

**Secondary Draft
January 26, 1982**

**1982 AMENDMENTS TO THE AUGUST 1980
METROPOLITAN AREA GENERAL PLAN**

**Eugene, Springfield and Lane County
February 1982**

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

PREFACE

In 1980, Eugene, Springfield and Lane County adopted updated versions of the Metropolitan Area General Plan. The Metropolitan Plan replaced the Eugene-Springfield Metropolitan Area 1990 General Plan which was adopted in 1972.

The Eugene City Council and the Springfield City Council adopted identical versions of the Metropolitan Plan in 1980:

Eugene City Council.....28 July 1980 - Ordinance No. 18686
Springfield City Council.... 4 August 1980 - Ordinance No. 4555

The Lane County Board of Commissioners adopted a different version of the Metropolitan Plan in 1980:

Original adoption....27 August 1980 - Ordinance No. 9-80
Amended adoption...14 October 1980 - Ordinance No. 9-80-A

The two versions of the Metropolitan Plan and supporting documents were forwarded to the Oregon Land Conservation and Development Commission (LCDC) with a request for acknowledgment of compliance with the 15 applicable statewide planning goals. In reports dated June 25-26, 1981 and September 24-25, 1981 and adopted by LCDC on August 6 (amended version of June 25-26 report) and September 24, 1981 respectively, LCDC outlined the requirements necessary to bring the August 1980 versions of the Metropolitan Plan into conformance with State standards.

From September 1981 to February 1982, Eugene, Springfield and Lane County cooperated, with coordination and technical assistance from the Lane Council of Governments, to amend the August 1980 versions of the Metropolitan Plan. The three general purpose governments used the Elected Officials Coordinating Committee (two elected representatives each as voting members and one ex-officio Planning Commission from each government) to work out informal compromises and provide policy direction to staff.

As part of the "acknowledgment" process, the following working papers were prepared: "Exceptions", "Agricultural Lands Addendum", "Forest Land Revision", "Natural Resource Areas", "Noise", "Groundwater", "Economy Addendum", "River Road-Santa Clara Sanitary Sewer Facilities Plan", "Emergency Medical Services" and "Greenway Addendum."

Proposed Metropolitan Plan amendments were contained in the following documents:

1. "Summary of Proposed Metropolitan Plan Amendments", L-COG, November 1981, Chapter IV,

2. "Additional Proposed Metropolitan Plan Amendments," memorandum from the Elected Officials Coordinating Committee, December 10, 1981,
3. "Proposed Amendment to Metropolitan Plan," memorandum from the Metropolitan Planning Team (staff), December 11, 1981,
4. "Goal 5 Metropolitan Plan Amendments," memorandum from the Metropolitan Planning Team (staff), December 15, 1981, and
5. "Exceptions" working paper, L-COG, November 1981.

After a joint public hearing by the Eugene, Springfield and Lane County Planning Commissions on November 17, 1981 and joint public hearings by the Eugene City Council, Springfield City Council and Lane County Board of Commissioners on December 15, 1981 and January 12, 1981 (Goal 5), the three governing bodies informally agreed to the amendments in this document.

The three governing bodies are scheduled to formally adopt these amendments in January and February 1982. After amending the Metropolitan Plan and completing work specific to each jurisdiction, the Metropolitan Plan and supporting documents will be resubmitted to LCDC with a request for acknowledgement with the 15 applicable statewide goals.

Based on the informal decision on January 12, 1982 reflected in these amendments, the three governments have a common version of the Metropolitan Plan.

The notations in the left margin refer to the source of the amendment from the list outlined above. These notations are indicated to aid readers wishing to trace the source of the amendments. Where a proposed amendment was changed during the course of adoption, references to more than one document are included.

- (IV-A-21) = Chapter and page number from "Summary of Proposed Metropolitan Plan Amendments"
- (12-10-81) = Elected Officials Coordinating Committee memorandum
- (12-11-81) = Metropolitan Planning Team memorandum
- (12-15-81) = Metropolitan Planning Team memorandum
- (1-12-82) = Amendments informally agreed to at the January 12, 1982 joint meeting

The amendments have been reorganized into the format of the August 1980 Metropolitan Area General Plan. Reorganization and renumbering of findings, goals, objectives and policies will occur when the Metropolitan Plan is reprinted, following LCDC acknowledgment.

Memo

CHAPTER I, "INTRODUCTION"

(IV-A-6) ✓ General finding #5 on page I-8 is retained as a finding rather than an assumption.

Add the following to the list of "Special Purpose/Functional Plans" in the Metropolitan Plan, "Introduction," page I-5:

(IV-A-12) ✓ 8. "Eugene-Springfield Air Quality Maintenance Area (AQMA) State Implementation Plan for Suspended Particulates," Lane Regional Air Pollution Authority, 1980.

CHAPTER II, "FUNDAMENTAL PRINCIPLES"

✓ Add the following new fundamental principles, page II-1:

- (IV-A-1) 4. Comprehensive plans identify and establish the plan zoning consistency concept and recognize the importance of timing concerning implementation techniques. Implementation techniques, including zoning, shall generally be consistent with the precepts established in the Metropolitan Plan which is the broad policy document for the metropolitan area. The consistency test shall continuously be applied to implementation measures and public actions taken to rectify inconsistencies when the general direction provided by the Plan is modified. A variety of potential solutions to consistency problems exist, including modification to the Plan or alteration to the implementation techniques themselves.
- (IV-A-1) 5. The zoning process shall be monitored and adjusted to meet current urban land use demands through the planning period for all land use categories.
- (IV-A-21) 6. The Metropolitan 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 urban growth boundary.

CHAPTER II-A, "FUNDAMENTAL PRINCIPLES, METROPOLITAN GOALS"

Amend the first goal under "Growth Management and the Urban Service Area, pages II-A-1 and II-B-2, to read (Eugene and Springfield version):

- (IV-A-6) 1. Use urban, urbanizable and rural lands efficiently.

CHAPTER II-B, "GROWTH MANAGEMENT AND THE URBAN SERVICE AREA"

Adopt the following language for policy 7, page II-B-4:

7. Land within the projected urban service area may be converted from urbanizable to urban only through annexation to a city when it is found that:

(IV-A-6)

- a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner. They consist of sanitary sewers, solid waste management, water service, fire protection, police protection, parks and recreation programs, electric service, land use controls, communication facilities and public schools on a districtwide basis (in other words, not necessarily within walking distance of all students served). Paved streets with adequate provision for storm water runoff and pedestrian travel, meeting applicable local policies are important -- particularly in new development 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 mandatory statewide planning standards (goals).

Amend policy 12, page II-B-5, as follows:

(IV-A-22)
(12-10-81)
p. 1

12. Based upon direction provided in policies 3, 7 and 10 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 10 acres. Any lot under 10 acres in size but larger than 5 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; and

- b. proposed land uses and densities conform to applicable plans and policies; and
- 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.

