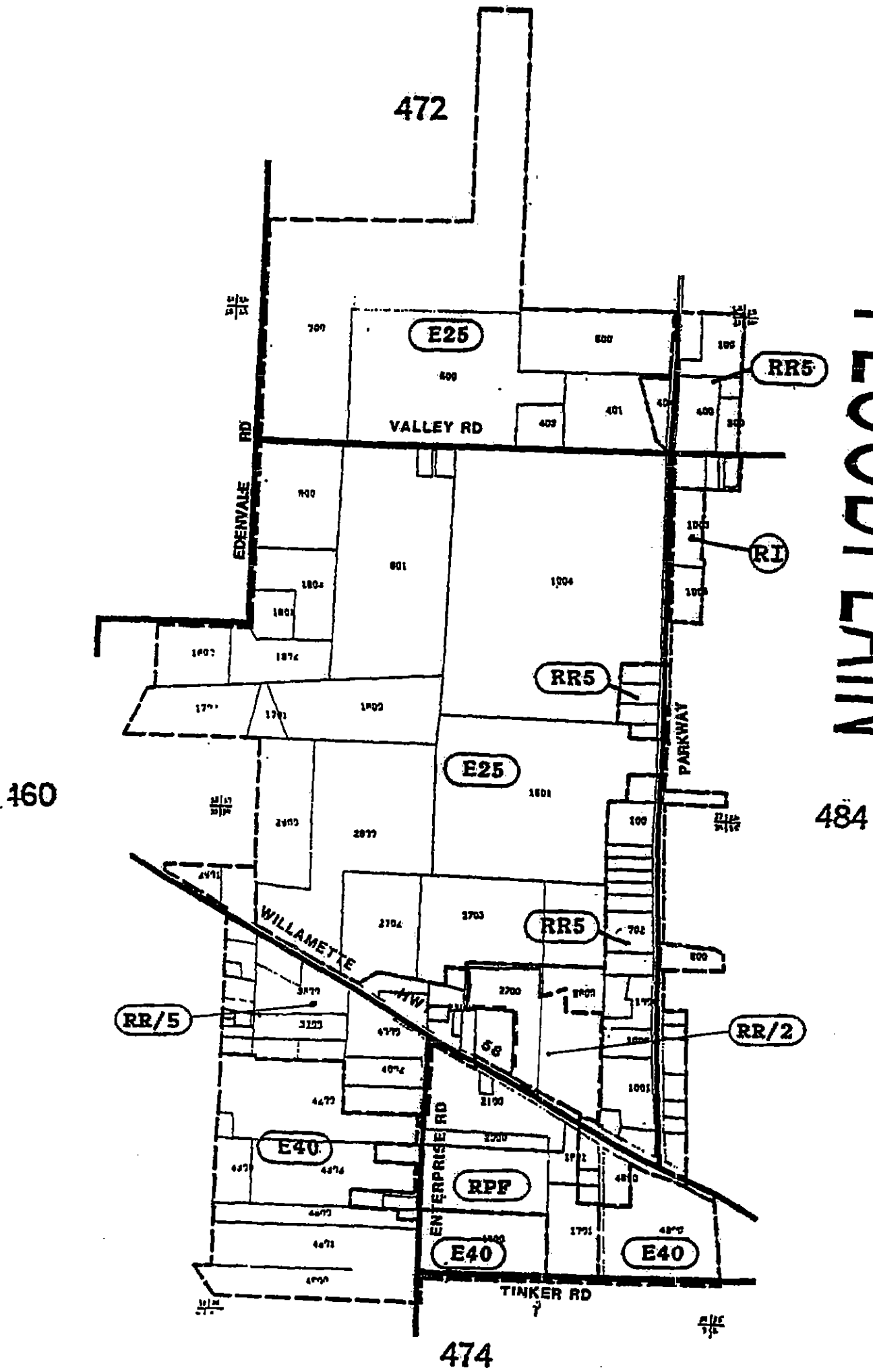


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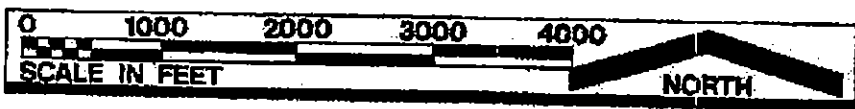
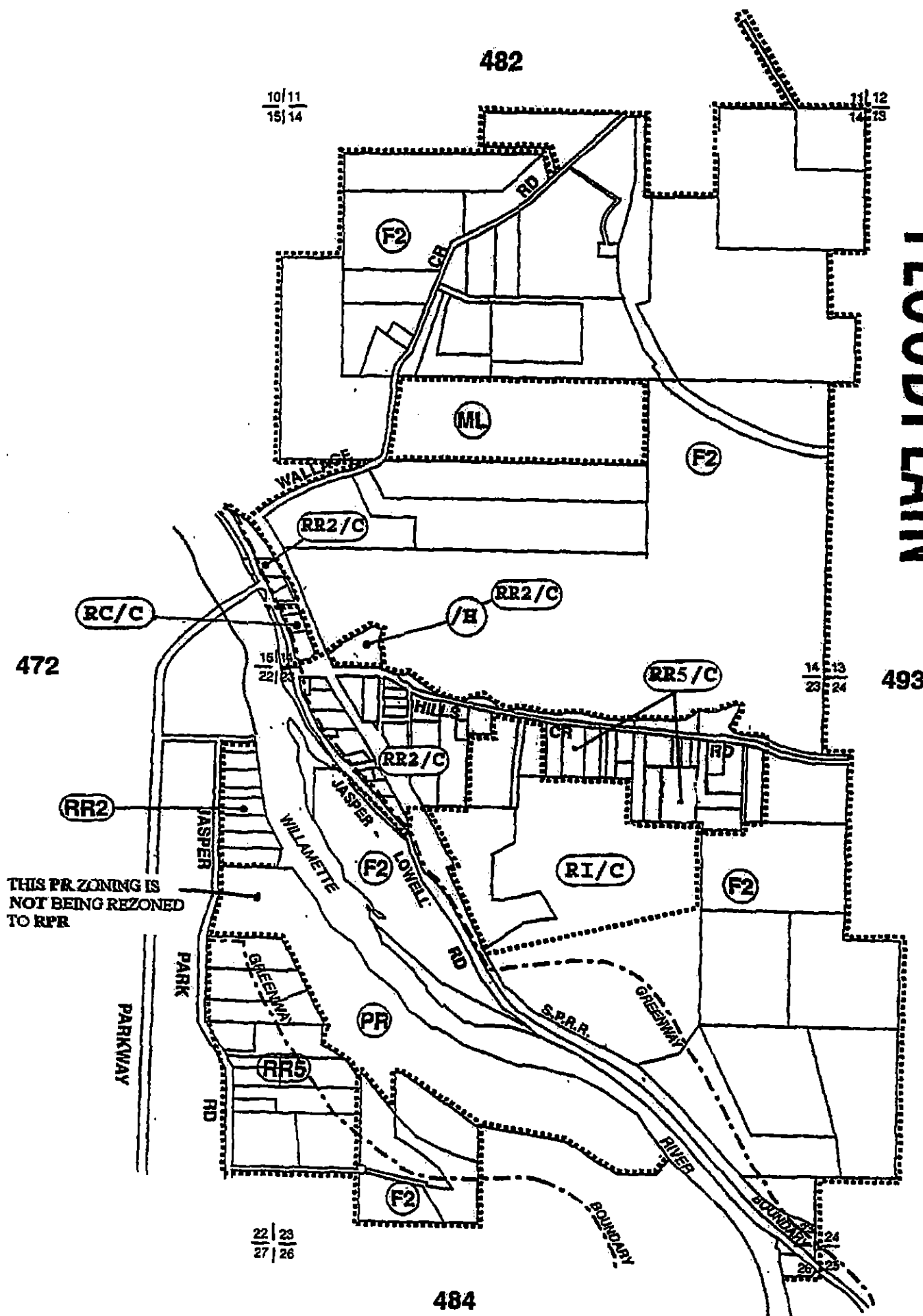
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**PLOT# 473**

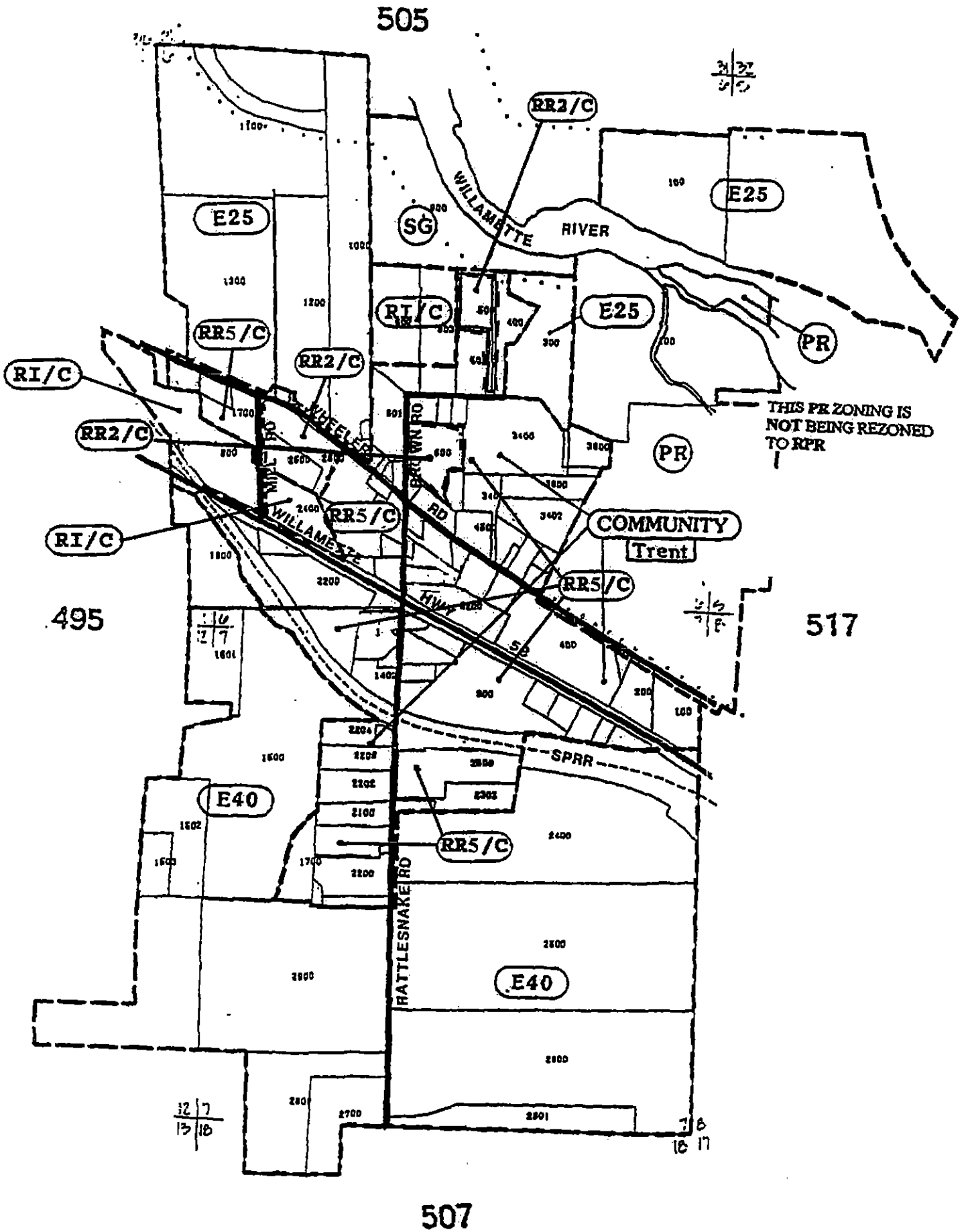
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 REVISION # 2 ORD # PA1662-92 DATE 9 / 29 / 88

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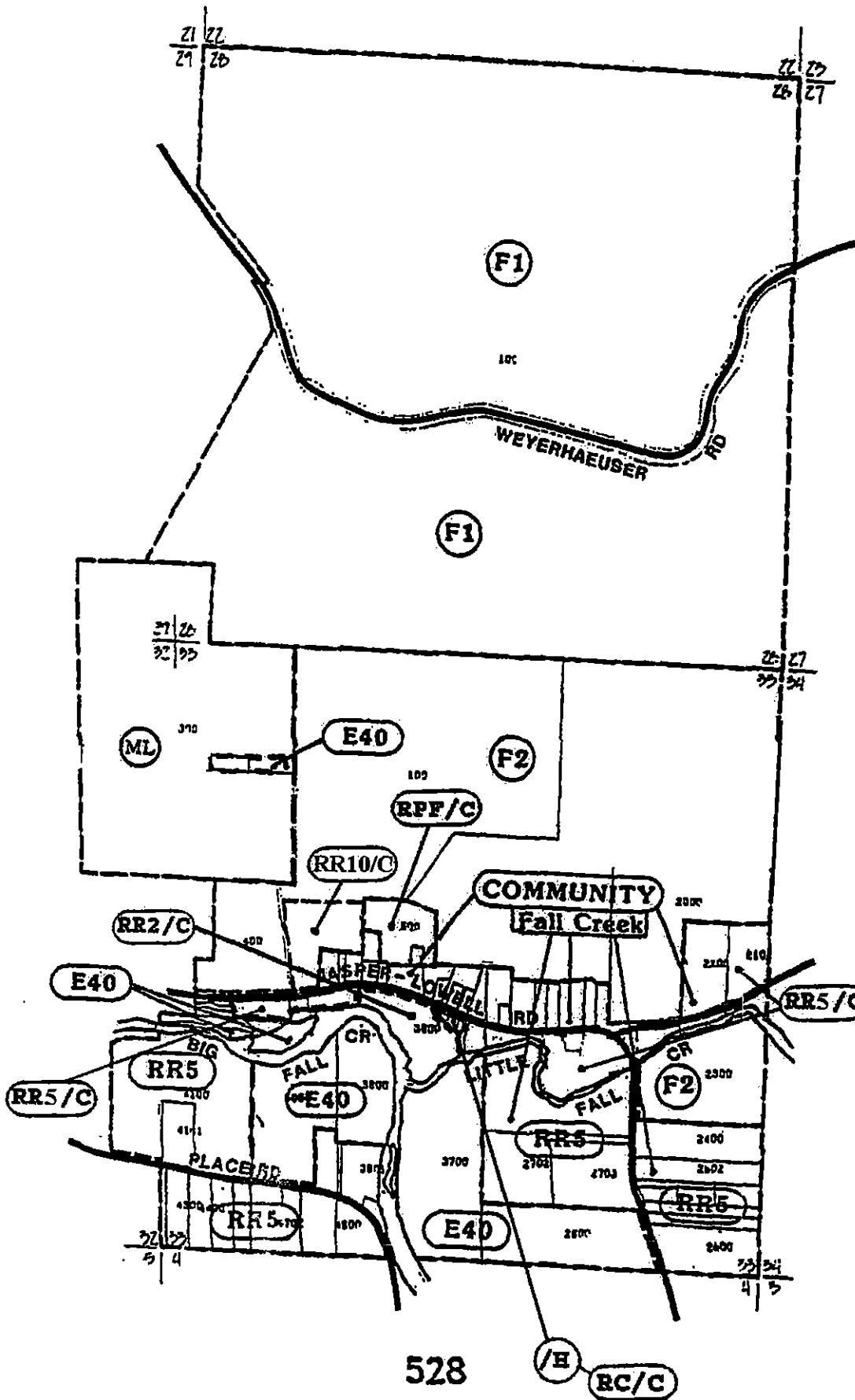


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<small>Township Range Section</small> <b>18 02 14</b> / <b>18 02 23</b>		
ORIGINAL ORD. #	PA 884	DATE 2/29/1984
REVISION #	ORD#	DATE
		FILE #




516

536



FLOODPLAIN

528

county 

0 1000 2000 3000 4000  
SCALE IN FEET

NORTH

**OFFICIAL ZONING MAP**

**PLOT# 527**

Twnshp. Range Section  
18 01 28 / 18 01 33

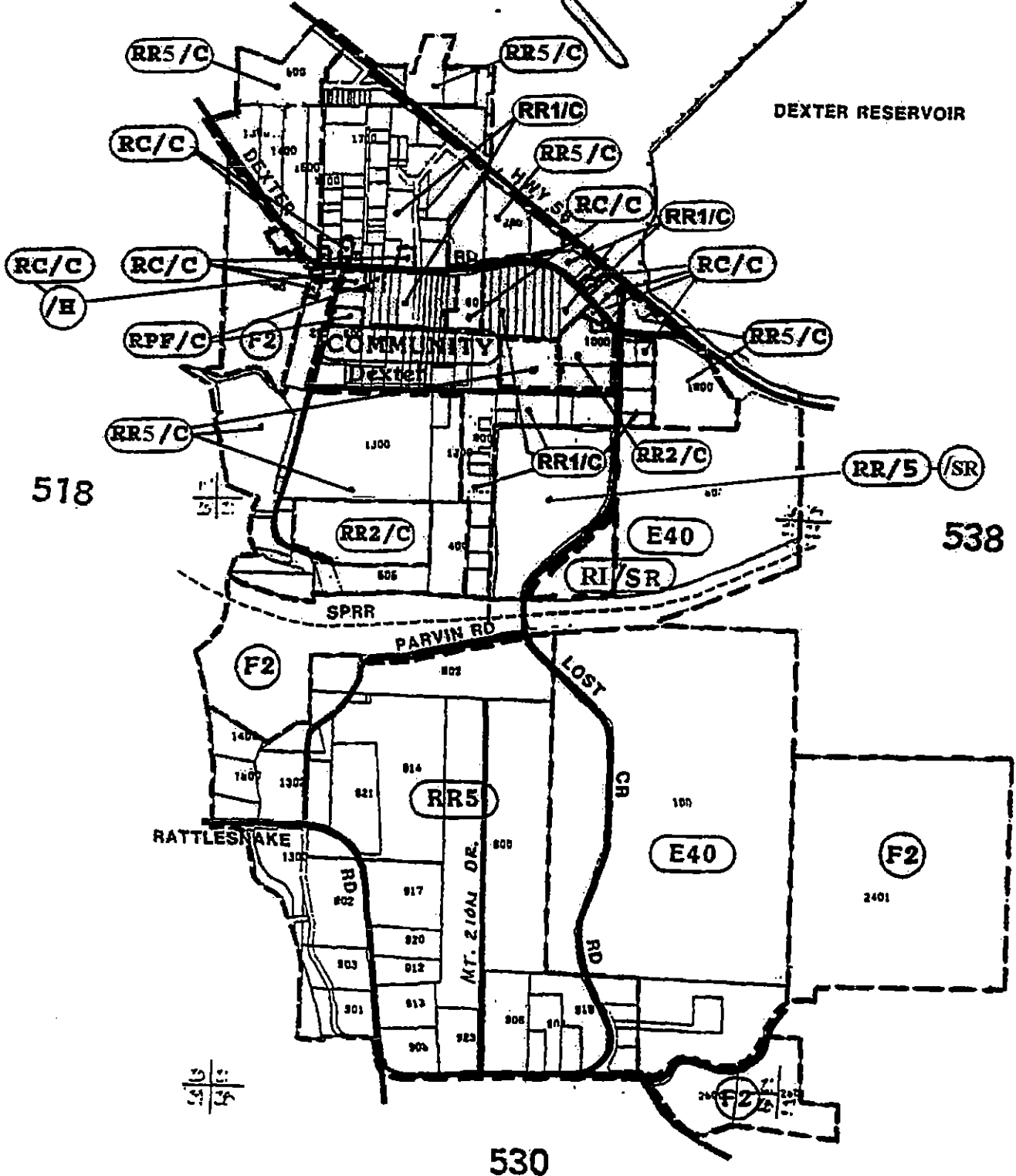
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SION # 3 ORD. # PA1076 DATE 9/25/95 FILE # PA0658-95

528

WILLAMETTE RIVER

DEXTER RESERVOIR



2 county

0 1000 2000 3000 4000

SCALE IN FEET

NORTH

OFFICIAL ZONING MAP

PLOT# 529

Township Range Section

19 01 16

19 01 21

ORIGINAL ORD. # PA 884

DATE 2/29/1984 FILE #

VISION # 4 ORD. # PA2831-90

DATE 11/10/90 FILE # PA2831-90

**Ordinance No. PA 1222**  
**Exhibit C**  
**Findings of Fact**

**Finding 1. Lane Code 16.400(6)(i):** This subsection of Lane Code requires that the adoption of amendments to the Rural Comprehensive Plan, and components thereto, be by ordinances. The adoption of Ord. No. PA 1222 would amend the RCP Goal 2 Policies by ordinance and therefore complies with this code requirement.

