
Section 2: Lot, Parcel, and Tract Information

A. The following terms and definitions are used in this application:

- 'Lot' is defined by LC 16.090 as, "A unit of land that is created by a subdivision of land."
- 'Parcel' is defined by LC 16.090 defines as, "A unit of land created by a partitioning of land, in compliance with all applicable planning, zoning or partitioning ordinances or regulations; or by deed or land sales contract if there are no applicable planning, zoning or partitioning ordinances or regulations."
- 'Ownership' is not defined LC 16.090. Therefore, the following definition of 'ownership' is used from Webster's Third New International Dictionary Of The English Language Unabridged, "The state, relation or claim of being an owner: lawful claim or title." An example of two different ownerships is if party A (Mr. Smith) owns one parcel and if parties A and B (Mr. Smith and Mrs. Smith) own the other parcel. In order for the ownerships to be the same, the owners must all be the same.
- 'Contiguous' is defined by LC 16.090 as, "Having at least one common boundary line greater than eight feet in length. Tracts of land under the same ownership and which are intervened by a street (local access, public, County, State or Federal street) shall not be considered contiguous."
- 'Tract' is defined by OAR 660-033-0020(1) as, "'Tract' consists of one or more contiguous lots or parcels in the same ownership." For the limited purpose of analyzing this application for compliance with the tract requirements in OAR 660-033(24), contiguous lands in the same ownership as the lot or parcel where the proposed dwelling will be located shall be treated as lots or parcels. However, the findings of fact required in this Section of the application must be completed to establish that the lot or parcel where the proposed dwelling will be located meets the definition requirements for a 'lot' or 'parcel'.

B. The following required exhibits assist in identifying the proposed lot or parcel being considered for the change in zoning designation. *Attach to this application the information referred to as "Attached" and check each box when you have completed this step)*

- Attachment B** is a copy of a Lane County Assessment and Taxation Map with the boundaries of the subject tract (all contiguous lots or parcels in the same ownership) plotted onto it with bold lines and showing all adjoining tax lots that are not part of this tract.

(Only one of the three boxes below is applicable. Check the box that is applicable and provide the information referred to next to this box.)

- The subject property being considered for a change in zoning designation is a 'lot' created by a subdivision of land. *****Attached***** is a copy of an approved and recorded subdivision plat with the subdivision name of *(fill in the name of the subdivision)* _____ . The boundaries of the lot are plotted onto this plat and show that it is located within the subdivision plat boundaries and that it is comprised of the following lot in its entirety. *(fill-in the lot number from the subdivision plat):* _____ . The subject property qualifies as a lot because, as demonstrated above, it is comprised of a lot in an approved subdivision plat.

- The subject property being considered for a change in zoning designation is a 'parcel' created by a partition of land. **Attachment C** is a copy of an approved and recorded partition map or plat

with the Lane County recording number of *(fill-in the recording number from the map or plat)* **M638-78 & recording number 78638 16&17**. The boundaries of the parcel are plotted onto this map or plat and show that it is located within the partition plat or map and that it is comprised, **with TL 300**, of the following parcel in its entirety *(fill-in the parcel numbers from the partition map or plat)*: **Parcel 2**. The subject property qualifies as a parcel because, as demonstrated above, it is a parcel in an approved partition map or plat.

- () The subject property being considered for a change in zoning designation is a 'parcel' that was created by a deed or land sales contract in compliance with all applicable planning, zoning or partitioning ordinances or at a time when there were no applicable planning, zoning or partitioning ordinances or regulations. ***Attached*** is a copy of a preliminary legal lot verification from Lane County verifying that the parcel is a lawfully created parcel.

Section 3: Soil Information and resource uses: Rezoning of resource land properties.

Section 3 of the application **applies only** when the application proposes to change the designation of a lot or parcel from "Exclusive Farm Use Land (E__)" to "Impacted Forest Land (F2)", or from "Impacted Forest Land (F2)" to "Exclusive Farm Use Land (E__)", or from "Nonimpacted Forest Land (F1)" to "Impacted Forest Land (F2)".

- A. *****Attach***** to this application, a soils report from the Lane Council of Governments (LCOG) that includes a computerized soils map and analysis of the soil classifications of the subject property. The computerized soil mapping done by the Lane Council of Governments is based upon the Natural Resource Conservation Service (NRCS) most recent publication of NRCS soils mapping and classifications. The NRCS soil classifications and mapping were used to identify the soils of the subject property in this application. The mapping and analysis also identify the applicable Douglas Fir site index, cubic foot-per acre-per year fiber productivity, agricultural capability class, and whether or not the soils are high value farm land or not. The boundaries of the subject property are defined by reference to the tax lots identified in Section I A and B of this application and as delineated in Section IF of this application.

The LCOG soils information is not attached to this application. Instead, soils information required by alternative C., below, is included with this application as Attachments and .

- B. If you have soils information that you wish to submit with this application that is in addition to the soils information from LCOG, then check this box () and *****attach***** this additional information to this application.
- C. *****Attach***** If the LCOG soils information mentioned in Section 3A above is not attached to this application, then the alternative soils information listed below must be attached to this application.
- *****Attach***** a copy of the soils map for the subject property from the Soil Survey of Lane County Area, Oregon.

Attachment G is a copy of the soils map contained from Soil Survey of Lane County Area, Oregon. The boundaries of the subject parcel are plotted on this map. Attachment G also lists the soil information required by this application.

- *****Attach***** a map with the boundaries of the subject property plotted on to it and the boundaries of the soils together with their map unit identification plotted on to it. The soils map or another map may be used for this purpose. However, the map that is used must be sufficiently

accurate and clear to identify and analyze the soils of the subject tract to determine the Douglas Fir site index classification and the agricultural capability class of the property.

- *****Attach***** a report identifying:
 - the names & numbers (Lane County soil map unit) of the soil types of the subject tract,
 - the percentage of the subject tract in each soil unit,
 - the high-value farmland classification of the soil units of the subject tract, and
 - the total percentage of the subject tract with soils having a high-value farmland classification.

D. Income from resource management products.

Complete either (a) or (b) below, as appropriate:

- () (a) **Farm income:** The average gross income from 1984 to the date of application from the annual sale of farm products grown or raised on the subject property, and identify the farm use activities now occurring on the subject property: *Describe the kinds of farming occurring on the property, the number of acres for each kind of farm use, the quantity of crops per acre, animals or products being produced, and the activities associated with these uses. Do not include purchased livestock or farm products from rented or leased lands or from lands which are not part of the subject tract:*

Annual, average gross income: _____

Farm use and activities currently occurring on the subject property include _____.

- (X) (b) **Forest Income:** The income produced during previous years between 1984 and the date of application, from the harvest of timber products on the subject property, and identify the forest uses and activities now occurring on the subject property: *Describe the kinds of forest uses occurring on the property, the number of acres for each kind of forest use (pending or completion of replanting of a harvested site under Forest Practices Act, commercial thinning, small wood lot management, and the activities associated with these uses.*

Forest products gross income since 1984: _____

Forestry uses and activities currently occurring on the subject property include: _____.

See the statements in Attachment I for a description of the farm and forest management of the Walsh Ranch and any related income.

E. Resource management practices.

See the statements in Attachment I for a description of the farm and forest management of the Walsh Ranch and any related income.

- () (a) Oregon Department of Forestry – Forest Practices Act Notification reports:

- () Harvesting of forest tree species;
- () Construction, reconstruction or improvement of roads;
- () Site preparation for reforestation;
- () Compliance with reforestation stocking standards;
- () Conversion to any non-forest use including agricultural or recreational;
- () Commercial thinning;
- () Cutting of firewood for commercial sale; or
- () Surface mining permits;
- () Other _____.

(b) Small Woodlot Owners – management plan.

(c) Agricultural uses or practices. Check any uses or practices that occurred on the parcel prior to September 12, 1984 and any uses or practices that have occurred since 1984 and up to the time of submittal of this application. Attach any substantiating documentation of the uses or practices.

- | | | | | | |
|--------------------------|-------------|-------------|---------------|------------|----------|
| <input type="checkbox"/> | Grain crop: | Type _____, | acreage _____ | from _____ | to _____ |
| <input type="checkbox"/> | Seed crop: | Type _____, | acreage _____ | from _____ | to _____ |
| <input type="checkbox"/> | Hay crop: | Type _____, | acreage _____ | from _____ | to _____ |
| <input type="checkbox"/> | Row crop: | Type _____, | acreage _____ | from _____ | to _____ |
| <input type="checkbox"/> | Poultry: | Type _____, | acreage _____ | from _____ | to _____ |
| <input type="checkbox"/> | Dairy: | Type _____, | acreage _____ | from _____ | to _____ |
| <input type="checkbox"/> | Livestock: | Type _____, | acreage _____ | from _____ | to _____ |
| <input type="checkbox"/> | Orchard: | Type _____, | acreage _____ | from _____ | to _____ |
| <input type="checkbox"/> | Vineyard: | Type _____, | acreage _____ | from _____ | to _____ |
| <input type="checkbox"/> | Nursery: | Type _____, | acreage _____ | from _____ | to _____ |
| <input type="checkbox"/> | Other: | Type _____, | acreage _____ | from _____ | to _____ |

Section F. To be completed by Lane County - Land Management Division staff.

The applicant has shown by a preponderance of evidence that the past and current resource management practices of the subject parcel or lot would lead the Board of County Commissioners to the reasonable conclusion that the subject property should be redesignated as Agricultural Forest, and rezoned to _____ (_____, RCP).

Attachments

- A. Lane County RLID statements – 5 pages
- B. Lane County Assessment & Taxation map with the Walsh Ranch delineated on it – 1 page
- C. Approved Partition M638-78 – 3 pages
- D. Lane County zoning plot maps 312 and 323 and related information – 2 pages
- E. Aerial photos – 2 pages
- F. Property photos – 2 pages
- G. NRCS soil map and ratings for the Walsh Ranch
- H. Map descriptions of the plan designation and zone change request – 2 pages
- I. Farm and forest management descriptions from the owner – 4 pages
- J. Address map – 1 page
- K. Topography map – 1 page
- L. Wetland map – 1 page
- M. Wildlife map – 1 page
- N. FEMA floodplain map – 1 page
- O. Fire district boundary map – 1 page
- P. LMD property file permit information – 15 pages
- Q. Lane County Goal 3 Working Paper Assessment & Taxation Agricultural Rent Zones map – 1 page

PROPERTY REPORT - LANE COUNTY

Account # 0846608

Map, Tax Lot, & SIC # 19-04-14-00-00200

Site Address: 30311 CAMAS SWALE RD CRESWELL OR 97426	
Owner Name & Address: Kalkilani K Walsh Revoc Tr PO Box 427 Creswell, OR 97426	Taxpayer Name & Address: Walsh Kalkilani K Te PO Box 427 Creswell, OR 97426
Multiple Owners? Yes.*	
Additional Account Numbers for this Tax Lot & SIC: 0846590	

Approximate Tax	20.85	Subdivision Name:		School District:	Creswell
Lot Acres	908,227'	Phase:		Elem	
Inc City:		Lot #	TL 00200	Middle	
UGB:		Recording #		High	
Census Tr/BlkGrp:	1101/1				

