

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDINANCE PA 1393

IN THE MATTER OF AMENDING THE LANE COUNTY RURAL COMPREHENSIVE PLAN; ADOPTING THE BLUE RIVER COMPLETE COMMUNITY PLAN AS A SPECIAL PURPOSE PLAN OF THE LANE COUNTY RURAL COMPREHENSIVE PLAN; AND ADOPTING A SAVINGS AND SEVERABILITY CLAUSE. (FILE NO. 509-PA23-05691)

WHEREAS, Blue River was designated as a rural unincorporated community in the Lane County Rural Comprehensive Plan in 1984, adopted by the Board of County Commissioners; and

WHEREAS, as a rural unincorporated community, Blue River is subject to the State's Unincorporated Communities Rule, OAR Chapter 660-022; and

WHEREAS, in September 2020, the Holiday Farm Fire burned hundreds of structures in the McKenzie River Valley, including in Blue River; and

WHEREAS, the development of the Blue River Complete Community Plan and associated plan and zoning amendments is a Transportation and Growth Management Program (TGM) grant funded project. The grant received by Lane County is funding consultants to collaborate on this project; and

WHEREAS, on August 6, 2024, the Lane County Planning Commission held a public hearing and continued the hearing until August 20, 2024; and

WHEREAS, on August 20, 2024, the Lane County Planning Commission held a continued public hearing, deliberated on the matter, and recommended approval of the proposal with specific amendments; and

WHEREAS, evidence exists in the record indicating that the proposal meets the requirements of Lane Code and the requirements of applicable state and local law; and

WHEREAS, the Board of County Commissioners of Lane County has conducted a public hearing and is now ready to take actions.

NOW, THEREFORE, the Board of County Commissioners of Lane County ordains as follows:

1. The Lane County Rural Comprehensive Plan is amended to include the Blue River Complete Community Plan as a special purpose plan, as shown in **Exhibit A**.
2. The Lane County Rural Comprehensive Plan text is amended as shown in **Exhibit B**.
3. The Lane County Rural Comprehensive Plan Designation Map is amended as shown in **Exhibit C**.
4. The Lane County Zoning Map is amended as showing in **Exhibit D**.

5. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion constitutes a separate, distinct and independent provision, and such holding does not affect the validity of the remaining portions hereof.
6. Nothing herein is intended to, nor acts to amend, replace, or otherwise conflict with any other ordinances of Lane County or any other Code or statutory provisions unless expressly so stated.
7. This Ordinance will go into effect 30 days after Board adoption or upon Acknowledgement by the Land Conservation and Development Commission, whichever is later.

FURTHER, although not a part of this Ordinance, the Board of County Commissioners adopts findings set forth in **Exhibit E**.

ENACTED this 29th day of October 2024.



Laurie Trieger, Chair
Lane County Board of Commissioners



Recording Secretary for this Meeting of the Board



Blue River **COMPLETE COMMUNITY PLAN**

Lane County, Oregon

Acknowledgments

Blue River Complete Community Plan

Completed by Lane County Land Management
In collaboration with Lane Council of
Governments, Oregon Transportation and Growth
Management Program & Urban Collaborative



Transportation Growth Management

This Complete Community Plan is partially funded by a grant from the Transportation and Growth Management (TGM) Program, a joint program of the Oregon Department of Transportation and the Oregon Department of Land Conservation and Development. This TGM grant is financed, in part, by federal Fixing America's Surface Transportation Act (FAST-Act), local government, and State of Oregon funds. The contents of this document do not necessarily reflect views or policies of the State of Oregon.

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- Ryan Ceniga
- Pat Farr
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Acknowledgments Continued

Project Advisory Committee (PAC)

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- Jared Weybright, McKenzie Watershed Council
- Becky Taylor, LC Transportation Planning
- Melanie Stanley, Blue River business owner and resident
- Judy Casad, Windermere Realty and McKenzie Chamber of Commerce
- Jeffrey Kincaid, LC Emergency Management
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- Lane Tompkins, McKenzie School District
- Cliff Richardson, Locals Helping Locals
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- Bill Johnston, OR Department of Transportation
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Executive Summary

The Blue River Complete Community Plan contains zoning and plan designations, as well as community attributes tailored to the rural unincorporated community of Blue River. It is intended to reflect the community context and vision and to ensure it develops as walkable, bikeable, and livable.

Plan Goals

Goal 1. Livable and Resilient Community

Blue River is a livable and resilient community for all; complete with affordable housing and living wage jobs.

Goal 2. Identifiable and Inviting Downtown

Blue River's downtown reflects the community's sense of pride and is inviting; and a place residents and visitors alike want to come to and spend time.

Goal 3. Transportation Accessibility

Blue River's transportation network meets the transportation needs for all users. This includes people walking, biking, driving, and riding transit.

Goal 4. Recreational Destination

Blue River is located within a pristine natural environment and is a destination to access surrounding recreational opportunities.

Blue River Complete Community Plan Features

Key features shown on the Blue River Complete Community Plan map and presented in the Blue River Complete Community Plan are:

- **Community Flex Use Zone.** This new zone is designed to allow maximum flexibility in residential, commercial, and light industrial uses within a community boundary that is denser than typically allowed in rural Lane County. It is intended to allow for development flexibility. The minimum parcel size and other standards established by this zone are intended to promote a tight-knit community character.
- **Community Residential Zone.** This new zone is designed to promote a compatible and safe rural community residential living environment by limiting allowed uses and development to primary and accessory rural residential uses and to other rural uses compatible with rural residential uses and the uses of nearby lands. It applies to all residentially zoned properties and has a 1-acre minimum lot size requirement.

The Blue River Complete Community Plan map depicts the zoning designations and community attributes as guided by Blue River residents and stakeholders.



Introduction

Purpose

The Blue River Complete Community Plan (Community Plan) defines the land use future of the rural unincorporated community of Blue River and is implemented through amendments to the Lane County (County) Rural Comprehensive Plan (RCP) and Lane County Zoning Code. The Community Plan area includes the boundaries of the Unincorporated Community of Blue River, as well as the Blue River Park property to the north (See Figure 1).

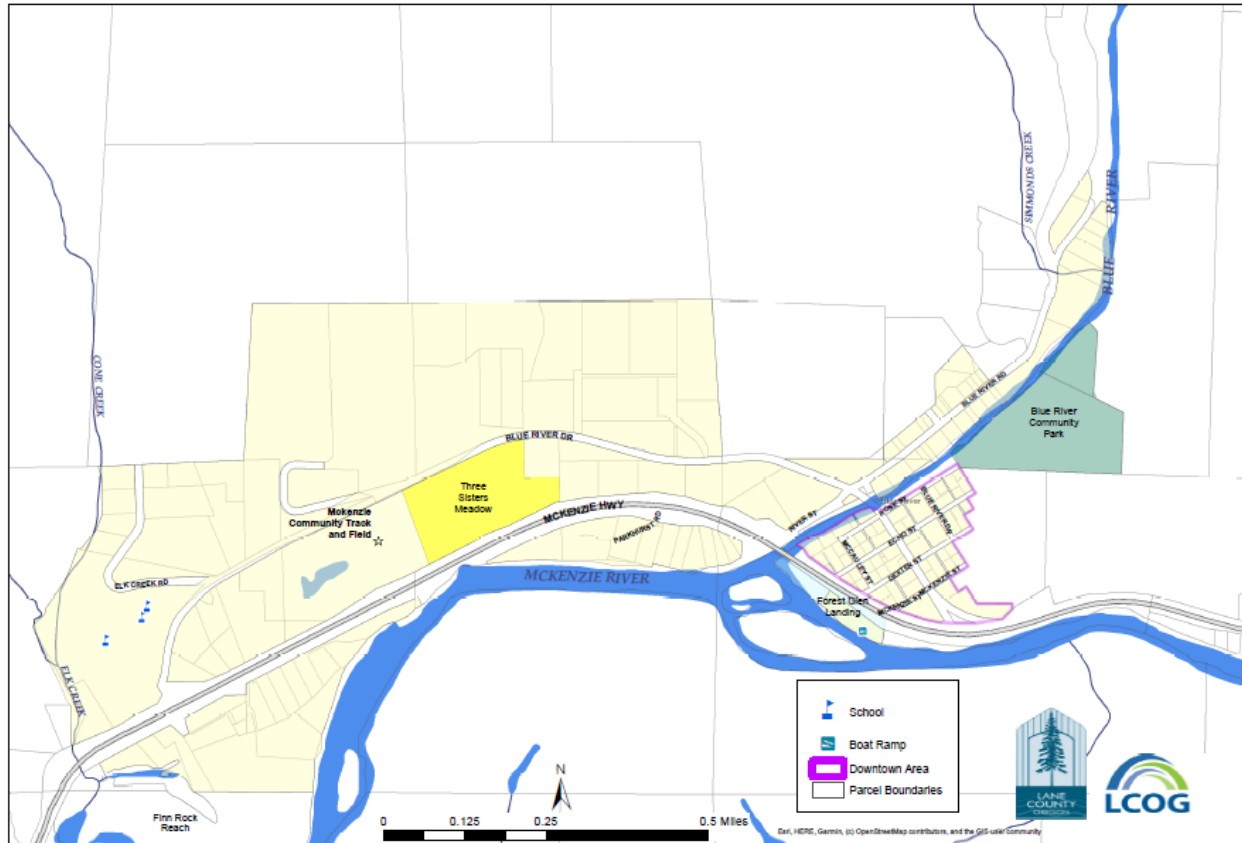


Figure 1. Blue River rural unincorporated community map.

The Community Plan aims to promote compact, small-town development patterns with an active and convenient pedestrian environment along a mixed-use Blue River Drive, higher density development near Lane Transit District bus stops and the McKenzie River Community School, and mixed-use lands located within the community boundary. The changes brought on by this Community Plan are intended to help people meet their daily needs by the mode of their choice, with a particular emphasis on walking, biking, and transit. It also aims to reflect the vision and goals of the members of the community. The Blue River Complete Community Plan and implementing measures could serve as a model for other unincorporated communities in Lane County.

The Community Plan is supported by the Transportation and Growth Management Program (TGM) Code Assistance Program. TGM is a joint effort of the Oregon Department of Transportation (ODOT) and the Department of Land Conservation and Development (DLCD). The goals of TGM are to strengthen the capability of local governments to effectively manage growth and comply with the Oregon Transportation Planning Rules (OAR 660-012-0000), to integrate transportation and land use planning, and to encourage transportation-efficient land uses that support modal choice and the efficient performance of transportation facilities and services. The Community Plan advances the TGM Mission, Goals, and Objectives¹.

¹ <https://www.oregon.gov/lcd/TGM/Documents/mission-goals-objectives.pdf>

Area History

Blue River is an unincorporated rural community in eastern Lane County, located at the confluence of the Blue and McKenzie Rivers, one of several rural unincorporated communities in the McKenzie River Valley. It is located approximately 44 miles east of Eugene, Oregon. Blue River occupies the original homeland of the Kalapuya and Molalla peoples.²

According to the Blue River Wastewater and Redevelopment Road Map (2015-2016)³;

“As far back as 8000 years ago, the Molalla and Kalapuya people traveled along the McKenzie River during their annual circuit, harvesting salmon, lamprey eel, camas root, huckleberries, medicinal plants, and hunting. In the early 1800s, European-American homesteaders began to settle the river valley, and in 1863, gold was discovered near Blue River. This led to a short boom which lasted until about 1912. While agriculture and the area’s recognition as a resort and fishing destination contributed to growth and stability throughout the 20th Century the timber industry acted as the leading economic driver for Blue River and the McKenzie River Valley.” (Page 11)

During the stakeholder interviews conducted during the Community Plan outreach efforts, longstanding members of the community spoke to deep pride in the area’s natural beauty and recreational opportunities; and reflected on witnessing the drop in timber industry and its impact on the local economy and livability.

In September 2020, the Holiday Farm Fire swept through the McKenzie River Valley, where it caused significant destruction to homes, businesses, civic institutions, and surrounding forests. The community of Blue River, especially the downtown area, was greatly affected by the fire. Before the fire, the community had a post-office, a library, a convenience store, a resort, and a handful of other local businesses. The McKenzie River Community School, a K-12 school that serves the greater McKenzie River area, survived the fire. Many members of the community, as well as local business owners were forced to relocate temporarily or permanently. Others are committed to stay. All have displayed great resilience. Although immense losses were felt by the communities of the McKenzie River Valley, many opportunities for rebuilding and revitalizing Blue River have come in the form of state and federal emergency funds, as well as quick policy updates at the State and County level.

² Source: <https://www.whose.land/>

³ “Blue River Downtown Redevelopment & Wastewater Roadmap, 2015-2016”, Stephen Dobrinich, Aniko Drlik-Muehleck, Chris Marko; Hatfield Fellows & Rural Community Assistance Corporation (RCAC)

Regulatory Background

In 1984, Lane County designated Blue River as a “Rural Community” (Ordinance No. PA 884) as part of the adoption of the Lane County Rural Comprehensive Plan (RCP). As a rural unincorporated community, Blue River is subject to the State’s Unincorporated Communities Rule (OAR 660-022). A rural unincorporated community consists 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 area, or to persons traveling through the area. Blue River easily met these requirements, with the local school, post office, library, and stores.

In 1984 the community of Blue River was zoned for residential, commercial, industrial, park, and public facility uses. The downtown area was mostly zoned Rural Residential 2 (RR-2) except for several properties zoned Rural Commercial (RC) along Blue River Drive and beyond, which can be seen in orange on Figure 2. RR2 zoning requires at 2-acre minimum lot size, however, in many parts of the community, the existing properties are much smaller than two-acres, yet they are subject to setback requirements of a property of that size.

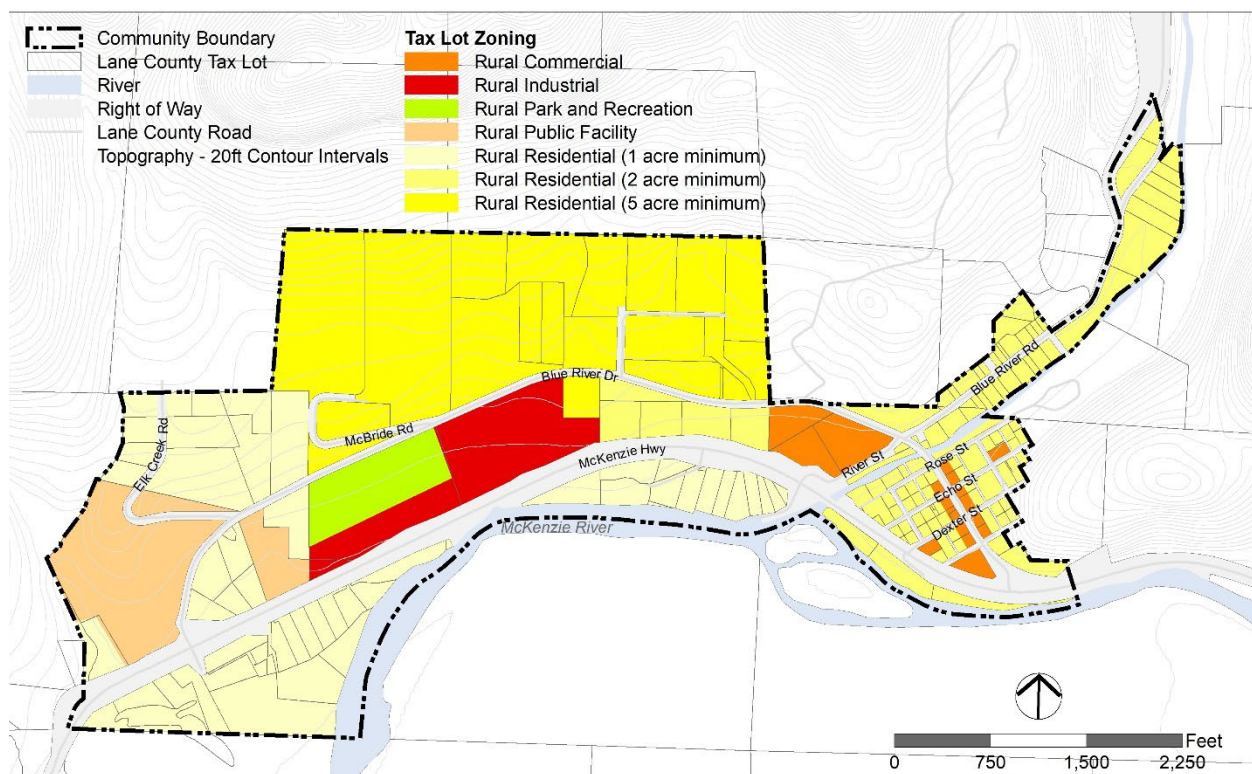


Figure 2. Existing community zoning map.

Specific to Blue River, the RCP calls for plans to be developed for the maintenance and repair of the existing on-site sewage disposal system in Blue River's downtown area. Alternatively, the RCP identifies two more aggressive long-term options: a public facility plan "for public sewers and updating [the community plan] to comply with the requirements of the Community Rule for urban unincorporated communities," or incorporation as a city (Goal 2, Policy 15). The RCP also contains McKenzie Watershed Land Use Policies, which apply to developed and committed exception lands in the McKenzie Watershed, including Blue River. If the community were to be designated an "urban unincorporated community" in the future, the Comprehensive Plan suggests the more aggressive alternative of developing a public facility plan for a public sewer (Goal 2, Policy 15). These potential paths were further explored in a 2016 report produced by the County's Community & Economic Development program and the Rural Community Assistance Corporation, Blue River Downtown Redevelopment & Wastewater Roadmap.

Development and redevelopment in Blue River are perhaps most strongly influenced by how wastewater can be treated. There are three feasible possibilities for wastewater treatment and there are benefits and limitations for each. They are:

1. On-site septic systems drainfields, and back-up drainfields. The size required for an onsite septic, drainfield, and back-up drainfield for onsite treatment impacts the developable area of a lot because no structure may be on top of this system. This is particularly impactful on the 80- by 100-foot lots that comprise much of the "downtown" area as their developable area becomes significantly limited. Wastewater in Blue River has been, and continues to be, treated by individual on-site septic tanks and subsurface disposal fields. The regulations for the subsurface disposal fields require twice as much area as in the past, which causes significant constraints for development in downtown Blue River.
2. Shared septic system between several properties, often called a "cluster system." The cluster system has the opportunity to create efficiencies in developable area as one drainfield would serve multiple lots. This shared system model requires agreement between all properties that tie into the system to commit to shared maintenance and inspection during the life of the system; even as property ownership changes. The County is analyzing current codes to determine if and how they are allowed.
3. Community drainfield. The feasibility, including its size and location, of a community drainfield is tied to regulations related to proximity to waterways, connections to aquifers, soil type, and slope.

Parallel in timing to the planning process for this Community Plan, Lane County was evaluating the capacity of two sites to support a community wastewater drainfield: Blue River Park and Three Sisters Meadow (See Figure 3). Site evaluation considered physical characteristics

including, but not limited to, soil type, slope, and discharge within the McKenzie River basin under the Three Basin Rule⁴.

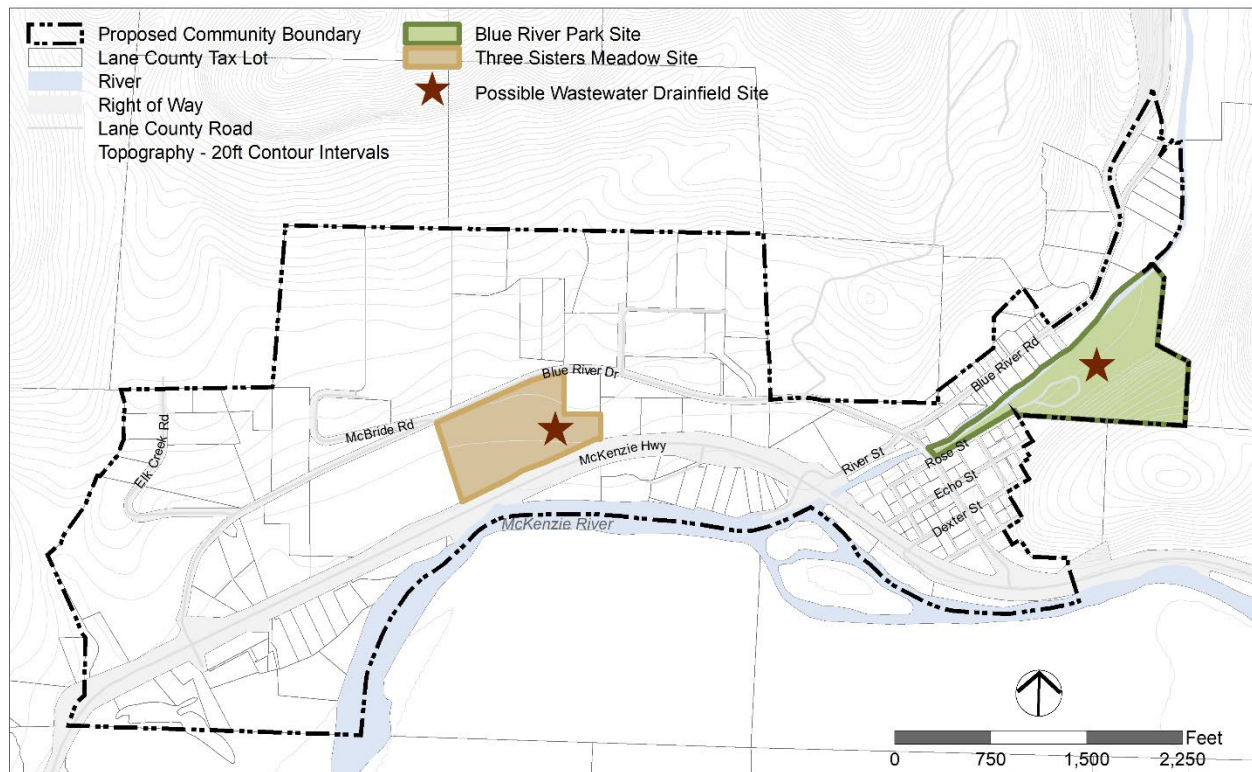


Figure 3. Potential wastewater drainfield sites.

At the time of writing, this evaluation was still underway. However, initial analysis indicated that Blue River Park and the Three Sisters Meadow site can accommodate a drainfield sized to treat 2,500 gallons per day (GPD); or about eight two-bedroom residential dwellings. A drainfield at Blue River Park would primarily serve the downtown area and properties adjacent to Blue River Drive. The majority of the Park's space that is vacant would have to be devoted to a drainfield. Roadways, dwellings, and structures would require infrastructure improvements to connect and deliver wastewater to the drainfield in Blue River Park.

The second site identified is the vacant former mill site, which is now commonly known as the Three Sisters Meadow site. Initial analysis also indicates that the Three Sisters Meadow site can accommodate a drainfield sized to treat 2,500 GPD. At the time of the drafting of this Plan, further evaluation is underway to determine if a larger drainfield is feasible. The drainfield at

⁴ The Department of Environmental Quality's Three Basin Rule regulates onsite septic and wastewater treatment systems to protect the drinking water, recreational uses, aquatic life, and high-quality sources of the North Santiam, Clackamas, and McKenzie Rivers. The Three Basin Rule requires discharge quantity and treatment quality to meet standards set by Oregon Administrative Rule 340-041-0350.

Three Sisters Meadow would likely solely serve development located on the site itself because connecting to properties across Blue River is not feasible.

More research on the feasibility of drainfields at both sites, the costs associated, and the community's desire to take on these improvements is being done concurrently with the drafting of this Complete Community Plan. This Plan supports any potential outcomes related to treatment of wastewater. In the absence of a community wastewater drainfield, re-development can only occur by utilizing individual on-site septic systems or shared "cluster" systems. The zoning code amendments recommended in this Complete Community Plan aim to provide the community with development flexibility should it decide to invest in communal wastewater infrastructure or continue to manage wastewater on an individual property basis. Although many in the community have envisioned commercial development to sustain a more complete community and bring in tourists, the density of development will hinge upon access to septic and drainfield space, whether it be on the property itself or collected communally.

Community Involvement

The Blue River Complete Community Plan was created and guided by the Blue River community. Community involvement throughout the Plan development and at key decision points informed the Community Plan goals, objectives, changes to Lane Code and Rural Comprehensive Plan, and community attributes.

Key priorities noted from early community involvement helped to establish a framework for the Community Plan. Those priorities were:

- A safe, clean community for both residents and visitors
- A place people want to come to
- Leverage Blue River's location as a gateway to a lot of recreational access right off a well-traveled highway.
- Community sewer and water
- Regulations that are easier to navigate, better reflect existing conditions, and offer more certainty

Community involvement included:

- ❖ **Conversations** with community members and stakeholders throughout the Community Plan development.
- ❖ **Ten stakeholder interviews** conducted throughout January and February of 2023. The community stakeholders were selected to represent a variety of interests and perspectives on Blue River and the McKenzie River valley.
- ❖ **Project Advisory Committee (PAC)** provided direction throughout the Community Plan development; most directly at three PAC meetings.
- ❖ **Project webpage** kept up to date with project information, materials, and ways to be involved.
- ❖ **Interested parties list** maintained and utilized to email interested parties project information and ways to be involved.
- ❖ **Project notice postcard** sent to every project area property owner, occupant, and tenant.
- ❖ **Two community meetings** timed to get feedback on the plan alternatives and the draft Community Plan.
- ❖ **Two virtual public meetings** timed to get feedback on the plan alternatives and the draft Community Plan.

Blue River Complete Community Plan Goals & Objectives

The following goals and objectives were developed to reflect input from Blue River community members and stakeholders. Goals are intended to be aspirational, and objectives are action oriented interim measures that can be taken to achieve the goals.

Goal 1. Livable and Resilient Community

Blue River is a livable and resilient community for all; complete with affordable housing and living wage jobs.

Objective 1. Update Lane Code so that the land use process for development and redevelopment is clearer and outcomes are more definitive.

Objective 2. Create a flexible zone that allows for a mix of residential and employment in multi-modal transportation friendly areas.

Objective 3. Create a residential zone that has a minimum 1-acre lot size for residential lots outside of downtown Blue River but within the rural unincorporated community.

Objective 4. Consider supporting proposals for Dark Sky or similar certification and the associated measures necessary for its implementation.

Goal 2. Identifiable and Inviting Downtown

Blue River's downtown reflects the community's sense of pride and is inviting; and a place residents and visitors alike want to come to and spend time.

Objective 1. Encourage commercial and mixed-use development in downtown Blue River by zoning it flex use.

Objective 2. Place historical plaques in downtown and/or the Three Sisters Meadow site commemorating and honoring the history of Blue River and the Holiday Farm Fire.

Objective 3. Add Blue River additional community signage directing traffic from Highway 126 into the Blue River Community.

Goal 3. Transportation Accessibility

Blue River's transportation network meets the transportation needs for all users. This includes people walking, biking, driving, and riding transit.

Objective 1. Develop a multi-modal paved trail between downtown Blue River and the McKenzie Elementary School.

Objective 2. Develop a bark dust trail between downtown Blue River and Blue River Park along the Blue River.

Objective 3. Implement the Blue River Drive Concept Plan.

Goal 4. Recreational Destination

Blue River is located within a pristine natural environment and is a destination to access surrounding recreational opportunities.

Objective 1. Support short-term stays for those wanting to stay and recreate in the Blue River area.

Objective 2. Support development that highlights and connects to Blue River's existing attractions such as the McKenzie Community Track and Field.

Complete Community Plan

Summary of Plan Alternatives

The Community Plan represents the preferred alternative of three Community Plan Alternatives (Alternatives) that were presented to community members and stakeholders in order to gain feedback on what zoning will best serve Blue River’s needs. The alternatives were intended to be descriptive in nature by generally characterizing potential zoning, including the purpose, densities, allowed uses, and development standards. The alternatives also took into account existing conditions that place parameters on how a property may be zoned and developed including, but not limited to, soil types, slopes, wastewater drainfield regulations, and state land use regulations. While these existing conditions are not able to be changed, the alternatives presented to the community were intended to open a discussion about how Blue River might develop. In response to community feedback, all featured a new zoning district called Community Flex Use, intended to provide flexibility in use and site design.

The Alternatives are described in detail in the “Alternatives Memo Task 2.1 FINAL” (Appendix A) in summary they were:

- Alternative 1 proposes code changes that would allow for flexibility in redeveloping residential and commercial uses downtown, promote opportunities for recreation and multi-modal trail connectivity, as well as zoning flexibility and streamlined development opportunities while maintaining individual septic systems.
- Alternative 2 is based on a community drainfield being built on the Blue River Park property and centering the downtown area along Blue River Drive. This concept extends the flexible zoning type to the Three Sisters Meadow property.
- Alternative 3 is based on an increased emphasis around commercial uses along Blue River Drive. It also considers additional impacts of a community drainfield being built on the Three Sisters Meadow property, which would come with some specific development standards and a discretionary approval process to achieve outcomes in line with the plan objectives. It more heavily emphasizes commercial and mixed uses downtown.
- A custom alternative blending elements from each alternative was also presented as an option.