**Finding 2. Lane Code 16.400(6)(h)(iii)(aa)** requires Ord. No. PA 1222 to comply with applicable state laws and the Statewide Planning Goals. Based on the findings below, Ord. No. PA 1222 complies with applicable state laws and Statewide Planning Goals.

- a. Statewide Planning Goal 2 requires, “Opportunities shall be provided for review and comment by citizens during the preparation, review and revision of plans and implementation ordinances.” Lane County provided the opportunities identified below for citizens to review and comment on the preparation, review and revision of Ord. No. PA 1222. These opportunities were adequate to comply with Goal 2.
  - Beginning March 15, 2005, copies of the final revisions of the proposed changes to RCP Goal 2 Policies were available at the LMD for distribution to citizens.
  - A legal ad was published in the *The Register-Guard* on April 19, 2005, providing notice of the LCPC public hearing in Harris Hall of the Lane County Public Service Building on May 17, 2005.
  - Display ads advertising a series of citizen information meetings including the time and place of the meetings for citizens to hear explanations by the LMD of the proposed Policy changes, where citizens could get additional information, and when and where LCPC public hearings would be held, appeared in local periodicals on the following dates:
    - May 2, 2005, *The Register-Guard*;
    - May 4, 2005, *Springfield News*;
    - May 4, 2005, *Cottage Grove Sentinel*;
    - May 5, 2005, *The Creswell Chronicle*.
  - LMD provided copies of the draft changes to the public in citizen information meetings on a sub-watershed basis in:
    - May 5, 2005, Creswell (Goshen and Saginaw);
    - May 9, 2005, Cottage Grove (London, Dorena and Culp Creek);
    - May 10, 2005, Pleasant Hill (Pleasant Hill and Jasper); and
    - May 11, 2005, Lowell (Dexter, Fall Creek and Trent).to explain and distribute the proposed Policy changes.
  - On May 17, 2005, LCPC held a public hearing in Harris Hall of the Lane County Public Service Building in Eugene to receive citizen comments on proposed amendments to Goal 2 Policies of the RCP.
  - On May 18, 2004, a legal ad was published in the *The Register-Guard* providing notice of the Board of County Commissioners public hearing on the proposed amendments to Goal 2 Policies in the Commissioners Conference Room on June 15, 2005.

- On June 15, 2005, a public hearing was held by the Board of Commissioners in the Commissioners Conference Room of the Lane County Public Service Building of Eugene to receive citizen comments on the proposed amendments to RCP Goal 2, Policies 10, 11, 15 and 16.
- b. Ord. No. PA 1222 acknowledges and implements timely revisions to Goal Two - Land Use Planning Policies within the Coast Fork Willamette Watershed and Middle Fork Willamette Watershed in compliance with Goal Two Policy 10:  
“Lane County shall update the Rural Comprehensive Plan during periodic review to plan and zone unincorporated communities to comply with OAR 660 Division 22, ‘UNINCORPORATED COMMUNITIES’ the ‘Unincorporated Community Rule’ (UCR). Once updated, any changes in the planning and zoning for the unincorporated communities shall comply with the UCR. The UCR was adopted by the State Land Conservation and Development Commission (LCDC) on October 28, 1994 and became effective on December 5, 1994.”
- c. Ord. No. PA 1222 amendments to Lane County General Plan Policies Goal Two, Policies 10, 11, 15 and 16, implements the analysis and findings of fact in Exhibit C-1, the *OAR Compliance Report (OAR 660 -22-0010 through 0030) – Analysis and Findings for Five Unincorporated Rural Communities Within the Coast Fork Willamette River Watershed and Four Unincorporated Rural Communities and One Urban Unincorporated Community within the Middle Fork Willamette River Watershed (Work Task 5.2.); Lane County Board of Commissioners, April 2005.*

**Lane County Periodic Review Work Program**

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**Lane County**

**Preliminary OAR Compliance Report**

\* \* \*

**Analysis and Findings for  
Five Unincorporated Rural Communities  
within the  
Coast Fork - Willamette River Watershed**

**and**

**Analysis and Findings for  
Four Unincorporated Rural Communities  
and  
One Urban Unincorporated Community  
within the  
Middle Fork - Willamette River Watershed**

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**Work Task 5, 2. Complete an OAR Compliance Report for each  
community addressing the factors in OAR 660-022-0010 through 0030.**

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**Lane County  
Board of Commissioners**

**April 2005**



## Lane County – Preliminary OAR Compliance Report

### Adoption

The Lane County Planning Commission recommended approval of this document in its present form on \_\_\_\_\_, 2005

This document was approved by the Lane County Board of Commissioners for submittal to State of Oregon Department of Land Conservation and Development on \_\_\_\_\_, 2005.

### Board of County Commissioners

Anna Morrison, Chair, West Lane  
Bill Dwyer, Vice-Chair, Springfield  
Bobby Green, Sr., North Eugene  
Peter Sorenson, South Eugene  
Faye Stewart, East Lane

### Planning Commissioners

Steve Dignam, Chair  
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Lisa Arkin  
Edwin Becker  
Jacque Marie Betz  
Marion Esty  
Mark Herbert  
Juanita Kirkham  
Jozef Siekel-Zdzienicki

### Acknowledgements

This OAR Compliance Report and accompanying Land Use Data and Summary Report pursuant to Work Task 5, Products 1 and 2, were accomplished with funding from Oregon Department of Land Conservation and Development Periodic Review Grant PR-R-05-008.

This OAR Compliance Report and accompanying Land Use Data and Summary Report pursuant to Work Task 5, Products 1 and 2, were accomplished with Video Lottery grant funding from the Lane County Economic Development Standing Committee.

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For more information concerning the work program or this report, please contact Lane County Land Management Division, Bill Sage – Associate Planner, Public Service Building, 125 East 8<sup>th</sup> Avenue, Eugene, OR 97401

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## Section I – Oregon Administrative Rule 660-022

### **Lane County Periodic Review Work Program Analysis and Findings for the Unincorporated Rural Communities within the Coast Fork of the Willamette River Watershed (Goshen, Saginaw, London, Dorena, and Culp Creek) and the Middle Fork of the Willamette River Watershed (Pleasant Hill, Jasper, Trent, Fall Creek and Dexter).**

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#### **1. Introduction and Background**

Statewide planning rules require all counties to develop comprehensive land use plans and implementing ordinances. The Lane County Rural Comprehensive Plan (RCP) was adopted and acknowledged in 1984. Lane County's designation of countywide Developed and Committed Exception Area boundaries was challenged in 1984 and remanded to Lane County by the Oregon Supreme Court in 1988. Re-acknowledgement by LCDC of the D&C component of the RCP was accomplished in 1989-1990.

The Land Conservation and Development Commission adopted administrative rule amendments in 1994 establishing planning and zoning requirements for unincorporated communities (OAR 660, Division 22), hereinafter "the *Unincorporated Community Rule*" or "*UCR*".

ORS 197.010(1)(e), as implemented by OAR 660-025, requires "periodic review" of all comprehensive plans every five to ten years. In 1995, Lane County received a Periodic Review Notice for the RCP. The County conducted its evaluation of the RCP and submitted its work program in 1996. DLCD initially approved the work program in 1997 (Order No. 00614) and in coordination with Lane County modified it in 1998 (Order No. 00901) to conduct the review on a watershed-by-watershed basis. Timelines for completion of work tasks were revised and approved by DLCD in July 2002 (Order No. 001415).

Lane County's periodic review work program incorporates a five-watershed approach to regional planning. Adopted work tasks in the 1998 amended work program are subject to specific completion dates for submittal to the Land Conservation & Development Commission (LCDC).

The McKenzie Watershed component of the work program and countywide compliance with Goal 14 was accomplished when Lane County Board of Commissioners adopted Ordinance No. 6-02 on April 17, 2002, amended RCP Policies and Lane Code Chapter 16 and created five new land use codes: Rural Residential (RR, RCP) LC 16.290, Rural Commercial (RC, RCP) LC 16.291, Rural Industrial (RI, RCP) LC 16.292, Rural Public Facility (RPF, RCP) LC 16.294, and Rural Park and Recreation (RPR, RCP) LC 16.295. The five new zoning regulations codified provisions of the *Unincorporated Communities Rule* (OAR 660-022) and statewide Goal 14 *Urbanization* as implemented by OAR 660-004-0040.

On May 17, 2002, the adopted land use codes became effective within the McKenzie Watershed including the eight unincorporated rural communities therein: Marcola,

Walterville, Leaburg, Vida, Nimrod, Blue River, Rainbow and McKenzie Bridge. The regulations also superseded prior regulations in the rural residential, commercial, industrial, public facility, and parks & recreation lands of the Siuslaw, Long Tom, Coast Fork of the Willamette and Middle Fork of the Willamette Watersheds, inside acknowledged Developed & Committed Exception Areas that were located outside acknowledged unincorporated rural community boundaries.

On February 18, 2004, the Board of County Commissioners adopted Ordinance No. PA 1194, amended RCP General Plan Policies, Official Plan Maps and Official Zoning Maps and implemented Lane Code Chapter 16 land use codes [Rural Residential (RR, RCP) LC 16.290, Rural Commercial (RC, RCP) LC 16.291, Rural Industrial (RI, RCP) LC 16.292, Rural Public Facility (RPF, RCP) LC 16.294, and Rural Park and Recreation (RPR, RCP) LC 16.295] inside the nine unincorporated rural communities of the Siuslaw Watershed (Glenada, Cushman, Mapleton, Swisshome, Deadwood, Greenleaf, Triangle Lake, Blachly and Walton); and inside the eight unincorporated rural communities of the Long Tom Watershed (Lancaster, Franklin, Cheshire, Alvadore, Elmira, Noti, Crow and Lorane).

The County began periodic review of the five unincorporated rural communities in the Coast Fork of the Willamette Watershed [Goshen, Saginaw, London, Dorena, and Culp Creek] and the four unincorporated rural communities and one urban unincorporated community of the Middle Fork of the Willamette Watershed [Pleasant Hill, Jasper, Trent, Fall Creek, and Dexter] on April 20, 2004. Adoption by the Board of County Commissioners of these two products in Work Task 5 of the Periodic Review Work Program for these two watersheds is scheduled for June 15, 2005. The Lane Code Chapter 16.290, 16.291, 16.292, 16.294 and 16.295 provisions will be effective within these ten unincorporated rural communities of the Coast Fork and Middle Fork Willamette River Watersheds upon completion of the periodic review work tasks for these two watersheds.

**2. Analysis of the Unincorporated Community Rule OAR 660-22-010 and OAR 660-22-020 Definitions and Requirements for Designating Communities within the Coast Fork of the Willamette Watershed and the Middle Fork of the Willamette Watershed.**

This section of the Compliance Report identifies the requirements of the Unincorporated Community Rule for designating communities and explains why certain areas within the Coast Fork Willamette Watershed and the Middle Fork Willamette Watershed meet the requirements for designation as unincorporated rural communities.

The Incorporated Community Rule defines 'Rural Community' and the definition was adopted in RCP Goal 2, Policy 10.b.i., on April 17, 2002, as follows:

"b. There are four types of unincorporated communities:

- i. "Rural Community" (*OAR 660-022-0010(6)*) means "An unincorporated community consisting primarily of permanent residential dwellings but also has at least two other land uses that provide commercial, industrial or public uses (including but not limited to schools, churches, grange halls, post offices) to the community, the surrounding rural areas, or to persons traveling through the area."

With the adoption of the Rural Comprehensive Plan in 1984, Lane County designated Goshen, Saginaw, London, Dorena and Culp Creek as "communities" within the Coast Fork of the Willamette Watershed. Lane County also designated Pleasant Hill, Jasper, Trent, Fall Creek and Dexter as "communities" within the Middle Fork of the Willamette Watershed. Nine of the ten "communities" comply with the 1994 definition of a "Rural Community" in OAR 660-22-010(6) and one, Dexter, complies with the definition of an "Urban Unincorporated Community" in OAR 660-22-010(8).

The characteristics of the individual unincorporated communities are described in more detail in Section 3: Coast Fork Willamette Watershed -- Individual Unincorporated Community Reports; and Section 4: Middle Fork of the Willamette Watershed -- Individual Unincorporated Community Reports. Official Plan Maps (Plots) for the ten rural communities are attached as Attachment "A". Official Zoning Maps (Plots) for the ten rural communities are attached as Attachment "B".

OAR 660-22-010 also defines three additional types of unincorporated communities: Resort Community, Rural Service Center, and Urban Unincorporated Community. Lane County adopted the three definitions in RCP Goal 2, Policy 10.b. ii.-iv., on April 14, 2002. The adopted text is:

- "b. ii. "Resort Community" (*OAR 660-022-0010(5)*) means, "An unincorporated community that was established primarily for and continues to be used primarily for recreation or resort purposes; and that: includes residential and commercial uses; and provides for both temporary and permanent residential occupancy, including overnight lodging and accommodations.
- iii. "Rural Service Center" (*OAR 660-022-0010(7)*) means, "An unincorporated community consisting primarily of commercial or industrial uses providing goods

and services to the surrounding rural area or to persons traveling throughout the area, but which also includes some dwellings.

- iv. "Urban Unincorporated Community" (*OAR 660-022-0010(8)*) means, "An unincorporated community which has the following characteristics:
- A. Includes at least 150 permanent dwelling units including manufactured homes;
  - B. Contains a mixture of land uses including three or more public, commercial or industrial uses;
  - C. Includes areas served by a community sewer system; and
  - D. Includes areas served by a community water system."

Dexter in the Middle Fork - Willamette Watershed has both community water and community sewer services required for consideration as an Urban Unincorporated Community (UCC). As provided for in OAR 660-22-020 Designation of Community Areas, the County is required to amend the designation of Dexter from Rural Community to Urban Unincorporated Community since there are approximately 600 permanent residential, commercial or industrial connections to the Dexter Sanitary District and within the designated community boundaries of Dexter there are also five State-permitted community water systems serving a total of 92 permanent residences.

The "community" boundaries adopted in the Official Plan Maps as a component of the RCP in 1984, re-adopted and acknowledged in 1989-1990, and existing on October 28, 1994, remain as the boundaries of four unincorporated rural communities in the Coast Fork of the Willamette River Watershed: Goshen, London, Dorena and Culp Creek. The community boundary for Saginaw is being considered for expansion to the east to include two existing mill sites that provide employment for the area, two churches, an elementary school and the residential district.

The "community" boundaries adopted in the Official Plan Maps as a component of the RCP in 1984, re-adopted and acknowledged in 1989-1990, and existing on October 28, 1994, remain as the boundaries for three of the five unincorporated rural communities in the Middle Fork of the Willamette Watershed: Jasper, Fall Creek and Dexter. The rural community boundaries of Pleasant Hill and Trent are being considered for expansion.

- Expansion of the eastern community boundary of Pleasant Hill is being considered to include the Pleasant Hill Cemetery (established in 1853), Pleasant Hill School District #1 campus with the High School, Middle School and Elementary School, Pleasant Hill Lutheran Church, Pleasant Hill Baptist Church, and a majority of the intertwined rural residential development of Developed & Committed Exception Area No. 473. The 1984 boundaries acknowledged the commercial aspects of the rural community but inadvertently left out the historical and cultural components of the community, e.g., education, worship, and internment.
- The western boundary of the rural community of Trent is being considered for expansion to include several rural industrial properties in Developed & Committed Exception Area No. 495 to the west that are contiguous to other rural industrial lands inside the community boundaries within Developed & Committed Exception Area No. 506 to the east. The contiguous zoning and uses were inadvertently excluded in 1984.

## **The Unincorporated Community Rule and Lane Code Chapter 16**

In 1984, the Rural Comprehensive Plan Policies Goal 2, Policy 25 listed the zoning districts that apply to properties within community boundaries. The Rural Commercial (CR-RCP) zone was not mentioned in the policy but was applied within some of the communities in the Coast Fork and Middle Fork Willamette Watersheds in 1984. For each zoning district allowed within a community boundary, Lane Code Chapter 16 contains a corresponding list of the uses that are allowable within that zoning district. In April, 2002, Lane County adopted new Rural Residential Zone (RR, Lane Code 16.290), Rural Commercial Zone (RC, Lane Code 16.291), Rural Industrial Zone (RI, Lane Code 16.292), Rural Public Facility Zone (RPF, Lane Code 16.294), and Rural Parks & Recreation Zone (RPR, LC 16.295) regulations within the developed & committed exception areas located outside designated rural community boundaries throughout the County and within the eight rural communities of the McKenzie Watershed (Marcola, Walterville, Leaburg, Vida, Nimrod, Blue River, Rainbow, and McKenzie Bridge). As stated before, the five cited sections of Lane Code Chapter 16 were applied within the seventeen rural communities of the Siuslaw and Long Tom in 2004. On those occasions, the uses allowed in each of the new zoning districts were analyzed to determine that they complied with the Unincorporated Community Rule. The five Lane Code 16 designations and provisions are now being considered by the Board of County Commissioners for adoption within the ten rural communities of the Coast Fork and Middle Fork Willamette Watersheds.

The new Rural Residential Zone (RR, LC 16.290) is replacing the zoning designations of all rural "residential" properties within the Coast Fork - Willamette Watershed and Middle Fork - Willamette Watershed rural communities previously designated as either Suburban Residential (RA, LC 16.229), Garden Apartment Residential (RG, LC 16.230) or Rural Residential (RR, LC 16.231).