Zoning: Parent/Overlay	E40
Statistical Class:	120 Class 2 Single Family Home
Land Use:	1111 Single Family Housing
Property Class:	581 Farm, Mult. Spec. Assmts. Improved

Property Value and Taxes

	Land Value Real Market	Improvement Value Real Market	Total Value Real Market	Assessed
2003	\$137,022	\$107,260	\$244,282	\$118,073
2002	\$149,243	\$165,010	\$314,253	\$114,766
	2003 Taxable Value	2003 Taxes	Tax Code Area	
	\$ 118,073	\$1,493.16	04003	

Two Most Recent Sales

Date	Price	Grantor	Grantee	Instrument #
02-04-1994	\$0	Walsh, Geoffrey L Sr		94-01079000

Residential Building # 1 (of 2) Characteristics 21 stat 110 or 120

Year Built:	1942	Square feet		Base	Finished	Bsmt Garage Sqft	
Bedrooms	3	Basement				Att Garage Sqft	
Full Baths	1	First	1300	1300		Det Garage Sqft	240
Half Baths		Second				Att Carport Sqft	
% Improvmt Complete	100	Attic	544	544			
		Total	1844	1844			

Comments:

*This report extracts commonly used information from the Detailed

**Attachment A
The Walsh Ranch
Map 19-04-14 TLs 200 & 201
Map 19-04-15 TL 300**

PROPERTY REPORT - LANE COUNTY

Account # 0846890

Map, Tax Lot, & SIC # 19-04-14-00-00200

Site Address:	
Owner Name & Address: Kaikilani K Walsh Revoc Tr PO Box 427 Creswell, OR 97426	Taxpayer Name & Address: Walsh Kaikilani K Te PO Box 427 Creswell, OR 97426
Multiple Owners? Yes.*	
Additional Account Numbers for this Tax Lot & SIC: 0846808	

Approximate Tax Lot Acres	20.85 908,227'	Subdivision Name:		School District:	Creswell
Inc City:		Phase:		Elem	
UGB:		Lot #	TL 00200	Middle	
Census Tr/BlkGrp:	1101/1	Recording #		High	

Zoning: Parent/Overlay E40
Statistical Class:
Land Use: 8040 Pasture, Cows, Sheep, Cattle
Property Class: 581 Farm, Mult. Spec. Assmts, Improved

Property Value and Taxes

	Land Value Real Market	Improvement Value Real Market	Total Value Real Market	Assessed
2003	\$20,370	\$0	\$20,370	\$1,529
2002	\$22,276	\$0	\$22,276	\$1,485
	2003 Taxable Value \$ 1,529	2003 Taxes \$17.03	Tax Code Area 04001	

Two Most Recent Sales

Date	Price	Grantor	Grantee	Instrument #

Residential Building # 0 (of 0) Characteristics

	Square feet	Base	Finished	
Year Built:				Bsmt Garage Sqft
Bedrooms				Att Garage Sqft
Full Baths				Det Garage Sqft
Half Baths				Att Carport Sqft
% Improvmt Complete				
Basement				
First				
Second				
Attic				
Total				

Comments:

*This report extracts commonly used information from the Detailed Property Report. [Click here for the full Detailed Property Report.](#)

PROPERTY REPORT - LANE COUNTY

Account # 1298932

Map, Tax Lot, & SIC # 19-04-14-00-00201

Site Address:	
Owner Name & Address: Kalkilani K Walsh Revoc Tr PO Box 427 Creswell, OR 97426	Taxpayer Name & Address: Walsh Kalkilani K Te PO Box 427 Creswell, OR 97426
Multiple Owners? Yes.*	
Additional Account Numbers for this Tax Lot & SIC: 1298924, 4255368	

Approximate Tax	151.04	Subdivision Name:		School District:	Creswell
Lot Acres	6,579,303'		Phase:		
Inc City:		Lot #	TL 00201	Middle	
UGB:		Recording #		High	
Census Tr/BlkGrp:	1101/1				

Zoning: Parent/Overlay	E40
Statistical Class:	
Land Use:	6040 Pasture, Cows, Sheep, Cattle
Property Class:	681 Forest, Mult. Spec. Assmts, Improved

Property Value and Taxes

	Land Value Real Market	Improvement Value Real Market	Total Value	
			Real Market	Assessed
2003	\$254,347	\$0	\$254,347	\$15,002
2002	\$278,134	\$0	\$278,134	\$14,565
	2003 Taxable Value	2003 Taxes	Tax Code Area	
	\$ 15,002	\$223.10	04001	

Two Most Recent Sales

Date	Price	Grantor	Grantee	Instrument #

Residential Building # 0 (of 0) Characteristics

	Square feet	Base	Finished	
Year Built:				Basmt Garage Sqft
Bedrooms				Att Garage Sqft
Full Baths				Det Garage Sqft
Half Baths				Att Carport Sqft
% Improvmt Complete				
	Basement			
	First			
	Second			
	Attic			
	Total			

Comments:

*This report extracts commonly used information from the Detailed Property Report. [Click here for the full Detailed Property Report.](#)

PROPERTY REPORT - LANE COUNTY

Account # 1298924

Map, Tax Lot, & SIC # 19-04-14-00-00201

Site Address: 30257 CAMAS SWALE RD CRESWELL OR 97426	
Owner Name & Address: Kaikilani K Walsh Revoc Tr PO Box 427 Creswell, OR 97426	Taxpayer Name & Address: Walsh Kaikilani K Te PO Box 427 Creswell, OR 97426
Multiple Owners? Yes.*	
Additional Account Numbers for this Tax Lot & SIC: 1298932, 4255368	

Approximate Tax Lot Acres	151.04 6,579,303'	Subdivision Name:		School District:	Creswell
Ino City:		Phase:		Elem	
UGB:		Lot #	TL 00201	Middle	
Census Tr/BlkGrp:	1101/1	Recording #		High	

Zoning: Parent/Overlay	E40
Statistical Class:	140 Class 4 Single Family Home
Land Use:	1111 Single Family Housing
Property Class:	681 Forest, Mult. Spec. Assmts, Improved

Property Value and Taxes

	Land Value Real Market	Improvement Value Real Market	Total Value	
			Real Market	Assessed
2003	\$284,426	\$276,560	\$560,986	\$263,179
2002	\$309,659	\$277,940	\$587,599	\$238,505
	2003 Taxable Value	2003 Taxes	Tax Code Area	
	\$ 263,179	\$3,203.36	04003	

Two Most Recent Sales

Date	Price	Grantor	Grantee	Instrument #
02-04-1994	\$0	Walsh, Geoffrey L Sr		94-01079000

Residential Building # 1 (of 1) Characteristics 41 stat 140

	Year Built:	Square feet		Base	Finished	Bemt Garage Sqft	
Year Built:	1979	Basement				Att Garage Sqft	672
Bedrooms	2	First	2284	2284		Det Garage Sqft	
Full Baths	2	Second				Att Carport Sqft	
Half Baths		Attic					
% Improvmt Complete	100	Total	2284	2284			

Comments:

*This report extracts commonly used information from the Detailed Property Report. [Click here for the full Detailed Property Report.](#)

PROPERTY REPORT - LANE COUNTY

Account # 0846707

Map, Tax Lot, & SIC # 19-04-15-00-00300

Site Address:	
Owner Name & Address: Kaikilani K Walsh Revoc Tr PO Box 427 Creswell, OR 97426	Taxpayer Name & Address: Walsh Kaikilani K Te PO Box 427 Creswell, OR 97426
Multiple Owners? Yes.*	
Additional Account Numbers for this Tax Lot & SIC:	

Approximate Tax	188.38	Subdivision Name:		School District:	Creswell
Lot Acres	7,333,762'	Phase:		Elem	
Inc City:		Lot #	TL 00300	Middle	
UGB:		Recording #		High	
Census Tr/BlkGrp:	1101/1				

Zoning: Parent/Overlay	F2
Statistical Class:	
Land Use:	8310 Timberlands
Property Class:	640 Forest, Unzoned Farm Land, Vacant

Property Value and Taxes

	Land Value	Improvement Value	Total Value	
	Real Market	Real Market	Real Market	Assessed
2003	\$383,566	\$0	\$383,566	\$3,839
2002	\$419,439	\$0	\$419,439	\$3,731
2003 Taxable Value		2003 Taxes	Tax Code Area	
\$ 3,839		\$171.97	04001	

Two Most Recent Sales

Date	Price	Grantor	Grantee	Instrument #
02-04-1994	\$0	Walsh, Geoffrey L Sr		94-01079000

Residential Building # 0 (of 0) Characteristics

	Square feet		
	Base	Finished	
Year Built:			
Bedrooms			
Full Baths			
Half Baths			
% Improvmt Complete			
Basement			Bsmt Garage Sqft
First			Att Garage Sqft
Second			Det Garage Sqft
Attic			Att Carport Sqft
Total			

Comments:

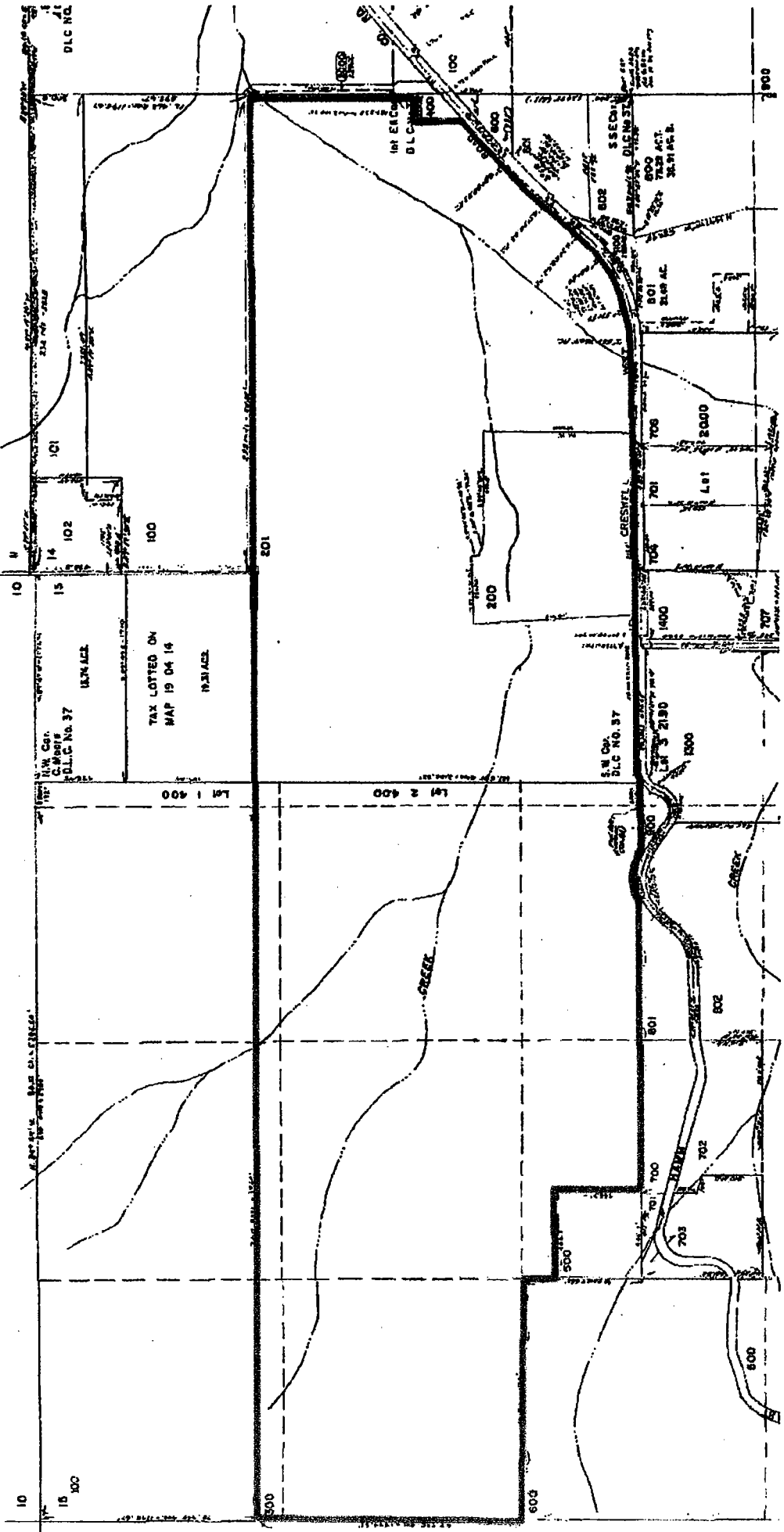
*This report extracts commonly used information from the Detailed Property Report. [Click here for the full Detailed Property Report.](#)

