives from Eugene, Springfield, Lane County and Lane Council of Governments. Lane Council of Governments prepared this background document.

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Note: Maps associated with this report can be viewed at public workshops, public hearings, and at the offices of Lane Council of Governments (LCOG). Please contact Carol Heinkel, Principal Planner, 541-682-4107, for more information.

Introduction

This report is one product of the Urban Reserve Rule Analysis. The Urban Reserve Rule Analysis is a work task in the Periodic Review of the *Eugene/Springfield Metropolitan Area General Plan*.

This background report presents the policy, land demand and land analysis related to urban reserves in the Eugene/Springfield area. In the policy analysis section state and local policies related to urban reserve areas are presented. The land demand analysis contains population projections, housing demand and land demand for 10, 20 and 30 years beyond the 20-year Urban Growth Boundary (UGB) time frame. The analysis of land nearby the Eugene/Springfield UGB presents information on land meeting the state criteria for inclusion in an urban reserve area, public service availability, and potential constraints to urban development. Discussion of the results of the analysis, the advantages and disadvantages to having urban reserve areas and the present status of the study are contained in the Summary section of this report.

What is the Purpose of the Urban Reserve Analysis?

The purpose of this Study is to review the existing urban reserve areas in light of the new Urban Reserve administrative rule criteria and revise urban reserve areas and *Metro Plan* policy consistent with the criteria.

What are Urban Reserve Areas?

Urban reserves areas are defined as lands outside an urban growth boundary (UGB) identified as the highest priority for inclusion in the UGB when additional urbanizable land is needed. The current, adopted *Metro Plan* diagram designates three areas as Urban Reserve: East Thurston, east of Springfield, and two areas outside Eugene: Willow Creek and an area north of Irvington Road. These Urban Reserve Areas are located beyond the UGB and are not needed to satisfy urban demands for the next 20 years. The existing urban reserves were included in the Metro Plan in 1982, prior to the Land Conservation and Development Commission's (LCDC's) adoption of the Urban Reserve OAR.

Why are we reviewing the existing *Metro Plan* Urban Reserve Areas?

As part of the state mandated periodic review of the Eugene-Springfield Metro Plan an evaluation was conducted. The evaluation concluded that the existing *Metro Plan* urban reserves meet only some of the requirements of State Administrative Rule, OAR 660-021. It found the analysis in the Technical Supplement to the *Metro Plan* was not consistent with the analysis required in the rule; and new wetland inventory information needed to be addressed. The goal of the urban reserve area study is to comply with all of the provisions of the rule.

What are the *Metro Plan* and Periodic Review?

The *Metro Plan* is the area's long-range, comprehensive land use plan that contains the vision for the future of the Eugene-Springfield community. The Plan accomplishes this vision by establishing general planning policies and land use allocations. It serves as the basis for the coordinated development of programs concerning the use and conservation of physical resources; provision of public services and facilities; and development and redevelopment of the metro area.

The *Metro Plan* was acknowledged by the Oregon Land Conservation and Development Commission (LCDC) in 1982. As part of the state planning guidelines, the *Metro Plan* is periodically reviewed to ensure that it is consistent with new laws and rules and that it addresses changing local conditions. This process is referred to as **Periodic Review**.

The last Periodic Review of the *Metro Plan* was completed in 1987. The Residential Land and Housing Study is one of the work tasks included in the current *Metro Plan* Periodic Review Work Program, approved by the Oregon Department of Land Conservation and Development (DLCD) in May 1995.

What does State law require in relation to Urban Reserve Areas?

The new state administrative rules make the establishment of Urban Reserves a **choice** of the cities/county. Urban Reserves are not a requirement of adopted comprehensive plans.

If a city chooses to have Urban Reserve areas, the areas must include an amount of land to be at least a ten, and not more than a 30-year supply of developable land beyond the 20-year time frame of the plan. Local governments must specify the number of years the Urban Reserve areas are intended to accommodate. Findings must be made explaining that the demand meets the specified time frame beyond the 20-year UGB time frame.

State law requires identification of Urban Reserve land to be based upon factors specified in Goal 14. The Urban Reserve analysis must examine and provide for:

- orderly and economic provision of public facilities and services;
- maximum efficiency of land uses within and on the fringe of the existing urban area,
- environmental, energy, economic and social consequences
- retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority,
- compatibility of the proposed urban uses with nearby agricultural activities.

Inclusion of land as an Urban Reserve Area must be based upon a hierarchy from highest priority, nonresource land, to lowest priority, productive resource land. Cities must first study land adjacent to or nearby the UGB (wholly or partially within ¼ mile) for inclusion based on the following criteria:

1st Priority – Land adjacent to or nearby a UGB designated by the County as an exception area or nonresource land. This may also include resource land surrounded by exception areas unless those lands are high value crop land or prime or unique agricultural land.

2nd Priority – If land in the 1st Priority is not adequate to meet land need, the second priority is land designated as marginal land (ML).

3rd Priority – If land in a higher priority is not adequate to meet future land needs, third priority goes to land designated agriculture or forestry. Higher priority should be given to land with soils that are of lower agricultural and timber production capability.

Land of lower priority for Urban Reserve use, as described above, may be included if land of higher priority is found to be inadequate to meet land need for one or more of the following reasons:

- Future services could not reasonably be provided to higher priority land area due to topography or other physical constraint.
- Maximum efficiency of land uses within a proposed Urban Reserve area requires inclusion of lower priority lands in order to include or provide service to higher priority lands.

What type of land will the Urban Reserves accommodate?

The existing Urban Reserve Areas were assumed to develop as low density residential. Staff are also assuming the Urban Reserves will develop as residential with a mix of housing types and supporting land uses such as neighborhood commercial to support land efficiencies.

State and Local Policy Framework For Urban Reserves

In Oregon, cities manage growth to prevent urban sprawl, to provide for the efficient delivery of public services, and to preserve valuable resource lands. Oregon cities and counties manage growth through the implementation of state laws and local policies that guide the following processes.

- Determination of Urban Reserve Areas
- Urban Growth Boundary (UGB) expansion
- Local land development regulations and zoning
- Intergovernmental coordination and agreements

In 1992, the Land Conservation and Development Commission adopted a new administrative rule, OAR 660 Division 21, authorizing and defining urban reserves. This rule was amended in 1999. One of the work tasks in the current Eugene-Springfield Periodic Review Work Program is to evaluate the existing urban reserves for consistency with this OAR and to revise the urban reserves as needed to comply with the rule. This summary describes current state law and local policy pertaining to urban reserves.

What are Urban Reserves?

OAR 660-021-0010, Definitions, defines urban reserves as:

"Urban Reserve Area": Lands outside of an urban growth boundary identified as highest priority for inclusion in the urban growth boundary when the boundary is expanded in accordance with Goal 14.

The *Metro Plan* includes a description of Urban Reserve in the section on the Plan Diagram which reads:

Urban Reserve

These rural areas are located beyond the urban growth boundary and are not needed to satisfy urban demands associated with a population of 293,700. These areas have been identified, based on current trends and policies, as areas for urban development beyond the planning period. Certain public utilities, services, and facilities, particularly water, sanitary sewers, and storm sewers, can be provided to areas designated urban reserve most economically, following extension from areas within the urban growth boundary, because of topographic features. Designating these areas at this time will assist in the preparation of capital improvement programs that extend beyond the planning period of this Plan.

Urban levels of public utilities, facilities, and services shall be designed and sized to serve urban reserve areas; capacity and financing plans shall be calculated to serve urban reserve lands. For purposes of future planning, urban reserve areas shall be assumed to develop as low density residential at densities used in preparation of this Plan. Urban

level services shall not be extended to urban reserve areas until they are included within the urban growth boundary through future amendments or updates.

Development, land divisions, and public improvements (such as street design) in areas designated urban reserve shall be designed and regulated so as not to preclude possible subsequent decisions to provide for future development at urban densities. Until they are added to the urban growth boundary, urban reserve areas shall be designated to protect natural resource values. (Metro Plan, page II-E-14).

The draft *Eugene-Springfield Metropolitan Area Public Facilities and Services Plan* proposes the following definition as a new definition to be added to the *Metro Plan Glossary*:

Urban reserve area: Rural areas located beyond the urban growth boundary not needed to satisfy urban demands associated with the 20-year planning population.

Determination of Urban Reserve Areas

On March 22, 2000 new administrative rules became effective related to urban reserves. These new rules make the establishment of urban reserves a choice of the cities/county. They are not required.

OAR 660-021-0021

Cities and counties cooperatively, and the Metropolitan Service District for the Portland Metropolitan Area urban growth boundary, may designate urban reserve areas under the requirements of this rule, in coordination with special district listed in OAR 660-012-0050(2) and other affected local governments, including neighboring cities within two miles of the urban growth boundary. Where urban reserve areas are adopted or amended, they shall be shown on all applicable comprehensive plan and zoning maps, and plan policies and land use regulations shall be adopted to guide the management of these areas in accordance with requirements of this division.

OAR 660-021-0030(1)

Urban reserve areas shall include an amount of land estimated to be at least a 10-year supply and no more than a 30-year supply of developable land beyond the 20-year time frame used to establish the urban growth boundary. Local governments designating urban reserves shall adopt findings specifying the particular number of years over which designated urban reserves are intended to provide a supply of land.

If a city chooses to have urban reserve areas, the areas must include an amount of land to be at least a ten and not more than 30 year supply of developable land beyond the 20-year time frame. Local governments must specify the number of years the urban reserve areas are intend to accommodate. Findings must be made explaining that the demand meets the specified time frame beyond the 20-year UGB time frame.

OAR 660-021-0030(2)

Inclusion of land within an urban reserve area shall be based upon the locational factors of Goal 14 and a demonstration that there are no reasonable alternatives that will require less, or have less effect upon, resource land.

Inclusion of urban reserve land is based on locational factors of Goal 14 and a demonstration that there are no reasonable alternatives that will require less or have less affect upon resource land.

These locational factors include:

- orderly and economic provision for public facilities and services;
- maximum efficiency of land uses within and on the fringe of the existing urban area,
- environmental, energy, economic and social consequences
- retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority,
- compatibility of the proposed urban uses with nearby agricultural activities.

Cities must first study land adjacent or nearby (wholly or partially within ¼ mile) the UGB for inclusion based on the following criteria:

1st Priority – Land adjacent or nearby a UGB identified as an exception area or nonresource land. May also include land resource land surrounded by exception areas unless high value crop area or prime or unique agricultural land.

2nd Priority – If land in 1st Priority not adequate to meet land need, second priority is marginal land (ML) only Lane and Washington County have marginal land.

3rd Priority – If land in higher priority is not adequate to meet land need, third priority goes to land designated agriculture or forestry. Higher priority should be given to land with soils that are of lower capability as measured by capability classification system – which relates to ag land or cubic foot site class – which relates to growing trees.

Land of lower priority, as described above, may be included if land of higher priority is found to be inadequate to meet land need for one or more of the following reasons:

- Future services could not reasonably be provided to higher priority land area due to topography or other physical constraint.
- Maximum efficiency of land uses within proposed urban serves area requires inclusion of lower priority lands in order to include or provide service to higher priority lands.

Findings must be developed describing why other areas were not chosen. Findings and conclusions concerning above considerations shall be adopted by jurisdictions affected.

Analysis of Existing Urban Reserves

There are three areas designated Urban Reserve in the *Metro Plan* diagram, located outside the UGB in East Thurston, Willow Creek, and north of Irvington Drive in north Eugene. All three of these areas are located within the Plan boundary of the *Metro Plan*. Territory within the Metro Plan Boundary serves as an interface between the area encompassed in the *Metro Plan* and areas subject to the *Lane County Rural Comprehensive Plan*.

When the *Metro Plan* was adopted in 1982, the existing urban reserves were designated to assist in the preparation of capital improvement programs that extend beyond the planning period of the *Metro Plan*. However, the *Metro Plan* recognized the need for further analysis of future urban growth areas.

31. *The Mohawk Valley, LCC Basin, and Urban Reserve areas were identified in the Metropolitan Plan as alternatives for urban growth boundary expansion. The Awbrey-Meadowview area has been identified as another alternate growth area. Prior to initiation of the next major Metropolitan Plan update, an intergovernmental growth study, jointly funded by all three metropolitan area governments, shall be completed. This study will include a comparative analysis of public costs and policy implications of balanced growth into each of these alternative areas. (Metro Plan, Policy 31, page II-B-9).*

The *Metropolitan Plan* provides that urban reserve areas within the Plan boundary are identified as areas for expansion of the UGB, are to be included in public facility planning processes, and, in order for Urban Reserves to develop at urban levels with urban services, they must be included within the UGB.

Local Policy Direction on Future Land Use

The *Metro Plan* assumed that the existing urban reserves areas would develop as low-density residences at densities assumed in the *Metro Plan* at that time and that they would add approximately 25,000 to 30,000 additional people beyond the projected *Metro Plan* population. For the most part, these areas were designated to protect natural resource values until they were to be added to the UGB.

The Eugene Growth Management Policies were adopted by the Eugene City Council in 1998 and guide capital improvement programming in that city. The policies require that:

Development shall be required to pay the full cost of extending infrastructure and services, except that the city will examine ways to subsidize the costs of providing infrastructure or offer other incentives that support high-density, in-fill, mixed use, and redevelopment. (Policy #14).

Target publicly-financed infrastructure extensions to support development for higher densities, in-fill, mixed uses, and nodal development. (Policy #15)

The draft *TransPlan* encourages nodal development, the concentration of higher density housing in close proximity to employment and commercial centers.

Urban Growth Boundary Expansion

This analysis finds that current state law pertaining to UGB expansions in areas with urban reserves is nearly identical to state law in areas without urban reserves. The primary distinction is that, where urban reserves exist, they must be considered before other lands in making a determination about where to expand the UGB.

State Law Pertaining to UGB Expansions In Jurisdictions With Urban Reserves

In determining where to expand the UGB, jurisdictions must look first to designated urban reserves, but they are not limited to urban reserves if they can demonstrate that the particular type of land that is needed cannot be met by lands within an established urban reserve area.

Urban Growth Boundary Expansion

All lands within urban reserve areas established pursuant to this division shall be included within an urban growth boundary before inclusion of other lands, except where an identified need for a particular type of land cannot be met by lands within an established urban reserve area.

Lands to be included in urban reserves must consider higher priority lands first, but they can include lower priority land if they adopt findings that demonstrate why higher priority lands are inadequate to accommodate the amount of land needed for one or more of the following reasons:

- Future urban services could not reasonably be provided to the higher priority area due to topographical or other physical constraints; or
- Maximum efficiency of land uses within a proposed urban reserve area requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.

The priorities for including land in an urban reserve area are as follows:

- Land adjacent to, or nearby (within ¼ of a mile of), an urban growth boundary and identified in an acknowledged comprehensive plan as an exception area or non-resource land. First priority may include resource land that is completely surrounded by exception areas unless these are high value crop areas as defined in Goal 8 or prime or unique agricultural lands as defined by the United States Department of Agriculture;
- Land designated as marginal land.

- Land designated in an acknowledged comprehensive plan for agriculture or forestry, or both. Higher priority shall be given to land of lower capability as measured by the capability classification system or by cubic foot site class, whichever is appropriate for the current use.

