

**BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY,
OREGON**

ORDER No. 12-06-20-05

) IN THE MATTER OF DIRECTING THE LAND
) MANAGEMENT DIVISION TO SUBMIT A
) NOMINATION TO THE STATE OF OREGON TO
) REQUEST DESIGNATION OF THE EXISTING
) RURAL INDUSTRIAL LANDS WITHIN THE
) RURAL UNINCORPORATED COMMUNITY OF
) GOSHEN, AS A REGIONALLY SIGNIFICANT
) INDUSTRIAL AREA.

WHEREAS, the State of Oregon passed Senate Bill (SB) 766 in June of 2011; and

WHEREAS, SB 766 (Chapter 564, Or Laws 2011) provides for a local government to nominate a regionally significant industrial area for designation; and

WHEREAS, the Board of County Commissioners finds that the Rural Unincorporated Community of Goshen is currently planned and zoned for industrial use in Lane County's Rural Comprehensive Plan; and

WHEREAS, the Rural Unincorporated Community of Goshen contains vacant sites, including brownfields, that are suitable for the location of new industrial uses or the expansion of existing industrial uses and that collectively can provide significant additional employment in the region; and

WHEREAS, the Rural Unincorporated Community of Goshen has site characteristics that give the area significant competitive advantages that are difficult or impossible to replicate in the region; and

WHEREAS, the Rural Unincorporated Community of Goshen has superior access to transportation and freight infrastructure, including, but not limited to rail and other major transportation facilities and routes; and

WHEREAS, the Rural Unincorporated Community of Goshen is located in close proximity to the major labor market of the Eugene/Springfield area; and

WHEREAS, based on the findings in relation to the established criteria in Exhibit A, Rural Unincorporated Community of Goshen meets the criteria for establishment as a Regionally Significant Industrial Area; and

WHEREAS, the County has an adopted goal as a part of their Strategic Plan to transform the existing industrial land in Goshen to support increased levels of development resulting in jobs that pay no less than 150% of the median wage; and

WHEREAS, the County is pursuing a Goal 14 exception to allow more flexibility to establish urban levels of industrial development in the Goshen area; and

WHEREAS, the County finds that even without the Goal 14 exception the Goshen industrial lands meet the criteria for designation as a Regionally Significant Industrial Area.

NOW, THEREFORE IT IS HEREBY ORDERED that the Land Management Division submit a nomination to the State of Oregon to request designation of the existing Rural Industrial lands within the Unincorporated Community of Goshen, as a Regionally Significant Industrial Area as indentified and described on Exhibit A, attached and incorporated here by this reference.

DATED this 20th day of June, 2012.



Sid Leiken, Chair
Lane County Board of County Commissioners

APPROVED AS TO FORM

Date 6-12-2012 Lane County



OFFICE OF LEGAL COUNSEL

SENATE BILL 766 – REGIONALLY SIGNIFICANT INDUSTRIAL AREAS

NARRATIVE IN SUPPORT OF THE GOSHEN REGION EMPLOYMENT AND TRANSITION (GREAT) PLAN

The purpose of the proposed designation is twofold. First the proposed designation will help preserve the critical assets in the community of Goshen for the best industrial use. This includes the existing industrial zoned land, transportation infrastructure including Interstate 5, Highway 58 and Highway 99, and the existing rail line; the utilities available to the site including water, power, and natural gas; and the significant site characteristics that include being located within an unincorporated community, close proximity to the second largest metro area in the State of Oregon – Eugene/Springfield, relatively flat topography, and close proximity to Higher Education Institutions including Lane Community College and University of Oregon.

Secondly the purpose of the proposed designation is to implement the strategy of improvement for this priority location identified by the Lane County Board of Commissioners through the adoption of their 2012-2017 Strategic Plan. This economic development strategy includes transforming the existing industrial land in Goshen to support increased levels of development resulting in the creation of jobs for the County and State.

The following points address the requested items as part of the nomination instructions provide by Business Oregon.