Preferred Plan Alternative

Based on community input, the preferred plan alternative is a combination of the most desired elements of the three alternatives. Primary elements of the preferred plan are changes to the

current zoning, including new zones and rezones, and community design elements as shown in Tables 1 and 2 and on Figure 4:

Table 1: Preferred Plan Alternative: New Zones and Re-zones
New Community Flex Use (CFU) zone in downtown Blue River and several properties across the river
New Community Residential zone for other properties currently zoned Rural Residential
Rezone an existing public park property to Rural Parks and Recreation (Forest Glen Wayside Park)
Rezone the south half of the McKenzie Community Track and Field to Rural Park and Recreation
Blue River Drive Overlay for the properties that front along Blue River Drive in downtown between McKenzie Street and Rose Street.
Expand the rural community boundary to include Blue River Park and rezone tax lots 201 and 204 Park and Recreation (PR)
Rezone the Three Sisters Meadow to the Community Flex Use Zone, and include a Community Drainfield as an allowed use

Table 2: Community Design Elements
Blue River Drive upgrades, both in and out of downtown
Multi-modal trail from downtown to the school
Bark dust trail from downtown to Blue River Park
Zero minimum parking requirements
Sidewalks on Blue River Drive
Street improvements on Blue River Drive (lighting, landscaping, etc.)
Update Park and Recreation zoning to allow community drainfields or public/semi-public uses
Holiday Farm Fire commemoration or plaque or other community-identifying art/information

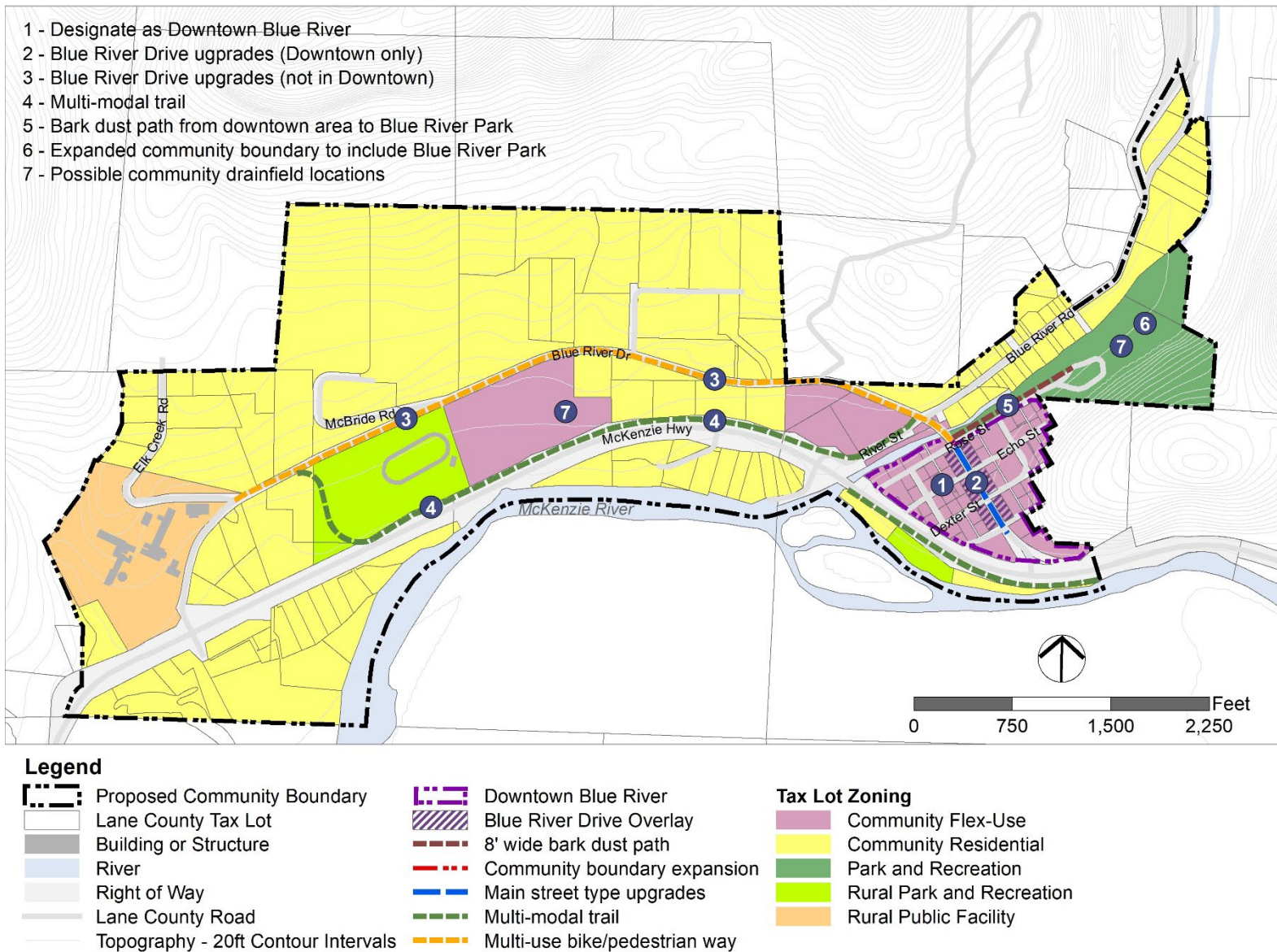


Figure 4. Blue River Complete Community Plan Preferred Alternative

Lane County Zoning Code Changes

The Complete Community Plan adopts two new zoning districts, a zone overlay, and zoning code amendments that are intended to respond to community direction for more flexibility and less complex code. The following tables summarize the development standards and uses for the two new zoning districts: Community Flex Use Zone and Community Residential Zone. The new Blue River Drive Overlay standards are presented in the format of a building sheet with a graphical presentation of the overlay standards.

Please refer to Figures 5 and 6 respectively for existing and proposed community zoning maps.

Community Flex Use Zone

The purpose of the Community Flex Use (CFU-RCP) Zone is to allow maximum flexibility in residential, commercial, and light industrial uses within a community boundary that is more dense than typically allowed in rural Lane County. The CFU zone is also intended to allow for development flexibility. The minimum parcel size and other standards established by this zone are intended to promote a tight-knit community character. Standards below do not apply in the Blue River Drive overlay.

	Proposed Draft Zone Standards	Existing Zoning Districts	
Development Standard	Community Flex Use Zone	Quick Comparison – Rural Residential	Quick Comparison – Rural Commercial
Front Setback	5 feet	20 feet	20 feet
Side Setback	0 feet for attached buildings (duplex) 5 feet for detached buildings	10 feet	10 feet
Rear Setback	0 feet for attached buildings (duplex) 5 feet for detached buildings	10 feet	10 feet
Height	40 feet Over 40 feet with Fire District sign-off Floor to floor height – 10 foot minimum	None	None
Lot Size	8,000 square feet	2 acres, 1 acre within unincorporated community	No minimum, must accommodate sewerage
Parking	No minimum parking requirements	No minimums	Parking minimums based on use

Uses

Residential

Allowed Uses	Single family dwelling (up to 2) or a two-family dwelling (duplex)
	Multiple dwellings (3+ units)
	Guest house
	Bed and breakfast

	Residential home, childcare facility, group home, nursing home
	Minor home occupation/home office
	Residential accessory structures and uses
Allowed Uses with Special Standards (Type I)	Accessory dwelling unit
	Temporary medical hardship
<i>Commercial</i>	
Allowed Uses with Special Standards (Type I)	Retail
	Eating or drinking establishments
	Offices and personal business services
	Indoor or outdoor recreational activities
	Service stations
	Public and semi-public facilities
	Churches
	Cemeteries
Conditional Uses (Type II)	Commercial kennel
	Campground and camping vehicle park
	Marijuana retail sales
	Light manufacturing
	Uses similar to permitted uses
<i>Agricultural</i>	
Allowed Uses	Raising crops and livestock (limited by use standards)
<i>Public Facility</i>	
Allowed Uses	Transportation facilities, including paths and trails

	Outdoor tourist attractions featuring displays of education or historical value
	Convenience and decorative elements
	Sewage disposal system for a nearby property
Allowed Uses with Compatibility Standards (Type I)	Public and semi-public buildings and structures
	Parks, playgrounds, outdoor community gathering spaces
	Community sewerage facilities and drainfields
Conditional Uses (Type II)	Telecommunication facilities
<i>Other</i>	
Allowed Uses	Maintenance, repair, or replacement of lawfully existing uses
	Accessory structures
	Fish and wildlife habitat management
Conditional Uses (Type II)	Outdoor gatherings (over 3,000 persons)
Additional Subdivision Requirements (4 or more new lots)	
Internal Road Design	Street grids required, unless not possible due to existing conditions
	Sidewalks and connective pedestrian infrastructure recommended, pedestrian safety will be considered when designing driveways and parking
	Develop roads to Local Access Road standards (unless ADT \geq 100) with opportunity for on-street parking
Connectivity	Create safe multi-modal transportation and recreational paths that connect to existing paths or project future connectivity within the community
Compatibility Criteria for Commercial Uses	
Parking	Does not need to follow parking minimums of LC 16.250 but any off-street parking
Air Quality	No external emissions requiring a permit from an air quality public agency are allowed

Outdoor Storage	Outdoor storage of materials or merchandise on a property with a commercial use must not encompass more than five percent of the property area. For purposes of this provision, the property area will be considered the tax lot area
Square footage	Limited to 4,000 square feet of floor area for all commercial buildings combined per commercial use

Community Residential

The purpose of the Community Residential (CR-RCP) Zone is to promote a compatible and safe rural community residential living environment by limiting allowed uses and development to primary and accessory rural residential uses and to other rural uses compatible with rural residential uses and the uses of nearby lands

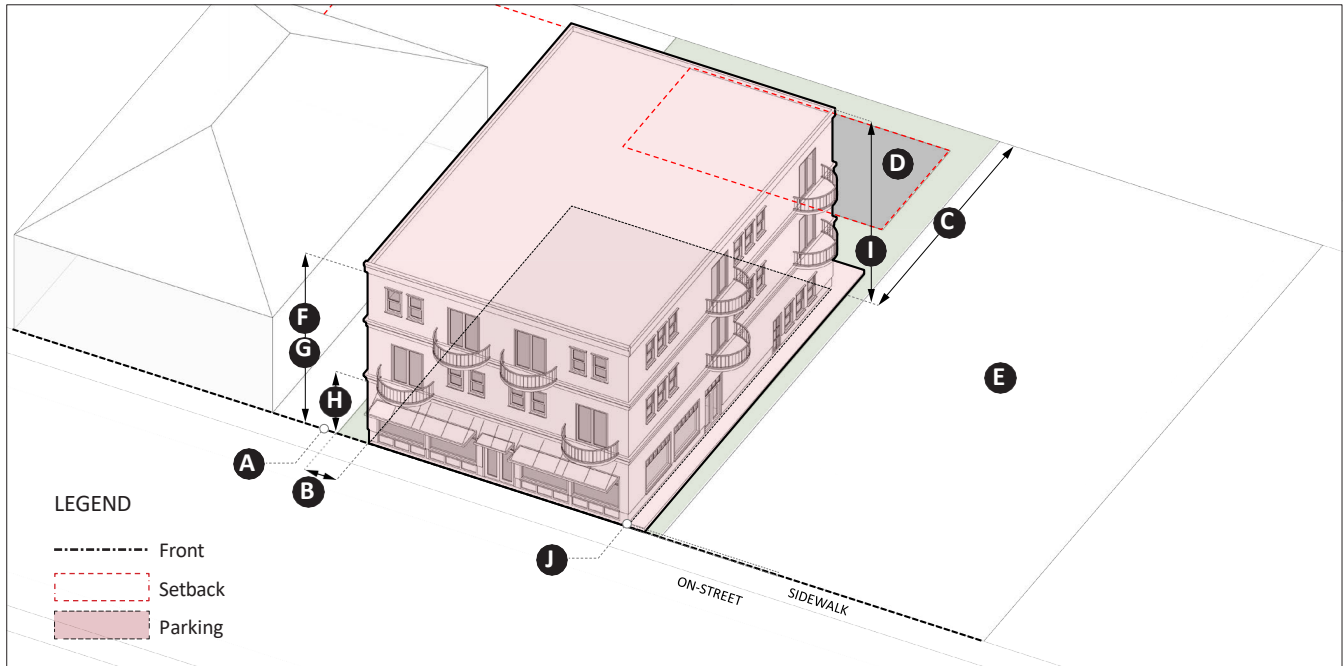
	Proposed Draft Zone Standards	Existing Zoning District	Another Proposed Zoning District
Development Standard	Community Residential	Quick Comparison – Rural Residential	Quick Comparison – Community Flex Use
Front Setback	20 feet	20 feet	5 feet
Side Setback	10 feet	10 feet	0 feet attached buildings (duplex) 5 feet detached
Rear Setback	10 feet	10 feet	0 feet for attached buildings (duplex) 5 feet for detached
Height	None	None	None
Lot Size	1 acre	2 acres, 1 acre within UC	8,000 square feet
Parking	No minimum parking requirements	No minimums	No minimums
Uses			
<i>Residential</i>			
Allowed Uses	Single family dwelling or a two-family dwelling (duplex)		
	Guest house		
	Minor home occupation		
	Residential home or childcare facility		
	Residential accessory structures and uses		

Allowed Uses with Compatibility Standards (Type I)	Accessory dwelling unit
	Temporary medical hardship
Conditional Uses (Type II)	Home occupation
<i>Commercial/Public</i>	
Allowed Uses	Transportation facilities
	Sewage disposal system for a nearby property
	Public and semipublic buildings and structures
	Bed and breakfast
	Churches
	Parks, playgrounds, outdoor community gathering spaces
	Paths or trails
	Residential home, childcare facility, group home, nursing home
	Bed and breakfast
	Minor home occupation
	Noncommercial dog kennel
Conditional Uses (Type II)	Telecommunication facilities
	Uses similar to permitted uses
<i>Agricultural</i>	
Allowed Uses	Raising crops and livestock (limited by use standards)
	Fish and wildlife habitat management
	Roadside stand for the sale of agricultural products
	Commercial breeding kennel
<i>Other</i>	
Allowed Uses	Maintenance, repair, or replacement of lawfully existing uses

	Outdoor gatherings
	Accessory structures

BLUE RIVER DRIVE OVERLAY - BUILDING STANDARDS

- (1) The purpose of the Blue River Drive Overlay is to support the Community Plan goals of creating an identifiable and inviting downtown that is accessible for people walking, biking, driving, and taking transit. The design standards are intended to encourage commercial development that people want to visit. The Blue River Drive Overlay complements the implementation of the Blue River Drive Design, which provides for car parking spaces, shared lanes for bicycles, sidewalks, and street trees all within the right-of-way.



Use (see Notes 1&3)	
Ground floor:	commercial (retail, service, office), residential, semi-public, and public uses
Upper floor(s):	commercial (retail, service, office, trade), residential, semi-public, and public uses
Placement (see Notes 2 & 4)	
Front setback	0 ft min.; 15 ft max.
Side setback	0 ft min. for attached uses; 5 ft min. for detached uses; <i>see Note 2</i>
Rear setback	0 ft min. for attached uses; 5 ft min. for detached uses; <i>see Note 2</i>
Parking	<i>see Note 5</i>
Coverage	
Lot area	no min.
Lot coverage	100% max.
Height	
Minimum number of floors	no min.
Maximum number of floors	3 floors
Floor to floor height	10 ft min.
Building height	40 ft max.; <i>see Note 6</i>
Ground floor elevation	<i>see Note 9</i>
Parking	
Number of spaces	no min. requirement; <i>see Note 5 for placement</i>
Deviation	
A deviation from the applicable standards of Lane Code 16.287 may be allowed subject to approval by the Director, subject to (2) below.	

Notes	
1.	Recommended: If a building is Mixed-Use, ground floor should be commercial.
2.	Additional standards may apply to attached structures.
3.	Primary building entrances must be located along Blue River Drive and oriented towards Blue River Drive. If the property does not front Blue River Drive, the building must be oriented towards the street from which access is taken and the primary entrance shall be located along that street.
4.	Accessory uses shall not be located between the front façade of the primary use and Blue River Drive.
5.	Off-street parking shall not be located between the front façade of the structure and Blue River Drive.
6.	Building height is subject to review and comment by local fire authority. Buildings may be taller than 40 feet with a fire department sign-off.
Other Applicable Standards	
7.	Pedestrian walkways must be provided to connect the building primary entrance to the public right of way.
8.	Access shall be designed to encourage pedestrian and bicycle use and shall facilitate vehicular movements with minimum interference or hazards for through traffic. Access may be subject to review and approval of the County Engineer or State Department of Transportation. The dedication of additional right-of-way and construction of street improvements by the applicant may be required to facilitate traffic circulation.
9.	Recommended: Ground floor residential primary entrances are elevated 18" above grade in order to differentiate residential and commercial uses.
10.	Recommended: Residential uses entirely above the ground floor should have a balcony at least four feet deep.

(2) Deviation from Blue River Drive Overlay design standards.

(a) A deviation from the above design standards is subject to review under a Type II procedure, pursuant to Lane Code Chapter 14.

(b) Criteria:

- (i) Granting the deviation will equally or better meet the purpose of the regulation;
- (ii) Any impacts resulting from the deviation are mitigated to the extent practical;
- (iii) If more than one deviation is being requested, the cumulative effect of the deviations results in a project which is still consistent with the overall purpose of the overlay zone; and
- (iv) The deviation must be in support of a lawfully established use or in support of the lawful establishment of a use.

Park and Recreation

Lane Code 16.215 is the Park and Recreation Zone. This zoning currently applies to the Blue River Park and will continue to be the applicable zoning after the park properties are brought into the community boundary. The Blue River Park is already a key amenity for Blue River, and also a possible candidate for a future community drainfield. An update to this existing zoning district is proposed in order to specifically allow a community drainfield system and other public/semi-public uses. Amending the code to include more public uses will allow it to serve the community to its fullest potential.

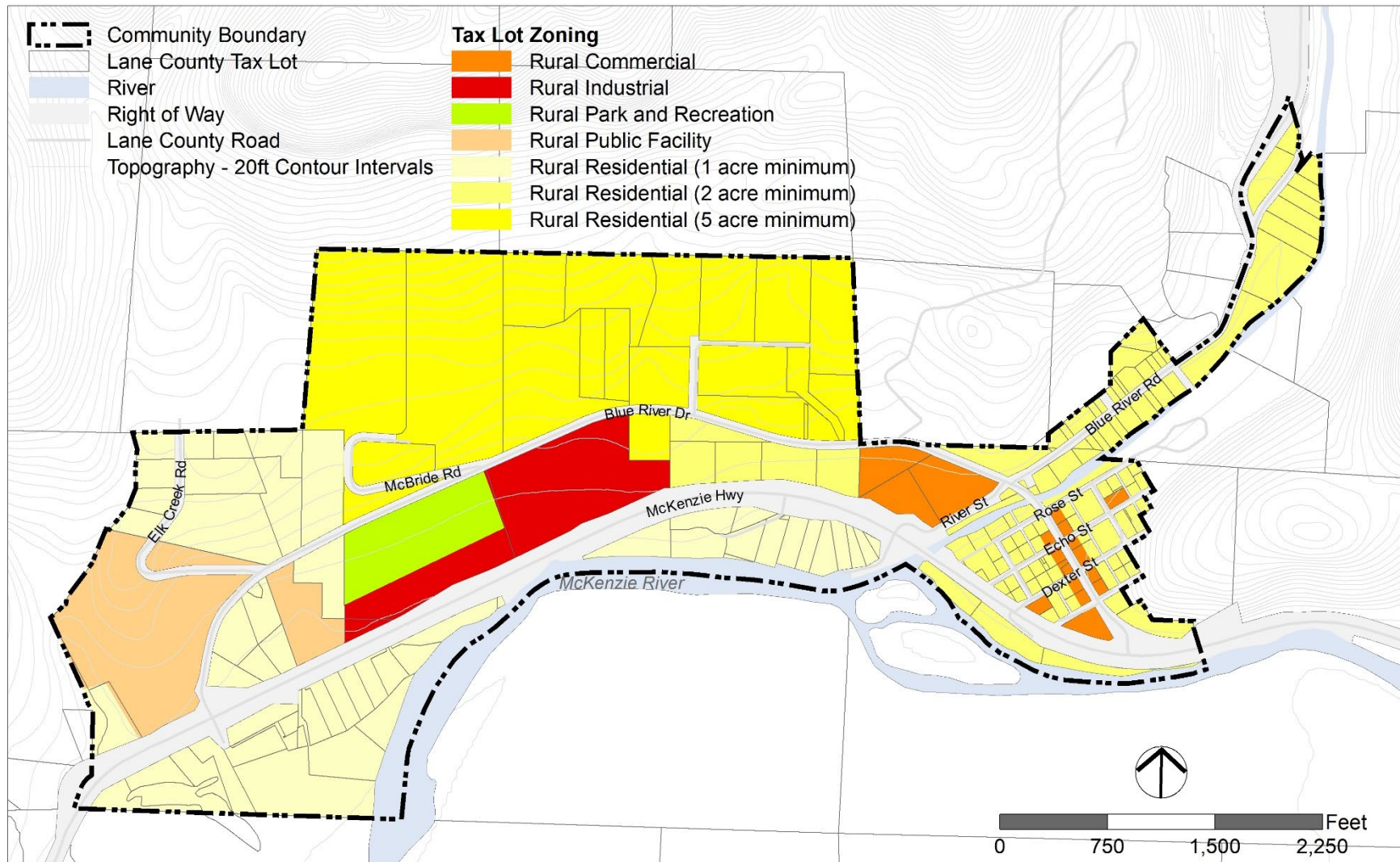


Figure 5. Existing community zoning map.

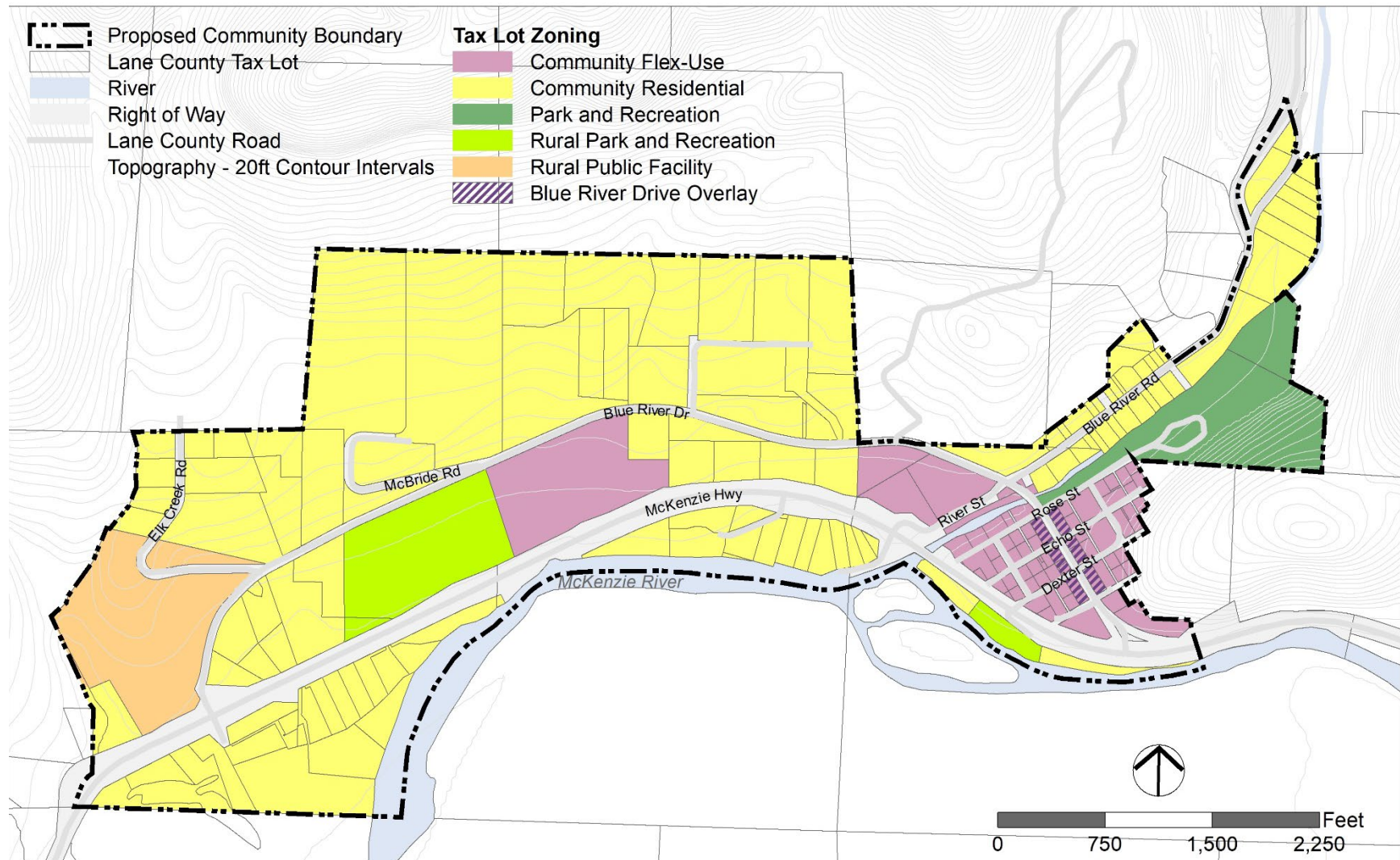


Figure 6. Proposed community zoning map.

Lane County Comprehensive Plan & Plan Designations

Rural Comprehensive Plan

In order to adopt new zoning districts and make changes to existing ones, the Rural Comprehensive Plan (RCP) also needs to be amended. Adopted in 1984, the RCP is the document that regulates land use in Blue River, and the rest of unincorporated Lane County.⁵ The intent of the RCP is to guide the social, economic, and physical development of the County to best promote public health, safety, order, convenience, prosperity, and general welfare in unincorporated lands within Lane County beyond the Urban Growth Boundaries of incorporated cities. The Plan's format has two main components: plan policies and plan diagrams.

There are several policies outlined in the RCP that currently prohibit the rural unincorporated community of Blue River from reaching the higher density and flexibility goals that the community desires.

Goal Two: Land Use Planning

Policy 11: "Land use designations and densities appropriate for developed and committed areas shall be determined through compliance with other plan policies and the following criteria:

a. When the RCP plan diagram for a community area is amended to comply with OAR 660 Division 22, the UC Rule, new dwellings and densities for the creation of new residential lots or parcels shall comply with OAR 660 Division 22, the UC Rule and with these requirements for specific unincorporated communities:

F. Blue River: 2 acres for areas zoned RR2 prior to the adoption of Ord. PA 1173. 5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1173. (1998 average parcel size" 4.56 acres in areas zoned RR5, 2.45 acres in areas zoned RR1 and .65 acres in RA zoned areas);"⁶

This policy requires properties that were zoned RR1 before the adoption of Ord. PA 1173 to be at least one acre. The community of Blue River was originally platted in the early 1900s and the sizes of the lots downtown were generally less than 0.2 acres. In order to maintain the existing

⁵ <https://www.lanecounty.org/common/pages/DisplayFile.aspx?itemId=6477350>

⁶ Ordinance PA 1173 was adopted after the County went through periodic review to comply with OAR 660 Division 22, "Unincorporated Communities," for designated unincorporated communities within the McKenzie Watershed. The Rural Comprehensive Plan (RCP) designation maps and zoning maps were amended, as well as policies within the RCP to support compliance with OAR 660 Division 22.

development pattern and create a more dense and walkable community where there are opportunities to both live and work, this policy must be revised.

Policy 25: “Each of the land use designations applied to the Plan Diagram shall be implemented by one or more zoning districts...”

This policy lists a variety of plan designations and the implementing zoning districts. Since this Community Plan is proposing new zoning districts, this policy must be amended to accommodate a flex use plan designation, as well as the Community Flex Use zoning district. It is also proposing to add Community Residential as another zoning district that is implemented by the existing “Rural, Community” plan designation.

Goal Eleven: Public Facilities

Policy 7: “Land designations and service levels:

f. Community (RR-1, RR-2, RR-5, RR-10, RA, RG, C1, C2, C3, M2, M3)

Description: Land that has an existing cohesive, dense settlement and development pattern to the degree that it may no longer be considered available for other uses. (Refer to Goal #2, Policy #10, for the characteristics an exception area must have to receive a Community designation.)

Service Level: Schools, on-site or community sewage disposal, individual or community water supply, electrical service, telephone service, rural level of fire and police protection, reasonable access to solid waste disposal facility

This policy lists the zoning districts that fall within designated unincorporated communities, and the new Community Residential and Community Flex Use zones should be added to the list.

Community Boundary & Plan Designation Map

The final pieces of the RCP updates necessary to implement the goals of the Community Plan are the changes to the boundary of the community, and re-designating properties within the community boundary to the appropriate RCP Plan Designation. The change of the boundary will bring in the Blue River Park properties and allow for the possibility of a community drainfield to be built there. Please refer to the following figures for reference:

Figure 7. Existing community boundary map

Figure 8. Proposed community boundary map

Figure 9. Existing plan designation map

Figure 10. Proposed plan designations map



Figure 7. Existing community boundary map.



Figure 8. Proposed community boundary map.

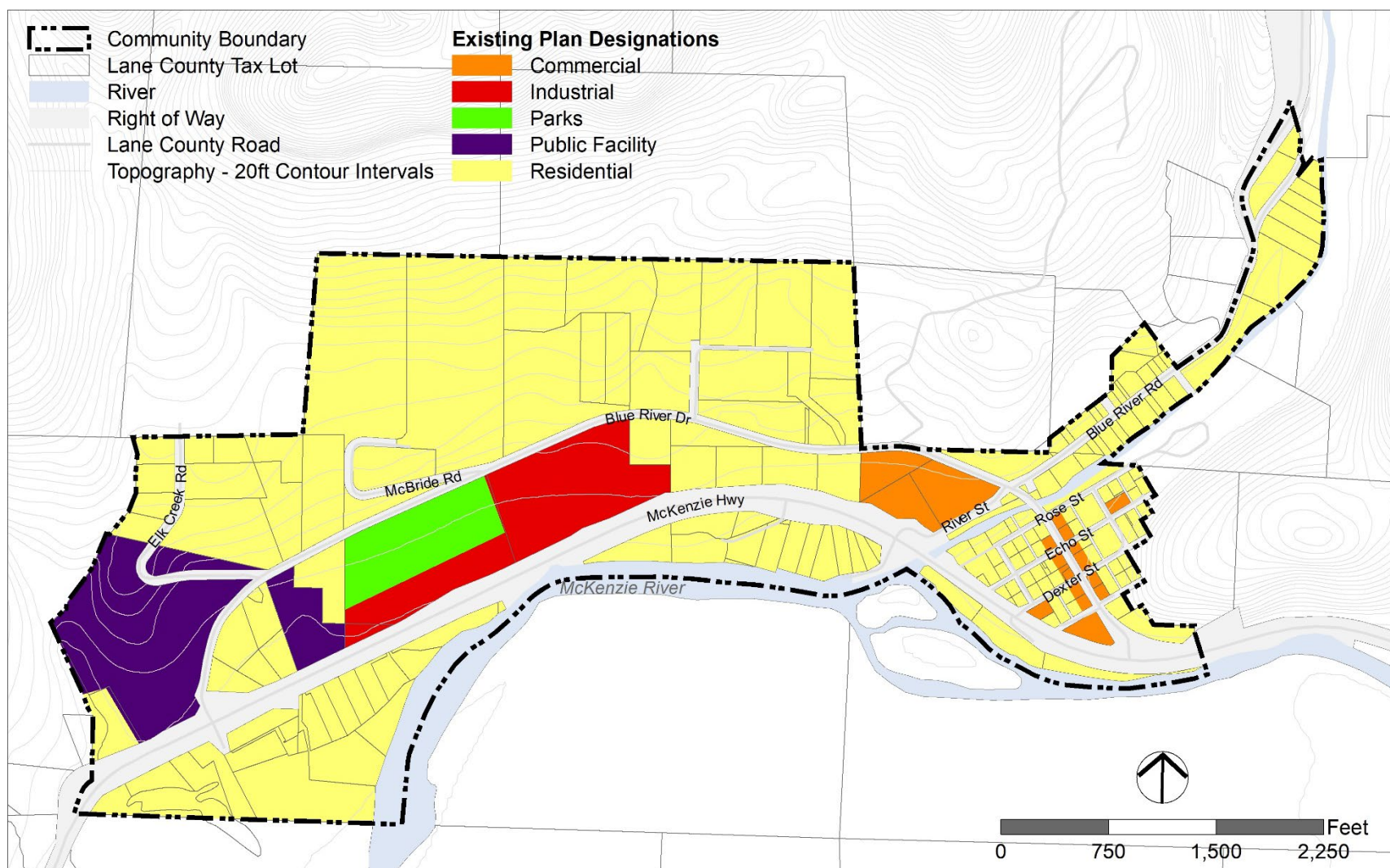


Figure 9. Existing plan designation map.