Add the following new policies, page 11-B-5 and renumber policies accordingly:

- (IV-A-23)
(12-10-81)
p. 2 13. Any lot under 5 acres in size to be created in the area described in policy 12 above will require city-county agreement utilizing the following additional standards:
 - a. the property will be owned by a governmental agency or public utility, or
 - b. a majority of parcels located within 100 feet of the property area smaller than 5 acres, and
 - c. no more than three (3) parcels are being created; unless otherwise agreed.
- (IV-A-23) 14. 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.
- (IV-A-23)
(12-10-81)
p. 2 15. 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: (1) applicable State law, (2) the criteria for the creation of new lots in policies 12 and 13 above, (3) the requirement for the siting of residences in policy 14 above, (4) the requirements of policy 19, and (5) the requirements for "special heavy industrial" designated areas.

(Note: These three new policies were proposed as amendments to the "Residential Land Use and Housing" chapter of the Plan in the November 1981 "Proposed Metropolitan Plan Amendments" document. They belong in the "Fundamental Principles" chapter because they are directed to a broader range of land uses.)

- (IV-A-2) 16. Refinement and functional plans shall be consistent with direction established by the Metropolitan Plan and include findings recognizing this consistency.
- (IV-A-2) 17. Refinement and functional plans shall be consistent with goals, objectives and policies of the Metropolitan Plan.
- (IV-A-2) 18. Local implementing ordinances shall provide a process for zoning lands in conformance with the Metropolitan Plan using clear and objective standards.
- (IV-A-16)
(1-12-82) 19. In order to encourage economic diversification, on-site sewage disposal systems shall be allowed for industrial development and for commercial development allowed within "special light industrial" designated areas in conjunction with annexation to a city, when extension of public sewers are imminent or are identified as part of an approved capital improvement programs.
- (IV-A-6) Delete the following policy, page II-B-5 (Lane County version of the Plan):

(Notwithstanding item 7(a) on page II-B-4, alternative forms of sewage treatment, such as lagoons or collective sand filters may be used in the Santa Clara area as an interim device until such time that a central sewage system can be extended to the area. Such devices serving two or more (houses) structures, must be under the operational responsibility of a public entity, such as a city, county, county service district, sanitary authority or other such public entity, which has the proper statutory authority and adequate resources to carry out such responsibilities and which is satisfactory to the Oregon Department of Environmental Quality. Such devices may be used as interim means of sewage treatment if installed in accordance with a master plan which would facilitate later connection to a regional system when feasible.)

CHAPTER II-C, "EUGENE AND SPRINGFIELD
JURISDICTIONAL RESPONSIBILITY"

Replace the first paragraph with the following, page II-C-1:

(IV-A-21) Largely in recognition of existing city limits in areas served by Eugene and Springfield with municipal services, it is appropriate to assume the division of responsibility between the two cities is and will continue to be the Interstate 5 Highway with the exception of the Glenwood area. However, State law (1981) provides a mechanism for creation of a new city in the River Road-Santa Clara area.

Currently, both existing cities serve the Glenwood area; however, sewers are provided by Eugene. There is no school located in Glenwood. Eugene has already annexed portions of that area where it provides most of the minimum key services now required. Nevertheless, the two cities need to decide who will be ultimately responsible for providing key urban services to additional urban development in Glenwood.

(See page III-G-6 for policy relating to the Glenwood area.)

CHAPTER II-D, "URBAN AND URBANIZABLE LAND"

- (IV-A-6) Delete the entire section on "Geographic Phasing of Santa Clara,
(IV-A-21) Willow Creek and East Thurston" on pages II-D-3 and 4.

Add a new paragraph to "Urban and Urbanizable Land,"
page II-D-3:

- (IV-A-5) Eugene, Springfield and Lane County shall cooperatively monitor and periodically report on development trends and land supply for all categories of residential, commercial and industrial land. This system shall include consideration of proper zoning, coordinated capital improvements programming, annexation and other factors necessary to maintain availability of sufficient land to ensure supply responsive to demand in keeping with the fundamental principles of the Plan.

Add a new subsection to Chapter II-D, "River Road and Santa Clara," page II-D-3:

- (IV-A-17) The River Road and Santa Clara portions of the Eugene-Springfield metropolitan area are important components of the metropolitan community. Both River Road and Santa Clara have:

- unique and distinctive neighborhood identities;
- experienced considerable private investment in the past years;
- experienced considerable public investments, e.g., transmission facilities by the Eugene Water and Electric Board and educational facilities by public school systems;
- a sound housing stock;

In Santa Clara, relatively large parcels of vacant land exist which, with adequate urban services, can be developed at increased densities; in River Road, relatively large developed lots exist which could be further developed by their owners.

The future of both the River Road and Santa Clara areas will play a critical role in the growth of the metropolitan area. For some years, officials of Lane County and Eugene have cooperatively discussed methods of delivering services to these neighborhoods. These discussions have continually focused on two sides of a single critical issue:

How can the short-range costs to the residents and other service providers be balanced against; and what are the long-range benefits to the residents and the entire metropolitan area, of logical growth and increased densities?

- (IV-A-18) Inflation has drastically increased the need to balance these two potentially divergent objectives. The effects of continued inflation can be mitigated by identifying and implementing a solution to the servicing issue. (For instance, since 1976, the average construction cost for sewer lines has risen by approximately 50 percent.)

A unique set of circumstances has occurred which lends direction to resolution of the service delivery questions for both River Road and Santa Clara.

1. As part of the acknowledgment process for the Eugene-Springfield Metropolitan General Plan, the Land Conservation and Development Commission has directed that a servicing plan be developed for both River Road and Santa Clara and that Eugene provide those services.
2. Discussions between Eugene officials and State and County representatives of the River Road and Santa Clara area have led to reconsideration of Eugene's policy to provide services to these neighborhoods only after annexation to the City of Eugene of both areas has occurred.
3. Preliminary review of Eugene's comprehensive capital improvement program suggested a full range of services could not be provided immediately even if the areas were annexed at one time.

Based on these three conditions, a scenario evolves which can lead to a set of findings, objectives and policies for inclusion in the Eugene-Springfield Metropolitan Plan and ultimately lead to delivery of urban services to the River Road and Santa Clara areas in cooperation with the residents of these neighborhoods. That scenario is as follows:

- (IV-A-19) The City of Eugene will construct and own the main sanitary sewage system necessary to serve the River Road and Santa Clara neighborhoods. Due to the geography of those areas, the main system may be constructed incrementally. Eugene will alter its policies pertaining to the service delivery of both River Road and Santa Clara to allow incremental annexation. Annexation must, however, be consistent with State law and other applicable local policies, e.g., the ability of the City to deliver services in a timely manner. Eugene will pursue annexation only in accordance with applicable State laws and will not use these mechanisms to circumvent the process and achieve annexation of the entire area. In every case, Eugene will make every reasonable attempt to provide for annexation only on a voluntary basis and in accord

with previous individual property annexation agreements. The City, in conjunction with Lane County and the citizens of both River Road and Santa Clara, will develop a servicing plan which is responsive to the basic service infrastructure which is either in place or contemplated for these areas. An integral part of the River Road-Santa Clara Service Plan will be a financing mechanism which takes into account the financial abilities of residents/property owners and the City of Eugene to pay for service delivery in that area.

