



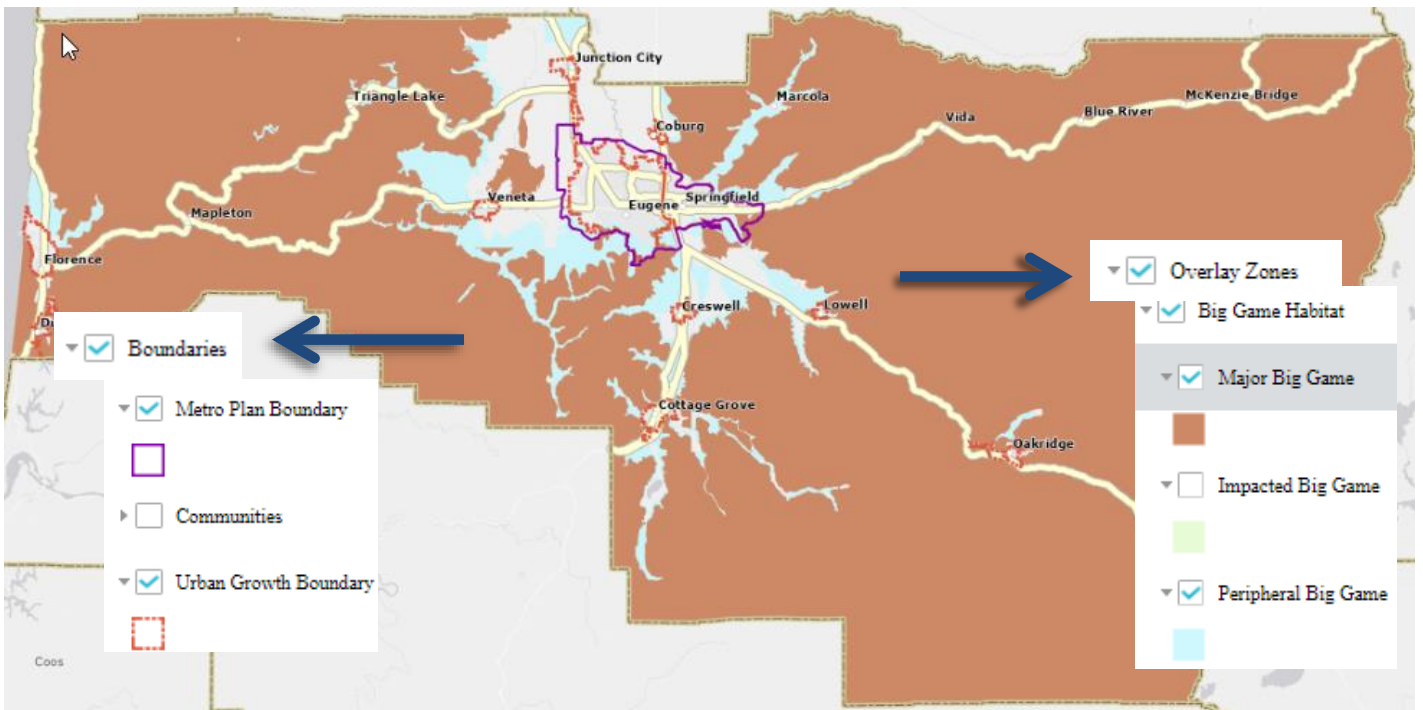
DOES GOAL 5 FLORA & FAUNA POLICY 11 APPLY TO MY DWELLING PROPOSAL?



This handout provides graphics to help identify where and when Lane County Rural Comprehensive Plan (RCP) Goal 5 Flora & Fauna Policy 11 applies to dwellings proposals according to 2020 and 2021 Land Use Board of Appeals rulings in Nimpkish LLC (LUBA No. 2020-030), King/EJK Investments (LUBA No. 2021-047), Hendrickson (LUBA No. 2021-117).