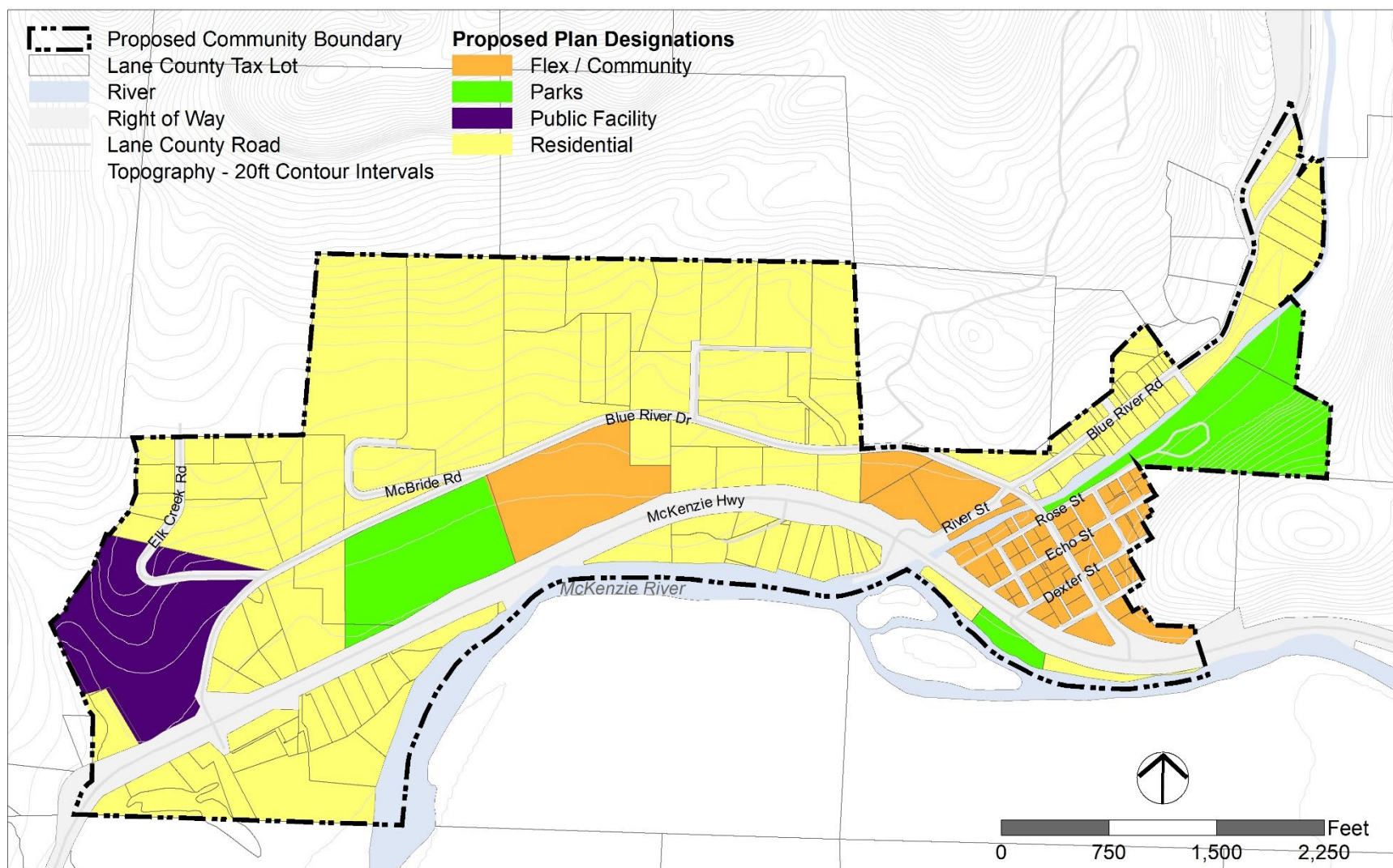


Figure 10. Proposed plan designations map.

Appendix A - Alternatives Memo Task 2.1 FINAL

Appendix B - Detailed Maps

Appendix A

Task 2.1

Blue River Complete Community Plan Alternatives Memo

Blue River Complete Community Plan
October 26, 2023

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0.0 Setting the Stage

0.1 Project Background

The Blue River Complete Community Plan (Community Plan) is supported by a Transportation and Growth Management Program (TGM) grant from the State of Oregon. The Community Plan is expected to ultimately be adopted by Lane County and aims to create amendments to the Rural Comprehensive Plan and the Lane Code to implement Oregon Administrative Rules (OAR) 660, Division 22, also known as the "Oregon Unincorporated Communities Rule" for the Blue River Community. The project will amend the County's base zones, add new zones, and/or add overlays in the project area as needed to meet the Community's vision and project objectives. The Blue River Complete Community Plan and implementing measures can serve as a model for other unincorporated communities in Lane County.

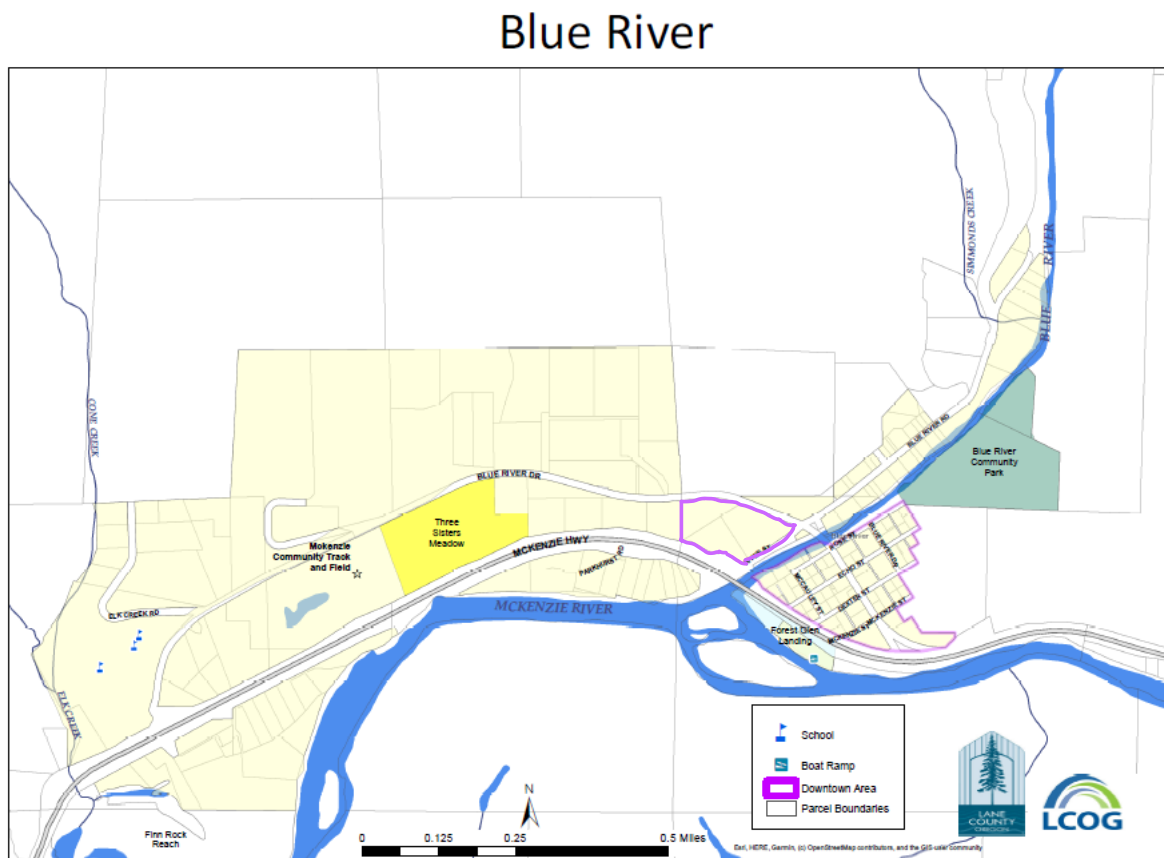


Figure 1. Blue River Complete Community Plan Community Boundary

The project area is the area within the boundary of the Unincorporated Community of Blue River (See **Figure 1**), and Blue River Community Park which is currently outside of the community boundary. The project will work to promote mixed-use, compact, small-town development patterns, with a particular emphasis on walking, biking, and transit.

0.2 Blue River Community Context

In 1984, Lane County designated Blue River as a “Rural Community” (Ordinance No. PA 884). The definition of a “Rural Community” is an “unincorporated community which consists 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 area, or to persons traveling through the area.” (OAR 660-022-0010(7)). As a rural unincorporated community, Blue River is subject to the State’s “Unincorporated Communities Rule” (OAR 660-022).

According to the Blue River Wastewater and Redevelopment Road Map (2015-2016); “while agriculture and the area’s recognition as a resort and fishing destination contributed to growth and stability throughout the 20th Century the timber industry acted as the leading economic driver for Blue River and the McKenzie River Valley. Since the precipitous drop in the timber industry during the 1980s, the McKenzie River Valley has relied on recreation, travel, and natural resource management for economic stability.” During the stakeholder interviews conducted during the Community Plan outreach efforts, longstanding members of the community have spoken to witnessing the drop in timber industry as well as to pride in the area’s natural beauty and recreational opportunities.

In September 2020, the Holiday Farm Fire swept through the McKenzie River Valley, where it caused significant destruction to homes, businesses, civic institutions, and surrounding forests. The community of Blue River, especially the downtown area, was greatly affected by the fire. Before the fire, the community had a post-office, a library, a convenience store, a resort, and a handful of other local businesses. The McKenzie River Community School, a K-12 school that serves the greater McKenzie River area, survived the fire. Many members of the community, as well as local business owners were forced to relocate temporarily or permanently. Many have chosen to stay and be a part of Blue River’s rebuild efforts. Although immense losses were felt by the communities of the McKenzie River Valley, many opportunities for rebuilding and revitalizing have come in the form of state and federal emergency funds, as well as rapid policy updates at the State and County level.

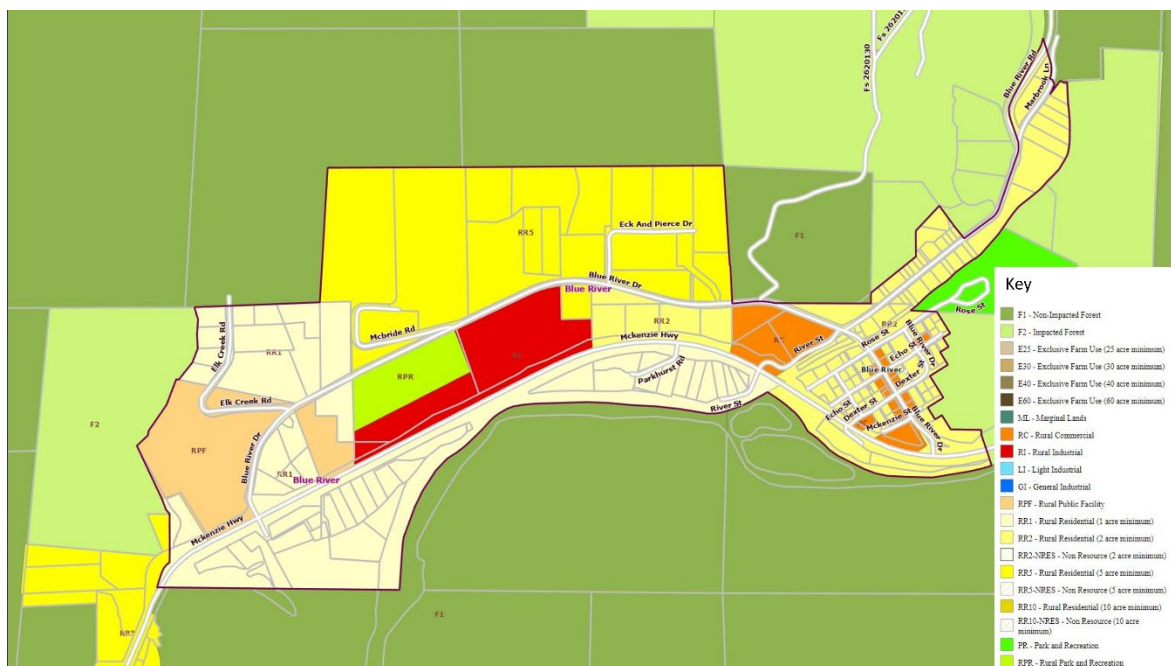
0.3 Purpose of Complete Community Plan Alternatives

This memo presents three Blue River Complete Community Plan Alternatives. The alternatives are intended to be descriptive in nature by generally describing each zone that would be a change from current zoning, including the purpose, densities, allowed uses, and development standards. Specific proposed plan or code language will be developed during subsequent phases of this project; after the community has provided feedback into the direction the alternatives should take.

The alternatives also reflect existing conditions that place parameters around the direction the alternatives may take including, but not limited to, soil types, slopes, wastewater drainfield regulations, and state land use regulations. While these existing conditions are not able to be changed, the alternatives presented in this memo are and are intended to open a discussion about how Blue River develops. Subsequent sections of this memo offer detail into each alternative, including new zoning, densities, allowed uses, and development standards. While purely concept at this project phase, these details will evolve based on community feedback and direction. Hearing from the community at this project phase is critical.

The alternatives will be presented to the Blue River Community through the Planning Advisory Committee (PAC), an in-person community workshop, and a virtual public workshop. Based on direction emerging through this outreach effort, the Lane County Planning Commission will select the preferred alternative.

For reference, Blue River's current zoning is shown in the graphic below:



0.4 Basis for Plan Alternatives

The three alternatives evolved out of stakeholder feedback, analysis of existing conditions and limitations, TGM objectives, and recommendations of the Evaluation Memorandum and Density Feasibility Memorandum. This section intends to provide an overview of stakeholder

feedback, existing conditions, and TGM objectives. The Evaluation Memorandum and Density Feasibility Memorandum are available [online¹](#) for reference.

Stakeholder Feedback

Key takeaways from stakeholder interviews conducted in January and February 2023 were:

<p>Vision/Hope</p> <ul style="list-style-type: none"> • A community that reflects people’s existing pride. • Welcoming, inviting, clean, safe. • Allow people displaced from the fire to return. • Be a home for an economically diverse community (affordable housing included). • Dense and identifiable downtown. • More conveniences needed (groceries, restaurant, etc.). • Attract cars and bikes from Highway 126. • Harness local recreation industry and scenic beauty. • Community agreement based on compromised shared vision. • Slow traffic infrastructure. • New tools created for unincorporated communities; economic sustainability, natural disaster recovery, new design standards. 	<p>Strengths</p> <ul style="list-style-type: none"> • Blue River is so small and had low traffic volumes, people walked relatively safely. • LTD Bus to and from Eugene. • Beautiful location, scenic rivers, recreational opportunities. • Sense of identity & community. • Community resilience. • Densely platted downtown. <p>Opportunities</p> <ul style="list-style-type: none"> • Economic development opportunities needed. • Bike & running trail from downtown to river trail. • Connect Blue River to local hiking and biking trails. • Parking for businesses. • A toolkit for implementation. • Work with partners on implementation and for support. • A trail along Rose Street to the park.
<p>Challenges</p> <ul style="list-style-type: none"> • Balance between a tourist-oriented town that draws customers versus the fear of losing affordable housing and a sense of quiet rural family life. • Parking vs. sidewalk concerns. • Rural equity disparities may result in squeezing lower income folks out. • Making sure the community feels heard. • Water/sewer is necessary. 	<p>Specific Zoning/Code Issues</p> <ul style="list-style-type: none"> • Setbacks. • Right-of-way. • Water/sewer. • Uncertainty and length of permitting commercial. • Density. • Restrictive uses. • Zone amendments are daunting. • Local Access Road complexities.

¹

https://www.lanecounty.org/government/county_departments/public_works/land_management_division/land_use_planning___zoning/blue_river_complete_community_plan_project

<ul style="list-style-type: none"> • Intimidating & expensive permitting process. • Community exhaustion from recovery efforts. • Timing, folks trying to rebuild (like the library) need to know the requirements and what they will be responsible for. • Coordinating broadband, utility burying, water/sewer, surveying, the ROW reduction, and many other efforts at the same time. • Road width issue of Blue River Drive & future design efforts (curbs, gutters, trees, etc.). • Uncertain what the economy will look like after loss of a third of the population. • What comes first, the residents or the jobs? 	<ul style="list-style-type: none"> • Permit fees. • Need more commercial zoning available & flexibility. Mixed-use. • Streamlined process. <p>Contexts to Consider</p> <ul style="list-style-type: none"> • Economic development. • Environmental (river health). • Recreation. • Long-term sustainability of efforts. • Diverse community. • Historical (native land, varying industries, etc.). • Fire recovery (specifically displaced folks that weren't property owners having a voice).
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Wastewater Treatment

Development and redevelopment in Blue River are perhaps most strongly influenced by how wastewater is treated – onsite via septic systems, via shared “cluster” septic systems, or via community drainfield. The size required for a drainfield for onsite treatment places a limitation on the size of development that can occur and is particularly impactful on smaller sized lots. The feasibility of a community drainfield has additional factors and requirements, including proximity to waterways, connections to aquifers, soil type, and slope. Two sites are currently being evaluated for capacity to support a community wastewater drainfield: Blue River Park and Three Sisters Meadow (See **Figure 2**). Site evaluation must consider physical characteristics including, but not limited to, soil type, slope, and discharge within the McKenzie River basin under the Three Basin Rule².

Initial analysis indicates that Blue River Park can accommodate a drainfield sized to treat 2,500 gallons per day (GPD); or about eight two-bedroom residential dwellings. A drainfield on Blue River Park would primarily serve the downtown area and properties adjacent to Blue River Drive. The majority of the Park’s space that is vacant would have to be devoted to a drainfield. Dwellings and structures would require some level of infrastructure improvements to connect and deliver wastewater to the drainfield in Blue River Park.

² The Department of Environmental Quality’s Three Basin Rule regulates onsite septic and wastewater treatment systems to protect the drinking water, recreational uses, aquatic life, and high-quality sources of the North Santiam, Clackamas, and McKenzie Rivers. The Three Basin Rule limits discharge quantity and treatment quality to standards set by Oregon Administrative Rule 340-041-0350.

The second site identified is the currently vacant mill site, commonly known as the Three Sisters Meadow site. Initial analysis also indicates that the Three Sisters Meadow site can accommodate a drainfield sized to treat 2,500 GPD. Further evaluation is underway to determine if a larger drainfield is feasible. The drainfield at Three Sisters Meadow would likely solely serve development located on the site itself.



Figure 2. Identified potential wastewater drainfield sites. Blue River Park denoted by red star. Three Sisters Meadow site denoted by blue star.

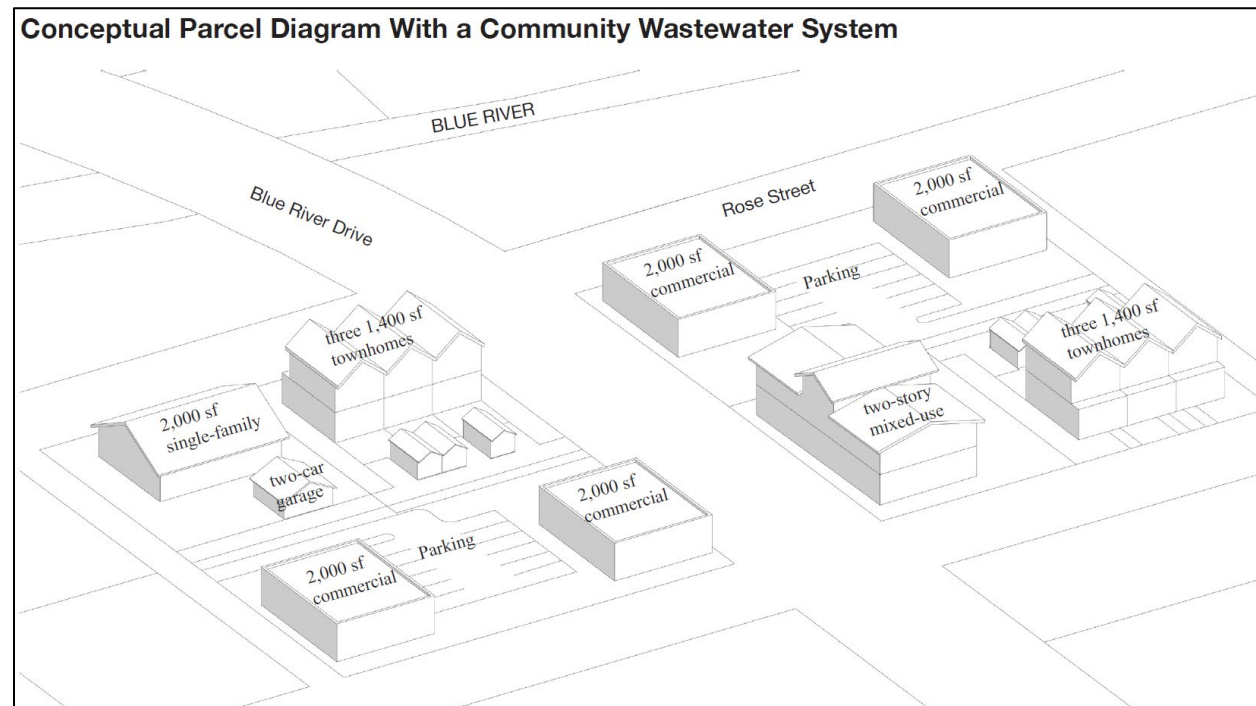
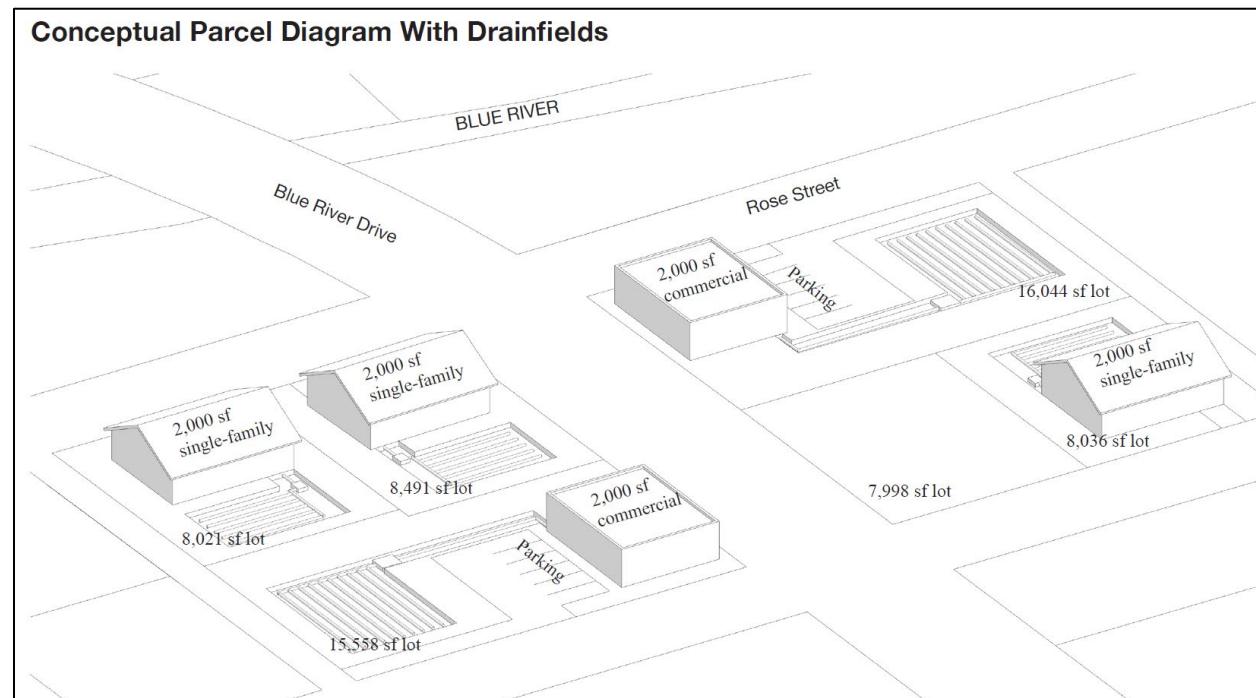
In the absence of a community wastewater drainfield, re-development can still occur in Blue River. Two options are available:

1. Individual on-site septic tanks and subsurface disposal fields. This is the status quo and how wastewater has been treated historically in Blue River.
2. Cluster systems. Owners of properties adjacent to one another could choose to utilize a shared septic system. A shared subsurface septic system increases the development potential for properties because the space required for a subsurface septic system is spread amongst several properties.

More research on the feasibility of drainfields at both sites, the costs associated, and the community's desire to take on these improvements is being done concurrently with the Complete Community Plan project and will influence its outcomes.

Concept Diagrams: Parcels Developed Individual Drainfields and Parcels Developed with Community Wastewater System

The two diagrams below are intended to help visualize how a block of parcels may be developed with the two options, 1) individual on-site septic tanks and subsurface disposal fields, and 2) community wastewater system:



TGM Project Objectives

The following TGM project objectives have been integrated with the community's input and vision to inform the community plan alternatives. The TGM project objectives must be met when the Complete Community Plan is adopted and implemented.

- a. Update or create new residential, commercial, industrial, mixed-use, and other zoning district standards; including new zones, or overlay zones, and zoning map amendments as needed; to implement and comply with the "unincorporated communities rule" (OAR 660-022) for Blue River;
- b. Be based on the TGM's smart development objectives and the concept of a "complete community" that meets residents' daily needs, thus reducing the need for motorized travel;
- c. Evaluate the Blue River Community Park for appropriateness to include with an amended Blue River Community boundary, based on its likely ability to be used for wastewater treatment, as determined by available County, EPA, and DEQ studies; and if found appropriate, prepare any necessary findings for boundary change and Goal Exceptions;
- d. Create a zoning and design concept for downtown core, recognizing the importance of the downtown as Blue River's commercial center;
- e. Amend Lane Code Chapter 15 (Roads) to create street standards for small unincorporated communities to ensure safe, comfortable transportation conditions for all modes;
- f. Update the Comprehensive Plan and Transportation System Plan ("TSP") to reflect and support the new zoning maps, districts, boundary, and standards in Blue River;
- g. Expand housing options, avoid discretionary permit reviews, and increase residential development efficiencies, while recognizing water, sewer, and stormwater limitations, to enable more people to live near businesses, services, and the school;
- h. Create standards that will automatically become effective and enable greater development density to occur through infill if, in the future, a community water and sewer system is built;
- i. Create land development and roadway standards for walkability and bikeability throughout the community, including on rural roads (e.g., Blue River Loop Road) and in mixed-use centers;
- j. Integrate resilience to natural hazards (especially fire and flood) and any County, State, or federal requirements, throughout all aspects of the Blue River Complete Community Plan and amendments; and
- k. Include Lane Code standards that have streamlined processes to the extent feasible, are easy to implement and navigate, and have user-friendly format and language.

0.5 Introduction of Complete Community Plan Alternatives

This section introduces the three Complete Community Plan alternatives. Each alternative is discussed in detail throughout the remainder of this memo.

Community Plan Alternative 1 – Downtown Flex

Alternative 1 maintains status quo for wastewater treatment. It assumes an individual on-site septic tank and subsurface disposal field will serve each property. Alternative 1 proposes a re-zone of all properties in downtown Blue River to Flex-Use, including the three RC zoned properties to the west of the river. The Flex-Use zone intent is for Blue River Drive to be the hub of activity in Blue River by creating an active and inviting, pedestrian-friendly realm, complete with sidewalks, and storefronts facing the street. A Flex-Use zoning allows flexible use commercial and residential development types, while achieving a consistent design by managing building standards. However, a reality of Alternative 1 is that development intensity beyond what existed prior to the Holiday Farm Fire in 2020, will be a challenge due to limited wastewater capacity. A main factor limiting development is the space required for in-ground septic systems, including the drainfield and back-up drainfield areas that are compliant with current regulatory requirements. The current spatial requirements for drainfields are greater today than they were when the dense “downtown” area was originally platted.

Community Plan Alternative 2 – Blue River Drive Flex

Alternative 2 presents Blue River Park being used as a drainfield and community wastewater system for a limited number of properties to meet their drainfield requirements for development and promote a greater level of development density along Blue River Drive. Alternative 2 proposes a Flex-Use zone for downtown properties, but for properties fronting Blue River Drive there will be an overlay zone. The overlay zone will manage building and locational standards to achieve a greater level of density and make Blue River Drive the hub of activity, consistent with the community vision. The Flex-Use zone will also extend to commercially-zoned properties outside of the downtown area. Because Alternative 2 permits for a greater level of development density, amendments to Lane Code and re-zoning would be centered on permitting flexible uses downtown, with a particular emphasis on the development standards of Blue River Drive in the form of an overlay zone. Alternative 2 introduces the Flex-Use zone for the Three Sisters Meadow site.