The new Rural Commercial Zone (RC, LC 16.291) is replacing the zoning designations of all rural "commercial" properties within the Coast Fork - Willamette Watershed and Middle Fork - Willamette Watershed rural communities previously designated as Limited Commercial Zone (C-1, LC 16.220), Neighborhood Commercial Zone (C-2, LC 16.221), Commercial Zone (C-3, LC 16.222), or Rural Commercial (CR, LC 16.223).

The new Rural Industrial Zone (RI, LC 16.292) is replacing the zoning designations of all rural "industrial" properties within the Coast Fork - Willamette Watershed and Middle Fork - Willamette Watershed rural communities previously designated as Limited Industrial Zone (M-1, LC 16.224), Light Industrial Zone (M-2, LC 16.225), or Heavy Industrial Zone (M-3, LC 16.226).

### **3. Findings Regarding Compliance with OAR 660-22-030**

Oregon Administrative Rules Section 660-22-030 includes limitations and requirements for planning and zoning for unincorporated communities. General findings on a watershed basis are presented by OAR subsection. Findings specific to an individual community regarding Lane County's compliance with these regulations are provided in **3. A. - 3. E. Coast Fork - Willamette Watershed**, and **4. A. - 4. E. Middle Fork - Willamette Watershed**, below.



**Subsection (1)** states: *“For rural communities, resort communities and urban unincorporated communities, counties shall adopt individual plan and zone designations reflecting the projected use for each property (e.g., residential, commercial, industrial, public) for all land in each community . . .”*

Five communities within the Coast Fork - Willamette Watershed (Goshen, Saginaw, London, Dorena and Culp Creek) were designated in the RCP as “communities” in 1984. All five continue to qualify as “rural communities” today.

The five communities of the Middle Fork - Willamette Watershed (Pleasant Hill, Jasper, Trent, Fall Creek and Dexter) were designated in the RCP as “communities” in 1984. Four qualify as “rural communities” today and Dexter qualifies as an “urban unincorporated community”.

Residential, commercial, industrial, and public facility plan designations are employed to designate past or existing uses within each of the unincorporated communities. The zoning for all land within each of the communities’ boundaries reflects the plan designations. A majority of public uses are designated as Rural Public Facilities (RPF). Some public facilities and uses such as churches and post offices are accommodated within the residential or commercial zoning designations.

**Subsection (2)** states: *“County plans and land use regulations may authorize any residential use and density in unincorporated communities, subject to the requirements of this division.”*

The residential uses in the ten unincorporated communities of the two watersheds are subject to Lane Code 16.291. Refer to Attachment “C” Lane Code 16.290 Rural Residential Zone (RR, RCP).

The minimum division standards for each of the unincorporated rural communities are:

### **Coast Fork of the Willamette River Watershed**

**Goshen** (Plots No. 413-1, No. 414-1, No. 426-3, No. 427-2).

In 1984, the “community” of Goshen included a section within Plot # 413-1 designated as Residential Suburban Zone (RA) with no minimum division standard in the vicinity of the six-square block area originally platted in 1889 and 1890 as the Plat of Goshen. The initial 48 lots were created as 160 feet by 80 feet and were 12,800 square feet in size. Development to the east and southeast in the 1940s-1960s resulted in further parcelization that was also included in the RA zone with the adoption of the Rural Comprehensive Plan in 1984. Lots and parcels vary in size from 0.25 of an acre to 3.85 acres. All of the residential properties previously designated as RA are being redesignated as Rural Residential (RR1) with a minimum division standard of one acre pursuant to LC 16.190. Plot # 413-1 also includes six parcels of Rural Residential (RR1) Zone land northwest Hampton Road in the southwest corner of Section 23 and approximately 20 parcels east of Interstate 5 that will retain the RR1 designation. Four parcels along the southern boundary of Section 23 north of Hampton Road are designated Rural Residential (RR5) with a five-acre division standard. Across Hampton Road to the south and within Plot # 414-1, there are five properties designated Rural

Residential (RR5) with a five-acre minimum division standard. All of the prior RR designations and densities are being retained.

Saginaw (Plot No. 403-1).

All residential lands within the designated boundaries of the rural community of Saginaw are designated as Rural Residential (RR5) with a five-acre minimum division standard. All of the prior RR designations and densities are being retained.

London (Plot No. 375-2).

The majority of the rural community of London includes residential lands designated as Rural Residential (RR5) with a five-acre minimum division standard. A small section of the rural community in the northeastern corner is designated Rural Residential (RR10) with a ten-acre minimum division standard. All of the prior RR designations and densities are being retained.

Dorena (Plot No. 509-1).

Residential lands aligned west of River Road and along both sides of Booth Kelly Road are designated as Rural Residential (RR2) with a two-acre minimum division standard. Residential lands west of the RR2 designations and east of the north-south section line are designated Rural Residential (RR5) with a five-acre minimum division standard. All of the prior RR designations and densities are being retained.

Culp Creek (Plots No. 509-2, No. 520-1 and No. 532-1).

Residential lands in the northwestern half of the rural community of Culp Creek (Plot # 509-2) were designated as Rural Residential (RR2) with a two-acre minimum division standard. Residential lands across the middle of Culp Creek (Plot #520) are designated as Rural Residential (RR5) with a five-acre minimum division standard. A small portion of residential land extends to the east along the northern and southern right-of-way of Row River Road into Plot # 532. The majority of the acreage is designated as Rural Residential (RR5) with a five-acre minimum division standard. A smaller section north of Row River Road is designated as Rural Residential (RR2) with a two-acre minimum division standard. All of the prior RR zoning designations and densities are being retained.

**Middle Fork of the Willamette River Watershed**

Pleasant Hill (Plots No. 449-1, No. 460-1).

The adopted boundaries of the rural community of Pleasant Hill include two zoning designation Plots: No. 449-1 and No. 460-1. Zoning Plot No. 449-1 represents the western half of the rural community and includes lots and parcels within TRS map 18-02-29 aligned west to east along Willamette Highway 58. Zoning Plot No. 460-1 continues to the east parallel to Highway 58 through TRS 18-02-28. In addition to the residential development, Plot No. 460-1 includes the commercial core of the community.

Rural residential development in Plot No. 449-1 stems from the recorded subdivision plats of Zephyr Ridge (1951, 16 lots), Zephyr Ridge Subdivision Lot 11 (1957, 11 lots), Zephyr Ridge First Addition (1965, 8 lots), Zephyr Ridge Subdivision Lot 12 (1965, 6 lots), Kensington Park (1962, 16 lots), Kensington Park First Addition (1963, 13 lots), and a series of 15 partitions (1964-1987). The two Kensington subdivision plats created lots of approximately one-acre in size and in 1984 received a Rural Residential (RR1) designation. Residential lands to the immediately to the west were designated Rural Residential (RR2) with a two-acre minimum division standard. Residential lands to the northwest and south were designated Rural Residential (RR5) with a five-acre minimum division standard. All of the prior RR zoning designations and densities are being retained.

Rural residential development along Highway 58 in Plot No. 460-1 is within or clustered around three subdivision plats: El Monte (1960, 19 lots), Fleek Plaza (1980, 11 parcels) and Laird Estates (2001, 5 lots ranging from 2.0 acres to 3.83 acres). El Monte was designated Rural Residential (RR1) with a one-acre minimum division standard in 1984. Laird Estates is within a Rural Residential (RR2) designation with a two-acre minimum division standard. Fleek Plaza was designated Neighborhood Commercial Zone (C-2) in 1984.

The residential development surrounding these subdivisions to the northeast along Ridgeway Road and to the west and south of Highway 58, 1984 zoning designations acknowledged the parcelization pattern created by approximately 12 partitions between 1970 and 1981. A mixture of Rural Residential with one-acre, two-acre and five-acre minimum division standards was adopted. All of the prior RR zoning designations and densities are being retained.

Jasper (Plot No. 483-1, No. 483-2).

All residential lands in the western portion of Jasper are designated as Rural Residential (RR2) with a two-acre minimum division standard. Residential lands to the east of the large rural industrial sites and are designated as Rural Residential (RR5) with a five-acre minimum division standard. All of the prior RR zoning designations and densities are being retained.

Trent (Plot No. 506-1).

Trent has two areas that are designated Rural Residential (RR2) with a two-acre minimum division standard. One consists of four parcels east of Brown Road and north of Wheeler Road. The second is a five-parcel area east of Mill Road and south of Wheeler Road. All other residential lands within the rural community of Trent are designated Rural Residential (RR5) with a five-acre minimum division standard. All of the prior RR zoning designations and densities are being retained.

Fall Creek (Plot No. 527-1).

Residential lands within the unincorporated rural community boundaries of Trent are aligned along the west to east right-of-way of Jasper Lowell Road. One parcel at the western end of the community is designated Rural Residential (RR10) with a 10-acre minimum division standard. Four parcels south of Jasper-Lowell Road are within a Rural Residential (RR2) designation with a two-acre minimum division standard. The remainder of the residential lands within the community are designated Rural Residential (RR5) with a five-acre

minimum division standard. All of the prior RR zoning designations and densities are being retained.

Dexter (Plot No. 529-1).

The unincorporated rural community of Dexter was established in part through the recording and development of two subdivision plats: Hart Park that initially created 51 lots, all but five being 50 feet by 158 feet (7,900 sq. ft., or 0.18 acre); and Lost Creek Park that initially created 56 lots all but five of which were between 0.9 acre and 1.25 acre in size. Two other subdivision plats, Normandy Park in 1966 and Dexter Lake Estates in 2002 collectively added 12 lots to the developable lands inventory. Five partitions in the 1970s, one in the 1980s, and two in 1990s contributed to the density within the community as well as an extensive creation of small parcels through conveyance of land by deed descriptions prior to 1975 when partitions and subdivision plats were not required. The core of the community that includes these creations is designated Rural Residential (RR1) with a one-acre minimum division standard. A portion south of Dexter Road and west of Lost Creek Road was designated Suburban Residential (RA) with no minimum division standard and is developed with a manufactured home park. The Suburban Residential (RA) area is being redesignated Rural Residential (RR1) with one-acre minimum division standard and the prior RR1 designated areas are being retained as RR1. Portions of other less densely developed lands are zoned Rural Residential (RR2) or Rural Residential (RR5) with two-acre and five-acre minimum division standards, respectively. The RR2 and RR5 designations and densities are being retained.

**Subsection (3)** states: *"County plans and land use regulations may authorize only the following new industrial uses in unincorporated communities:*

- (a) Uses authorized under Goals 3 and 4;*
- (b) Expansion of a use existing on the date of this rule;*
- (c) Small scale, low impact uses;*
- (d) Uses that require proximity to rural resource, as defined in OAR 660-004-0022(3)(a);*
- (e) New uses that will not exceed the capacity of water and sewer service available to the site on the effective date of this rule, or, if such services are not available to the site, the capacity of the site itself to provide water and absorb sewage;*
- (f) New uses more intensive than those allowed under subsection (a) thorough (e) of this section, provided an analysis set forth in the comprehensive plan demonstrates and land use regulations ensure:
  - (A) That such uses are necessary to provide employment that does not exceed the total projected work force within the community and the surrounding rural area;*
  - (B) That such uses would not rely upon a work force served by uses within urban growth boundaries; and*
  - (C) That the determination of the work force of the community and surrounding rural area considers the total industrial and commercial employment in the community and is coordinated with employment projections for nearby urban growth boundaries."**

Lane County adopted amendments to Lane Code 16 on April 17, 2002, and created Lane Code 16.292 Rural Industrial Zone (RI) in compliance with the *Unincorporated Community Rule*. Compliance by Lane Code 16.292 with OAR 660-22-0030(3) was approved on

October 31, 2002 in LCDC's Partial Approval of Periodic Review Work Task 1 and Approval of Work Task 2 Order No. 01431. Lane Code 16.292 supercedes the three previous industrial zones [Limited Industrial (M1), Light Industrial (M2), and Heavy Industrial (M3)] in the ten unincorporated rural communities of the Coast Fork – Willamette Watershed and Middle Fork - Willamette Watershed. Lane Code 16.292 superceded the M1, M2, and M3 zoning designations in 2002 throughout the Developed and Committed Exception Areas of the Coast Fork and Middle Fork Watersheds located outside the ten unincorporated rural communities. The complying code revisions will be adopted inside the unincorporated rural communities of the Coast Fork and Middle Fork – Willamette Watersheds in June 2005. Refer to Attachment "E" -- Lane Code 16.292 Rural Industrial Zone (RI, RCP).

**Subsection (4)** states: "*County plans and land use regulations may authorize only the following new commercial uses in unincorporated communities:*

- (a) Uses authorized under Goals 3 and 4;*
- (b) Small-scale, low impact uses;*
- (c) Uses intended to serve the community and surrounding rural area or the travel needs of people passing through the area.*

Lane County adopted amendments to Lane Code Chapter 16 on April 17, 2002, and created Lane Code 16.291 Rural Commercial Zone (RC) in partial compliance with the *Unincorporated Community Rule*. Lane Code 16.291 superceded the four previous commercial zones [Rural Commercial (CR), Limited Commercial (C1), Neighborhood Commercial (C2), and Commercial Zone (C3)] throughout Lane County located outside the 35 unincorporated communities and within the eight unincorporated rural communities of the McKenzie Watershed in 2002. The provisions of Lane Code 16.291 were implemented within the seventeen unincorporated rural communities of the Siuslaw Watershed and Long Tom Watershed in 2003. Compliance by Lane Code 16.291 with OAR 660-22-0030(4) received partial approval on October 31, 2002 in LCDC's Partial Approval of Periodic Review Work Task 1 and Approval of Work Task 2 Order No. 01431. Final approval was received from LCDC in 2004. The complying code revisions will be adopted inside the unincorporated communities of the Coast Fork and Middle Fork Willamette Watersheds in June 2005. Refer to Attachment "D" -- Lane Code 16.291 Rural Commercial Zone (RC, RCP).

**Subsection (5)** states: "*County plans and land use regulations may authorize hotels and motels in unincorporated communities only if served by a community sewer system and only as provided in subsections (a) through (c) of this section:*

The only unincorporated community in either the Coast Fork – Willamette Watershed or the Middle Fork – Willamette Watershed that has an establish community sewer system is Dexter.

- (a) Any number of new motel and hotel units may be allowed in resort communities.*

There are no designated "resort communities" in either the Coast Fork – Willamette Watershed or the Middle Fork – Willamette Watershed.

- (b) New motels and hotels up to 35 units may be allowed in an urban unincorporated community, rural service center, or rural community if the unincorporated*

*community is at least 10 miles from the urban growth boundary of any city adjacent to Interstate Highway 5, regardless of its proximity to any other UGB.*

The rural communities of Goshen, Pleasant Hill, and Jasper are within the 10-mile radius of the UGB of either the City of Eugene or City of Springfield.

The rural communities of Saginaw and London are within the 10-mile radius of Cottage Grove UGB. Saginaw is also within the 10-mile radius of Creswell UGB.

The rural communities of Trent and Fall Creek are within the 10-mile radius of the City of Springfield's UGB.

None of the rural communities cited above would be eligible sites for new motels or hotels due to their proximity to incorporated cities along the Interstate 5 highway corridor.

The rural communities of Dorena and Culp Creek are approximately 12 miles from the City of Cottage Grove, the closest urban growth boundary of a city adjacent to the Interstate 5 highway corridor.

*(c) New motels and hotels up to 100 units may be allowed in any urban unincorporated community that is at least 10 miles from any urban growth boundary."*

The urban unincorporated community of Dexter in the Middle Fork – Willamette Watershed is more than ten road miles from the urban growth boundaries of Springfield and Creswell, the two closest I-5 incorporated cities.

Subsection 5 geographically prohibits new hotels and motels in any unincorporated community of either watershed except Dorena or Culp Creek in the Coast Fork and Dexter in the Middle Fork.

**Subsection (6)** states: *"County plans and land use regulations shall ensure that new uses authorized within unincorporated communities do not adversely affect agricultural or forestry uses."*

Lane Code 16.291 (Rural Commercial) and Lane Code 16.292 (Rural Industrial) provide for: (a) uses authorized under Goals 3 and 4; (b) expansion of lawfully existing uses; (c) "small-scale, low impact uses" as limited by floor area in the UCR; and (d) uses that require proximity to rural resources (predominantly farm or forest).

The historical siting of the rural communities was based on employment opportunities in proximity to forest or farm products processing and markets. Compliance of the land use codes referenced above restricts uses other than those that historically supported the lifestyles of citizens employed in the regional agricultural and forestry industries. Some latitude is provided for the new-age enterprises such as tourism, recreation and communication services in the small-scale, low impact category on commercial lands (LC 16.291).

OAR 660-22-030(3) and (11)

Some additional opportunities for nonresource as well as resource manufacturing were provided in the LCDC adoption on March 21, 2003 of a temporary planning rule regarding industrial uses within unincorporated communities. LCDC amendments to OAR 660-22-030(3) and (11) became effective on March 28, 2003, and primarily allowed for:

*(3)(g) New uses, sited on an abandoned or diminished industrial mill site that was engaged in the processing or manufacturing of wood products, provided the uses will be located only on the portion of the mill site that was zoned for industrial uses on the effective date (October 24, 1994) of this rule.*

*(11) For the purposes of this section, a small-scale, low impact industrial uses is one which takes place in an urban unincorporated community in a building or buildings not exceeding 60,000 square feet of floor space, in any other type of unincorporated community in a building or buildings not exceeding 40,000 square feet of floor space.*

LCDC adopted the above provisions as permanent amendments in the LCDC September 18-19, 2003 meeting.

The Lane County Board of Commissioners adopted Ordinance No. 12-04 on May 12, 2004, to implement the above two OAR provisions in Lane Code 16.292 Rural Industrial Zone.

#### House Bill 2691 (2003)

During the 2003 Legislative Assembly, House Bill 2691, relating to industrial zoning of mill sites, was passed by the House and Senate and enacted with the Governor's signature on June 10, 2003. HB 2691 provided counties with the option to rezone "abandoned or diminished wood mill sites" for industrial uses without taking an exception to land use planning Goal 3 (Agricultural Lands), Goal 4 (Forest Lands), Goal 11 (Public Facilities and Services) and Goal 14 (Urbanization). In addition to the waiving of the exception process, the legislation also provided for:

- rezoning qualifying mill sites to any level of industrial use;
- extension of sewer facilities to qualifying industrial lands;
- establishment of on-site sewer facilities for industrial uses; however,
- the extended or established sewer facilities may not serve any retail, commercial or residential uses; and
- no permit for retail, commercial or residential development can be allowed on the mill site.

The Lane County Board of Commissioners' adoption of Ordinance No. 12-04 also amended Lane Code 16.292 (RI, RCP) and Lane Code 16.400 (Rural Comprehensive Plan Amendments) to implement the provisions of HB 2691.

#### HB 2614-B (2003)

House Bill 2614-B was passed by the 2003 Legislative Assembly (Senate – August 7, 2003; House – August 11, 2003) and enacted by the Governor. HB 2614-B retained the options cited above for "abandoned and diminished mill sites" in resource lands as provided for in HB 2691 and clarified the extent of the exemption from statewide goals and the implementing administrative rules.