1. Findings in support of nomination to designate the existing Rural Industrial Zoned property in the Unincorporated community of Goshen west of I-5 as a Regionally Significant Industrial Area under Senate Bill (SB) 766.

Criterion 1: Area is planned and zoned for industrial use.

The subject area is designated in the Lane County Comprehensive Plan as Industrial. Additionally the subject properties are zoned Rural Industrial. This designation and zoning allow for industrial use. There are existing industrial uses on the majority of the subject properties.

Criterion 2: Area contains vacant sites, including brownfields, that are suitable for the location of new industrial uses or the expansion of existing industrial uses and that collectively can provide significant additional employment in the region.

Vacant sites – There are a total of 67 individual properties within the proposed area. Of these properties 29 appear vacant with no listed improvement value. Other sites within the area are existing brownfields. The majority of the sites (over 90%) within the subject area are suitable for new industrial uses or expansion of existing industrial uses under the current zoning. Collectively all of the properties if developed under the existing zoning provisions can provide significant additional employment in the region.

Significant additional employment – Given the current unemployment rate in Lane County, the loss of jobs that has been realized in the area, and the slow to recover economy any new

jobs/additional employment created in the region are significant. However, given the drastic slow down in the timber and wood products related industries that the Goshen industrial lands have been heavily integrated with, there is now opportunity to use the industrial lands in Goshen for new jobs in a sector that has not historically existed in the Goshen area. Specifically as allowed under the current zoning, manufacturing, assembling, processing, packaging, storage, distribution, testing etc can occur on the industrial lands in Goshen. And, even though limited to “small scale”, (i.e. 40,000 square foot building size per property), with the ability to subdivide the large industrial properties into smaller lots and locate a 40,000 square foot building on each lot, a significant amount of additional employment can be provided.

Criterion 3: Has site characteristics that give the area significant competitive advantages that are difficult or impossible to replicate in the region.

- Location in close proximity to premier higher education institutions including University of Oregon, Lane Community College, and Northwest Christian University.
- Close proximity and/or access to Interstate 5, Highway 58, Highway 99, and Rail.
- Existing exception land (Industrial designation and zoning) with long standing industrial development. Prevents conversion of farm or forest resource land for industrial use. Minimal adverse impact to any farm or forest practices.
- Location within an existing unincorporated community with a defined boundary and historical presence.
- Existence of utility infrastructure including domestic water, power, and natural gas.

Criterion 4: Has superior access to transportation and freight infrastructure, including, but not limited to rail, port, airport, multimodal freight or transshipment facilities, and other major transportation facilities or routes.