UGB Expansion Analysis With or Without Urban Reserves

With or without designated urban reserves, Statewide Planning Goal 14 requires a Statewide Planning Goal exception to expand the UGB and allows this only when no other reasonable alternatives exist.

Oregon's statewide planning laws require cities and counties to establish UGBs that will accommodate the 20-year land use needs of the projected population (Goal 14 is contained in Appendix A). In accordance with Goal 14, UGB expansion requests must demonstrate to the Oregon Department of Land Conservation and Development (DLCD) that the expansion meets the following criteria: (a) there is a demonstrated need for the development; (b) there are no suitable sites within the existing UGB on which the development can occur; (c) urban services can be provided; and (d) the proposed amendment is consistent with the Statewide Land Use Goals and Guidelines.

Requirements for Expanding a Urban Growth Boundary

ORS 197.296, adopted in 1997, provides specific direction on the conditions that must be met in order to expand a UGB. An ORS 197.296 analysis must be conducted for all UGB expansions, whether or not the area to be included in the UGB is within an urban reserve.

Some of the requirements codified in ORS 197.296 apply only to specific jurisdictions. Jurisdictions subject to the specific requirements in ORS 197.296 include areas:

- " Within any urban growth boundary for a city with a population of 25,000 or more;
- " Within any urban growth boundary with a rate of growth that exceeds the average rate of growth for the state for three of the last five years; and
- " The Portland Metro area.

Each January, Department of Land Conservation and Development (DLCD) staff prepares an updated list of jurisdictions meeting one or more of the above factors. This list is based on the most recent population estimates from the Center for Population Research at Portland State University. In addition, the Land Conservation and Development Commission (LCDC) may waive the requirements of ORS 197.296. LCDC makes waiver decisions in the late winter or early spring of each year. Prior to the commission's decision, DLCD notifies all jurisdictions of the opportunity to request a waiver.

All local jurisdictions on the list prepared annually by DLCD must comply with ORS 197.296 at periodic review or any other legislative review of an urban growth boundary. Determination of when a community is conducting a legislative review of its urban growth boundary is made on a case-by-case basis. Some general guidance follows.

- A community **is** involved in legislative review when it considers a parcel-specific UGB amendment based on either or both of factors one and two under Goal 14. It is not engaged in legislative review if it is considering a boundary adjustment based on any of factors five through seven of Goal 14.
- A community **is** engaged in legislative review when the governing body or its designate undertakes a formal analysis of its buildable lands and housing needs. This may include conduct of these tasks as part of a city council-approved work program. It may also include council consideration of the results of such tasks. A community is also involved in legislative review when there is any public process, such as planning commission or citizen committee review and consideration.
- A community is **not** engaged in legislative review when its staff conducts an update of its buildable lands inventory or housing needs projections exclusively at the staff level. A community is also not involved in a legislative review if the governing body requests such an analysis on a cursory level.

ORS 197.296 contains two key objectives. These relate to housing and land, as follows:

Housing: Ensure that development occurs at the densities and mix needed to meet a community’s housing needs over the next 20 years;

Land: Ensure there is enough buildable land to accommodate the 20-year housing need inside the urban growth boundary (UGB).

These objectives are inter-related. For example, a UGB may not be large enough to provide housing for the projected population in 20 years *because* development has been occurring at lower than planned densities.

Goal 14 Amendments and New Rules Pertaining to UGB Expansions and Use of Land Inside UGBs

LCDC is currently proposing amendments to Statewide Planning Goal 14, Urbanization, and adoption of new rules (see Appendix A). The purpose of the goal and rules is to: 1) clarify the procedures and criteria for amending UGBs; and 2) foster livability and encourage the efficient use of land inside UGBs. LCDC is currently considering adoption of the rules in a new Division 024, but it may decide to amend other divisions in addition to or in place of this new division.

Local Land Development Regulations and Zoning

OAR 660-021-0040, Urban Reserve Area Planning and Zoning, provides that until included in the urban growth boundary, lands in the urban reserve area shall continue to be planned and zoned for rural uses, but in a manner that ensures a range of opportunities for the orderly, economic and efficient provision of urban services when these lands are included in the urban growth boundary.

State law provides that urban reserve area land use regulations shall ensure that development and land divisions in exception areas and non-resource lands will not hinder the efficient transition to urban land uses and the orderly and efficient provision of urban services. The measures may include:

- Prohibition on the creation of new parcels less than ten acres;
- Requirements for clustering as a condition of approval of new parcels;
- Requirements for preplatting of future lots or parcels;
- Requirements for written waivers of remonstrance against annexation to a provider of sewer, water or streets;
- Regulation of the siting of new development on existing lots for the purpose of ensuring the potential for future urban development and public facilities.

For exception areas and non-resource land in urban reserve areas, land use regulations shall prohibit zone amendments allowing more intensive uses, including higher residential density, than permitted by acknowledged zoning in effect as of the date of establishment of the urban reserve area. Such regulations shall remain in effect until such time as the land is included in the urban growth boundary. Resource land that is included in urban reserve areas shall continue to be planned and zoned under the requirements of applicable Statewide Planning Goals.

Consistent with Statewide Planning Goal 11, local land use regulations applicable to lands that are outside urban growth boundaries and unincorporated community boundaries must prohibit:

- an increase in a base density in a residential zone due to the availability of service from a water system;
- a higher density for residential development served by a water system than would be authorized without such service; or
- an increase in the allowable density of residential development due to the presence, establishment, or extension of a water system.

Existing Interim Protection Measures in the Metro Plan

The *Metro Plan* provides that development, land division, and public improvements (such as street design) in areas designated urban reserve shall be designed and regulated so as to not preclude possible subsequent development at urban densities. (See *Metro Plan* , page II-E-14).

In order to assure compact urban growth, the *Metro Plan* requires that all land divisions under 10 acres outside the city be part of a conceptual development plan that demonstrates ultimate development will occur at urban densities. The Lane County UF-10 subdistrict applies to the property in the urbanizable area to prevent it from being subdivided prior to annexation. It is current practice to approve new subdivisions only after annexation to the city. The following *Metro Plan* Policies 25 through 28 (page II-B-7 and II-B-8) specify the existing provisions related to interim development in urbanizable areas, urban reserve areas, and rural lands within the *Metropolitan Plan* boundary:

25. *Based upon direction provided in policies 3, 7, and 23 of this section, any development taking place in an urbanizable area or in rural residential designations in an urban reserve area shall be designed to the development standards of the city which would be responsible for eventually providing a minimum level of key urban services to the area. Unless the following conditions are met, the minimum lot size for "special light industrial" designated areas shall be 50 acres and the minimum lot size for all other designations shall be ten acres. Any lot under ten acres in size but larger than five acres to be created in this area on undeveloped or underdeveloped land will require the adjacent city and Lane County to agree that this lot size would be appropriate for the area utilizing the following standards:*
- a. *The approval of a conceptual plan for ultimate development at urban densities in accord with applicable plans and policies.*
 - b. *Proposed land uses and densities conform to applicable plans and policies.*
 - c. *The owner of the property has signed an agreement with the adjacent city which provides:*
 - (1) *The owner and his or her successors in interest are obligated to support annexation proceedings should the city, at its option, initiate annexation.*
 - (2) *The owner and his or her successors in interest agree not to challenge any annexation of the subject property.*
 - (3) *The owner and his or her successors in interest will acquire city approval for any subsequent new use, change of use, or substantial intensification of use of the property. The city will not withhold appropriate approval of the use arbitrarily if it is in compliance with applicable plans, policies, and standards, as interpreted by the city, as well as the conceptual plan approved under subsection a above.*
26. *Any lot under five acres in size to be created in the area described in policy 25 above will require city-county agreement utilizing the following additional standards:*
- a. *The property will be owned by a governmental agency or public utility.*
 - b. *A majority of parcels located within 100 feet of the property are smaller than five acres.*
 - c. *No more than three parcels are being created, unless otherwise agreed.*
27. *The siting of all residences on urbanizable lots served by on-site sewage disposal systems shall be reviewed by Lane County to ensure the efficient future conversion*

of these lots to urban densities according to Plan assumptions and minimum density requirements.

28. *The approval of on-site sewage disposal systems for rural and urbanizable area uses and developments shall be the responsibility of Lane County, subject to: (a) applicable state law; (b) the criteria for the creation of new lots in policies 25 and 26 above; (c) the requirement for the siting of residences in policy 27 above; (d) requirements of policy 29; and (5) the requirements for "special heavy industrial" designated areas.*

Goal 14 Amendments and New Rule Pertaining to Rural Lands

On October 4, 2000, a Statewide Planning Goal 14 (Urbanization) amendment and new administrative rule provisions related to the application of Goal 14 to lands zoned for rural residential use became effective (See Appendix A). The new provisions do not apply within urban reserve areas but they do apply to other lands within the Eugene-Springfield Metro Plan boundary.

The new rule deals with the zoning on more than 700,00 acres of rural land zoned for residential use in Oregon. The main purpose of the rule is to keep rural residential (RR) lands from being cut into such small lots that the resulting development would reach urban densities. Goal 14 prohibits urban use of rural lands. The Goal 14 amendment specifies that lots or parcels smaller than two acres shall be considered "urban" and cannot be created without taking an exception to Goal 14. The provisions require local governments to specify a minimum lot size for rural residential lots or parcels that cannot be smaller than two acres. The Goal 14 amendment and the new rule grandfather all lawfully created lots and parcels that existed in RR areas prior to the effective date of the amendments.

Intergovernmental Coordination and Agreements

OAR 660-021-0050, Urban Reserve Area Agreements, requires that urban reserve area planning include the adoption and maintenance of urban reserve agreements among cities, counties and special districts serving or projected to serve the designated urban reserve area. These agreements must be adopted by each jurisdiction and must:

- Designate the local government responsible for building code administration and land use regulation in the urban reserve, both at the time of reserve designation and upon inclusion of these areas within the urban growth boundary.
- Designate the local government or special district responsible for the sewer, water, fire protection, parks, transportation and storm water. The agreement shall include maps indicating areas and levels of current rural service responsibility and areas projected for future urban service responsibility when included in the urban growth boundary.

- Include terms and conditions under which service responsibility will be transferred or expanded for areas where the provider of the service is expected to change over time.
- Include procedures for notification and review of land use actions to ensure involvement by all affected local governments and special districts.

Demand Analysis

State law requires that if a jurisdiction chooses to have Urban Reserve Areas, the areas must include an amount of land to be at least a ten, and not more than a 30-year supply of developable land beyond the 20-year time frame of the plan. Local governments must specify the number of years the Urban Reserve Areas are intended to accommodate. Findings must be made explaining that the demand meets the specified time frame beyond the 20-year UGB time frame.

To determine how much land would be needed a demand analysis was conducted. It was assumed that the land demand for the Urban Reserve Areas would be for residential land and supporting uses. This demand analysis builds on the Eugene-Springfield Residential Land and Housing Findings and Policies that were adopted August, 1999. The Eugene-Springfield Residential Land and Housing Study projected residential land demand to 2015. The demand analysis was presented as a range, low, expected and high. The analysis indicated there was sufficient buildable residential land within the UGB to meet the future 20-year demand for housing units. This demand analysis starts at 2015 and projects population, housing demand and land demand as a range at 2025, 2035, and 2045.

Demand for Residential Land Beyond 20-year UGB

Population Projections

To project the future population of the Eugene-Springfield UGB for 10, 20 and 30 years beyond 2015, the relationship between Lane County's population and the Eugene-Springfield UGB population was reviewed. The population in the Eugene-Springfield UGB has been increasing faster than the Lane County population. Thus, the Eugene-Springfield UGB population has been an increasingly larger proportion of the County's population over time. This trend is expected to continue in the future.

The table below displays both population estimates and projections. The estimates are for 1990 and 2000. The Lane County projections between 2010 and 2040 were developed by the Oregon Office of Economic Analysis in 1997. The 2045 Lane County projection was developed for this study. It assumes a similar but slightly lower growth rate between 2040 and 2045 than the previous five year period.

Population for Eugene-Springfield UGB						
Year	Lane County	Eugene-Springfield UGB	Percent Eugene-Springfield UGB of Lane County	Eugene-Springfield UGB AARG	Eug-Spr UGB Numerial Increase	Eugene-Springfield UGB Annual Average Numerial Increase
1990	282,912	191,400	67.7			
2000	318,100	223,000	70.1	1.54%	31,600	3,160
2015	397,350	286,000	72.0	1.67%	63,000	4,200
2020	419,842	304,385	72.5	1.25%	18,385	3,677
2025	442,338	322,907	73.0	1.19%	18,521	3,704
2030	464,002	341,041	73.5	1.10%	18,135	3,627
2035	485,072	358,953	74.0	1.03%	17,912	3,582
2040	505,236	375,390	74.3	0.90%	16,437	3,287
2045	526,000	391,870	74.5	0.86%	16,480	3,296

Sources: 1990 are Census Bureau figures; Lane County 2000 is PSU estimates; 2000 UGB is LCOG estimate
Lane County 2015 -2040 are Oregon Office of Economic Analysis; UGB 2015-2045 LCOG projections
Lane County 2045 extrapolation from OEA projection by LCOG

The Eugene-Springfield UGB population is projected to increase from an estimated 70 percent in 2000 to 74.5 percent of the Lane County population between 2000 and 2045. These projection assume the rate of growth will slow over the 30 year period.

These expected population projection figures were translated into a population range. To develop the range, the amount of growth between 2015 and 2025, 2035 and 2045 was determined. Then 10 percent of the growth was added and subtracted from the expected population projection.

Eugene-Springfield UGB Population Projection Range	
Year	Population Range
2025	319,200 - 326,600
2035	351,600 - 366,200
2045	381,100 - 402,800

Housing Demand

To project future housing demand, it is necessary to project average household size, group quarter population, and vacancy rate. Many of the assumptions used are consistent with the Eugene-Springfield Residential Land and Housing Study.

To determine the population requiring housing, the persons who live in group quarter facilities are subtracted from the total population. Group quarters include dormitories, nursing homes, jails, etc. This analysis assumed three percent of the population would be living in group quarters facilities which is consistent with the Eugene-Springfield Residential Land and Housing Study. It may be that the percent of the population in group quarters facilities will increase as the baby boom cohort enters their eighties in 2026.

Once the population in households has been determined, it must be divided by the average household size which describes the number of persons who live in an occupied housing unit. This will result in the total number of households. Average household size has been declining both nationally and locally. The cause of the decline in household size is due to a variety of factors including lower fertility rates, increased divorce rate, higher survival rates and delayed marriages. It is expected that household sizes will continue to decline. During the 1990s, the baby boom generation, which constitutes a large proportion of the population, is at the highest household formation ages. As the baby boom generation ages, they will move into ages which typically have smaller household size.

Average Household Size		
Year	Actual	Estimated or Projected
1960	3.13	
1970	2.95	
1980	2.51	
1990	2.44	
1995		2.40
2000		2.35
2005		2.32
2010		2.29
2015		2.27
2020		2.26
2025		2.26
2030		2.25
2035		2.25
2040		2.24
2045		2.24
2050		2.24

Once the number of households is developed a vacancy rate is applied to ensure there is a healthy housing market. For this analysis, a 3.5 percent vacancy rate was assumed.

The following table displays the projected range of housing unit demand for 2025, 2035 and 2045.

