

amendment, including the following:

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

As discussed above, the Subject Property is adjacent to Rural Residential, RR5 zoned properties to the north and south as well as to the west, directly across Highway 101. The area of the existing development pattern and density which includes the Subject Property is developed and committed exception area Plot 007, Exception #1. A copy of the "Supplemental Findings in Support of Ordinance No. PA 884" which Lane County adopted in 1988 and 1989 is included with this application as Exhibit 13. See the discussion regarding the existing development pattern and density of the area on page 6 of these findings.

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

As noted above, the Subject Property is served by all of the basic facilities and services described in RCP Goal 11, Policy 6. f. for rural residential land. These include schools, on-site sewage disposal, electrical service, telephone service, rural level fire and police protection and reasonable access to solid waste disposal services.

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

As noted above, the Subject Property lies within developed and committed area 1 of Plot 007. There is resource land adjacent to the Subject Property on the east side which is designated as forest land and zoned F-2. Because the use will change from commercial to residential, the proposed change would likely have no foreseeable adverse effect on the adjacent F2 zoned property. The subject property is not adjacent to or near any identified Goal 5 resource.

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

As noted above, the Subject Property does not include areas located within a flood zone or other designated hazard area.

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

This standard does not apply, because, the proposed amendment is for a residential designation.

(ff) For a proposed amendment to a nonresidential, nonagricultural or

nonforest designation, an inventory of reasonable alternative sites now appropriately designated by the Rural Comprehensive Plan, within the jurisdictional area of the Plan and located in the general vicinity of the proposed amendment;”

This standard does not apply because the proposed amendment is for a residential designation.

IV. FINDINGS AND CONCLUSIONS RELATING TO THE STATEWIDE PLANNING GOALS

The Oregon Land Conservation and Development Commission Goals and Guidelines are incorporated herein by reference, except as noted. The following applicable statewide goal statements have been summarized.

Goal 1 - Citizen Involvement:

Goal 1 requires that citizens and affected public agencies be provided an opportunity to comment on the proposed amendment and zone change. Public notification in the form of mailed public notice has been sent by Lane County to affected agencies, including the Department of Land Conservation and Development and owners of record within 250 feet of the site.

Goal 2 - Land Use Planning:

Goal 2 establishes a land use planning process and policy framework as a basis for all land use decisions, and requires development of an adequate factual base to support these decisions. A minor change is one that does not have significant effects beyond the immediate area of change, and is based on special studies or information. The justification for the specific change must be established by substantial evidence in support of the conclusion that the criteria have been met.

Lane County has adopted a comprehensive land use plan amendment process with specific standards that must be addressed to justify a minor change. Substantial compliance with the plan amendment criteria in LC 16.400 constitutes compliance with the applicable provisions. This application provides substantial evidence upon which the Planning Commission and Board may conclude that the criteria have been met.

Goal 3 - Agricultural Lands:

Goal 3 strives to preserve and maintain agricultural lands. The Subject Property is part of developed and committed exception area 1 of Plot 007. It is in an approved exception area and is no longer available for resource use.

Goal 4 - Forest Lands:

Goal 4 requires the preservation and conservation of forest land for forest uses.

The Subject Property is part of developed and committed exception area 1 of Plot

007. It is in an approved exception area and is no longer available for resource use.

Goal 5 - Open spaces, Scenic and Historic Areas and Natural Resources:

Goal 5 requires the conservation of open space and protection of natural and scenic resources that include cultural, historic, and scenic and wilderness area characteristics. The goal, as amended by OAR 660-23-000, contains policies and procedures for a variety of resources listed in Goal 5. This administrative rule requires evaluation of these resources. OAR 66023-10 and -20 includes definitions, standards and specific rules applicable to each Goal 5 resource.

Of the Goal 5 resources currently inventoried as part of the RCP, none of those discussed below are present on the Subject Property.

As noted above, the Subject Property is located within an acknowledged "developed or committed" exception area. According to RCP Goal 5, Flora and Fauna Policy 10, such areas are treated as "Impacted Big Game Range." Neither the RCP nor Lane Code contains any special requirements for wildlife protection within exception areas. Neither the Subject Property nor the adjacent lands are inventoried by Lane County as part of a critical quantity or quality groundwater area. See Lane Manual 13.010. Groundwater supplies are adequate to serve the intended residential uses.

Goal 6 - Air, Water and Land Resource Quality:

Goal 6 is intended to maintain and improve the quality of the air, water and land resources of the State. As it pertains to site-specific development, it requires that adequate protection measures be taken to assure the retention of air, water and land quality. Generally this means that development will be subject to the air and groundwater regulations promulgated by the State Department of Environmental Quality as administered by the Lane County Environmental Health Department and the Lane Regional Air Pollution Authority.

Goal 7 - Areas Subject to Natural disasters or Hazards:

Goal 7 is intended to protect life and property from natural hazards. There are no identified potential hazards on the Subject Property.

Goal 8 - Recreational Needs:

This goal addresses the recreational needs of the State including visitors. It is likely that the Subject Property will be developed with full-time or seasonal residences that are related to the scenic and recreational characteristics of the site.

Goal 9 - Economy of the State:

Goal 9's purpose is to diversify and improve Oregon's economy. This goal is primarily applicable to commercial and industrial development. Approval of this

application will change the designation of the Subject Property from Rural Commercial to Rural Residential. The portion of the original tract historically used for commercial purposes will retain its Rural Commercial designation. Also, there is an adequate inventory of commercial zoned property in the Florence UGB, situated to the South, which must be analyzed and possibly updated to meet current needs according to its periodic review schedule.

Goal 10 - Housing:

Goal 10 is intended to provide for the housing needs of Oregon's citizens. This plan amendment and zone change request would facilitate the placement of housing on the site, which is otherwise not appropriate for commercial use.

Goal 11 - Public Facilities and Services:

The purpose of Goal 11 is to provide for the planning and development of public facilities and services in a timely, orderly and efficient manner in order to support rural and urban development.

The Subject Property has access to the full range of public services specified for rural residences in RCP Goal 11: Public Facilities and Services, Policy 6. f. See the discussion, above, under Section III. B. No additional public facilities and services are available or will be required beyond the present level.

Goal 12 – Transportation:

Goal 12 is intended to provide and encourage a safe, convenient and economical transportation system. This goal does not address specific land use actions, such as this proposal, but is implemented at the comprehensive planning stage on an area-wide basis. The Goal 12 administrative rules identify an additional aspect that comes into play if an amendment to an acknowledged comprehensive plan "significantly affects" a transportation facility. (OAR 660-012-0060) A transportation facility is any physical facility that moves or assists in the movement of people or goods. (OAR 660-012-0005[24]) The relevant transportation facility for this application is Hwy 101 to the west. This proposed amendment will not have a significant effect on the transportation system as demonstrated by the following responses to the criteria set forth in the administrative rule at OAR 660-012-0060(2)(a-d):

"(2) A plan . . . amendment significantly affects a transportation facility if it:

- (a) Changes the functional classification of an existing or planned transportation facility;***
- (b) Changes standards implementing a functional classification system;***
- (c) Allows types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or***
- (d) Would reduce the performance standards of the facility below the minimum***

acceptable level identified in the TSP."

In response to (2)(a) and (b), no changes in either the functional classification of the street system or the standards implementing the functional classification system are proposed by this application. In response to (2)(c) and (d), this change will replace the current commercial land use designation with one that allows only residential use. A comparison of trip generation factors as described in the trip generation manuals produced by the Institute of Transportation Engineers indicates that the residential designation will have far less traffic impact than the commercial uses currently allowed. See Table 1, below, which compares typical residential trip generation with uses allowed under the current zoning. The data demonstrates that there would be a decrease in the levels of potential travel or access, and the performance standards of the facility would not be altered.

Table 1 – Trip Generation by Use

Use	Average Daily Trips	Peak	
		AM	PM
Rural Residential	10*		
Clinic/Medical Office	31.45	3.6	5.8
Video Rental	31.54		
Sit-down Restaurant	89.95	9.27	10.86
Bank	156.48	4.07	33.15
Convenience Store with Service Station	162.778**	10.64**	13.19**
Min-mart	737.99	65.39	53.73

* Trips per dwelling

**Trips per pump

Source: Institute of Transportation Engineers, Trip Generation, 6th edition (1997)

Based on this evidence that the proposed amendment will not significantly affect a transportation facility and that no further Goal 12 consideration is required, the proposed amendment will not significantly affect a transportation facility.

Goal 13 - Energy Conservation:

This goal requires that land uses maximize conservation of all forms of energy based on sound economic principles. It is implemented by local plans and regulations that control location, orientation and density of development to minimize net energy

consumption. Any development on the Subject Property will be subject to those rules.

Goal 14 - Urbanization:

The purpose of Goal 14 is to provide for the orderly and efficient transition from rural to urban land use. Exception area 1 of Plot 007 has been designated and acknowledged as a rural residential area through the comprehensive planning process. As such, it is an appropriate location for the type of development proposed by this application.

Goals 15-19 - (Willamette Greenway and Coastal Resources):

Goals 15 -19 are not applicable to this plan amendment and zone change request because they are geographically oriented to specific areas not located on the site. Lane County Official Coastal Zones Plot 007 (See Exhibit 5) does not display any coastal overlay zoning for the Subject Property.

V. FINDINGS AND CONCLUSIONS RELATING TO LANE CODE 16.252 ZONE CHANGE CRITERIA

Lane Code 16.252 provides:

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

Consistency with the General Purpose of LC Chapter 16 and not Contrary to the Public Interest’

For the reasons mentioned below, this application is consistent with the general purposes of LC Chapter 16 as set forth in LC 16.003.

- 1) In conformity with various development rules discussed above, the property will be developed commensurate with the character and physical limitations of the land and will thus promote the public health, safety and general welfare of the area.
- 2) It will provide home construction opportunities that will aid the economy.

- 3) It will conserve farm and forest lands by locating residential opportunities within a designated developed and committed exception area.
- 4) It will aid the provision of affordable housing that allows reasonable selection of a place to live.
- 5) By its location within an acknowledged developed and committed area, it will not affect or inhibit the orderly and efficient transition from rural to urban lands use and the efficient provision of public facilities and services.
- 6) By the use of Surf View Lane, (a private road intersecting Highway 101) and by eliminating the opportunity for traffic-intensive commercial land uses, it will maintain the safety of the transportation system.
- 7) By virtue of regulations discussed above, it will protect the quality of the land, air and water of the county and will protect life and property in areas subject to flooding.
- 8) Because it provides a potential for recreation homes, it may meet an incremental part of the recreational needs of the County.
- 9) Because it is consistent with the policies of the RCP and Statewide Planning Goals, it is not contrary to the public interest. See, above, sections III and IV.

“Consistency with the Purposes of the Rural Residential Zoning District”

For the reasons mentioned below, this application is consistent with the general purposes of LC Chapter 16.

- 1) It provides opportunities for people to live in a rural area;
- 2) It will allow any of the uses permitted in the Rural Residential zoning district; and,
- 3) It is consistent with the intent of the RCP to guide development onto lands committed to non-resource use.