HB 2614-B also effectively removed the distinction between “urban” and “rural” for industrial uses on lands where a developed and committed exception has previously been taken and the lands are designated in one of the four existing rural industrial zones (RI, M1, M2, M3). It placed a two-year timeline for property owners to establish the development options and applies some restrictions on the developed and committed properties, including:

- allows industrial development of any type and intensity in buildings of any size or type;
- limits the relaxed development standards to the portion of Lane County lying west of the summit of the Coast Range and outside the Willamette Valley;
- restricts the qualifying industrial lands to an area three miles or more from the urban growth boundaries (UGB) of incorporated cities with a population of 15,000 or more. (incorporated cities with less than 15,000 individuals do not have a buffer); and
- requires formal notice to any city regardless of population if the development of a site is within 10 miles of their UGB;
- grants the city “urban” authority in the county’s decision process to negotiate and require conditions of approval of “rural” development within the 10-mile buffer zone to mitigate any concerns (impacts) raised by the city; and
- places a sunset date on the above provisions concerning rural industrial zoned lands, which will be repealed on January 2, 2006.

However, none of the properties in an rural industrial zone designation in any of the ten unincorporated rural communities in either the Coast Fork or Middle Fork Watersheds can take advantage of the “allows industrial development of any type and intensity in buildings of any size or type” because all are within the Willamette Valley.

In summary, the combination of historical coexistence between resource management and rural commercial or industrial uses and limitations on new uses in the two zoning designations lead to the conclusion that no new use provided for will result in an escalation of conflicts that could adversely affect the farm or forest lands adjacent to commercial or industrial lands within the unincorporated communities. Lane County took exceptions to Goal 3 and Goal 4 for all lands designated as “rural commercial” and “rural industrial” in 1984 and defended the designations under Supreme Court remand in 1988-1990, which resulted in re-adoption of the Official Plan and Zoning Maps in 1989-1990. Lane County amended Lane Code and RCP Policies in 2002 and received partial acknowledgement from LCDC for the amendments in compliance with OAR 660-22-030(3) and (11) in a July 2003. The Board of Commissioners adopted Ordinance No. 11-04 and amendments to LC 16.291(3)(u) (siting of hotels and motels in the Rural Commercial zone) on May 12, 2004, and has received final acknowledgement from DLCD for the Rural Commercial Zone (RC, RCP) provisions.

**Subsection (7)** states: *County plans and land use regulations shall allow only those uses which are consistent with the identified function, capacity and level of service of transportation facilities serving the community, pursuant to OAR 660-012-0060(1)(a) through (c).*

OAR 660-012-0060(1) states: *Amendments to functional plans, acknowledged comprehensive plans, and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the identified function, capacity, and level of service of the facility. This shall be accomplished by either:*



- (a) Limiting allowed land uses to be consistent with the planned function, capacity and level of service;
- (b) Amending the TSP to provide transportation facilities adequate to support the proposed land uses consistent with the requirements of this division; or
- (c) Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes.

Unincorporated communities within the Coast Fork – Willamette River Watershed and the Middle Fork – Willamette River Watershed were initially developed along major transportation routes and within river valleys in support of farm and forest processing centers. The commercial and industrial uses in the ten unincorporated communities are astride these designated collector or arterial roads:

<u>Coast Fork Watershed</u>	<u>Road/Highway Name</u>	<u>Classification</u>
Goshen	Interstate 5	Federal - Principal Arterial
	Highway 99	State – Principal Arterial
Saginaw	Highway 99	State – Principal Arterial
	Saginaw East Road	Rural Major Collector
London	London Road	Rural Major Collector
Dorena	Row River Road	Rural Major Collector
Culp Creek	Row River Road	Rural Major Collector
<u>Middle Fork Watershed</u>	<u>Road/Highway Name</u>	<u>Classification</u>
Pleasant Hill	Highway 58	State – Principal Arterial
	Brabham Road	Rural Local
	Ridgeway Road	Rural Minor Collector
Jasper	Jasper-Lowell Road	Rural Major Collector
	Hills Creek Road	Rural Local
Trent	Highway 58	State – Principal Arterial
	Wheeler Road	Rural Local
	Brown Road	Rural Local
Fall Creek	Jasper-Lowell Road	Rural Major Collector
Dexter	Highway 58	State – Principal Arterial
	Dexter Road	Rural Major Collector
	Lost Creek Road	Rural Major Collector

The residential uses in the ten rural communities are either serviced by the above identified roads or short lengths of rural local roads linked to them. Most of the residential areas rely on local access roads for internal circulation for residential purposes. All of the functional classifications are appropriate for the respective communities. None of the roads serving the unincorporated communities are expected to exceed capacity or result in an unacceptable level of service within the planning period.

The Board of County Commissioners adopted the new *Lane County Transportation System Plan (TSP)* which became effective on June 4, 2004. Analysis by transportation planners has shown that the vast majority of uses allowed in developed & committed exception areas and unincorporated communities would not exceed the planned function, capacity and level of

service of the system's collector and arterial roads. The most intense uses such as a hotel, restaurant or recreation vehicle park involving high volumes of traffic, would be subject to review and mitigation through transportation facilities permit and special use permit conditions of approval. All land use discretionary decisions require referral notices to the transportation division of the Lane County Public Works Department and/or the Oregon Department of Transportation.

**Subsection (8)** states: *Zoning applied to lands within unincorporated communities shall ensure that the cumulative development:*

- (a) *Will not result in public health hazards or adverse environmental impacts that violate state or federal water quality regulations; and*
- (b) *Will not exceed the carrying capacity of the soil or of existing water supply sources and sewer services.*

Potential water quality impacts to either groundwater or surface water resources can originate from subsurface sewage disposal. All of the communities rely solely on onsite sewage disposal systems except for the unincorporated community of Dexter. Approximately six hundred connections including commercial businesses, industrial facilities and private residences in Dexter are served by the Dexter Sanitary District. On September 14, 2004, the Dexter Sanitary District adopted Resolution No. 9-2004 imposing a temporary moratoria on new sewer connections. The District continues to allow replacement and repair of existing systems and is not approving any new connections to the system until a two-phase corrective program is completed. Some properties in Dexter are served by onsite sanitation disposal systems.

In all instances throughout the ten unincorporated communities, water quality protection relies upon case-by-case evaluation of the suitability of the soils on the proposed development site to safely absorb effluent. All new development, including residential and commercial or industrial uses, must be approved for onsite sewage disposal by a Lane County sanitarian, in compliance with Oregon Department of Environmental Quality (DEQ) criteria and standards.

**Subsection (9)** states: *County plans and land use regulations for lands within unincorporated communities shall be consistent with acknowledged metropolitan regional goals and objectives, applicable regional functional plans and regional framework plan components of metropolitan service districts.*

The triad of Lane County, Eugene, and Springfield share jurisdiction at various levels over conservation and development activities within the Metro Plan Boundary surrounding the urban growth boundaries of Eugene and Springfield. Lane Code Chapter 16 regulations apply within the Metro area. The Metro Plan is currently progressing under a separate periodic review effort. The residential (LC 16.290), commercial (LC 16.291), industrial (LC 16.292) and public facility (LC 16.294) codes have not been adopted within the Metro Plan. At this point, it is unclear what changes the elected officials of the three jurisdictions will choose to implement in the Metro plan policies and implementing regulations.

Unincorporated communities in both the Coast Fork – Willamette Watershed and Middle Fork Willamette Watershed receive services from metropolitan and urban service districts

including electrical power (Eugene Water & Electric Board, Emerald PUD; water (Willamette Water Company, Cottage Grove Water District); police protection (Lane County Sheriff, Oregon State Police); ambulance and fire safety (Lane Rural F/R, Lane County FD #1, Lowell RFPD, Cottage Grove-South Lane Fire District, Oakridge FD, Hazeldell RFD); and schools (Eugene #4J, Springfield #19, Pleasant Hill #1, South Lane #25, Oakridge #117).

Coordination agreements with the service districts are being processed with each of the service districts as a requirement of RCP periodic review work program.

**Subsections (10) and (11) state:** *For purposes of this section, a small-scale, low impact commercial use is one which takes place in an urban unincorporated community in a building or buildings not exceeding 8,000 square feet of floor space, or in any other type of unincorporated community in a building or buildings not exceeding 4,000 square feet of floor space. For purposes of this section, a small-scale, low impact industrial use is one which takes place in an urban unincorporated community in a building or buildings not exceeding 60,000 square feet of floor space, or in any other type of unincorporated community in a building or buildings not exceeding 40,000 square feet of floor space.*

Adoption of the Rural Commercial Zone (LC 16.291) and the Rural Industrial Zone (LC 16.292) in April 2002, and amendments to those two Lane Code sections in May 2004 by adoption of Ordinance No. 11-04 and Ordinance No. 12-04 implemented revisions to the floor area standards to reflect HB 2691 (June 10, 2003) and HB 2614-B (August 21, 2003) legislation, and LCDC rulemaking (March 21, 2003) per OAR 660-22-030(3) and (11) included these development limitations. In addition, Lane County adopted 3,500 square feet of floor area and 35,000 square feet of floor area as the “less intensive” standard to define small-scale, low impact commercial and industrial uses respectively, in developed & committed exception areas outside unincorporated communities.

## Section II -- Coast Fork – Willamette River Watershed

### 4. Coast Fork – Willamette River Watershed

*Order No. 001415, Work Task 5, For lands within the Middle Fork of the Willamette River and the Coast Fork of the Willamette River Watersheds take the following actions:*

- 2. Complete a Preliminary OAR Compliance Report for each community addressing the factors in OAR 660-22-030.*

The topographic boundaries of the Coast Fork of the Willamette River Watershed define the actual drainage of surface waters within the Coast Fork and tributary systems. For the purposes of Lane County's periodic review work program, the concept of "Coast fork – Willamette Watershed" has been expanded to include regional planning factors such as transportation corridors and service districts, as well as adjacent areas of influence including recreation and residential development.

The Coast Fork of the Willamette River "rural regional planning" Watershed includes:

- (1) The Coast Fork of the Willamette River drainage from the southern boundary with Douglas County including the Cottage Grove Reservoir, north to the Metro Plan boundary;
- (2) The Row River drainage north to the confluence with the Coast Fork Willamette River including Dorena Reservoir and the tributaries of Sharps Creek and Brice Creek;
- (3) The Interstate 5 corridor north from the Douglas County line to the Metro Plan boundary;
- (4) The Highway 99 corridor from Cottage Grove north to the Metro Plan boundary;
- (5) The London Road corridor from London north to Cottage Grove;
- (6) The Row River Road corridor northwest to Cottage Grove;
- (7) The Mosby Creek Road corridor northwest to Cottage Grove;
- (8) The unincorporated "rural communities" of Goshen, Saginaw, London, Dorena and Culp Creek.

The Coast Fork Willamette River "rural regional planning" Watershed excludes any lands within the urban growth boundary or city limits of the incorporated cities of Cottage Grove and Creswell.

## Individual Unincorporated Community Reports

### A. Goshen (Rural Community)

The "community" of Goshen was originally established as the Goshen Plat on October 15, 1889. The plat includes the area currently situated between "A" Street to the north and "C" Street to the south with the western boundary being the "county road" now known as Highway 99, and the eastern boundary being 1<sup>st</sup> Street. The Plat was expanded in 1890 extending to "D" Street to the south and 2<sup>nd</sup> Street to the east. In final form the two plats included six square blocks with 48 rectangular parcels with dimensions of 80 feet by 160 feet and 12,800 square feet in size. In the past 115 years the residential core of the unincorporated rural community of Goshen has significantly changed to the point that the western quarter running north to south along Highway 99 is a mixture of rural commercial and rural industrial designations and uses, whereas the center of the eastern half includes the Goshen School with a rural public facility designation.

Exception Areas: 413-1, 414-1, 426-3 and 427-2.

Assessor Map (TRS): 18-03-13, 18-03-14, 18-03-23, 18-03-24, 18-03-25, 18-03-26.

The unincorporated Rural Community of Goshen is situated south and west of the Interstate 5 (I-5) highway and straddles Highway 99 which dissects it on a north to south axis. Goshen extends across sections lines into four developed & committed exception area plots. It is located approximately four miles north of Creswell and three miles southeast of Eugene.

Goshen is primarily contained within Plots 413-1 and 414-1. Two other Plots include lands within the rural community boundaries: One tax lot, (6100 of TRS 18-03-24) that is designated M3 in Plot 426-3 and abuts to the east, and four tax lots (205, 207, 208, and 209) on TRS map 18-03-25 in Plot 427-2 to the south are designated C3 (Commercial) or M3 (Light Industrial). An analysis of all lands within the community was adopted for each of the four plots includes the following:

<u>Plots:</u>	<u>Township-Range-Section</u>	<u>No. parcels</u>	<u>Acres</u>	<u>Average</u>	<u>Residences</u>
413-1	TRS 18-03-13 (Mixed) and				
414-1	TRS 18-03-14 (Mixed)	113	410.96	3.64	92
	TRS 18-03-26 (RR5 & M3)	10	61.44	6.14	6
426-3	TRS 18-03-24 (M3 only)	1	6.74	6.74	0
427-2	TRS 18-03-25 (C3 & M3)	4	9.62	2.40	0
		<u>128</u>	<u>488.76</u>	<u>3.82</u>	<u>98</u>

The average parcel size is 3.8 acres; the largest being 115.5 acres and the smallest being 0.2 acre. 117 of the parcels were created prior to the adoption of the Statewide Planning Goals in 1974. The other eleven were created after adoption of the Goals but prior to adoption of the Lane County Rural Comprehensive Plan in 1984.

The residential development of the unincorporated rural community of Goshen was originally created adjacent to the north-south and east-west transportation corridors that today equate to the intersection of Highway 99 and Highway 58. The Goshen Plat was recorded in 1889 and 1890 creating the core of residential development in the northern portion of what is now recognized as the "community". Two other plats added to the development pattern with the Glendora Tracts in 1946 and the Crowe Plat in 1973. During this same period, dimensional lumber mills provided employment for a community heavily dependent on timber from the mountains to the east and as an agrarian market for products from farms along the south to north corridor of the Coast Fork -Willamette River.

Goshen evolved into a commercial and industrial center which was acknowledged in 1984 with the adoption of the zoning designations and the Rural Comprehensive Plan. The core lay out by the Goshen Plat and the conveyance of small parcels to the south by deeds and contracts during the period of 1940-1960 resulted in a very densely developed rural setting of mixed uses. The average size of a parcel is skewed by the presence of the three large industrial tracts aligned along the western right-of-way of Highway 99.

Four designated service areas are served by the Willamette Water Company. Area "A" is the largest and includes the rural community of Goshen as well as a developed & committed exception area to the north parallel to College View Road which is not within the community boundary and an Area "B" to the northwest along McVay and Bloomburg Roads within the Metro Plan boundary. Two smaller areas "C" and "D" to southeast receive service. The Willamette Water Company has 86 connections for residential uses and 56 connections that are either industrial or commercial uses.

All of the subsurface sanitary systems are site specific and no identified community sewer system is operating within the community of Goshen

Residential development included 98 dwellings in 1989 within the Suburban Residential (RA) and Rural Residential (RR2 and RR5) zones. All but ten of the residences were established prior to 1974.

A Land Management Division analysis in 1998 (Mann-Hoglund) found that 90 parcels were developed with residences, and 15 parcels had potential for future residential development. A development trend in the past twenty years has been toward conversion of residential uses to commercial uses within the northeastern core of the community and along the Highway 99 right-of-way.

Industrial uses, current and past, in the community include:

- Cone Lumber Company
- Western Wood Products
- Western Patch and Manufacturing
- Northwest Fir (mill under construction)
- Weyerhaeuser Training Center
- Vail Northwest
- Leelynn Inc - Wiley Mountain Inc (heavy equipment)
- M&N Industrial Electrical Motor Repair
- McDiernid Controls Inc.

Recycling Systems (Inactive)  
Slayer Vault Company (Inactive)  
Tom Smith Fiberglass  
Goshen Sales (second-hand)  
Goshen Equipment Company (logging, excavation, construction)  
Dial Logging Trucks  
Washburn Hydro-spray  
Glenwood Foreign Auto Parts

Commercial uses, current and past, in the community include:

Pacific Pride (card-gas sales)  
Addy's Goshen Market  
Land O' Goshen Tavern  
Road-Runner Tires  
R&D Propane (distributor)  
Tarantola Storage (household and small business)  
The Auto Doctor (automotive)  
ARC Electric (contractor)  
Kelly Trailer Repair  
I-5 Home Sales  
Junsui Seibukan Dojo ("Church of Christ" on Oregon Historical Registry, Map P-38)

Public Facilities in the community include:

Goshen Elementary School  
Goshen Fire Protection District (fire station)  
Goshen Assembly of God  
Goshen Church of Christ

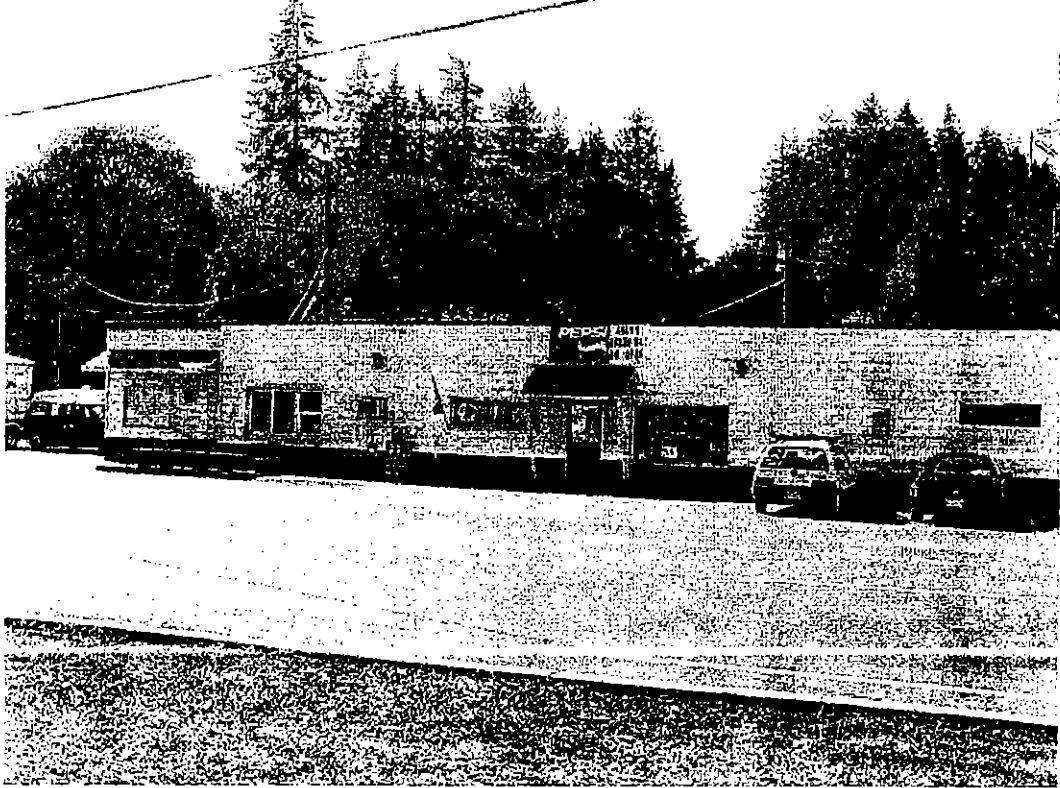
A very large public facility, the J. P. Alvey Substation of the Bonneville Power Administration, is located on the northern boundary and outside the community of Goshen.