The following findings, objectives and policies reflect that scenario:

Findings:

1. Land supply in the River Road and Santa Clara areas is of metropolitan-wide significance.
2. In order to achieve urban densities, urban services, including public sanitary sewers, must be provided.
3. For a long period of time, officials of Lane County and Eugene have made great efforts to resolve the service delivery problems for both River Road and Santa Clara.
4. The history and pattern of development in River Road-Santa Clara have resulted in the creation of two unique metropolitan neighborhoods.
5. The most cost-effective method of service delivery is through annexation. Given current constraints, these annexations must occur incrementally over the next 20 years.
6. A "servicing plan" is the best method of providing a framework for capital improvements programming in the River Road and Santa Clara areas.
7. Because of the substantial public investments already made in both neighborhoods, it is most cost efficient to achieve urban densities in River Road and Santa Clara prior to accommodating new development needs in totally undeveloped areas.
8. The 1970 CH2M "Sewerage System Study, River Road-Santa Clara" publication demonstrates the feasibility of providing sanitary sewers to the River Road-Santa Clara area in a manner consistent with the "Eugene-Springfield Metropolitan Waste Treatment Alternatives Report" (208 "Facilities" Plan) and the Eugene-Springfield Metropolitan Area General Plan.

- (IV-A-20) 9. The CH2M publication defined study boundaries and made population projections which are different than those contained in the Metropolitan Plan; modifications to these factors can occur as part of the required system design work prior to construction.
10. The detailed design work which will occur as part of development of the system will allow discussion of various system concepts with the residents and property owners of the River Road and Santa Clara areas.

Objectives:

1. Ensure the availability of land in River Road and Santa Clara for urban levels of development.
2. Capitalize on existing public expectations by providing further public services which will allow the River Road and Santa Clara areas to achieve urban densities.
3. Deliver urban services to the River Road and Santa Clara areas through incremental annexations occurring over the next 20 years.
4. Consider the unique situation of the residents of River Road and Santa Clara by providing financing mechanisms which will take into account the financial ability of the residents to pay for service delivery and the City of Eugene's ability to provide these services.
5. Guide capital improvements in the River Road and Santa Clara area through a "servicing plan" developed cooperatively by Lane County, the City of Eugene and the residents and property owners of the two areas.

Policies:

1. Eugene and Lane County shall, through an active citizen involvement program, develop the River Road-Santa Clara Service Plan "for the entire River Road and Santa Clara area."
2. Eugene shall develop methods of financing improvements in the River Road and Santa Clara areas which are responsive to the unique situation of residents and property owners as well as the City of Eugene.
- (12-10-81) 3. Eugene will plan, design, construct and maintain ownership of the entire sanitary sewer system which services the River Road and Santa Clara area. This will involve extraterritorial extension which will be supported by Lane County before the Lane County Boundary Commission and all other applicable bodies.
p. 3

- (IV-A-20) 4. Annexation of the River Road and Santa Clara areas will occur only through strict application of State laws and local policies, e.g., ability to extend services in a timely manner. In each case, Eugene will make every reasonable attempt to provide for annexation only on a voluntary basis and according to prior individual property annexation agreements.
5. The City of Eugene shall provide urban services to the River Road and Santa Clara neighborhoods upon annexation.
- (IV-A-21) 6. Using the CH2M report as a foundation, efforts to prepare more detailed engineering studies which will provide the basis for a capital improvement program to sewer the River Road-Santa Clara area in a manner consistent with the above policy direction shall proceed.
7. No particular section of the Metropolitan Plan shall be interpreted as prohibiting the process of incorporation of a new city in River Road-Santa Clara in accordance with Oregon Revised Statutes, Chapter 221. This means that
- (1-12-82) a. as a comprehensive planning document, no particular section of the Metropolitan Plan shall be used in isolation to evaluate different courses of action;
- b. the phrase "process of incorporation" refers to the specific steps of incorporation outlined in Oregon Revised Statutes, Chapter 221;
- c. this policy does not negate the requirement for public sanitary sewers as a minimum level of key urban services. Any institutional solution to providing urban services in the River Road-Santa Clara area must provide public sanitary sewers to address Land Conservation and Development Commission (LCDC) requirements and to protect public health and safety in resolving groundwater pollution problems. Public sanitary sewers are also required to achieve higher than septic tank level of urban residential densities and to utilize efficiently valuable metropolitan-scale buildable land.

CHAPTER II-E, "PLAN DIAGRAM - TEXT"

- (IV-A-2)
(1-12-82) Replace the description of Floating Node, page II-E-4, with the following (note: The elected officials agreed on January 12 to adopt the Eugene Planning Commission recommended language with the additional language recommended by Lane County Public Works):

Floating Node: Floating nodes are intended to accommodate a portion of the forecasted demand for commercial land. These nodes are also intended to facilitate achievement of the energy and transportation policies of the Plan by encouraging, whenever possible, medium density residential development adjacent to or surrounding commercial development. The commercial portion of the node may range in scale from neighborhood commercial to community commercial (e.g., 5-20 acres), depending upon the geographic area to be served by the floating node. Land designated for commercial and residential uses does not need to be developed simultaneously. The exact location of floating nodes shall be determined by local decisions or a refinement planning process.

The process for establishment of a floating node must include the following elements:

1. identification of the primary geographic area intended to be served by the commercial center;
2. an inventory of commercial area/uses presently existing within the primary geographic area; and
3. identification of the amount and location of area planned for medium density residential uses (area[s] for medium density residential use must be shown unless precluded by other Plan policies or absence of available land).

The identification of a floating node through a refinement plan or other local decision shall be based on the following criteria:

1. applicable goals, policies and background information of the Metropolitan Plan;
2. applicable refinement and functional plans;
3. any applicable provisions of the Capital Improvement Program;
4. depending upon the scale of the floating node, consistency with either the locational criteria for neighborhood commercial facilities or community commercial centers as described in the Plan; and

5. Commercial uses are located in an area served by at least a minor arterial street, in accordance with the transportation and energy goals and policies in items 1 and 2 above. The commercial uses can front on a street classified at least as a minor arterial. The conflicts with traffic movement on the arterial can be minimized by the use of frontage roads, side streets and properly located direct access.

Replace the description of the Neighborhood Commercial Facilities on page II-E-5 with the following new description:

(IV-A-4) Neighborhood Commercial Facilities (Not shown on Plan Diagram)

Oriented to the day-to-day needs of the neighborhood served, these facilities are usually centered on a supermarket as the principal tenant. They are also characterized by convenience goods outlets (small grocery, variety and hardware stores); personal services (medical and dental offices, barber shops); laundromats, dry cleaners (not plants); and taverns and small restaurants. The determination of the appropriateness of specific sites and uses or additional standards is left to the local jurisdiction. Minimum location standards and site criteria include:

- (1-12-82) 1. Within convenient walking or bicycling distance of an adequate support population. For a full-service neighborhood commercial center at the high end of the size criteria, an adequate support population would be about 4,000 persons (existing or anticipated) within an area conveniently accessible to the site. For smaller sites or more limited services, a smaller support population or service area may be sufficient.
- (IV-A-5) 2. Adequate area to accommodate offstreet parking and loading needs and landscaping, particularly between the center and adjacent residential property, as well as along street frontages next door to outdoor parking areas.
3. Sufficient frontage to ensure safe and efficient automobile, pedestrian and bicycle access without conflict with moving traffic at intersections and along adjacent streets.
4. The site shall be no more than five acres, including existing commercial development. The exact size shall depend on the numbers of establishments associated with the center and the population to be served.