“Consistency with Statewide Planning Goals for Unacknowledged Portions of Lane County.”

Because there are no unacknowledged portions of Lane County, this criterion is not applicable.

CONCLUSION:

Based on the substantial evidence presented above, the subject applications for plan amendment and zone change meet and satisfy all of the relevant criteria.

LIST OF ATTACHED EXHIBITS:

1. Lane County RLID Detailed Reports for the Subject Property
2. OR Assessment Map for the Subject Property
3. Kamrin Court Subdivision Plat
4. Vicinity Map for the Subject Property
5. Lane County Official Zoning Maps for Plot 007
6. Ord. No. 754
7. Ord. No. PA 884
8. Ord. No. PA 1173
9. Sewage Disposal Site Evaluations for the Subject Property
10. Well Log Reports for the Subject Property
11. NRCS Soil Information for the Subject Property
12. Surf View Lane Grant of Easement and Maintenance Agreement
13. Lane County Developed and Committed Findings for Map 007 Exception Area 1
14. 2004 Aerial Photo of Subject Property

EXHIBIT 1

**PLAN AMENDMENT & ZONE CHANGE
MAP 17-12-15-00-D001
Tax Lots 3900, 4000, 4100, 4200 & 4300**

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address:

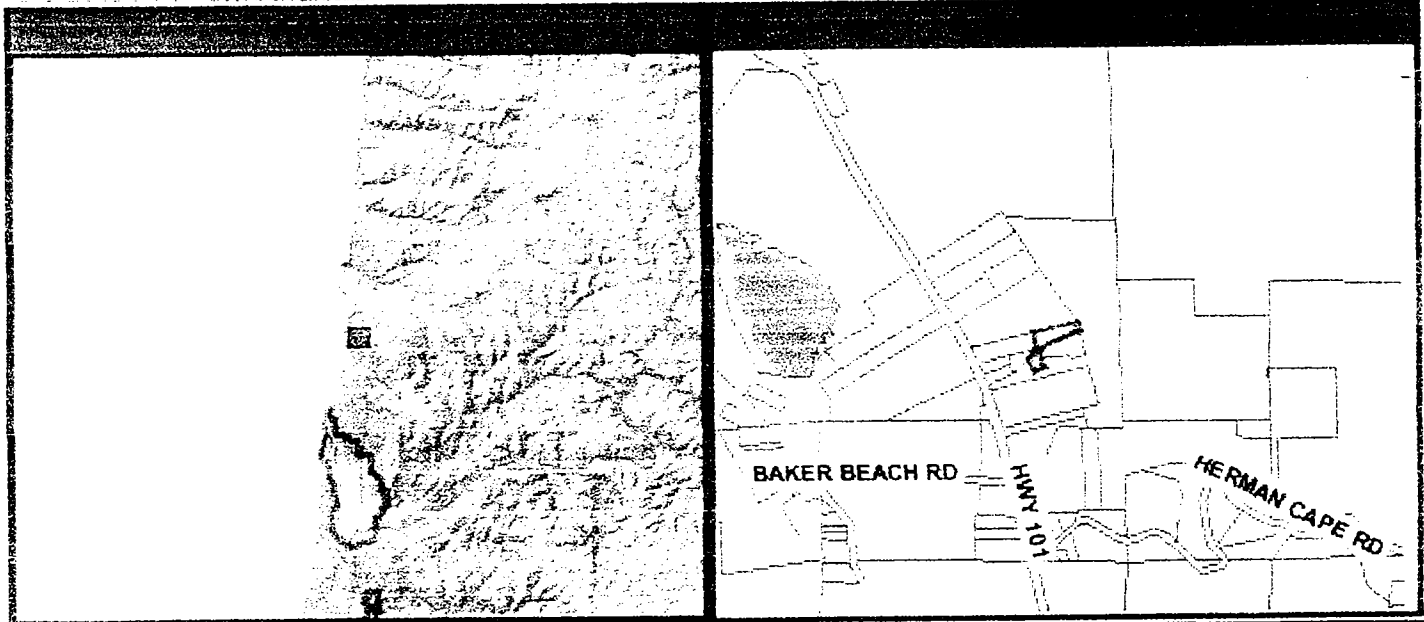
Map & Tax Lot #: 17-12-15-00-03900

Special Interest Code:

A & T Account #: 1763554

[Convert to PDF Document](#)

[View Tax Map](#)



Site Address State Plane Coordinates

X-Coord: 3973653

Y-Coord: 904460

Land Use

Land use information has not been field verified.

Code:	Description:
9100	VACANT, UNUSED, UNDEVELOPED LAND
V	VACANT

Zoning

Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID.

Code:	Description:
LC	LANE COUNTY
RC	RURAL COMMERCIAL

Control

Incorporated City Limits:	
Urban Growth Boundary:	
Fire Protection Providers:	SIF SIUSLAW RFPD #1
Node:	N
Plan Designation:	Display Current Metro Plan Map
2000 Census Tract:	0703
2000 Block Group:	4
Year Annexed:	
Annexation #:	

Approximate Acreage: 1.39
Approximate Square Footage: 60,548

Please verify environmental information with local jurisdiction

Metro Flood Hazards:

Metro Wetlands:

Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number: 41039C0950F
Community Number: 415591
Post - FIRM Date: 1985-12-18
Panel Printed? (Y/N): Y
Code: X
Description: Areas determined to be outside of 500-year flood.

Soil Map Unit Number: 3G
Soil Type Description: ASTORIA VARIANT SILT LOAM, 30 TO 60 PERCENT SLOPES
Percentage of Tax Lot: 96
74C
LINT SILT LOAM, 7 TO 12 PERCENT SLOPES 4

District: 97J
Code: 97J
Name: SIUSLAW
Elementary School:
Middle School:
High School:

LTD Service Area:

LTD Ride Source:

Ambulance District: WE Area: WESTERN Provider: WESTERN LANE AMBULANCE

Emerald People's Utility District:

Soil Water Conservation District: SIUSLAW SW

Soil Water Conservation District Zone: 1

Election Precinct: 100130

County Commissioner District: 1 WEST

County Commissioner: WILLIAM FLEENOR

State Representative District: 10

State Representative Name: JEAN COWAN

City Council Ward:

City Councilor Name:

State Senate District: 5
 State Senator: JOANNE VERGER
 LCC Board Zones: 1
 EWEB Commissioner
 District:

**Lane County Assessor's Office | Account Number: 1763554 | Map & Tax Lot:
 17-12-15-00-03900**

Owner1 Name: OREGON LAND LLC
 Owner Address: 92601 PIOCH LN

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Taxpayer Name: OREGON LAND LLC
 Taxpayer Address: 92601 PIOCH LN

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Property Legal Description

Township: 17 Range: 12 Section: 15 Quarter: 00
 Subdivision Type: Subdivision Name: KAMRIN COURT Division/Phase:
 Subdivision Plat
 Lot/Tract/Unit Number: LOT 1 TL 03900
 Subdivision Number:
 Recording Number: 2006-008097

	Real Market	Real Market	Real Market	Assessed
2006	51,770	0	51,770	35,129
2005	0	0	0	0
	35,129	0	0	
	<u>Taxable Value</u>	<u>Exemption Amount Regular (EAR)</u>	<u>Frozen Assessed Value (FZNPV)</u>	
			2006	380.49
			2005	0.00

Explanation of Tax

The tax shown is the amount certified in October, unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The owner either initiates the change, as in the case of appeals, or is notified by the department, in the case of clerical errors and omitted property. The amount shown is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing, or previous years owing.

Account Status

- Active for the 2006 Tax Year
- New Account Scheduled to be Active for the 2007 Tax Year
- Locally Assessed
- Pending Seg/Merge
- Pending Value Change
- Delinquency
- Delayed Foreclosure
- Bankruptcy
- Code Split Indicator

Special Assessment Program (if applicable)

Code: Description:

General Information

Property Class: 200 COMMERCIAL, VACANT
 Statistical Class:
 Neighborhood Code: 89703
 Property Use Type:
 Account Type: RP
 Category: LAND AND IMPROVEMENTS
 Mortgage Company Name:
 Total Acreage for this Account: 1.39
 Fire Acres: 1.39

Special Assessment Exemption 2006/2007 Billing Rates

CENTRAL LINCOLN PUD
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE EDUCATION SERVICE DISTRICT
 PORT OF SIUSLAW
 SIUSLAW PUBLIC LIBRARY DISTRICT
 SIUSLAW RURAL FIRE PROTECTION DISTRICT
 SIUSLAW SCHOOL DISTRICT 97J
 WESTERN LANE AMBULANCE DISTRICT

Sales Information

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
01-22-2007		GORHAM DARIN	OREGON LAND LLC	2007-4461	V	Y

Manufactured Structures

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address:

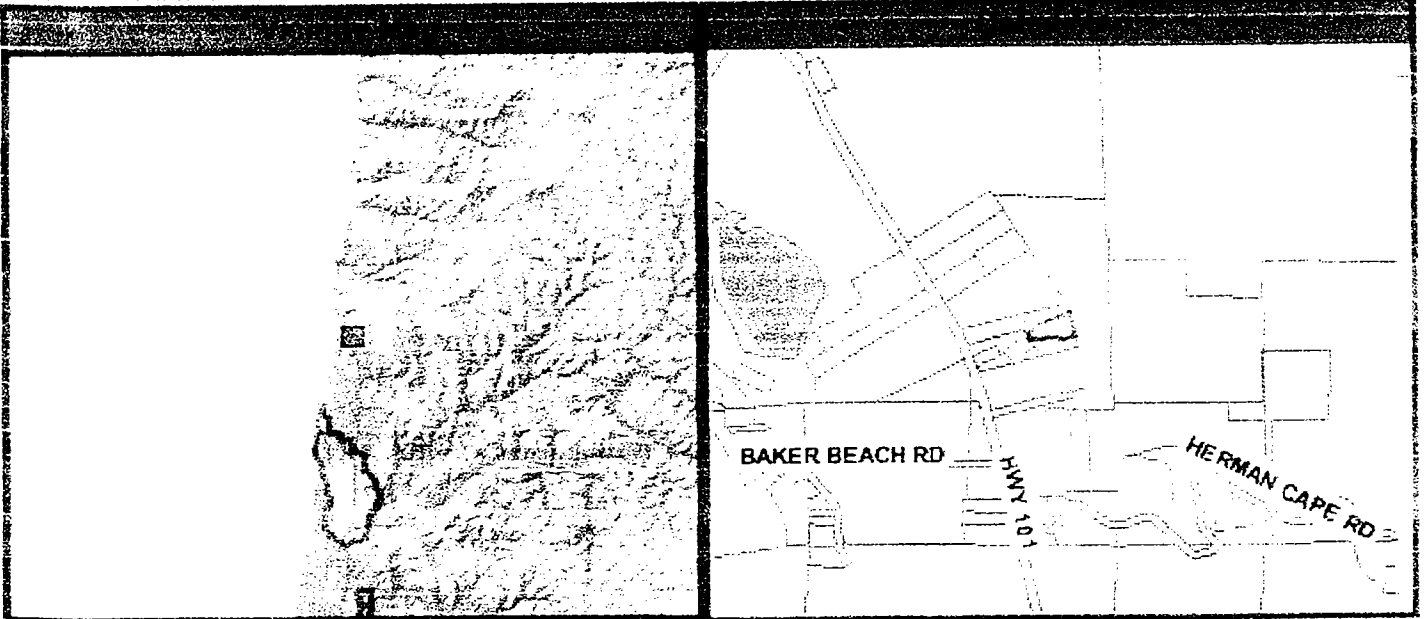
Map & Tax Lot #: 17-12-15-00-04000

Special Interest Code:

Parcel Account #: 1763562

[Convert to PDF Document](#)

[View Tax Map](#)



Site Address State Plane Coordinates

X-Coord: 3973691

Y-Coord: 904294

Land Use Land use information has not been field verified

Land Use Code and Description:	Code: 9100	Description: VACANT, UNUSED, UNDEVELOPED LAND
Use Code and Description:	V	VACANT

Zoning Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID

Zoning Jurisdiction:	Code: LC	Description: LANE COUNTY
Parent Zone 1:	RC	RURAL COMMERCIAL

Incorporated City Limits:

Urban Growth Boundary:

Fire Protection Providers: SIF SIUSLAW RFPD #1

Node: N

Plan Designation: [Display Current Metro Plan Map](#)

2000 Census Tract: 0703

2000 Block Group: 4

Year Annexed:

Annexation #:

Approximate Acreage: 1.35
Approximate Square Footage: 58,806

Please verify environmental information with local jurisdiction

Metro Flood Hazards:

Metro Wetlands:

Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number:	Community Number:	Post - FIRM Date:	Panel Printed? (Y/N):
41039C0950F	415591	1985-12-18	Y
Code:	Description:		
X	Areas determined to be outside of 500-year flood.		

Soil Map Unit Number:	Soil Type Description:	Percentage of Tax Lot:
3G	ASTORIA VARIANT SILT LOAM, 30 TO 60 PERCENT SLOPES	100

	Code:	Name:
District:	97J	SIUSLAW
Elementary School:		
Middle School:		
High School:		

LTD Service Area:

LTD Ride Source:

Ambulance District: WE Area: WESTERN Provider: WESTERN LANE AMBULANCE

Emerald People's Utility District:

Soil Water Conservation District: SIUSLAW SW

Soil Water Conservation District Zone: 1

Election Precinct: 100130

County Commissioner District: 1 WEST

County Commissioner: WILLIAM FLEENOR

State Representative District: 10

State Representative Name: JEAN COWAN

City Council Ward:

City Councilor Name:

State Senate District: 5

- New Account Scheduled to be Active for the 2007 Tax Year
- Locally Assessed
- Pending Seq/Merge
- Pending Value Change
- Delinquency
- Delayed Foreclosure
- Bankruptcy
- Code Split Indicator

Remarks:

Special Assessment Program (if applicable)

Code:

Description:

General Information

Property Class: **200** **COMMERCIAL, VACANT**
 Statistical Class:
 Neighborhood Code: **89703**
 Property Use Type:
 Account Type: **RP**
 Category: **LAND AND IMPROVEMENTS**
 Mortgage Company Name:
 Total Acreage for this Account: **1.33**
 Fire Acres: **1.33**

Tax Code and Districts Lane County Assessment and Taxation 2006-2007 Billing Rates

**CENTRAL LINCOLN PUD
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE EDUCATION SERVICE DISTRICT
 PORT OF SIUSLAW
 SIUSLAW PUBLIC LIBRARY DISTRICT
 SIUSLAW RURAL FIRE PROTECTION DISTRICT
 SIUSLAW SCHOOL DISTRICT 97J
 WESTERN LANE AMBULANCE DISTRICT**

Sales Information

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
01-22-2007		GORHAM DARIN	OREGON LAND LLC	2007-4461	V	Y

Manufactured Structures

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address:

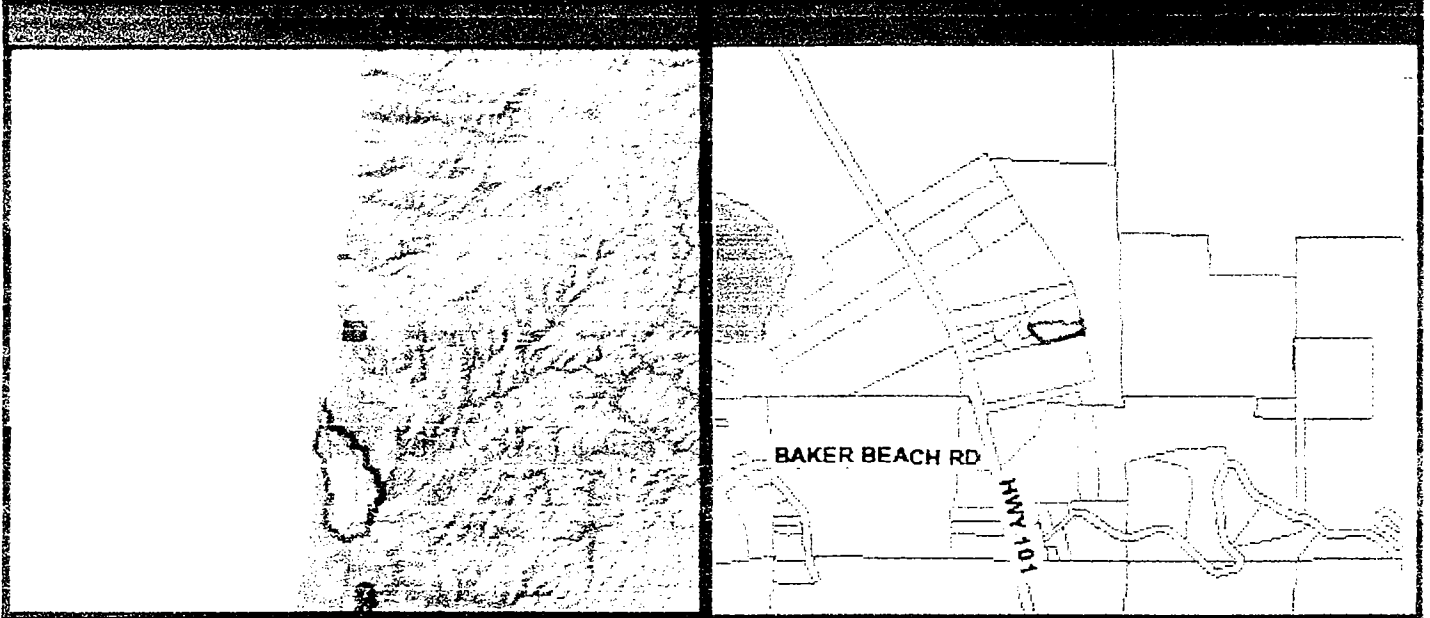
Map & Tax Lot #: 17-12-15-00-04100

Special Interest Code:

A & T Account #: 1763570

[Convert to PDF Document](#)

[View Tax Map](#)



Site Address State Plane Coordinates

X-Coord: 3973707

Y-Coord: 904176

Land Use Land use information has not been field verified.

	Code:	Description:
Land Use Code and Description:	9100	VACANT, UNUSED, UNDEVELOPED LAND
Use Code and Description:	V	VACANT

Zoning Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID.

	Code:	Description:
Zoning Jurisdiction:	LC	LANE COUNTY
Parent Zone 1:	RC	RURAL COMMERCIAL

Incorporated City Limits:

Urban Growth Boundary:

Fire Protection Providers: **SIF** **SIUSLAW RFPD #1**

Node: **N**

Plan Designation: [Display Current Metro Plan Map](#)

2000 Census Tract: **0703**

2000 Block Group: **4**

Year Annexed:

Annexation #:

Approximate Acreage: 1.03
Approximate Square Footage: 44,867

Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

Metro Wetlands:

Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number:	Community Number:	Post - FIRM Date:	Panel Printed? (Y/N):
41039C0950F	415591	1985-12-18	Y
Code:	Description:		
X	Areas determined to be outside of 500-year flood.		

Soil Map Unit Number:	Soil Type Description:	Percentage of Tax Lot:
3G	ASTORIA VARIANT SILT LOAM, 30 TO 60 PERCENT SLOPES	100

District:	Code:	Name:
	97J	SIUSLAW
Elementary School:		
Middle School:		
High School:		

LTD Service Area:

LTD Ride Source:

Ambulance District: WE Area: WESTERN Provider: WESTERN LANE AMBULANCE

Emerald People's Utility District:

Soil Water Conservation District: SIUSLAW SW

Soil Water Conservation District Zone: 1

Election Precinct: 100130

County Commissioner District: 1 WEST

County Commissioner: WILLIAM FLEENOR

State Representative District: 10

State Representative Name: JEAN COWAN

City Council Ward:

City Councilor Name:

State Senate District: 5

State Senator: JOANNE VERGER
 LCC Board Zones: 1
 EWEB Commissioner
 District:

Lane County Assessor's Office | Account Number: 1763570 | Map & Tax Lot: 17-12-15-00-04100

Owner1 Name: OREGON LAND LLC
 Owner Address: 92601 PIOCH LN

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Taxpayer Name: OREGON LAND LLC
 Taxpayer Address: 92601 PIOCH LN

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Property Legal Description

Township: 17 Range: 12 Section: 15 Quarter: 00
 Subdivision Type: Subdivision Name: KAMRIN COURT Division/Phase:
Subdivision Plat
 Lot/Tract/Unit Number: LOT 3 TL 04100
 Subdivision Number:
 Recording Number: 2006-008097

	<u>Real Market</u>	<u>Real Market</u>	<u>Real Market</u>	<u>Assessed</u>
2006	39,120	0	39,120	26,544
2005	0	0	0	0
	26,544	0	0	
	<u>Taxable Value</u>	<u>Exemption Amount Regular (EAR)</u>	<u>Frozen Assessed Value (FZNPU)</u>	
		2006	291.90	
		2005	0.00	

Explanation of Tax
 The tax shown is the amount certified in October, unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The owner either initiates the change, as in the case of appeals, or is notified by the department, in the case of clerical errors and omitted property. The amount shown is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing, or previous years owing.