Services are provided to the rural community of Goshen (Levy code 019-19) by:

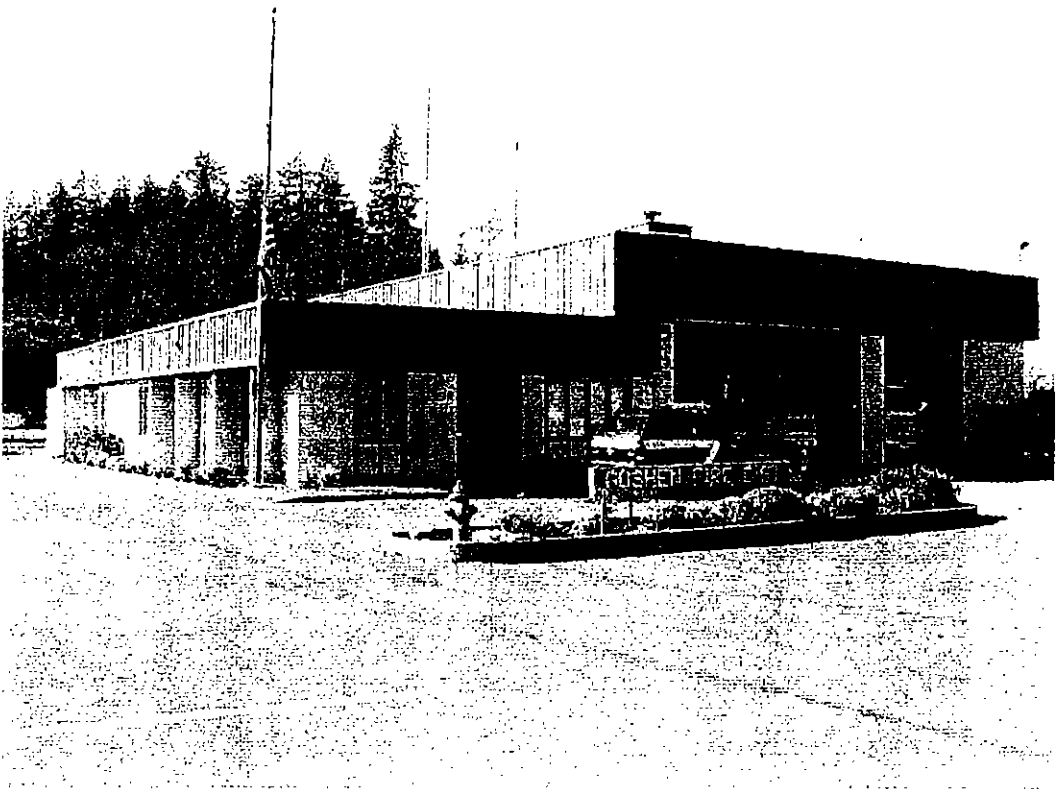
Electricity:	Emerald Peoples Utility District
Water:	Willamette Water Company
Fire/Ambulance:	Goshen Rural Fire Protection District
School:	Springfield School District #19 Lane Community College Lane Education Service District
Police:	Lane County Sheriff Oregon State Police

For the reasons mentioned above, the designation of Goshen as an unincorporated rural community complies with the OAR 660-22-010(7) definition of a unincorporated rural community.

Addy's Market -- Rural Community of Goshen D&C Area #413-1

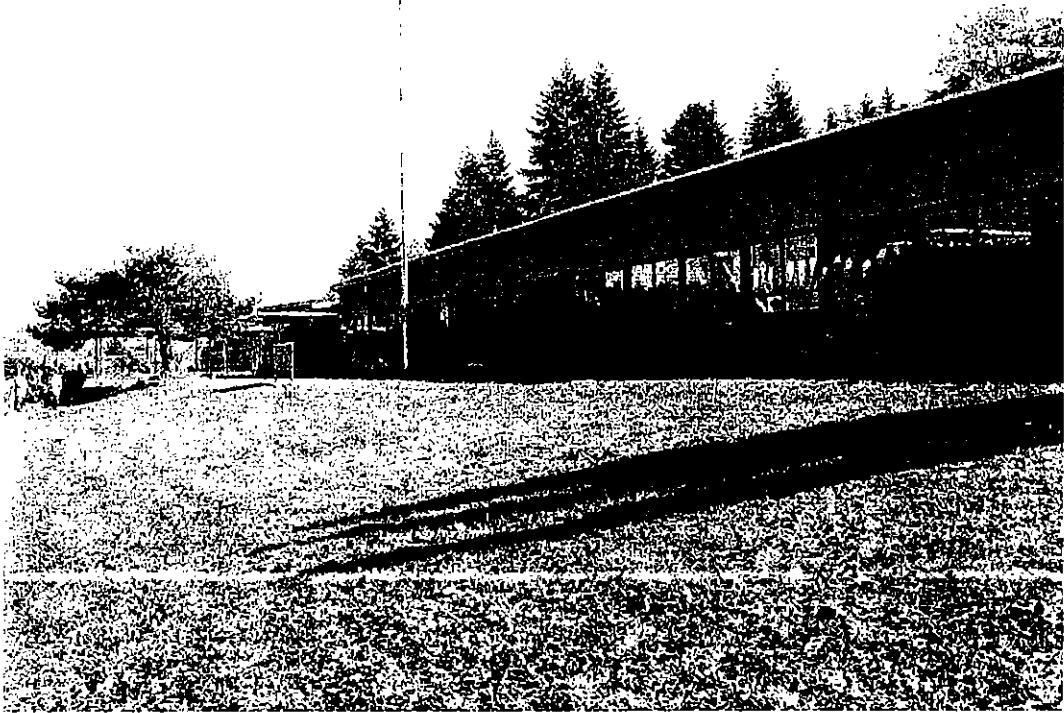


Goshen Fire District -- Goshen station





Goshen Elementary School

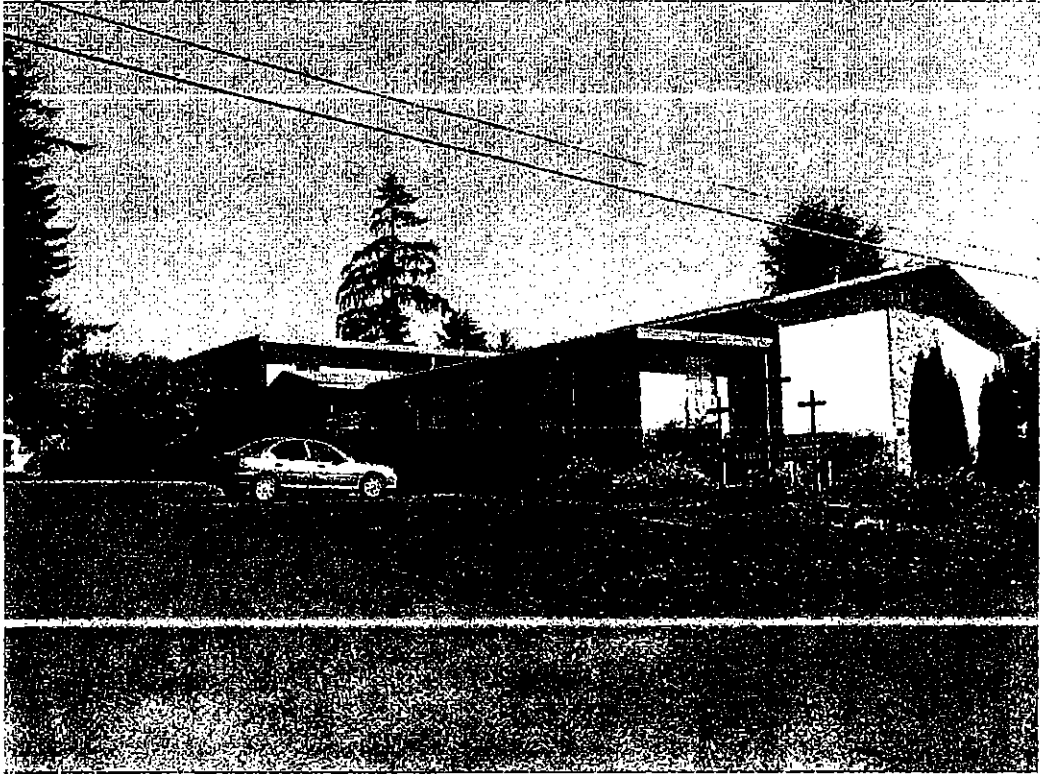


Converted structure – “Old Goshen Church of Christ - 1890” Oregon Historical Register – Map P-32

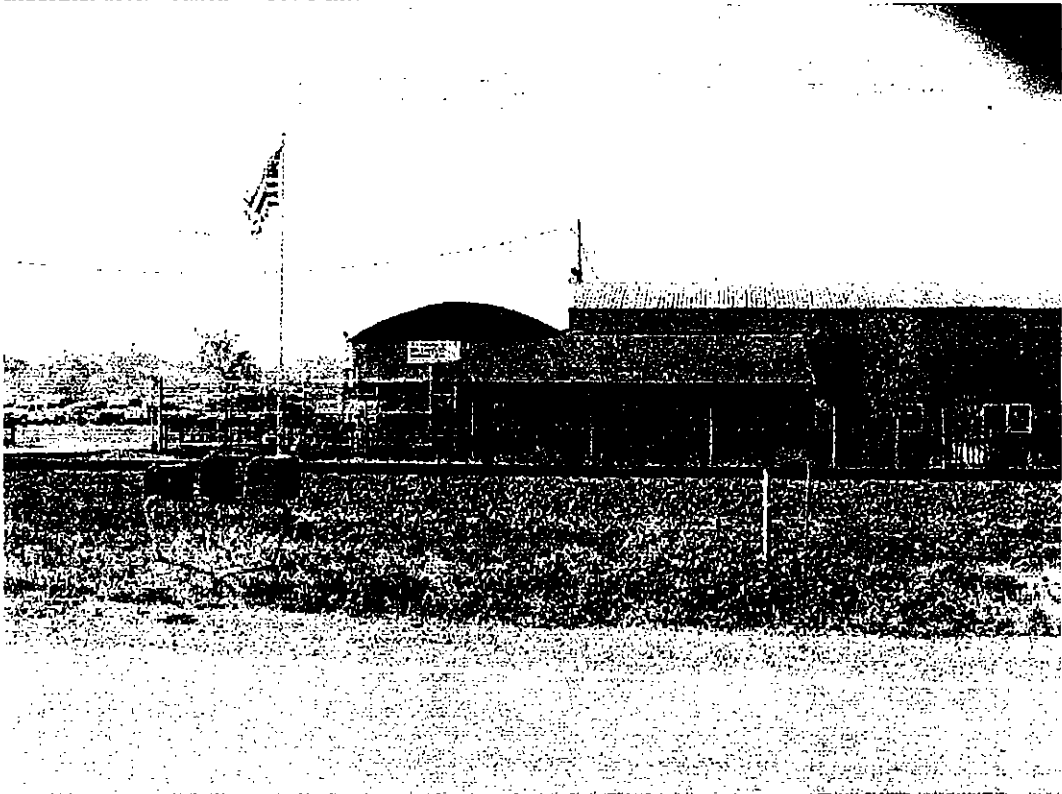


OAR Compliance Report  
April 2005

Goshen Assembly of God Church



Industrial uses: Staton - FMG Inc.



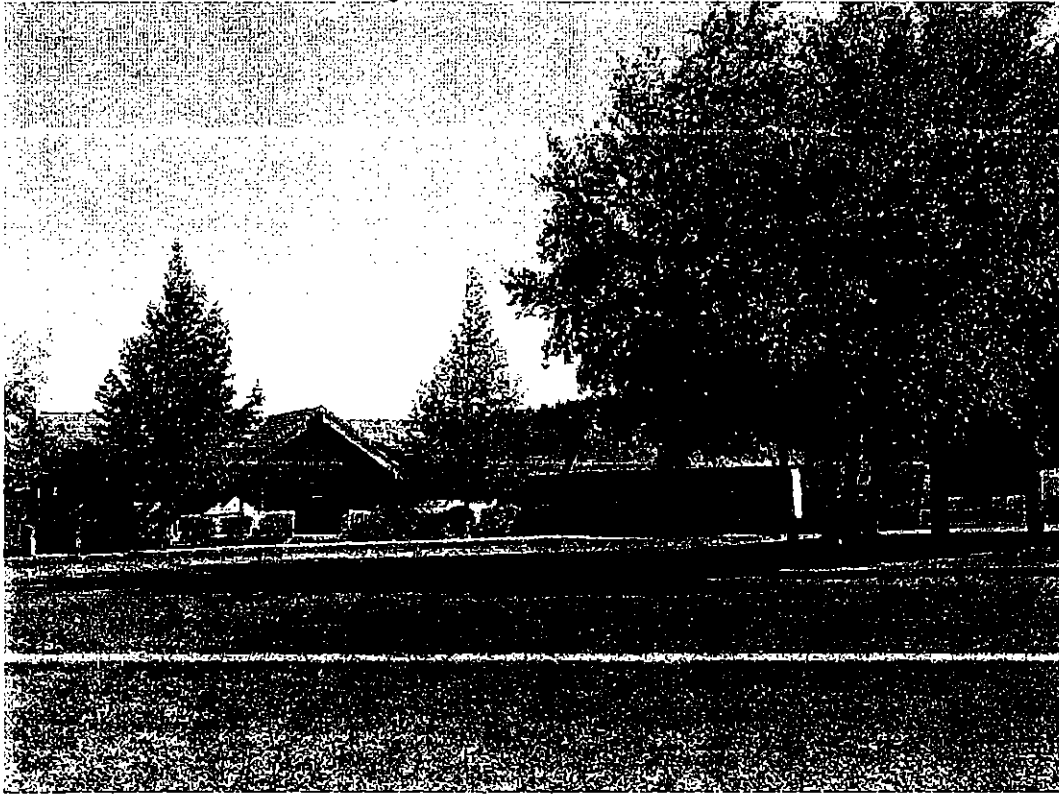
Western Wood Inc - wood products



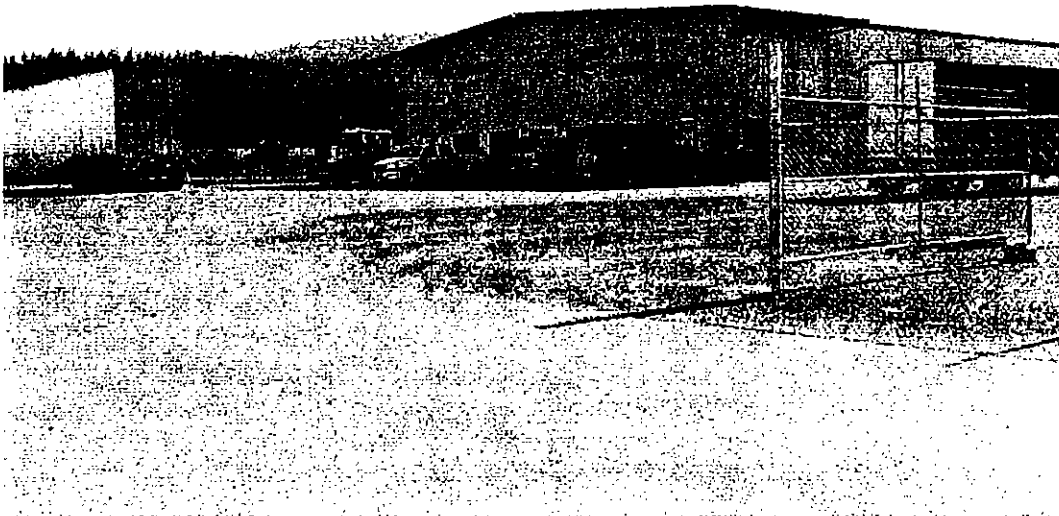
Weyerhaeuser Training Center



Vail – Northwest: forest resource management Goshen D&C 427-2



Kelly Trailer Repair – I-5 Home Sales



## **B. Saginaw (Rural Community)**

Exception Area 403, Area 1

TRS: 20-03-15; 20-03-22

Located four miles south of Creswell on Highway 99 and one mile north of Cottage Grove, Saginaw is a small rural community that was established in the 1880's when the J. I. Jones Lumber Company opened a lumber mill east of Highway 99 and west of the Coast Fork of the Willamette River. The mill was purchased by the Booth-Kelly Lumber Company in the 1890's and rebuilt. A "company store" was constructed in 1900 west of Highway 99 and exists today as the Saginaw Market. The market is listed on the Oregon Historical Registry on Map P-52.

Residential development originated from the Plat of Saginaw filed in 1897 with the Lane County Clerk in Book 2, Page 26. The "community" of Saginaw was acknowledged by LCDC in 1989 to consist of 127.58 acres divided into 21 parcels with an average parcel size of 6.07 acres. Saginaw consisted of 1.6 acres of commercial lands, 74 acres of industrial lands and 29 acres of rural residential.

A Land Management Division analysis in 1998 (Mann-Hoglund) found that within the 1984 adopted community boundaries, 32 parcels were developed with residences, and one parcel had potential for future residential development. All residential lands are designated as Rural Residential (RR5) with a five-acre minimum division standard.

The Mann-Hoglund analysis also found that within D&C Exception Area 403-2 to the east across the Coast Fork Willamette River, 114 parcels were developed with residences and five parcels had potential for future residential development. All residential lands are designated as Rural Residential (RR5) with a five-acre minimum division standard and ten new parcels could be created at the minimum density.

The adopted boundaries of Saginaw include two commercial uses: the Saginaw Market that includes a limited grocery store and a post office, and the Small Mart convenience store several hundred feet to the north.

The former Booth Kelley lumber mill site east of Highway 99 and north of East Saginaw Road has been rebuilt, expanded and operated by several timber companies during the past 100 years and is currently operated by Weyerhaeuser Company. The Bohemia lumber mill site located south of East Saginaw Road and west of the Coast Fork was closed in 1988. It consists of a 45.52-acre, underutilized facility with 165,000 square feet of structures and was recently purchased by new owners. These two parcels represent the combined 74 acres of Rural Industrial Land in the community.

Although not included in the community boundaries in 1984 and 1989, the public facilities most commonly associated with a community are located east of the Coast Fork Willamette River and aligned along East Saginaw Road and Delight Valley School Road in Developed & Committed Exception Area 403-2.

Public facility uses in D&C Plot 403-2 include:

Delight Valley Elementary School (K-5)  
Delight Valley Church of Christ  
Cottage Grove-South Lane Fire District – Saginaw Substation.

In addition to the above three uses, D&C Exception Area 403-2 also includes 37 parcels in a Rural Residential RR5 designation. The total of 40 parcels envelope 120.02 acres with an average parcel size of 3.0 acres.