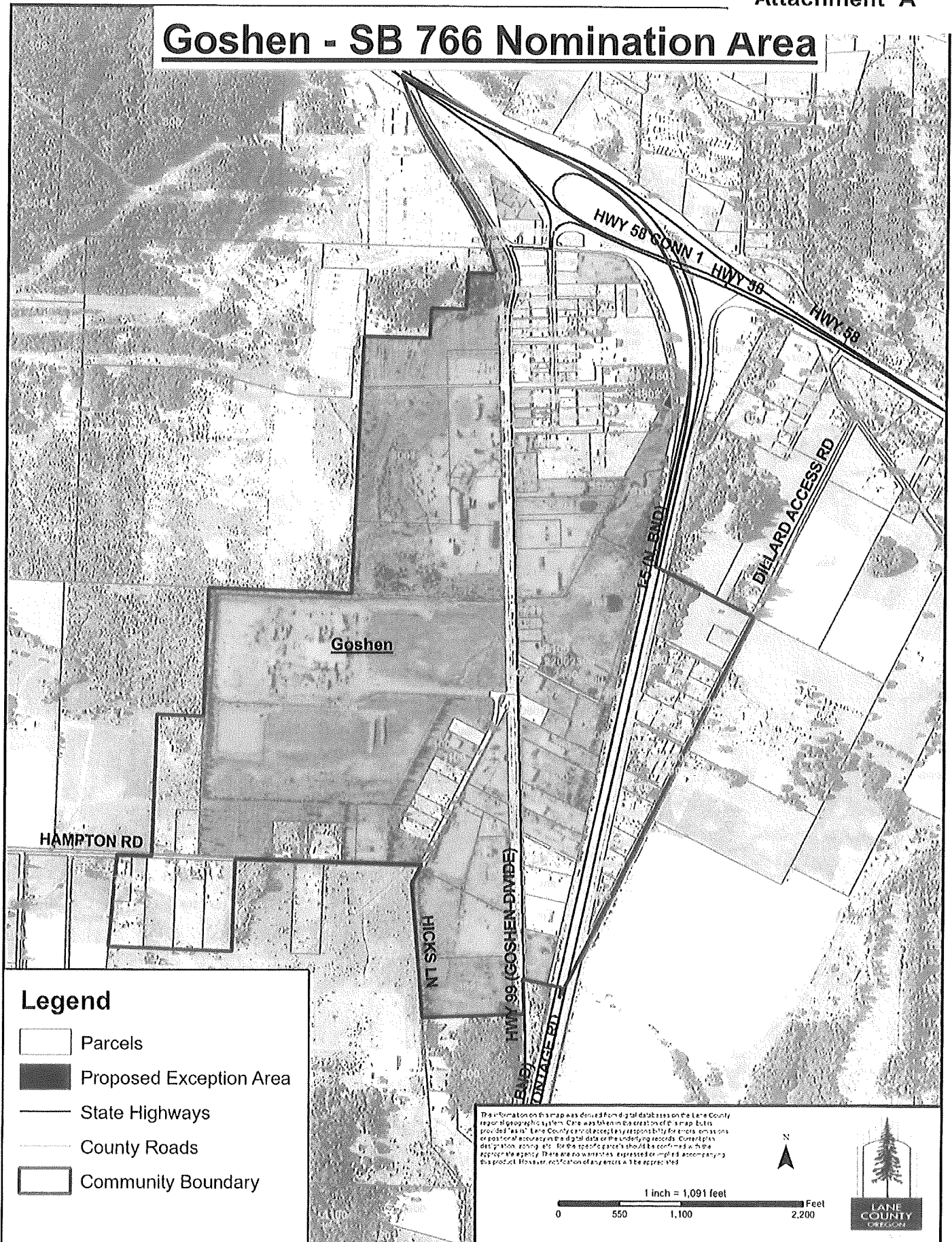
The Goshen area is located at an existing interchange with Interstate 5, the primary freight route in Oregon. Additionally, this interchange is a junction with State Highways 58 and 99. These highways are all major transportation facilities. A large portion of the existing industrial lands in Goshen are also served with and have existing access to rail. This is evidenced by the Central Oregon and Pacific rail line and spurs. The Goshen area also has convenient access to the Eugene Airport which provides commercial air cargo service.

Criterion 5: Is located in close proximity to major labor markets.

The Goshen area is roughly 2 miles from the Eugene Springfield metro area, the second largest metro area in the state. This qualifies Goshen as being in close proximity to major labor markets. Additionally, with the ideal location along I-5, and at the junction of Highway 58 and Highway 99, Goshen is within easy commuting distance and easily accessed from other neighboring communities that typically have significant employment commuting into the Eugene Springfield area. These areas include Pleasant Hill, Lowell, Oakridge, Creswell, Cottage Grove, as well as easy access from the City of Coburg to the north.

