

Chapter 13 – SUBDIVISION

Lane Manual is undergoing a modernization process; the renumbering reference and redline versions that follow were prepared at the time of conversion, and have not been updated as the chapter has been revised.

Old	New
13.005	13.005.005
13.005(1)	13.005.005A
13.005(2)	13.005.005B
13.005(3)	13.005.005C
13.005(4)	13.005.005D
13.005(4)(a)	13.005.005D.1
13.005(4)(b)	13.005.005D.2
13.005(4)(c)	13.005.005D.3
13.010	13.010.005
13.010(1)	13.010.005A
13.010(1)(a)	13.010.005A.1
13.010(1)(a)(i)	13.010.005A.1.a
13.010(1)(b)	13.010.005A.2
13.010(1)(b)(i)	13.010.005A.2.a
13.010(1)(b)(ii)	13.010.005A.2.b
13.010(1)(b)(iii)	13.010.005A.2.c
13.010(2)	13.010.005B
13.010(2)(a)	13.010.005B.1
13.010(2)(a)(i)	13.010.005B.1.a
13.010(2)(a)(ii)	13.010.005B.1.b
13.010(2)(b)	13.010.005B.2
13.010(2)(b)(i)	13.010.005B.2.a.

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Chapter 13.005 – SUBDIVISION

13.005.005 River Road-Santa Clara Area.

In the interests of safeguarding the public health, safety and welfare, the following policy regarding major subdivision plat approval in the River Road-Santa Clara area is established, effective June 9, 1971.

~~(1)~~**A.** No new subdivision (i.e., a subdivision not previously granted preliminary and/or final approval) will be approved.

~~(2)~~**B.** Any subdivision previously granted preliminary and/or final approval that has expired will be evaluated on an individual basis.

~~(3)~~**C.** This policy shall remain in effect until such time as a program for the installation of a public sewerage system in the River Road-Santa Clara area has been undertaken.

~~(4)~~**D.** Further resolutions by the Board:

~~(a)~~**1.** The Board will exert all possible efforts to establish a sewerage system and is confident that this curtailment of subdivision activity is in the public interest.

~~(b)~~**2.** Should the conditions of potential public health hazards resulting from continued development without public sanitary sewer services, as has occurred in the River Road-Santa Clara area, occur in other areas of Lane County, the Board will take similar action.

~~(c)~~**3.** In the event engineered sewer plans for the River Road-Santa Clara area are adopted by Lane County or other agency, no subdivision will be approved in the area covered by such sewer plans unless "dry line" sewers are installed in the subdivision to the specifications of Lane County.

(Order 74-7-10-1, 7.10.74)

13.010.005 Quantity and Quality Groundwater Limited Areas.

In the interest of public health and the economic well-being of the citizens of Lane County, the following areas of Lane County are to be designated quantity and/or quality groundwater limited areas, pursuant to LC 13.050(13).

~~(1)~~**A.** The following areas are designated quality limited areas for groundwater and are depicted on the "Geologic Map of Oregon West of the 121st Meridian" on file at the Lane County Department of Public Works, Land Management Division. Those applicants who are in dispute with regard to whether or not they will be withdrawing water from the referenced formations may submit a geological report performed by a registered geologist which indicates the groundwater source will not be within the referenced formations or they may submit water quality reports as required by Lane Code Chapter 13, showing the water is not quality limited:

~~(a)~~**1.** Areas of Natural Contamination.

~~(i)~~**a.** That portion of the Spencer Creek Watershed in the vicinity of Pine grove Road and the south side of Erickson Road for salt water.

~~(b)~~**2.** Areas of man-induced pollution or contamination.

~~(i)~~**a.** -The River Road/Santa Clara area as defined by the Willamette River on the east, the Northwest Expressway on the west and south and Beacon Drive on the north for nitrate and biological contamination.

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~~(ii)~~**b.** The East Creswell area as defined by I-5 on the west, Cloverdale Road on the north, the Willamette River on the east and River Drive on the south for nitrate and biological contamination.

~~(iii)~~**c.** The Junction City South area as defined by Junction City city limits on the north, Prairie Road on the west and Highway 99 on the east to the intersection with Prairie Road for nitrate and biological contamination.

~~(2)~~**B.** The following areas are designated quantity limited areas for groundwater:

~~(a)~~**1.** Broad areas of very limited groundwater.

~~(i)~~**a.** The Spencer Creek Watershed as defined by the topographic expression of the watershed boundaries.

~~(ii)~~**b.** All of Township 16 South, Range 3 West, Sections 27, 34, 35 and 36.

~~(b)~~**2.** Specific defined areas of limited groundwater and significant potential use.