Eugene-Springfield UGB Projected Housing Unit Demand		
Year	Population Range	Housing Unit Demand
2025	319,200 - 326,600	141,970 - 145,260
2035	351,600 - 366,200	157,075 - 163,600
2045	381,100 - 402,800	171,010 - 180,750

Land Demand

To determine the land demand beyond the 2015 time frame, the total projected expected housing units in 2015 of 127,000 was subtracted from the 2025, 2035 and 2045 housing unit demand. Thus, between 2015 and 2025 there would be a housing demand for between 14,970 and 18,260 housing units.

Once the future needed housing units has been determined, a density assumption can be applied to determine how much land is needed for the future housing. For this analysis, two density assumptions were used, 7 units per net acre and 12 units per net acre. It was assumed at both density levels that 32 percent of the total (gross) land demand would be for non-residential uses such as streets, parks, churches, neighborhood commercial, etc. Thus, the gross land demand at 7 units per net acre would be 4.76 units per gross acre.

Eugene-Springfield Urban Growth Boundary Preliminary Projected Gross Land Demand			
Year	Population Range	Residential Land Demand in Gross Acres Assuming 7 Units per Net Acre	Residential Land Demand in Gross Acres Assuming 12 Units per Net Acre
2025	319,200 - 326,600	3,145 - 3,835	1,835 - 2,240
2035	351,600 - 366,200	6,320 - 7,690	3,685 - 4,485
2045	381,100 - 402,800	9,250 - 11,290	5,390 - 6,590

Using these assumptions, at the 7 unit a net acre density there would be a land demand of at least 3,145 acres in 2025 to as much as 11,290 acres in 2045. Using a 12 unit a net acre density decreases the land need by approximately 42 percent.

Analysis of Land Adjacent and Nearby the Metro UGB

State law describes the analysis required to include land within an Urban Reserve Area. The analysis requires reviewing the planned use of the land, soils, ability to provide public services and the efficiency of land uses. Specifically, the Rule states that cities must first study land adjacent to or nearby the UGB (wholly or partially within ¼ mile) for inclusion based on the following criteria:

1st Priority – Land adjacent to or nearby a UGB designated by the County as an exception area or nonresource land. This may also include resource land surrounded by exception areas unless those lands are high value crop land or prime or unique agricultural land.

2nd Priority – If land in the 1st Priority is not adequate to meet land need, the second priority is land designated as marginal land. Marginal land is land identified as being low productive agricultural and forest land but has not been identified for another use.

3rd Priority – If land in a higher priority is not adequate to meet future land needs, third priority goes to land designated agriculture or forestry. Higher priority should be given to land with soils that are of lower agricultural and timber production capability.

Land of lower priority for Urban Reserve use, as described above, may be included if land of higher priority is found to be inadequate to meet land need for one or more of the following reasons:

- Future services could not reasonably be provided to higher priority land area due to topography or other physical constraint.
- Maximum efficiency of land uses within a proposed Urban Reserve area requires inclusion of lower priority lands in order to include or provide service to higher priority lands.

To conduct this analysis, a buffer ¼ mile from the Eugene/Springfield UGB was created. Then land was divided into nineteen logical subareas around the UGB. Four of the subareas are designated urban reserve in the *Metro Plan*. Information was collected for each subarea on land meeting the state criteria for inclusion in an Urban Reserve area (URA); ability to provide public services; and other constraints to development. The information is summarized below and more detailed information is contained in a matrix in Appendix B.

Combining all the subareas, there are approximately 3,184 acres of exception land. This exception land is scattered throughout the subareas. The largest concentration of exception land is in the Dillard area followed by Lorane and Mohawk. Approximately 3,125 acres or 98 percent of this exception area is zoned for residential while 47 acres are zoned industrial and 12 acres are zoned commercial. There are 376 acres of marginal land located in the Lorane and Mohawk subareas. Low productive agricultural and forest land is primarily located south of the UGB. There are 519 acres of low productive agricultural land and 1,613 acres of low productive forest land.

The land capability class rating, often called agricultural capability class, is the basis for mapping the low productive agricultural soil types within agriculture zones. The map shows low productive agricultural soils, which includes soils with agricultural capability classes of 5 through 8. The high productive category includes soils with agricultural capability classes of 1 through 4. The high category corresponds with the description of agricultural land in western Oregon in Statewide Planning Goal 3, Agricultural Land. The USDA - Soil Conservation Service, now called the USDA – Natural Resource Conservation Service, rates soils by capability class based on limitations for field crops, the risk of damage if they are used for field crops, and the way they respond to management.

Annual forest production by volume, measured in cubic feet/acre/year, is the basis for mapping the low productive forest soil types within forest zoning. The map shows low productive forest soils, which includes soils that produce less than 50 cubic feet/acre/year of wood fiber. This category corresponds with the range of cubic foot/acre/year used to define cubic foot site classes 6 and 7, terms commonly used in forest management. The category also is the same as used in the forest dwelling requirements in the administrative rule that implements Statewide Planning Goal 4, Forest Lands.

The cubic foot/acre/year is calculated from the Douglas fir site index for the soil published by the Natural Resources Conservation Service. Site index is a measurement of tree growth. There are many soils in the Willamette valley and surrounding foothills for which the NRCS does not have adequate data to support publishing a site index. These soils have few trees suitable for measuring site index either because they are typically used for agriculture rather than forestry or support only limited tree growth. The forest productivity for soils for which NRCS data are unavailable is based on estimated cubic feet/acre/year figures. The Oregon Department of Forestry developed the estimates in 1990 in conjunction with Oregon State University Extension, Lane County Land Management, and the US Department of Soil Conservation Service (now called the Natural Resources Conservation Service). These estimates were created for planning purposes to fill in gaps in NRCS site index data. For more specific information about the agricultural or forest ratings see Appendix C.

The ability to provide public services was one of the factors used to determine where the existing urban reserves are now. In 1982, when the *Metro Plan* was adopted, the existing urban reserves were found to be the most economical areas outside the UGB to serve with water, wastewater and stormwater. Wastewater service planning with the existing facility have included the urban reserve areas and the LCC Basin.

Based on recent analyses conducted by the metropolitan area service providers, the existing urban reserves may not be the most suitable areas for future urban expansion from a service provision perspective, as indicated in the following *Metro Plan* findings proposed in the draft *Public Facilities and Services Plan*:

5. *With the improvements specified in the Public Facilities and Services Plan project lists, all urbanizable areas within the Eugene-Springfield urban growth boundary can be served with water, wastewater, stormwater, and electric service at the time those areas are developed. In general, areas outside city limits serviceable in the long-*

term are located near the urban growth boundary and in urban reserves, primarily in River Road/Santa Clara, west Eugene's Willow Creek area, south Springfield, and the Thurston and Jasper-Natron areas in east Springfield.

If it were necessary, land within the metropolitan area's three Urban Reserves would be serviceable in the long-term but would require major improvement projects and significant financial resources to ensure services are extended into these areas.

Water

- 1. Water service is difficult to provide to Eugene's southwest Urban Reserve due to a lack of existing infrastructure. Additional water storage capacity will be necessary to provide long-term water service in this area. EWEB plans to develop reservoirs and pump stations in this vicinity to serve areas within the urban growth boundary.*
- 2. Lands located in Springfield's eastern Urban Reserve are far from existing water facilities and will be difficult and expensive to develop due to distance and multiple service levels.*

Wastewater

The Eugene-Springfield wastewater collection system and Regional Wastewater Treatment Plant are designed only to serve the region's long-term service needs within the metropolitan urban growth boundary. It will be difficult and costly to expand this system into large areas outside the urban growth boundary, because the capacity increase in the collection system would possibly be needed all the way back to the treatment plant.

Stormwater

Eugene's southwest Urban Reserve (Willow Creek area) would be difficult to serve in the long-term because developable lands upstream are significantly removed from downstream stormwater facilities. Sites located in the headwaters of Willow Creek are in a similar situation.

Subareas Surrounding Springfield UGB

East Springfield Urban Reserve Area

This is the only urban reserve area surrounding the Springfield UGB. It contains 90 acres of residential exception land, 12 acres of low productive agricultural land and 33 acres of low productive forest land. There are stormwater service issues in this subarea as water in this area drains down slopes and contributes to flooding downstream and additional development would add to this problem. The area presently suffers from lack of water, 30-40 people depend on ground water. The estimated cost to serve the area with water is between \$500,000 to \$1,000,000. Springfield Utility Board (SUB) water facilities are very near this subarea at this time. Wastewater services have been planned to serve this area but study would be required to determine cost and timing.

With respect to environmental constraints to urban development, recent geologic hazard mapping shows an old landslide in this subarea. On the National Wetland Inventory (NWI), there are wetlands north of Highway 126; while, south of Highway 126 there are severe slopes. Stormwater in this area flows into Cedar Creek which contains cutthroat and juvenile Spring Chinook which could be an Endangered Species Act (ESA) issue.

North Gateway

This subarea is zoned primarily Exclusive Farm Use- 30 acre minimum. Approximately 39 acres of this farmland is identified as low productive. There is no exception or marginal land in the subarea. SUB has water source and distribution facilities adjacent to the southern end of area. SUB could easily install additional facilities in this area and additional source to supply growth in this area. Stormwater service could be cost effective but there is no public outfall for the stormwater now. With respect to wastewater services, currently there are no capacity problems. In the past, there have been problems with storm inter-ties and with grease and rags clogging the pump station. Adding the North Gateway land area would necessitate increasing the capacity of the system which could be done.

North Springfield

This subarea also contains no exception or marginal land. Land within this subarea is zoned for Exclusive Farm Use- 30 acre minimum. Only 14 acres were identified as low productive agricultural land. SUB could extend its existing water lines in the north area of the city to serve this subarea. Along the southern edge of the subarea, Rainbow Water District has adequate distribution capacity available for single family residential levels of service and the capability to extend larger water mains from nearby transmission facilities, if needed. There is no real

constraint to providing wastewater service to this area although it would require study to determine the cost and timing. To provide stormwater services, outfalls and a major trunk system need to be developed outside the UGB. On the NWI, there are wetlands identified south of the McKenzie River. Portions of this area are within the flood plain and experienced much flooding during last big flood.

Mohawk

This area was identified as an alternative growth area for urban expansion in the Eugene/Springfield Metro Area General Plan. There are approximately 519 acres of residential exception land in this area and 245 acres of marginal land.

As this subarea is across the McKenzie River from the urban growth boundary providing some urban services could be very expensive. There are SUB water facilities across the river from this subarea. SUB facilities could be extended using the existing bridge to serve any growth in the Mohawk Valley area. With respect to stormwater services, little is known. The portion of the subarea east of Marcola Road did not show as flooded on the 1996 flood mapping. Extending wastewater services to the area would be expensive due to the need to cross the McKenzie River. There could be restrictions to bridge expansion over the McKenzie River due to the ESA fish listing.

North Thurston

This area is primarily in farm use. There are approximately 7 acres of residential exception land and 14 acres of agricultural land considered low productive. SUB water source and transmission facilities are adjacent to the east portion of this subarea. There are no public outfalls for stormwater in the area. To provide wastewater services to the area, fill would be required to keep development above flood elevation and prevent flood water from entering the wastewater system. There are wetlands throughout the subarea and much of it is in the floodplain and experienced much flooding during last big flood.

Jasper Hills

Most of the land in this subarea is forest land. There are 52 acres of residential exception land and 347 acres identified as low productive forest land.

At present, development is beginning inside the UGB adjacent to this area. The creation of roads is in the planning stage inside the UGB. Any road project must mitigate substantial amount of wetlands. Water sources and transmission lines are needed to serve this area. Extensive water transmission lines would be needed with multiple feeds and source/storage to adequately serve this area at the south end of the existing UGB. There are no real constraints to providing wastewater service to this area although it would require study to determine the cost and timing. To provide stormwater services, a master plan needs to be developed and must acquire rights to an outfall to the Willamette River, Jasper Slough or the Mill Race. Based on the NWI, there are a few wetlands in the area. Also, this area is quite hilly.

South Springfield

The majority of this subarea is zoned for Exclusive Farm Use-25 acre minimums. There is 26 acres of residential exception land and 41 acres of low productive agricultural farmland.

SUB water source distribution facilities are adjacent to the middle portion of this subarea and water source and distribution facilities are adjacent to west portion of subarea. It would be cost effective to provide stormwater service to the east portion of subarea in areas adjacent to existing services. Vacant lands in the mid to west portion of the subarea are close to existing wastewater collection facilities and services.

Based on the NWI, there are wetlands throughout the subarea. Much of this area is in the floodplain.

Subareas Surrounding Eugene UGB

Urban Reserve Areas (URA)

There are two Urban Reserve Areas adjacent to the Eugene portion of the UGB, Santa Clara and Willow Creek. The Willow Creek URA was divided into two subareas for analysis purposes.

Santa Clara URA

This subarea is north of Santa Clara and is primarily in agricultural use. There are approximately 13 acres of exception land zoned light industrial. The soils are primarily high value agricultural soils. As this was an area identified for urban development in the long term, wastewater service planning has included this area. However, study would be necessary to determine the actual cost and timing to provide urban services.

There are a number of potential constraints to urban development in this area. From a transportation perspective, there are capacity problems on the interchanges of Beltline and River Road which would be intensified with additional urban development in this area. Furthermore, River Road is currently congested during weekday travel peaks and at various times throughout the weekend. Also, there is a biosolids plant nearby which may impact this area. Based on the National Wetland Inventory (NWI) there are wetlands scattered throughout subarea. Spring and Flat Creek are important waterways with floodplains and if development occurred in the floodplain it could impact wildlife. There is a wildlife study underway and it is possible there are Western Pond turtles in Spring Creek and possibly cutthroat in both Spring and Flat Creeks.

Greenhill URA

This subarea is in west Eugene. There is some residential development and farming in the area. There are 92 acres of residential exception land, 10 acres of low capability agricultural land and about 50 acres of low capability forest land.

With respect to public services, there are a couple of difficulties. There are now capacity problems on Highway 126 and West 11th which would be intensified with additional urban development in this area. When this area was identified as a subarea, the West Eugene Parkway was planned for development. Without the West Eugene Parkway, there will be less system capacity heading out west Eugene. To provide water, additional water storage capacity is necessary; however, EWEB plans to develop reservoirs and pump stations in this vicinity to serve inside the UGB.

There may be a few environmental constraints to urban development. On the NWI, there are a few wetlands in this subarea. Also, this area contains native grasslands which could include sensitive species.

Willow Creek URA

There are 254 acres of residential exception land, 59 acres of low capability agricultural land and about 401 acres of low capability forest land.

The Willow Creek subarea has similar public services difficulties as the Greenhill area with respect to water service. Transportation services issues relate the West 11th congestion and future capacity issues at the West 11th and Beltline intersection. In addition, it is difficult to provide stormwater facilities as developable lands upstream are removed from downstream facilities. Land located in the headwaters of Willow Creek are in a similar situation.

This area contains the headwaters of Willow Creek. Willow Creek and most of its tributaries are protected in West Eugene Wetlands Study. This area includes some White Oak woodlands which contains sensitive species. Any development would need to ensure habitat was not fragmented. Much of this area is sloped land.

Airport Vicinity

The Airport Vicinity subarea is located south of the Mahlon Sweet Airport. Within this area, there are approximately 71 acres of residential exception land and 16 acres of low productive agricultural land.