2. The name of the area proposed for the RSIA designation is Goshen.
3. Included as Attachment A is a list of the tax lots proposed for the designation. The Township for the area is 18S, Range 3W of the Willamette Meridian. Portions of the community are included in Sections 14, 23, 24, 25 and 26.
4. Included as Attachment B is a map of the proposed area for designation with the nominated area highlighted.
5. The existing zoning of the nominated area is Rural Industrial. The Comprehensive Plan map designation of the nominated area is Industrial. The surrounding area to the proposed nominated area is a mix of Rural Residential, Rural Commercial, Rural Industrial, Rural Public Facilities, and Exclusive Farm Use.
6. There are 67 properties included in the nomination. Included as Attachment A is a list of properties by parcel that includes a description of the existing development and also assesses the potential for new construction/redevelopment.
7. The community of Goshen is strategically located in close proximity to higher education facilities including the University of Oregon and Lane Community College. The facilities are significant regional assets for the area. The proposed nomination area has existing access to high voltage power, natural gas, and domestic water supply system. The Goshen community is served with public transit through Lane Transit District. Some known and unknown constraints of the area include lack of sewer systems and potential for some wetland areas.
8. Lane County is the initiating agency for the proposed designation. Lane County has not only reached out to other partner government agencies, it has also reached out to the community and property owners. The outreach efforts have included meetings and/or discussions with the local elected officials and City Managers of the cities of Eugene and Springfield. The City of Eugene has endorsed the County's efforts to establish an employment center in Goshen through their Envision Eugene process. The requested designation is one step toward that goal. The City of Springfield has requested additional materials, which have been provided, and asked for the opportunity to review and comment further on the County's efforts in Goshen. Ongoing dialogue will continue and feedback opportunities will be available.