Attachment B
The Walsh Ranch
Map 19-04-14 Tls 200 & 201
Map 19-04-15 TL 300

1 page

Section 15 T19 S. R4 W.W.M.
 LANE COUNTY

Section 14 T19S. R4 W.V
 LANE COUNTY



Attachment C
The Walsh Ranch
Map 19-04-14 TLs 200 & 201
Map 19-04-15 TL 300
3 pages



April 4, 1979

Geoffrey L. Walsh
30311 E. Camas Swale Rd.
Creswell, OR 97426

RE: Final Approval -- Partition Application. M 638-78

Final approval is hereby granted to the above-referenced partition, inasmuch as all requirements and conditions of approval of the partition have been completed.

Attached is a copy of the recorded partition map for your records.

If we may be of assistance in the future, feel free to contact this office.

Very truly yours

Joe Hudzikiewicz

Acting Chairman
Land Development Review Committee

cc: Jack Thomas, Public Works.
Jim Shrum, Surveyors

Enclosure: Copy of recorded map

78638-19

GEOFFREY D. WALSH

30311 EAST CAMAS SWALE ROAD

CRESWELL, OREGON 97426

(home) 895-4462 (office) 895-2192

ST IN PROPERTY: OWNER
Date one: owner, contract purchaser,
in holder, other)

OF RECORD:

SAME AS ABOVE

SS: " "

OT: 200 19-04-14
300 MAP #: 19-04-15



WATER SUPPLY: individual well
PERMIT #:
SEWAGE DISPOSAL: septic tank
S.I. #: 78-1301
ELECTRIC SERVICE: Lane Co-op.
ZONING: FF-20
(Sub plan RWG)

DATE SUBMITTED: 11/15/78
RECEIVED BY: SHERILL
FEE PAID: \$50.00
HEARING DATE: 11-30-78
for office use only

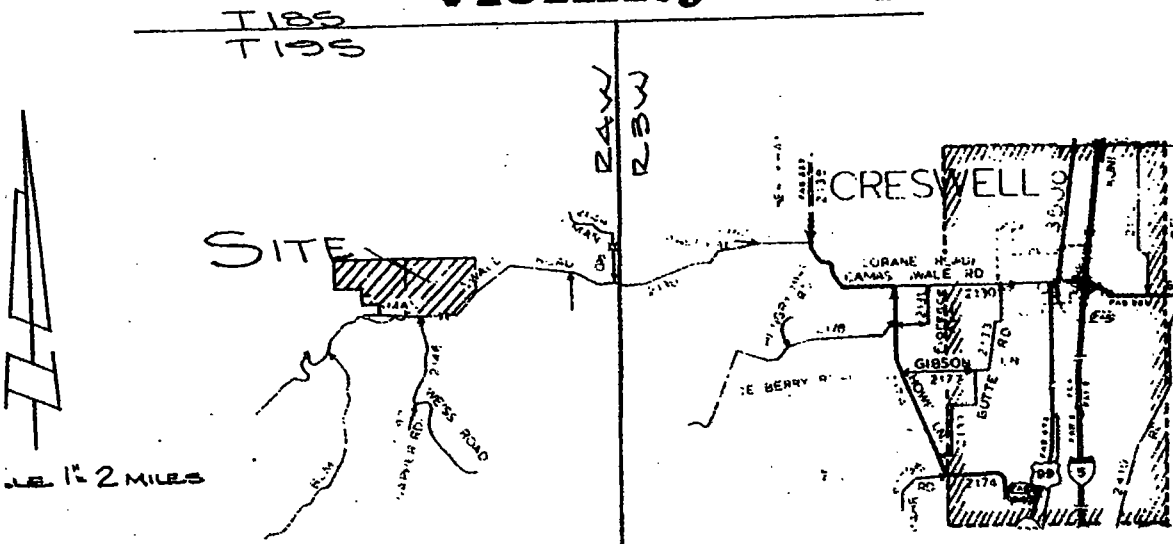
approval

Joseph Hudykiewicz
Chairman, Land Development Review Committee

March 15, 1979
Date

B 3 * 16 = 79 5658 000076

vicinity map



78638 16

NO: M638-78

MAP PREPARED BY: ANSON SURVEYING

1788-78

REGISTERED
PROFESSIONAL
LAND SURVEYOR

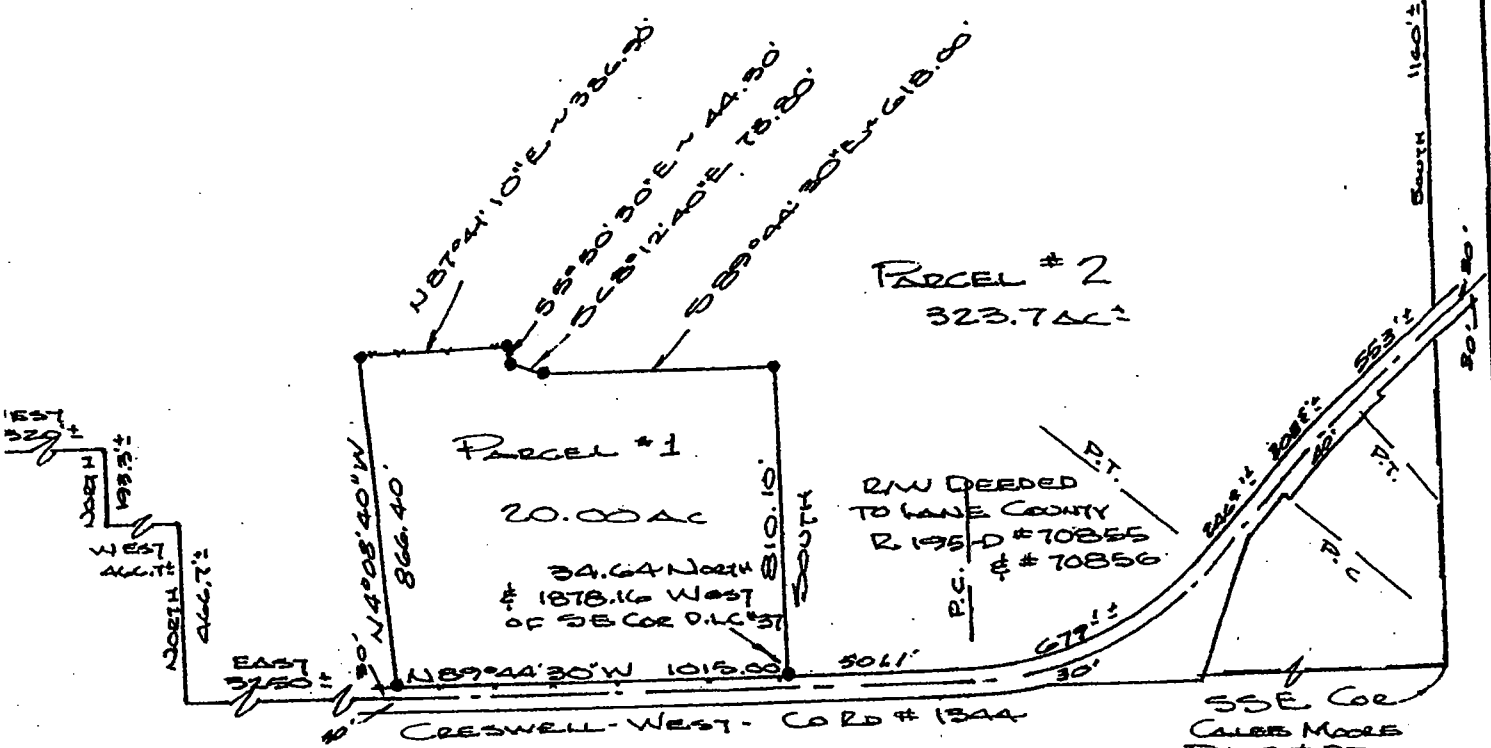
Terry Fletcher

OREGON
JULY 22, 1974
TERRY FLETCHER
1006



• SET 5/8" IRON ROD

EAST 7920'±



TO LAKE COUNTY
R 195-D # 70853

R/W DEEDED
TO LAKE COUNTY
R 195-D # 70855
& # 70856

NOTE:
PARCEL # 2 INFO FROM RECORDS.
ONLY & SUBJECT TO ANY DISCREPANCIES
THAT AN ACCURATE SURVEY MAY
DISCLOSE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Terry Fletcher