Neighborhood commercial facilities may include community commercial centers when the latter meets applicable location and site criteria as listed above, even though community commercial centers are generally larger than five acres in size.

In certain circumstances, convenience grocery stores or similar retail operations play an important role in providing services to existing neighborhoods. These types of operations which

currently exist can be recognized and allowed to continue through such actions as rezoning.

- (IV-A-6) Delete description of "Agriculture-Related Industrial," page II-E-8 (Eugene and Springfield version of the Plan).

Revise the Metropolitan Plan descriptions for the following two designations, pages II-E-8 and II-E-9:

- (IV-A-10) Parks and Open Space: This designation includes existing publicly owned metropolitan and regional scale parks and publicly and privately owned golf courses and cemeteries in recognition of their role as visual open space. This designation also includes other privately owned lands in response to Plan policies such as along the Willamette River Greenway, the South Hills ridgeline, the Amazon corridor, the "Q" Street Ditch and buffers separating sand and gravel designations from residential lands).

Where park and open space is designated on privately owned agricultural land, those lands shall be protected for agricultural use in accordance with Plan policies.

Where park and open space is designated on forest lands inside the urban growth boundary, other values have primary importance over commercial forest values and those park and open space areas shall be protected for those primary values. Where park and open space is designated on forest lands outside the urban growth boundary, commercial forest values shall be considered as one of many primary values.

- (IV-A-11) Sand and Gravel: This category includes existing and future aggregate processing and extraction areas. Aggregate extraction and processing is allowed in designated areas subject to Plan policies, applicable state and federal regulations and local regulations. For new extraction areas, reclamation plans required by the State of Oregon and Lane County provide a valuable means of assuring environmental considerations, such as revegetation, are addressed. It is important to monitor the demand for aggregate to ensure an adequate supply of this vital nonrenewable resource is available to meet metropolitan needs.

Replace the description of the forest designation on page II-E-9 with the following new description:

- (IV-A-10) Forest Lands: These lands designated outside the urban growth boundary include soils with potential forest productivity and lands with existing forest cover. Designated forest lands are protected to preserve multiple forest resource values, including commercial timber harvest, livestock grazing, scenic resources, watershed and soil protection, fish and wildlife habitat and recreational opportunities.

Replace the description of the agricultural designation on page II-E-9 with the following new description:

(IV-A-8) Agriculture: These lands outside the urban growth boundary include: Class I through IV agricultural soils, other soils in agricultural use and other lands in proximity to Class I through IV soils or agricultural uses on Class V-VIII soils. Designated agricultural lands are protected to preserve agricultural resource values.

(IV-A-6) Delete "Airport Reserve," page II-E-9 (Lane County version of the Plan).

Add the following new descriptions, page II-E-9:

(IV-A-16) Special Heavy Industrial: These areas are designated to accommodate relocation of existing heavy industrial uses inside the urban growth boundary that don't have sufficient room for expansion and to accommodate a limited range of other heavy industries. In order to broaden the manufacturing base of the metropolitan economy and to take advantage of the natural resources of this region. These areas are designated to also accommodate new uses likely to benefit from local advantage for processing, preparing and storing raw materials, such as timber, agriculture, aggregate, or by-products or waste products from other manufacturing processes.

(IV-A-17) Land divisions in these areas shall be controlled to protect large parcels (40 acres minimum parcel size). Because city services are not available to these areas in the short-term, firms may be allowed to provide on-site the necessary minimum level of key urban services subject to standards applied by Lane County and subject to applicable state, federal and local environmental standards.

Owners of developing parcels must also meet the legal and institutional requirements addressed in policy 19, Chapter II-B, "Growth Management and Urban Services Area."

(IV-A-11) Natural Resource: This designation applies to privately and
(1-12-82) publicly owned lands where development and conflicting uses shall be prohibited to protect natural resource values. These lands shall be protected and managed for the primary benefit of values such as fish and wildlife habitat, soil conservation, watershed conservation, scenic resources, passive recreational opportunities, vegetative cover and open space. Where agricultural or forest practices have been identified as a conflicting use incompatible with protection of the primary values of the identified natural resource, those practices shall be prohibited.

Local governments shall apply appropriate implementation measures to protect these areas and to direct development toward "buildable" lands adjacent to natural resource areas (planned unit development application is a suitable technique for balancing conservation of natural resources and need for housing).

(IV-A-23) 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 (projected for the year 2000). 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.

(IV-A-24) 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 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 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.

(IV-A-10) Rural Residential and Rural Commercial: These areas are located
(12-11-81) outside the urban growth boundary. These two rural designations reflect existing patterns of development or commitment to rural lifestyle and have been carefully documented and described with appropriate findings as exceptions to agricultural or forest resource goals. Development on vacant or underdeveloped "rural residential" or "rural commercial" designated parcels is permissible when rural level services are approved and when such development is done in accordance with other applicable policies.

The minimum lot size for "rural residential" areas located outside "urban reserve" areas shall be 5 acres. The minimum lot size for "rural residential" areas located within "urban reserve" areas shall be subject to policies 12 and 13 in Chapter II-B, "Fundamental Principles" (i.e., land divisions of less than 10 acres are subject to the conditions of policy 12; land divisions of less than 5 acres are subject to the conditions of policies 12 and 13).

Amend Auxiliary Map #2 to include sanitary sewer facilities for River Road-Santa Clara area.

(12-10-81) Amend the detailed, site-specific urban growth boundary map and
p. 5 the UGB description on page II-E-21.

not here
not here

*where
change*

Amend references to Lane County Subarea Plans to refer to Lane County's Comprehensive Plan.

(IV-A-24) Amend the boundary of the Willamette River Greenway as indicated on Figure J-2 in the Addendum to the Willamette River Greenway Working Paper, L-COG, 1981, to correspond to the adopted LCDC Willamette Greenway boundary.

*not
have*

CHAPTER II-E, "PLAN DIAGRAM"

The following amendments are keyed to the accompanying computer plot (page 23) which is a representation of the Plan diagram. Unless noted otherwise, these amendments were proposed in Chapter IV-B of the "Summary of Proposed Metropolitan Plan Amendments," L-COG, November 1981.

1. Change the South 28th Street "special light industrial" designation to "agriculture" and amend the urban growth boundary to exclude this area.
2. Remove the East Thurston area from the urban growth boundary and include the area as "urban reserve" with underlying protection of resource lands (agriculture or forest).
3. Amend the urban growth boundary near Thurston Middle School to conform to corrected flood plain information. Lands outside the corrected urban growth boundary are designated "agriculture."
4. Designate the "medium density residential" land along Main Street between 5th and 57th Streets in Springfield, as a "mixed use" area.
5. Delete the "major retail" commercial designation north of the Eugene-Springfield Highway at 19th and Marcola. The designation remains "community commercial."
6. Change the "low density residential" designation northeast of Commercial Street in Springfield to "light/medium industrial."
7. Change the "light/medium industrial" designation at Natron to include about 80 acres of "special heavy industrial" designation.
8. Change the legend of "floating node" to symbol "F" on the diagram and remove the "community commercial/medium density residential" concentric circles or "bulls-eyes" where appropriate.
9. Designate a "refinement plan" symbol around the Chase Garden area.
10. Amend the urban growth boundary to conform to the South Hills ridgeline near Blanton Road.