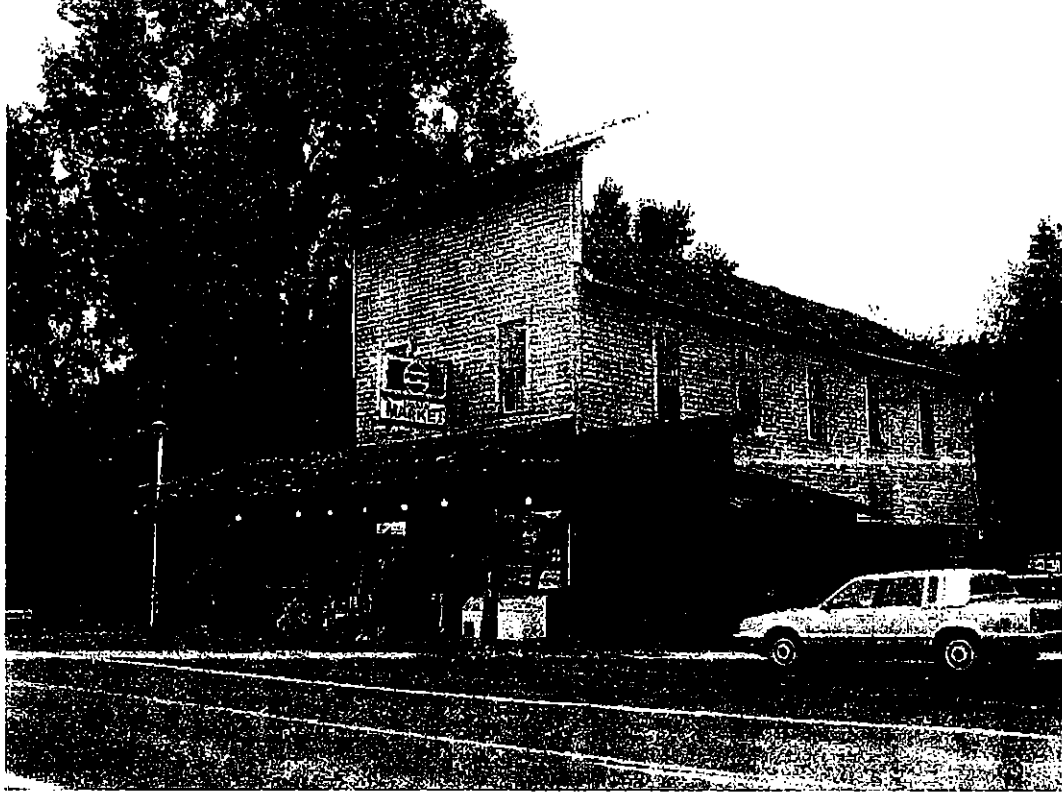
For the above reasons, the Rural Community boundaries of Saginaw are being proposed for expansion to include the sites of worship, education, and fire protection, as well as the majority of residential development dating back to the 1940s.

Services are provided to the rural community of Cushman (Levy code 045-08) by:

Electricity:	Emerald People's Utility District
Fire/Ambulance:	Cottage Grove – South Lane Fire Protection District
School:	South Lane School District #45J Lane Community College Lane Education Service District
Police:	Lane County Sheriff Oregon State Police

For the reasons mentioned above, the designation of Saginaw as an unincorporated rural community complies with the OAR 660-22-010(7) definition of an unincorporated rural community.

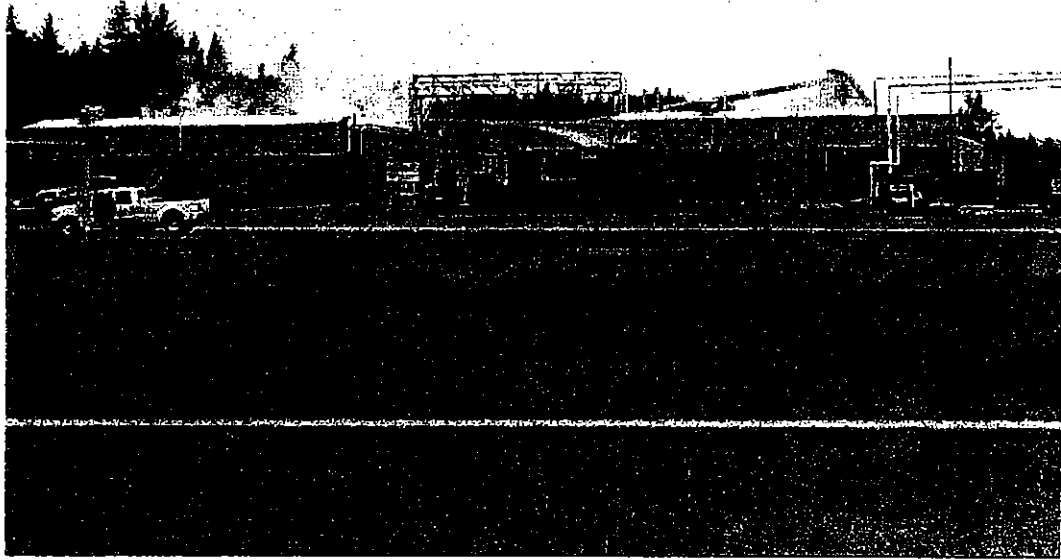
Saginaw Market – Rural Community of Saginaw #403-1 – Oregon Historical Register Map P-52



Small Mart – Rural Community of Saginaw #403-1



Weyerhaeuser Mill (Site of the old Booth Kelly Mill) Rural Community of Saginaw #403-1

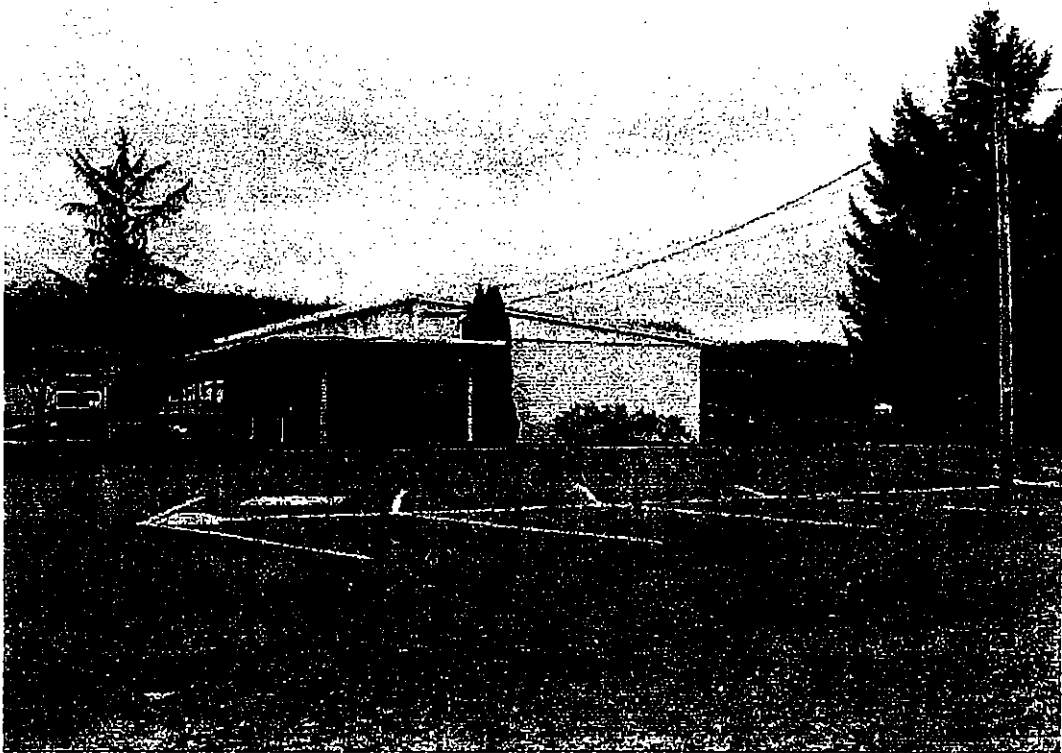


Underutilized industrial site south of Weyerhaeuser Mill and East Saginaw Road.

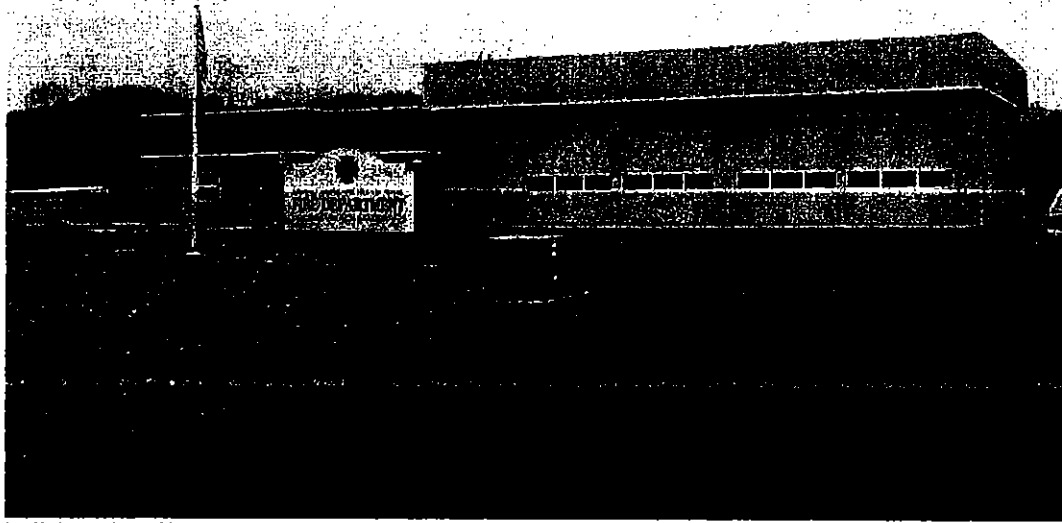




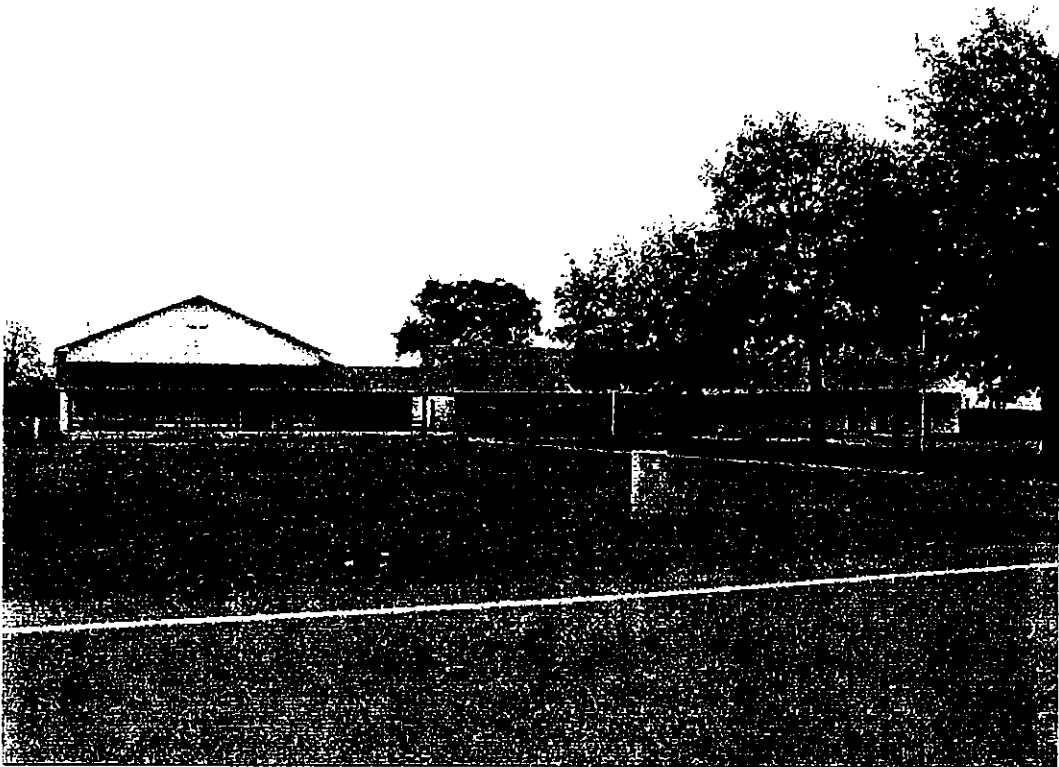
Delight Valley Elementary School (D&C Area #403-2)



Cottage Grove-South Lane Fire & Rescue Station (D&C Area 403-2)



Delight Valley Church of Christ (D&C Area 403-2)



**C. London (Rural Community)**

Exception Area Plot 375, Area 2  
TRS: 22-03-08

The adopted boundary of the rural Community of London is aligned along London Road and bordered on the west by the Coast Fork of the Willamette River. London also provides a commercial center for the extended "community" along London Road and surrounding area. The commercial aspect includes the London Market, providing limited groceries, the Country Deli, a part-time restaurant, and the Country Cottage, a second-hand merchandise and antiques store, all being under one ownership. As such, London was acknowledged as a "community" by LCDC in 1989, consisting of 97.4 acres divided amongst 31 parcels averaging 3.1 acres per parcel with the largest being 10.1 acres and the smallest at 0.2 acres, and situated north of Raisor Road.

The community designation could have been placed on either of two other locations with cultural and historical significance to the people within the upper London valley.

The first of these locations is in Developed and Committed Exception Area #376 that is approximately 5,280 feet south along London Road. The London School serves the surrounding "community" and in the school year 2004-2005 provided education for 105 students in kindergarten through fifth grade, 23 students in grades 6 through 8, and for eight preschoolers. The school facility has been serving the public for over fifty years and feeds into the South Lane School District #45J secondary school system in Cottage Grove.

The second cluster of uses is further along London Road to the south and centered at the intersection of London Road and Shoestring Road and astraddle Developed & Committed Exception Areas # 359 and #360. On the northeastern corner of the intersection of Shoestring Road and London Road is the "Church at London", which is at the southern boundary of Section 19. This church was originally established in 1857 and reconstructed in 1898. It does not appear in the State Historical Register. Across the section line and in Section 30 to the south is the London Grange #937 which is separated from the Church by a distance of approximately 700 feet. The Grange has been serving as a community center for the region in that location for over 50 years.

Residential development in the combined D&C Exception Areas #359 and #360 is:

<u>D&amp;C Area</u>	<u>No. parcels</u>	<u>Total Acres &amp; parcel average</u>	<u>Development</u>
# 359-1	one parcel	0.72 acres / 0.72 acre average	Church at London
# 359-2	two parcels	18.10 acres / 9.5 acre average	four dwellings
# 360-1	32 parcels	98.0 acres / 2.7 acre average	34 dwellings

A case could be made for designation of the above three D&C areas to be the historical and mixed use center of the rural community of London. Due to the 5,000-plus feet of separation between the designated boundaries and this development, the inclusion of D&C #359 and D&C #360 with D&C #375 to the north is not a feasible option.

Services are provided to the community of London (Levy codes 045-08, 045-09) by:  
Electricity: Emerald People's Utility District

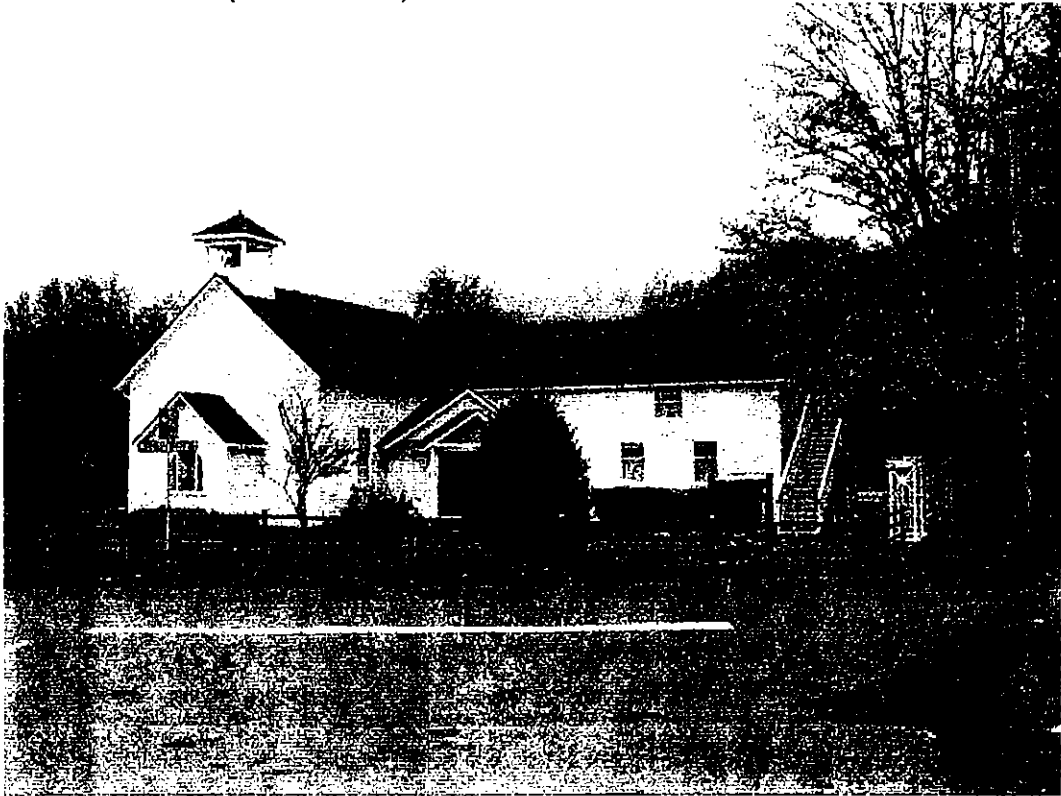
Fire: South Lane County Fire & Rescue  
School: South Lane School District 45J  
Lane Community College  
Lane Education Service District  
Water: Onsite systems  
Sewer: Onsite systems  
Police: Lane County Sheriff  
Oregon State Police

For the reasons mentioned above, the designation of London as an “unincorporated rural community” complies with the OAR 660-22-010(7) definition of an unincorporated rural community.

The London Market and Country Deli (Rural Community D&C Area # 375)



The Church at London (D&C Area # 359)



The London Grange (D&C Area # 360)



The London School (D&C Area # 376)



**D. Dorena (Rural Community)**

Exception Areas: 509-1  
TRS: 21-01-30

Dorena is located parallel to Row River Road and the banks of Row River that flows south to north through the community and about twelve miles east of Cottage Grove.

Dorena developed as a residential and commerce center in the 1910-1920 period dependent on forest resources and the Booth Kelly Company mills in the contiguous rural communities of Dorena and Culp Creek to the southeast. The sole commercial use is the Kirk and Family Mercantile, a convenience store previously known as the Row River Store on the southwest corner of Row River Road and Wicks Road. The U.S. Post Office is located one block to the west across Row River at the intersection of Wicks Road and Booth Kelly Road. The Row River Christian Fellowship is the only church in the community.