Goshen - SB 766 Nomination Area



GOSHEN - SB 766 Nomination Area table

Attachment B

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	TAX MAP	TAX LOT	ACRES	PLAN	ZONE	OWNER NAME	ADDR1	OWNER CITY	STATE	ZIP	LAND VALUE	IMPVAL	RATIO	EXISTING DEVELOPMENT	NEW CONSTRUCTION POTENTIAL
2	18031444	100	0.48	I	RI	A & P DEVELOPMENT CORP	PO BOX 147	ALVADORE	Oregon	97409	36871.00	0.00	0.00	Vacant-part of fueling sta. prop.	High redevelopment potential
3	18031444	200	0.33	I	RI	A & P DEVELOPMENT CORP	PO BOX 147	ALVADORE	Oregon	97409	26165.00	0.00	0.00	storage-part of fueling sta. prop.	High redevelopment potential
4	18031444	300	0.31	I	RI	A & P DEVELOPMENT CORP	PO BOX 147	ALVADORE	Oregon	97409	44925.00	0.00	0.00	storage-part of fueling sta. prop.	High redevelopment potential
5	18031444	400	0.52	I	RI	A & P DEVELOPMENT CORP	PO BOX 147	ALVADORE	Oregon	97409	62368.00	308760.00	495.11	Commercial fueling station	Low redevelopment potential
6	18031444	500	0.01	I	RI	A & P DEVELOPMENT CORP	PO BOX 147	ALVADORE	Oregon	97409	5903.00	0.00	0.00	Vacant-part of fueling sta. prop.	High redevelopment potential
7	18031444	1400	0.54	I	RI	A & P DEVELOPMENT CORP	PO BOX 147	ALVADORE	Oregon	97409	116055.00	62040.00	53.48	Commercial fueling station	Low redevelopment potential
8	18031444	1800	0.14	I	RI	ADDY ROBERT	85938 HWY 99 S	GOSHEN	Oregon	97405	27251.00	133220.00	488.86	Commercial retail use	Medium redevelopment potential
9	18031444	1800	0.11	I	RI	SMITH RONALD L & METTA K	85944 HWY 99 S	EUGENE	Oregon	97405	25777.00	128920.00	500.14	Commercial retail use	Medium redevelopment potential
10	18032300	600	114.93	I	RI	MCDUGAL NORMAN N	PO BOX 518	CRESWELL	Oregon	97426	430100.00	6713200.00	1328.18	Mill buildings-largely vacant	High redevelopment potential
11	18032300	801	5.85	I	RI	ROCKARD FAY E	515 E 30TH AVE	EUGENE	Oregon	97405	278760.00	168458.00	60.87	Truck shop	High redevelopment potential
12	18032300	1000	0.91	I	RI	GARY P WASHBURN LIVING TRUST	33977 HAMPTON RD	EUGENE	Oregon	97405	168091.00	14188.00	8.54	Industrial shop	Medium redevelopment potential
13	18032300	1100	0.84	I	RI	HENTON COLBY	PO BOX 518	CRESWELL	Oregon	97426	100459.00	0.00	0.00	Vacant	High redevelopment potential
14	18032310	100	2.37	I	RI	COCHRUM HOMER L & BETTY J	81731 MAHR LN	CRESWELL	Oregon	97426	473001.00	220520.00	46.62	Heavy equip./truck repair	High redevelopment potential
15	18032310	1700	0.99	I	RI	WILADENE L ENGEMAN REVOCABLE	39445 HOWARD RD	MARCOLA	Oregon	97454	141257.00	25160.00	17.81	Commercial Propane Comp.	Medium redevelopment potential
16	18032310	1701	1.37	I	RI	SCHOONOVER GARY L & EDNA L	85830 HIGHWAY 99 S	EUGENE	Oregon	97405	13909.00	0.00	0.00	Vacant	High redevelopment potential
17	18032310	3700	0.59	I	RI	TARANTOLA LEONARD & INGE	34801 MATTHEWS RD	EUGENE	Oregon	97405	98874.00	480843.00	487.30	Industrial/Commercial	Low redevelopment potential
18	18032310	4500	0.29	I	RI	BOONDOC INV	658 66TH ST	SPRINGFIELD	Oregon	97478	55833.00	208543.00	374.85	Industrial/Commercial	Low redevelopment potential
19	18032310	4600	0.29	I	RI	SAXON CECIL & BEVERLY	4740 MAIN ST STE A	SPRINGFIELD	Oregon	97478	62839.00	26650.00	42.41	Single family home	High redevelopment potential
20	18032310	6200	0.32	I	RI	SOV HORN V	1228 AUGUSTA CRT	CRESWELL	Oregon	97426	82097.00	88429.00	142.40	Single family home	High redevelopment potential
21	18032310	5201	0.41	I	RI	TARANTOLA LEONARD & INGE	34801 MATTHEWS RD	EUGENE	Oregon	97405	72084.00	112761.00	156.48	Industrial/Commercial	Low redevelopment potential
22	18032310	5301	1.60	I	RI	GEE MARITAL TRUST	1937 LAURA	SPRINGFIELD	Oregon	97477	298567.00	112960.00	37.83	Auto wrecking yard	High redevelopment potential
23	18032310	5402	1.82	I	RI	BEAL HAROLD J & VERDA J	4060 NE FAIRVIEW LAKE WAY	FAIRVIEW	Oregon	97024	178349.00	52420.00	29.39	Auto wrecking yard	High redevelopment potential
24	18032310	5403	2.93	I	RI	WEYERHAEUSER NR COMPANY	PO BOX 9777	FEDERAL WAY	Washington	98063	326221.00	81041.00	24.69	Truck shop/storage	Medium redevelopment potential
25	18032310	5404	2.71	I	RI	WEYERHAEUSER NR COMPANY	PO BOX 9777	FEDERAL WAY	Washington	98063	284627.00	139451.00	49.01	Truck shop/storage	Medium redevelopment potential
26	18032310	5405	2.29	I	RI	WEYERHAEUSER NR COMPANY	PO BOX 9777	FEDERAL WAY	Washington	98063	300824.00	478744.00	155.35	Operations headquarters	Low redevelopment potential