OREGON
JULY 22, 1974
TERRY FLETCHER
1006

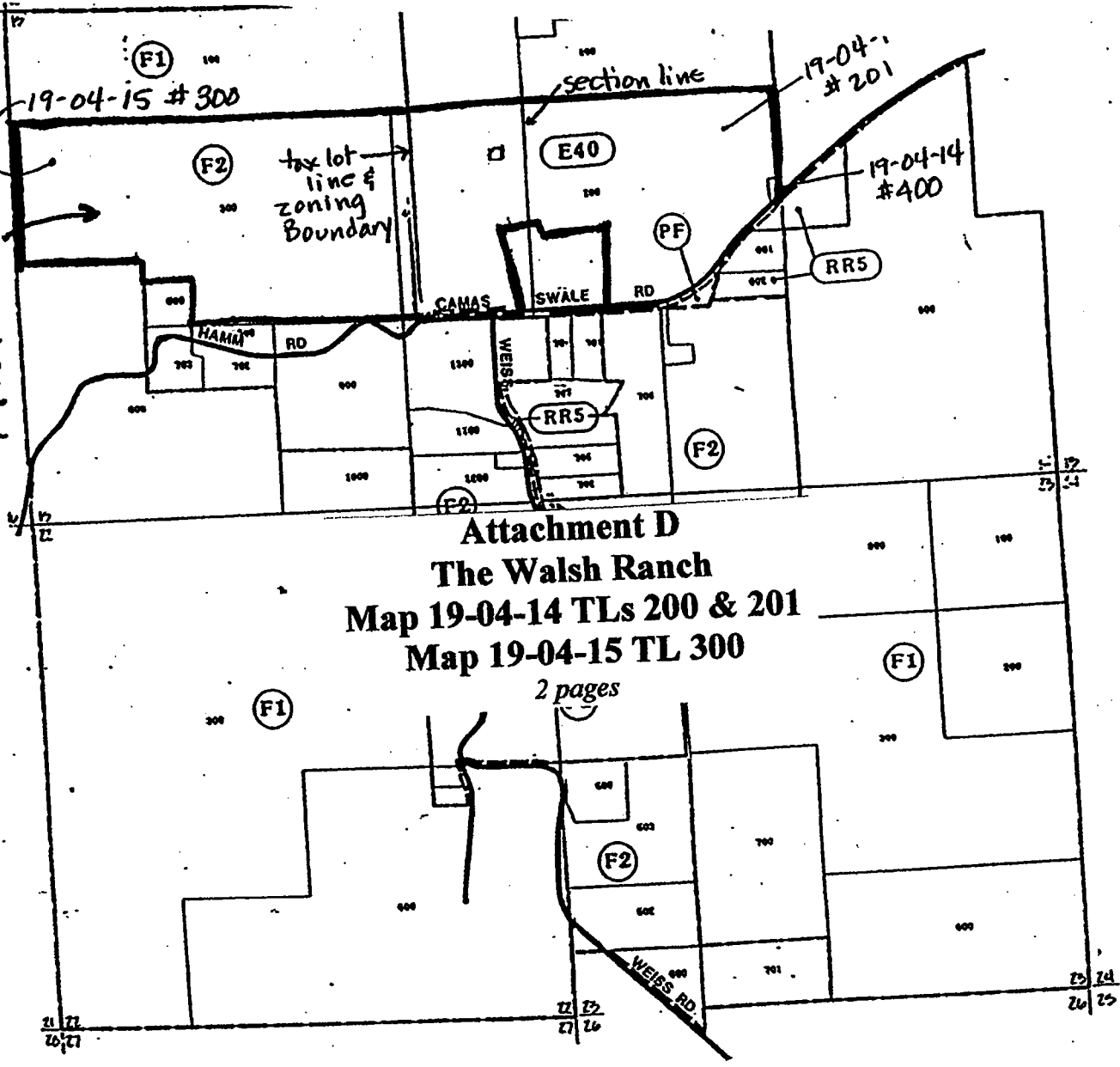
78638 17

SCALE: 1" = 500'

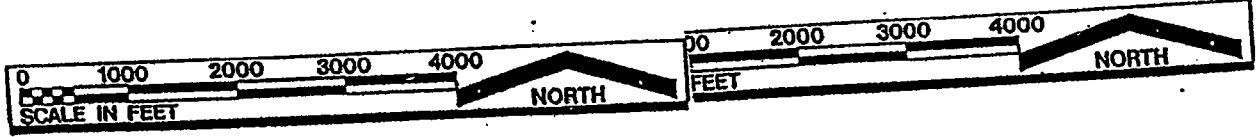
638-78

FILE NO: M638-78

SUBJECT PROPERTY



Attachment D
The Walsh Ranch
Map 19-04-14 Tls 200 & 201
Map 19-04-15 TL 300
2 pages



County OFFICIAL ZONING MAP		PLOT# 312		PLOT# 3	
Township Range Section 19 04 15		19 04 22		Section 14 / 19 04 23	
AL ORD. #	PA 884	DATE	2/29/1984	FILE #	
ON #	ORD. #	DATE		FILE #	
		DATE	7/17/84	FILE #	

From: DAVIS Florence A
Sent: Thursday, July 13, 2000 11:41 AM
To: CHATEAU-GRUENER Frederique
Subject: Sierra error

Walsh

Hi Frederique! So glad you're back! I discovered an error while processing a special use permit. There is a single parcel split in half, between two sections.

The western half of the parcel is Map 19-04-15 Tax Lot #300. It is zoned F2/RCP. Per Sierra, this map and tax lot has a street address of 30257 Camas Swale Road and a SFD on it per BP 79-0358.

The eastern half of the parcel is Map 19-04-14 Tax Lot #201. It is zoned E40/FP/RCP. Per Sierra, this map and tax lot has no street address and no structures.

The info. above is backwards.
The approved dwelling, per BP 79-0358, is located on Map 19-04-14 Tax Lot #201. The dwelling and address are shown on this map and tax lot on county addressing maps and approved site plans.

Map-19-04-15 Tax Lot #300 is actually vacant.

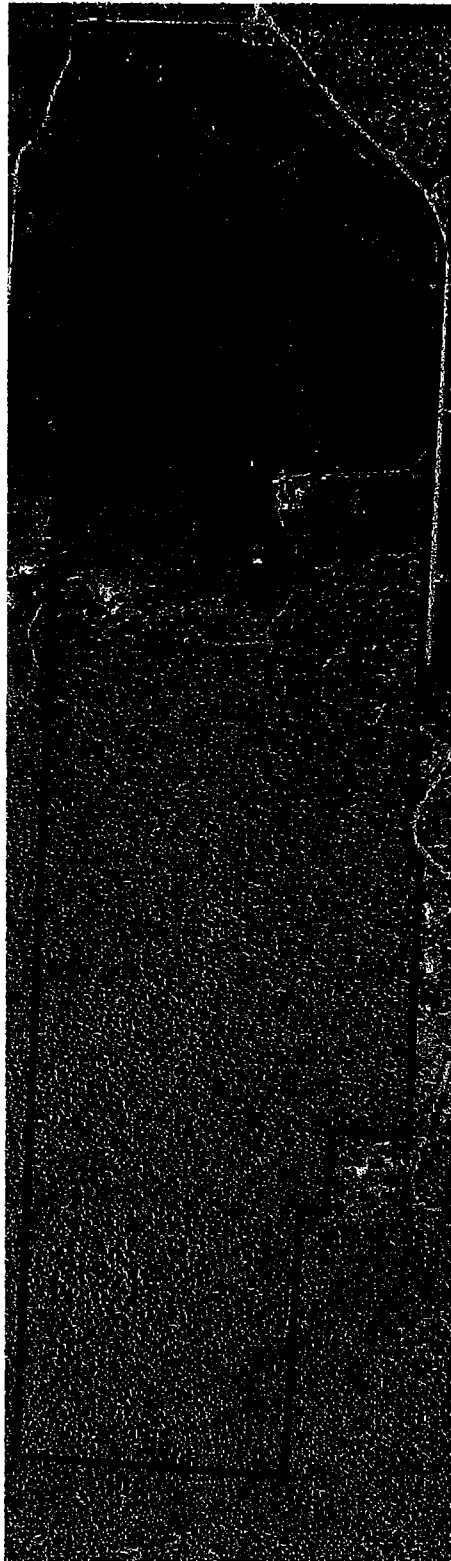
Could you make the changes? If not, please let me know who can and I'll forward this info. to that person. Thanks! FD

RLID 19-04-15 #300
30257 Camas Swale Rd.
Western 1/2 of parcel
168.36 ~~ac.~~ ac. → Sierra = 172.63 ac.
No dwellings
19-04-14 #201
No address
eastern 1/2 of parcel
151.04 ~~ac.~~ ac. → Sierra = 149.34 ac.
1979 stick Built SFD

323.67

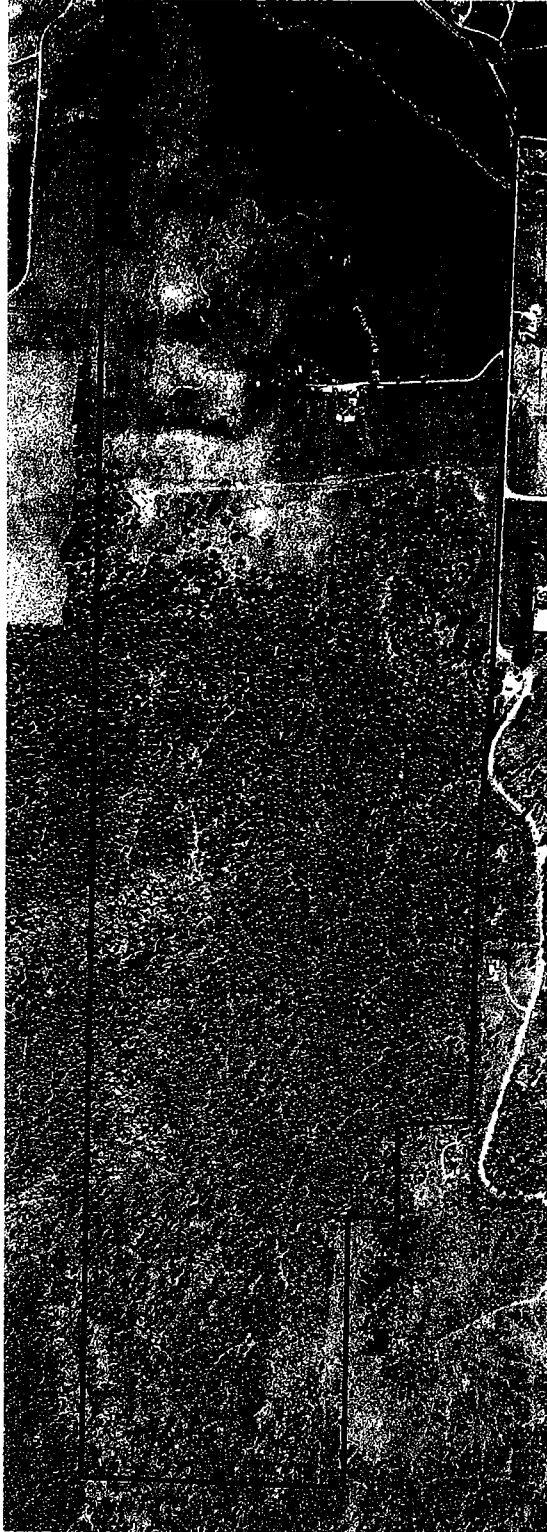
Attachment E - The Walsh Ranch
Map 19-04-14 TLs 200 & 201 Map 19-04-15 TL 300
2 pages

2000 Aerial Photo of The Walsh Ranch



Attachment E - The Walsh Ranch
Map 19-04-14 TLs 200 & 201 Map 19-04-15 TL 300
2 pages

1979 Aerial Photo of The Walsh Ranch



Attachment F - The Walsh Ranch
Map 19-04-14 TLs 200 & 201 Map 19-04-15 TL 300
2 pages



Photo 3, above: The Walsh Ranch viewed from about the middle of the driveway & facing south to the entrance gate at Camas Swale Road. The forested area is on the right side of the driveway. The plan designation & zoning of the forested area on the right side of the photo is Agricultural Land/E40 and is proposed in this application to be changed to Forest Land/F2. The north end of the proposed Forest Land designation and F2 zoning would be at the bottom of the photo, approximately opposite the barn in the lower left corner and on the south side of the driveway to the family member farm dwelling.