Community Plan Alternative 3 – Downtown Commercial

Alternative 3 keeps the focus on downtown Blue River and Blue River Drive, but with an emphasis on commercial development. In Alternative 3, residential uses would be conditionally permitted along Blue River Drive. The intent of Alternative 3 is to make residential development secondary to commercial development. Alternative 3 implores a flex-use zone with a required commercial use. In Alternative 3, the community drainfield would still be in Blue River Park, as

envisioned in Alternative 2. The flex-use zone would also extend to commercially-zoned properties outside of the downtown area as in Alternative 2. Furthermore, Alternative 3 leaves open the possibility for a community drainfield at the Three Sisters Meadow site. However, a drainfield located on the Three Sisters Meadow site would likely only serve development on that site. Alternative 3 maintains the Flex-Use zone on the Three Sisters Meadow site and also indicates where a community drainfield may be located.

1.0 Community Plan Alternative 1 – Downtown Flex

1.1 Description

Alternative 1 assumes the community would continue to rely on individual septic systems rather than building a new community drainfield or sewer system that could serve higher development capacities. However, even while continuing with the wastewater status-quo the community could see demonstrable changes in zoning, especially in the downtown area. Alternative 1 includes amendments to Lane Code to implement two new zoning districts: Community Flex-Use and Community Residential. See Section 1.2 for a description of these two new proposed zoning districts.

Feedback from community stakeholders identified several visions and hopes for the future of Blue River that Alternative 1 strives to accomplish. After the Holiday Farm Fire, displaced residents need an affordable, convenient, and identifiable place to return to. By changing the zoning of the entire downtown area to a flexible zoning type that reduces setbacks and allows for residential, commercial, or public facility uses, the residents of Blue River would have greater flexibility in rebuilding. Commercial uses would be allowed on the blocks surrounding Blue River Drive, which could increase the likelihood of commercial conveniences coming to the community. Alternative 1 also includes the possibility of adding signage along Highway 126 and supporting improvements to Blue River Drive like lighting and landscaping.

Stakeholders described experiencing roadblocks with the County code as one reason that business owners have experienced challenges bringing commercial uses to Blue River. This Alternative is intended to remove some of these roadblocks by creating new zoning districts for flexibility and a variety of uses, decreasing minimum lot sizes for existing residential zones, and modifying parking and setback requirements in some areas. Besides creating new zoning districts for residential/commercial flexibility, pedestrian infrastructure will be considered in the downtown area and beyond.

Both the project objectives and discussions with community members reveal a need to emphasize multi-modal transportation within Blue River. Alternative 1 prioritizes multi-modal transportation by introducing various pathways to connect Blue River west to east, and the downtown area and to Blue River Park along Blue River.

Affordable housing resonated as a theme during the stakeholder interviews. Providing more flexibility in the development standards and streamlining the land use application process may help reduce development costs, which in turn may allow for more affordable housing to be built. In addition, allowing higher densities within the community may mean smaller and more affordable units such as apartments, duplexes, cottage clusters and apartments on the second floor of a commercial use. Presently, the majority of the properties along Blue River Drive in

downtown Blue River are zoned Rural Commercial (Lane Code 16.291), which has no minimum lot area established, except what is necessary to accommodate any necessary sewerage and potable water concerns. However, the Rural Residential Zone (Lane Code 16.290) contains a minimum lot area of one acre. With Alternative 1, the minimum lot sizes for both commercial and residential uses will be adjusted to accommodate the varying needs of the property owners and their wastewater constraints.

1.2 Alternative 1 Characteristics

Alternative 1 is characterized by new and updated zoning districts, upgrading multi-modal transportation, and community signage.

The changes discussed above would largely be implemented as amendments to Lane Code that would make development more compact, pedestrian-friendly, encourage a mix of uses in the downtown area and change the zoning designation of a swath of properties. This alternative will ensure many of the non-conforming lot sizes (residential properties under one acre) become conforming.

Alternative 1 presents two new zoning districts:

1. *Community Flex-Use Zone (CF-U)* – A new district to allow flexibility in residential and commercial uses in denser neighborhoods than typically allowed in Lane County.
2. *Community Residential Zone (CR)* – A new district to exhibit the allowance of one (1) acre lots on the rest of the Rural Residentially zoned properties. It could also be used to find opportunities to reduce residential development standards (e.g. setbacks) compared to the RR code.

Alternative 1 may still preclude apartments, multiple-family dwellings, or accessory dwelling units (ADUs) because of the size limitations of properties and their ability to accommodate a permitted on-site drain field. That is not to say higher density development cannot occur, it may just take the form of small units that have a limited number of bedrooms and are sited in such a way that accommodates an appropriately sized drainfield, or through lot consolidations. Per state law, ADUs may not be located on properties less than two acres, even if on-site septic capability exists. A hotel development would not be allowed in Alternative 1 because state law requires hotels to be connected to a community sewer system.

Community Boundary

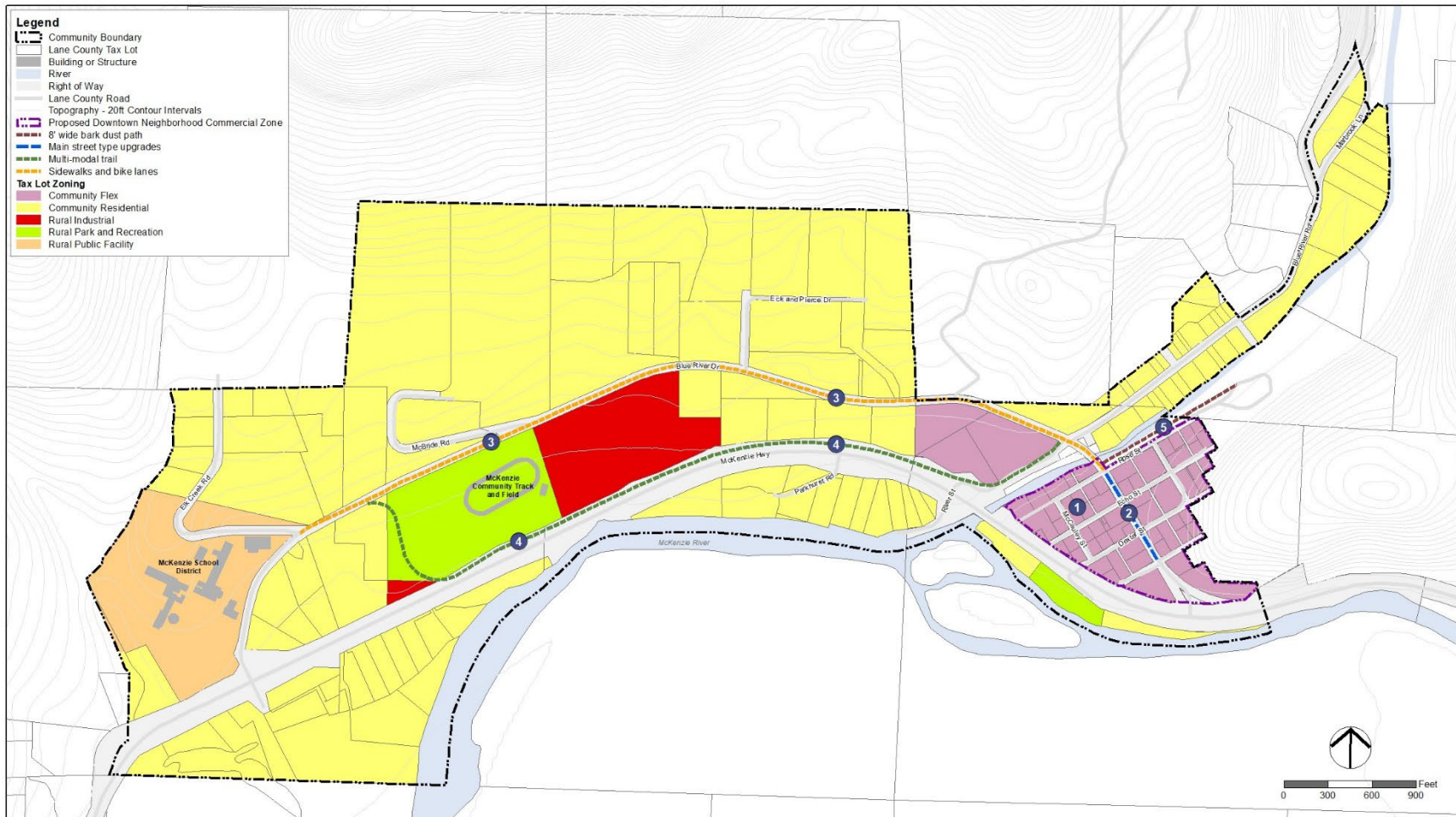
There are no proposed changes to the community boundary in Alternative 1.

The table below shows the proposed zoning designation, its purpose, densities permitted, allowed uses, and development standards.

Complete Community Plan Alternative 1 – Downtown Flex

Zone/Overlay	Area	Purpose	Density	Allowed Uses	Development Standards
Community Flex-Use Zone (CF-U)	Downtown Blue River and additional properties across Blue River	To allow for flexibility in community design in the existing Downtown	8,000 square foot minimum lot size	Single-Family Residential Community Commercial Pedestrian Paths and Public Facilities Bike Parking Shared Vehicle Parking Community Spaces Multi-modal paths Home Occupations and Home Businesses Multi-unit Housing or Planned Unit Developments of Smaller Residential Lots With Duplexes	<ul style="list-style-type: none"> • Reduced setbacks, 5' on side streets • Flexibility for Home Occupations and Home Businesses. • No off-street parking minimums for commercial. If off-street parking proposed, shall not be placed between front façade of building and street.

Community Residential (CR)	All other currently residentially zoned properties within the community boundary	To make the allowance for one-acre properties obvious within the Unincorporated Community	One (1) acre minimum	<p>Single-family Residential and Accessory Uses</p> <p>ADUs Allowed on Two-acre Properties as Existing Rural Residential Allows</p> <p>Home Businesses More Flexible and Continued Allowance of Home Occupations</p> <p>Public and Semi-public Buildings</p>	<ul style="list-style-type: none"> See standards of Rural Residential (Lane Code 16.290)
Other Concept Features	<ul style="list-style-type: none"> Blue River Drive improvements west of the bridge. Community signage along Highway 126. Community bike parking and repair station. Shared off-street parking location. Multi-modal trail from downtown to school Bark dust path from downtown to Blue River Park Remove industrial zoning from community altogether. Rezone Forest Glen Wayside and remainder of McKenzie Track property to Rural Park and Recreation (RPR). Zero minimum parking requirements (this is an exemption from Lane County Code). Sidewalks on Blue River Drive. Street improvements (lighting, landscaping, etc.). 				



Community Plan Alternative 1

No change to existing wastewater systems.

- 1 - Designate as Downtown Area
- 2 - Blue River Drive upgrades (Downtown only)
- 3 - Blue River Drive upgrades (not in Downtown)
- 4 - Conceptual multi-modal trail
- 5 - Conceptual bark dust path from downtown area to Blue River Park

2.0 Community Plan Alternative 2 – Blue River Drive Flex

2.1 Description

Alternative 2 presents a concept with additional wastewater capacity in the form of a community drainfield sited on the Blue River Park property. The park is currently not within the Community Boundary but would be brought into the boundary under this Alternative. The potential drainfield is currently estimated to be able to treat 2,500 GPD. At this size, it is estimated that the community drainfield could serve about eight two-bedroom single family dwellings, or a scale of commercial development.

Residents of Blue River want to maintain a sense of identity and pride in the scenic river valley location. In Alternative 2, this desire is addressed by adding an overlay for development standards along Blue River Drive to create a space where businesses and residences can become the face of the community. Lane County is currently processing land use applications and building permits for a library, medical clinic, and general store along Blue River Drive in downtown. Blue River Drive is the main road through the downtown, and adding requirements for new buildings to engage with the street may create a more centered, identifiable downtown Blue River.

Alternative 2 starts with the same flexible use zoning concept in downtown Blue River as Alternative 1 and then builds on it further with Blue River Drive-oriented development and additional wastewater capacity from a drainfield on Blue River Park. In Alternative 2 the community drainfield would serve a mix of downtown uses. Also in Alternative 2 the Three Sisters Meadow park is presented as a Community Flex-Use zone and informational signage discussing connecting Blue River to its long historic past is included.

Alternative 2 continues to place an emphasis on the downtown area, allowing flexibility in the permitted uses and encouraging street-facing commercial along Blue River Drive. It also continues to emphasize safe multi-modal transportation and recreation opportunities connecting Blue River west to east. Alternative 2 may change the intensity of uses allowed in the Blue River Park if much of the area needs to be dedicated to the drainfield because the land over the drainfield may not be penetrated. However, drainfield siting may further aid in redevelopment along Blue River Drive in the downtown area.

2.2 Alternative 2 Characteristics

Alternative 2 proposes Community Flex-Use zoning on the entire 16-acre Three Sisters Meadow property in addition to the downtown area. Multi-modal recreation paths are still envisioned to connect the school to the downtown through the parks and light residential areas in between.

Alternative 2 includes an option for commemorative plaques or signage to acknowledge the impact that the Holiday Farm Fire of 2020 had on this resilient community. Finally, an Alternative 2 proposes recreational trails along the McKenzie River, which is across the Highway 126 from the community but capitalizes on the County-owned and maintained boat launch directly across from one of the community's entrances. The extent to which future development occurs at this site will be guided by Lane County Parks department.

Alternative 2 will require the same regulatory changes identified in Alternative 1, with additional development standards along Blue River Drive. The overlay for commercial development would require businesses to face the street, relax setbacks, require any off-street parking to be placed behind the building and include bike parking. Alternative 2 also proposes a desire for sidewalks along Blue River Drive.

In summary Alternative 2 will require incorporation of the Blue River Park into the community boundary, a rezone of the Three Sisters Meadow property to Community Flex-Use, signage that pays tribute to the Holiday Farm Fire, and utilization of the existing Lane County-owned boat launch across Highway 126 from Blue River's downtown.

The proposed changes would still largely be implemented as amendments to Lane Code as two new zoning districts and a new overlay:

1. *Community Commercial Zone (CC)* – A new district to allow buildings closer to the property line along Blue River Drive, allow for ground-floor commercial uses and second and third floor residential, and require parking in the back and the buildings to face the street and with no off-street parking minimums. If off-street parking is provided it shall not be placed in between the front façade of the building and the street. **Additional code language may be added regarding what is further allowed if connected to the community drainfield for commercial uses in this district.**
2. *Community Flex-Use Zone (CF-U)* – A new district to allow flexibility in residential and commercial uses in denser neighborhoods than typically allowed in Lane County.
3. *Community Residential Zone (CR)* – A new district to exhibit the allowance of one (1) acre lots on the rest of the Rural Residentially zoned properties. It could also be used to find opportunities to reduce residential development standards (e.g. setbacks) compared to the RR code.

Alternative 2 would also include amendments to the existing Park and Recreation zone (Lane Code 16.215) in order to ensure that community drainfields are allowed and to consider what uses may be designated on top of the drainfield. The biggest regulatory change associated with this alternative is incorporating the Blue River Park into the community boundary, and then amending the zoning to allow for community drainfields that serve the unincorporated

community. The Blue River Park remains an asset to the people of Blue River and this community concept does not intend to take away recreational opportunities that the people already appreciate. However, if the park were to be used for a community drainfield, a portion of the space could not be developed upon.

Community Boundary

Alternative 2 would require a change in the Unincorporated Community's boundary. The goal of the boundary adjustment would be to enable a community drainfield on the Blue River Park site by amending the Park and Recreation Zone to include such an allowance.

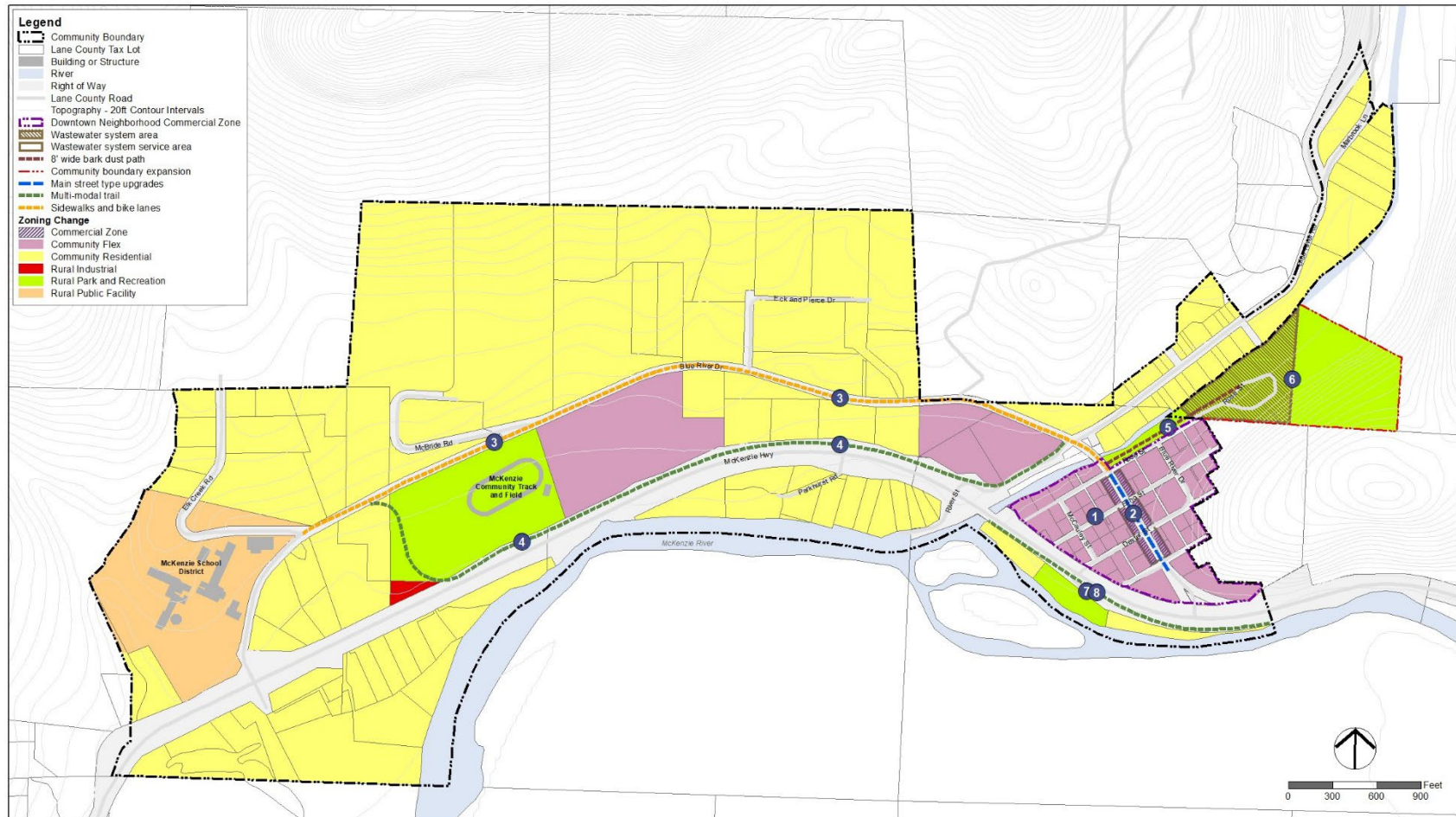
The table below shows the proposed zoning designation, its purpose, densities permitted, allowed uses, and development standards. **Green bolded text** signifies a variation from the Conceptual Development Alternative 1 Matrix.

Community Plan Alternative 2 – Blue River Drive Flex Matrix					
Zone/Overlay	Area	Purpose	Density	Allowed Uses	Development Standards
Blue River Drive Overlay	Properties along Blue River Drive in Downtown Blue River	To create a central community identity along the main road in the Downtown area of Blue River	Base zone density applies (Community Flex-Use)	Base zone uses apply (Community Flex-Use)	<ul style="list-style-type: none"> • Sidewalks on Blue River Drive. • Street-facing entrances to homes and businesses. • Reduced setbacks on Blue River Drive: 0-10' minimum (flexible to allow pedestrian scale amenities on sidewalks). • Reduced side yard setbacks: 0' for attached units; 5' for detached units. • No off-street parking minimums. If off-street parking proposed, shall not be located between front façade of building and street. • Bike parking requirements for commercial uses.
Community Flex-Use Zone (CF-U)	Downtown Blue River, additional properties across Blue River, and Three Sisters Meadow Site	To allow for flexibility in community design in the existing Downtown	8,000 square foot minimum lot size downtown <i>Minimum lot size based on typical minimum lot size that will</i>	Single-Family Residential Community Commercial Pedestrian Paths and Public Facilities Bike Parking	<ul style="list-style-type: none"> • Reduced setbacks, 5' on side streets. • Flexibility for Home Occupations and Home Businesses. • No off-street parking minimums for commercial. If off-street parking proposed, shall not be placed between

			<i>fit a septic system outside of downtown</i>	<p>Shared Vehicle Parking</p> <p>Community Spaces</p> <p>Multi-modal paths</p> <p>Home Occupations and Home Businesses</p> <p>Multi-unit Housing or Planned Unit Developments of Smaller Residential Lots with Duplexes</p> <p>Public and Semi-public Buildings</p>	front façade of building and street.
Parks and Recreation (Enhanced Existing Lane Code 16.215)	<i>Blue River Park Property</i>	To update the existing Blue River Park zoning to better suit the community needs	No minimum lot size	<p>Public Facilities <i>to include Community Drainfield</i></p> <p>Community Spaces (gardens, compost, playgrounds)</p> <p>Parks</p>	<ul style="list-style-type: none"> • See existing park zoning Rural Park and Recreation <ul style="list-style-type: none"> ○ Park uses as a Type II land use application. ○ Uses shall minimize adverse effects on abutting uses. ○ Uses shall not exceed the carrying capacity of the soil.

					<ul style="list-style-type: none"> Public and semi-public structures don't clearly include community drainfield language, add code to make it clear.
Community Residential	All other currently residentially zoned properties within the community boundary	To make the allowance for one-acre properties obvious within the Unincorporated Community	One (1) acre minimum	<p>Single-family Residential and Accessory Uses</p> <p>ADUs Allowed on Two-acre Properties as Existing Rural Residential Allows</p> <p>Home Businesses more flexible and Continued Allowance of Home Occupations</p>	<ul style="list-style-type: none"> See standards of Rural Residential (Lane Code 16.290)
Other Concept Features	<ul style="list-style-type: none"> Blue River Drive improvements west of the bridge. Community signage along Highway 126. Community bike parking and repair station. Shared off-street parking location. Multi-modal trail from downtown to the school. Bark dust path from downtown area to Blue River Park. Remove all Industrial Zoning from the community. Rezone Forest Glen Wayside and remainder of McKenzie Track property to Rural Park and Recreation (RPR). <i>Incorporate Blue River Park into Community boundary.</i> <i>Holiday Farm Fire commemoration plaque or other community-identifying art/information.</i> 				

- | | |
|--|---|
| | <ul style="list-style-type: none">• <i>Recreation trails at Lane County's boat launch across from the Dexter Street -Highway 126 west connection.</i> |
|--|---|



Community Plan Alternative 2

Potential wastewater system with drainfield at Blue River Park servicing commercial uses in the Downtown area along Blue River Drive. Capacity is 2,500 gallons per day. All other development is on individual septic systems.

- 1 - Designate as Downtown Area
- 2 - Blue River Drive upgrades (Downtown only)
- 3 - Blue River Drive upgrades (not in Downtown)
- 4 - Conceptual multi-modal trail
- 5 - Conceptual bark dust path from downtown area to Blue River Park

- 6 - Incorporate Blue River Park
- 7 - Parking on river side of Highway 126
- 8 - Conceptual recreation trail

3.0 Community Plan Alternative 3 – Downtown Commercial

3.1 Description

Alternative 3 builds off of the flexibility of Alternative 1 and the Blue River Park drainfield as well as downtown development standards of Alternative 2, but with the addition of a drainfield on the Three Sisters Meadow property to serve a mix of a flexible uses, and a new zoning along Blue River Drive that incentivizes ground-floor commercial uses. The wastewater infrastructure in this Alternative is intended for a scale of commercial uses along Blue River Drive to implement the vision of more dense, multi-story, mixed use development. At this time the community drainfield on the Three Sisters Meadow site is estimated to have a capacity of 5,000 gallons per day, which is twice the capacity of the potential Blue River Park community drainfield. Further analysis is underway and will determine actual capacity.

Like Alternatives 1 and 2, the basis of Alternative 3 is to promote a stronger community identity as well as an emphasis on flexibility, multi-modal transportation and recreation that increases community connectivity, and slightly higher density within the community boundary. The main difference is the emphasis on commercial uses along Blue River Drive. In the new Community Commercial zoning district (further discussed below), ground-floor commercial uses are allowed outright in the blocks on either side of Blue River Drive, while stand-alone residential uses are allowed conditionally. Mixed-uses are encouraged and a residential use in conjunction with a primary commercial use would be allowed outright as well. Similar development standards that are seen in the Blue River Drive Overlay of Alternative 2 are carried forward in order to continue a street-facing engagement with the main road through town. In this concept, Blue River Drive continues to be seen as a walkable hub of activity for the community with businesses to visit. Denser development within this zone is more likely to be feasible with the ability to connect to the Blue River Park community drainfield, which is also carried forward from Alternative 2.

This community plan alternative also presents the Three Sisters Meadow property as Community Flex-Use, with the potential for a drainfield to serve uses ultimately planned on the property. The site is currently owned by McKenzie River Trust and was dedicated to serve the public, the future of this property will be dependent upon the public feedback that private developers receive.

3.2 Alternative 3 Characteristics

The main difference in the characteristics of Alternative 3 is increased emphasis on commercial and mixed uses along Blue River Drive, and additional development standards within the

Community Flex-Use zone that would apply to the Three Sisters Meadow property if a community drainfield allows for some form of planned higher-density development.

The proposed zoning on the Three Sisters Meadow site is *Community Flex-Use (CF-U)*, as in Alternative 2, but with additional development standards for road network connectivity, street grids, block lengths, park and open space requirements, parking location and more. This may also require updates to Lane Code Chapter 15 Roads. This alternative continues to incorporate multi-modal transportation connectivity through Blue River Drive updates and recreational trails throughout.

The maximum area for the community drainfield is shown on the east side of the site.

The changes would still largely be attributed to amendments to Lane Code. Changes from Alternative 1 are bolded below:

1. *Community Commercial Zone (CC)* – A new district to allow buildings closer to the property line along Blue River Drive, allow for ground-floor commercial uses with second and third floor residential, buildings that face Blue River Drive, and place any provided off-street parking away from the Blue River Drive frontage with no off-street parking minimums. Additional code language will be added regarding what is further allowed if connected to the community drainfield for commercial uses in this district.
2. *Community Flex-Use Zone (CF-U)* – A new district to allow flexibility in residential and commercial uses in denser neighborhoods than typically allowed in Lane County.
Additional code language will be added to include development standards for neighborhoods connected to the community drainfield.
3. *Community Residential Zone (CR)* – A new district to exhibit the allowance of one (1) acre lots on the rest of the Rural Residentially zoned properties. It could also be used to find opportunities to reduce residential development standards (e.g. setbacks) compared to the RR code.

Alternative 3 would also include amendments to the existing Park and Recreation zone (Lane Code 16.215) in order to ensure that community drainfields are allowed and to consider what uses may be designated on top of the drainfield. The biggest regulatory change associated with this alternative is incorporating the Blue River Park into the community boundary, and then amending the zoning to allow for community drainfields that serve the unincorporated community. The Blue River Park remains an asset to the people of Blue River and this community concept does not intend to take away recreational opportunities that the people already appreciate. However, if the park were to be used for a community drainfield, a portion of the space could not be developed upon.

Besides providing for flexibility with specific design standards for the Three Sisters Meadow property, this alternative contemplates additional community signage to commemorate the McKenzie River Trust.

Community Boundary

Alternative 3 would require a change in the Unincorporated Community's boundary. The goal of the boundary adjustment would be to enable a community drainfield on the Blue River Park site by amending the Park and Recreation Zone to include such an allowance.

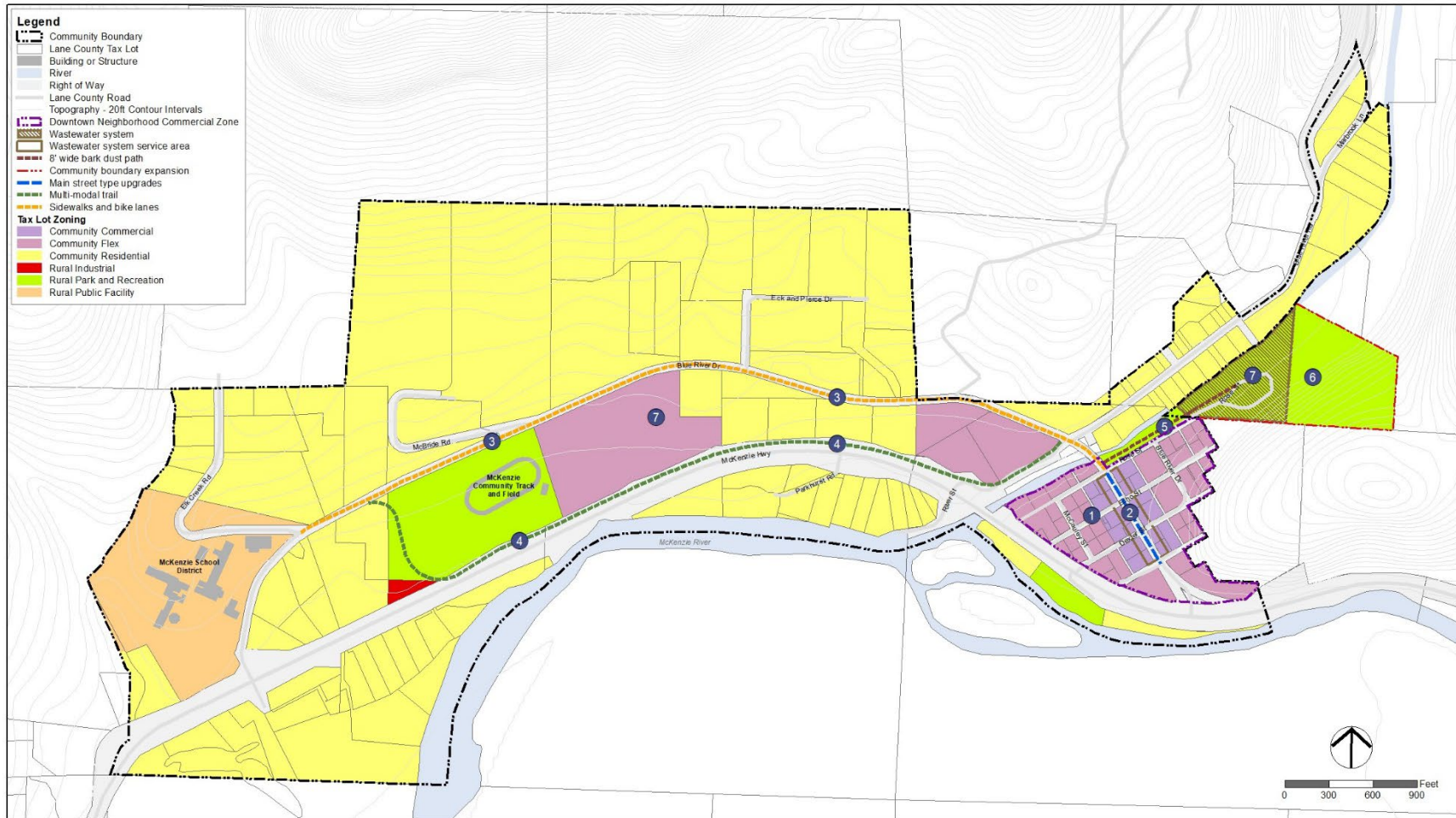
The table below shows the proposed zoning designation, its purpose, densities permitted, allowed uses, and development standards. **Blue bolded text** signifies a variation from the Conceptual Development Alternative 1 Matrix.