In 1984-1989, Dorena was composed of 53 lots or parcels totaling 170.20 acres with an average parcel size of 3.21 acres. About 42 acres of the rural community was the Bohemia mill site east of Row River Road zoned Heavy Industrial (M3) which was closed in 1990 and most recently used by Willamette Industries for heavy equipment storage. The remaining rural residential lands were developed with 69 residences with an average parcel size of 2.3 acres. Twenty percent of the total community lands were designated Rural Residential (RR2) with a two-acre division standard and 56 percent of the total acreage in the rural community was designated Rural Residential (RR5) with a five-acre division standard.

Services are provided to the community of Dorena (Levy code 045-02) by:

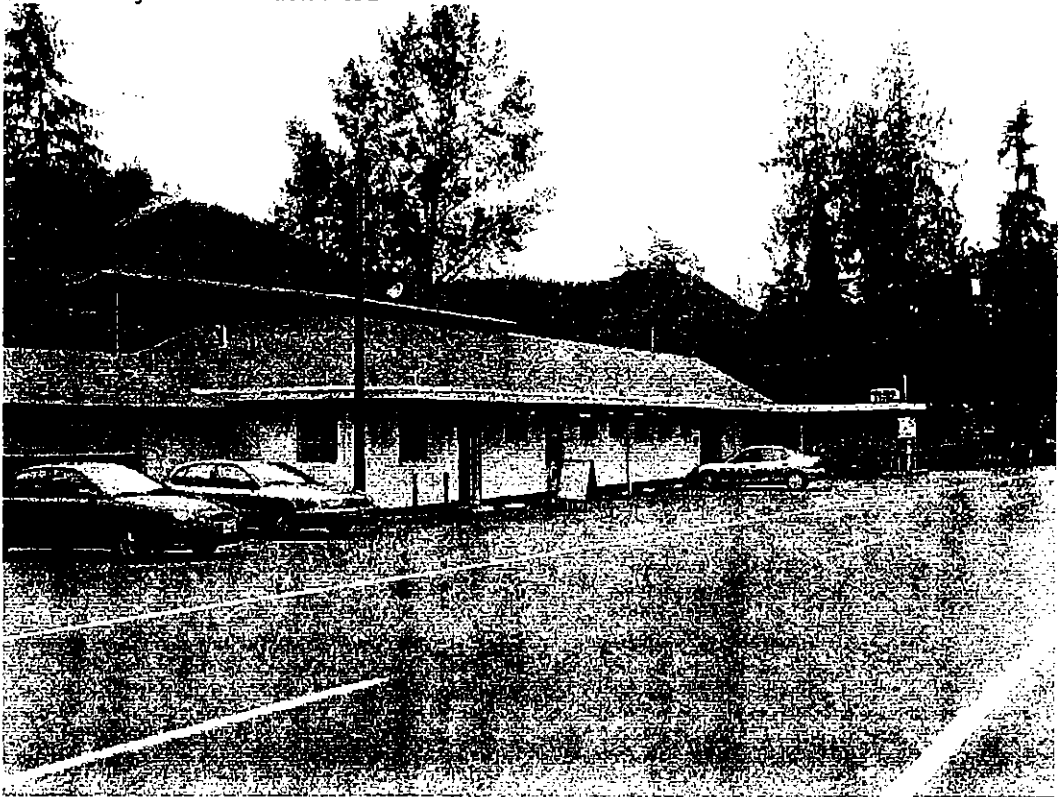
Electricity:	Emerald People's Utility District
Fire:	South Lane County Fire & Rescue
School:	South Lane School District #45J Lane Community College Lane Education Service District
Police:	Lane County Sheriff Oregon State Police

For the reasons mentioned above, the designation of Dorena as an unincorporated rural community complies with the OAR 660-22-010(7) definition of a unincorporated rural community.

Kirk & Family Mercantile (aka Row River Store) Photo 1 of 2

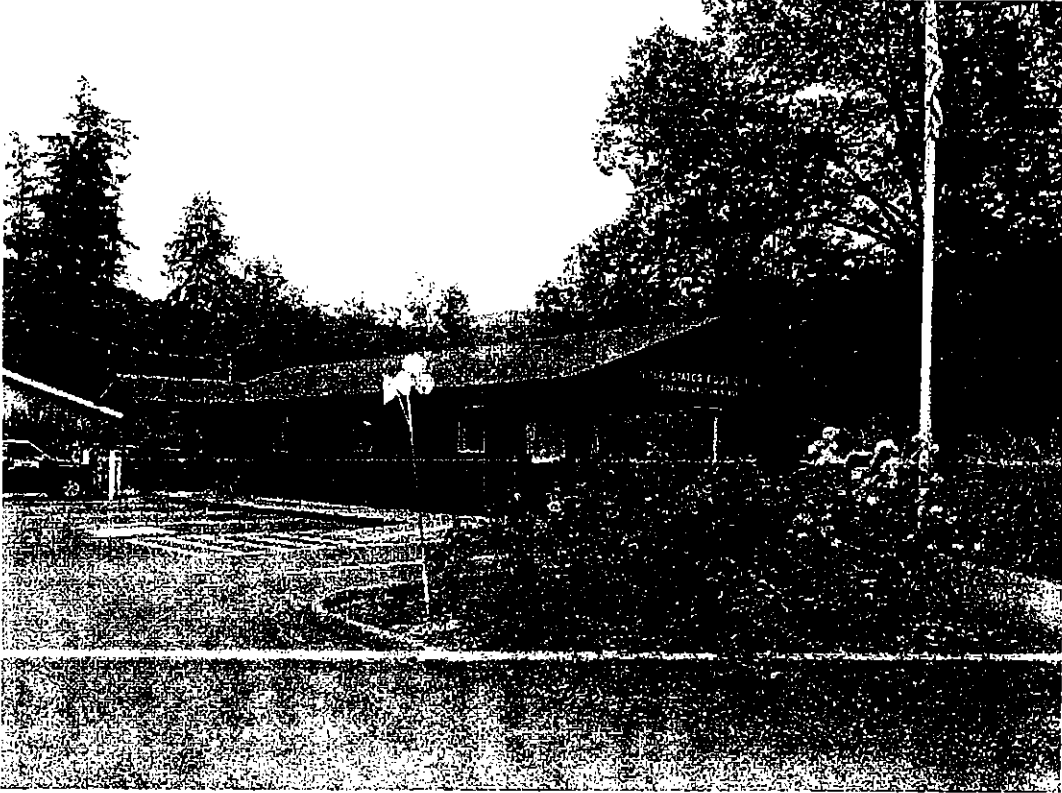


Kirk & Family Mercantile Photo 2 of 2





Dorena U. S. Post Office (intersection of Wicks Road and Booth Kelly Road)



Row River Christian Fellowship (east of Row River Road)



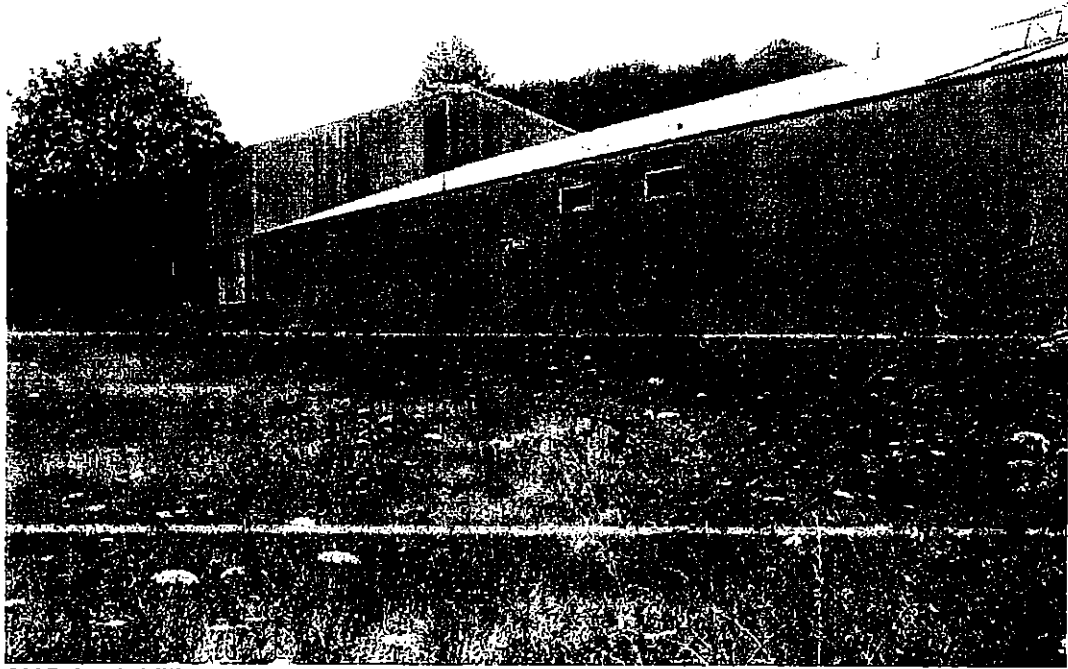
Old Bohemia Mill – closed in 1990 (main mill facility – looking south)



Old Bohemia Mill – storage sheds (storage only since 1990)



Old Bohemia Mill (view from Row River Road looking northeast)



Old Bohemia Mill



## **E. Culp Creek (Rural Community)**

Exception Areas 509-2, 520-1, 532-1  
TRS: 21-01-30, 21-01-31, 21-01-32, 22-01-05.

The rural community of Culp Creek is spread across three Official Zoning Plots #509, #520 and #532. The western boundary begins approximately 150 feet from the eastern boundary of the rural community of Dorena on Zoning Plot #509 and stretches along Row River Road through Zoning Plot #520 for a distance of about 13,000 feet to the eastern boundary on Zoning Plot #532.

Culp Creek shares a history with the rural community of Dorena. For fifty years prior to 1990, Culp Creek included the Bohemia plywood mill that was located south of the Row River. The site furthest west was accessed by a bridge from Row River Road across the river to the south. That bridge no longer exists. The log storage site to the southeast was also accessed from Sharps Creek Road. Both sites were acknowledged as Heavy Industrial (M3, RCP) in 1984-1989. The decline of the forest industry resulted in the 1990 closure of the Bohemia dimensional mill in Dorena and the plywood-veneer mill in Culp Creek that had annually produced 33 million board feet and 100 million square feet of lumber and veneer, respectively, and provided employment for the two rural communities of Dorena and Culp Creek. The closures resulted in layoffs of 225 mill workers at the plywood mill and 100 mill workers at the saw mill resulting in a total of approximately 325 lost jobs.

Culp Creek was acknowledged by LCDC in 1989 to consist of 325 acres divided into 101 parcels. The largest parcel was the rural industrial lands in excess of 100 acres associated with the plywood mill of which 39 acres was occupied by the mill infrastructure. Of the 101 parcels, 85 were developed with residences. Excluding the acreage for the industrial zoned mill average, the remaining 225 acres had a average parcel size of 2.25 acres. At the time of acknowledgement in 1989, 37.4% of the rural community was zoned rural industrial (M3), 26% was zoned rural residential (RR5) with a five-acre division standard, 5.7% was zoned rural residential (RR2) with a two-acre division standard, 0.6% was zoned public facility (PF), and 0.5% was zoned rural commercial (C3).

A Land Management Division analysis in 1998 (Mann-Hoglund) found that 83 parcels were developed with residences, one new parcel could be created under the existing division standards, and the potential for future residential development was limited to 17 new dwellings as infill.

Public facilities and uses in the rural community that exist today include the Culp Creek U. S. Post Office originally established in 1925 and the Child's Way Charter School. The Good Samaritan Church is situated at the intersection of Row River Road and Sharps Creek Road in Plot 520-1.

A shift in industrial land uses in the Dorena-Culp Creek has been away from forest product manufacturing and towards recreational opportunities. The Bureau of Land Management and regional interests including the City of Cottage Grove has promoted the recreational development of the railroad right-of-way that passes through these two communities by constructing an asphalt bicycle path and trail heads. The bike path

terminates at the old storage yard and railroad loading area of the Bohemia plywood mill. Photographs of the Culp Creek Tail Head on the northeastern side of Row River Road are included at the end of this section.

Commercial uses are limited as the Boyd Market and the Allen Machine and Truck Repair Shop no longer are open for business. The Boyd Mobile Home and RV Camp provides 13 spaces for permanent and temporary lodging.

The Culp Creek substation of the Lane Electric Cooperative and the Qwest Corporation telephone substation are also located in the western third of the community in Plot 509-2.

The Lane County Sharps Creek Transfer Site for refuse and recycling is located to the south west of Sharps Creek Road outside the rural community boundaries.

Services are provided to the community of Culp Creek (Levy code 045-02) by:

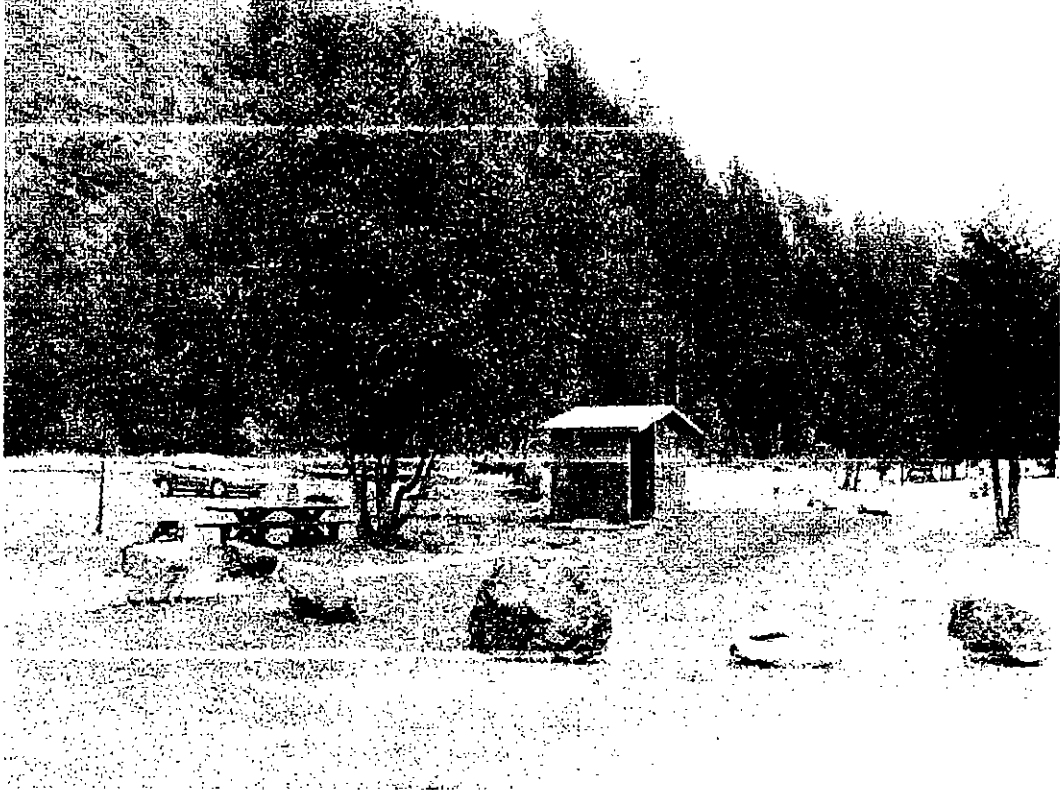
Electricity:	Lane Electric Cooperative
School:	South Lane School District 45J Lane Community College Lane Education Service District
Police:	Lane County Sheriff Oregon State Police

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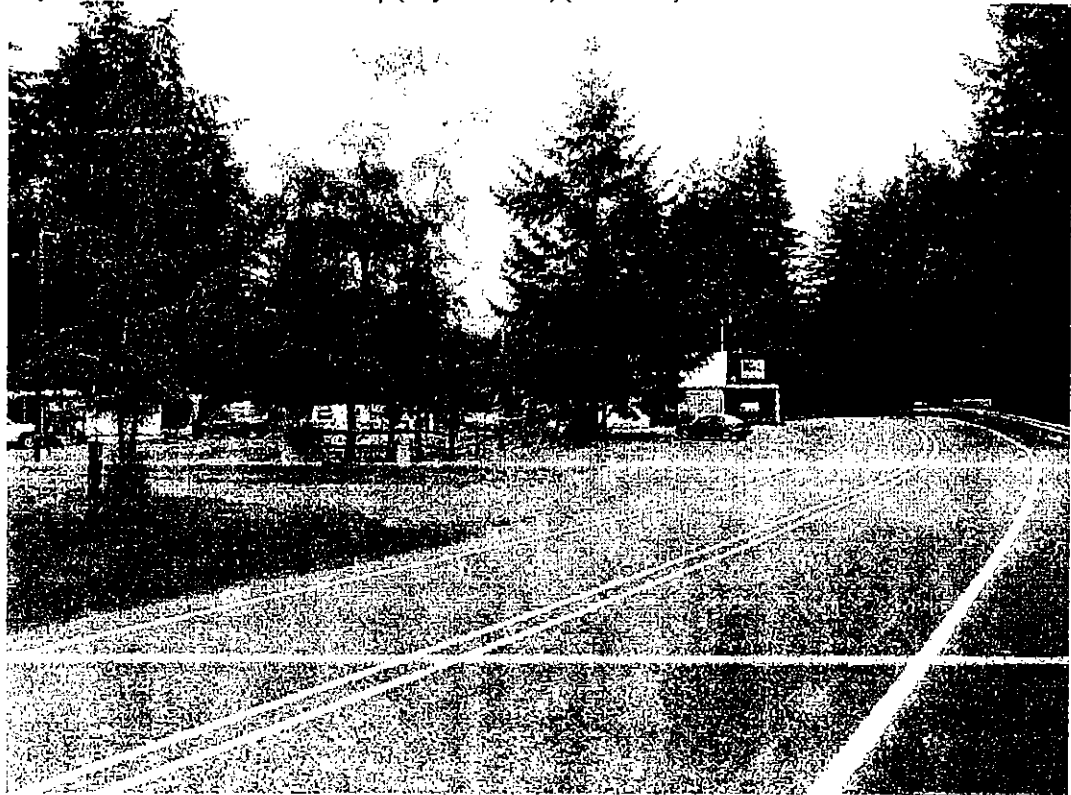
Culp Creek – U. S. Post Office (Plot 509-2)



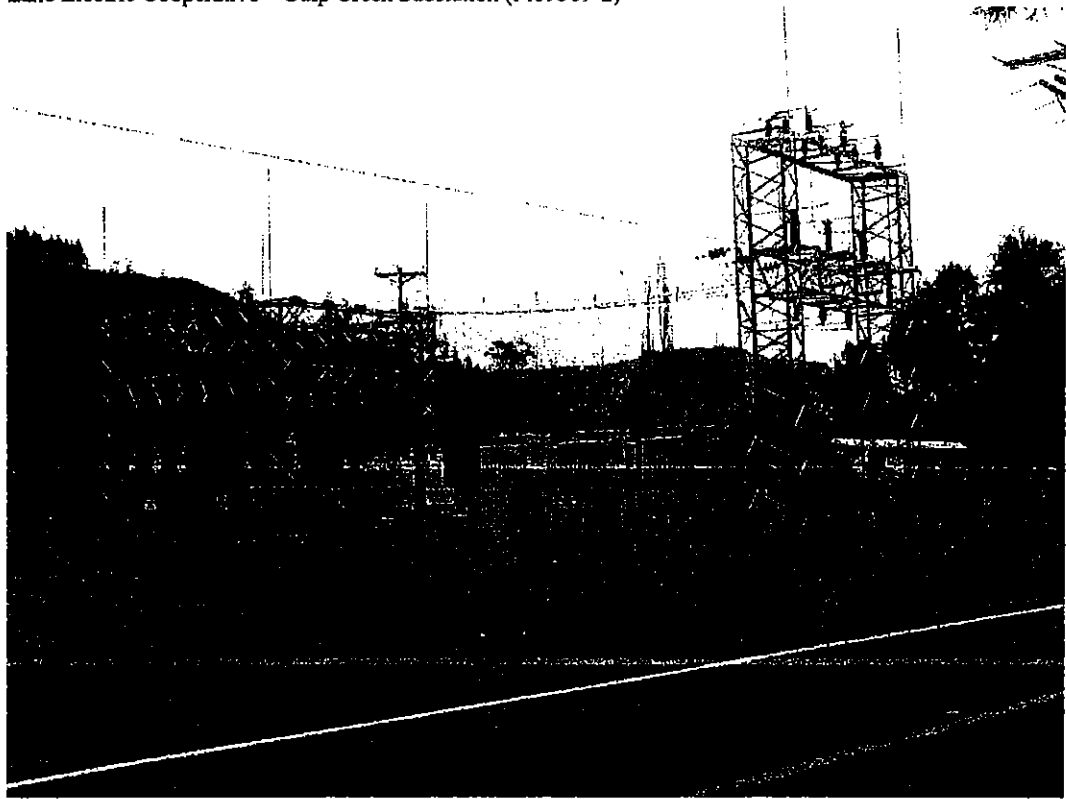
Bureau of Land Management – Culp Creek Trail Head (Plot 509-2).