EWEB water service is available adjacent to existing service locations within the UGB. Water distribution pipelines would be needed to serve individual parcels. With respect to stormwater services, downstream locations have potential access to stormwater drainages.

Much of this subarea is in the airport runway path. Noise levels from the runways would exceed standards for residential development. This subarea also appears to have wetlands based on the NWI.

North Awbrey

Of all the subareas, this one is the most industrial in nature. It contains a biosolid sludge flat treatment facility and approximately 27 acres of exception land that is industrially zoned. There are 50 acres of exception land that is residential zoned.

EWEB water service is available adjacent to existing service locations within the UGB. Distribution pipelines would be needed to serve individual parcels.

Urban residential development may not be appropriate in this area as it is surrounded by industrial uses and the biosolid sludge treatment facility. There are also wetlands based on the NWI.

East Santa Clara

This subarea is primarily in residential and farm use. There are 280 acres of residential exception land. Water distribution facilities are adjacent to this area but some upsizing of mains may be required to provide adequate fire protection, in some cases. Downstream locations can drain stormwater to the McKenzie River, however, potential fish listing could preclude direct stormwater discharges. This subarea faces the same transportation issues as the Santa Clara URA.

A portion of this subarea is in the floodplain. In addition, based on the NWI, there are wetlands in the northern portion of the subarea.

South Armitage

This subarea is south of Armitage Park. There is no exception land within this subarea. Most of the land in this subarea is zoned for Exclusive Farm Use. Approximately, 10 acres of this land was identified as low productive agricultural land.

Water distribution facilities are adjacent to this area but distribution pipelines would need to be extended to serve parcels in this area. EWEB is planning a new electric substation that will provide excess capacity in this area. With respect to transportation, there are major capacity problems on Beltline Road in this area. There are a few wetlands in the west portion of this subarea on the NWI.

Lane Community College (LCC) Basin

This area was identified in the *Metro Plan* as an alternative area for urban growth boundary expansion. There are 109 acres of exception land in the LCC Basin. Approximately 89 acres are zoned residential, 12 acres area commercial and 8 acres industrial. Most of the subarea is zoned Impacted Forest Lands. There are 538 acres of forest land identified as low productive while there are 81 acres of agricultural land identified as low productive.

The LCC Basin has a number of urban services as a result of the college. Water storage and distribution lines already exist in this area but additional distribution mains will be needed for individual parcels. In addition, water transmission lines will need to be constructed to serve this area effectively. There are some constraints to providing stormwater services. With respect to wastewater, the existing LCC lagoon has always been considered temporary. The LCC Basin was planned on being served by the Eugene/Springfield Wastewater facility. The estimated cost to serve the area is in the \$3 to \$4 million range. The main arterial, 30th Avenue, is used sporadically and is generally considered underutilized.

Most of the basin does not have severe slopes. Based on the NWI, there are a few wetlands north of 30th Avenue.

Dillard

This area contains many relatively smaller parcels in residential use. There are 702 acres of residentially zoned exception land. In addition, there are 66 acres of low productive forest land. To serve the subarea with water, a reservoir and pumping station would be needed.

There are a number of constraints to urban development. The extensive parcelization would make development at urban densities difficult. Also, much of the subarea is sloped.

South Fox Hollow

Most of this subarea is zoned Impacted Forest Lands. There are 18 acres of exception land that is zoned residential. Approximately 99 acres of the forest land were identified as low productive.

To provide water services in this area, additional infrastructure and water storage capacity would be needed. This area, similar to Dillard, is quite hilly and would be difficult to achieve urban housing densities.

South Willamette

This subarea is primarily rural residential exception land, 330 acres. There are also 65 acres of marginal land. Approximately 6 acres were identified as low productive forest land. To provide water service to this area, additional storage would be needed over the 1325 elevation. Also, distribution mains would need to be constructed. Water distribution, storage and pumping facilities exist adjacent to this area. This area also is very hilly and achieving urban housing densities would be difficult.

Lorane

The Lorane subarea is primarily rural residential and farmland. There are 544 acres of residential exception land and 66 acres of marginal land. Approximately 215 acres of the agriculturally zoned land was identified as low productive while 73 acres of forest land was

identified as low productive. This area would require storage and distribution facilities to be served with water.

Based on the National Wetland Inventory, there are wetlands along Lorane Highway. This area is also hilly although not to the same extent as the other subareas south of Eugene.

Summary

This analysis indicates that the existing Urban Reserve Areas do not meet the state criteria for inclusion within an Urban Reserve Area. Of the approximately, 3,465 taxloted acres of land within the existing Urban Reserves Areas only 449 acres meet the first or second criteria for inclusion as an urban reserve. There are approximately 484 acres that meet the third criteria, low productive farm or forest land. However, most of this land is in the Willow Creek area which are headwaters and considered to have high value as a natural resource area. Half of the exception land is located south of the Eugene UGB which is somewhat hilly. The remaining large portion of exception land is in the Mohawk subarea which is across the McKenzie River.

Once this information was determined, it seemed clear that creating urban reserve areas around the Eugene/Springfield area would not be a straight forward process. At this point, the advantages and disadvantages to continuing to have urban reserves were considered.

Having identified Urban Reserve Areas and thus planned areas for urban expansion allows for better planning of urban service delivery facilities, which due to costs and scale, are more efficiently planned far into the future. Long range planning costs might be reduced in the long run by the analysis done today for Urban Reserve Areas. In addition, the process of expanding the UGB might be more streamlined in that analysis would already be completed and the Department of Land Conservation and Development would have already acknowledged much of the required analysis. The areas that were identified as Urban Reserve Areas would fall under intergovernmental agreements which would minimize parcelization of this land for future urban use. For the private sector, Urban Reserves might provide increased certainty in development opportunities as long as changing circumstances did not result in relocation of these areas in the future.

There are several disadvantages to continuing to have urban reserves. It is difficult to forecast future circumstances and, in fact, recent UGB expansions have been for urban needs that could not be met in the existing Urban Reserve Areas. The areas that are exception lands and meet the criteria for inclusion as urban reserve areas are already parcelized and mostly developed, so they provide limited opportunities for future urban growth. Also, if Urban Reserve Areas were continued, and a city decided to expand into an area not designated as Urban Reserve, it might be more difficult to obtain Department of Land Conservation and Development acknowledgement of that expansion. For land developers, having Urban Reserve Areas may give false expectations if changing circumstances result in decisions not to expand into Urban Reserve Areas.

In November 2000, this information was presented to the elected officials of Eugene, Springfield and Lane County with a request for direction as to whether it seemed more advantageous in planning future UGB expansions to retain or remove the existing Urban Reserve areas. The reason for requesting this initial direction was that the scope and cost of the study would be substantially different depending on whether the study did or did not plan for Urban Reserve Areas. If the process began with the premise that Urban Reserves would be removed, no analysis of where to place Urban Reserves would be necessary.

A joint work session of the elected officials of all three Metro jurisdictions occurred on November 29, 2000. Following this work session, individual work sessions were conducted with each of the three elected bodies. The elected officials of all three Metro jurisdictions unanimously agreed that staff should proceed with the plan amendment process to remove urban reserves from the *Metro Plan* diagram and text.

APPENDIX A
OREGON LAND CONSERVATION AND DEVELOPMENT DEPARTMENT
OREGON ADMINISTRATIVE RULE DIVISION 21
URBAN RESERVE AREAS

660-021-0000

Purpose

This division authorizes planning for areas outside urban growth boundaries to be reserved for eventual inclusion in an urban growth boundary and to be protected from patterns of development that would impede urbanization.

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.145 & ORS 197.040

Hist.: LCDC 2-1992, f. & cert. ef. 4-29-92; LCDD 4-2000, f. & cert. ef. 3-22-00

660-021-0010

Definitions

For purposes of this division, the definitions contained in ORS 197.015 and the Statewide Planning Goals (OAR Chapter 660, Division 015) apply. In addition, the following definitions apply:

- (1) "Urban Reserve Area": Lands outside of an urban growth boundary identified as highest priority for inclusion in the urban growth boundary when the boundary is expanded in accordance with Goal 14.
- (2) "Resource Land": Land subject to the Statewide Planning Goals listed in OAR 660-004-0010(1)(a) through (f), except subsection (c).
- (3) "Nonresource Land": Land not subject to the Statewide Planning Goals listed in OAR 660-004-0010(1)(a) through (f) except subsection (c). Nothing in this definition is meant to imply that other goals do not apply to nonresource land.
- (4) "Exception Areas": Rural lands for which an exception to Statewide Planning Goals 3 and 4, as defined in OAR 660-004-0005(1), have been acknowledged.
- (5) "Developable Land": Land that is not severely constrained by natural hazards, nor designated or zoned to protect natural resources, and that is either entirely vacant or has a portion of its area unoccupied by structures or roads.
- (6) "Adjacent Land": Abutting land.

(7) "Nearby Land": Land that lies wholly or partially within a quarter mile of an urban growth boundary.

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.145 & ORS 197.040

Hist.: LCDC 2-1992, f. & cert. ef. 4-29-92; LCDD 4-2000, f. & cert. ef. 3-22-00

660-021-0020

Authority to Establish Urban Reserve Areas

Cities and counties cooperatively, and the Metropolitan Service District for the Portland Metropolitan area urban growth boundary, may designate urban reserve areas under the requirements of this rule, in coordination with special districts listed in OAR 660-021-0050(2) and other affected local governments, including neighboring cities within two miles of the urban growth boundary. Where urban reserve areas are adopted or amended, they shall be shown on all applicable comprehensive plan and zoning maps, and plan policies and land use regulations shall be adopted to guide the management of these areas in accordance with the requirements of this division.

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.145 & ORS 197.040

Hist.: LCDC 2-1992, f. & cert. ef. 4-29-92; LCDD 4-2000, f. & cert. ef. 3-22-00

660-021-0030

Determination of Urban Reserve Areas

(1) Urban reserve areas shall include an amount of land estimated to be at least a 10-year supply and no more than a 30-year supply of developable land beyond the 20-year time frame used to establish the urban growth boundary. Local governments designating urban reserves shall adopt findings specifying the particular number of years over which designated urban reserves are intended to provide a supply of land.

(2) Inclusion of land within an urban reserve area shall be based upon the locational factors of Goal 14 and a demonstration that there are no reasonable alternatives that will require less, or have less effect upon, resource land. Cities and counties cooperatively, and the Metropolitan Service District for the Portland Metropolitan Area Urban Growth Boundary, shall first study lands adjacent to, or nearby, the urban growth boundary for suitability for inclusion within urban reserve areas, as measured by the factors and criteria set forth in this section. Local governments shall then designate for inclusion within urban reserve areas that suitable lands which satisfies the priorities in section (3) of this rule.

(3) Land found suitable for an urban reserve may be included within an urban reserve area only according to the following priorities:

(a) First priority goes to land adjacent to, or nearby, an urban growth boundary and identified in an acknowledged comprehensive plan as an exception area or nonresource

land. First priority may include resource land that is completely surrounded by exception areas unless these are high value crop areas as defined in Goal 8 or prime or unique agricultural lands as defined by the United States Department of Agriculture;

(b) If land of higher priority is inadequate to accommodate the amount of land estimated in section (1) of this rule, second priority goes to land designated as marginal land pursuant to ORS 197.247;

(c) If land of higher priority is inadequate to accommodate the amount of land estimated in section (1) of this rule, third priority goes to land designated in an acknowledged comprehensive plan for agriculture or forestry, or both. Higher priority shall be given to land of lower capability as measured by the capability classification system or by cubic foot site class, whichever is appropriate for the current use.

(4) Land of lower priority under section (3) of this rule may be included if land of higher priority is found to be inadequate to accommodate the amount of land estimated in section (1) of this rule for one or more of the following reasons:

(a) Future urban services could not reasonably be provided to the higher priority area due to topographical or other physical constraints; or

(b) Maximum efficiency of land uses within a proposed urban reserve area requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.

(5) Findings and conclusions concerning the results of the above consideration shall be adopted by the affected jurisdictions

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.040

Hist.: LCDC 2-1992, f. & cert. ef. 4-29-92; LCDC 7-1996, f. & cert. ef. 12-31-96; LCDD 4-2000, f. & cert. ef. 3-22-00

660-021-0040

Urban Reserve Area Planning and Zoning

(1) Until included in the urban growth boundary, lands in the urban reserve area shall continue to be planned and zoned for rural uses in accordance with the requirements of this section, but in a manner that ensures a range of opportunities for the orderly, economic and efficient provision of urban services when these lands are included in the urban growth boundary.

(2) Urban reserve area land use regulations shall ensure that development and land divisions in exception areas and nonresource lands will not hinder the efficient transition to urban land uses and the orderly and efficient provision of urban

services. These measures shall be adopted by the time the urban reserve area is designated, or in the case of those local governments with planning and zoning responsibility for lands in the vicinity of the Portland Metropolitan Area Urban Growth Boundary, by the time such local governments amend their comprehensive plan and zoning maps to implement urban reserve area designations made by the Portland Metropolitan Service District. The measures may include:

- (a) Prohibition on the creation of new parcels less than ten acres;
- (b) Requirements for clustering as a condition of approval of new parcels;
- (c) Requirements for preplatting of future lots or parcels;
- (d) Requirements for written waivers of remonstrance against annexation to a provider of sewer, water or streets;
- (e) Regulation of the siting of new development on existing lots for the purpose of ensuring the potential for future urban development and public facilities.

(3) For exception areas and nonresource land in urban reserve areas, land use regulations shall prohibit zone amendments allowing more intensive uses, including higher residential density, than permitted by acknowledged zoning in effect as of the date of establishment of the urban reserve area. Such regulations shall remain in effect until such time as the land is included in the urban growth boundary.

(4) Resource land that is included in urban reserve areas shall continue to be planned and zoned under the requirements of applicable Statewide Planning Goals.

(5) Urban reserve area agreements consistent with applicable comprehensive plans and meeting the requirements of OAR 660-021-0050 shall be adopted for urban reserve areas.

(6) Cities and counties are authorized to plan for the eventual provision of urban public facilities and services to urban reserve areas. However, this division is not intended to authorize urban levels of development or services in urban reserve areas prior to their inclusion in the urban growth boundary. This division is not intended to prevent any planning for, installation of, or connection to public facilities or services in urban reserve areas consistent with the statewide planning goals and with acknowledged comprehensive plans and land use regulations in effect on the applicable date of this division.

(7) A local government shall not prohibit the siting of a single family dwelling on a legal parcel pursuant to urban reserve planning requirements if the single family dwelling would otherwise have been allowed under law existing prior to the designation of the parcel as part of an urban reserve area.