Community Plan Alternative 3 – Downtown Commercial Matrix

Zone/Overlay	Area	Purpose	Density	Allowed Uses	Development Standards
Community Commercial	Along Blue River Drive in Downtown Blue River	To create a central community identity along the main road in the Downtown area of Blue River <i>and encourage commercial development through community drainfield connection</i>	Commercial and residential uses limited by wastewater capacity	<p>Community Commercial</p> <p>Mixed-Uses; Ground Floor Commercial and Second Story Residential</p> <p>Home Occupations and Businesses</p> <p>Single and Multi-family Residential as Conditional Uses</p> <p>Public Facilities (to include vehicle parking, bike parking and pedestrian paths)</p>	<ul style="list-style-type: none"> • Pedestrian Infrastructure on Blue River Drive. • Street-facing business entrances. • Reduced setbacks on Blue River Drive: 0-10' maximum (flexible to allow pedestrian scale amenities on sidewalks). • Reduced side yard setbacks: 0' for attached units; 5' for detached units. • No off-street parking minimums. If off-street parking proposed shall not be located between front facing façade of building and street. Parking and accessory buildings required to be located in the rear.
Community Flex-Use Zone (CF-U)	The rest of "Downtown" Blue River,	Springfield amendment and metro plan	8,000 Square Foot	Single-Family Residential	<ul style="list-style-type: none"> • Reduced setbacks, 5' on side streets. • Bike parking requirements

	additional properties across Blue River, <i>and the Three Sisters Meadow property</i>	map and meeting prep and look over amendments and review metro plan and dig up docs for codification	Minimum Lot Size <i>All residential densities allowed on Three Sisters Meadow property</i>	<p>Community Commercial</p> <p>Pedestrian Paths and Public Facilities</p> <p>Bike Parking</p> <p>Shared Vehicle Parking</p> <p>Community Spaces</p> <p>Multi-modal Paths</p> <p>Home Occupations and Home Businesses</p> <p>Multi-unit Housing or Planned Unit Developments of Smaller Residential Lots with Duplexes</p>	<ul style="list-style-type: none"> • Flexibility for Home Occupations and Home Businesses. • Multi-unit housing or Planned Unit Development of smaller residential lots with duplexes <i>with community drainfield access.</i> <ul style="list-style-type: none"> ○ <i>Transportation connectivity required.</i> ○ <i>Street grids and pedestrian-friendly block lengths required.</i> ○ <i>Pedestrian friendly street cross-section. Consideration of surrounding uses when orienting residential uses and other uses.</i> ○ <i>Flexible mixed-use allowance (commercial and high-density residential).</i> ○ <i>Park and open space standards.</i> ○ <i>Recreation trail connectivity to surrounding uses and community centers (i.e. school, track, downtown).</i>
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				Public and Semi-public Buildings	
Parks and Recreation (Enhanced Existing Lane Code 16.215)	Blue River Park Property	To update the existing Blue River Park zoning to better suit the community needs	No minimum lot size	Public Facilities to include Community Drainfield Community Spaces (gardens, compost, playgrounds) Parks	<ul style="list-style-type: none"> • See existing park zoning Rural Park and Recreation <ul style="list-style-type: none"> ○ Park uses as a Type II land use application. ○ Uses shall minimize adverse effects on abutting uses. ○ Uses shall not exceed the carrying capacity of the soil. • Public and semi-public structures don't clearly include community drainfield language, add code to make it clear.
Community Residential	All other currently residentially zoned properties within the community boundary	To make the allowance for one-acre properties obvious within the Unincorporated Community	One (1) acre minimum	Single-family Residential and Accessory Uses ADUs Allowed on Two-acre Properties as Existing Rural Residential Allows Home Businesses more flexible and Continued Allowance of	<ul style="list-style-type: none"> • See standards of Rural Residential (Lane Code 16.290)



Community Plan Alternative 3

Potential wastewater system with drainfield at Three Sisters Meadow site servicing new commercial and residential development at Three Sisters Meadow site. Additional community wastewater system with drainfield at Blue River Park servicing commercial uses in the Downtown area along Blue River Drive. All other development is on individual

- 1 - Designate as Downtown Area
- 2 - Blue River Drive upgrades (Downtown only)
- 3 - Blue River Drive upgrades (not in Downtown)
- 4 - Conceptual multi-modal trail
- 5 - Conceptual bark dust path from downtown area to Blue River Park

- 6 - Incorporate Blue River Park
- 7 - Approved community drainfield locations

4.0 Summary & Comparison

The three Community Plan Alternatives offers options for envisioning the future of the Blue River community and are intended to provide some more concrete ideas to compare, discuss, change, or support. This is the first time in this project's timeline that the gap between ideas and implementation is starting to be bridged. The drafting of these alternatives will be collaborative and iterative and will thus provide a solid basis for the composition of the Blue River Complete Community Plan. The Alternatives present a variety of concepts that support a greater theme for each alternative, but no one theme must be chosen for the Complete Community Plan. The concepts and the tools proposed within Alternatives (zones, uses, development standards, other features, etc.) can be mixed and matched. Separate aspects of each Alternative will be discussed, and ultimately it is likely that the Complete Community plan will be a combination of the attributes of each Alternative that are of most interest to the community.

In summary:

- Alternative 1 proposes code changes that would allow for flexibility in redeveloping residential and commercial uses downtown, promote opportunities for recreation and multi-modal trail connectivity, as well as zoning flexibility and streamlined development opportunities while maintaining individual septic systems.
- Alternative 2 is the concept based on a community drainfield being built on the Blue River Park property and centering the downtown area along Blue River Drive. This concept extends the flexible zoning type to the Three Sisters Meadow property. It would require a change to the community boundary in order to bring the Park site into the community.
- Alternative 3 is the concept based on an increased emphasis around commercial uses along Blue River Drive. It also considers additional impact of a community drainfield being built on the Three Sisters Meadow property, which would come with some specific development standards and a discretionary approval process to achieve outcomes in line with the project objectives. It more heavily emphasizes commercial and mixed uses downtown.
- A custom alternative that blends elements from each alternative is also a possibility and may be selected as the preferred alternative.

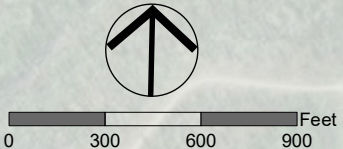
Each of the alternatives incorporates a new Community Flex-Use zone to a varying degree. Alternative 1 relies heavily on this new zone, and an additional Community Residential zone for the properties outside of the downtown area. Alternative 2 is similar but incorporates a new Blue River Drive overlay and incorporates the Blue River Park into the community boundary in

order to accommodate a community drainfield. Alternative 3 swaps out the Blue River Drive Overlay of Alternative 2 with a more commercial oriented new zoning district, Community Commercial zone. The existing Lane County Park and Recreation zone may be enhanced to add uses such as a sports complex, trails, or a community drainfield if need be. These zones will all focus on residential, light commercial and community/recreational uses. They do not propose major changes in the character of the community beyond varying densities of the aforementioned uses. The Alternatives reflect both project objectives and community feedback to create several scenarios for what the future of Blue River might look like. One full of pride, resilience and intentional incorporation of the natural beauty and recreational opportunities that make the community unique.

Appendix B - Detailed Maps


Proposed Community Boundary


- Legend
- Proposed Community Boundary
 - Proposed Community Boundary Expansion





Proposed Community Preferred Alternative


Legend


-  Proposed Community Boundary



 Lane County Tax Lot


 Building or Structure


 River


 Right of Way


 Lane County Road


 Topography - 20ft Contour Intervals
-  Downtown Blue River



 Blue River Drive Overlay


 8' wide bark dust path


 Community boundary expansion


 Main street type upgrades



 Multi-modal trail


 Multi-use bike/pedestrian way
-  Community Flex-Use


 Community Residential


 Park and Recreation


 Rural Park and Recreation


 Rural Public Facility
-  1 - Designate as Downtown Blue River


 2 - Blue River Drive upgrades (Downtown only)

 3 - Blue River Drive upgrades (not in Downtown)






 4 - Multi-modal trail

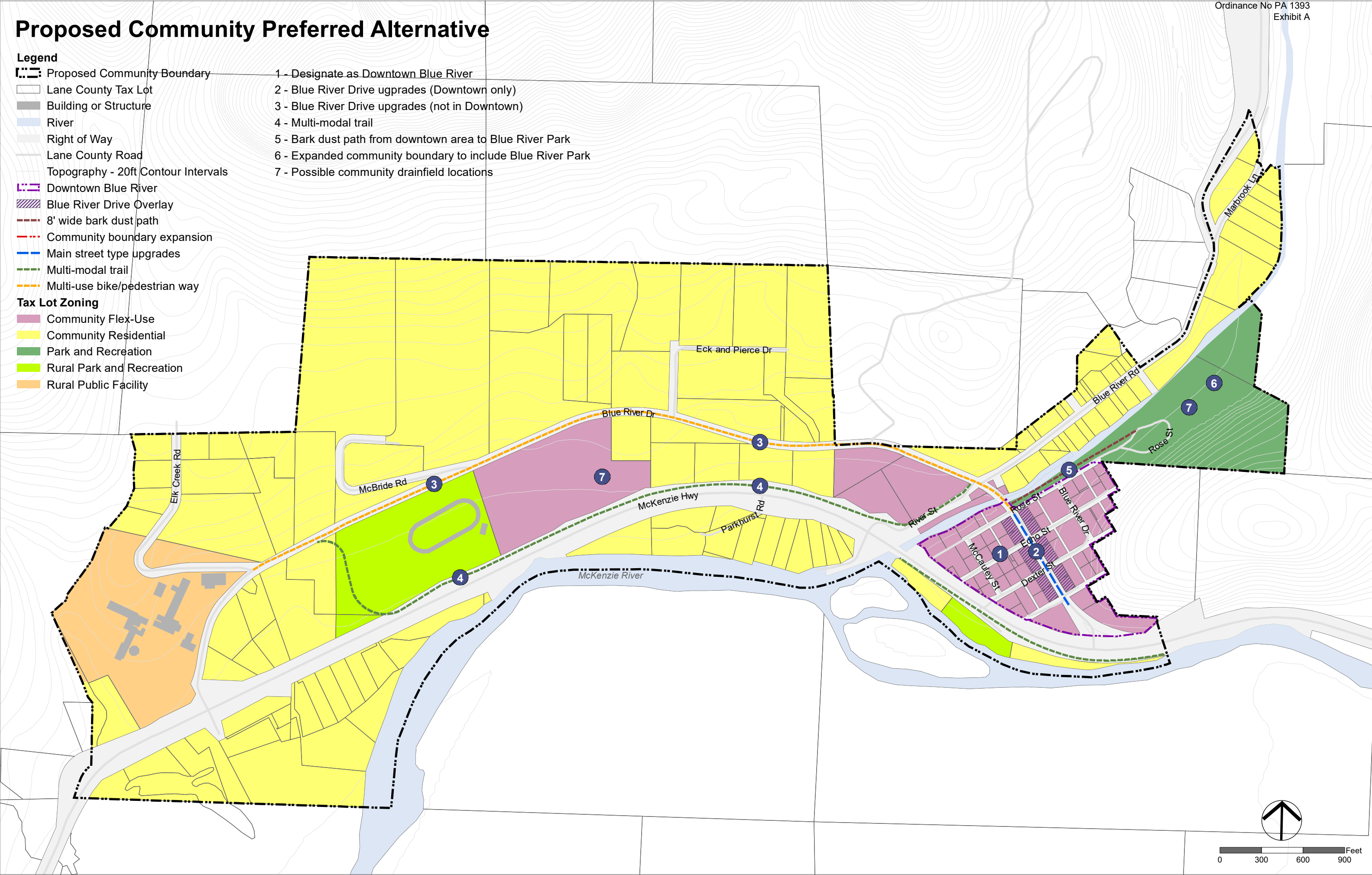
 5 - Bark dust path from downtown area to Blue River Park

 6 - Expanded community boundary to include Blue River Park

 7 - Possible community drainfield locations

Tax Lot Zoning

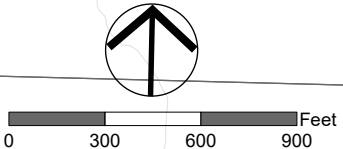
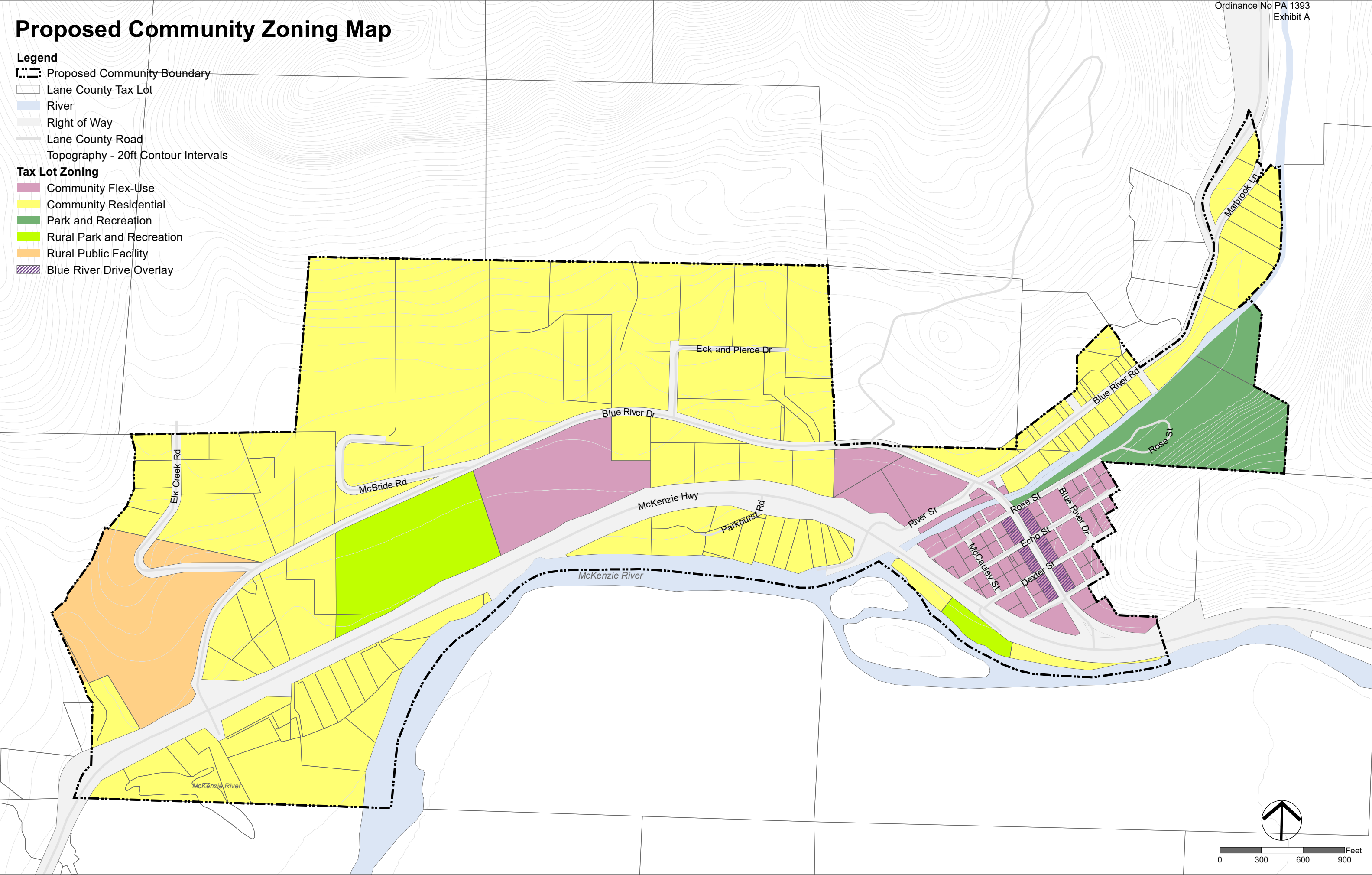
-  Community Flex-Use
-  Community Residential
-  Park and Recreation
-  Rural Park and Recreation
-  Rural Public Facility



Proposed Community Zoning Map

- Legend**
- Proposed Community Boundary
 - Lane County Tax Lot
 - River
 - Right of Way
 - Lane County Road
 - Topography - 20ft Contour Intervals

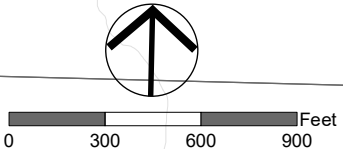
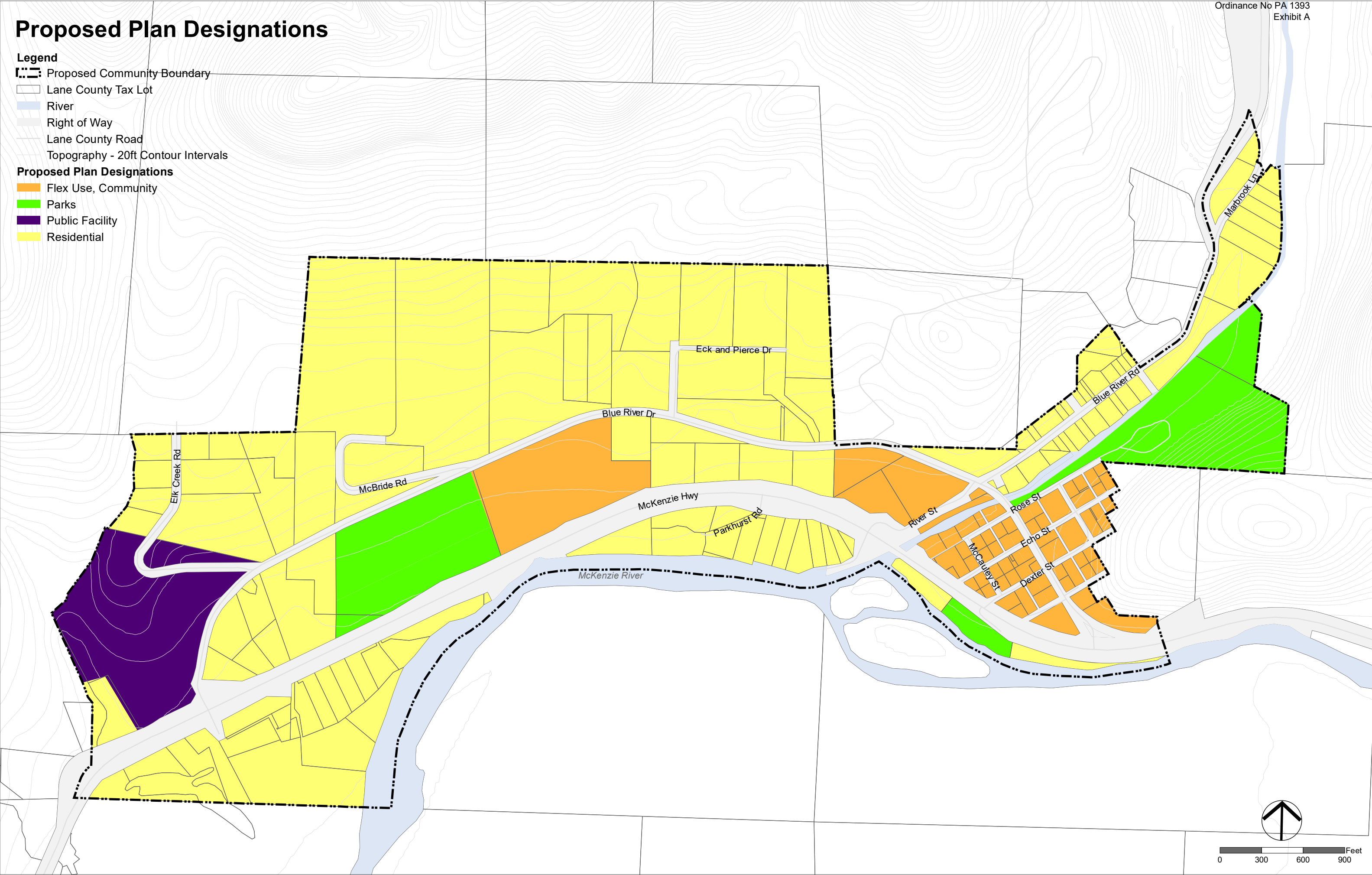
- Tax Lot Zoning**
- Community Flex-Use
 - Community Residential
 - Park and Recreation
 - Rural Park and Recreation
 - Rural Public Facility
 - Blue River Drive Overlay



Proposed Plan Designations

- Legend**
- Proposed Community Boundary
 - Lane County Tax Lot
 - River
 - Right of Way
 - Lane County Road
 - Topography - 20ft Contour Intervals

- Proposed Plan Designations**
- Flex Use, Community
 - Parks
 - Public Facility
 - Residential





LANE COUNTY
RURAL COMPREHENSIVE PLAN
GENERAL PLAN POLICIES 1984

*See Appendix I for Amendments

TABLE OF CONTENTS

Part I: Introductory Material

Introduction to the Rural Comprehensive Plan
Introduction to the Policies Component
History of the Policies Document
Cities, Communities and Rural Lands
Implementation

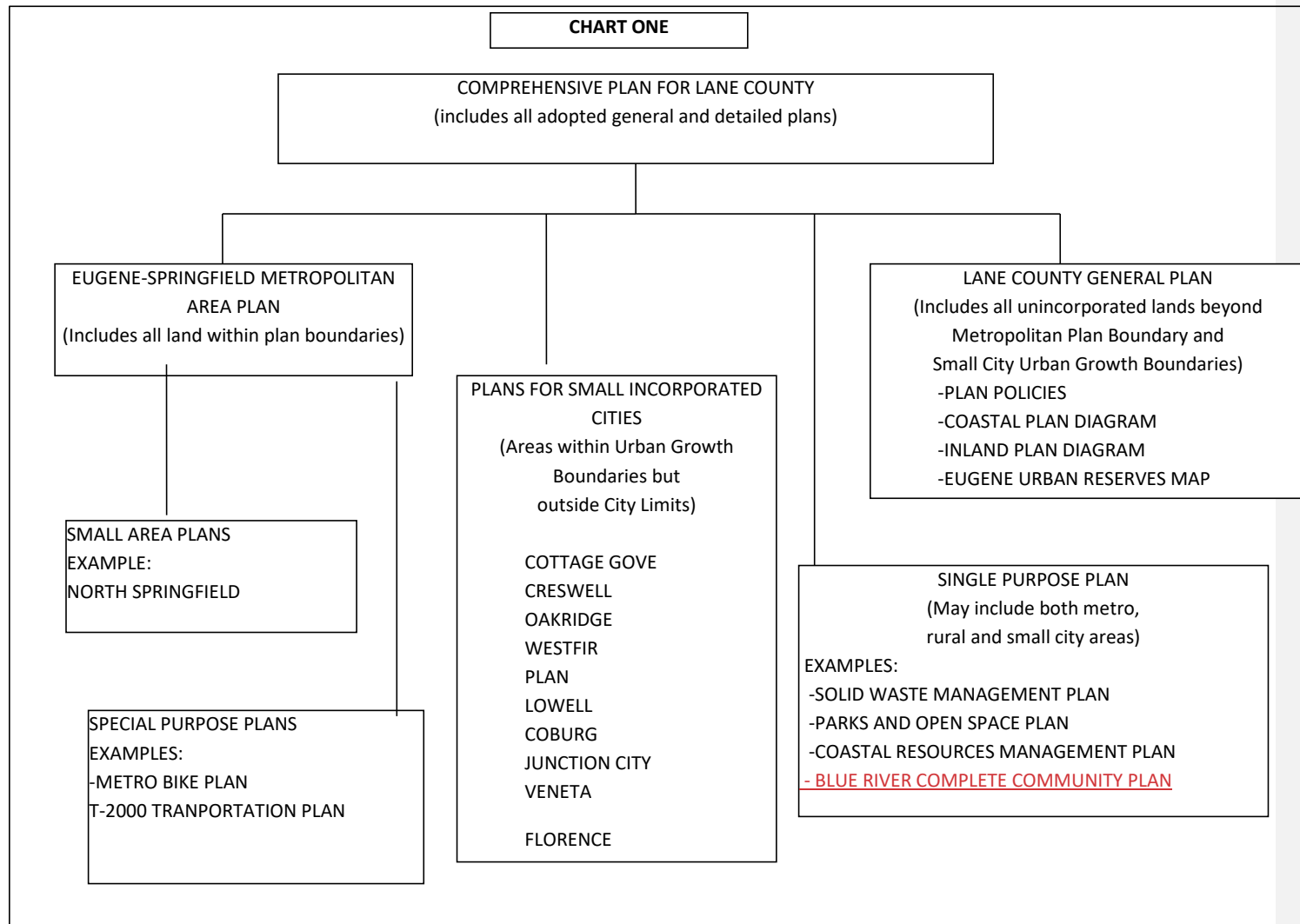
Part II: Lane County General Plan Policies

- Goal One: Citizen Involvement
- Goal Two: Lane Use Planning
- Goal Three: Agricultural Lands
- Goal Four: Forest Lands
- Goal Five: Open Spaces, Scenic and History Areas and Natural Resources
 - Historic Resources
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- Goal Eight: Recreational Needs
- Goal Nine: Economy of the State
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Part III: Coastal Resources Management Plan Policies

- Goal Sixteen: Estuarine Resources
- Goal Seventeen: Coastal Shore Lands
- Goal Eighteen: Beaches and Dunes
- Goal Nineteen: Ocean Resources

Appendix I: RCP Text Amendments by Year



GOAL TWO: LAND USE PLANNING

1. The purpose of the revised Lane County Comprehensive Plan shall be to provide information to assist public and private decision-making, and to meet the requirement of Oregon State Planning Goals and associated laws.
2. The Policies shall provide the direction for County growth and development and program for dealing with planning issues; the Plan Diagrams shall be specific graphic descriptions of proposed land use throughout the County, and shall be the primary basis for zoning decisions.
3. All products of the County Planning process shall be made available for public review and comment and shall be adopted through the hearings process.
4. The County shall be divided into two sub-County regions: the Coastal Region and the Inland Region. Each region shall have its own Plan Diagram. The dividing line shall be the summit of the Coast Range.
5. The Lane County Planning Commission shall have primary advisory authority to the Board of County Commissioners for Countywide land use policy issues.
6. The revised General Plan shall have primary jurisdiction in all areas of the County outside the incorporated City Urban Growth Boundaries and the Plan Boundary shown on the Eugene-Springfield Metropolitan Area Plan Diagram (which includes UGB plus additional territory).
7. The Planning period for the revised Plan shall be 20 years with revisions and update to occur every five years, beginning five years from the date of adoption.
8. It shall be the policy of the County to systemize and streamline the existing Plan Amendment process, to make the process more efficient and more responsive to individual needs. This will be accomplished by future amendment of the Lane Code.
9. Exceptions to LCDC Goals (i.e., a determination that it is not possible to apply an appropriate goal to a specific property) shall be in accordance with OAR 660-04-000 (Goal 2 Exception Process) and shall only be taken at times of Plan adoption of amendment.
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. The definitions in the UCR for "unincorporated community" and for the four types of unincorporated communities are included in Goal 2

Policy 10 a.-b., below. Section -0020(3)(a) of the UCR allows counties to plan and zone areas as communities if the, "Land has been acknowledged as an exception area and historically considered to be part of the community." The acknowledged exception areas historically considered by Lane County to be communities are identified in Goal 2 Policy 10 c., below.

- a. An "Unincorporated Community" (OAR 660-022-0010(9)) means, "A settlement with these characteristics:
 - i. It is made up of lands subject to an exception to Statewide Planning Goal 3, Goal 4 or both;
 - ii. Prior to the date that OAR 660 Division 22 was adopted, October 28, 1994, it was designated in The Lane County Rural Comprehensive Plan (RCP) as a "Community";
 - iii. It lies outside the urban growth boundary of any city;
 - iv. It is not incorporated as a city; and
 - v. It meets the definition of one of the four types of unincorporated communities in Policy 3 below."
- b. There are four types of unincorporated communities:
 - i. "Rural Community" (OAR 660-022-0010(6)) means, "An unincorporated community which consists primarily of residential uses 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 area, or to persons traveling through the area.
 - 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 through 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 land uses;
 - C. Includes areas served by a community sewer system; and
 - D. Includes areas served by a community water system.

- c. On February 29, 1984, Lane County adopted Ordinance No. PA 884. that applied a "community" plan diagram designation and zoning to 35 separate, developed and committed exception areas: Glenada, Cushman, Mapleton, Swisshome, Deadwood

Greenleaf, Triangle Lake, Walton, Blachly, Noti, Elmira, Crow, Franklin, Cheshire, Alvadore, Lorane, Lancaster, London, Saginaw, Goshen, Pleasant Hill, Jasper, Marcola, Trent, Dorena, Culp Creek, Walterville, Fall Creek, Dexter, Leaburg, Vida, Nimrod, Blue River, Rainbow, and McKenzie Bridge.