Before proceeding with any dwelling plans or permit submittals, please consult with the Planner-on-Duty to confirm the accuracy of the mapped data and current requirements applicable to your situation.

WHERE IN LANE COUNTY DOES POLICY 11 POTENTIALLY APPLY?



- Policy 11 **only applies** to land within the area governed by the RCP. Land inside the Urban Growth Boundaries of cities (**inside red boundaries**) and land governed by the Eugene-Springfield Metro Plan area (**inside purple boundary**) is not within the RCP plan area where Policy 11 potentially applies.
- Within the RCP area, Policy 11 **applies only to land** mapped as 'Peripheral Big Game Habitat' (light blue) or 'Major Big Game Habitat' (brown). However, Policy 11 does not apply to these habitat designations in all circumstances. See **Map #2** for details.

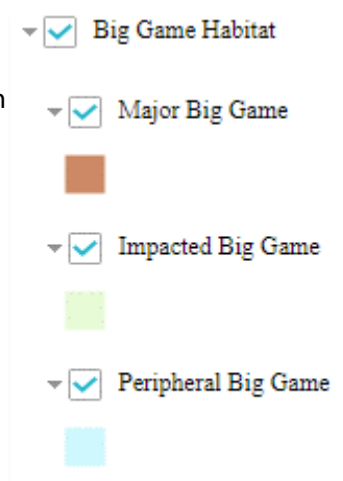
WHEN DO POLICY 11 DENSITY LIMITATIONS APPLY TO DWELLING PROPOSALS IN THE RCP PLAN AREA?

For 'Peripheral' or 'Major' Big Game Habitat in the RCP area:

- **Policy 11 density limitations primarily affect dwelling proposals on substandard parcels of less than 80 acres in the F-2 Impacted Forest Lands zone (see zoning map).** This is because big game habitat areas extend throughout most of the F-2 zoned area, dwellings are potentially allowable in the F-2 zone with a Land Use Application approval, state laws require local Goal 5 protections to be applied.
- **Policy 11 density limitations do not apply for dwellings proposed on property:**
 - Within designated unincorporated communities
 - Outside of unincorporated communities on land zoned Rural Residential (RR-1, RR-2, RR-5, RR-10), ML Marginal Lands or Rural Residential Non-resource (RR NRES), commercial, or industrial.
 - Zoned EFU Exclusive Farm Use (E25, E30, E40, E60) when the proposal is for a replacement dwelling, temporary hardship dwelling, farm dwelling, relative farm help dwelling, or other dwelling allowed under ORS 213.213(1).
 - Zoned F-1 Non-Impacted or F-2 Impacted Forest Land when the proposal is for a replacement dwelling within the 'same site' area and the same Big Game Habitat designation and results in no added residential density.

How do I find this online?

1. Go to <http://lcmaps.lanecounty.org/LaneCountyMaps/ZoneAndPlanMapsApp/index.html>
2. Search your property by parcel number or by address. The zoning layer will automatically be on. Check if you are in a zone impacted by Policy 11.
3. In the Table of Contents tab, go to "Boundaries". Check to see if you are in the area in the "Metro Plan Boundary", "Urban Growth Boundary", or an unincorporated community under "Communities". If you are in one of these, Policy 11 density limitations do not apply
 - i. If you are outside of the Metro Plan Boundary, the Urban Growth Boundaries, or an unincorporated community, proceed to the next step.
4. Go to the "Overlay Zone" section of the Table of Contents. Click on "Big Game Habitat". If you are in a BLUE or a BROWN (as shown in image) area, you are in an area that is impacted



Further resources can be found at: <http://www.lanecounty.org/Planning>.

QUESTIONS?

The Customer Service Center of Lane County Public Works is open from 9 AM – 3 PM, Monday – Friday if you would like to meet with staff for an over-the-counter consultation. You can also reach us by calling:

Building: 541.682.4651 • **Planning:** 541.682.3577 • **Sanitation:** 541.682.3754 • **Code Compliance:** 541.682.3724