Stat. Auth.: ORS 183, ORS 197.040, ORS 197.050 & ORS 197.145
Stats. Implemented: ORS 197.145

Hist.: LCDC 2-1992, f. & cert. ef. 4-29-92; LCDC 5-1994, f. & cert. ef. 4-20-94; LCDD 2-1997(Temp), f. & cert. ef. 5-21-97; LCDD 3-1997, f. & cert. ef. 8-1-97; LCDD 4-2000, f. & cert. ef. 3-22-00

660-021-0050

Urban Reserve Area Agreements

Urban reserve area planning shall include the adoption and maintenance of urban reserve agreements among cities, counties and special districts serving or projected to serve the designated urban reserve area. These agreements shall be adopted by each applicable jurisdiction and shall contain:

- (1) Designation of the local government responsible for building code administration and land use regulation in the urban reserve area, both at the time of reserve designation and upon inclusion of these areas within the urban growth boundary.
- (2) Designation of the local government or special district responsible for the following services: sewer, water, fire protection, parks, transportation and storm water. The agreement shall include maps indicating areas and levels of current rural service responsibility and areas projected for future urban service responsibility when included in the urban growth boundary.
- (3) Terms and conditions under which service responsibility will be transferred or expanded for areas where the provider of the service is expected to change over time.
- (4) Procedures for notification and review of land use actions to ensure involvement by all affected local governments and special districts.

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.145 & ORS 197.040

Hist.: LCDC 2-1992, f. & cert. ef. 4-29-92; LCDD 4-2000, f. & cert. ef. 3-22-00

660-021-0060

Urban Growth Boundary Expansion

All lands within urban reserve areas established pursuant to this division shall be included within an urban growth boundary before inclusion of other lands, except where an identified need for a particular type of land cannot be met by lands within an established urban reserve area.

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.145 & ORS 197.040

Hist.: LCDC 2-1992, f. & cert. ef. 4-29-92; LCDD 4-2000, f. & cert. ef. 3-22-00

660-021-0070

Adoption and Review of Urban Reserve Areas

(1) Designation and amendment of urban reserve areas shall follow the procedures in ORS 197.610 through 197.650.

(2) Disputes between jurisdictions regarding urban reserve area boundaries, planning and regulation, or urban reserve agreements may be mediated by the Department or Commission upon request by an affected local government or special district.

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.145

Hist.: LCDC 2-1992, f. & cert. ef. 4-29-92; LCDD 2-1997(Temp), f. & cert. ef. 5-21-97; LCDD 3-1997, f. & cert. ef.

8-1-97; LCDD 4-2000, f. & cert. ef. 3-22-00

660-021-0080

Applicability

The provisions of this rule are effective upon filing with the Secretary of State. The amendments to OAR 660-021-0030 adopted by the commission on January 27, 2000, do not apply to the urban reserve designations made by the Portland Metropolitan Service District on March 6, 1997, or to any decision by the District on remand of those designations from the Land Use Board of Appeals or a court of competent jurisdiction, and the version of that rule effective on December 31, 1996, shall continue to apply to those designations.

Stat. Auth.: ORS 183, ORS 195 & ORS 197

Stats. Implemented: ORS 195.145

Hist.: LCDC 2-1992, f. & cert. ef. 4-29-92; LCDC 5-1994, f. & cert. ef. 4-20-94; LCDD 2-1997(Temp), f. & cert. ef.

5-21-97; LCDD 3-1997, f. & cert. ef. 8-1-97; LCDD 4-1997, f. & cert. ef. 12-23-97; LCDD 4-2000, f. & cert. ef.

3-22-00

660-021-0090

Implementation Schedule

(1) Local governments listed in OAR 660-021-0080(3) shall complete urban reserve area planning under the following schedule:

(a) Adopt final urban reserve area boundaries, including all mapping, planning, and land use regulation requirements specified in OAR 660-021-0040 within 24 months from the effective date of this rule; and

(b) Adopt urban reserve area agreements meeting OAR 660-021-0050 within one year from adoption of urban reserve areas.

(2) The Director may grant an extension to time lines under subsections (1)(a) or (b) of this rule if the Director determines that the local government has provided proof of good cause for failing to complete urban reserve requirements on time.

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.145 & ORS 197.040

Hist.: LCDC 2-1992, f. & cert. ef. 4-29-92

660-021-0100

Interim Protection of Potential Reserve Areas

(1) The following interim protection measures apply to all land use decisions concerning exception areas and nonresource lands within two miles of the urban growth boundary of Medford, and to those areas designated as an urban reserve by Metro (for the Portland area urban growth boundary) on March 6, 1997:

(a) Amendments of comprehensive plans or land use regulations are prohibited if they would allow an increase in the density of residential development relative to existing acknowledged plan and land use regulation provisions;

(b) Amendments of comprehensive plans or land use regulations are prohibited if they would allow additional commercial or industrial uses relative to existing acknowledged plan and land use regulation provisions, except that mineral and aggregate sites inventoried in an acknowledged plan may be rezoned to authorize mining activities;

(c) No subdivision or partition shall be permitted within two miles of the urban growth boundary of Medford; and

(d) No subdivision or partition creating a lot or parcel of less than 20 acres shall be permitted within those areas designated as urban reserves by Metro on March 6, 1997.

(2) Any local government reviewing a proposed land use decision that includes a decision under (1)(a)–(d) of this rule shall notify the department in writing of the proposal at least ten days prior to the close of the record on the decision.

(3) The provisions of this section are effective until the earlier of the following:

(a) December 31, 2000;

(b) When the commission adopts a rule under Goal 14 limiting the circumstances in which land divisions are allowed on rural exceptions lands; or

(c) For the Portland area urban growth boundary, when Metro's urban reserve designations are acknowledged, and all affected local governments have adopted the

measures required under OAR 660-021-0040 and 0050 and those measures are acknowledged.

Stat. Auth.: ORS 183, ORS 195 & ORS 197

Stats. Implemented: ORS 195.145

Hist.: LCDC 2-1992, f. & cert. ef. 4-29-92; LCDD 4-1997, f. & cert. ef. 12-23-97; LCDD 4-2000, f. & cert. ef. 3-22-00

Appendix B

Analysis of Urban Reserve Areas Eugene Matrix

	Santa Clara URA	Willow Creek Drainage URA	Greenhill URA	Airport Vicinity	North Awbrey	East Santa Clara	South Armitage	LCC	Dillard	South Fox Hollow	South Willamette	Lorane
Development Pattern	Orchards, most land In agricultural use		Some residential development and farming		Industrial in nature – Biosolid sludge flat treatment (farm use)	Farmland and residential			Many smaller parcels in residential use			
Number of acres exception land	12.9 Industrial	254.1 Residential	92.1 Residential	70.7 Residential	26.6 Industrial 50.3 Residential	280.2 Residential		12.2 Commercial 7.7 Industrial 89.1 Residential	702.0 Residential	17.9 Residential	330.0 Residential	544.1 Residential
Number of Acres of marginal land	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	65.1	66.1
Number of acres of lower capability ag land	0.0	58.9	10.2	16.2	0.0	0.4	10.4	80.7	0.0	7.8	0.0	214.9
Number of acres of lower capability forest land	0.0	400.6	50.2	0.0	0.0	0.1	0.0	538.4	65.7	99.1	5.9	72.8

<p>Other Service Information</p>	<p>Transportation issues: Interchanges on Beltline and River Rd-capacities problems. River Rd is severely congested during extended weekday peaks and at various times throughout the weekend.</p>	<p>Transportation: Major capacity problems on Hwy 126th and West 11th <p>There is no state highway east of Beltline. The problem in this area is W 11th congestion and future capacity issues at W11th and Beltline.</p> </p>	<p>Transportation capacity problems on Hwy 126, West 11th and Beltline including the Beltline & W. 11th intersection. Without West Eugene Parkway there will be less system capacity heading into west Eugene.</p>	<p>While not in the Airport vicinity, there are several parcels east of airport and west of UGB could serve as residential. They are so little probably can't work as agricultural</p>		<p>Transportation issues: Interchanges on Beltline and River Rd-capacities problems. River Rd is severely congested during extended weekday peaks and at various times throughout the weekend.</p>		<p>30th Avenue is used sporadically and generally underutilized. Changes to Laurel Hill Refinement Plan could affect planning of interchange. A I-5 Interchange Refinement Plan from McVay Hwy to Goshen will occur in 1-2 years.</p>				
<p>Water Service</p>	<p>EWEB water service is available adjacent to area but pipelines</p>	<p>Additional water storage capacity necessary. EWEB</p>	<p>Additional water storage capacity</p>	<p>EWEB water service available adjacent to existing</p>	<p>EWEB water service available adjacent to existing service</p>	<p>Distribution facilities are adjacent to this area. Some</p>	<p>Distribution facilities are adjacent to this</p>	<p>Transmission lines will need to be constructed</p>	<p>To serve area a water reservoir and pumping</p>	<p>Additional infrastructure and water</p>	<p>Distribution storage and pumping facilities</p>	<p>Storage and distribution facilities need to</p>

	need to be constructed within area to serve individual parcels.	plans to develop reservoirs and pump stations in this vicinity to serve in UGB.	necessary. EWEB plans to develop reservoirs and pump stations in this vicinity to serve within UGB.	service locations within UGB. Distribution pipelines needed to serve individual parcels.	locations within UGB. Distribution pipelines needed to serve individual parcels.	upsizing of mains may be required to provide adequate fire protection, in some cases.	area. Distribution pipelines will need to be extended to serve parcels in this area.	ted to serve this area effectively. Storage and distribution lines exist. Additional distribution mains will be needed for parcels.	station would be needed.	storage capacity needed.	exist adjacent to this area. Additional storage will be needed for the 1325 elevation ? level. Distribution mains will need to be constructed to serve area.	be constructed in order to serve area.
Stormwater	Service constraints in eastern portion, 6-20 years before serviced.	Difficult to serve in long-term as developable lands upstream are removed from downstream facilities. Sites located in the headwaters of Willow Creek in a similar situation.		Downstream locations with potential access to stormwater drainages.		Downstream locations can drain stormwater to the Mckenzie, however, potential fish listing could preclude direct stormwater discharges.		Some Constraints				

	Santa Clara URA	Willow Creek Drainage URA	Greenhill URA	Airport Vicinity	North Awbrey	East Santa Clara	South Armitage	LCC Basin	Dillard	South Fox Hollow	South Willamette	Lorane
Wastewater	This area is planned to be served and there is capacity. Study necessary to determine cost and timing.	This area is planned to be served and there is capacity. Study necessary to determine cost and timing.	This area is planned to be served and there is capacity. Study necessary to determine cost and timing.	There is not a lot of additional capacity during wet weather flow. Would require study	There is not a lot of additional capacity during wet weather flow. Would require study	There is not a lot of additional capacity during wet weather flow. Would require study	There is not a lot of additional capacity during wet weather flow. Would require study	Planning to serve and have capacity. LCC may be forced to use something other than lagoon. Lagoon was considered temporary. Estimated cost in the \$3 to \$4 million range.	There is not a lot of additional capacity during wet weather flow. Would require study	There is not a lot of additional capacity during wet weather flow. Would require study	There is not a lot of additional capacity during wet weather flow. Would require study	There is not a lot of additional capacity during wet weather flow. Would require study
Electric	EWEB may need to cross this area to serve regardless of inclusion in the UGB to serve areas on the other side. Thus, it is awkward this area is	EWEB electric service (and excess capacity) is available.	Area is in EWEB's service area and electric serve (and excess capacity	EWEB electric service (and excess capacity) is available. The western edge of this area is	EWEB electric service (and excess capacity) is available from EWEB and Blachly Lane.	EWEB electric service (and excess capacity) is available. The northern part of this area is served by EPUD.	EWEB service is available. A new substation is planned that will provide excess capacity.	Electric service in this area is available from EWEB, Lane Electric, EPUD and Pacific	Service in this area is available from Lane Electric Co-op. New substation recently construct	Service in this area is available from Lane Electric Co-op. New substation recentl	Service in this area is available from Lane Electric Co-op. No difficulty serving.	Service in this area is available from EWEB and Lane Electric Co-op. No difficult

	<p>not in UGB. It is difficult to cross when no public right of way and expensive when there isn't much load. EPUD serves the northern half of this area so they should be contacted about future constraints to serve.</p>		<p>y) is available.</p>	<p>served by EPUD.</p>				<p>Power. EWEB serves most of the area and has excess capacity available .</p>	<p>ed.</p>	<p>y constructed.</p>		<p>y serving.</p>
	<p>Santa Clara URA</p>	<p>Willow Creek Drainage URA</p>	<p>Greenhill URA</p>	<p>Airport Vicinity</p>	<p>North Awbrey</p>	<p>East Santa Clara</p>	<p>South Armitage</p>	<p>LCC</p>	<p>Dillard</p>	<p>South Fox Hollow</p>	<p>South Willamette</p>	<p>Lorane</p>
<p>Restrictions</p>	<p>Biosolids plant nearby may impact this area.</p>			<p>Airport Restrictions in runway path. Noise level from runways would</p>	<p>Area surrounded by industrial uses and biosolid sludge treatment.</p>		<p>Major capacity problems on Beltline.</p>					

				exceed standards for residential development								
Wetlands	Wetlands scattered throughout subarea on NWI		Wetlands on NWI	Wetlands on NWI	Wetlands on NWI	Wetlands on NWI in North	A few wetlands in west portion of subarea on NWI	Wetlands north of 30th on NWI				Wetland along Lorane Hwy on NWI
Topography		Severe Slopes						A basin not severe slopes	Severe Slopes	Severe Slopes	Severe Slopes	Severe Slopes
Riparian		Headwaters for Willow Creek										
Waterways	Spring and Flat Creek important waterways	Willow Creek and most of its tributaries are protected in West Eugene Wetlands Study										
Floodplain	Spring and Flat Creek floodplains. If development occurs in floodplain will impact wildlife.					Portion of area in Floodplain						

Wildlife	Study underway. Western Pond turtles in Spring Creek, possible cutthroat in Spring and Flat Creek	Need to ensure habitat is not fragmented. White Oak woodlands contain sensitive species.	Native grasslands contain sensitive species.									In Siuslaw Watershed, there could be coho salmon issues.
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Analysis of Urban Reserve Areas Springfield Matrix

	East Springfield URA	North Gateway	North Springfield	Mohawk	North Thurston	Jasper Hills	South Springfield
Number of acres exception land	89.8 Residential	0.0	0.0	518.7 Residential	7.5 Residential	51.9 Residential	26.2 Residential
Number of Acres of marginal land	0.0	0.0	0.0	244.5	0.0	0.0	0.0
Number of acres of lower capability ag land	11.9	38.8	13.6	0.0	14.0	0.0	41.1
Number of acres of lower capability forest land	33.2	0.0	0.0	0.0	0.0	346.8	0.0
General Service constraints	The neighbors downhill from this area are already having flooding problems which urban development in this area would add to.			Would need to expand bridge for transportation. Sewer, electric would need to cross river – very expensive		Planning for road is in planning stage now inside UGB. Road project must mitigate substantial amount of wetlands.	
Water Service	Interest by SUB to extend serve to this area. The area	SUB water source and distribution	SUB is interested in serving this	SUB facilities across river	SUB water source and transmissio	Water sources and	SUB water source distribution