- d. The following unincorporated communities within the McKenzie Watershed are designated in the RCP as "Unincorporated Rural Communities":

- i. Marcola,
- ii. Walterville,
- iii. Leaburg.
- iv. Vida,
- v. Nimrod
- vi. Blue River,
- vii. Rainbow, and
- viii. McKenzie Bridge.

- e. The following unincorporated communities within the Siuslaw Watershed are designated in the RCP as "Unincorporated Rural Communities":

- i. Glenada,
- ii. Cushman,
- iii. Mapleton,
- iv. Swisshome,
- v. Deadwood,
- vi. Greenleaf,
- vii. Triangle Lake,
- viii. Blachly, and
- ix. Walton.

- f. The following unincorporated communities within the Long Tom Watershed are designated in the RCP as "Unincorporated Rural Communities":

- i. Lancaster,
- ii. Franklin,
- iii. Cheshire,
- iv. Alvadore,
- v. Elmira,
- vi. Noti,
- vii. Crow, and
- viii. Lorane.

ix.

- g. The following unincorporated communities within the Coast Fork of the Willamette Watershed are designated in the RCP as "Unincorporated Rural Communities":

- i. Goshen (Plots # 413-1.414-1.426-3.427-2),
- ii. Saginaw (Plot # 403-1,
- iii. London Plot # 275-21,
- iv. Dorena (Plot # 509-1). and
- v. Culp Creek (Plots # 509-2.520-1.532-1).

- h. The following unincorporated communities within the Middle Fork of the Willamette Watershed are designated in the RCP as "Unincorporated Rural Communities":

- i. Pleasant Hill (Plots # 449-1.460-11),
- ii. Jasper Plots # 483-1.483-2),
- iii. Trent (Plot # 506-1). and
- iv. Fall Creek (Plot # 527-1).

The following unincorporated community within the Middle Fork of the Willamette Watershed is designated in the RCP as "Urban Unincorporated Community":

- v. Dexter (Plot # 529-1).

11. Land use designations and densities appropriate for developed and committed areas shall be determined through compliance with other plan policies and the following criteria:

- a. A Rural Residential designation shall be applied to developed and committed exception areas which are devoted to rural housing uses as evaluated by the following criteria:

- i. existing development pattern and density;
- ii. on-site sewage disposal suitability, or community sewerage;
- iii. domestic water supply availability;
- iv. access;
- v. public services;
- vi. lack of natural hazards; and
- vii. effect on resource lands.

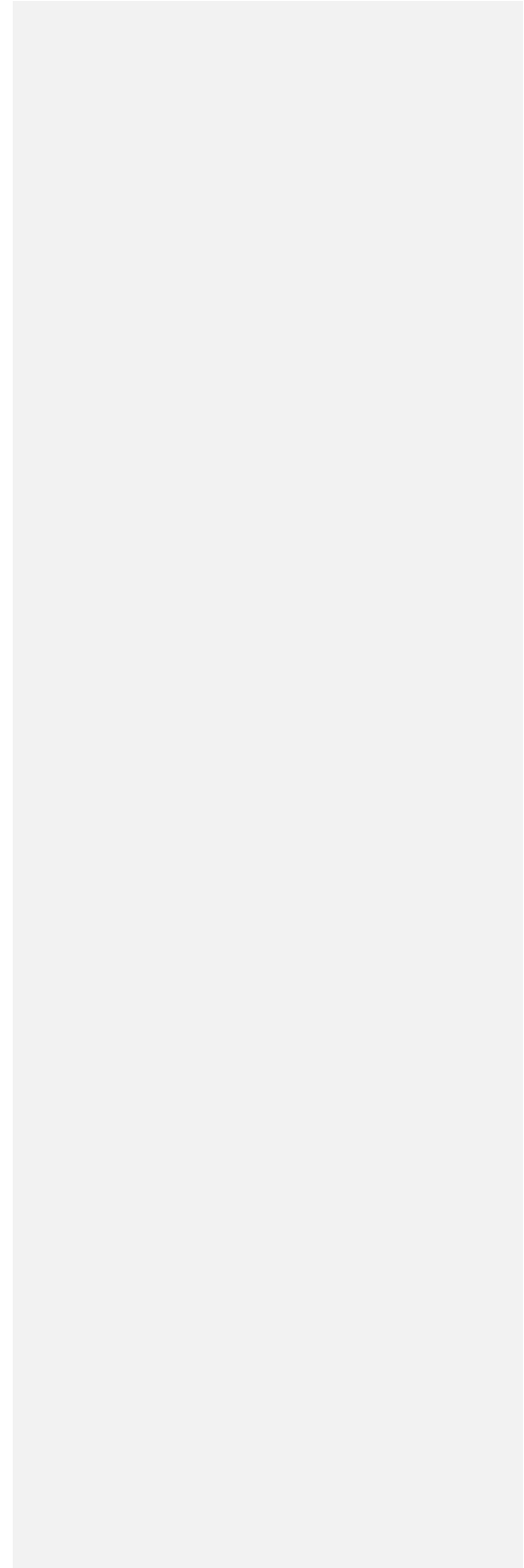
Before the RCP plan diagram for a community area is amended to comply with OAR 660 Division 22, densities of 1, 2, 5 or 10 acres shall be applied to represent existing development patterns and to limit problems resulting from a negative evaluation of any of the above criteria.

When the RCP plan diagram for a community area is amended to comply with OAR 660 Division 22, the UC Rule, new dwellings and densities for the creation of new residential lots or parcels shall comply with OAR 660 Division 22, the UC Rule and with these requirements for specific unincorporated communities:

- i. For the Unincorporated Communities of the McKenzie Watershed, the density for the creation of new lots or parcels shall be:
- A. Marcola: 1 acre (1998 existing average parcel size = .82 acres);
 - B. Walterville: 2 acres (1998 existing average parcel size = 1.58 acres);
 - C. Leaburg: 2 acres (1998 existing average parcel size = .98 acres);
 - D. Vida: 2 acres or 5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1173 and located adjacent to or north of Gate Creek Road (1998 existing average parcel size = 1.35 acres);
 - E. Nimrod: 2 acres for areas zoned RR2 prior to the adoption of Ord. PA 1173.5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1173. (1998 existing average parcel size = 1.83 acres);
 - F. ~~Blue River: 2 acres for areas zoned RR2 prior to the adoption of Ord. PA 1173. 5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1173. (1998 average parcel size = 1.56 acres in areas zoned RR5, 2.45 acres in areas zoned RR1 and .65 acres in R4 zoned areas);~~ Blue River: upon the adoption of the Blue River Complete Community Plan (Ord. PA1390, 2024) density shall be set by community specific zoning. Minimum lot or parcel sizes will be contingent upon evidence that the creation of lots or parcels can accommodate wastewater treatment in accordance Lane Code 13.060(1)(g); 2 acres for areas zoned RR2 prior to the adoption of Ord. PA 1173. 5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1173. (1998 average parcel size = 1.56 acres in areas zoned RR5, 2.45 acres in areas zoned RR1 and .65 acres in R4 zoned areas);
 - G. Rainbow: 2 acres south of Highway 126, west of Mill Creek Road and north of the McKenzie River. 2 acres in areas zoned RR2 prior to the adoption of Ord. PA 1173. 5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1173 (The 1998 average parcel size = 1.65 acres); and
 - H. McKenzie Bridge: 2 acres west of bridge, along Highway 126 and Taylor Road, and south of the McKenzie River and along Horse Creek Road. 2 acres in areas zoned RR2 prior to the adoption of Ord. PA 1173. 5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1173. (The 1998 existing average parcel size = 1.86 acres.).
- ii. For the Unincorporated Communities of the Siuslaw Watershed, the density for the creation of new lots or parcels shall be:
- A. Glenada: 2 acres. (1998 average parcel size in the Rural Residential Zone was 1.37 acres);
 - B. Cushman: 5 acres. (1998 average parcel size in the Rural Residential Zone was 1.52 acres);
 - C. Mapleton: 1 acre for areas zoned RR1, 2 acres for areas zoned RR2, and 5 acres for areas zoned RR5 prior to the adoption of Ord PA 1194. (1998 average parcel size in the Rural Residential Zone was 1.15 acres);
 - D. Swisshome: 2 acres. (1998 average parcel size in the Rural Residential Zone was 1.74 acres);
 - E. Deadwood: 2 acres for areas zoned RR2 and 5 acres for areas zoned RR5 prior to the adoption of Ord PA 1194. (1998 average parcel size in the Rural Residential Zone was 1.96 acres);
 - F. Greenleaf: 5 acres. (1998 average parcel size in the Rural Residential Zone was 3.33 acres);
 - G. Triangle Lake: 2 acres. (1998 average parcel size in the Rural Residential Zone was 0.68 acres);
 - H. Blachly: 2 acres. (1998 average parcel size in the Rural Residential Zone was 0.71 acres); and

- I. Walton: 5 acres. *(1998 average parcel size in the Rural Residential Zone was 4.08 acres).*
- iii For the Unincorporated Communities of the Long Tom Watershed, the density for the creation of new lots or parcels shall be:
 - A. Lancaster: 5 acres. *(1998 average parcel size in the Rural Residential Zone was 1.57 acres);*
 - B. Franklin: 1 acre for areas zoned RR1 prior to the adoption of Ord PA 1194. *(1998 average parcel size in the Rural Residential Zone was 2.15 acres);*
 - C. Cheshire: 1 acre for areas zoned Suburban Residential (RA) prior to the adoption of Ord PA 1194. *(1998 average parcel size in the Suburban Residential Zone was 2.86 acres);*
 - D. Alvadore: 1 acre for areas zoned Suburban Residential (RA) prior to the adoption of Ord PA 1194. *(1998 average parcel size in the Suburban Residential Zone was 1.60 acres);*
 - E. Elmira: 2 acres for areas zoned RR2 and 5 acres for areas zoned RR5 prior to the adoption of Ord PA 1194. *(1998 average parcel size in the Rural Residential Zone was 2.10 acres);*
 - F. Crow: 2 acres for areas zoned RR2 and 5 acres for areas zoned RR5 prior to the adoption of Ord PA 1194. *(1998 average parcel size in the Rural Residential Zone was 2.85 acres);*
 - G. Lorane: 2 acres for areas zoned RR2 and 5 acres for areas zoned RR5 prior to the adoption of Ord PA 1194. *(1998 average parcel size in the Rural Residential Zone was 3.99 acres);*
 - H. Noti: 2 acres for areas zoned RRZ and 5 acres for areas zoned RR5 prior to the adoption of Ord PA 1194. *(1998 average parcel size in the Rural Residential Zone was 2.63 acres).*
- iv. For the Unincorporated Communities of the Coast Fork of the Willamette Watershed, the density for the creation of new lots or parcels shall be:
 - A. Goshen (Plots # 413-1. # 414-1. # 426-3. # 427-2): One-acre for areas zoned Suburban Residential (RA) and RR1 prior to the adoption of Ordinance No. PA 1222. Five-acres for areas zoned RR5 prior to the adoption of Ordinance No. PA 1222. *(1998 average parcel size in the Rural Residential Zone was 3.82 acres);*
 - B. Saginaw (Plot # 403-1): Five-acres for areas zoned RR5 prior to the adoption of Ordinance No. PA 1222. *(1998 average parcel size in the Rural Residential Zone was 6.07 acres);*
 - C. London (Plot # 375-2): Five-acres for areas zoned RR5 and ten acres for areas zoned RR10 prior to the adoption of Ordinance No. PA 1222. *(1998 average parcel size in the Rural Residential Zone was 3.1 acres);*
 - D. Dorena (Plot # 509-1): Two-acres for areas zoned RR2 and five acres for areas zoned RR5 prior to the adoption of Ordinance No. PA 1222. *(1998 average parcel size in the Rural Residential Zone was 3.21 acres);*
 - E. Culp Creek (Plots # 509-2. # 520-1. # 532-1): Two-acres for areas zoned RR2 and five-acres for areas zoned RR5 prior to the adoption of Ordinance No. PA 1222. *(1998 average parcel size in the Rural Residential Zone was 2.25 acre);*

- v. For the Unincorporated Communities of the Middle Fork of the Willamette Watershed the density for the creation of new lots or parcels shall be:



- A. Pleasant Hill (Plots # 449-1, # 460-1): One-acre for areas zoned RR1, two-acres for areas zoned RR2, and five-acres for areas zoned RR5 prior to the adoption of Ordinance No. PA 1222. (1998 average parcel size in the Rural Residential Zone was 2.1 acres);
- B. Jasper (Plots # 483-1, # 483-2): Two-acres for areas zoned RR2 and five-acres for areas zoned RR5 prior to the adoption of Ordinance No. PA 1222. (1998 average parcel size in the Rural Residential Zone was 3.96 acres);
- C. Trent (Plot # 506-1): Two-acres for areas zoned RR2 and five-acres for areas zoned RR5 prior to the adoption of Ordinance No. PA 1222. (1998 average parcel size in the Rural Residential Zone was 3.71 acres);
- D. Fall Creek (Plot # 527-1): Two-acres for areas zoned RR2 five acres for areas zoned RR5 and ten-acres for areas zoned RR10 prior to the adoption of Ordinance No. PA 1222. (1998 average parcel size in the Rural Residential Zone was 3.02 acres);
- E. Dexter (Plot # 529-1): One-acre for areas zoned Suburban Residential (RA) and RR1 prior to the adoption of Ordinance No. PA 1222. Two-acres for areas zoned RR2 and five-acres for areas zoned RR5 prior to the adoption of Ordinance No. PA 1222. (1998 average parcel size in the Rural Residential Zone was 1.96 acres);

For developed and committed exception areas designated by the RCP as Rural Residential and located outside of the unincorporated rural communities or urban unincorporated community, new dwellings and densities for the creation of new lots or parcels shall comply with OAR 660-004-0040, Application of Goal 14 (Urbanization) to Rural Residential Areas.

- b. A Rural Commercial designation shall be applied to existing uses and/or tracts presently zoned for commercial activities addressing the same criteria as listed for the Rural Residential designation. The Rural Commercial designation shall encompass all commercial activities in the rural area. The range of limited, medium and medium/heavy commercial zoning shall be applicable in areas with a Community designation until the RCP and zoning for the areas are updated to comply with OAR 660 Division 22, the UC Rule. A single rural commercial zone shall be applied to areas updated to comply with OAR 660 Division 22, the UC Rule or with Goal 14.
- c. A Rural Industrial designation shall be applied to existing uses and to tracts presently zoned for industrial activities addressing the same criteria as listed for the rural residential designation. The range of limited, medium and medium/heavy industrial zoning shall be applicable in areas with a Community designation until the RCP and zoning for the areas are updated to comply with OAR 660 Division 22, the UC Rule. A single rural industrial zone shall be applied to areas updated to comply with OAR 660 Division 22, the UC Rule or with Goal 14.

- d. In the Unincorporated Community of Goshen an urban level of industrial development shall be allowed on the Rural Industrial zoned properties as implemented through the GI (General Industrial) and LI (Light Industrial) zoning designations and approved through a Goal 14 exception adopted as part of this plan.

The primary purpose of the General Industrial zone is to provide and protect large sites for urban levels of rail dependent manufacturing uses that pay high wages.

- e. A Park and Recreation designation shall be applied to uses devoted to park and recreational activities (i.e., campgrounds, developed parks, etc.).
 - f. A Public Facility designation shall be applied to publicly owned grounds and facilities (i.e., schools, etc.).
 - g. An Airport designation shall be applied to existing, developed airport facilities.
- 12. Changes to Plan designations for developed and committed exception areas outside of a Community designation shall be accomplished through the County's Plan Amendment Procedure.
 - 13. Until the RCP plan diagram for a "community" is amended to comply with OAR 660 Division 22, the UC Rule, plan refinement within a "Community" designation shall be accomplished by means of rezoning within the "Community" designation, addressing the following criteria:
 - a. The proposed use will not adversely affect the livability or appropriate development of the surrounding area;
 - b. Commercial and industrial activities within Communities shall, to the greatest degree practicable, be concentrated in identifiable nodes which are favorably located with reference to transportation facilities and other public services.
 - 14. Until the RCP plan diagram is amended to comply with OAR 660 Division 22, the UC Rule, zone changes for developed and committed exception areas with a Community designation shall be accomplished through the Plan refinement process unless a finding exists that the refinement criteria are either non-applicable to, or satisfied by, the proposed zone change.

15. The McKenzie Watershed Land Use Policies below are part of the Rural Comprehensive Plan and shall apply to developed and committed exception lands in the McKenzie Watershed. The Lane County General Plan Policies shall also apply to these developed and committed lands. Where the McKenzie Watershed Land Use Policies are more restrictive than the Lane County General Plan Policies, the McKenzie Watershed Land Use Policies shall apply rather than the Lane County General Plan Policies.
- a. Recreation and tourism are a few of the multiple uses of the McKenzie valley and are important to the economy of the communities in the McKenzie valley. Recreation resorts are one method to promote recreation and tourism in the McKenzie Valley and should be allowed in compliance with the requirements in LC 16.
 - b. Lane County recommends that the approximate federal floodplain elevations for the community of Blue River and nearby developed and committed lands in the McKenzie watershed be updated with more specific and surveyed flood elevations and Federal Emergency Management Agency (FEMA) maps.
 - c. Lane County recommends that plans be developed and implemented for the maintenance and repair of the existing on-site sewage disposal systems in the community of Marcola and for the downtown area of the community of Blue River. A more aggressive and long term alternative to the development of such plans would be development of public facility plans for public sewers and updating these community plans to comply with the requirements of the Community Rule for urban unincorporated communities. Another more aggressive and long term alternative would be for these communities to incorporate and to perform the land use planning as cities in compliance with Goal 14.
 - d. The former veneer mill site in Blue River Assessor's Map 16-45-29, tax lot 202 is vacant land and, until Lane County's year 2000 periodic review, was designated industrial and zoned Light Industrial, M-2. The industrial designation and M-2 zone allowed the veneer mill to operate as a permitted use and allowed the operation of other industries. The industrial designation and industrial zoning on this land shall be maintained but does not preclude a future change of plan designation and zoning for this land. Any division of this land for the creation of parcels or lots shall demonstrate that the soil of the lots or parcels does not contain any contaminants that pose a hazard to its use.
 - e. New rural public facility, commercial, and industrial development within the McKenzie Watershed shall be located inside unincorporated rural communities or outside of unincorporated rural communities in developed and committed areas that were planned and zoned for public facility, commercial or industrial purposes on April 17, 2002.

16. New rural public facility, commercial, and industrial development within the Siuslaw Watershed and the Long Tom Watershed shall be located inside unincorporated communities or outside of unincorporated communities in developed and committed areas that were planned and zoned for public facility, commercial or industrial purposes on February 18, 2004. New rural public facility, commercial and industrial development within the Coast Fork of the Willamette Watershed and the Middle Fork of the Willamette Watershed shall be located inside unincorporated communities or outside of unincorporated communities in developed and committed areas that were planned and zoned for public facility, commercial or industrial purposes on June 15, 2005. An exception to this policy shall be for plan amendments or zone changes adopted pursuant to Policy 27 Conformity Determinations, and legislative actions adopted by the Board of County commissioners during a Periodic Review Work Program (PRWP) or concurrently as post-acknowledgement plan amendments resulting from the PRWP Work Tasks. New rural industrial development that requires a rural location in order to process a rural resource may be located in a developed and committed area outside of a community. This policy shall be implemented in part through the application of zoning regulations in LC 16 that place greater limits on rural development outside of communities than on rural development inside of communities. Amendments to the Rural Comprehensive Plan to designate new areas for rural commercial, industrial and public facility development shall occur in nodes with similar existing development.
17. Lane County shall recognize and incorporate into the Lane County Comprehensive Plan all prior land use applications approved since January 1980 with respect to the Statewide Planning Goals to the extent legally possible.
18. Where lands are not farm and forest lands, they may be designated on the plan diagram as rural residential or as parks and recreation, provided:
 - a. Detailed and factual documentation has been presented indicating that the subject lands are not farm and forest lands as defined by Statewide Planning Goals #3 and #4.
 - b. An exception to any of the Statewide Planning Goals is not required.
 - c. Small isolated non-resource tracts surrounded by farm and forest lands shall be discouraged if such non-resource designation would create compatibility problems.
 - d. The Rural Residential Designation would be consistent with other Comprehensive Plan Policies.
19. Residential densities for non-resource lands shall be one residence per five or ten acres and shall be determined through consistency with other plan policies and the following criteria:
 - a. Existing development pattern and density of any adjacent committed areas;
 - b. Subsurface sewage disposal suitability;
 - c. Domestic water supply availability;
 - d. Access;
 - e. Public service;
 - f. Lack of natural hazards;
 - g. Effect on resource lands.

20. Plan refinements shall be prioritized for purposes of County financial revenue allocation and program planning provided by Lane County for planning services subject to fund availability in the following sequence:
- Performance standards for minimum parcel size determinations within impacted forest lands.
 - Performance standards for minimum parcel size determinations within farm lands designated EFU.
 - Goal 5 conflict resolution.
 - Coastal Lakes.
 - Sand & Gravel Study.
21. Destination Resorts shall be permitted in Lane County subject to the requirements stated below. For purposes of this Policy, a Destination Resort shall be defined as a multi-use recreational facility which provides a wide range of services to visitors, including but not limited to temporary lodging, meals and related services, gift shop sales, transportation and tours, indoor and outdoor recreation, and on-site entertainment. Specific uses may vary from site to site. A Destination Resort has the following characteristics:
- Location on a site with a high level of amenities;
 - Use of a site design which is compatible with the natural and scenic attributes of the site and area, and which emphasized open space and natural on-site conditions;
 - Provision of visitor-oriented accommodations and recreational facilities, and natural amenities, which serve as the primary attraction for visitors;
 - Reservation of not less than 75% of living units on the site for only temporary, limited-stay residential use.

Destination Resorts may be developed subject to the following:

- Satisfaction of Lane County Plan Amendment requirements, including, where applicable, the fulfillment of LCDC Goal Exception requirements;
- Compliance with the provisions of the Lane County "Destination Resort" zoning district.

Destination Resort designations and zoning shall be considered only on a case-by-case basis, and may be evaluated concurrently. No designations or zoning shall occur in the absence of a specific application which addresses the criteria stated above.

Prior to the designation of any property in Lane County as a "Destination Resort" under the Statewide Goal 8 guidelines and definitions as implemented in ORS 197.435 -197.467; Lane County will be required to comply with ORS 197.465 Comprehensive Plan Implementing Measures.

22. Sites considered "significant" in terms of OAR 660R16-000 through 660-16-025 but requiring that the Goal #5 ESEE consequences analysis process be delayed (the "1B" option) shall be protected by Lane County through the application of interim protective measures. Such interim protective measures shall be considered and applied at the beginning of the plan refinement process for the "significant" sites and after sufficient information is available regarding the location, quality and quantity of the "significant" sites.

23. A cluster subdivision, with the following exceptions, shall be deemed appropriate to a rural area when the criteria below are satisfied. Exceptions to this policy includes cluster subdivision developments which meet the requirements of either A or B, and C.

- a. (1) Limited to single family residences; and
- (2) Limited to 10 single family residences; and
- (3) All lots within the cluster subdivision are five acres in size.

or

- b. (1) Limited to single family residences; and
- (2) Limited to 10 single family residences; and
- (3) Lots within the cluster subdivision average, five acres in size and are not less than two acres in size.

and

- c. (1) No further cluster development of the parcel is allowed; and
- (2) The parcel being developed is not adjacent to another cluster subdivision containing lots less than five acres."

Consistent with the intent and requirements of OAR 660-14-040(2) and (3), a showing must be made that the development will not represent an urban population or demand an urban level of facilities and services. For purpose of meeting this standard, affirmative findings must be made addressing the following:

- a. The level of development represented by the development cannot be reasonably accommodated through the expansion of an existing urban growth boundary or by intensification of development at an existing rural center.
- b. The long-term environmental, economic, social and energy consequences resulting from the development; considering measures designed to mitigate negative impacts, are appropriate to the rural area. Factors to be considered include whether the size of the development is appropriate to the proposed rural area and whether the air, water, energy and land resources of the surrounding area are adequate to serve and are not adversely affected by the development.
- c. The proposed development is compatible with or can be made compatible with adjacent uses considering:
 - (1) Whether the development detracts from the ability of existing cities and service districts to provide services, and
 - (2) Whether the potential for continued resource management of the land at present levels surrounding and nearby the development is assured.
- d. An appropriate level of rural facilities and services are available or can be provided in a timely and efficient manner.

- e. The approval of the development is coordinated with affected jurisdictions and is consistent with the comprehensive plans of the affected jurisdictions and the Lane County Rural Comprehensive Plan.

The development will not:

- a. Generate traffic which will exceed the carrying capacity, as defined by Lane Code Chapter 15, of adjacent public and private roads.
- b. Necessitate a higher level of police service than presently provided to the surrounding area.
- c. Occur within one mile of an existing urban growth boundary and/or share any urban service provided within a neighboring urban growth boundary.
- d. On the whole require an urban level of service.

Reasonable assurances must be provided that the cluster shall not generate students in excess of the capacity of affected facilities within the appropriate school district.

The development represents a concentration of people who generally reside and work in the area.

Deed restrictions which ensure that community water and sewer systems shall remain viable and under private ownership shall be required. Cluster subdivisions which propose to form or use a public water or sewer system shall not be allowed.

Cluster subdivisions shall be limited to residential use. No commercial or industrial uses will be allowed within existing or proposed cluster subdivisions.

All cluster subdivisions must be within an existing Rural Fire District.

No other identifiable substantial increase of a public service shall be necessitated by the approval of a cluster subdivision.

- 24. Outside of designated 'Community' areas, all changes to Plan Diagram designations shall be evaluated through the County's Plan Amendment procedure (LC 16.400) and approval based upon fulfillment of criteria therein.

25. Each of the land use designations applied to the Plan Diagram shall be implemented by one or more zoning districts, as follows:

<u>Plan Designation</u>	<u>Zone Classification</u>	<u>Abbrev.</u>
Forest Land	Nonimpacted Forest Lands	F-1, RCP
Forest Land	Impacted Forest Lands	F-2, RCP
Agricultural Land	Exclusive Farm Use	E-RCP
Natural Resource	Natural Resource	NR- RCP
Marginal Land	Marginal Lands	ML- RCP
Park and Recreation	Park and Recreation	PR- RCP
Rural Park and Recreation	Rural Park and Recreation	RPR, RCP
Notwithstanding the plan diagram, areas designated by the plan diagram as Park and Recreation, that are located outside of communities and inside developed and committed exception areas, are now designated as Rural Park and Recreation		
Natural Resource	Quarry & Mining Operation Combining	/QM-RCP
Natural Resource	Sand, Gravel and Rock Products	SG-RCP
Natural Resource	Sand, Gravel and Rock Prod. Processing	/CP-RCP
Public Facility, Community	Public Facility	PF-RCP
Rural Public Facility	Rural Public Facility	RPF, RCP
Notwithstanding the plan diagram, areas designated by the plan diagram as Public Facility, that are located outside of communities and inside developed and committed exception areas, are now designated as Rural Public Facility.		
Commercial, Community	Limited Commercial	C-1, RCP
Commercial, Community	Neighborhood Commercial	C-2, RCP
Commercial, Community	Commercial	C-3, RCP
Rural Commercial	Rural Commercial	RC, RCP
Notwithstanding the plan diagram, areas designated by the plan diagram as Commercial, that are located outside of communities and inside developed and committed exception areas, are now designated as Rural Commercial.		
<u>Flex Use, Community</u>	<u>Community Flex Use</u>	<u>CFU, RCP</u>
<u>Flex Use, Community</u>	<u>Blue River Drive Overlay</u>	<u>/BRDO, RCP</u>
Industrial, Community	Limited Commercial	M-1, RCP
Industrial, Community	Light Commercial	M-2, RCP
Industrial, Community	Heavy Industrial	M-3, RCP
Rural Industrial	Rural Industrial	RI, RCP
Notwithstanding the plan diagram, areas designated by the plan diagram as Industrial, that are located outside of communities and inside developed and committed exception areas, are now designated as Rural Industrial		
Rural, Community	Suburban Residential	RA, RCP
Rural, Community	Garden Apartment Residential	RG, RCP
Rural, Community	Rural Residential	RR, RCP
<u>Rural, Community</u>	<u>Community Residential</u>	<u>CR, RCP</u>
Rural Residential	Rural Residential	RR, RCP
Notwithstanding the plan diagram, areas designated by the plan diagram as Rural, that are located outside of communities and inside developed and committed exception areas, are now designated as Rural Residential.		
Destination Resort	Destination Resort	DR, RCP
Historic Structure/Site	Historic Struc. or Sites Combining	/H-RCP
Natural Estuary	Natural Estuary	/NE-RCP
Conservation Estuary	Conservation Estuary	/CE-RCP

Development Estuary	Development Estuary	/DE-RCP
Sign. Natural Shorelands	Significant Nat. Shorelands Comb.	/SN-RCP
Prime Wildlife	Prime Wildlife Shorelands Comb.	/PW-RCP
Natural Resources Consv.	Natural Resources Conservation Comb.	/NRC-RCP
Residential Development	Res. Devel. Shorelands Combining	/RD-RCP
Shorelands Mixed Develop	Shorelands Mixed Devel. Combining	/MD-RCP
Dredge Material/Mitigation	Dredge Material/Mitigation Site Comb.	/DMS-RCP
Beaches & Dunes	Beaches and Dunes Combining	/BD-RCP
	Floodplain Combing	/FP-RCP
	Commercial Airport Safety District	/CAS-RCP
	Airport Safety District	/AS-RCP
Airport	Airport Operation	AO-RCP
	Private Use Airport Overlay	/PUAP-RCP
Nonresource	Rural Residential	RR-RCP
Public Facility	Inmate Work Camp	IWC-RCP
Forest Land	Clear Lake Watershed Protection	CLWP-RCP
Natural Resource	Clear Lake Watershed Protection	CLWP-RCP
Marginal Land	Clear Lake Watershed Protection	CLWP-RCP
Rural	Clear Lake Watershed Protection	CLWP-RCP
Sign. Natural Shorelands	Clear Lake Watershed Protection	CLWP-RCP
Natural Resources Cons.	Clear Lake Watershed Protection	CLWP-RCP
Residential Development	Clear Lake Watershed Protection	CLWP-RCP
Beaches & Dunes	Clear Lake Watershed Protection	CLWP-RCP
Interchange Area Management Plan	Interchange Area Management Plan Com.	/IAMP-RCP
Industrial, Community	General Industrial	GI, RCP
Industrial, Community	Light Industrial	LI, RCP

***NOTE:** The “Community” Plan Designation is implemented by various zoning districts as indicated, zones which also implement specific Plan designations other than “Community”. A suffix “/C” shall be used in combination with these zoning abbreviations to denote the zoning inside unincorporated community plans adopted to comply with OAR 660 Division 22, the UC Rule: RR, RC, RI, RPF, and RPR.