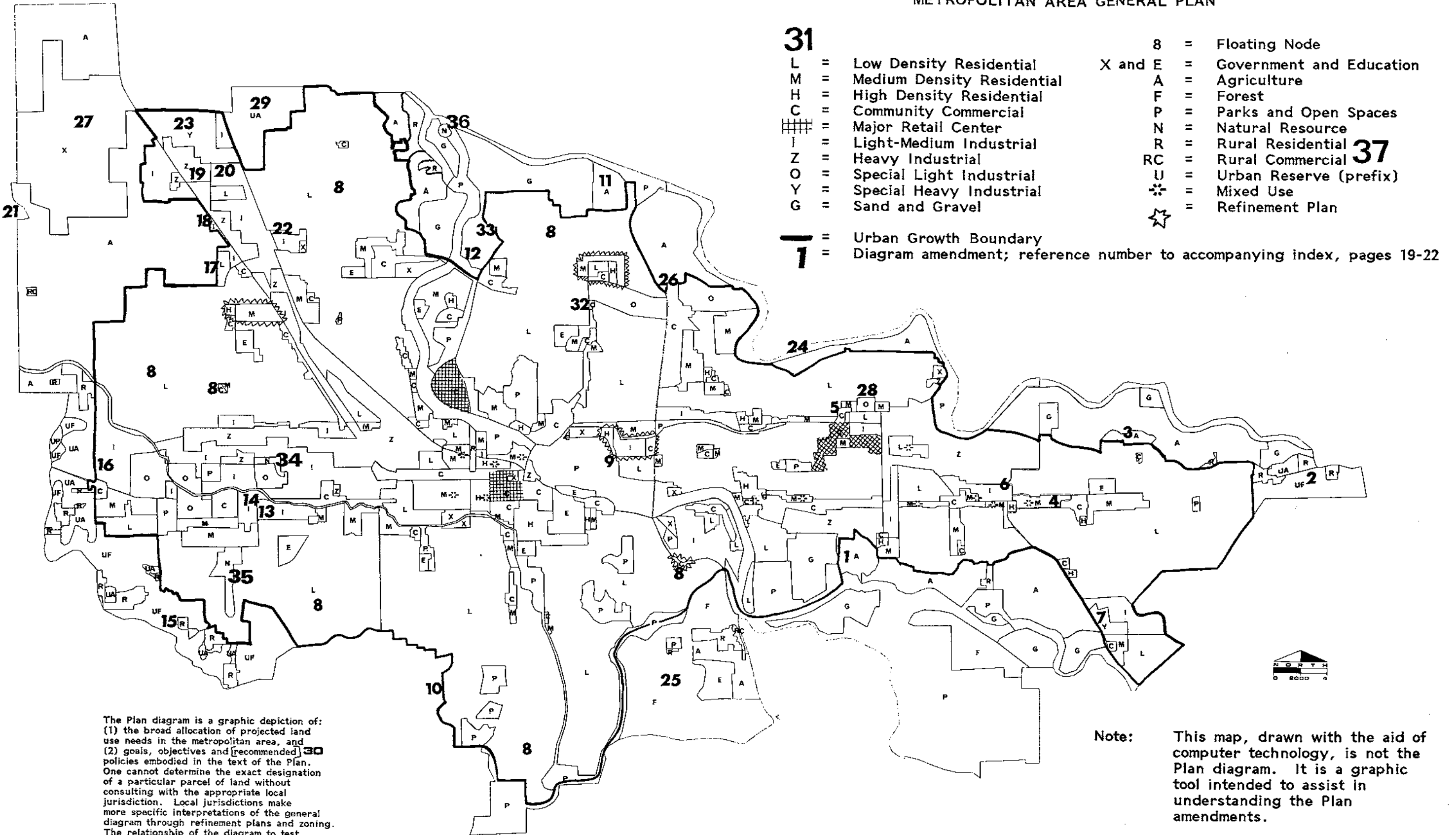
11. Correct the "parks and open space" designation west of Armitage Park and east of the "sand and gravel" designation by designating this area "agriculture" and amend the urban growth boundary to include all of tax lots 1100 and 1200, T175, R3W.
12. Amend the urban growth boundary north of Belt Line along the Willamette River.
13. Change the designation south of the Amazon Channel near Bailey Hill and Bertelsen from "medium density residential" to "light/medium industrial."
14. Change the "heavy industrial" designation southeast of the West 11th Avenue and Bertelsen intersection to "light/medium industrial" designation.
15. Designate "urban reserve" in Willow Creek outside the amended urban growth boundary and apply resource designations to agricultural and forest lands in the "urban reserve" area. The Plan boundary remains the ridgeline.
16. Change the "heavy industrial" designation for the Gregory Lumber Mill site to "light/medium industrial."
17. Amend the urban growth boundary to include the "Irvingdale" subdivision area and designate the added land "low density residential."
18. Amend the urban growth boundary west of Highway 99 to follow property boundaries and designate lands outside the urban growth boundary "agriculture."
19. Designate States Veneer property for "heavy industrial" rather than "light/medium industrial" use to reflect existing use.
20. Redesignate land south of Enid Road East as "light/medium industrial" rather than "low density residential" but retain the "low density residential" designation for the area zoned for residential use.
21. Amend the Plan boundary southwest of Mahlon Sweet Airport to follow property lines.
22. Redesignate the Irving Road "special light industrial" site as "light/medium industrial."
23. Redesignate the Enid/Awbrey area as "special heavy industrial" rather than "heavy industrial" (Lane County) or "agriculture-related industrial (Eugene and Springfield). Designate the northeast corner of this area near Link Drive as "light/medium industrial."

24. Remove the "parks and open space" along the southern side of the McKenzie River and extend the "sand and gravel" and "agriculture" designations northward to the river. State of Oregon ownership for Armitage Park remains as "parks and open space."
25. Redesignate land in the Russel Creek Basin (Lane Community College Basin) to reflect resource uses ("agriculture" and "forest").
26. Change portion (about 16 acres) of "special light industrial" designation in the North Gateway area to "community commercial" to reflect intent of Springfield zoning.
27. Change airport "government" designation to conform to airport exception. Remove "refinement plan" (Eugene and Springfield version only) symbol along Airport Road.
- (1-12-82) 28. Designate portion (about 60 acres) of "Pierce property" from "medium and low density residential" to "special light industrial" designation.
- (12-10-81) 29. Designate the area outside the urban growth boundary in
p. 4 northwest Santa Clara as "urban reserve" with an underlying "agriculture" designation. The Plan boundary should be amended to include lands south of Beacon Drive, east of Prairie Road and south of Awbrey.
30. Remove the word "recommended" from the text on the diagram page.
31. Change the legend to:
 - a. remove "agriculture-related industrial" designation,
 - b. change "floating node" symbol to "F,"
 - c. change "jurisdictional boundary" to "Plan boundary" (Eugene and Springfield version of the Plan),
 - d. add "urban reserve" designation,
 - e. change "rural" to "rural residential,"
 - f. add a "rural commercial" designation, and
 - g. add a "special heavy industrial" designation.
- (1-12-82) 32. Change about 5 acres of the "medium density residential" to "community commercial" at the southeast corner of the Belt Line-Coburg Road intersection.
- (1-12-82) 33. Amend the urban growth boundary to exclude the parcel north of the Lane County shops on Delta Highway North.