	<p>presently suffers from lack of water, 30-40 people depend on ground water. Estimated cost to serve \$500,000 to \$1,000,000. SUB water facilities very near area at this time.</p>	<p>facilities are adjacent to southern end of area. SUB could easily install additional facilities in this area and additional source to supply growth in this area.</p>	<p>area. It could extend its existing lines in the north areas of the city to serve the North Springfield area. Along the southern edge of the subarea, Rainbow Water District has adequate distribution capacity available for single family residential levels of service and the capability to extend larger water mains from nearby transmission facilities, if needed.</p>	<p>from area. SUB facilities could be extended using the existing bridge to serve any growth in the Mohawk Valley area.</p>	<p>n facilities are adjacent to east portion of this subarea.</p>	<p>transmission lines needed to serve. Extensive transmission would be needed with multiple feeds and source/storage to adequately serve this area at the south end of the existing UGB.</p>	<p>facilities are adjacent to mid portion of this subarea and water source and distribution facilities adjacent to west portion of subarea.</p>
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Stormwater	Stormwater issues - water in this area drains down slopes and contributes to flooding downstream. EWEB restriction on new outfalls	Stormwater service could be cost effective but there is no public outfall for the stormwater now.	Outfalls and major trunk system need to be developed outside the UGB to serve area.	Little known	No public outfalls in the area.		Cost effective to provide service to east portion of subarea in areas adjacent to existing services.
Wastewater	Planned to serve this area but needs study.	Currently, no capacity problems in this area inside UGB. There have been problems with storm inter-ties and grease and rages clogging pump station. Adding this land area would require increasing capacity of system which could be done.	No real constraint.	Expensive - need to cross McKenzie River.	Fill would be necessary to keep development above flood elevations and prevent floodwater from entering the wastewater system. .	No real constraints . To serve area, a master plan needs to be developed and must acquire rights to an outfall to the Willamette River, Jasper Slough or the Mill Race.	Vacant lands N West subarea a close to existing collection Facilities and services.
Electric	EWEB electric service (and excess capacity) is available.	EWEB electric serves this area. A new substation is planned that	In east portion of subarea, SUB electric service		EWEB provides service in this area and has		SUB electric service currently serves the east and west

		will provide excess capacity.	currently serves up to the UGB and has facilities and additional capacity available.		excess capacity available.		portion of this subarea. Facilities and additional capacity exist.
	East Springfield URA	North Gateway	North Springfield	Mohawk	North Thurston	Jasper Hills	South Springfield
Restrictions	Geologic hazard - old landslide? Thin soils			ESA fish listing may restrict bridge expansion			
Wetlands	Wetlands north of Hwy 126 on NWI.	A few wetlands on NWI.	Wetlands south of McKenzie River on NWI.	Wetlands in southern portion of subarea on NWI.	Wetland throughout subarea on NWI.	A few wetlands on NWI.	Wetlands throughout subarea on NWI.
Topography	Severe slopes south of Hwy 126					Sloped Land	
Riparian							
Waterways							

Floodplain	Portion of subarea in floodplain		Portion in Floodplain - much flooding during last big flood	Portion in Floodplain	In Floodplain - much flooding during last big flood		In Floodplain
Wildlife	Cedar Creek contains cutthroat and juvenile Spring Chinook could be an ESA issue.						

APPENDIX C: Agricultural and Forest Soils Ratings

The Lane County Land Management Division, with technical assistance from Lane Council of Governments, compiled this data to assist the public in preparing land use applications. The Natural Resources Conservation Service (NRCS) reviewed the data and methodology.

Map Symbol	Lane County Soil Map Unit	Douglas Fir Site Index	Cu. Ft./Acre/Year	Agricultural Capability Class	High Value Farmland
01A	Abiqua silty clay loam, 0 - 3% slopes	135	203	1	X
01B	Abiqua silty clay loam, 3 - 5% slopes	135	203	2	X
02E	Astoria silt loam, 5 - 30% slopes	130	193	6	
03E	Astoria Variant silt loam, 3 - 30% slopes	none		6	
03G	Astoria Variant silt loam, 30 - 60% slopes	none		6	
04G	Atring-Rock outcrop complex, 30 - 60% slopes	***	81	6	
05	Awbrig silty clay loam	none		4	X
06	Awbrig-Urban land complex	none		4	
07B	Bandon sandy loam, 0 - 7% slopes	105	145	3	
07C	Bandon sandy loam, 7 - 12% slopes	105	145	3	
07F	Bandon sandy loam, 12 - 50% slopes	105	145	6	
08	Bashaw clay	none		4	X
09	Bashaw-Urban land complex	none		4	
10	Beaches	none		8	
11C	Bellpine silty clay loam, 3 - 12% slopes	115	163	3	X
11D	Bellpine silty clay loam, 12 - 20% slopes	115	163	3	X
11E	Bellpine silty clay loam, 20 - 30% slopes	115	163	4	X
11F	Bellpine silty clay loam, 30 - 50% slopes	115	163	6	
12E	Bellpine cobbly silty clay loam, 2 - 30% slopes	115	163	4	
13F	Blachly clay loam, 30 - 50% slopes	119	173	6	
13G	Blachly clay loam, 50 - 70% slopes	119	173	7	
14E	Blachly silty clay loam, 3 - 30% slopes	125	184	6	
14F	Blachly silty clay loam, 30 - 50% slopes	125	184	6	
15E	Blachly-McCully clay loam, 3 - 30% slopes	***	172	6	
16D	Bohannon gravelly loam, 3 - 25% slopes	118	171	6	
16F	Bohannon gravelly loam, 25 - 50% slopes	118	171	6	
16H	Bohannon gravelly loam, 50 - 90% slopes	118	171	7	
17	Brallier muck, drained	none		4	
18	Brallier Variant muck	none		5	
19	Brenner silty clay loam	none		3	X
20B	Briedwell cobbly loam, 0 - 7% slopes	103	141	3	X
21B	Bullards-Ferrelo loams, 0 - 7% slopes	***	84	3	
21C	Bullards-Ferrelo loams, 7 - 12% slopes	***	84	3	
21E	Bullards-Ferrelo loams, 12 - 30% slopes	***	76	4	
21G	Bullards-Ferrelo loams, 30 - 60% slopes	***	76	6	

Map Symbol	Lane County Soil Map Unit	Douglas Fir Site Index	Cu. Ft./ Acre/ Year	Agricultural Capability Class	High Value Farmland
22	Camas gravelly sandy loam, occasionally flooded	none		4	
23	Camas-Urban land complex	none		4	
24	Chapman loam	none		1	X
25	Chapman-Urban land complex	none		1	X
26	Chehalis silty clay loam, occasionally flooded	none		2	X
27	Chehalis-Urban land complex	none		2	X
28C	Chehulpum silt loam, 3 - 12% slopes	none		6 *	
28E	Chehulpum silt loam, 12 - 40% slopes	none		6	
29	Cloquato silt loam	none		2	X
30	Cloquato-Urban land complex	none		2	X
31	Coburg silty clay loam	none		2	X
32	Coburg-Urban land complex	none		2	X
33	Conser silty clay loam	none		3	X
34	Courtney gravelly silty clay loam	none		4	X
35D	Cruiser gravelly clay loam, 3 - 25% slopes	140**	145	6	
35F	Cruiser gravelly clay loam, 25 - 50% slopes	140**	145	6	
35G	Cruiser gravelly clay loam, 35 - 70% slopes	140**	145	7	
36D	Cumley silty clay loam, 2 - 20% slopes	114	162	6	
37C	Cupola cobbly loam, 3 - 12% slopes	100	136	6	
37E	Cupola cobbly loam, 12 - 30% slopes	100	136	6	
38	Dayton silt loam, clay substratum	none		4	X
39E	Digger gravelly loam, 10 - 30% slopes	102	140	6	
39F	Digger gravelly loam, 30 - 50% slopes	102	140	6	
40H	Digger-Rock outcrop complex, 50 - 85% slopes	***	114	7	
41C	Dixonville silty clay loam, 3 - 12% slopes	109	152	3	
41E	Dixonville silty clay loam, 12 - 30% slopes	109	152	4	
41F	Dixonville silty clay loam, 30 - 50% slopes	109	152	6	
42E	Dixonville-Hazelair-Urban land complex, 12 - 35% slopes	***	89	4	
43C	Dixonville-Philomath-Hazelair complex, 3 - 12% slopes	***	54	3	
43E	Dixonville-Philomath-Hazelair complex, 12 - 35% slopes	***	63	4	
44	Dune land	none		8	
45C	Dupee silt loam, 3 - 20% slopes	none		3	
46	Eilertsen silt loam	133	199	2	X
47E	Fendall silt loam, 3 - 30% slopes	125	184	6	
48	Fluvents, nearly level	none		--	
49E	Formader loam, 3 - 30% slopes	121	176	6	
49G	Formader loam, 30 - 60% slopes	121	176	6	
50G	Formader-Hembre-Klickitat complex, 50 - 80% slopes	***	176	7	

Map Symbol	Lane County Soil Map Unit	Douglas Fir Site Index	Cu. Ft./ Acre/ Year	Agricultural Capability Class	High Value Farmland
51B	Haflinger-Jimbo complex, 0 - 5% slopes	***	165	6	X
52B	Hazelair silty clay loam, 2 - 7% slopes	none		3	
52D	Hazelair silty clay loam, 7 - 20% slopes	none		4	
53	Heceta fine sand	none		4	
54D	Hembre silt loam, 5 - 25% slopes	127	188	6	
54G	Hembre silt loam, 25-60% slopes	127	188	6	
55E	Hembre-Klickitat complex, 3 - 30% slopes	***	177	6	
55G	Hembre-Klickitat complex, 30 - 60% slopes	***	176	6	
56	Holcomb silty clay loam	none		3	X ¹
57D	Holderman extremely cobbly loam, 5 - 25% slopes	119**	113	6	
57F	Holderman extremely cobbly loam, 25 - 50% slopes	119**	113	6	
57G	Holderman extremely cobbly loam, 50 - 75% slopes	119**	113	7	
58D	Honeygrove silty clay loam, 3 - 25% slopes	122	178	6	
58F	Honeygrove silty clay loam, 25 - 50% slopes	122	178	6	
59E	Hullt loam, 2 - 30% slopes	121	176	3	X
59G	Hullt loam, 30 - 60% slopes	121	176	6	
60D	Hummington gravelly loam, 5 - 25% slopes	131**	131	6	
60F	Hummington gravelly loam, 25 - 50% slopes	131**	131	6	
60G	Hummington gravelly loam, 50 - 75% slopes	131**	131	7	
61	Jimbo silt loam	121	176	1	X
62B	Jimbo-Haflinger complex, 0 - 5% slopes	***	171	1	X
63C	Jory silty clay loam, 2 - 12% slopes	122	178	2	X
63D	Jory silty clay loam, 12 - 20% slopes	122	178	3	X
63E	Jory silty clay loam, 20 - 30% slopes	122	178	4	X
64D	Keel cobbly clay loam, 3 - 25% slopes	132**	133	6	
64F	Keel cobbly clay loam, 25 - 45% slopes	132**	133	6	
64G	Keel cobbly clay loam, 45 - 75% slopes	132**	133	7	
65G	Kilchis stony loam, 30 - 60% slopes	90	116	6	
65H	Kilchis stony loam, 60 - 90% slopes	90	116	7	
66D	Kinney cobbly loam, 3 - 20% slopes	122	178	6	
67F	Kinney cobbly loam, 20 - 50% north slopes	122	178	6	
67G	Kinney cobbly loam, 50 - 70% north slopes	122	178	7	
68F	Kinney cobbly loam, 20 - 50% south slopes	122	178	6	
68G	Kinney cobbly loam, 50 - 70% south slopes	122	178	7	
69E	Kinney cobbly loam, slump, 3 - 30% slopes	122	178	6	
70E	Klickitat stony loam, 3 - 30% slopes	112	158	6	
71F	Klickitat stony loam, 30 - 50% north slopes	112	158	6	
71G	Klickitat stony loam, 50 - 75% north slopes	112	158	7	

Map Symbol	Lane County Soil Map Unit	Douglas Fir Site Index	Cu. Ft./ Acre/ Year	Agricultural Capability Class	High Value Farmland
72F	Klickitat stony loam, 30 - 50% south slopes	112	158	6	
72G	Klickitat stony loam, 50 - 75% south slopes	112	158	7	
73	Linslaw loam	none		3	X ¹
74B	Lint silt loam, 0 - 7% slopes	117	169	3	
74C	Lint silt loam, 7 - 12% slopes	117	169	3	
74D	Lint silt loam, 12 - 20% slopes	117	169	3	
74E	Lint silt loam, 20 - 40% slopes	117	169	4	
75	Malabon silty clay loam	none		1	X
76	Malabon-Urban land complex	none		1	X
77B	Marcola cobbly silty clay loam, 2 - 7% slopes	none		4	
78	McAlpin silty clay loam	none		2	X
79	McBee silty clay loam	none		3	X ²
80F	McCully clay loam, 30 - 35% slopes	118	171	6	
80G	McCully clay loam, 50 - 70% slopes	118	171	7	
81D	McDuff clay loam, 3 - 25% slopes	112	158	6	
81F	McDuff clay loam, 25 - 50% slopes	112	158	6	
81G	McDuff clay loam, 50 - 70% slopes	112	158	7	
82C	Meda loam, 2 - 12% slopes	none		3	X
83B	Minniece silty clay loam, 0 - 8% slopes	none		6	
84D	Mulkey loam, 5 - 25% slopes	none		6	
85	Natroy silty clay loam	none		4	X
86	Natroy silty clay	none		4	X
87	Natroy-Urban land complex	none		4	X
88	Nehalem silt loam	none		2	X
89C	Nekia silty clay loam, 2 - 12% slopes	113	160	3	X
89D	Nekia silty clay loam, 12 - 20% slopes	113	160	3	X
89E	Nekia silty clay loam, 20 - 30% slopes	113	160	4	
89F	Nekia silty clay loam, 30 - 50% slopes	113	160	6	
90	Nekoma silt loam	none		3	
91D	Neskowin silt loam, 12 - 20% slopes	none		6	
91E	Neskowin silt loam, 20 - 40% slopes	none		6	
92G	Neskowin-Salander silt loams, 40 - 60% slopes	none		6	
93	Nestucca silt loam	none		3	
94C	Netarts fine sand, 3 - 12% slopes	none		6	
94E	Netarts fine sand, 12 - 30% slopes	none		6	
95	Newberg fine sandy loam	none		2	X
96	Newberg loam	none		2	X

Map Symbol	Lane County Soil Map Unit	Douglas Fir Site Index	Cu. Ft./ Acre/ Year	Agricultural Capability Class	High Value Farmland
97	Newberg-Urban land complex	none		2	X
98	Noti loam	none		4	X
99H	Ochrepts & Umbrepts, very steep	none		--	
100	Oxley gravelly silt loam	none		3	
101	Oxley-Urban land complex	none		3	
102C	Panther silty clay loam, 2 - 12% slopes	none		6	
103C	Panther-Urban land complex, 2 - 12% slopes	none		6	
104E	Peavine silty clay loam, 3 - 30% slopes	125	184	6	
104G	Peavine silty clay loam, 30 - 60% slopes	125	184	6	
105A	Pengra silt loam, 1 - 4% slopes	none		3	X ¹
106A	Pengra-Urban land complex, 1 - 4% slopes	none		3	
107C	Philomath silty clay, 3 - 12% slopes	none		6	
108C	Philomath cobbly silty clay, 3 - 12% slopes	none		6	
108F	Philomath cobbly silty clay, 12 - 45% slopes	none		6	
109F	Philomath-Urban land complex, 12 - 45% slopes	none		6	
110	Pits	none		8	
111D	Preacher loam, 0 - 25% slopes	128	190	6	
111F	Preacher loam, 25 - 50% slopes	128	190	6	
112G	Preacher-Bohannon-Slickrock complex, 50 - 75% slopes	***	188	7	
113C	Ritner cobbly silty clay loam, 2 - 12% slopes	107	149	4	
113E	Ritner cobbly silty clay loam, 12 - 30% slopes	107	149	6	
113G	Ritner cobbly silty clay loam, 30 - 60% slopes	107	149	7	
114	Riverwash	none		8	
115H	Rock outcrop-Kilchis complex, 30 - 90% slopes	***	27	8	
116G	Rock outcrop-Witzel complex, 10 - 70% slopes	***	none	8	
117E	Salander silt loam, 12 - 30% slopes	125	184	6	
118	Salem gravelly silt loam	none		2	X
119	Salem-Urban land complex	none		2	X
120B	Salkum silt loam, 2 - 6% slopes	116	167	2	X
121B	Salkum silty clay loam, 2 - 8% slopes	116	167	2	X
121C	Salkum silty clay loam, 8 - 16% slopes	116	167	3	X
122	Saturn clay loam	123	180	3	
123	Sifton gravelly loam	124	182	3	X
124D	Slickrock gravelly loam, 3 - 25% slopes	137	209	6	
124F	Slickrock gravelly loam, 25 - 50% slopes	137	209	6	
125C	Steiwer loam, 3 - 12% slopes	none		3	
125D	Steiwer loam, 12 - 20% slopes	none		4*	