27	18032310	5406	1.10	I	RI	SAXON CECIL JR	4740 MAIN ST STE A	SPRINGFIELD	Oregon	97478	82002.00	0.00	0.00	Vacant	High redevelopment potential
28	18032310	5500	5.43	I	RI	WEYERHAEUSER NR COMPANY	PO BOX 9777	FEDERAL WAY	Washington	98063	616014.00	1355399.00	220.02	Operations/truck storage	Medium redevelopment potential
29	18032310	5600	20.04	I	RI	CONE INVESTMENT LTD PTNSHP	PO BOX 70128	SPRINGFIELD	Oregon	97475	671351.00	0.00	0.00	Portions of some mill buildings	High redevelopment potential
30	18032310	5700	4.48	I	RI	CONE INVESTMENT LTD PTNSHP	PO BOX 70128	SPRINGFIELD	Oregon	97475	303368.00	0.00	0.00	Portions of some mill buildings	High redevelopment potential
31	18032310	5800	8.43	I	RI	CONE INVESTMENT LTD PTNSHP	PO BOX 70128	SPRINGFIELD	Oregon	97475	499121.00	756480.00	154.66	Mill buildings	High redevelopment potential
32	18032310	5900	3.23	I	RI	CONE INVESTMENT LTD PTNSHP	PO BOX 70128	SPRINGFIELD	Oregon	97475	253300.00	0.00	0.00	Vacant-lumber storage	High redevelopment potential
33	18032310	6000	14.24	I	RI	CONE INVESTMENT LTD PTNSHP	PO BOX 70128	SPRINGFIELD	Oregon	97475	410590.00	0.00	0.00	Vacant	High redevelopment potential
34	18032310	6001	22.41	I	RI	CONE INVESTMENT LTD PTNSHP	PO BOX 70128	SPRINGFIELD	Oregon	97475	466914.00	0.00	0.00	Vacant-lumber storage	High redevelopment potential
35	18032310	4800*	0.16*	I	RI	BERGERSON LUTHER M JR & N F	85807 2ND ST	EUGENE	Oregon	97405	138928.00	191598.00	137.91	Ind. portion vacant	High redevelopment potential
36	18032340	101	16.02	I	RI	SAXON CECIL	4740 MAIN ST STE A	SPRINGFIELD	Oregon	97478	376034.00	0.00	0.00	Vacant	High redevelopment potential
37	18032340	1400	0.56	I	RI	SAXON CECIL	4740 MAIN ST STE A	SPRINGFIELD	Oregon	97478	58708.00	0.00	0.00	Vacant	High redevelopment potential
38	18032340	1600	0.45	I	RI	WARD ANGELA D	85811 HWY 99 S	EUGENE	Oregon	97405	88782.00	53716.00	60.50	Single family home	High redevelopment potential
39	18032340	1800	0.50	I	RI	WARD DWIGHT	85585 HWY 99 S	EUGENE	Oregon	97402	101998.00	45380.00	44.49	Single family home	High redevelopment potential
40	18032340	1801	0.50	I	RI	SAXON CECIL	4740 MAIN ST STE A	SPRINGFIELD	Oregon	97478	85773.00	142035.00	165.59	Industrial/Commercial	Medium redevelopment potential
41	18032340	1900	0.88	I	RI	DOLE CORP	85579 HWY 99 S	EUGENE	Oregon	97405	138214.00	386268.00	279.46	Industrial/Commercial	Medium redevelopment potential
42	18032340	1999	0.18	I	RI	DOLE CORP	85579 HWY 99 S	EUGENE	Oregon	97405	20819.00	0.00	0.00	Industrial/Commercial	Medium redevelopment potential
43	18032340	2000	0.16	I	RI	MCDIARMID ARDELL D & ESTHER	85579 HWY 99 S	EUGENE	Oregon	97405	21105.00	0.00	0.00	Vacant	High redevelopment potential
44	18032340	2100	0.18	I	RI	RONNING JOEL E & SYLVIA S	33975 W PEEBLES RD	EUGENE	Oregon	97405	30329.00	5751.00	18.99	Single family home	High redevelopment potential
45	18032340	2200	0.78	I	RI	RONNING JOEL E & SYLVIA S	33975 W PEEBLES RD	EUGENE	Oregon	97405	113587.00	6300.00	7.31	Vacant	High redevelopment potential
46	18032340	2300	0.21	I	RI	RONNING JOEL E & SYLVIA S	33975 W PEEBLES RD	EUGENE	Oregon	97405	22545.00	0.00	0.00	Vacant	High redevelopment potential
47	18032340	2400	0.38	I	RI	RONNING JOEL E & SYLVIA S	33975 W PEEBLES RD	EUGENE	Oregon	97405	45983.00	0.00	0.00	Vacant	High redevelopment potential
48	18032340	2401	0.11	I	RI	SAXON CECIL JR	4740 MAIN ST STE A	SPRINGFIELD	Oregon	97478	13410.00	0.00	0.00	Vacant	High redevelopment potential
49	18032340	2500	0.11	I	RI	SAXON CECIL	4740 MAIN ST STE A	SPRINGFIELD	Oregon	97478	13412.00	0.00	0.00	Vacant	High redevelopment potential
50	18032340	2600	1.67	I	RI	UMPQUA DAIRY PRODUCTS CO	PO BOX 1306	ROSEBURG	Oregon	97470	126562.00	10622.00	8.20	Barn/Vacant	High redevelopment potential
51	18032340	3700	2.36	I	RI	SHELTON GEORGE KEITH	34014 W PEEBLES RD	EUGENE	Oregon	97405	241042.00	1612.00	0.67	Single family home	High redevelopment potential
52	18032340	3900	0.93	I	RI	ANTON WEBER FAMILY TRUST	PO BOX 1792	SPRINGFIELD	Oregon	97477	124422.00	0.00	0.00	Vacant	High redevelopment potential
53	18032340	3902	2.79	I	RI	MCDIARMID ARDELL D & ESTHER	85579 HWY 99 S	EUGENE	Oregon	97405	364788.00	240154.00	65.83	Industrial/Commercial	High redevelopment potential