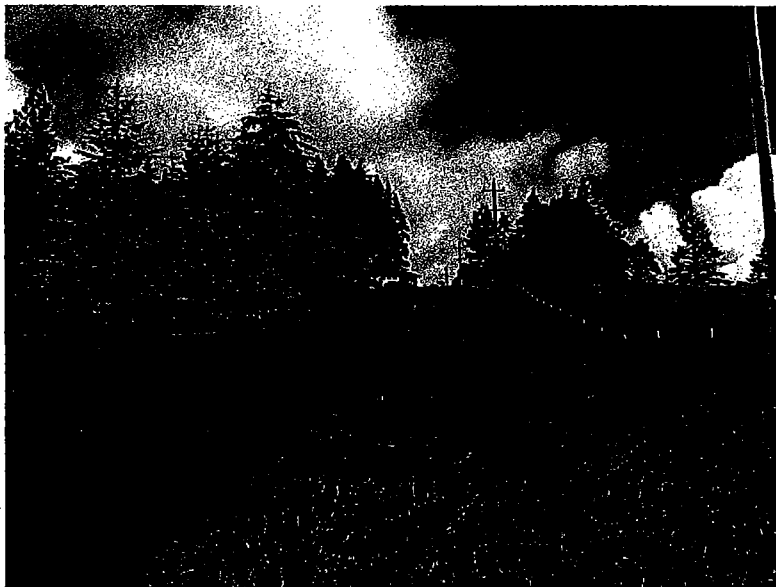


Photo 4, above: The Walsh Ranch viewed from about the middle of the driveway and facing north to the owners' house at the top of the hill. The areas shown in this photo are proposed in this application to remain designated Agricultural Land and zoned E40.

Attachment F - The Walsh Ranch
Map 19-04-14 TLs 200 & 201 Map 19-04-15 TL 300
2 pages



Photo 1, above: The Walsh Ranch viewed from Camas Swale Road and facing NW. The entrance gate to the property is at the lower left corner of the photo. The plan designation and zoning of the forested area on the left side of the photo is Agricultural Land/E40 and is proposed in this application to be changed to Forest Land/F2.



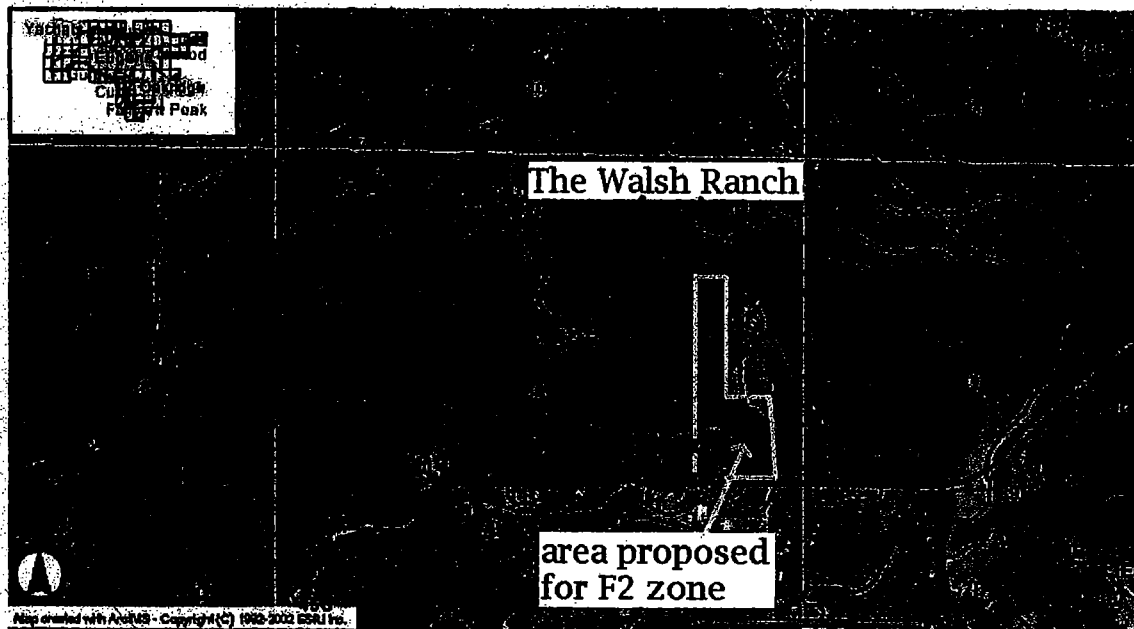
Photo 2, above: The Walsh Ranch viewed from the entrance gate at Camas Swale Road and facing north. The driveway is more or less the dividing line between the forested hillside on the left side and the pasture on the right side. The plan designation and zoning of the forested area on the left side of the driveway is Agricultural Land/E40 and is proposed in this application to be changed to Forest Land/F2.

Attachment G
The Walsh Ranch
Map 19-04-14 Tax Lots 200 & 201
Map 19-04-15 Tax Lot 300
2 pages

Soil Analysis of The Walsh Ranch

This is a soil map taken from the NRCS OR637 Soil Survey of Lane County Area, Oregon website at http://www.or.nrcs.usda.gov/pnw_soil/. The approximate boundaries of the subject parcel are delineated in red on this map.

NRCS Soil Map



Based on this map and the Lane County Soil Ratings for Forestry and Agricultural report, the soils of the subject parcel have these forestry and agricultural ratings:

- 1A: Abiqua silty clay loam, forestry rating 203 cu.ft./ac./yr., Agricultural Class 1 high value farmland
- 11C: Bellpine silty clay loam, 3-12% slopes, forestry rating 163 cu.ft./ac./yr., Agricultural Class 3 high value farmland
- 11D: Bellpine silty clay loam, 12-20% slopes, forestry rating 163 cu.ft./ac./yr., Agricultural Class 3 high value farmland
- 11E: Bellpine silty clay loam, 20-30% slopes, forestry rating 163 cu.ft./ac./yr., Agricultural Class 4 high value farmland
- 11F: Bellpine silty clay loam, 30-50% slopes, forestry rating 163 cu.ft./ac./yr., Agricultural Class 6

Attachment G
The Walsh Ranch
Map 19-04-14 Tax Lots 200 & 201
Map 19-04-15 Tax Lot 300
2 pages

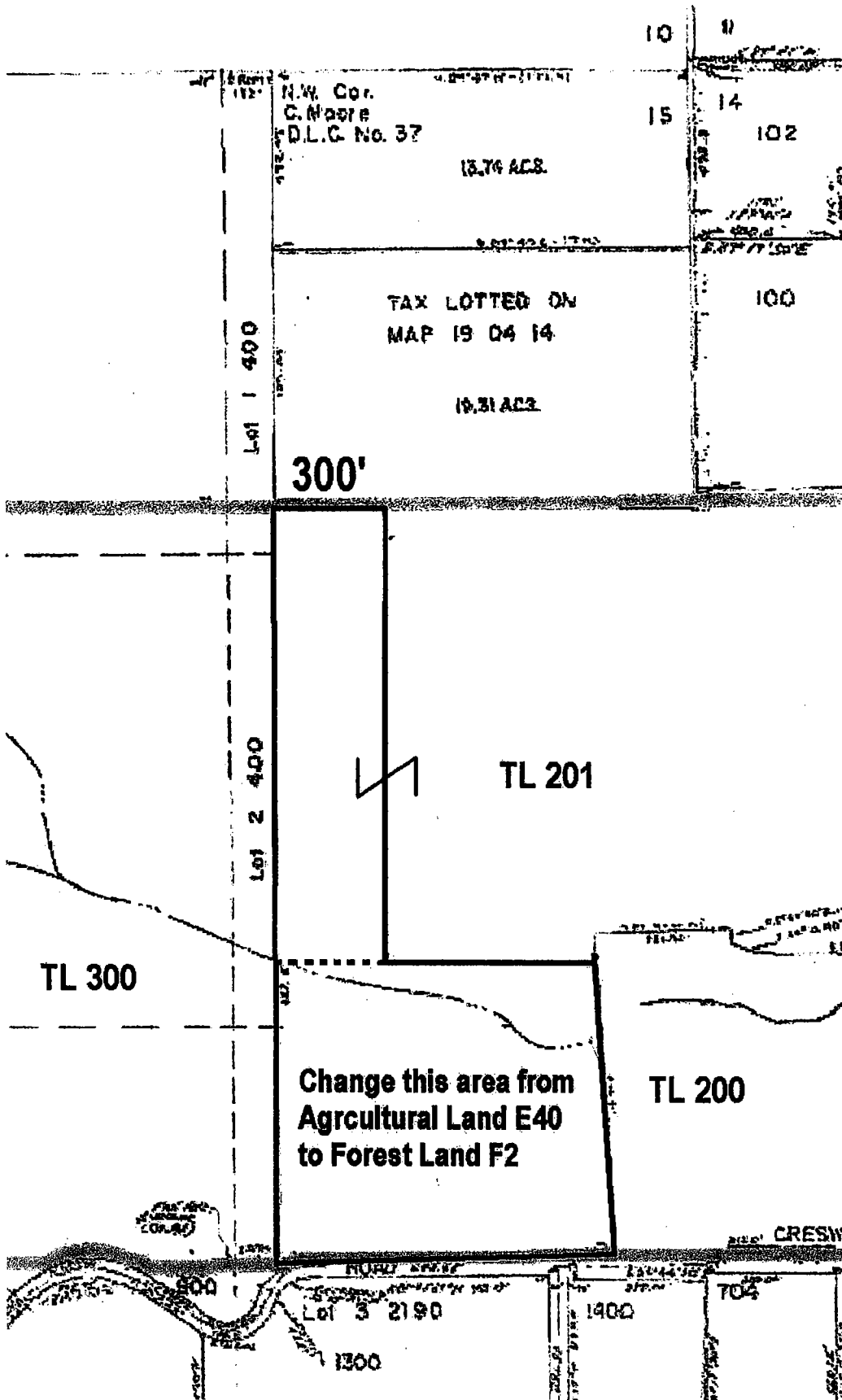
- 28C: Chehulpum silt loam, 3-12% slopes, no cu.ft./ac./yr. forestry rating, Agricultural Class 6
- 28E: Chehulpum silt loam, 12-40% slopes, no cu.ft./ac./yr. forestry rating, Agricultural Class 6
- 52D: Hazelair silty clay loam, 2-7% slopes, no cu.ft./ac./yr. forestry rating, Agricultural Class 6
- 78: McAlpin silty clay loam, no cu.ft./ac./yr. forestry rating, Agricultural Class 2 high value farmland
- 85: Natroy silty clay loam, no cu.ft./ac./yr. forestry rating, Agricultural Class 4 high value farmland
- 113E: Rittner cobbly silty clay loam, 2-12% slopes, forestry rating 149 cu.ft./ac./yr., Agricultural Class 6
- 116G: Rock outcrop – Witzel complex, 10-70% slopes, no cu.ft./ac./yr. forestry rating, Agricultural Class 8
- 130: Waldo silty clay loam, no cu.ft./ac./yr. forestry rating, Agricultural Class 3

Based on the above soil map and ratings, more than 50% of the area (the “predominate” area) of the Walsh Ranch is composed of soils that are rated as high value farmland and that have a cubic feet per acre per year forestry rating of more than 85 cu.ft./ac./yr.