Map Symbol	Lane County Soil Map Unit	Douglas Fir Site Index	Cu. Ft./Acre/Year	Agricultural Capability Class	High Value Farmland
125F	Steiwer loam, 20 - 50% slopes	none		6	
126F	Tahkenitch loam, 20 - 45% slopes	124	182	6	
126G	Tahkenitch loam, 45 - 75% slopes	124	182	7	
127C	Urban land-Hazelair-Dixonville complex, 3 - 12% slopes	***	68	8	
128B	Veneta loam, 0 - 7% slopes	108	150	2	X
129B	Veneta Variant silt loam, 0 - 7% slopes	124	182	2	X
130	Waldo silty clay loam	none		3	
131C	Waldport fine sand, 0 - 12% slopes	none		6	
131E	Waldport fine sand, 12 - 30% slopes	none		7	
131G	Waldport fine sand, 30 - 70% slopes	none		7	
132E	Waldport fine sand, thin surface, 0 - 30% slopes	none		7	
133C	Waldport-Urban land complex, 0 - 12% slopes	none		6	
134	Wapato silty clay loam	none		3	X ³
135C	Willakenzie clay loam, 2 - 12% slopes	110	154	3	X
135D	Willakenzie clay loam, 12 - 20% slopes	110	154	3	X
135E	Willakenzie clay loam, 20 - 30% slopes	110	154	4	X
135F	Willakenzie clay loam, 30 - 50% slopes	110	154	6	
136	Willanch fine sandy loam	none		3	
137F	Winberry very gravelly loam, 10 - 45% slopes	none		7	
138E	Witzel very cobbly loam, 3 - 30% slopes	none		6	
138G	Witzel very cobbly loam, 30 - 75% slopes	none		6	
139	Woodburn silt loam	none		2	X
140	Yaquina loamy fine sand	none		4	
141	Yaquina-Urban land complex	none		4	
142G	Yellowstone-Rock outcrop, 10 - 60% slopes	none		7	

- * Indicates soils which have an irrigated capability class which is different from the non-irrigated capability class.
- ** Indicates productivity calculated using 100-year Douglas fir data.
- *** Indicates soil complexes with multiple site indices, refer to the CuFt/Acre/Year column for a composite volume rating for the complex.
- "none" Indicates soil map units that lack site index information on Douglas fir. The soil map unit may have the capability to produce Douglas fir, but this productivity may be very low to very high. No site index has been collected by the NRCS due to lack of suitable sites or lack of time and or funds.
- X¹ Only drained areas are high value farmland.
- X² Only areas protected from flooding or not frequently flooded during the growing season are high value farmland.
- X³ Only drained areas that are either protected from flooding or not frequently flooded during the growing season are high value farmland.

Source and Description of the Data

Map Symbol

Data Source

USDA-Soil Conservation Service, September 1987. *Soil Survey of Lane County Area, Oregon.*

Soil Map Unit

Data Source

USDA-Soil Conservation Service, September 1987. *Soil Survey of Lane County Area, Oregon.*

Site Index

Data Source

USDA-Natural Resources Conservation Service, August 1997 printout from the National Soils Information System (NASIS). *Soils Database for Lane County, Woodland Management and Productivity table.*

Description

These site indices indicate the average height, in feet, that dominant and co-dominant Douglas fir trees attain in 50 years (or 100 years, for the higher elevation series of Cruiser, Holderman, Hummington, and Keel). The site index applies to fully stocked, even-aged, unmanaged stands. This table lists only site indices for Douglas fir and does not list site indices for soil complexes. The description under Cubic Feet/Acre/Year explains the composite volume rating in this table for soil complexes.

Cubic feet/acre/year

Data Source

USDA-Soil Conservation Service, June 1986. *Technical Note No. 2 Revised, Culmination of Mean Annual Increment for Commercial Forest Trees of Oregon.*

Description

Converting site index to cubic feet/acre/year expresses productivity as a volume of wood fiber produced. For map units that are predominantly one soil type, it is straightforward to use the tables in Technical Note No. 2 to look up the cubic feet/acre/year that a soil could potentially produce based on the site index in the State Soils Database. Calculating a volume rating for a complex is more problematic. The NRCS reports site index data for each component of a soil complex but does not calculate a composite volume for the entire complex. A complex is a soil map unit which has two or more kinds of soil in such an intricate pattern or so small in area that the soils cannot be delineated separately at the scale of mapping.

The methodology used in this table to calculate forest productivity volume ratings for soil complexes involves applying a weighted average to each component of the complex and then normalizing to base it on 100% excluding the inclusions. The following example illustrates this calculation for a soil complex which has a site index for only one of the two components.

43 C <i>Dixonville-Philomath-Hazelair complex 3-12%</i>					
Component	<i>Actual %</i>	<i>Normalized %*</i>	<i>Site Index</i>	<i>CuFt/Ac/Yr</i>	<i>Normalized % x Cu.F.t/Ac./Year</i>
Dixonville	30%	35%	109	152	54
Philomath	30%	35%	-	-	-
Hazelair	25%	29%			
Total	85%	100%			54

$$* \quad \text{Normalized \%} = \frac{\% \text{ of Individual Component}}{100 - (\% \text{ Inclusions} + \% \text{ Urban Land})}$$

Agricultural Capability Class

Data Source

USDA-Natural Resources Conservation Service, August 1997 printout from the National Soils Information System (NASIS). *Soils Database for Lane County, Land Capability and Yields Per Acre of Crops and Pasture* table.

Description

Land capability class, often called agricultural capability class, generally shows the suitability of soils for most kinds of field crops. The Soil Survey describes capability class: “The soils are grouped according to their limitations for field crops, the risk of damage if they are used for field crops, and the way they respond to management.” There are eight capability classes, I through VIII (sometimes written as 1 through 8), indicating progressively greater limitations for use as cropland. The land capability classification is discussed in USDA Agriculture Handbook No. 210, issued September 1961 and reprinted January 1973.

The NRCS reports both irrigated and non-irrigated capability classes. In Lane County, because of adequate rainfall, the ratings are the same for irrigated and non-irrigated except for all but two map units (28C, Chehulpum silt loam, 3-12%, and 125D, Steiwer loam, 3-12%). This table lists the non-irrigated capability class. For soil complexes, this table lists only the capability class of the most predominant soil in the complex (which is the first soil in the name of the map unit).

High Value Soils

Data Source

Land Conservation and Development Commission, adopted February 18, 1994. *Oregon Administrative Rules, Chapter 660, Division 33* (OAR 660-33).

Description

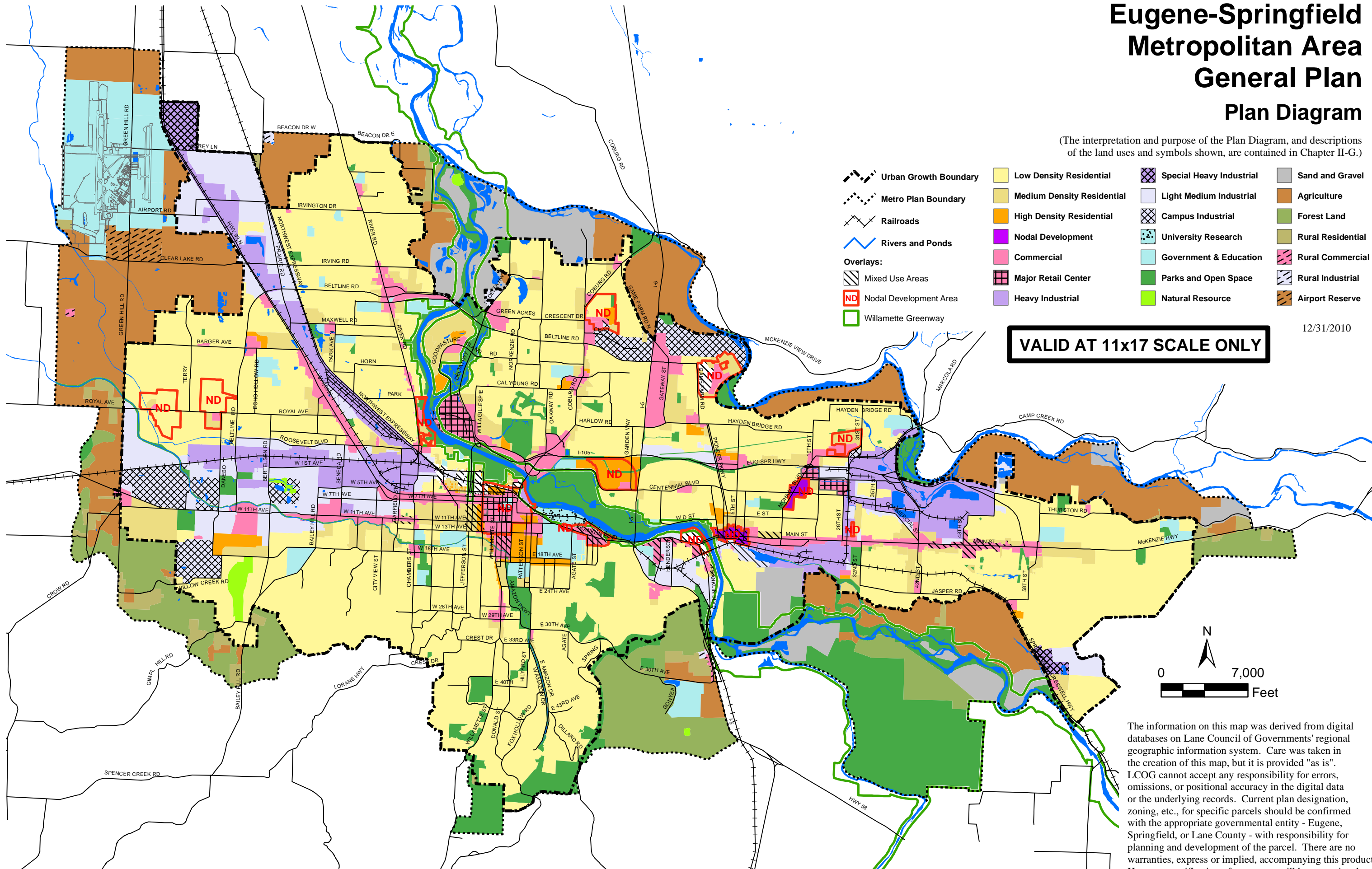
The Agricultural Land Rule (OAR 660-33) defines “high value farmland” as land in a tract composed predominantly of soils that are prime, unique, Class I or II, and other soils as specified in the rule. These other soils include the wet clay soils on valley terraces that are generally used for grass seed production, and moderately sloping soils on low foothills.

NRCS is the agency responsible for classifying soils as prime, unique, or land capability class I through VIII (1 through 8). The names ‘prime’ and ‘unique’ are what they imply. Prime soils are the best soils from a national perspective—easy to farm, suitable for a wide variety of crops, producing the highest yields. NRCS designates unique soils in conjunction with the state and county so as to recognize soils suited for growing a specialty crop of state or local importance, e.g., the soils on the southern Oregon coast used for growing cranberries and the organic soils in the Willamette Valley used for growing onions. Lane County has not requested the designation of any unique soils. Class I and II are land capability classes—the soils in them have the fewest limitations for crop growth. Refer to the description of Agricultural Capability Class (immediately above) for more information.

Note: The Soil Conservation Service and Natural Resources Conservation Service are the same USDA agency. A name change to Natural Resources Conservation Service was approved in 1994.

Eugene-Springfield Metropolitan Area General Plan Plan Diagram

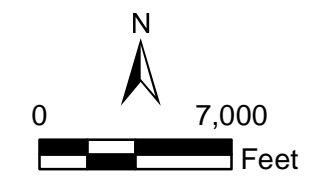
(The interpretation and purpose of the Plan Diagram, and descriptions of the land uses and symbols shown, are contained in Chapter II-G.)