~~(i)~~**a.** The committed lands' areas listed below are in quantity limited (QT) areas and have parcelization, which can reasonably be expected to locally exceed the carrying capacity of the groundwater system:

014	18-12-34/19-12-03	R-1	GLENADA
015	19-12-10/19-12-15	R-1	GLENADA
023	18-12-26/18-12-35	R-1	GLENADA
024	19-12-02/19-12-11	R-1	GLENADA
032	19-12-12/19-12-13	R-1	
032	19-12-12/19-12-13	R-2	
032	19-12-12/19-12-13	R-3	
033	19-12-24/19-12-25	R-1	
039	18-11-19/18-11-30	R-3	
109	16-07-18/16-07-10	RR	
112	18-07-06	R-2	
124	15-07-35/16-07-02	R-1	
140	17-06-08/17-06-17	R-1	
141	17-06-20/17-06-29	NOTI	
148	17-06-16/17-06-21	R-1	
168	18-06-02/18-06-11	R-1	
173	16-06-13/16-06-24	R-3	
174	16-06-25/16-06-36	R-2	
175	17-06-01/17-06-12	R-3	
186	16-05-19/16-05-30	R-1	
		R-2	
		R-3	
187	17-05-07/17-05-18	R-1	
195	16-05-08/16-05-17	R-1	
199	17-05-20	R-1	
200	17-05-29/17-05-32	R-1	
201	18-05-05/18-05-08	R-1	
		R-2	
		R-3	
205	15-05-21/15-05-16	R-1	
212	18-05-04/18-05-09	R-1	
		R-2	

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254	18-05-12/18-05-13	R-1	
255	18-05-24/18-05-25	R-1	
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		R-3	
256	18-05-36/19-05-01	R-1	
260	20-05-12/20-05-13	R-1	LORANE
		R-3	
261	20-05-24/20-05-25	R-1	
296	18-04-06/18-04-07	R-3	
270	18-04-18/18-04-19	R-1	
		R-2	
		R-3	
		R-4	
271	18-04-30/18-04-31	R-1	
		R-2	
272	18-04-06/18-04-07	R-1	
284	18-04-05/18-04-08	R-1	
285	18-04-17/18-04-20	R-1	
		R-2	
286	18-04-29/18-04-32	R-1	
298	18-04-16/18-04-21	R-1	
299	18-04-28/18-04-33	R-1	
309	18-04-15/18-04-22	R-1	
		R-2	
310	18-04-27/18-04-34	R-1	
		R-2	
311	19-04-03/19-04-10	R-1	
320	18-04-14/18-04-23	R-1	
321	18-04-26/18-04-35	R-1	
		R-2	
334	18-04-13/18-04-24	R-1	
		R-2	
		R-3	
335	18-04-25/18-04-36	R-1	
348	18-03-18/18-03-19	R-1	
349	18-03-30/18-03-31	R-1	
		R-2	
351	19-03-18/19-03-19	R-1	
352	19-03-30/19-03-31	R-1	
355	20-03-30/20-03-31	R-1	
356	21-03-06/21-03-07	R-1	
		R-3	
367	19-03-17/19-03-20	R-1	
371	20-03-29/20-03-21	R-1	
		R-2	
375	22-03-05/22-03-08	R-1	
		R-2	
378	23-03-05	R-1	
382	18-03-16/18-03-21	R-1	
383	18-04-28/18-03-33	R-1	

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385	19-03-16/19-03-21	R-1	
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387	20-03-04/20-03-09	R-2	
388	20-03-17/29-03-21	R-3	
390	21-03-04/21-03-09	R-2	
391	21-04-16/21-03-21	R-1	
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400	19-03-15/19-03-22	R-1	
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420	20-03-26/20-03-35	R-1	
433	20-03-25/20-03-36	R-1	
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434	21-03-01/21-03-12	R-1	
440	19-02-18/19-02-19	R-1	
441	20-02-30/20-02-31	R-1	
443	21-02-18/21-02-19	R-3	
446	17-02-17/17-02-20	R-1	
451	19-02-17/19-02-20	R-1	
456	16-02-33/17-02-04	R-1	
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461	19-02-04/19-02-09	R-1	
466	16-02-10	R-1	
468	16-02-34/17-02-03	R-1	
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472	18-02-15/18-02-09	R-1	
474	19-02-03/19-02-10	R-1	
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		R-3	
476	20-02-27/20-02-34	R-1	
477	21-02-03/21-02-10	R-1	
478	16-02-11/16-02-14	R-1	
479	16-02-23/16-02-26	R-1	
		R-2	
480	16-02-35/17-02-02	R-1	
		R-2	
482	18-02-20/18-02-11	R-1	
490	17-02-13/17-02-24	R-1	
		R-2	
498	21-02-13/21-02-24	R-1	
502	17-01-19/17-01-30	R-1	
504	17-04-31/18-01-08	R-2	
507	19-01-18/19-01-19	R-1	
		R-2	
511	16-01-08/16-01-17	R-1	
514	17-01-29/17-01-32	R-2	
516	18-01-29/18-01-32	R-2	
518	19-01-17/19-01-20	R-2	
521	15-01-21/15-01-28	R	
		R-2	

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527	18-01-28/18-01-33	R-1	
529	19-01-16/19-01-21	R-1	
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530	19-01-28/19-01-33	R-1	
531	20-01-04	R-1	
533	15-01-22/15-01-27	R-1	
535	17-01-22/17-01-27	R-1	
536	18-01-27/18-01-34	R-1	
539	20-01-03/20-01-10	R-1	
549	17-01-13/17-01-24	R-1	
		R-2	
587	16-25-29/16-25-32	R-1	
593	16-25-27/16-25-34	R-1	
596	17-25-02	R-1	
610	21-35-10/21-35-15	R-1	
614	21-35-14/21-35-23	R-1	

(Order 83-12-6-2, 12.6.83)