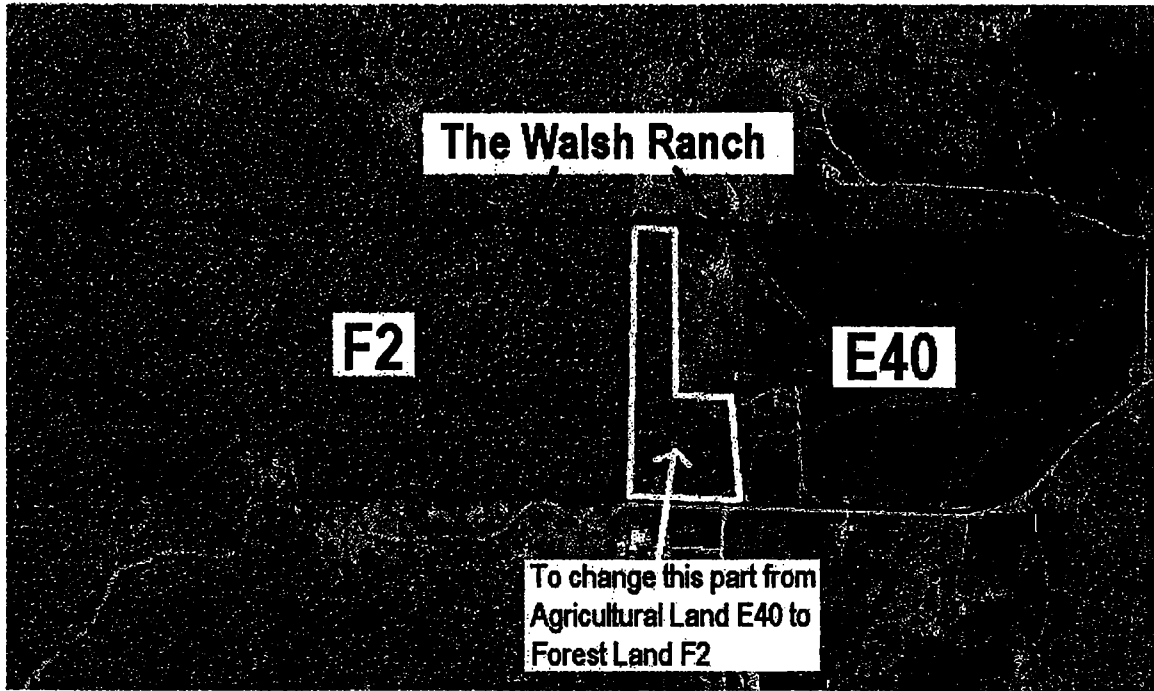
The area where the change in the plan designation and zoning is proposed from Agricultural Land/E40 to Forest Land/F2 is outlined above, is adjacent to other forest land in the Walsh Ranch, is 95% forested and is composed of these soil types:

- 11E: Bellpine silty clay loam, 20-30% slopes, forestry rating 163 cu.ft./ac./yr., Agricultural Class 4
- 11F: Bellpine silty clay loam, 30-50% slopes, forestry rating 163 cu.ft./ac./yr., Agricultural Class 6
- 28C: Chehulpum silt loam, 3-12% slopes, no cu.ft./ac./yr. forestry rating, Agricultural Class 6
- 28E: Chehulpum silt loam, 12-40% slopes, no cu.ft./ac./yr. forestry rating, Agricultural Class 6
- 116G: Rock outcrop – Witzel complex, 10-70% slopes, no cu.ft./ac./yr. forestry rating, Agricultural Class 8

Attachment H
The Walsh Ranch
Map 19-04-14 TLs 200 & 201
Map 19-04-15 TL 300



Attachment H
The Walsh Ranch
Map 19-04-14 TLs 200 & 201
Map 19-04-15 TL 300



Attachment I
The Walsh Ranch
Map 19-04-14 TLs 200 & 201
Map 19-04-15 TL 300

10-20-04

Dear Jim,

4 pages

This letter is in regards to the operation of our ranch. I am semi-retired but work part time on the ranch. My daughter and son in law have a beef herd of 26 brood cows. They sell about 24-25 head of calves weighing around 750-800 lbs. each every year.

Our fields have been improved and we put up over 100 tons of hay every year. We plan to expand the breeding herd to 40 head as the fields will handle that many.

As to the timber, we are in the process of thinning by a very good logger (in my opinion), we plan on replanting as soon as the project is complete and the weather is proper for planting. We are also aware of good conservation practices -

If you have any questions please feel free to call or write me -

Sincerely
Meg Walsh

~~THOMAS R. GRIGGS~~
CERTIFIED PUBLIC ACCOUNTANT
140 Fifth Street
Springfield, Oregon 97477-5457
(541) 746-6515 * Fax (541) 726-8324

July 26, 2000

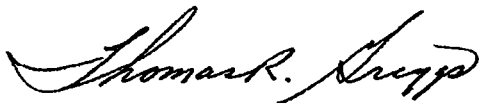
Geoffrey & Kaikilani Walsh
P.O. Box 427
Creswell, OR 97426-0427

Dear Mr. & Mrs. Walsh,

I am writing in response to your request that I confirm you have had tax reportable income from your Creswell Oregon property located at 30257 E. Camas Swale Road. In 1998 and 1999 you reported gross income of \$3,500.00 and \$3,600.00 respectively. The source of which was from the raising of beef cattle and is approximately one half of the income you were reporting in the early 90's prior to the conversion of twenty acres to a poplar plantation. As you know it will be another three years before you will be able to start harvesting the poplar trees at which time your income should increase substantially.

Should you need any additional information do not hesitate to call.

Sincerely,



Thomas R. Griggs, C.P.A.

*Okay per staff meeting
on August 1, 2000 FD.*

Exhibit C
PA00-5878

Management:

1- The forested areas do not require too much time spent in management, they are well established and are harvested every 7-8 years, (selective cutting) or when the price is right. After harvest the removal and burning of slash is a choice and takes about 1 year to completely and satisfactorily clean the area. Timber sales in the past have been as high as \$31,000.

Our hay production ceased in ⁽¹⁹⁹⁷⁾ 1977 when I went in for emergency open heart surgery. I rented the hay land and some of the pasture to a cattle rancher. In 1998 I had another operation brought on by an aortic aneurism, this was a very serious operation that took its toll on me. Later in the year an infection in my groin area caused by this operation set me back again. During 1999 I developed 2 hernias in my abdomen which the doctor is going to repair, but not until October of this year. He feels I have had too many operations and wants to have my body rest + heal.

The hay production would net me about \$1800 annually not including my own use.

Our hybrid poplar trees (planted in 1996) are doing well and I have a contract with Georgia Pacific for the trees. The main problem with this operation is the controlling of scotch broom and blackberries by cutting and spraying.

The pasture rent is ok, as I get about \$2800 per year.

Fencing is ongoing such as new posts, new wire, cattle busting fences etc.

The cone around my home is necessary as I do

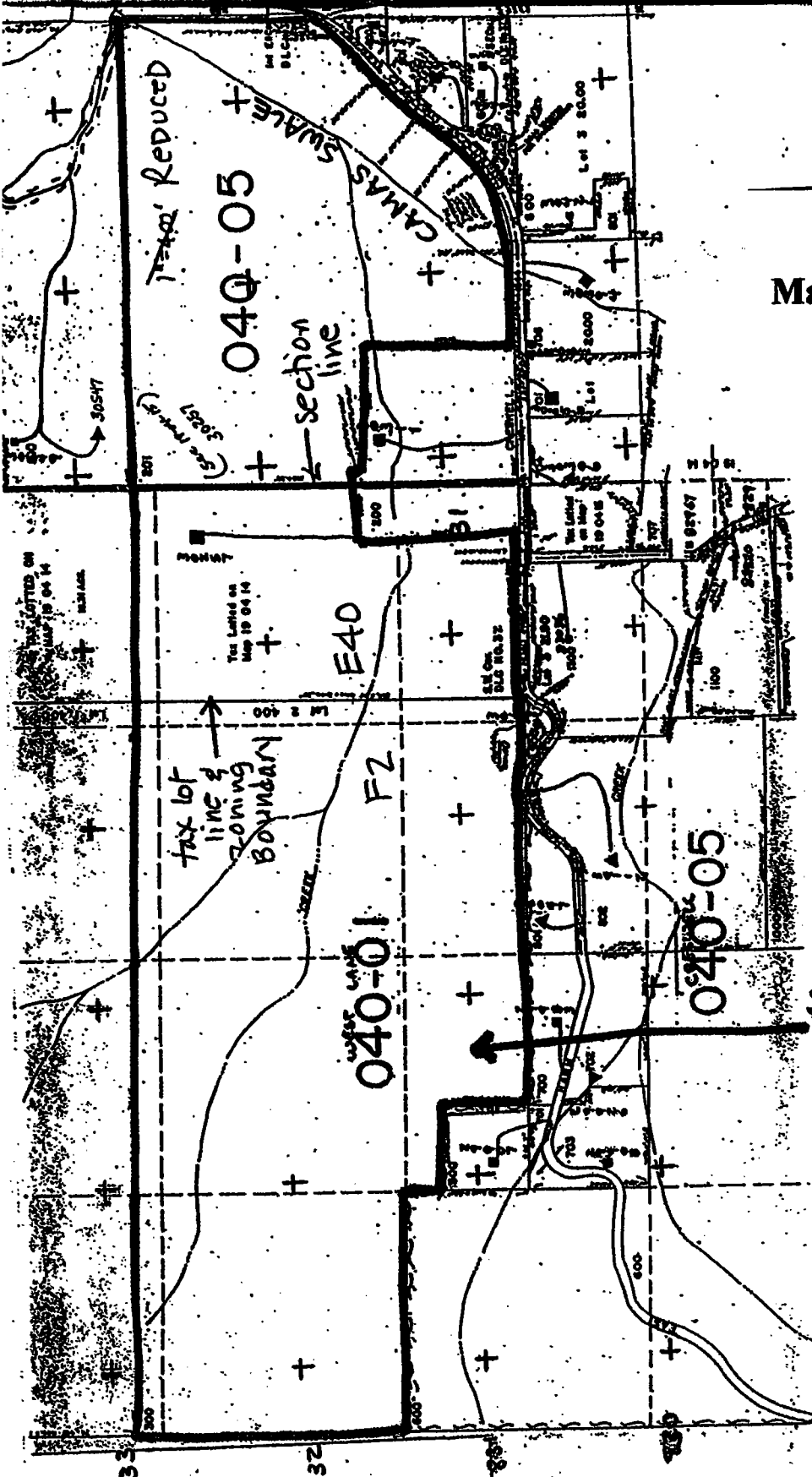
Travel occasionally and need someone to care for the ranch.
I don't want strangers around. My daughter was born
and raised on the ranch and knows it well and is
happy to come back.

My health isn't the best and I am running about 50%
but otherwise I am o.k. Age may do a little too.

I am 76 and hope to live to 100!

Sincerely - Geoffrey L. Walsh.