Active for the 2006 Tax Year

- New Account Scheduled to be Active for the 2007 Tax Year
- Locally Assessed
- Pending Seq/Merge
- Pending Value Change
- Delinquency
- Delayed Foreclosure
- Bankruptcy
- Code Split Indicator

Remarks:

Special Assessment Program (if applicable)

Code:

Description:

General Information

Property Class: 200 COMMERCIAL, VACANT
 Statistical Class:
 Neighborhood Code: 89703
 Property Use Type:
 Account Type: RP
 Category: LAND AND IMPROVEMENTS
 Mortgage Company Name:
 Total Acreage for this Account: 1.05
 Fire Acres: 1.05

Tax Code Area Lane County Assessments and Taxation 2006-2007 Bill Rates

CENTRAL LINCOLN PUD
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE EDUCATION SERVICE DISTRICT
 PORT OF SIUSLAW
 SIUSLAW PUBLIC LIBRARY DISTRICT
 SIUSLAW RURAL FIRE PROTECTION DISTRICT
 SIUSLAW SCHOOL DISTRICT 97J
 WESTERN LANE AMBULANCE DISTRICT

Sale Information

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
01-22-2007		GORHAM DARIN	OREGON LAND LLC	2007-4461	V	Y

Manufactured Structures

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address:

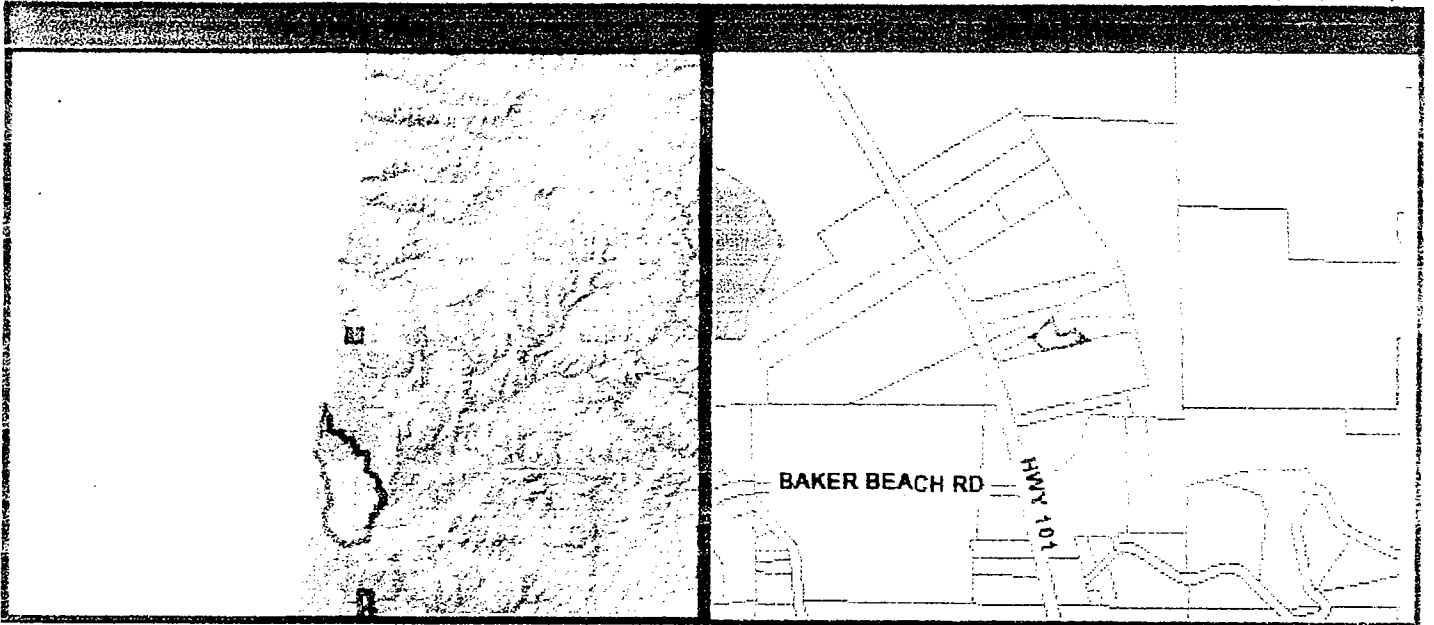
Map & Tax Lot #: 17-12-15-00-04200

Special Interest Code:

A & T Account #: 1763588

[Convert to PDF Document](#)

[View Tax Map](#)



Site Address State Plane Coordinates

X-Coord: 3973422

Y-Coord: 904103

Land Use

Land use information has not been field verified

	Code:	Description:
Land Use Code and Description:	9100	VACANT, UNUSED, UNDEVELOPED LAND
Use Code and Description:	V	VACANT

Zoning

Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID

	Code:	Description:
Zoning Jurisdiction:	LC	LANE COUNTY
Parent Zone 1:	RC	RURAL COMMERCIAL

General

Incorporated City Limits:	
Urban Growth Boundary:	
Fire Protection Providers:	SIF SIUSLAW RFPD #1
Node:	N
Plan Designation:	Display Current Metro Plan Map
2000 Census Tract:	0703
2000 Block Group:	4
Year Annexed:	
Annexation #:	

Approximate Acreage: 0.69
Approximate Square Footage: 30,056

Please verify environmental information with local jurisdiction

Metro Flood Hazards:

Metro Wetlands:

Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number: Community Post - FIRM Panel Printed? (Y/N):
Number: Date:
41039C0950F 415591 1985-12-18 Y

Code: Description:
X Areas determined to be outside of 500-year flood.

Soil Map Unit Number:	Soil Type Description:	Percentage of Tax Lot:
3G	ASTORIA VARIANT SILT LOAM, 30 TO 60 PERCENT SLOPES	53
74B	LINT SILT LOAM, 0 TO 7 PERCENT SLOPES	33
74C	LINT SILT LOAM, 7 TO 12 PERCENT SLOPES	14

Schools

District: Code: Name:
97J SIUSLAW
Elementary School:
Middle School:
High School:

Service Districts

LTD Service Area:
LTD Ride Source:
Ambulance District: WE Area: WESTERN Provider: WESTERN LANE AMBULANCE
Emerald People's Utility District:
Soil Water Conservation District: SIUSLAW SW
Soil Water Conservation District Zone: 1

Political Districts

Election Precinct: 100130
County Commissioner District: 1 WEST
County Commissioner: WILLIAM FLEENOR
State Representative District: 10
State Representative Name: JEAN COWAN
City Council Ward:

City Councilor Name:
 State Senate District: 5
 State Senator: JOANNE VERGER
 LCC Board Zones: 1
 EWEB Commissioner
 District:

**Lane County Assessor's Office | Account Number: 1763588 | Map & Tax Lot:
 17-12-15-00-04200**

Owner1 Name: OREGON LAND LLC
 Owner Address: 92601 PIOCH LN

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Taxpayer Name: OREGON LAND LLC
 Taxpayer Address: 92601 PIOCH LN

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Property Legal Description

Township: 17 Range: 12 Section: 15 Quarter: 00
 Subdivision Type: Subdivision Name: KAMRIN COURT Division/Phase:
Subdivision Plat
 Lot/Tract/Unit Number: LOT 4 TL 04200
 Subdivision Number:
 Recording Number: 2006-008097

	<u>Real Market</u>	<u>Real Market</u>	<u>Real Market</u>	<u>Assessed</u>
2006	25,720	0	25,720	17,454
2005	0	0	0	0
	17,454	0	0	
	<u>Taxable Value</u>	<u>Exemption Amount Regular (EAR)</u>	<u>Frozen Assessed Value (FZNPU)</u>	
			2006	198.11
			2005	0.00

The tax shown is the amount certified in October, unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The owner either initiates the change, as in the case of appeals, or is notified by the department, in the case of clerical errors and omitted property. The amount shown is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing, or previous years owing.

- Active for the 2006 Tax Year
- New Account Scheduled to be Active for the 2007 Tax Year
- Locally Assessed
- Pending Seq/Merge
- Pending Value Change
- Delinquency
- Delayed Foreclosure
- Bankruptcy
- Code Split Indicator

Special Assessment Program (if applicable)

Code: Description:

Property Class:	200	COMMERCIAL, VACANT
Statistical Class:		
Neighborhood Code:	89703	
Property Use Type:		
Account Type:	RP	
Category:	LAND AND IMPROVEMENTS	
Mortgage Company Name:		
Total Acreage for this Account:	0.69	
Fire Acres:	0.69	

Lane County Assessment and Taxation 2006-2007 Billing Rates

- CENTRAL LINCOLN PUD
- LANE COMMUNITY COLLEGE
- LANE COUNTY
- LANE EDUCATION SERVICE DISTRICT
- PORT OF SIUSLAW
- SIUSLAW PUBLIC LIBRARY DISTRICT
- SIUSLAW RURAL FIRE PROTECTION DISTRICT
- SIUSLAW SCHOOL DISTRICT 97J
- WESTERN LANE AMBULANCE DISTRICT

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
01-22-2007		GORHAM DARIN	OREGON LAND LLC	2007-4461	K	Y

Manufactured Structures

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address:

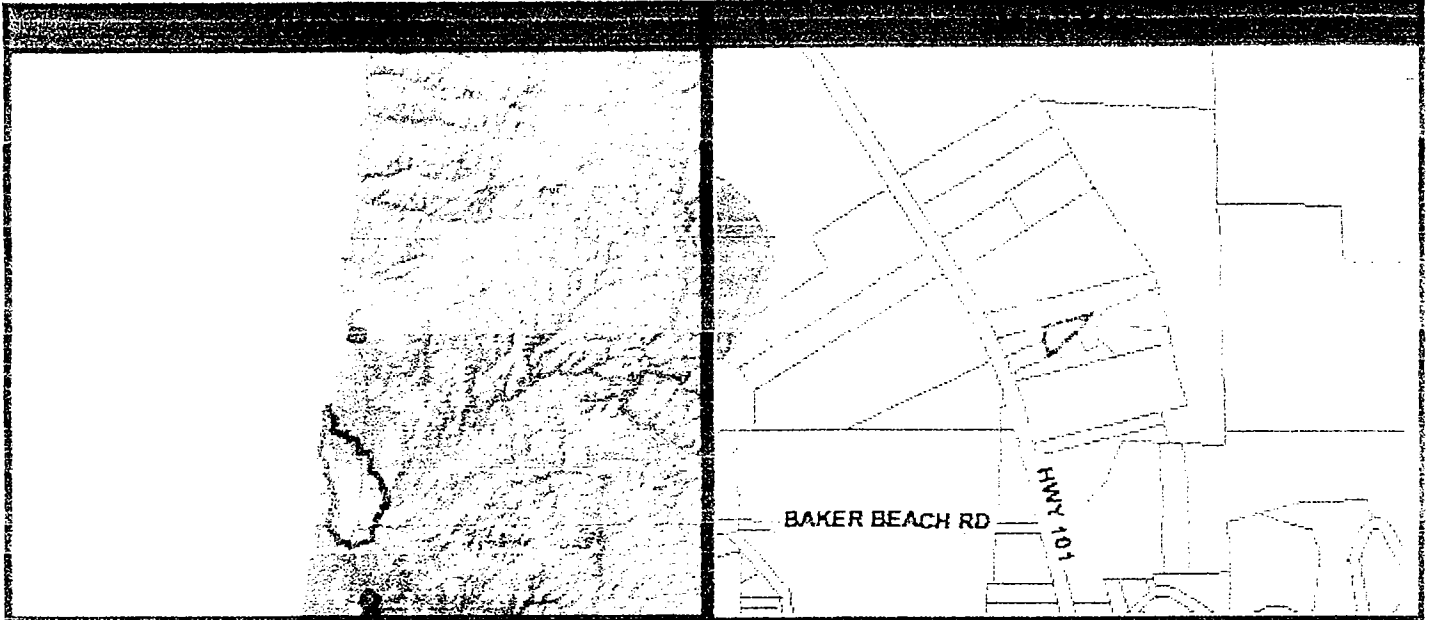
Map & Tax Lot #: 17-12-15-00-04300

Special Interest Code:

A & T Account #: 1763596

[Convert to PDF Document](#)

[View Tax Map](#)



Site Address State Plane Coordinates

X-Coord: 3973306

Y-Coord: 904216

Land Use Land use information has not been field verified

Land Use Code and Description:	Code:	Description:
Use Code and Description:	9100	VACANT, UNUSED, UNDEVELOPED LAND
	V	VACANT

Zoning Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID

Zoning Jurisdiction:	Code:	Description:
Parent Zone 1:	LC	LANE COUNTY
	RC	RURAL COMMERCIAL

Incorporated City Limits:		
Urban Growth Boundary:		
Fire Protection Providers:	SIF	SIUSLAW RFPD #1
Node:	N	
Plan Designation:	Display Current Metro Plan Map	
2000 Census Tract:	0703	
2000 Block Group:	4	
Year Annexed:		
Annexation #:		

Approximate Acreage: 0.54
Approximate Square Footage: 23,522

Please verify all information with the City of Astoria.