26. Exceptions to resource goals shall be required for transmission line right-of-ways when in excess of fifty (50) feet.

27. Conformity Determinations. Lane County will annually initiate and process applications to correct identified plan or zoning designations in the RCP Official Plan and Zoning Plots resulting from the Official Plan or Zoning Plots not recognizing lawfully existing (in terms of zoning) uses or from inconsistencies between the Official Plan and Zoning Plots. Changes to correct nonconformities shall comply with the procedures and requirements of Lane Code Chapter 12 (Comprehensive Plan), Chapter 14 (Application Review and Appeal Procedures), and Chapter 16 (Land Use and Development Code), except as provided in 27 c. and d., below.

- a. Circumstances qualifying for consideration by the Board of Commissioners under the Conformity Determinations Policy may include one or more of the following:
 - i. Lawful, structural development existing prior to September 12, 1984 and use of the structure(s) at the time qualified as an allowable use in the developed and committed zone designation other than that designated for the land on an Official Plan or Zoning Plot.

- i. Inappropriate Nonimpacted Forest Land (F-1, RCP) zoning designation, where criteria of RCP Forest Land Policy 15 indicate that Impacted Forest Land (F-2, RCP) zoning designation is more suitable.
 - ii. A property was actively managed primarily as either an agricultural or forestry operation in 1984 and since, and a resource designation other than the primary use was adopted on an Official Plan or Zoning Plot in 1984.
 - iii. Correction of a scrivener error on an adopted Official Plan or Zoning Plot.
 - iv. Correction of an incompatible split-zoning of a legal lot resulting from a survey boundary line error that was discovered after September 12, 1984.
 - v. Compliance by a public jurisdiction or agency with a deed restriction on public land.
 - vi. Correction of an inconsistency between the text of an order or ordinance adopted by the Board of Commissioners and an Official Plan or Zoning diagram.
 - vii. A circumstance other than as listed in Policy 27. a. i.-vii. above, which the Planning Commission elects to forward a favorable recommendation for consideration by the Board of Commissioners.
- b. Conformity Determinations in the Official Plan and Zoning Plots shall not include circumstances requiring that a committed exception be taken or situations involving the designation of Marginal or Nonresource Lands.
- c. By September 30th of each year, property owners who believe that they have a nonconformity in the official plan or zoning of their property and who want those designations corrected shall submit to the Planning Director a completed Conformity Determination Amendment application. Within 45 days of receipt of the application, the Director shall review the application for completeness and provide the applicant with a written notice that explains why the application was accepted or not accepted. The Director shall not accept incomplete applications or applications for changes that do not qualify pursuant to one or more of the criteria of Policy 27. a. i-viii above; and
- d. By March 31st of each year, Lane County shall conduct the first public hearings with the Lane County Planning Commission for all pending Conformity Determination Amendment applications accepted within the deadline specified in Policy 27 c., above.
- e. To partly defray the expense in processing the Conformity Determination application, a fee shall be charged the applicant. The fee shall be established by order of the Board of County Commissioners

28. The Clear Lake Watershed Area is identified in the Rural Comprehensive Plan's depiction of primary land use designations in the form of a boundary notation only on Plan Plot maps. Rural Comprehensive Plan land use designations within the boundary are not modified or amended by the presence of the boundary. Within this boundary the Clear Lake Watershed Protection (CLWP) zoning district is effective and shall implement the Plan land use designation. Uses of land within the boundary are governed by the CLWP zoning district and other applicable land use and development regulations and code, including applicable policy provisions of the Coastal Resource Management Plan. The objectives of the Coastal Resource Management Plan, however, are specifically achieved within the boundaries of the Clear Lake Watershed through implementation of the CLWP zoning district. Therefore, to the extent of any inconsistency between the Coastal Resource Management Plan and the CLWP zoning district, the specific provisions of the zoning district shall prevail.

29. Lane County shall continue to plan and zone land identified as Eugene urban reserves for rural uses and shall do so in a manner that ensures a range of opportunities for the orderly, economic, and efficient provision of urban services and that will not hinder the efficient transition to urban land uses when these lands are included in the Eugene urban growth boundary as follows:

- a. Lane County shall not approve a change to its plans, land use code, or zoning that would allow a more intensive use (including higher residential density) on exception or nonresource land that is included in Eugene urban reserves than the use allowed on that land before the land was included in Eugene urban reserves unless otherwise required by state law.
- b. Lane County shall not approve a change that would allow resource land that is included in Eugene urban reserves to be rezoned or redesignated to a non-resource zone or designation, except for land awarded state or federal investment for the development of rail-related infrastructure near existing railways.

GOAL ELEVEN: PUBLIC FACILITIES AND SERVICES

1. Lane County shall provide an orderly and efficient arrangement for the provision of public facilities, services and utilities. Designation of land into any given use category either initially or by subsequent plan amendment, shall be consistent with the minimum level of services established for that category.
2. Any increases in the levels of public facilities and services generated by the application of new or revised land use designations within an area shall, to the extent practicable, be financed and maintained by revenues generated within or as a result of those designated land uses. Those land uses benefiting from increased levels of public facilities or services shall be expected to provide a significant share of the costs associated with providing such facilities and services, recognizing that in some instances, resources for such provision must be obtained on a widespread geographic or revenue basis and may involve capital investments exceeding the immediate needs of the area being served.
3. Lane County shall actively support and assist progressive solid waste management efforts. The Lane County Solid Waste Management Plan shall be the primary instrument to affect this policy.
4. Lane County shall maintain an active role to provide the facilities and services needed to make quality health, social and cultural services available and accessible to all Lane County residents. The County's specific objectives at any given time in these areas are contained in the work program objectives of the Departments of Community Health and Social Services, Public Work and the County Fair Board.
5. Lane County shall participate in the coordination of planning and development for various public facilities and utility services. The primary means of affecting this policy shall be through a system whereby land use applications shall be referred to the various providers of services including cities, utilities, special districts, County and other public agencies, as well as the Lane County Boundary Commission.
6. Lane County approved a Goal 2 Reason's Exception to Goal 11 for extraterritorial wastewater facility extensions in order to allow provision of wastewater services by the city of Junction City to serve the state Prison and Mental Hospital and other property inside the Junction City urban growth boundary (UGB), and to allow connection to the municipal wastewater system by certain affected rural properties crossed by the wastewater lines as identified on Exhibit A to Ordinance No. PA 1270, and further described in the ordinance incorporated here by this reference. Connection to the city services does not allow rural properties to further divide the land nor to justify future connection or expansion beyond existing uses on the property on the date of Board of County Commissioners final action on Ordinance No. PA 1270.

7. Land designations and service levels:

a. Forest Land: Non-Impacted Forest Land (F-1)

Description: Forest land that requires the highest degree of protection from intrusion by non-forest uses. This land has a high value as commercial forest land or is valuable for one or more other forest uses. Use of the land should be directly related to existing or potential forest uses. Non-forest uses should be prohibited or severely restricted. (Refer to Goal #4 for Non-Impacted Forest Land General Characteristics)

Service Level: No minimum level of services is established for this category as it is intended primarily for resource management and not for habitation.

c. Forest Land: Impacted Forest Land (F-2)

Description: Forest land that warrants a high level of protection from conversion to nonforest uses. This land has the capability to produce timber or is designated for one or more of the other forest uses; however, it is limited in commercial value by either productive capacity or impact of conflicting uses. Agricultural uses are frequently intermixed with forest land in this category. Conversion of this land from timber production to other forest-related uses is permitted. Uses that are not forest or farm related should be allowed only after assurance that such uses will not adversely affect the surrounding forest land. (Refer to Goal #4 for Impacted Forest Land General Characteristics)

c. Agricultural Land: Exclusive Farm Use (E-25, E-30, E-40 or E-60)

Description: Land having soils of Class I, II, III or IV as identified by the United States Soil Conservation Service (SCS) land capability classification system. Adjacent and enclosed soils of other classes may be included as well as other soils currently in agricultural use. This land is of primary importance to the agricultural economy and uses should be directly related to agriculture. Non agricultural uses should be prohibited or severely restricted.

Service Level: No minimum level of services is established. Category is intended for resource management and not habitation.

d. Natural Resource: Mineral (QM or SG)

Description: Lands that have an exploitable resource and are of sufficient significant size and/or duration to warrant designation on the plan diagram. Any mineral resource extraction activity such as surface or subterranean mining, quarries and excavation of alluvial aggregate (sand or gravel) is included in this category.

Service Level: No minimum level of services is established. Category is intended for resource management and not habitation.

e. Rural Residential (RR-1, RR-2, RR-5, RR-10) (Outside Community Designations)

Description: Lands outside communities and not identified as Forest Land, Agricultural Land or Natural Resource: Mineral. These lands may have some productive capability, however, not to the degree warranting designation as resource land. This land can be used for low-density rural residences, part-time farming and similar activities. Settlement patterns will be primarily a factor of on-site conditions. (Refer to Goal #2, Policy #11, for criteria used to determine the application of the Rural Residential designation.)

Service Level: Schools, on-site sewage disposal, individual water supply system, electrical service, telephone service, rural level fire and police protection, reasonable access to solid waste disposal facility.

f. Community (CR, CFU, RR-1, RR-2, RR-5, RR-10, RA, RG, C1, C2, C3, M2, M3)

Description: Land that has an existing cohesive, dense settlement and development pattern to the degree that it may no longer be considered available for other uses. (Refer to Goal #2, Policy #10, for the characteristics an exception area must have to receive a Community designation.)

Service Level: Schools, on-site or community sewage disposal, individual or community water supply, electrical service, telephone service, rural level of fire and police protection, reasonable access to solid waste disposal facility.

g. Rural Commercial (CR)

Description: Existing facilities providing goods and services. The category includes a broad range of such activities from a small isolated store to a large shopping complex. Only existing uses are shown as new commercial uses are expected to locate in development centers. New commercial establishments seeking to locate outside of a Community can do so only by a plan amendment or by justifying the location through the refinement process.

Service Level: Schools, on-site sewage disposal, individual water supply, electrical service, telephone service, rural level of fire and police protection, reasonable access to solid waste disposal facility.

h. Industrial (M2, M3) (Outside Community Designations)

Description: Existing facilities engaged in the production of goods. The full range of such activities from small to large is included in this category. Only existing locations shown as new industrial uses are expected to locate in community centers. New industrial uses seeking to locate outside of a community can do so only through a plan amendment or by justifying the location through the refinement process. Expansion of existing uses will require justification through the exception process.

Service Level: Schools, on-site sewage disposal, individual water supply system, electrical service, telephone service, rural level of fire and police protection, reasonable access to solid waste disposal facility.

i. Park or Recreation (PR)

Description: Lands or buildings devoted to public or semi-public recreational use. Included are such uses as golf courses, parks, reservoirs and surrounding land, etc.

Service Level: No minimum level of services is established for Park or Recreation areas outside committed areas. Service level for Park or Recreation areas inside committed areas shall be consistent with that level required for the Community or committed area outside of a Community.

j. Marginal Lands (ML)

Description: Lands that satisfy the requirements of ORS 197.247 may be designated Marginal Lands in accordance with other Plan policies.

Service Level: Consistent with service levels for Rural Residential outside a Community designation.

k. Non-resource Lands (NRES)

Description: Lands that are not farm or forest lands as defined by Statewide Planning Goals #3 and #4. (Refer to Goal #2, Policy 16.)

Service Level: Consistent with service levels for Rural Residential outside a Community designation. The service level for cluster subdivisions of non- resource shall be consistent with Goal #2, Policy 24.

8. In a determination of the location of a rural "Inmate Work Camp" correctional facility, the following definitions concerning site selection criteria and site suitability/compatibility criteria shall be applied:

A. Definitions:

1. The term "site," when referring to the location of the inmate workcamp, means the area to be included in an Exception to Statewide Planning Goals or any Special Use Permit application for the proposed facility.
2. The term "rural residence" means the homesite area as opposed to the total tract upon which a residence may be located.
3. The terms "must" and "shall" indicate mandatory criteria which must be met.
4. The term "should" indicates a criterion which is to be used as a guideline.

B. Site Suitability Criteria

1. The site should contain a minimum number of ten (10) acres; a larger size would be acceptable.
2. The site must be capable of accommodating an on-site sewage disposal system.

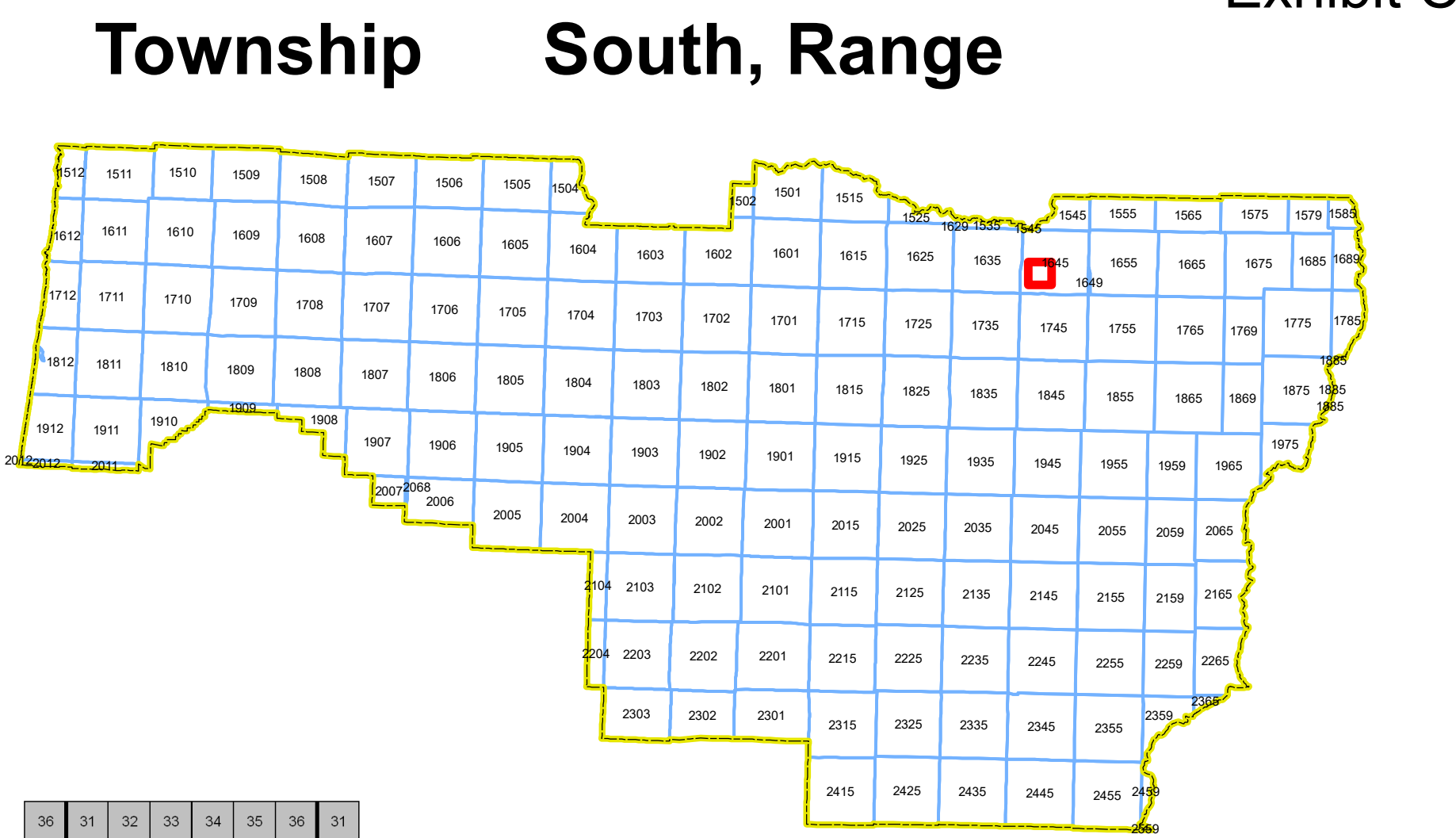
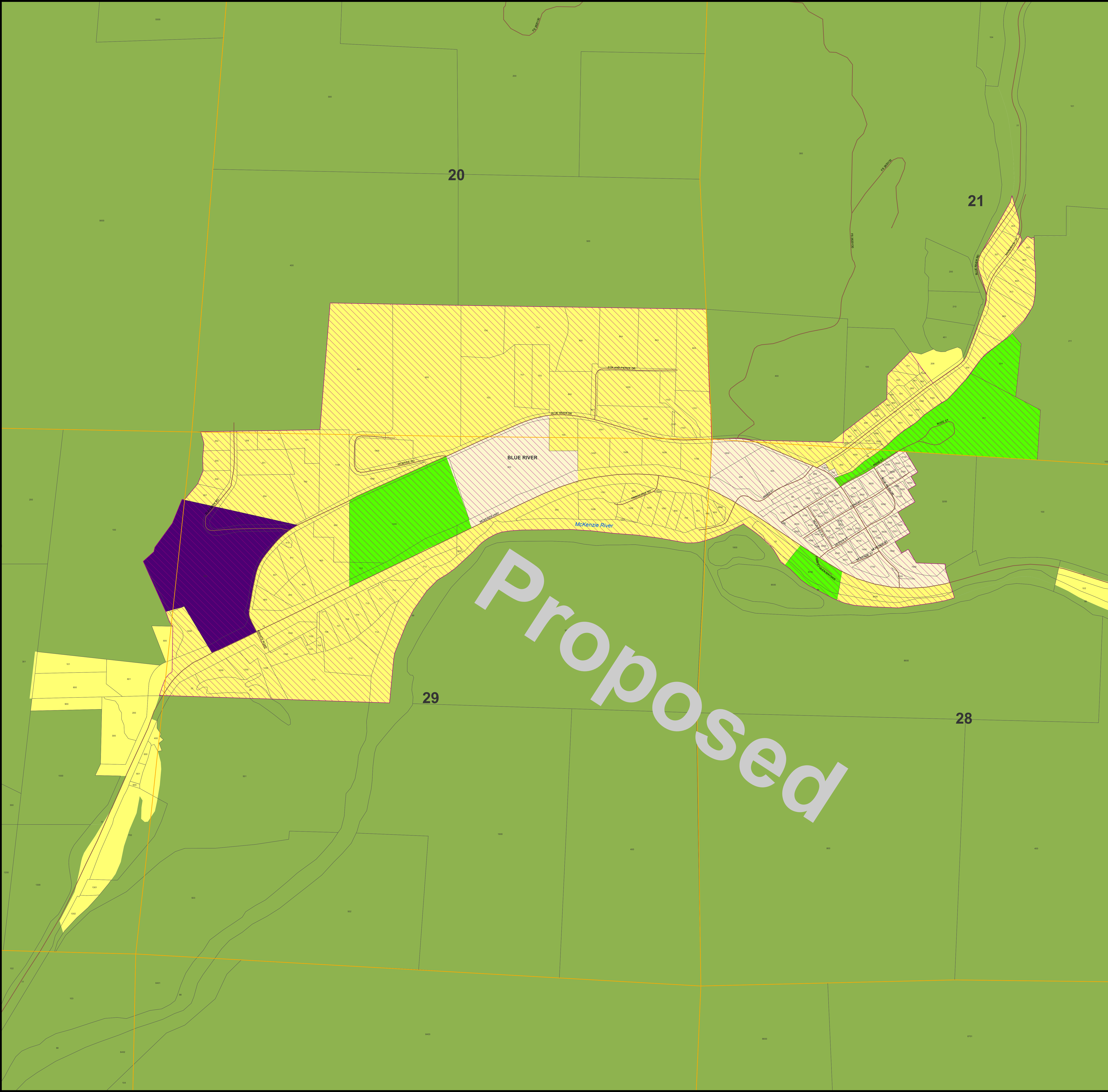
3. The site must have the capability of an adequate water supply system. Water source, storage and distribution may be located on-site or off-site.
4. The site should be located within a one-hour driving time of the Courthouse complex.
5. The site should be located within a one-hour driving time of anticipated areas of work.
6. The topography of the site should be adaptable to the proposed use.
7. The site should be located at an elevation sufficiently low that snow does not create access problems during winter months.

C. Site Compatibility Criteria

1. The site should be located a minimum of five (5) miles from the urban growth boundary of any incorporated city.
2. The site shall be located a minimum of three (3) miles from unincorporated communities identified in the Rural Comprehensive Plan.
3. The site should have reasonable separation from a state highway.
4. The site should have reasonable separation from developed recreation areas.
5. The site shall not be located a minimum of three (3) miles from developed and committed areas having a density equal to or greater than unincorporated communities identified in the Rural Comprehensive Plan.
6. The site should not be contiguous with isolated, rural residences.

D. Plan Compliance Standards

1. Approval of an Inmate Work Camp shall comply with the requirements of the Lane County Rural Comprehensive Plan.
2. Approval of an Inmate Work Camp may occur either through the plan amendment/rezoning process or the special use process specified in the F-1 and F-2 zones.



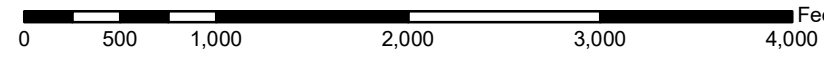

36	31	32	33	34	35	36	31
1	4	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	2	3	4	5	6	7	8



Section Legend

- RCP Plan Designations**
- CFU - Flex Use, Community
 - F - Forest
 - A - Agricultural
 - ML - Marginal
 - C - Commercial
 - I - Industrial
 - R - Residential
 - NRES - Non Resource
 - P - Parks
 - AIR - Airport
 - NR:CA - Natural Resource Conservation Area
 - NR:M - Natural Resource : Mineral
 - NR:W - Natural Resource : Wildlife
 - E - Estuary
 - DR - Destination Resort
 - PF - Public Facility

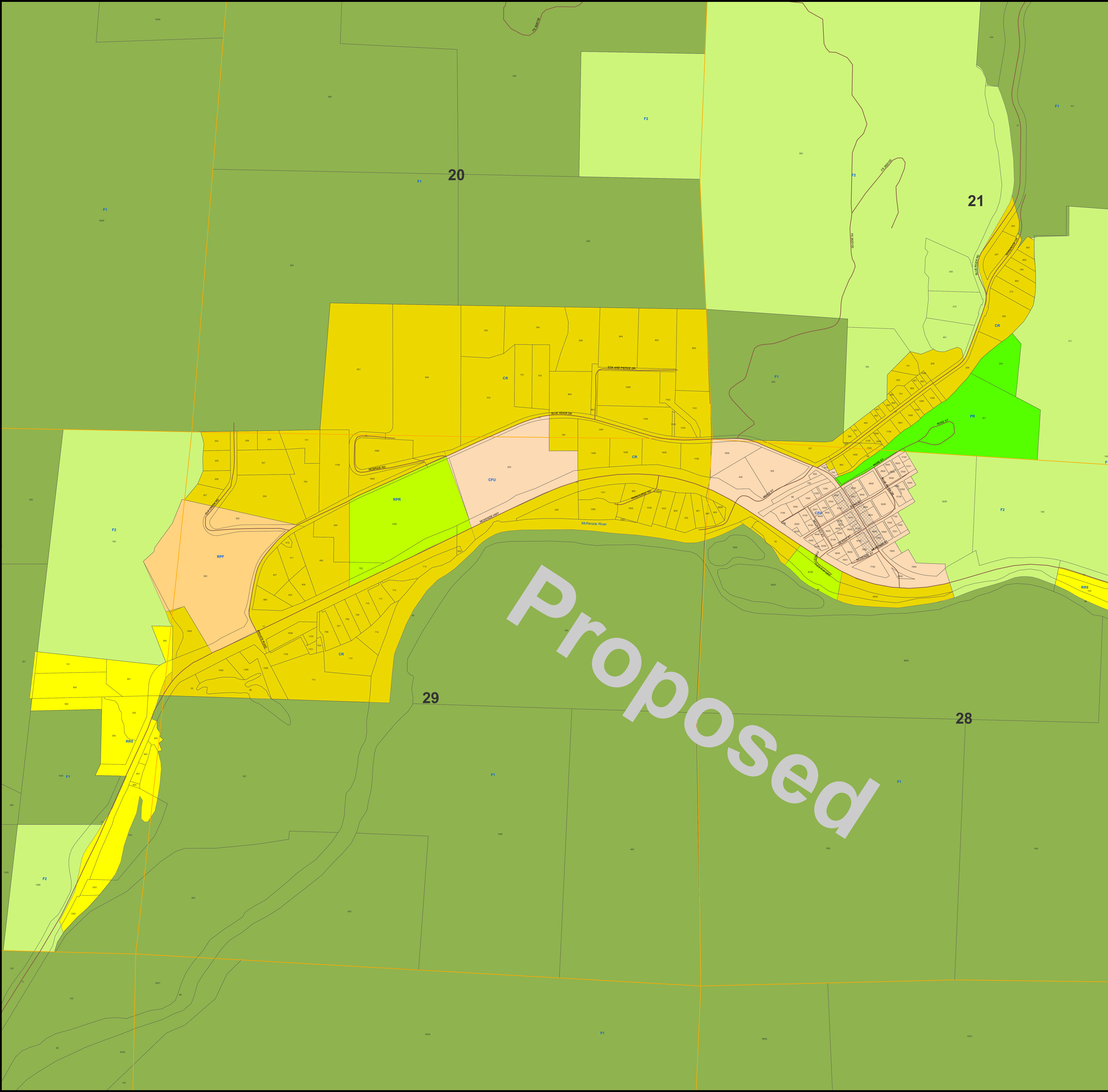
- UGB**
- City Limits
 - Communities
 - Rural
 - Urban
- Township Range**
- Sections
 - Metro Plan Boundary
- Parcels**
- Roads
 - Surface Water

ORIGINAL ADOPTING ORDINANCE NUMBER: ORD.PA1246				
Revision	Ordinance or Order Number	Date Effective	Planning Action Number	Revision Description
1	ORD.PA1246	July 11, 2008	NA	Map Adopted
2				
3				
4				
5				
6				
7				
8				
9				
10				

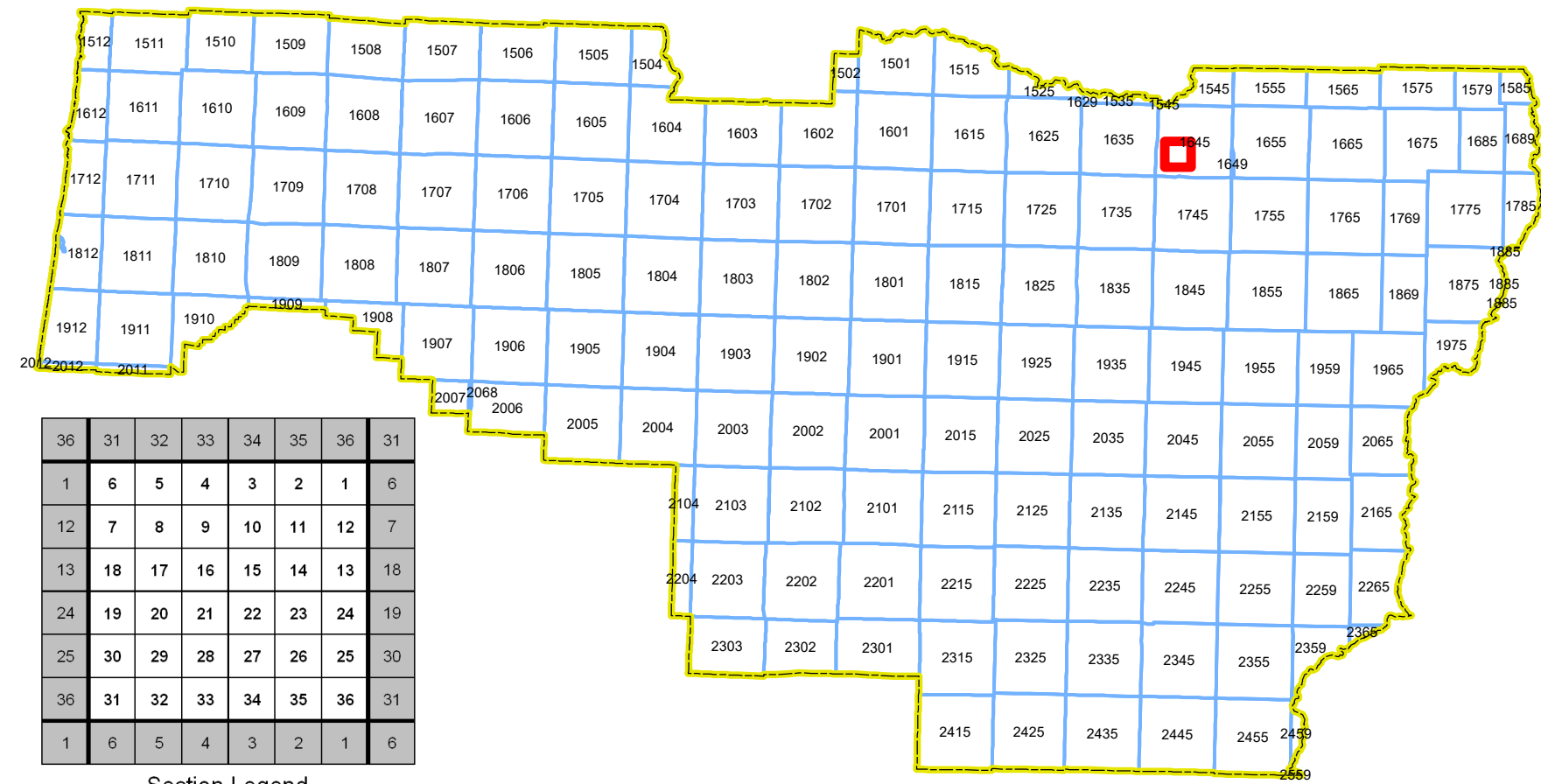




**Official Lane County
Plan Map**



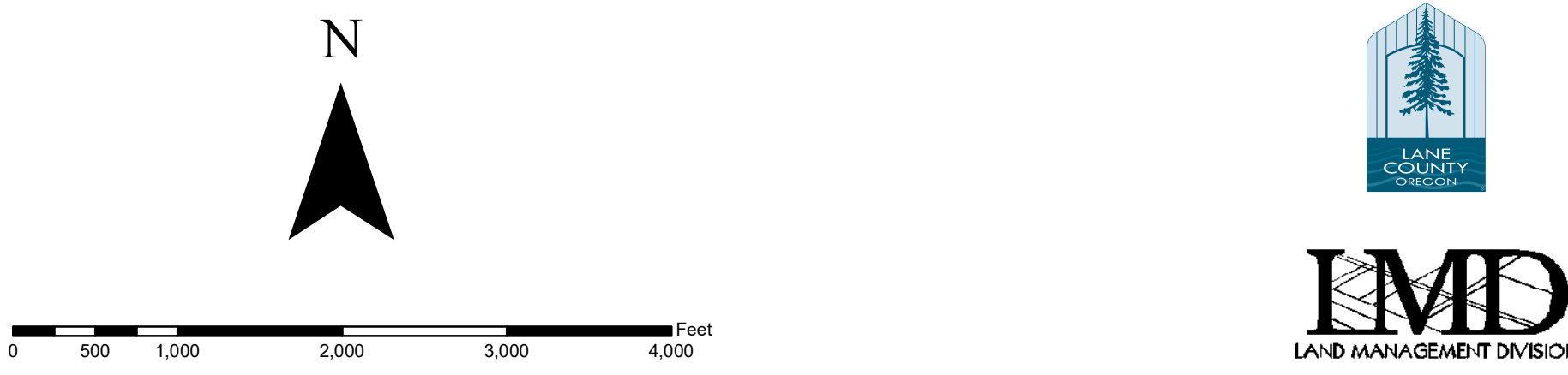
Township South, Range



- Zoning**
- CFU - Community Flex-Use
 - CR - Community Residential
 - PR - Park and Recreation
 - RPR - Rural Park and Recreation
 - F1 - Non-Impacted Forest
 - F2 - Impacted Forest
 - E25 - Exclusive Farm Use (25 acre minimum)
 - E30 - Exclusive Farm Use (30 acre minimum)
 - E40 - Exclusive Farm Use (40 acre minimum)
 - E60 - Exclusive Farm Use (60 acre minimum)
 - ML - Marginal Lands
 - RC - Rural Commercial
 - RI - Rural Industrial
 - LI - Light Industrial
 - GI - General Industrial
 - RPF - Rural Public Facility
 - RR1 - Rural Residential (1 acre minimum)
 - RR2 - Rural Residential (2 acre minimum)
 - RR2-NRES - Non Resource (2 acre minimum)
 - RR5 - Rural Residential (5 acre minimum)
 - RR5-NRES - Non Resource (5 acre minimum)
 - RR10 - Rural Residential (10 acre minimum)
 - RR10-NRES - Non Resource (10 acre minimum)
 - PR - Park and Recreation
 - RPR - Rural Park and Recreation
 - AO - Airport Operations
 - CLWP - Clear Lake Watershed Protection Area
 - NR - Natural Resource
 - NE - Natural Estuary
 - DR - Destination Resort
 - QM - Quarry and Mining Operations
 - SG - Sand, Gravel and Rock Products
 - SG/CP - Sand, Gravel and Rock Products Combining Processing
 - C-R - Rural Commercial
 - C2 - Neighborhood Commercial
 - C3 - Commercial
 - M2 - Light Industrial
 - PF - Public Facility
 - BRDO - Blue River Drive Overlay