GOSHEN - SB 766 Nomination Area table

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
54	18032340	4000	2.82	I	RI	ANTON WEBER FAMILY TRUST	PO BOX 1792	SPRINGFIELD	Oregon	97477	358308.00	420261.00	117.95	Industrial/Commercial	Medium redevelopment potential
55	18032340	4300	5.53	I	RI	ANTON WEBER FAMILY TRUST	39880 MEADOW GLEN DR	SPRINGFIELD	Oregon	97478	628422.00	212879.00	33.88	Industrial/Commercial	High redevelopment potential
56	18032340	4400	3.50	I	RI	HENTON WILEY	PO BOX 518	CRESWELL	Oregon	97426	32950.00	171390.00	520.06	Mill operations	High redevelopment potential
57	18032340	4500	1.61	I	RI	HENTON WILEY	PO BOX 518	CRESWELL	Oregon	97426	14780.00	0.00	0.00	Vacant/Log storage	High redevelopment potential
58	18032340	4600	2.85	I	RI	TOM SMITH FIBERGLASS INC	PO BOX 398	CRESWELL	Oregon	97426	384788.00	666984.00	152.41	Industrial/Commercial	Medium redevelopment potential
59	18032340	4900	2.76	I	RI	TOMMILA JUANITA	85210 PIONEER RD	EUGENE	Oregon	97405	372103.00	341905.00	91.88	Truck repair shop	High redevelopment potential
60	18032340	5000	0.89	I	RI	SAXON CECIL & BEVERLY	4740 MAIN ST STE A	SPRINGFIELD	Oregon	97478	63828.00	0.00	0.00	Vacant	High redevelopment potential
61	18032400	8100	9.21	I	RI	SAXON CECIL & BEVERLY JO	4740 MAIN ST STE A	SPRINGFIELD	Oregon	97478	228082.00	0.00	0.00	Vacant	High redevelopment potential
62	18032500	205	2.54	I	RI	SKY BLUE LLC	423 PEBBLE BEACH DR	CRESWELL	Oregon	97426	428612.00	275190.00	64.08	Commercial/Industrial	Medium redevelopment potential
63	18032600	100	4.99	I	RI	STATON CLAUDIA J TE	PO BOX 7515	SPRINGFIELD	Oregon	97476	619356.00	472349.00	76.26	Trucking	Medium redevelopment potential
64	18032600	101	1.00	I	RI	MCDUGAL BROS INC	PO BOX 518	CRESWELL	Oregon	97426	9504.00	0.00	0.00	Vacant/Log storage	High redevelopment potential
65	18032600	200	11.71	I	RI	MCDUGAL BROS INC	PO BOX 518	CRESWELL	Oregon	97426	102960.00	0.00	0.00	Vacant/Log storage	High redevelopment potential
66	18032600	201	0.34	I	RI	HENTON COLBY	PO BOX 518	CRESWELL	Oregon	97426	3298.00	0.00	0.00	Vacant/Log storage	High redevelopment potential
67	18032600	202	4.92	I	RI	HENTON WILEY	PO BOX 518	CRESWELL	Oregon	97426	48876.00	0.00	0.00	Vacant/Log storage	High redevelopment potential
68	18032600	302	9.94	I	RI	THREE BROTHERS LLC	PO BOX 2241	JASPER	Oregon	97438	775328.00	0.00	0.00	Vacant/Log storage	High redevelopment potential
69	brtion of taxlot														
70		Total acres	316.37												
71															
72															
73															
74														Total acres with high potential	243.91
														Total acres with low potential	10.89
														Total acres with med. potential	61.77