Metro Flood Hazards:

Metro Wetlands:

Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number: Community Number: Post - FIRM Date: Panel Printed? (Y/N):
41039C0950F 415591 1985-12-18 Y

Code: Description:
X Areas determined to be outside of 500-year flood.

Soil Map Unit Number:	Soil Type Description:	Percentage of Tax Lot:
74B	LINT SILT LOAM, 0 TO 7 PERCENT SLOPES	47
74C	LINT SILT LOAM, 7 TO 12 PERCENT SLOPES	46
3G	ASTORIA VARIANT SILT LOAM, 30 TO 60 PERCENT SLOPES	7

District: Code: Name:
97J SIUSLAW
Elementary School:
Middle School:
High School:

LTD Service Area:
LTD Ride Source:
Ambulance District: WE Area: WESTERN Provider: WESTERN LANE AMBULANCE

Emerald People's Utility District:
Soil Water Conservation District: SIUSLAW SW
Soil Water Conservation District Zone: 1

Election Precinct: 100130
County Commissioner District: 1 WEST
County Commissioner: WILLIAM FLEENOR
State Representative District: 10
State Representative Name: JEAN COWAN
City Council Ward:

- Active for the 2006 Tax Year
- New Account Scheduled to be Active for the 2007 Tax Year
- Locally Assessed
- Pending Seq/Merge
- Pending Value Change
- Delinquency
- Delayed Foreclosure
- Bankruptcy
- Code Split Indicator

Remarks:

Special Assessment Program (if applicable)

Code:

Description:

General Information

Property Class: 200 COMMERCIAL, VACANT
 Statistical Class:
 Neighborhood Code: 89703
 Property Use Type:
 Account Type: RP
 Category: LAND AND IMPROVEMENTS
 Mortgage Company Name:
 Total Acreage for this Account: 0.54
 Fire Acres: 0.54

Tax Code Area (Levy Code): 00722

CENTRAL LINCOLN PUD
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE EDUCATION SERVICE DISTRICT
 PORT OF SIUSLAW
 SIUSLAW PUBLIC LIBRARY DISTRICT
 SIUSLAW RURAL FIRE PROTECTION DISTRICT
 SIUSLAW SCHOOL DISTRICT 97J
 WESTERN LANE AMBULANCE DISTRICT

Sales Information

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
01-22-2007		GORHAM DARIN	OREGON LAND LLC	2007-4481	V	Y

Manufactured Structures

EXHIBIT 2

**PLAN AMENDMENT & ZONE CHANGE
MAP 17-12-15-00-D001
Tax Lots 3900, 4000, 4100, 4200 & 4300**

PLATTESBURG AND
BRANDSON

SECTION 15 T17S R12W WM
Lane County
1" = 10'

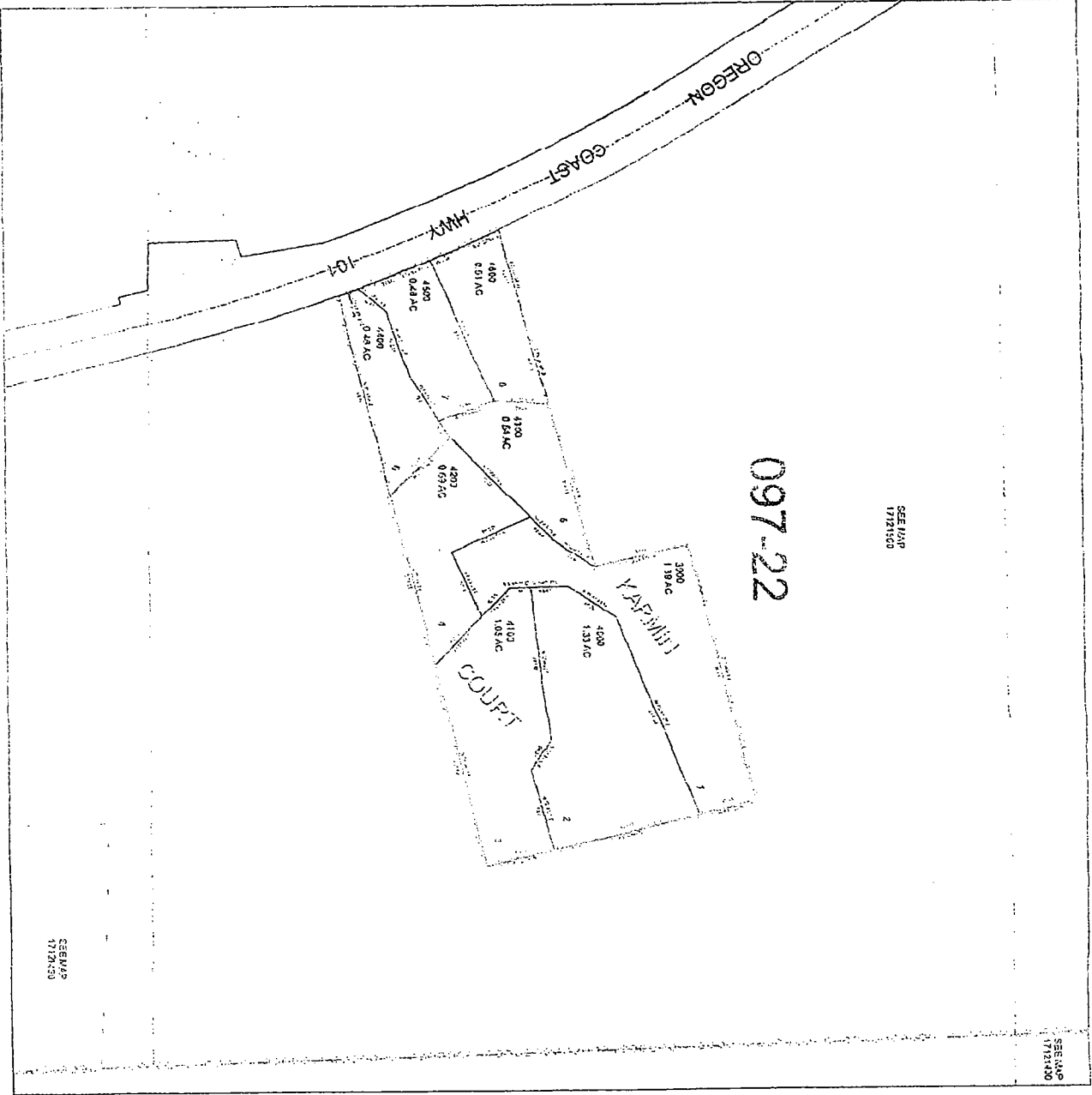
17121500D001

SEE MAP
17121400

SEE MAP
17121400
CANCELED

SEE MAP
17121500

097-22



SEE MAP
17121400

SEE MAP
17121400

17121500D001

EXHIBIT 3

**PLAN AMENDMENT & ZONE CHANGE
MAP 17-12-15-00-D001
Tax Lots 3900, 4000, 4100, 4200 & 4300**

EXHIBIT 4

**PLAN AMENDMENT & ZONE CHANGE
MAP 17-12-15-00-D001
Tax Lots 3900, 4000, 4100, 4200 & 4300**

EXHIBIT 5

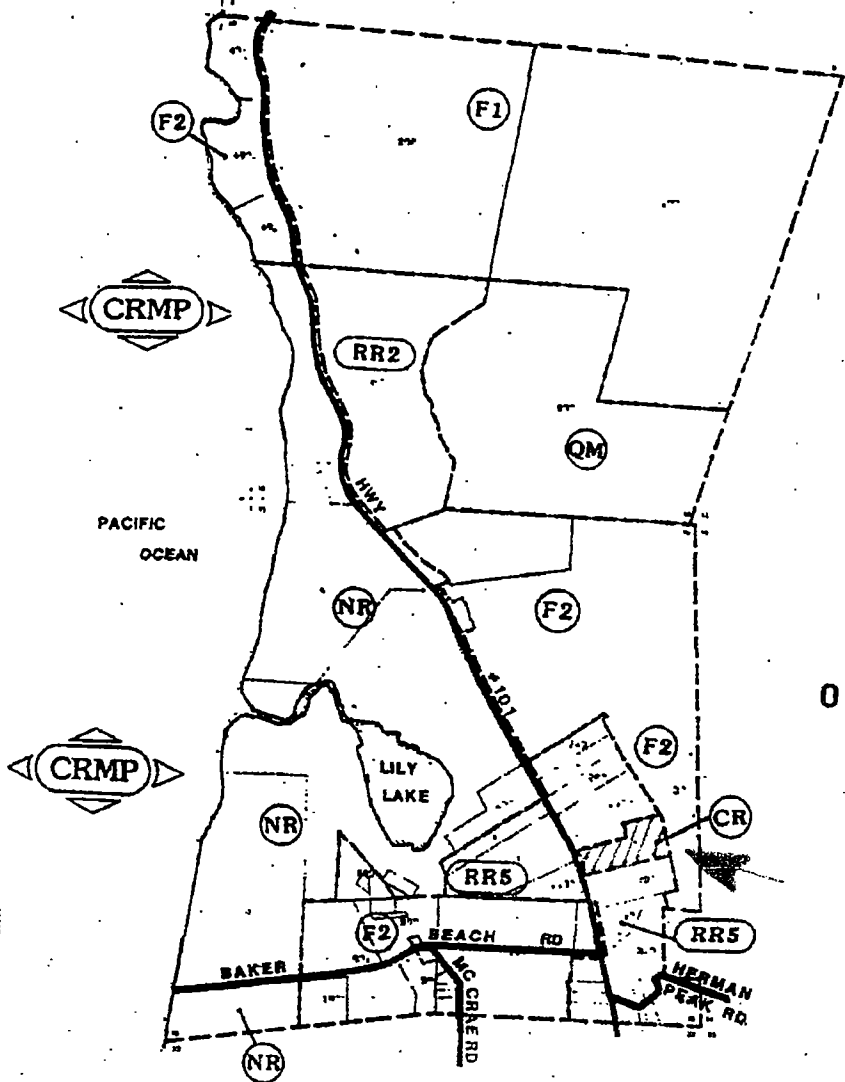
PLAN AMENDMENT & ZONE CHANGE

MAP 17-12-15-00-D001

Tax Lots 3900, 4000, 4100, 4200 & 4300

165 1083

006



019

008

The RR zones on this map are changed as follows:
 FROM: RR LC 16.231 TO: RR LC 16.250
 The RR zone parcel size remains the same.