Change the designation from "low density residential" to "sand and gravel" designation.

- (12-15-81) 34. Designate as "natural resource" about 20 acres at Bertelsen Slough.
- (1-12-82) 35. Designate as "natural resource" about 100 acres of the Willow Creek Wetlands.
- (12-15-81) 36. Designate as "natural resource" about 25 acres at the heronry on the island at the confluence of the McKenzie and Willamette Rivers.
37. Amend the "urban reserve" and "rural" resource designations outside the urban growth boundary to reflect the exceptions to agriculture and forest lands. The exceptions are detailed in the November 1981 working paper:
- a. Airport - designate "government" (see also item 27)
 - b. Lane Community College - designate "government"
 - c. Other "Built Upon or Committed" Lands - the following are designated "rural residential" unless noted otherwise:
 - 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 - "rural commercial"
 - 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 - portion "rural commercial"

1982 AMENDMENTS TO THE AUGUST 1980
METROPOLITAN AREA GENERAL PLAN



- 31**
- L = Low Density Residential
- M = Medium Density Residential
- H = High Density Residential
- C = Community Commercial
- |||| = Major Retail Center
- I = Light-Medium Industrial
- Z = Heavy Industrial
- O = Special Light Industrial
- Y = Special Heavy Industrial
- G = Sand and Gravel
- 8 = Floating Node
- X and E = Government and Education
- A = Agriculture
- F = Forest
- P = Parks and Open Spaces
- N = Natural Resource
- R = Rural Residential
- RC = Rural Commercial
- U = Urban Reserve (prefix)
- ⊛ = Mixed Use
- ☆ = Refinement Plan
- 7** = Urban Growth Boundary
- 7** = Diagram amendment; reference number to accompanying index, pages 19-22

The Plan diagram is a graphic depiction of:
(1) the broad allocation of projected land use needs in the metropolitan area, and
(2) goals, objectives and [recommended] 30 policies embodied in the text of the Plan. One cannot determine the exact designation of a particular parcel of land without consulting with the appropriate local jurisdiction. Local jurisdictions make more specific interpretations of the general diagram through refinement plans and zoning. The relationship of the diagram to test, goals, objectives and policies and to refinement plans and zoning is explained on page 1-4. Large scale, detailed maps of the site-specific urban growth boundary are on file with the Lane Council of Governments and the Planning Offices of Springfield, Lane County and Eugene.

Note: This map, drawn with the aid of computer technology, is not the Plan diagram. It is a graphic tool intended to assist in understanding the Plan amendments.

CHAPTER III-A, "RESIDENTIAL LAND USE AND HOUSING"

Add the following new finding #18, page III-A-3:

- (IV-A-1) 18. Zoning in accordance with policies established by the Metropolitan Plan is one direct way of allowing the private housing market to meet demands for a variety of housing needs of metropolitan area residents.

Add the following new policies, page III-A-7:

- (IV-A-2) 31. Zoning in accordance with other policies established in the Metropolitan Plan shall be one of the techniques to achieve densities and the variety of housing types envisioned in the Plan.
- (IV-A-2) 32. Zoning in accordance with other plan policies shall be used on a case-by-case basis to meet multiple-family housing needs of the metropolitan area.
- (IV-A-2) 33. Application of residential zoning districts shall be used to maintain a minimum six-year supply of undeveloped urban residential lands in all three residential categories.

The following criteria shall be evaluated when considering changes of zone within the Plan boundary of this Metropolitan Plan:

- a. consistency with the Metropolitan Plan,
 - b. consistency with policies and plans of the applicable jurisdiction(s), and
 - c. consistency with ordinances in affect within individual jurisdictions.
- (IV-A-24) 34. In newly developing areas, techniques such as planned unit developments shall be employed to achieve density assumptions of the Metropolitan Plan. The cities shall review the provisions of their residential zoning ordinances and make changes, as necessary, to further development of single and multiple family housing units in the number and density anticipated by the Plan.

CHAPTER III-B, "ECONOMY"

Amend finding #8, page III-B-2, to read:

- (1-12-82) 8. Historically, job creation is at a very high level in the metro area. This fact, together with the available data on unemployment, implies that there may be a mismatch between 1) existing job skills and job finding skills, and 2) the jobs which are available. These conditions are particularly important to the area's expanding labor force which results from people moving to the area and seeking jobs, as well as existing residents entering the labor force for the first time, e.g., women.

Add the following new findings, page III-B-3:

- (IV-A-16) 17. Special light industrial firms prefer city services.
18. Special light industrial firms have varied site location requirements, prefer alternative sites to choose from and usually benefit from location of other special light industrial firms within the community and within the same industrial development.

Amend policy 2, page III-B-4, to read:

- (1-12-82) 2. Encourage economic development which utilizes local and imported capital, entrepreneurial skills and the resident labor force.
- (IV-A-7) Delete policies 5 and 6, page III-B-4 (Eugene and Springfield version of the Plan).

Add the following new policies, page III-B-6:

- (IV-A-16) 24. In order to provide locational choice and to attract new special light industrial firms to the metropolitan area, Eugene and Springfield shall place as a high priority service extension, annexation and proper zoning of all designated special light industrial sites.
25. Eugene, Springfield and Lane County shall improve monitoring of economic development and trends and shall cooperate in studying and protecting other potential industrial lands outside the urban growth boundary.
- (IV-A-17)
(12-10-81) 26. Prior to the 2-1/2 year midperiod review, Lane County shall prepare and adopt a special zoning category for the "special heavy industrial" designation. Eugene, Springfield and Lane County shall cooperatively agree on the legal and institutional mechanisms for allowing on-site interim services and requiring future annexation.

- (1-12-82) 27. Recognize the vital role of neighborhood commercial facilities in providing services and goods to a particular neighborhood.
- (1-12-82) 28. Encourage the expansion or redevelopment of existing neighborhood commercial facilities as surrounding residential densities increase or as the characteristics of the support population change.
- (1-12-82) 29. The City of Eugene shall initiate refinement plans to determine the type and location of commercial and residential land uses in floating nodes prior to the update of the Metropolitan Plan (note: this policy does not preclude privately initiated refinement plans for the purpose of establishing floating nodes).

CHAPTER III-C, "ENVIRONMENTAL RESOURCES"

Note: Renumbering of findings and policies will be required.