Attachment J
The Walsh Ranch
Map 19-04-14 TLs 200 & 201
Map 19-04-15 TL 300
1 page



**SUBJECT
PROPERTY**

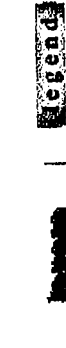
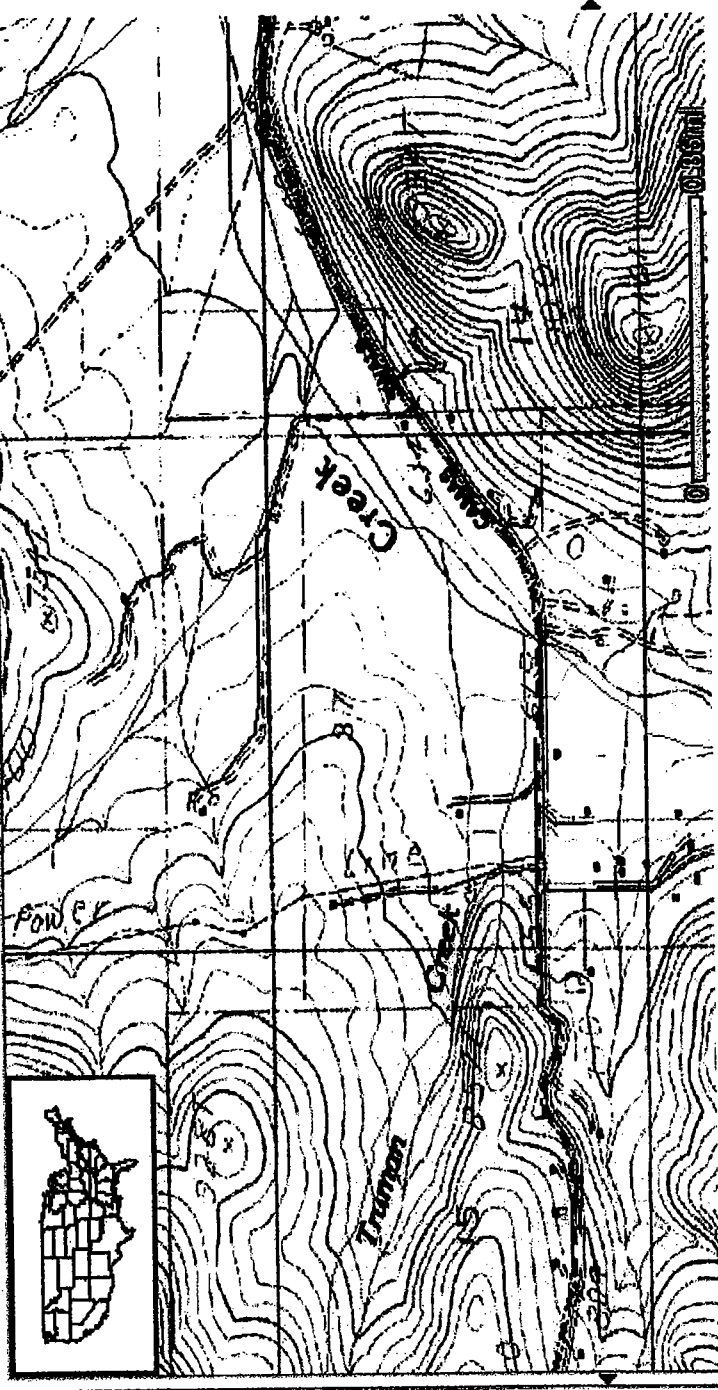
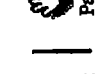


U.S. Fish & Wildlife Service Wetlands Mapper

Lower 48 States | Alaska | Hawaii | Puerto Rico & USVI | Pacific Trust Islands



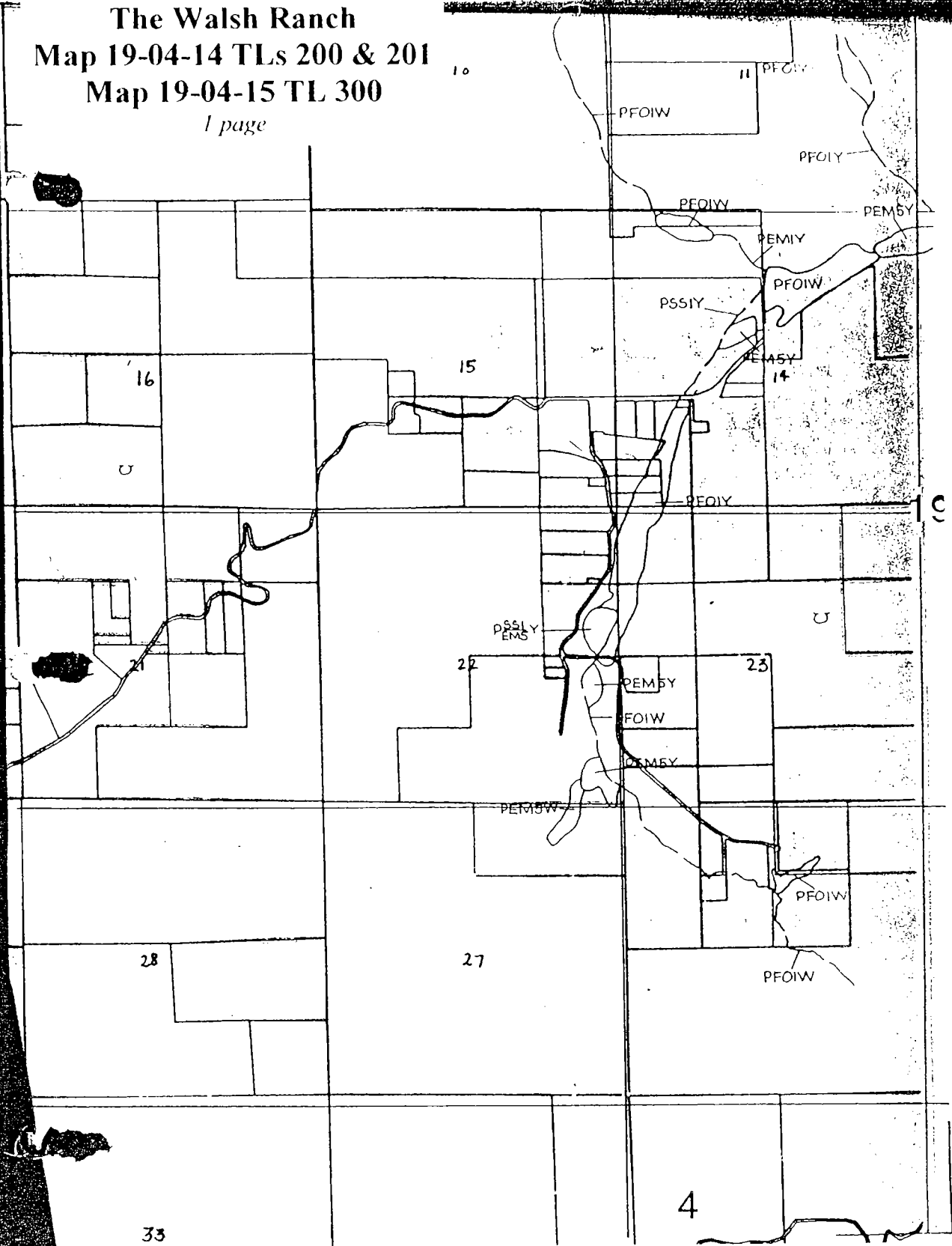
Overview



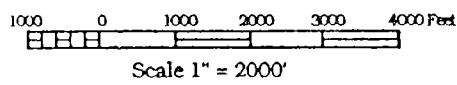
Attachment K The Walsh Ranch Map 19-04-14 TLs 200 & 201 Map 19-04-15 TL 300 1 page

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Attachment L
 The Walsh Ranch
 Map 19-04-14 TLs 200 & 201
 Map 19-04-15 TL 300
 1 page

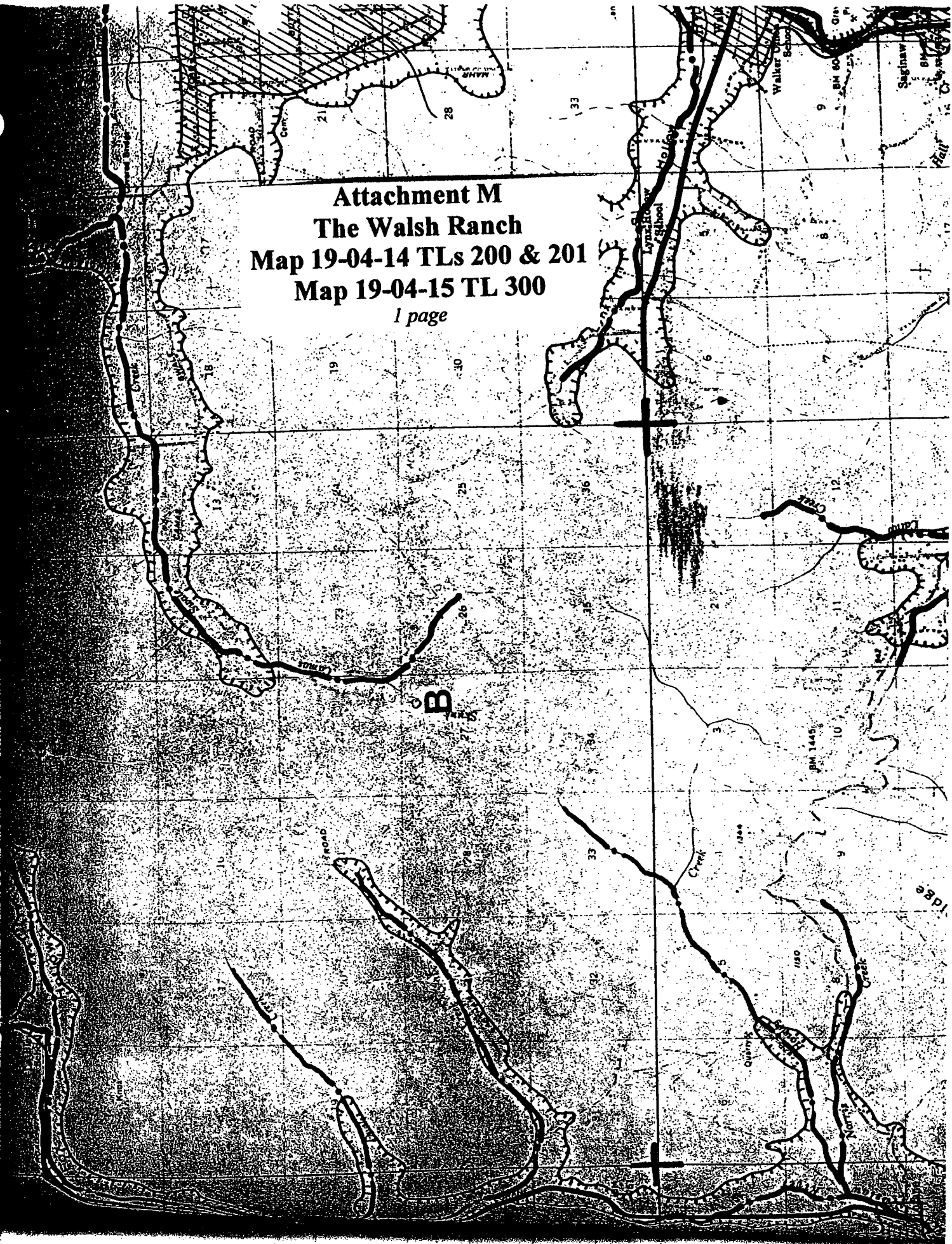


PARCEL-BASE
 MAPS
 (Use with
 National
 Wetlands
 Inventory)