- | | | | |
|------------------------|----------------------------|--------------------------|-------------------|
| Urban Growth Boundary | Low Density Residential | Special Heavy Industrial | Sand and Gravel |
| Metro Plan Boundary | Medium Density Residential | Light Medium Industrial | Agriculture |
| Railroads | High Density Residential | Campus Industrial | Forest Land |
| Rivers and Ponds | Nodal Development | University Research | Rural Residential |
| Overlays: | Commercial | Government & Education | Rural Commercial |
| Mixed Use Areas | Major Retail Center | Parks and Open Space | Rural Industrial |
| Nodal Development Area | Heavy Industrial | Natural Resource | Airport Reserve |
| Willamette Greenway | | | |

VALID AT 11x17 SCALE ONLY

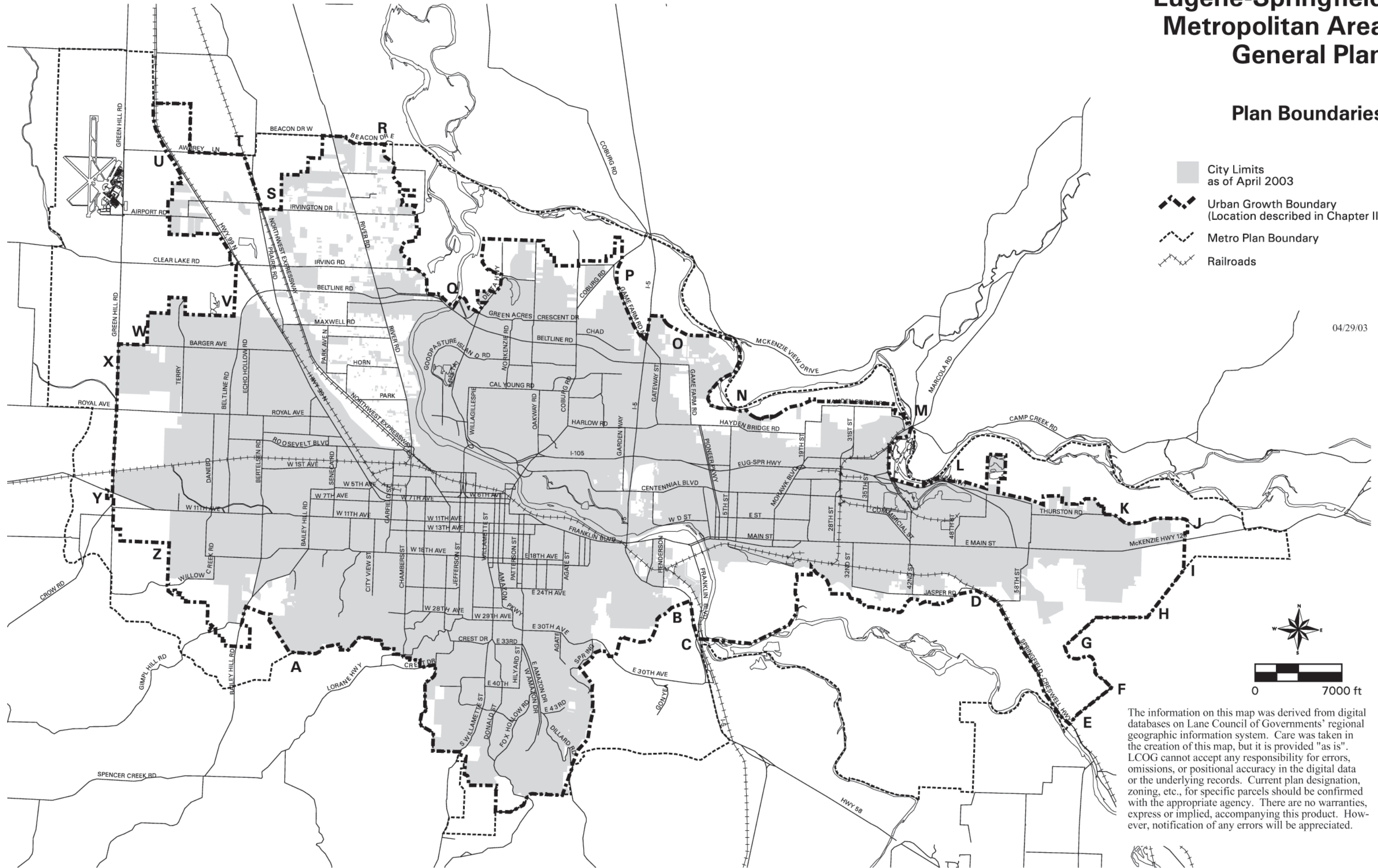
12/31/2010



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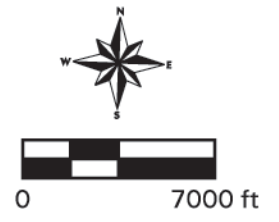
Eugene-Springfield Metropolitan Area General Plan

Plan Boundaries



- City Limits as of April 2003
- Urban Growth Boundary (Location described in Chapter II)
- Metro Plan Boundary
- Railroads

04/29/03



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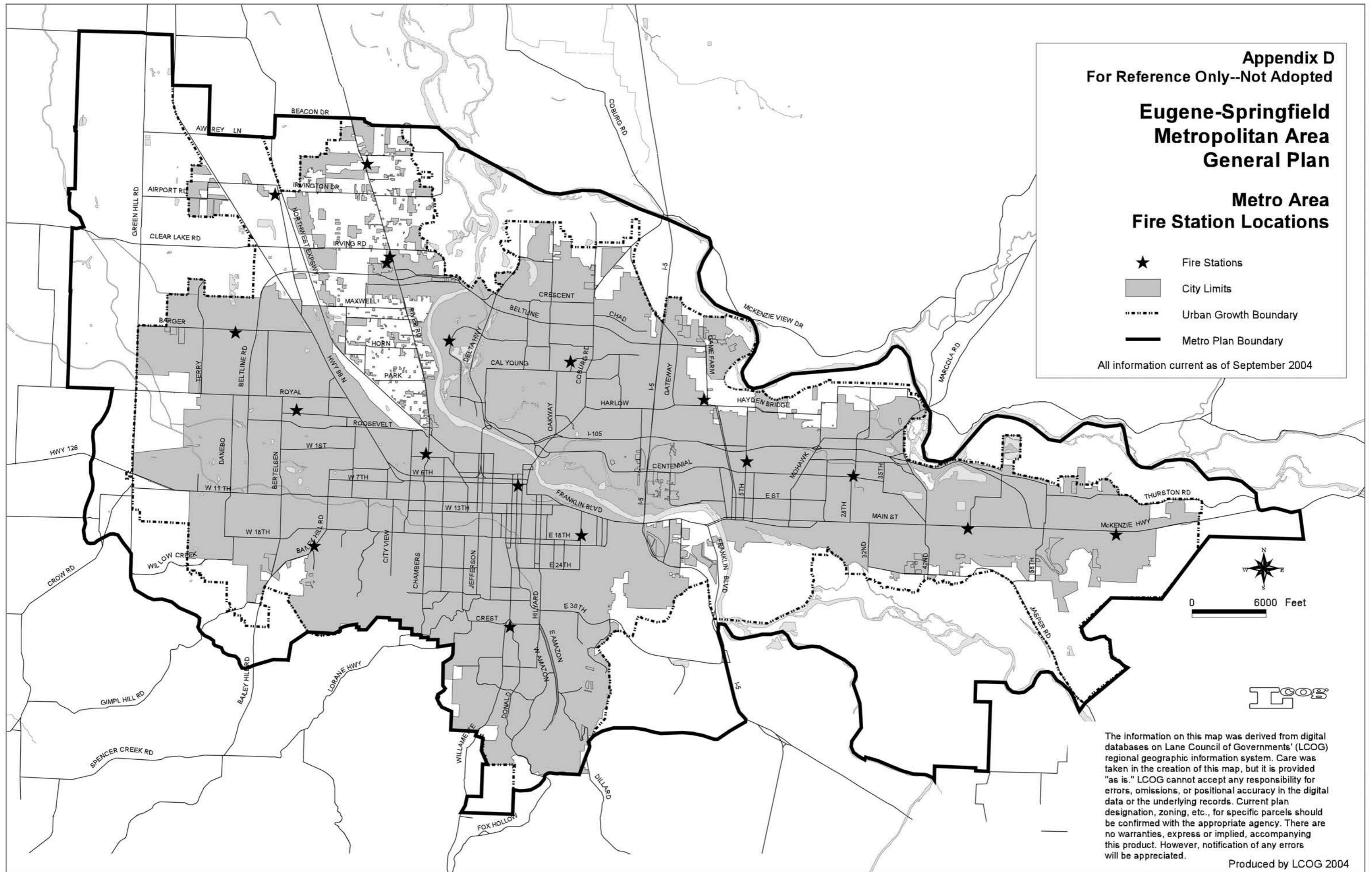
Appendix D
For Reference Only--Not Adopted

Eugene-Springfield Metropolitan Area General Plan

Metro Area Fire Station Locations

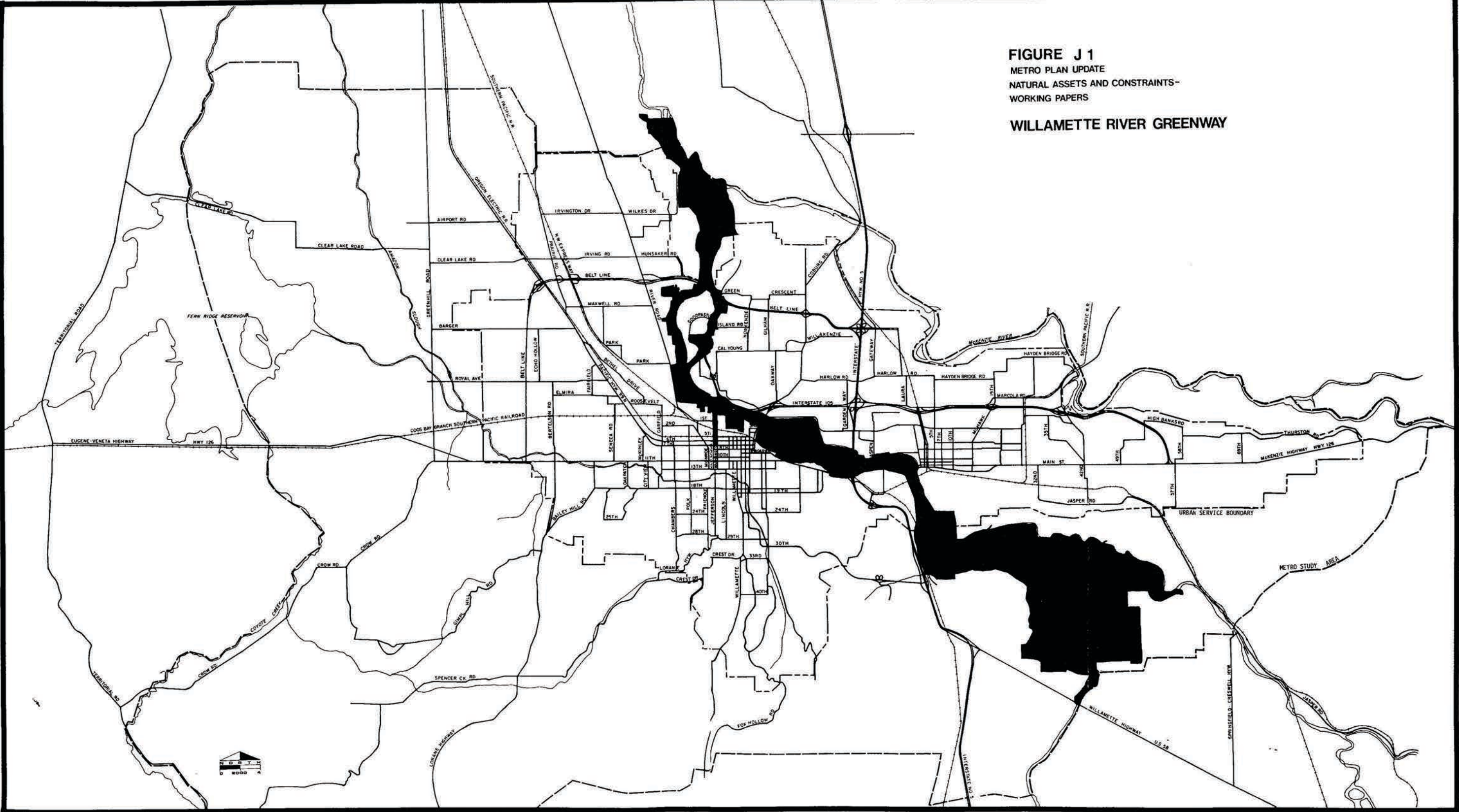
- ★ Fire Stations
- ▭ City Limits
- ⋯ Urban Growth Boundary
- Metro Plan Boundary

All information current as of September 2004



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FIGURE J 1
METRO PLAN UPDATE
NATURAL ASSETS AND CONSTRAINTS-
WORKING PAPERS
WILLAMETTE RIVER GREENWAY



Appendix D
For Reference Only--Not Adopted

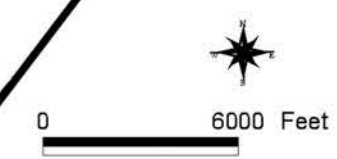
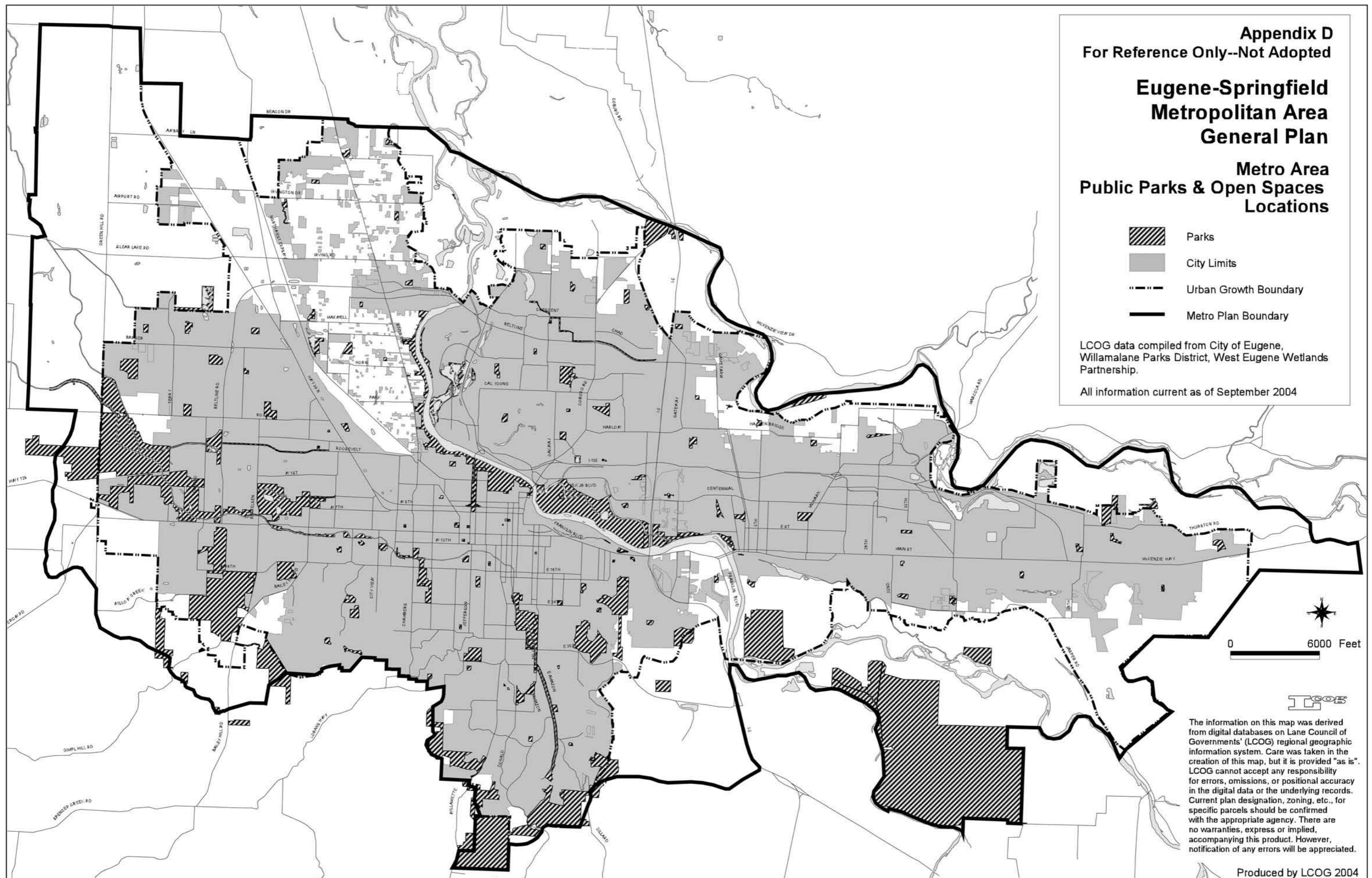
Eugene-Springfield Metropolitan Area General Plan

Metro Area Public Parks & Open Spaces Locations

-  Parks
-  City Limits
-  Urban Growth Boundary
-  Metro Plan Boundary

LCOG data compiled from City of Eugene,
Willamalane Parks District, West Eugene Wetlands
Partnership.

All information current as of September 2004



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