Boyd's Mobile Home Park – RV Camp (Boyd's Market) (Plot 509-2)



Lane Electric Cooperative – Culp Creek Substation (Plot 509-2)

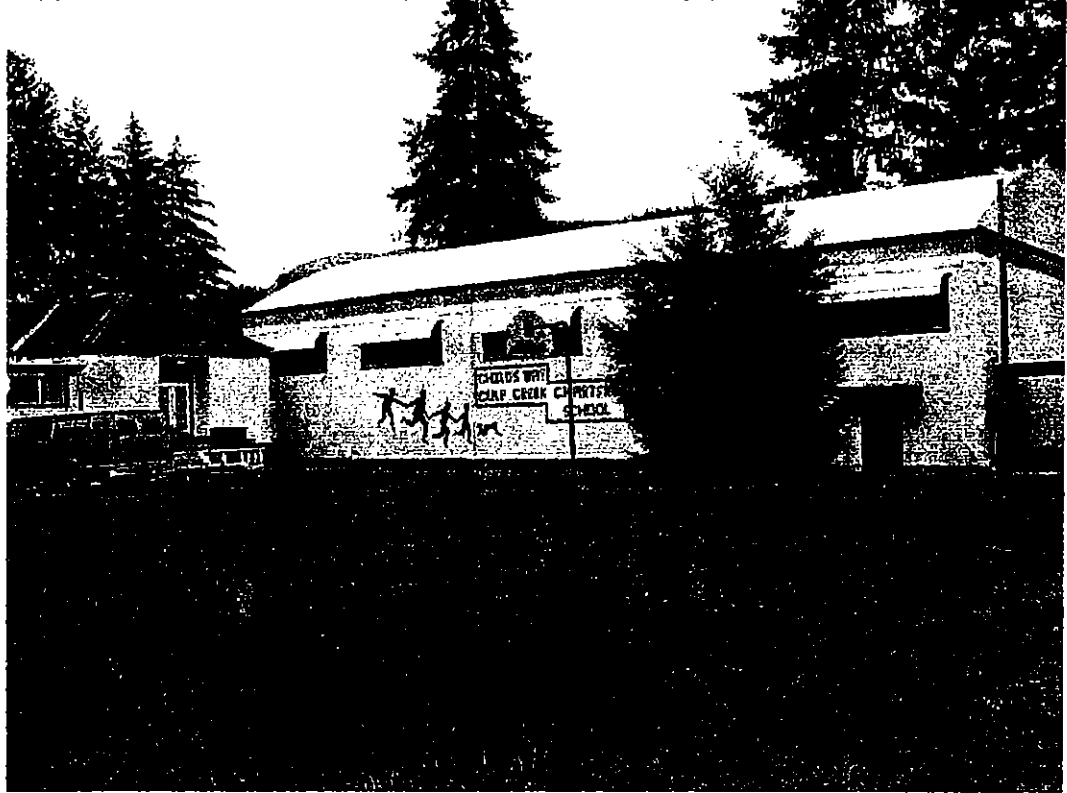


Owest Corporation - Telephone Substation





Child's Way Charter School (Plot 520-1)



Good Samaritan Church (Plot 520-1)



Allen Machine and Truck Repair Shop (closed) (Plot 520-1)



## Section III -- Middle Fork of the Willamette Watershed

### 5. Middle Fork of the Willamette Watershed

Order No. 001415, *Work Task 5, For lands within the Middle Fork of the Willamette River and the Coast Fork of the Willamette River Watersheds take the following actions:*

3. *Complete a Preliminary OAR Compliance Report for each community addressing the factors in OAR 660-22-030.*

The topographic boundaries of the Middle Fork of the Willamette Watershed define the actual drainage of surface waters within the Middle Fork Willamette River including Lookout Point Reservoir, as well as Little Fall Creek, Big Fall Creek including Fall Creek Reservoir, and their tributary systems. For the purposes of Lane County's periodic review work program, the concept of "Middle Fork of the Willamette River Watershed" has been expanded to include regional planning factors such as transportation corridors and service districts, as well as adjacent areas of influence including recreation and residential development.

The Middle Fork Willamette Watershed for "rural regional planning" purposes has the following description:

- (1) The Middle Fork of the Willamette River drainage including the Lookout Point Reservoir, northwest to the Metro Plan boundary;
- (2) The Big Fall Creek drainage west to the confluence with the Middle Fork Willamette River including Fall Creek Reservoir and the tributaries of Little Fall Creek and Big Fall Creek;
- (3) The Willamette Highway 58 corridor from Oakridge west to the Metro Plan boundary;
- (4) The Jasper Lowell Road corridor from Lowell west through Jasper to the Metro Plan boundary;
- (5) The Row River Road corridor northwest to Cottage Grove;
- (6) The Lost Creek Road and Rattlesnake Road area corridors north to Highway 58;
- (7) The "unincorporated rural communities" of Pleasant Hill, Trent, Jasper, Fall Creek and the "urban unincorporated community" of Dexter.

The Middle Fork Willamette Watershed for "rural regional planning" purposes excludes lands within the Metro Plan Boundary and the incorporated cities of Lowell, Westfir and Oakridge.

### Individual Unincorporated Community Reports

#### A. Pleasant Hill (Rural Community)

Exception Areas: Plot 449, Area 1; 460, Area 1

TRS: 18-01-28, 18-02-29, 18-02-32, 18-02-33

Exception Area being considered as an addition to the community: Plot 473, Area 1

TRS: 18-02-27, 18-02-34

The rural community of Pleasant Hill is located about five miles south of the City of Springfield and four miles east of the Interstate Highway 5 corridor. It is dissected by the Willamette Highway 58 and historically spread across three exception areas: 449-1, 460-1 and 473-1. Only two of the exception areas, 449-1 and 460-1, were included as portions of the designated 1989 boundaries for community status. The eastern third of the community, exception area 473-1, is being considered for inclusion in the designation based on historical and cultural factors. Adoption of the expanded boundaries will be reviewed by the Board of Commissioners as a post-acknowledgement plan amendment concurrently with the conclusion of the Periodic Review work program in this watershed.

Exception Area 449-1 -- Western portion of the rural community of Pleasant Hill

In 1989, LCDC acknowledged 178.7 acres spread across 84 parcels with an average parcel size of 2.1 acres and a total of 93 dwellings within exception area Plot 449-1. The residential development in Plot 449-1 occurred as a series of recorded subdivisions north of Highway 58 in the fifteen-year period from 1950 through 1965.

<u>Date Recorded</u>	<u>Filing</u>	<u>Name of Subdivision</u>	<u>Lots</u>
June 12, 1950	Book 17 Page 20	Zephyr Ridge	10 (449-1)
October 24, 1957	Book 26 Page 9	Subdivision of Lot 11 of Zephyr Ridge Subdivision	11
March 12, 1962	Book 34 Page 12	Kensington Park	16
April 10, 1963	Book 37 Page 30	First Addition to Kensington Park	13
June 25, 1964	Book 44 Page 11	First Addition to Zephyr Ridge	8
September 24, 1965	Book 47 Page 5	Subdivision of Lot 12, Zephyr Ridge Subdivision	6

With the above actions, a total of 70 lots were created in the western half of the rural community of Pleasant Hill. In addition, 11 recorded partitions between 1964 and 1987 contributed to the residential development pattern.

Exception Area 460-1 -- Eastern portion of the rural community of Pleasant Hill

In 1989, LCDC acknowledged 284.06 acres spread across 85 lots or parcels with an average parcel size of 3.34 acres and a total of 90 residences within the exception area. The residential development in Plot 460-1 was similar to within the sister plot, 449-1.

<u>Date Recorded</u>	<u>Filing</u>	<u>Name of Subdivision</u>	<u>Lots</u>
June 12, 1950	Book 17 Page 20	Zephyr Ridge	6 (460-1)
July 5, 1960	Book 31 Page 9	El Monte	19
October 9, 1980	File 73 Slide 421	Fleek Plaza	11
April 18, 2001	File 75 Slide 1098	Laird Estates	5

The El Monte subdivision ultimately provided opportunities for 17 residential lots and two commercially used lots. The Fleek Plaza subdivision provided lands exclusively for development as commercial uses. Within the four subdivisions there were 28 residential

lots and 13 commercial lots created. During the period of 1963 and 1981, nine recorded partitions contributed to the residential density.

The initial core for development of commercial uses in Pleasant Hill is centered on the nine small parcels sandwiched between the El Monte subdivision to the north and east and the Fleek subdivision across Highway 58 to the south. Within this small core of parcels ranging from 0.27 of an acre to 0.86 of an acre (4.88 acres total), the Pleasant Hill "shopping center" contains the majority of rural business usually found in rural areas that serve nearby residents and travelers. The area is bordered by Tillicum Avenue on the east, Highway 58 to the south, and Ridgeway Road on the west. The area provides the following retail uses and services:

- Rays Food Place (grocery store)
- Sunrise Café (full service restaurant)
- Pleasant Hill Feed & Seed
- Pleasant Hill Style Salon
- Sweet Pea Floral & Gift
- Tanner Insurance
- Embarkadero Pet Grooming
- World Wide Hearing Center
- Studio 58 Movie Rentals
- Mountain Rose Herbs (distributor)
- Espresso 58 (coffee kiosk)
- Siuslaw Valley Bank (east of Tillicum Avenue)
- 76 Gas Station
- Subway Sandwich Shop

Immediately north of the Siuslaw Bank and east of Tillicum Avenue is situated a second densely developed commercial core known as the Pleasant Hill Plaza on a 0.84 of an acre lot that was originally created as "Lot 1" in the El Monte subdivision plat. The single, rectangular structure includes six businesses and one public facility:

- Arnold's Bookshelf (book store)
- The Sundeck (tanning salon)
- Pharmacy Express
- Pleasant Hill Veterinary Clinic
- Pleasant Hill Antiques & Stuff
- Pleasant Hill Barber Shop
- United States Post Office

The third commercial hub is across Highway 58 directly south of the Pleasant Hill shopping center within the Fleek Subdivision. The Dairy Queen is located at the western end of the plat on "Lot 1" and the Gatehouse Pizza is located at the eastern end on "Lot 8". "Lot 9", which is located across the access road for the subdivision (Plaza Loop) to the southeast, is developed with Pleasant Hill Mini Storage.

Plot 460-1 also includes two other essential components of a community. Fourteen hundred feet to the east on the south side of Highway 58 is the Pleasant Hill Rural Fire Protection District - Station #1. Three hundred feet further to the east is the Pleasant Hill Church of Christ which was constructed circa 1913 and is listed on Map P-37 in the Oregon Historical Register.

If the historical aspects surrounding the evolution of the “community” of Pleasant Hill were confined within Plot 449-1 and Plot 460-1, the findings and conclusion to limit the rural community designation to those exception areas would be justified. However, a very significant cultural and historical core of the “community” lies further to the east along Highway 58 in the adjacent Plot 473-1.

Plot 473-1 is being considered by the Board of County Commissioner for expansion of the rural community boundaries of Pleasant Hill. The expansion would unite the commercial and residential uses of Plots 449-1 and 460-1 created in the 1960s and thereafter with the educational and historical aspects of Pleasant Hill dating back 100 years to the 1860s and before. Within Plot 473-1 are to be found the following:

- Pleasant Hill School District #1 has the distinction of being the first school district recognized in the state of Oregon. The District’s 58-acre campus is situated along the southern shoulder of Highway 58 and includes the Pleasant Hill High School, Pleasant Hill Junior High School, Pleasant Hill Elementary School, District headquarters and support facilities including gymnasiums, multiple athletic fields, and transportation services.
- School was first taught in the winter of 1849-1850 adjacent to the Pleasant Hill Cemetery which was established in 1853. It was situated across today’s Highway 58 right-of-way to the northwest. The first public building in Lane County was constructed in the corner of this cemetery in 1850 and served as the one-room school house during the week and the initial Church of Christ meeting place on Sundays. The current two-tax lot configuration for the cemetery includes seven acres with internments from the pioneers to the present.
- Two additional faiths are represented in Plot 473-1. The Pleasant Hill Baptist Church is located west of the school district campus on the west side of Enterprise Road and the Pleasant Hill Lutheran Church is located to the east of the school district campus and east of Gaupp Lane.

In 1989, LCDC acknowledged 231 acres spread across 66 lots or parcels with an average parcel size of 3.5 acres and a total of 59 residences within the exception area of Plot 473-1. The residential development in Plot 473-1 occurred primarily in a series of twelve partitions during the period of 1964 through 1983 and two in 1984-1985. In addition, one subdivision has been created since acknowledgement:

<u>Date Recorded</u>	<u>Filing</u>	<u>Name of Subdivision</u>	<u>Lots</u>
March 12, 2001	File 75 Slide 1073	St. Charles Place	7

With the addition of Developed & Committed Exception Area Plot 473-1 (231 acres) to the current rural community of Pleasant Hill that includes Plot 449-1 and 460-1, the expanded boundary would grow from 462.76 acres to 693.76 acres. Two subdivisions since 1989 have added 12 new lots bringing the total number of parcels to 262. The average parcel size throughout the three D&C areas would be 2.65 acres. The expansion does more than just recognize the connectivity of the three residential areas; it recognizes the historical and cultural aspects of the eastern third of the “community” with the commercial aspects of the western two-thirds.

Expansion of the Rural Community boundary of Pleasant Hill will be reviewed by the Board of County Commissioners as a post-acknowledgement plan amendment concurrently with the conclusion of the Periodic Review work tasks in the Middle Fork Willamette Watershed.

Services are provided to the community of Pleasant Hill (Levy code 001- ) by:

Electricity: Emerald People's Utility District  
Fire: Pleasant Hill Rural Fire Protection District  
Ambulance: Pleasant Hill Rural Fire Protection District  
School: Pleasant Hill School District #1  
Lane Community College  
Lane Education Service District  
Police: Lane County Sheriff  
Oregon State Police

For the reasons mentioned above, the designation of Pleasant Hill (with its current boundaries of Plot 449-1 and Plot 460-1 and the proposed expansion to include Plot 473-1) as an unincorporated rural community complies with the OAR 660-22-010(7) definition of an unincorporated rural community.

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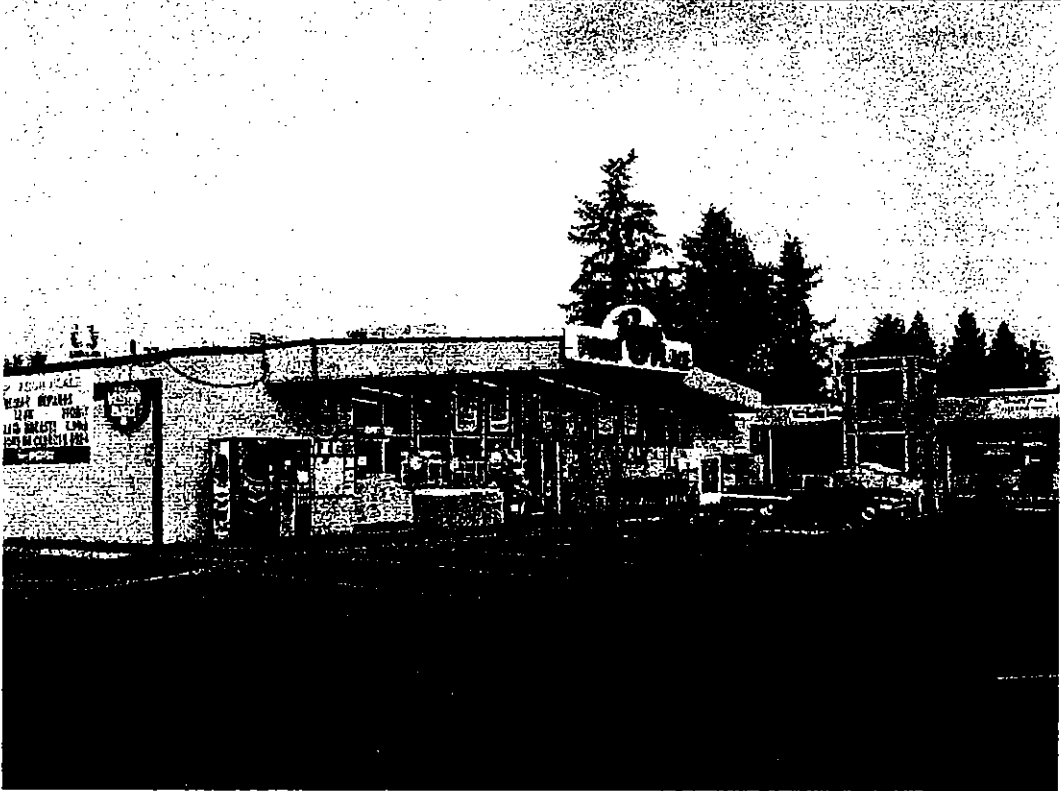
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### **Development within current boundaries of the rural community of Pleasant Hill**

Pleasant Hill shopping center marquee



Pleasant Hill shopping center – Ray's Food Place





Intersection of Highway 58 and Tillicum – looking northwest



Sunrise Café