Replace finding #13, page III-C-4, with the following new finding:

- (IV-A-8) The statewide goal definition for agriculture is based upon: a) U.S. Soil Conservation Service's Agricultural Soil Capability Classification System for Class I through IV soils, b) other agricultural uses on Class V through VIII soils, and c) proximity of other lands to a) and b). The majority of land in the metropolitan area is located on agricultural soils rated Classes I through IV and much of this area has already experienced urban development. Hillside soils are generally Class VI through VIII soils and some are suited for grazing and other agricultural uses.

Replace finding #14, page III-C-4, with the following new finding (note: Reference to finding #13 on page IV-A-9 was in error; finding #14 related to forest land):

- (IV-A-9) The statewide goal definition for forest is based upon a) U.S. Soil Conservation Service's soils information translated into a potential forest growth productivity rating, and b) existing forest cover. Many soils in the metropolitan area have forest growth potential. Existing forest cover consists of coniferous and deciduous hardwood forests located primarily in the hills south of Eugene and Springfield and of riparian (streamside) forests along rivers, streams, ponds and sloughs.

Add the following new findings, page III-C-5:

- (IV-A-14) 25. Noise sources of a nuisance nature (such as barking dogs, lawn mowers, loud parties, noisy mufflers and squealing tires) are best addressed through nuisance ordinances rather than land use policies.
26. Major sources of noise in the metropolitan area area airplanes, highway traffic and some industrial and commercial activities.
27. The City of Eugene Mahlon Sweet Field "Noise Impact Boundary Analysis," November 1980 was found to be in compliance with state airport noise standards by the State of Oregon Department of Environmental Quality in January 1981.
28. Federal Highway Administration noise standards apply to new highway construction, not existing streets; U.S. Housing and Urban Development noise standards apply only to federally assisted housing near existing and proposed highways; the State of Oregon does not have noise standards governing general highway noise levels.

29. Forecasted traffic on existing and planned streets indicate 20 miles of existing streets and 40 miles of streets in year 2000 have the potential to exceed noise levels for sensitive land uses such as residences, parks, schools and hospitals.
- (IV-A-9) 30. Forest lands provide multiple values in the metropolitan area including: scenic resources, watershed and soil protection, recreational opportunities, fish and wildlife habitat, commercial timber harvest, livestock grazing and other urban uses such as buffering. Within the urban growth boundary, and particularly within cities, timber harvest has less value to the general public than do other values.
- (IV-A-8) 31. The most productive agricultural lands in the metropolitan area are located on Class I through IV agriculture soils on bottomlands along the McKenzie River and the middle fork of the Willamette River.
- (IV-A-15) 32. Known and potential groundwater pollution exists in the metropolitan area. Known and potential sources of groundwater pollution include septic tank wastes; industrial, commercial and residential runoff; leakage from sanitary sewer pipes; leaking from sanitary landfills; agricultural nonpoint sources (spraying and animal wastes); chemical and petroleum spills; and natural contaminants (arsenic).
33. Beneficial uses of groundwater in the metropolitan area include domestic and municipal water supplies, industrial supplies and domestic and commercial irrigation. The value and frequency of these uses varies among incorporated, urbanizable and rural areas.

Amend objective (14)⁴, page III-C6, to read:

- (IV-A-14) 4. Minimize problems associated with water quality and noise.

Amend objective 7, page III-C6, to read:

- (IV-A-9) 7. Minimize the impacts of urban development upon agricultural lands, forest lands, other natural resource lands and other valuable open space by promoting compact urban growth and by using urban land efficiently, e.g., increasing urban densities.

Amend policy 3, page III-C-6, to read:

- (IV-A-11) 3. When development is allowed to occur in the floodway fringe, local regulations shall control such development in order to minimize the potential danger to life and property. Within the urban service area, development should result in in-filling of partially developed land. Outside the urban service area, the floodway fringe shall be protected for its agricultural and sand and gravel resource values, its open space and

recreational potential, its wetland values and its value to water resources.

Amend policy 5, page III-C-6, to read:

- (IV-A-8) 5. Where agricultural land is being considered for inclusion in future amendments to the urban growth boundary, (the) least productive agricultural land shall be considered first. Factors other than agricultural soil ratings shall be considered when determining the productivity of agricultural land. Relevant factors include suitability for grazing, climatic conditions, existing and future availability of water for farm irrigation, ownership patterns, land use patterns, proximity to agricultural soils or current farm uses, other adjacent land uses, agricultural history, technological and energy inputs required, accepted farming practices and farm market conditions.

Amend policy 8, page III-C-7, to read:

- (IV-A-11) 8. Sand and gravel resource areas shall be protected from premature urban development in order to maintain existing and future sources of this important, nonrenewable resource in close proximity to the metropolitan market. The relationship between the demand for the resource and the amount of land planned and zoned for sand and gravel extraction and processing shall be monitored so as to ensure the future availability of aggregate material.

Replace policy 12, page III-C-8, with:

- (IV-A-10) 12. When commercial forest uses are the primary or one of two or more primary uses identified on forest lands on Metropolitan Plan rural lands outside the urban urban growth boundary, the Oregon Forest Practices Act shall control commercial forest practices. When other policies of the Plan establish a greater importance for other than commercial forest uses, Lane County shall protect those other values by applying appropriate implementation measures.

Amend policy 14, page III-C-8, to read:

- (IV-A-9)
(IV-A-15) 14. Local governments shall develop plans and programs which carefully manage development on hillsides and in water bodies and restrict development in wetlands in order to protect the scenic quality, surface water and groundwater quality, forest values, vegetation and wildlife values of those areas.

Amend policy 15, page III-C-8, to read:

- (IV-A-15) 15. In order to improve surface water and groundwater quality in the metropolitan area, local governments shall consider developing regulations or instituting programs 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 storm runoff;
- d. increase storage and retention of storm runoff to lower and delay peak storm flows;
- e. utilize natural and simple mechanical treatment systems to provide treatment for contaminated runoff waters;
- f. reduce street-related water quality and quantity problems;
- g. minimize use of toxic substances; and
- h. minimize the negative effects of chemical and petroleum spills.

Amend policy 21, page III-C-9, to read:

- (IV-A-12) 21. Local governments shall protect endangered and threatened
(1-12-82) plant and wildlife species, as recognized on a legally adopted statewide list, after notice and opportunity for public input.

Lane County agreed to the cities' version of policy 23, page III-C-9:

- (IV-A-12) 23. Local governments shall develop policies and local controls for protection and management of wetland areas.

Amend policy 24, page III-C-9, to read:

- (IV-A-12) 24. Local governments shall work with owners of designated environmentally-sensitive areas to require that reasonable actions are taken to protect these lands, e.g., the heronry at the confluence of the Willamette and McKenzie Rivers and the site of the Aster curtis in the Willow Creek Basin.

Add the following new policies, page III-C-9:

- (IV-A-14) 25. Design of new street, highway and transit facilities shall consider noise mitigation measures where appropriate.
- 26. Design and construction of new noise-sensitive development in the vicinity of existing and future streets and highways with

potential to exceed general highway noise levels shall include consideration of mitigating measures such as acoustic building modifications, noise barriers and acoustical site planning. The application of these mitigating measures must be balanced with other design considerations and housing costs.