Cottage Grove NW 4

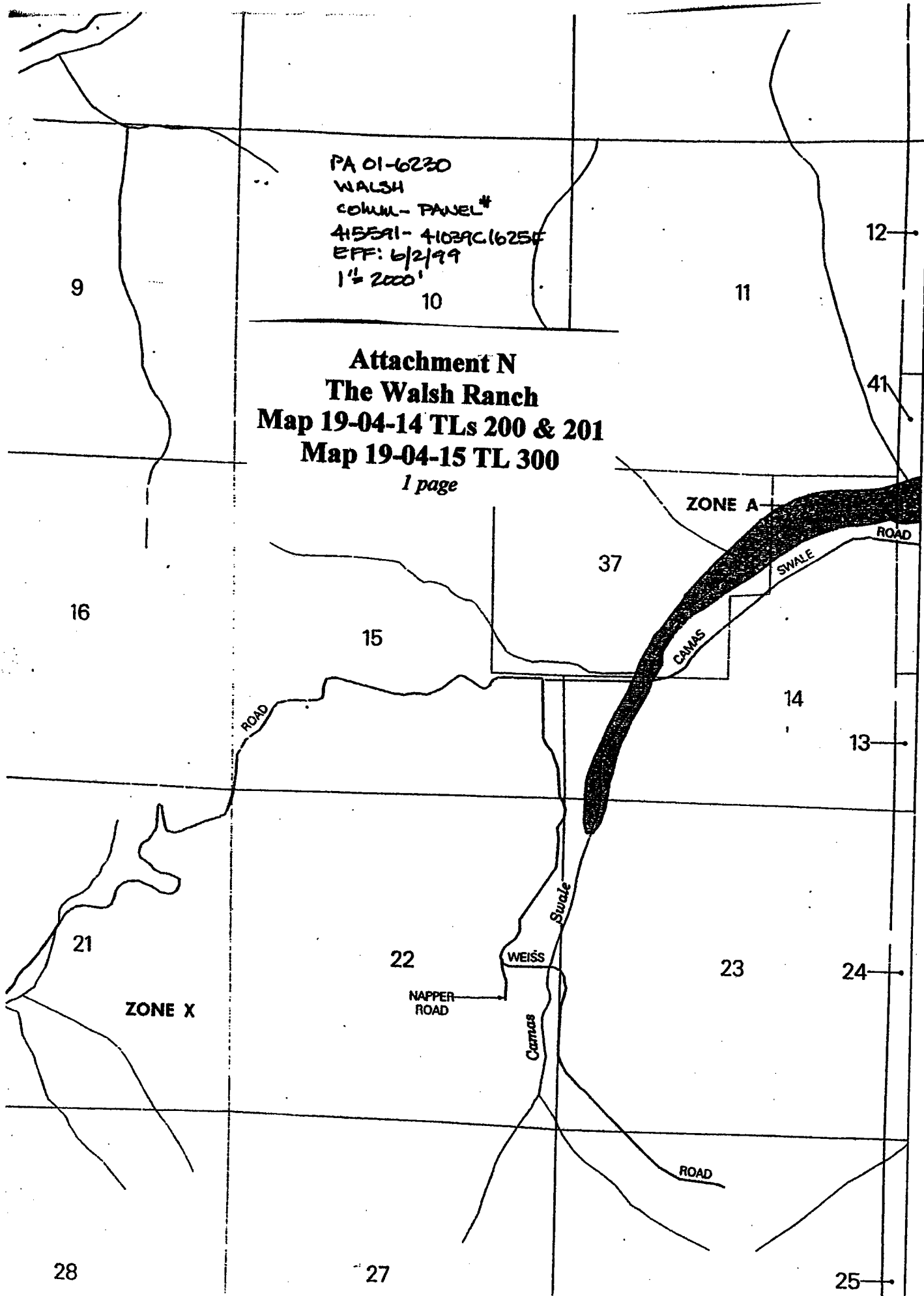
Attachment M
The Walsh Ranch
Map 19-04-14 TLs 200 & 201
Map 19-04-15 TL 300
1 page



PA 01-6230
WALSH
COMM - PANEL #
415591 - 41039C.1625F
EFF: 6/2/99
1" = 2000'

JOINS PANEL 1850

Attachment N
The Walsh Ranch
Map 19-04-14 TLs 200 & 201
Map 19-04-15 TL 300
1 page



ZONE X

ZONE A

ROAD

SWALE

CAMAS

Swale

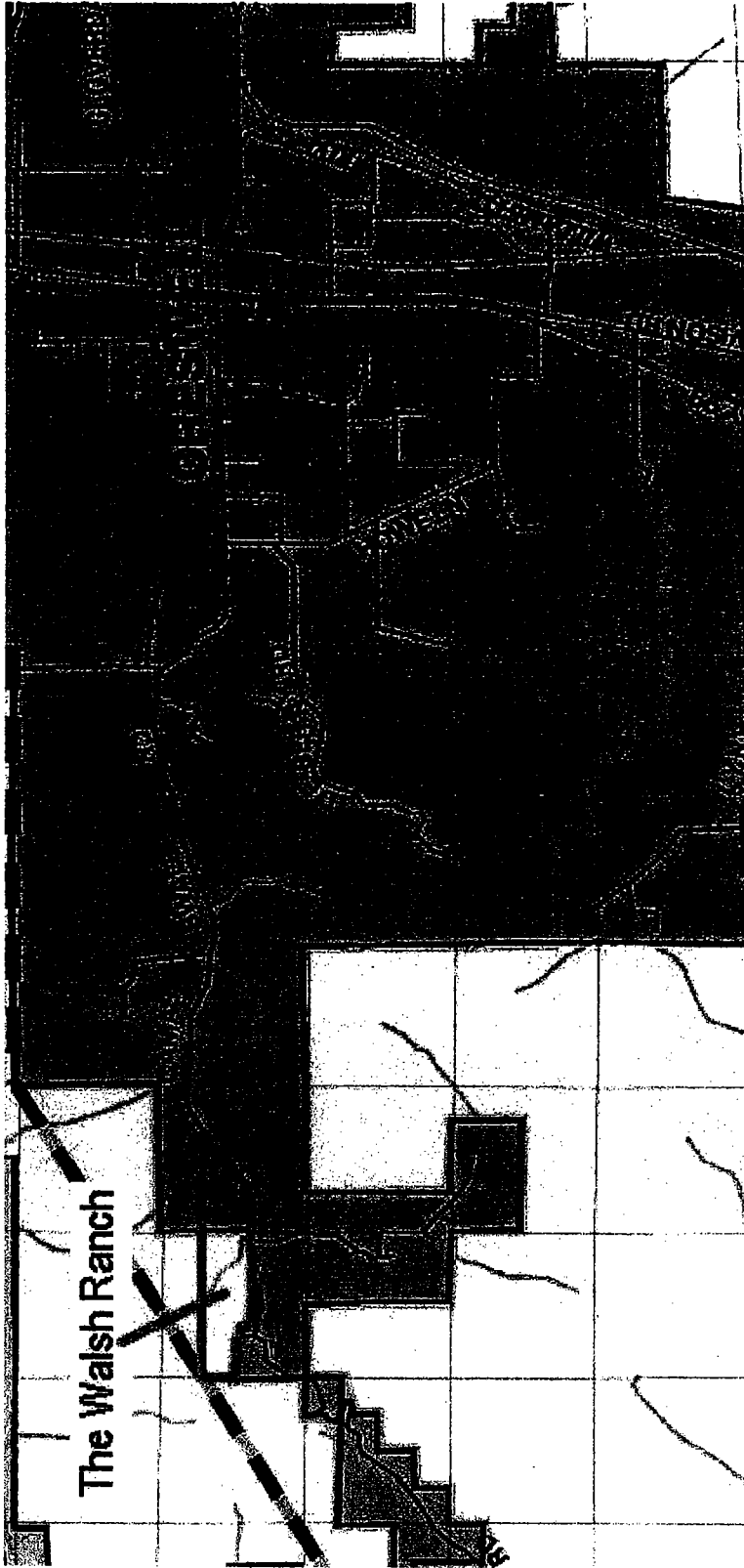
WEISS

NAPPER ROAD

Camas

ROAD

Attachment O
The Walsh Ranch
Map 19-04-15 TL 300 & Map 19-04-15 TL 300
1 page



Attachment P
The Walsh Ranch
Map 19-04-14 TLs 200 & 201
Map 19-04-15 TL 300
15 pages



Public Works
LAND MANAGEMENT DIVISION

PLANNING DIRECTOR
Approval of a Special Use Permit
Family Farm Help

File:	PA 00-5878
Mail Date:	<u>Sept. 14, 2000</u>
Property Owner:	Geoffrey and Kaikilani Walsh
Applicant:	Geoffrey and Kaikilani Walsh
Location:	North of intersection of Camas Swale Rd. and Weiss Rd.
Address:	30257 Camas Swale Rd., Creswell, OR 97426
Assessor's Map:	19-04-14 Tax Lots: #201
Contiguous Property Involved:	Map 19-04-15 Tax Lot #300
Base Zone:	Exclusive Farm Use, 40-acre minimum (E-40)
Combining Zone(s):	Floodplain (/FP)
Comprehensive Plan:	Lane County Rural Comprehensive Plan (/RCP)
Staff Planner:	Florence Davis 541/682-2059

You own or occupy property near the above referenced property that is the subject of a land use application and pending decision, for conditional **approval** by the Lane County Planning Director.

Notice to mortgagee, lien holder, vendor or seller: ORS Chapter 215 requires that if you receive this notice, it must be promptly forwarded to the purchaser.

The purpose of this Notice is to inform you about the proposal and pending decision, where you may receive more information, and the requirements if you wish to appeal the pending decision by the Director to the Lane County Hearings Official. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided below. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Proposal: Planning Director Approval of a Special Use Permit for a Family Farm Help Dwelling, pursuant to the criteria of Oregon Administrative Rules (OAR) 660-33-120, 660-33-130(9), 660-33-130(30), Lane Code (LC) 16.212(2)(D) and the siting standards of LC 16.212(8).

Enclosed is a site plan and a vicinity map of the subject property. The proposed use that could be authorized by approval of the land use application is a second residence for family farm help.



Decision Criteria:

A full copy of the staff report, application, all documents and evidence relied upon by the applicant, and the applicable criteria are available for inspection at the Lane County Land Management Division at no cost, and copies will be provided at reasonable cost. The name of the Lane County Land Management Division representative to contact is **Florence Davis**, and the telephone number where more information can be obtained is 541/682-2059.

This decision will become final at 5 P.M. on Sept. 26, 2000 unless before this time a completed **APPLICATION FOR AN APPEAL OF A DECISION BY THE PLANNING DIRECTOR** form is submitted to and received by the Lane County Land Management Division. **This form is enclosed and must be used if you wish to appeal this decision.**

1. In order to complete this form, fill in the required information and attach to it all of the materials and information required in numbers 2, 3 and 6 of the appeal form.
2. Then, submit the completed form to Lane County Planning Director so that it is received by him or her prior to the above mentioned time that the decision becomes final.
3. The Lane County Planning Director shall reject an appeal if it is not received prior to the time that the decision becomes final or if it is not complete.

Failure to raise an issue in an appeal process, at the hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Prepared by: *F Davis*
Florence Davis, Planner

Date: 9/13/00

Authorized by: *Kent Howe*
Kent Howe, Planning Director

Date: 9-13-00