The zones on this map are changed as follows:
 From: RG, RA To: RR2
 From: CR, CI, C2, & C3 To: RC Rural Commercial
 From: M1, M2, & M3 To: R1 Rural Industrial
 From: PF To: RPF Rural Public Facility
 From: PR To: RPR Rural Park & Recreation



one county



OFFICIAL ZONING MAP

PLOT# 007

Township Range Section

17 12 10

17 12 15

ORIGINAL ORD. # PA 884

DATE 2/29/1984

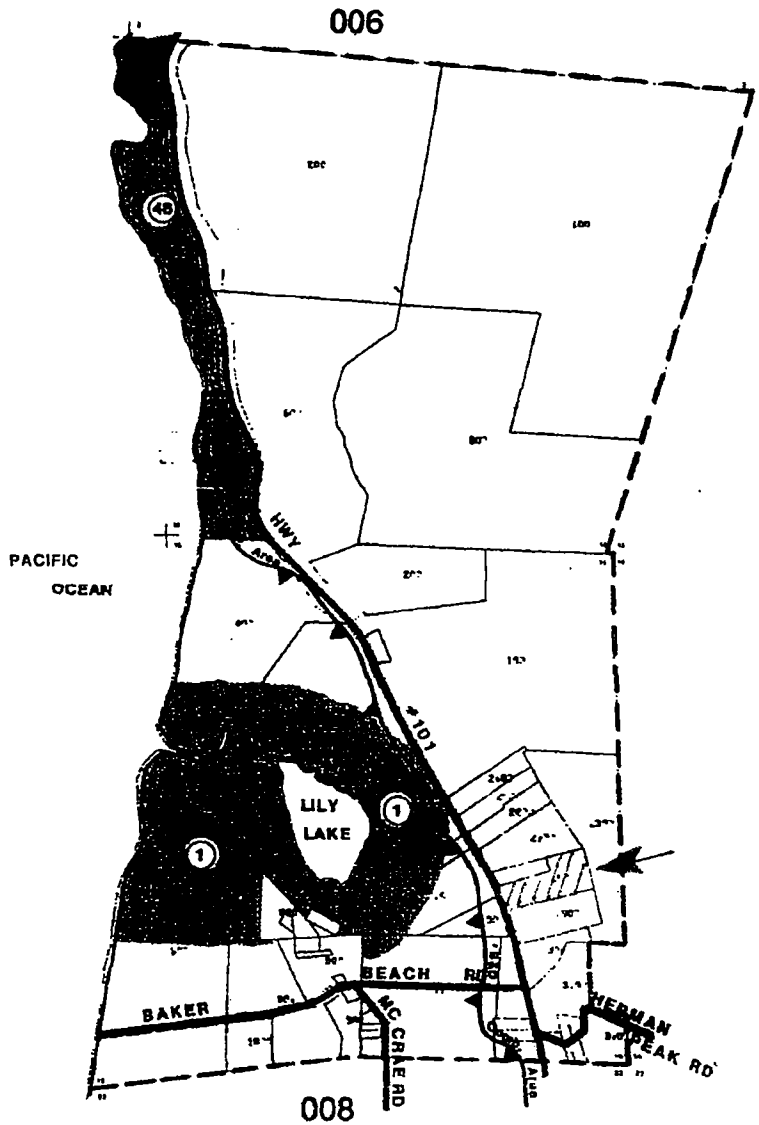
FILE #

REVISION #

ORD #

DATE

FILE #



COASTAL ZONES LEGEND

SHORELANDS		ESTUARY	
①	SHORELANDS MANAGEMENT UNIT	Ⓐ	ESTUARY MANAGEMENT UNIT
	NATURAL RES CONSERVATION /NRC		NATURAL AREA (NE)
	SIGNIFICANT NATURAL AREA /SN		DEVELOPMENT (DE)
	PRIME WILDLIFE AREA /PW		NAVIGATION CHANNEL (CE)
	RESIDENTIAL DEVELOPMENT /RD		CONSERVATION AREA (CE)
	MIXED DEVELOPMENT /MD		DIKED HIGH SALT MARSH
	DREDGED MATERIAL DEPOSIT /DMD		MITIGATION SITE
	BEACHES & DUNES COMBINING AREA		DREDGED MATERIAL DEPOSIT SITE

Lane County

0 1000 2000 3000 4000

SCALE IN FEET

NORTH

PLOT# 007

OFFICIAL COASTAL ZONES

Township Range Section

17 12 10 / 17 12 15

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE # _____

REVISION # _____ ORD. # _____ DATE _____ FILE # _____

EXHIBIT 6

**PLAN AMENDMENT & ZONE CHANGE
MAP 17-12-15-00-D001
Tax Lots 3900, 4000, 4100, 4200 & 4300**

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

AT _____ O'CLOCK _____ M

LANE COUNTY ZONING AND LAND USE ORDINANCE NO. 754

RECEIVED
FILLED
JAN 16 1980
Director
General Services of Lane County
DEPUTY

IN THE MATTER OF ZONING CERTAIN LANDS IN ALL OR PART OF TOWNSHIPS 15, 16, 17, 18, 19 AND 20 SOUTH, RANGE 12 WEST; AND TOWNSHIPS 15, 16, 17, 18, 19 AND 20 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN

After consideration and review of all Lane County Planning Division staff reports, West Lane Planning Commission reports, minutes of the West Lane Planning Commission and Board of County Commissioners, and written testimony and correspondence relating to the zoning of the lands zoned by this Ordinance, the Board of County Commissioners of Lane County ordains as follows:

Under authority of the applicable sections of ORS Chapter 215 and Lane Code Chapters 10 and 12, the lands depicted on the Temporary Official Maps, copies of which are attached hereto as Exhibits "A" through "M" inclusive, made a part hereof by reference, are hereby zoned as set forth on said exhibits, said zoning encompassing in whole or in part Townships 15, 16, 17, 18, 19 and 20 South, Range 12 West; and Townships 15, 16, 17, 18, 19 and 20 South, Range 11 West, Willamette Meridian, in various combinations of the following zoning categories:

- Forest Management (FM) District; Exclusive Farm Use (EFU) District;
- Farm Forestry-20 (FF-20) District; Agriculture, Grazing, Timber Raising-5 (AGT-5) District; Public Reserve (PR) District; Rural Commercial (CA) District; Tourist Commercial (CT) District; Limited Commercial (C-1) District; Neighborhood Commercial (C-2) District; Commercial (C-3) District; Natural Resource (NR) District; General Rural-10 (GR-10) District; Recreational Combining (/R) District; Rural Residential-1 (RR-1) District; Rural Residential-2 (RR-2) District; Rural Residential-5 (RR-5) District; Suburban Residential/Urbanizing (RA/U) District; Limited Industrial (M-1) District; Light Industrial (M-2) District; Heavy Industrial (M-3) District; Mobile Home (MH) District; among others (with the exception of the Whitehall property as described in Ordinance 770, Jakobs property as described in Ordinance 745 and Strasheim property located at 18-12-04-13, Tax Lot 2000).

THIS KEPT THE ORIGINAL OLD ZONING OFC-3

The Original Temporary Official Zoning Maps are in the Planning Division office.

Enacted this 5th day of December, 1979.

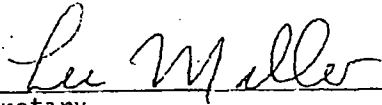
Vance L. Freeman
Chairman, Lane County Board of Commissioners

APPROVED AS TO FORM
DATE *1-4-80* lane county
M. Williams
OFFICE OF LEGAL COUNSEL

Debra Charles
Recording Secretary
for this Meeting of the Board

In the matter of zoning certain lands in all or part of Townships 15, 16, 17, 18, 19 and 20 South, Range 12 West; and Townships 15, 16, 17, 18, 19 and 20 South, Range 11 West, Willamette Meridian. *WZ 79-60*

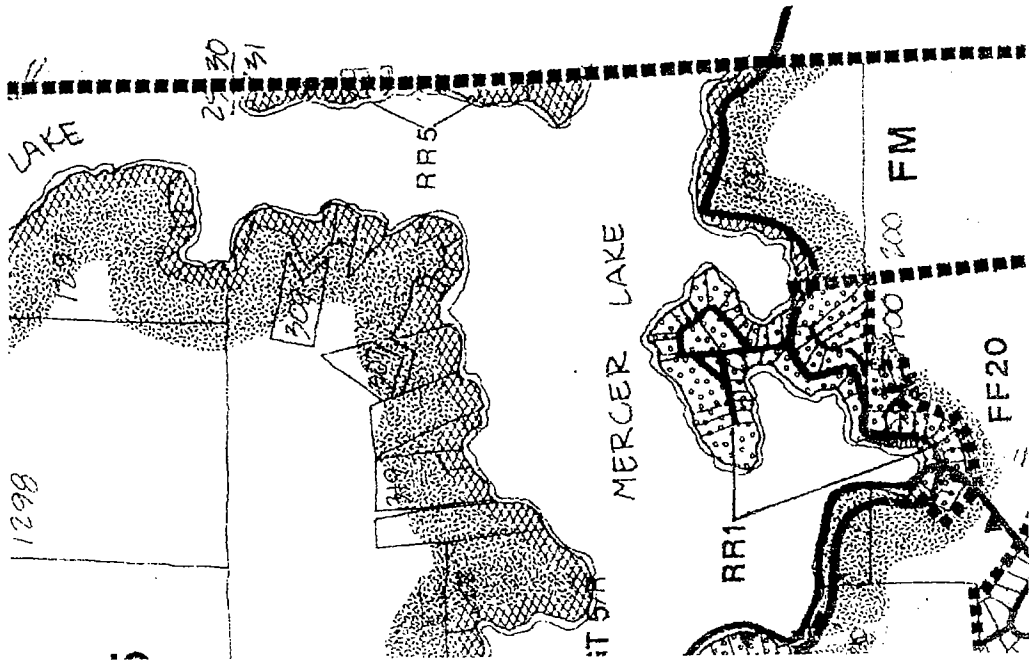
After public hearings on the 7th day of March, the 20th day of June and 28th day of June, and the 8th day of August, 1979, the zoning under the jurisdiction of the West Lane Planning Commission cited in the hereinabove Ordinance was approved by the West Lane Planning Commission and is recommended for enactment.