Lane County

LAND MANAGEMENT DIVISION
125 EAST 8TH AVENUE
EUGENE, OREGON 97401

PHONE: 541-682-3823
FAX: 541-682-3947

June __, 2012

TO:

Michael Williams
Business Oregon
775 Summer Street, Suite 200
Salem, OR 97301-1280

RE: Regionally Significant Industrial Area – Lane County Nomination

Mr. Williams,

On behalf of Lane County and the Land Management Division, I am excited to submit this nomination of the Goshen Region Employment and Transition (GREAT) plan for consideration by the Oregon Economic Recovery Review Council for designation as a Regionally Significant Industrial Area.

The Community of Goshen, which includes approximately 317 acres of existing industrial land, is in a unique position to fulfill the region's need for large, high quality industrial sites. As you may know, Lane County is also proceeding with the process to seek a Goal 14 exception to allow more flexibility to establish urban levels of industrial development on these lands. Even without the exception, however, the County finds that the existing industrial lands are a regional asset and qualify for designation to help assist the community in realizing the full potential of its employment lands.

During these difficult economic times Lane County believes that the GREAT Plan is precisely the type of effort that the State is interested in supporting. We respectfully request that you favorably consider the attached application for designation as a Regionally Significant Industrial Area. We look forward to partnering with you on this important endeavor.

If you have questions regarding this submittal or require additional information, please do not hesitate to contact me.

Sincerely,

Mark Rust, AICP
Associate Planner

cc: LMD Staff: Laird, Howe

Enclosure: Narrative in support of nomination

The Goshen Region Employment and Transition (GREAT) Plan

Board of County Commissioners
June 20, 2012



1

Background

- On February 9, 2011 the Board of County Commissioners for Lane County (BCC) directed the Land Management Division (LMD) to explore ideas to allow an increased level of employment uses to development within the Unincorporated Community of Goshen.

2



Background Cont.

- **Strategic Plan Goal**
 - In March of 2012 the BCC adopted the Lane County Strategic Plan. This Plan includes as one of its 5 Goals to:
"...transform the existing industrial land in Goshen to support increased levels of development..."

3



Background Cont.



- 1972: General Plan adopted
 - Goshen identified as needing a Specific Area Plan.
- 1984: Current Comprehensive Plan adopted
 - Calls for the continued operation of industrial activity in rural communities.

Background Cont.

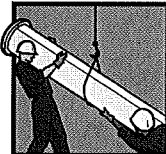


- 2003: Oregon passed House Bills 2011, 2614 and 2691.
 - Addresses the needs for industrial land utilization.
- 2009: The idea of looking at Goshen was first discussed.

Why Goshen?



- Existing Industrial Zoning
- Transportation Infrastructure
- High Voltage Electrical Power
- Natural Gas
- Close to Eugene & Springfield
- Close to U of O and LCC



6

Next Steps



- Continued public hearing at LCPC.
- Recommendation made to County Board.
- Board conducts hearing.



10