- (IV-A-15) 27. Local governments shall continue to monitor, to plan for and
(12-10-81) to enforce applicable noise standards and shall cooperate in
p. 3 meeting applicable federal and state noise standards.
- (IV-A-8) 28. Designated agricultural lands shall be protected for
agricultural uses through zoning for exclusive farm use or
equivalent acceptable zoning and through application of other
protective measures.
- (1-12-82) 29. Prior to the next update, a study should be initiated to
examine ways of buffering and protecting agricultural lands
on the urban fringe from the effects of urban development.
- (IV-A-12) 30. Local governments shall continue to monitor, to plan for and
(12-10-81) to enforce applicable air and water quality standards and
p. 3 shall cooperate in meeting applicable federal, state and local
air and water quality standards.
- (IV-A-9) 31. In rural lands outside the urban growth boundary, forest
lands designated in the Metropolitan Plan shall be protected
for forest uses through zoning for forest use and through
application of other protective measures. The values of
forest lands shall not be destroyed or deteriorated by
nonforest uses.
- (IV-A-16) 32. Positive steps shall continue to be taken to protect from
sources of groundwater pollution the Springfield municipal
groundwater supplies along the McKenzie River and the middle
fork of the Willamette River.
- (12-15-81) 33. In the Willow Creek Wetlands, transfer of density (through
the planned unit development process) from "natural
resource" designated lands to undeveloped portions of tax lots
and adjacent tax lots under common ownership which are
designated for low density residential use may occur at
overall densities between those assumed in Plan development
and the maximum allowed Plan densities.
34. Site review criteria shall be applied to large vacant parcels on
Gillespie Butte to protect vegetation and scenic values to the
maximum extent practicable.
35. Further studies are required for the Pudding Creek heronry
and the Upper Russel Creek Drainage Basin potential natural
areas.

CHAPTER III-D, "WILLAMETTE RIVER GREENWAY,
RIVER CORRIDORS AND WATERWAYS"

Add the following four new policies, page III-D-5:

- (IV-A-25) 9. The specific use management considerations and requirements of statewide Goal 15, "Willamette River Greenway," shall be applied, where they are not specifically addressed in policy or land use designations elsewhere in this Plan, in local refinement plans and local implementing ordinances.
10. Local and state governments shall continue to provide adequate public access to the Willamette River Greenway.
11. Eugene and Springfield shall continue to use the conditional use permit system system to address the setback and vegetative fringe requirements of statewide planning Goal 15. Lane County shall address the setback and vegetative fringe requirements of Goal 15 in its Greenway implementing ordinance.
12. Aggregate extraction may be permitted when compatible with purposes of statewide planning Goal 15. Local governments shall continue, through land use planning and special regulations, to control aggregate extraction to minimize adverse effects of extraction on water quality, fish and wildlife, vegetation, bank stabilization, stream flow, scenic quality, noise and safety.

CHAPTER III-E, "ENVIRONMENTAL DESIGN"

Replace policy 2, page III-E-3, with the following:

- (12-10-81) 2. Natural vegetation, natural water features and drainageways shall be protected and retained to the maximum extent practicable, considering the economic, social, environmental and energy consequences, in the design and construction of urban developments and landscaping, shall be utilized to enhance those natural features.
- p. 3

CHAPTER III-F, "TRANSPORTATION"

Commonly adopt the following airport-related policies, page III-F-6:

- (IV-A-7)
11. Airport-related commercial and industrial development shall be accommodated on airport-owned property or on privately owned industrial or commercial property designated within the urban growth boundary.
 14. Land in the airport environs and in the urban growth boundary shall be protected from premature development in order to preserve it for legitimate airport-related development which cannot be located elsewhere within the urban growth boundary.
 15. The City of Eugene and Lane County shall adopt up-to-date airport safety ordinances which regulate the height of structures, electromagnetic and/or visual interference with aircraft and other hazards to airport safety.

Commonly adopt the following airport-related policies, page III-F-7:

16. The City of Eugene should purchase privately owned land which: (1) is necessary for airport improvement, or (2) would otherwise have no reasonable use for the owner because of controls placed on the land necessary to protect the airport and its operations for purposes of public safety (note: agricultural operations would be considered a reasonable use of the property).
17. If expansion of the urban growth boundary is contemplated, all other options should be considered and eliminated before consideration of expanding the urban growth boundary in the area west of Highway 99 and north of Royal Avenue.
18. Delete policy 18, page III-F-7, (Eugene and Springfield version of the Plan).

CHAPTER III-G, "PUBLIC UTILITIES,
SERVICES AND FACILITIES"

- (IV-A-17) Amend the Introduction to add "emergency medical services" to the list of key urban services provided by the cities, page III-G-1.

Add as first paragraph on page III-G-2:

- (IV-A-22) Facilities and services provided within rural areas of the Metropolitan Plan jurisdiction consist of: schools; individual sewage disposal systems; individual water supply systems; electric and communication service; lower than urban level of fire protection, police protection and solid waste management; rural standard road and storm drainage improvements and other services as may qualify in the County Rural Land Plan.

Using the Lane County version as a base, amend policy 1, page III-G-4, to read:

- (IV-A-7) 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 policies of the Plan determined by the local jurisdiction to be of particular importance or concern.

Amend policy 16, page III-G-6, to read:

- (IV-A-22) 16. Eugene, Springfield and Lane County shall appoint a joint elected official task force to study and determine which city or cities shall have ultimate responsibility for providing key urban services through annexation to the Glenwood area and to study the land use designations in Glenwood. The study and determinations shall be completed before the next Plan update.

CHAPTER IV, "PLAN REVIEW, REFINEMENT AND
JURISDICTIONAL RESPONSIBILITY"

Replace Section D, "Jurisdictional Responsibility," page IV-3, with the following:

- (IV-A-5) Eugene, Springfield and Lane County shall cooperatively monitor and periodically report on development trends and land supply for all categories of residential, commercial and industrial land. This system shall include consideration of proper zoning, coordinated capital improvements programming, annexation and other factors necessary to maintain availability of sufficient land to ensure supply responsive to demand in keeping with the fundamental principles of the Plan.

All references in the Plan to "Jurisdictional Boundary" shall be replaced with the term "Plan Boundary."

All references to "Area of Mutual Concern" in Lane County's version of the Plan should be deleted.

Add the following new policy 4 and renumber existing policies, page IV-5, accordingly:

- (IV-A-21) 4. A special review, and if appropriate, plan amendment, shall be initiated if changes in the basic assumptions of the plan occur. Examples of basic changes and assumptions include; additions or changes in the institutional structure of the governmental bodies affected by the Metropolitan Plan; changes in public demand for certain housing types that in turn may affect the overall inventory of residential land.

CHAPTER V, "GLOSSARY"

Add a new definition, page V-3:

(IV-A-10) Riparian: Located on the edge of a river or other body of water.

Lane County's definition of "Plan Boundary" should be placed in the Glossary and the Eugene and Springfield definition of "Jurisdictional Boundary" should be deleted. Lane County's definition of "Area of Natural Concern" should be deleted.