Secretary,
West Lane Planning Commission

ORDINANCE NO. 754

In the matter of zoning certain lands in all or part of Townships 15, 16, 17, 18, 19 and 20 South, Range 12 West; and Townships 15, 16, 17, 18, 19 and 20 South, Range 11 West, Willamette Meridian.

SCALE AT:
REDUCE TO:



LANE COUNTY ZONING MAP		
(FOR MAP STATUS SEE LANE CODE CHAPTER 10)		
TOWNSHIP 17 SOUTH, RANGE 12		W.M.
ORDINANCE NO. 754 ADOPTED THIS 5 DAY OF JAN 1980		
CHAIRMAN LANE COUNTY BOARD OF COMMISSIONERS		
RECORDING SECRETARY		
ORD. # 754 1-5-1980 FILE #	ORD. # 821 6-24-80 WZCOM-125 COASTAL OVERLAY	EXHIBIT C

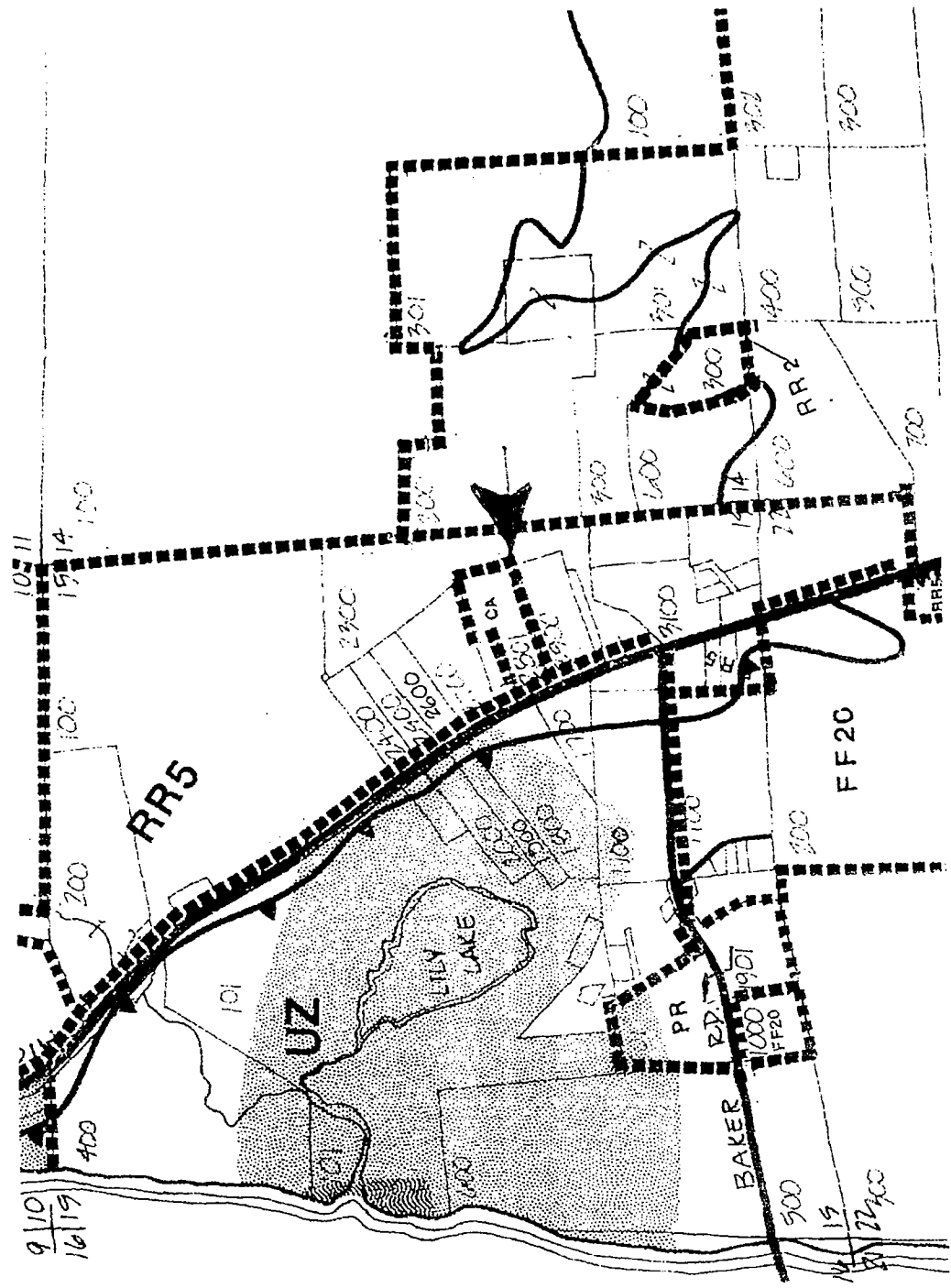


EXHIBIT 7

**PLAN AMENDMENT & ZONE CHANGE
MAP 17-12-15-00-D001
Tax Lots 3900, 4000, 4100, 4200 & 4300**

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDINANCE NO. PA 884)
) IN THE MATTER OF APPLYING THE RURAL
) COMPREHENSIVE PLAN DESIGNATIONS AND
) RURAL COMPREHENSIVE PLAN ZONES TO
) RURAL LANE COUNTY OUTSIDE THE
) METROPOLITAN AREA GENERAL PLAN
) BOUNDARY, AND OUTSIDE ALL URBAN
) GROWTH BOUNDARIES, REPEALING PRIOR
) ZONING DISTRICTS AND PLAN DESIGNA-
) TIONS, AND ADOPTING A SAVINGS AND
) SEVERABILITY CLAUSE

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

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

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

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

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

1. The Plan Designation and Zones as set forth on the attached maps (Exhibit "A") are hereby applied to Rural Lane County outside the Metropolitan Area General Plan Boundary and outside all Urban Growth Boundaries as modified by the attached change request summary, Board of County Commissioners action column (Appendix "B").

2. With exception of the following:

- (a) Rural Transportation Plan (Adopted by Ordinance No. 3-80).
- (b) Willamette Greenway Plan (Adopted by Ordinance No. 783).
- (c) Parks and Open Space Plan (Adopted by Ordinance No. 850).
- (d) Solid Waste Management Plan (Adopted by Ordinance No. 771 and subsequent amendment).
- (e) Coastal Resources Management Plan (Adopted by Ordinance No. 803) (Amended by Ordinance Nos. 862 and 876).

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


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

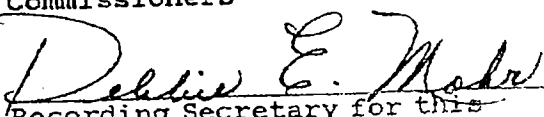
3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

4. The exceptions to Statewide Goals 3 and 4 are set forth in the attached Exhibit "B".

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

Enacted this 29th day of February, 1984.


Chair, Lane County Board of
Commissioners


Recording Secretary for this
Meeting of the Board

ORDINANCE NO. PA 884 - LEGISLATIVE FINDINGS

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

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

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

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

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

EXHIBIT "C"


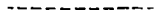





LEGEND

(AO)	Airport Operation
COMMERCIAL ZONES	
(C1)	Limited Commercial
(C2)	Neighborhood Commercial
(C3)	Commercial
(CR)	Rural Commercial
AGRICULTURAL ZONES	
(E25)	Exclusive Farm Use 25
(E30)	Exclusive Farm Use 30
(E40)	Exclusive Farm Use 40
(E60)	Exclusive Farm Use 60
FOREST ZONES	
(F1)	Nonimpacted Forest Lands
(F2)	Impacted Forest Lands
INDUSTRIAL ZONES	
(M2)	Light Industrial
(M3)	Heavy Industrial
RESOURCE ZONES	
(NR)	Natural Resource
(PF)	Public Facility
(PR)	Park & Recreation
(QM)	Quarry & Mining
(SG)	Sand & Gravel
/CP	/ Controlled Processing
RESIDENTIAL ZONES	
(RA)	Suburban Residential
(RG)	Garden Apartment
(RR1)	Rural Residential
(RR2)	Rural Residential
(RR5)	Rural Residential
(RR10)	Rural Residential
/SR	/ Site Review

LEGEND

(A)	Agricultural Land
(F)	Forest Land
(R)	Rural Land
(COMMUNITY)	Community
(PF)	Public Facility
(PR)	Park & Recreation
(C)	Commercial
(I)	Industrial
(✈)	Airport
(NR:M)	Natural Resource : Mineral
(NRCA)	Natural Resource : Conservation Area

PLAN DESIGNATIONS

	Roadway
	Railroad
	City Limits
	Metro Plan Boundary
	Urban Growth Boundary
	County Line
	Willamette River Greenway

7

811.154

808.701

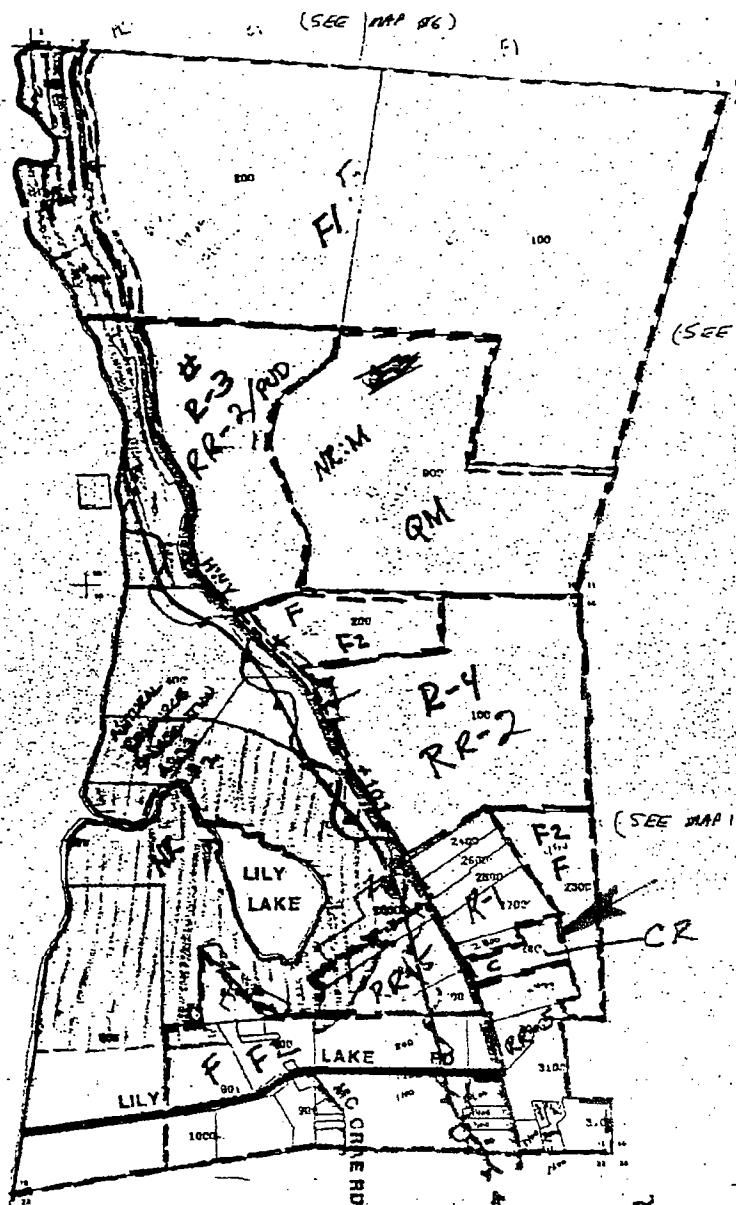
805.301

804.301

803.802

OCEAN

PACIFIC



(SEE MAP 86)

(SEE INDEX MAP)

(SEE MAP 19)

(SEE MAP 38)

100 BOUNDARY

EXHIBIT 8

**PLAN AMENDMENT & ZONE CHANGE
MAP 17-12-15-00-D001
Tax Lots 3900, 4000, 4100, 4200 & 4300**

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDINANCE PA 1173

(IN THE MATTER OF AMENDING THE LANE COUNTY GENERAL PLAN (POLICIES (AN ELEMENT OF THE LANE COUNTY RURAL COMPREHENSIVE PLAN) BY REVISING GOAL 2 POLICIES 10, 11, 13, 14, 20, 21, 24 AND 26; BY (REVISING CERTAIN DEVELOPED AND COMMITTED AREA ZONING (DESIGNATIONS TO COMPLY WITH SUCH AMENDMENTS; BY REVISING (PLAN DESIGNATIONS AND ZONING FOR EIGHT UNINCORPORATED RURAL (COMMUNITIES IN THE MCKENZIE WATERSHED TO COMPLY WITH SUCH (AMENDMENTS; AND ADOPTING SAVINGS AND SEVERABILITY CLAUSES.

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

WHEREAS, Lane Code 16.400 sets forth procedures for amendments of components of the Rural Comprehensive Plan; and

WHEREAS, the proposal was reviewed at public hearings with the Lane County Planning Commission on: May 2, 2000; May 17, 2000; June 6, 2000; November 14, 2000; and September 18, 2001; and

WHEREAS, the proposal was reviewed at a public hearing with the Lane County Board of Commissioners on April 17, 2002; and

WHEREAS, evidence exists within the record indicating that the proposal meets the requirements of Lane Code Chapter 16, and the requirements of applicable state and local law; and

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

NOW, THEREFORE, the Board of County Commissioners of Lane County Ordains as follows:

Section 1. The Lane County General Plan Policies Goal 2 (Policies 10, 11, 13, 14, 20, 21, 24 and 26) adopted by Ordinance No. PA 883 and amended thereafter, is amended by removal and substitution of a new set of Lane County General Plan Policies for Goal Two (Policies 10 – 25) as set forth in Exhibit "A".

Section 2. The zoning designations of developed and committed areas located outside of urban growth boundaries and areas designated by the RCP as communities are changed as set forth in Exhibit "B".

Section 3. The plan diagram designations and zoning designations for the eight communities in the McKenzie Watershed (Marcola, Walterville, Leaburg, Vida, Nimrod, Blue River, Rainbow, and McKenzie Bridge) are changed as set forth in Exhibit "C".

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


The prior policies, zoning base designations and plan diagram base designations repealed or changes by this Ordinance remain in full force and effect to authorize prosecution of persons in violation thereof prior to the effective date of this Ordinance.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not effect the validity of the remaining portions thereof.

ENACTED this 17 day of April, 2002.



Chair, Lane County Board of County Commissioners



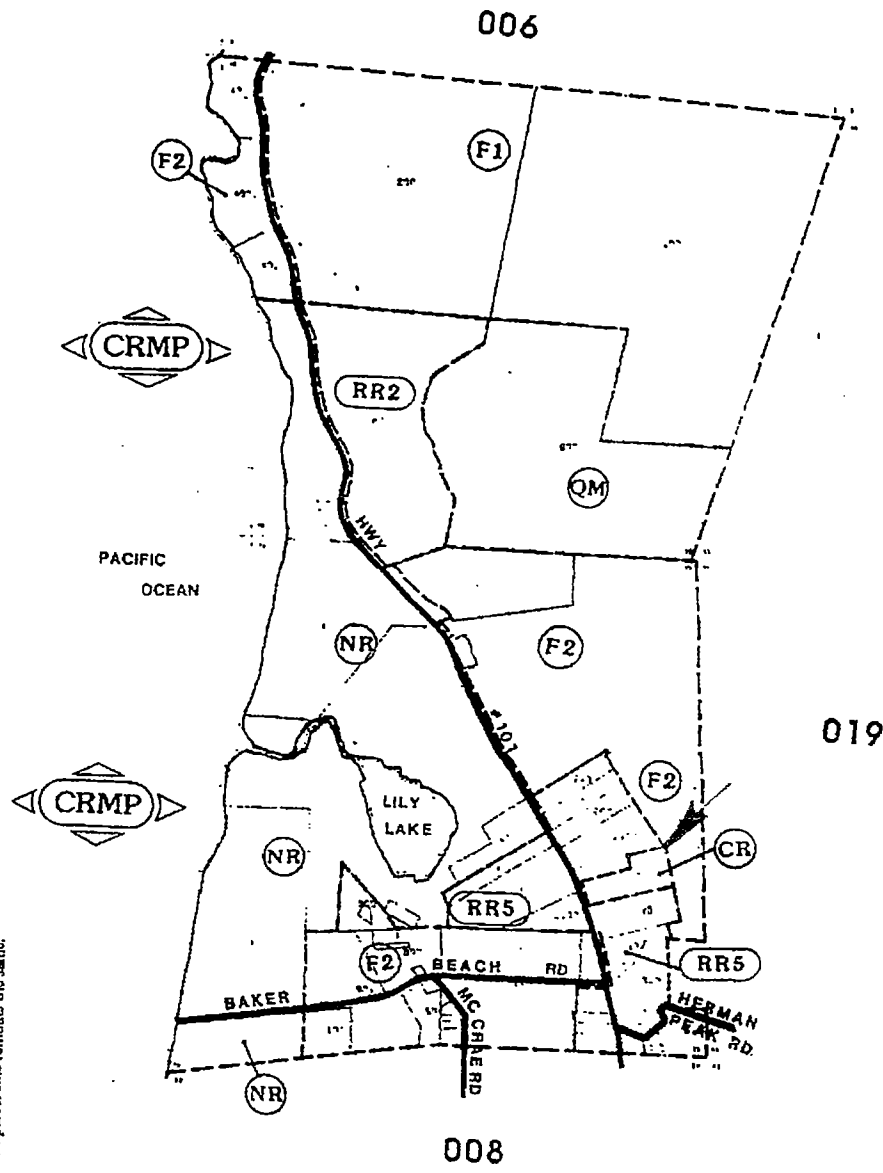
Recording Secretary for this Meeting of the Board

APPROVED AS TO FORM

Date 3-26-2002 1579 county



OFFICE OF LEGAL COUNSEL



The RR zones on this map are changed as follows:
 FROM: RR LC 16231 TO: RR LC 16290
 The RR zone parcel size remains the same.

The zones on this map are changed as follows:
 From: RG, RA To: RR2
 From: CR, C1, C2, & C3 To: RC Rural Commercial
 From: M1, M2, & M3 To: R1 Rural Industrial
 From: PF To: RPF Rural Public Facility
 From: PR To: RPR Rural Park & Recreation



one county

OFFICIAL ZONING MAP **PLOT# 007**

Township Range Section
 17 12 10 / 17 12 15

ORIGINAL ORD. # _____ PA 884 DATE 2/29/1984 FILE # _____

REVISION # _____ ORD # _____ DATE _____ FILE # _____

EXHIBIT 9

**PLAN AMENDMENT & ZONE CHANGE
MAP 17-12-15-00-D001
Tax Lots 3900, 4000, 4100, 4200 & 4300**

SEWAGE DISPOSAL SITE EVALUATION

S.I. # 07-411

TRS, TL 17/12/15 Tax Lot 2801 Job Location 6 Miles North of Florence, Just North of Barnes Nursery

Written Directions 6 Miles North of Florence, Just North of Barnes Nursery

Subdivision: Kamrin Court - PA 03-5891

Lot # 1 Block WATER SUPPLY Above Vet Wells to be drilled

APPLICANT'S NAME AND ADDRESS Darin Gucham 9261 Peach Lane Springfield After Sanitation Approvals

OWNERS'S NAME AND ADDRESS Darin Gucham (Same As Above) Phone (541) 933-1131

STRUCTURES NOW ON THE PROPERTY None, Vacant Canal PROPOSED USE OF PROPERTY Commercial Residential

I hereby certify that the above statements are true and accurate, and that I have the following legal interest in the property X owner of record; contract purchaser; realtor or agent. I further certify that (if not the owner) I am authorized to act for the owner of record, and that said owner is aware and approves of this action.

TEST HOLES READY Yes Signature [Signature] Date 6/3/04

***** OFFICE USE ONLY BELOW THIS LINE *****

THIS REPORT IS NOT A PERMIT FOR SEWAGE SYSTEM INSTALLATION

The area described on the attached plot plan dated 12/13/05 is APPROVED for a CURTAIN DRAIN SYSTEM for a REQUIRED ABOVE GROUND DRAINFIELD AT TIME OF CONSTRUCTION.

ADDITIONAL COMMENTS: W/ 375' DRAINFIELD 24-30" TRENCH DEPTH. MUST STAY WITHIN SAND FILTER REPLACEMENT W/ 135' DRAINFIELD. MUST MAINTAIN 10' SETBACK FROM ALL FUTURE WELLS

APPROVAL AREA (SEE RECORDED EASEMENTS) MUST MAINTAIN 10' SETBACK FROM ALL FUTURE WELLS

NOTE: NO CUTS OVER 30" WITHIN 25' OF DRAINFIELD. If this report approves of a sand filter or pressurized distribution system, detailed construction design plans PRE-CONSTRUCTION STAKEOUT REQUIRED will be required with the installation permit application.

THIS IS A PRELIMINARY REPORT WHICH DOES NOT ENSURE THE ISSUANCE OF A FUTURE BUILDING PERMIT. ANY PLANS OR EXPENDITURES MADE IN RELIANCE UPON THIS REPORT ARE AT YOUR OWN RISK. IF SITE IS APPROVED, SEE REVERSE SIDE.

WARNING: This Site Evaluation is a technical report to determine if a on-site system will function properly. It does not approve the proposed use of the parcel. This Site Evaluation may be converted to a construction permit only if the parcel and use meet land use regulations in effect at the time of application. YOU ARE URGED TO CONTACT YOUR LOCAL PLANNING OFFICE FOR LAND USE REVIEW.

[Signature] 12/13/05 DATE DEQ AUTHORIZED AGENT

LANE COUNTY LAND MANAGEMENT, 125 EAST 8TH AVENUE, EUGENE, OREGON 97401 (682-3754)