- UGB** **Township Range** **Parcels** **Surface Water**
- City Limits** **Sections**

ORIGINAL ADOPTING ORDINANCE NUMBER: ORD.PA1246				
Revision	Ordinance or Order Number	Date Effective	Planning Action Number	Revision Description
1	ORD.PA1246	July 11, 2008	NA	Map Adopted
2				
3				
4				
5				
6				
7				
8				
9				
10				



Official Lane County
Zoning Map

FINDINGS AND CONCLUSIONS IN SUPPORT OF ADOPTION OF ORDINANCE NO. PA 1393 & ORDINANCE NO. 24-08

The Lane County Board of Commissioners ("Board") finds as follows:

1. The ordinances to which these findings are attached updates the Lane County Rural Comprehensive Plan ("RCP"). The Board is adopting the Blue River Complete Community Plan ("Plan"), amending the text of Lane Code ("LC") and the RCP, expanding the Blue River community boundary, creating new zoning designations, and amending the zone and plan maps.
2. Pursuant to LC 12.100.050 (A-B) and LC 16.400(6)(h)(i) amendments to the RCP shall be by ordinance. Furthermore, LC 16.252 sets forth procedures for rezoning lands within the jurisdiction of the RCP. Adopting Ordinance No. PA 1393 accomplishes these requirements.
3. Applicable chapters of LC relevant to these findings:

LC 12.100.050 Method of Adoption and Amendment;
LC 16.400 Rural Comprehensive Plan Amendments; and
LC 16.252 Procedures for Zoning, Rezoning and Amendments to Requirements;

4. These findings address two ordinances which take official action.

Ordinance No. 24-08 amends LC Chapter 16 to add 16.285, and 16.287, as well as amends Sections 16.013, 16.215, and 16.400.

Ordinance No. PA 1393 adopts text amendments to RCP, RCP map designations, Lane County zoning map, and amends the Blue River community boundary.

In 1984, Lane County designated Blue River as a rural community under the RCP. As an unincorporated community, Blue River meets the State's Unincorporated Communities Rule (OAR 660-022) by having permanent residences and at least two additional land uses, such as a school, post office, library, and stores.

In September 2020, the Holiday Farm Fire devastated parts of the McKenzie River Valley, including Blue River, damaging homes, businesses, and civic institutions, though the McKenzie River Community School survived.

The Blue River Complete Community Plan and zoning amendments are funded by a Transportation and Growth Management Program (TGM) grant from the Oregon Department of Transportation ("ODOT") and Department of Land Conservation and Development ("DLCD"). TGM aims to enhance local governments' growth management capabilities, integrate transportation and land use planning, and promote walkable, connected communities. Lane County is utilizing the grant to hire consultants for this project.

Adoption of the Plan requires the following actions, which are categorized as follows:

RCP Amendments – Section I of these findings:

1. Adoption of the Community Plan
2. RCP text amendments, including the creation of new plan designation and zones
3. Expansion of the community boundary (as an amendment to RCP)
4. Amendments to the land use plan designation map

Zone Changes & Lane Code Amendments – Section II of these findings:

1. Addition of new code and amendments to existing code
2. Zoning map amendments

OAR 660-022-0020 Unincorporated Community Boundary – Section III of these findings:

1. Amendment of the Blue River Community Boundary (addresses OAR for expansion of unincorporated community boundary)

Conclusion – Section IV of these findings

In total, these actions will effectively adopt and implement the Plan.

These findings are written affirmatively and support the Board's decision to accept staff's recommendations as outlined in the staff report.

The findings are organized with applicable criteria shown in **bold italics** and are separated into sections. Section headings are **bold** and underlined. A staff finding, prefaced by the **bold** heading, **FINDING**, is recommended for each approval criterion for the Board's consideration.

Section I. RCP Amendments

Applicable approval criteria: Lane Code Chapter 12 – Comprehensive Plan

12.100.050 - Method of Adoption and Amendment.

A. The adoption of the comprehensive plan or an amendment to such plan shall be by an ordinance.

FINDING: The Board passed Ordinance No. PA 1393 and Ordinance No. 24-08. These ordinances took official action to adopt the Plan and accompanying amendments, including Blue River community boundary expansion.

B. The Board may amend or supplement the comprehensive plan upon a finding of:

1. An error in the plan; or

FINDING: There is no error in the plan. Prior to the creation of the Plan, there was no area-specific planning document for Blue River to address growth and development; this Plan addresses that.

2. Changed circumstances affecting or pertaining to the plan; or

FINDING: Circumstances have changed that affect or pertain to the plan due to the destruction the Holiday Farm Fire has on the community of Blue River. The circumstances that have changed are the creation of a new area-specific Plan, the rezoning of areas of Blue River, as recommended by the Plan, the adjustment of the Blue River community boundary, and the adoption of new development standards for certain areas of Blue River. The aforementioned circumstances are what is necessitating a change to the plan.

3. A change in public policy; or

FINDING: There is no change in public policy that is the driving factor for a change to the plan.

4. A change in public need based on a reevaluation of factors affecting the plan; provided, the amendment or supplement does not impair the purpose of the plan as established by LC 12.005 above.

FINDING: The Plan does represent a change in public need for residents of Blue River. The Plan was created with four guiding goals, that were a direct result of numerous focus groups, interviews, work sessions, and community meetings, with the residents of Blue River and various stakeholders. The Plan attempts to address a change in public need by creating a livable and resilient community (Goal 1), creating an inviting and identifiable downtown (Goal 2), making transportation more accessible (Goal 3), and establishing Blue River as a recreation destination (Goal 4).

Therefore, the two criteria that are triggered to a change in the plan are (2) and (4) because circumstances in Blue River have changed, as discussed above, and as a result of extensive public outreach with the Blue River community, a change in public need was identified.

Applicable approval criteria: Lane Code Chapter 16.400 Rural Comprehensive Plan Amendments.

(3) Plan Categories.

(a) Rural Comprehensive Plan. This category includes all plans relating to lands beyond the Eugene-Springfield Metropolitan Area General Plan boundary and the urban growth boundaries of the cities within Lane County.

(b) Special Purpose Plan. This category includes Plans addressing a single or special need. The Plans may apply Countywide or to a limited area.

FINDING: LC 16.400 addresses amendments to the RCP. Embedded in LC 16.400 is subsection (3)(b) Plan Categories. This section provides two categories of amendments to the RCP. Subsection (b) deals with Special Purpose Plans. This category includes plans addressing a single or special need. The plans may apply countywide or to a limited area. The Plan is a "Special Purpose Plan" because it is confined to the limited area of Blue River and addresses the special needs of Blue River. The Plan is an amendment to the RCP.

Applicable approval criteria: LC 16.400 Rural Comprehensive Plan Amendments.

(6) Plan Adoption or Amendment - General Procedures. The Rural Comprehensive Plan, or any component of such Plan, shall be adopted or amended in accordance with the following procedures:

(a) Referral to Planning Commission. Before the Board takes any action on a Rural Comprehensive Plan component, or an amendment to such Plan component, a report and recommendation thereon shall be requested from the County Planning Commission and a reasonable time allowed for the submission of such report and recommendation. In the event the Rural Comprehensive Plan component or amendment applies to a limited geographic area, only the Planning Commission having jurisdiction of that area need receive such referral.

(b) Planning Commission - Hearing and Notice.

(i) The Planning Commission shall hold at least one public hearing before making a recommendation to the Board on a Rural Comprehensive Plan component, or an amendment to such Plan component, and the hearing shall be conducted pursuant to Type IV hearing procedures of LC Chapter 14.

(ii) Notice of the time and place of hearing shall be given, pursuant to Type IV noticing procedures of LC Chapter 14.060.

(iii) If an exception to State Planning Goals is to be considered during the hearing, such exception shall be specifically noted in the notices of such hearing.

(iv) The proposed Rural Comprehensive Plan component, or an amendment to such Plan component, shall be on file with the Director and available for public examination for at least 10 days prior to the time set for hearing thereon.

FINDING: The Plan, code amendments, new zoning designations, and change of Blue River community boundary have all been referred to the Lane County Planning Commission for review and a recommendation for approval or denial. The Lane County Planning Commission has been involved in the Plan process from the beginning and held a work session to review and select the preferred alternatives on December 5, 2023. The Planning Commission held another work session on July 16, 2024, to review the draft Plan, including proposed amendments to Lane Code, and RCP.

Lane County Planning Commission held the first evidentiary public hearing on August 6, 2024. Notice of this hearing was sent on July 1, 2024, and July 31, 2024, and DLCD was notified on July 1, 2024. At the August 6 hearing, Planning Commission passed a motion to continue the hearing to August 20. The Planning Commission reconvened on August 20, and after receiving additional public testimony, passed a motion to recommend adoption to the Board, with the following changes to the Plan:

1st Motion Language: Move to forward a recommendation of the Blue River Complete Community Plan and code to the Board of County Commissioners with the following adjustments:

- Eliminate cross-references to building code and remove occupancy standards (CFU Zone)
- Add in a pathway for a proposal that cannot meet the compatibility standards for a CUP option (CFU Zone)
- More carefully define light industrial (CFU Zone)
- More consistently use term 'screening' and define it (CFU & BRDO Zones)
- Remove language surrounding similar uses to exception for the Blue River Drive overlay (CFU Zone)

Amendments to the Motion: Friendly Amendment by Commissioner Dignam to also include:

- Allow for more use flexibility, by allowing increased building size (up to 40kSF) with Type II: Instruct staff to review recommended changes from TBG Architects + Planners and evaluate how to address it. (CFU Zone)
- More equitably define signage rules (CFU Zone)

Notice of Board public hearing was issued on October 8, 2024.

(c) Planning Commission - Consideration With Other Agencies.

(i) In considering a Rural Comprehensive Plan component, or an amendment to such Plan component, the Planning Commission shall take account of and seek to harmonize, within the framework of the needs of the County, the Comprehensive Plans of cities, and the Plans and planning activities of local, state, federal and other public agencies, organizations and bodies within the County and adjacent to it.

(ii) The Planning Commission, during consideration of a Rural Comprehensive Plan component or an amendment to such Plan component, shall consult and advise with public officials and agencies, public utility companies, civic, educational, professional and other organizations, and citizens generally to the end that maximum coordination of Plans may be secured.

(iii) Whenever the Planning Commission is considering a Rural Comprehensive Plan component, or an amendment to such Plan component, it shall be referred to the planning agency of every city and county affected to inform them and solicit their comments.

(iv) The provisions of this subsection are directory, not mandatory, and the failure to refer such Plan, or an amendment to such Plan, shall not in any manner affect its validity.

FINDING: Throughout the Plan development and drafting, state agencies, community groups, and the public were engaged and offered opportunities for guidance, review, coordination, and vetting. Stakeholders were interviewed and their feedback provided guidance and direction through development of the Plan's preferred alternative. The Plan's alternatives and then preferred alternative were presented at four technical advisory group meetings, two in-person open houses held in Blue River, and two virtual public workshops. Initial feedback was sought from a stakeholder group representing a variety of interests. DLCDD notice of the proposed amendment was submitted, and the project was guided by the TGM Grant Coordinator who participated in the creation and review of the Plan since the start of the project. These criteria are met.

(d) Planning Commission - Recommendation and Record.

(i) Recommendation of the Planning Commission on a Rural Comprehensive Plan component, or an amendment to a Plan component, shall be by resolution of the Commission and carried by the affirmative vote of not less than a majority of its total voting members.

(ii) The record made at the Planning Commission hearings on a Rural Comprehensive Plan component, or an amendment to such Plan component and all materials submitted to or gathered by the Planning Commission for its consideration, shall be forwarded to the Board along with the recommendation.

FINDING: Lane County Planning Commission held a public hearing on the proposed Plan and passed a motion to recommend adoption to the Board. The Board accepted the Planning Commission's recommendation and duly passed Ordinance No. PA 1393 and Ordinance No. 24-08 officially adopting the Plan.

(e) Board Action - Hearing and Notice.

(i) After a recommendation has been submitted to the Board by the Planning Commission on the Rural Comprehensive Plan component, or an amendment to such Plan component, all interested persons shall have an opportunity to be heard thereon at a public hearing before the Board conducted pursuant to Type IV hearing procedures of LC Chapter 14.

(ii) Notice of the time and place of the hearing shall be given pursuant to Type IV noticing procedures of LC Chapter 14.060.

FINDING: The Board passed a motion to adopt Ordinance No. PA 1393 and Ordinance No. 24-08 officially adopting the Plan, in accordance with the Type IV noticing procedures of LC Chapter 14.060.

Applicable approval criteria: Lane Code Chapter 16.400 Rural Comprehensive Plan Amendments.

(6) Plan Adoption or Amendment – General Procedures.

(h) Method of Adoption and Amendment.

(i) The adoption or amendment of a Rural Comprehensive Plan component shall be by Ordinance.

FINDING: Amendment to the RCP was duly adopted by the Board via Ordinance No. PA 1393.

(ii) The adoption or amendment shall be concurrent with an amendment to LC 16.400(4) above. In the case of a Rural Comprehensive Plan adoption, the Code amendment shall place such Plan in the appropriate category. In the case of a Rural Comprehensive Plan amendment, the Code amendment shall insert the number of the amending Ordinance.

FINDING: Amendment to the RCP was duly adopted by the Board via Ordinance No. PA 1393.

(iii) The Board may amend or supplement the Rural Comprehensive Plan upon making the following findings:

(aa) For Major and Minor Amendments as defined in LC 16.400(8)(a) below, the Plan component or amendment meets all applicable requirements of local and state law, including Statewide Planning Goals and Oregon Administrative Rules.

FINDING: The amendment of the RCP is classified as a Major Amendment. Refer to LC 16.400(8) below for a discussion on why these amendments to the RCP are considered Major. As presented and discussed in these findings, the Plan components and amendments meet all applicable local and state law, including Statewide Planning Goals and Oregon Administrative Rules (OAR). The OAR applicable to the Plan and these findings is OAR 660-022-0020(4), Unincorporated Communities. This OAR permits for Goal 3 or 4 lands to be included in a community boundary if the criteria for inclusion are met. Expansion of the Blue River community boundary is discussed in **Section III** of these findings. This criterion is met.

(bb) For Major and Minor Amendments as defined in LC 16.400(8)(a) below, the Plan amendment or component is:

(i-i) necessary to correct an identified error in the application of the Plan; or

FINDING: This criterion is not applicable as there is no existing plan in which an error has been identified. The Plan is new and specific to the community of Blue River and will be adopted as a refinement or Special Purpose Plan to the RCP.

(ii-ii) necessary to fulfill an identified public or community need for the intended result of the component or amendment; or

FINDING: The Plan is necessary to fulfill an identified public or community need. The primary impetus for the Plan was the devastating Holiday Farm Fire in 2020, which destroyed much of the McKenzie River Valley, including Blue River. The Plan sets forth the vision, and the development standards for the rebuilding of downtown Blue River. The Plan has been vetted by the community which has been involved in its creation since its start. Furthermore, the Plan makes strides in addressing a critical need for the community of Blue River: a reliable wastewater system. A wastewater system is crucial to the redevelopment and growth of Blue River, consistent with the community's goals and vision.

(iii-iii) necessary to comply with the mandate of local, state or federal policy or law; or

FINDING: The adoption of the Plan is not necessitated by a local, state, or federal mandate.

(iv-iv) necessary to provide for the implementation of adopted Plan policy or elements; or

FINDING: The Plan referenced here is the RCP, not the Blue River Complete Community Plan. The adoption of amendments to the RCP that contain measures implementing the Blue River Complete Community Plan--e.g. RCP text amendments, including the creation of new RCP plan designations; expansion of the Blue River Unincorporated Community boundary; and amendments to the County's land use designation map--are necessary to implement the RCP Plan policy adopted in the new Blue River Complete Community Plan.

(v-v) otherwise deemed by the Board, for reasons briefly set forth in its decision, to be desirable, appropriate or proper.

FINDING: The Board finds the Plan, amendments to LC, new zoning designations, and change of Blue River community boundary fulfill an identified public need and provide for the implementation of the Plan.

Based on these findings, the Board concludes that the proposed Plan, amendments to the Lane Code, new zoning designations, and change of Blue River community boundary are consistent with the criteria listed above.

(cc) For Minor Amendments as defined in LC 16.400(8)(a) below, the Plan amendment or component does not conflict with adopted Policies of the Rural Comprehensive Plan, and if possible, achieves policy support.

FINDING: As defined in 16.400(8)(a) below, the change of the Plan Diagram is considered a minor amendment. As is discussed and presented throughout these findings, the Plan amendment and components do not conflict with policies of the RCP. Criterion met.

(dd) For Minor Amendments as defined in LC 16.400(8)(a) below, the Plan amendment or component is compatible with the existing structure of the Rural Comprehensive Plan, and is consistent with the unamended portions or elements of the Plan.

FINDING: The minor amendment relevant to these findings is the change to the Plan Diagram. The change introduces a new plan designation, CFU, which does not alter the structure of the RCP. The associated text amendments can be easily incorporated into the RCP and LC without changing the overall structure of the RCP. Lastly, as discussed and presented throughout these findings, the amendment is consistent with the unamended portions and elements of the RCP.

(i) A change of zoning to implement a proposed Plan amendment may be considered concurrently with such amendment. In such case, the Board shall also make the final zone change decision, and the Hearings Officials consideration need not occur.

FINDING: The Board considered the proposed RCP amendments concurrently with a zone change. The proposed RCP amendments, Lane Code amendments, and zone changes were duly adopted via Ordinance No. PA 1393 and Ordinance No. 24-08.

(8) Additional Administrative Provisions. In addition to the general procedures set forth in LC 16.400(6) above, the following provisions shall apply to any amendment of RCP components.

(a) Amendments to the RCP shall be classified according to the following criteria:

(i) Minor Amendment. An amendment limited to the Plan Diagram only and, if requiring an exception to Statewide Planning Goals, justifies the exception only on the basis of that the resource land is already built upon or is irrevocably committed to other uses not allowed by an applicable goal.

(ii) Major Amendment. Any amendment that is not classified as a minor amendment.

FINDING: The amendment is major because the amendments are not limited to only the Plan Diagram and does not require an exception to Statewide Planning Goals. Therefore, the amendments are major.

(b) Amendment proposals, either minor or major, may be initiated by the County of by individual application. Individual applications shall be subject to a fee established by the Board and submitted pursuant to Type IV procedures of LC Chapter 14.

FINDING: The amendments are initiated by the County. An individual application is not necessary.

Section II. Zone Changes

COMMENTARY: For context, actions being discussed in Section II include both zoning map changes and amendment of LC text.

Lane Code Chapter 16.252 Procedures for Zoning, Rezoning and Amendments to Requirements.

(2) Criteria. Zonings, rezonings and changes in the requirements of this chapter shall be enacted to achieve the general purpose of this chapter and shall not be contrary to the public interest. In addition, zonings and rezonings shall be consistent with the specific purposes of the zone classification proposed, applicable Rural Comprehensive Plan elements and components, and Statewide Planning Goals for any portion of Lane County which has not been acknowledged for compliance with the Statewide Planning Goals by the Land Conservation and Development Commission. Any zoning or rezoning may be effected by Ordinance or Order of the Board of County Commissioners or the Hearings Official in accordance with the procedures in this section.

COMMENTARY: The criteria require a finding that “zonings, rezonings, and changes in the requirements,” of Chapter 16 not be contrary to the public interest. For zonings and rezonings only (not including Lane Code Chapter 16 text amendments), the section requires consistency with the specific purposes of the zone classification proposed, applicable elements and components of RCP, and with Statewide Planning Goals. The “amendments to requirements’ portion of the above criteria are technically an amendment to the RCP. However, the findings included throughout Section II are also adequate for the amendment to the RCP, specifically, the amendment of the plan designation map., The immediate next several pages of these findings provide a summary of the changes to the zone and plan maps. Figures showing the changes in the zone and plan map are provided. Following a summary of the changes to the zone and plan maps, the findings will continue to address the remainder of LC 16.252(2).

Figure 1 is the existing Blue River unincorporated community zoning map.

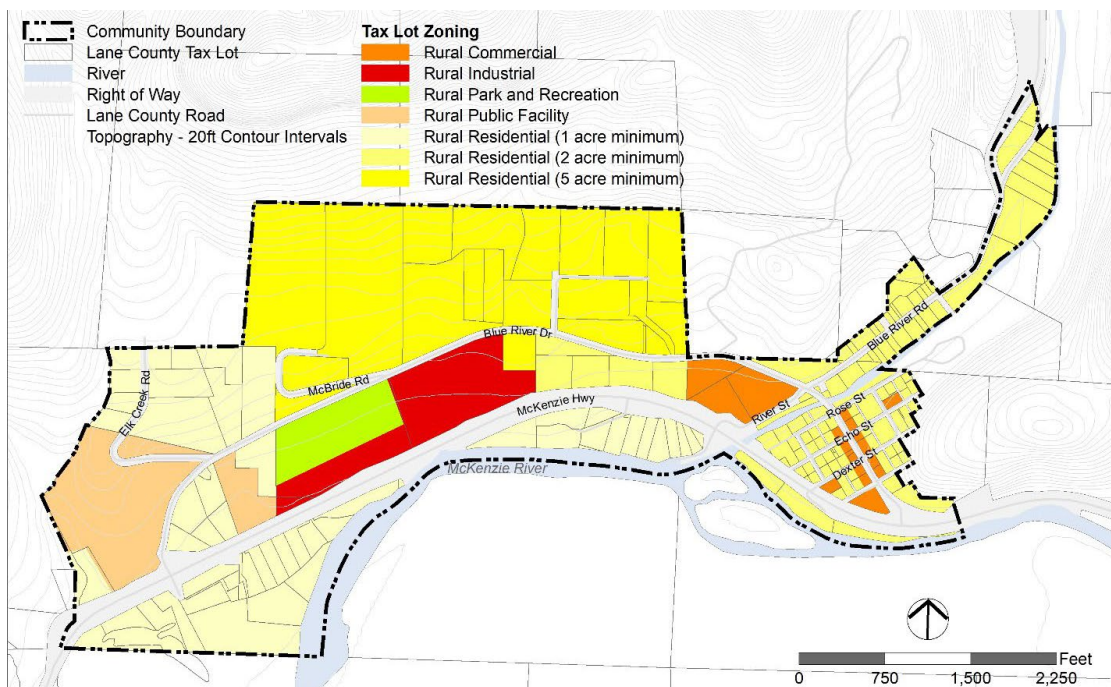


Figure 1. Existing Blue River unincorporated community zoning map.

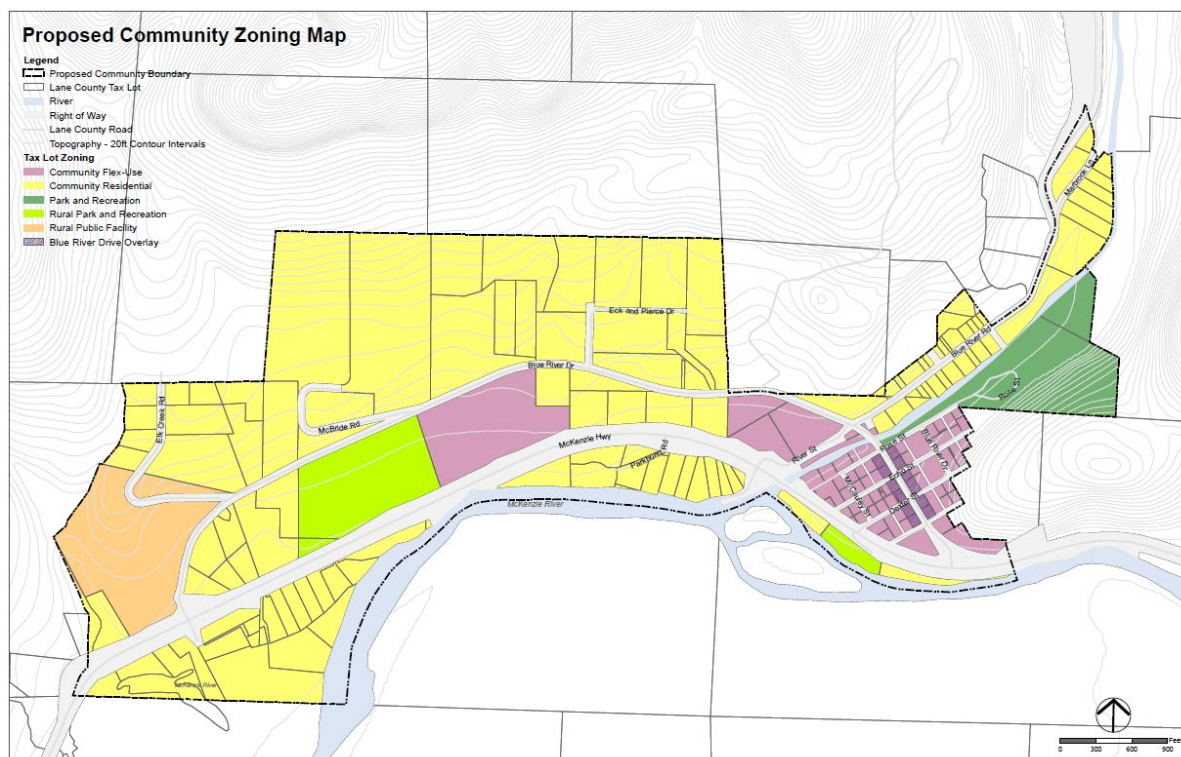


Figure 2. Proposed Blue River unincorporated community zoning map. This map will appear in the Plan. Official Lane County Zoning Map updated to reflect changes in Figure 2.

Figure 2 is the proposed Blue River community zoning map. As seen in **Figure 2**, the parcels in downtown Blue River and north of River Street, just across the bridge beyond Rose Street, north will be rezoned to a new zoning designation called Community Flex Use (CFU). The CFU zone allows for a flexibility of uses, including residential, commercial, and mixed-use. The flexibility in zoning is one key tenet of what the community expressed they wanted to see in the Plan. All other properties zoned Rural Residential will be rezoned to Community Residential (CR).

For all intents and purposes, a zoning designation of CR is the same as Rural Residential, but for a reduction in the minimum lot size from 2-acres to 1-acre. Another important aspect of **Figure 2** is the change of the property known as “Three Sisters Meadow” (3SM), located less than a mile from downtown Blue River. The 3SM property is the only property containing a zoning designation outside of downtown Blue River (seen in purple). In 2021, the property was donated to Blue River by the owners of The Seneca Family of Companies. Because Blue River is unincorporated, the community asked the McKenzie Community Land Trust to accept the land donation as the interim owner. The 3SM site is 16 acres. The zoning of 3SM is proposed to change from Rural Industrial to CFU. This zoning designation allows for a flexibility of uses and grants developers more discretion to decide the best use of the property, as permitted in the CFU zone.

Figure 2 also displays the inclusion of Blue River Park into the Blue River community boundary and having a zoning designation of Park and Recreation. The last notable change in **Figure 2** is the property containing the McKenzie School District Track. As seen in **Figure 1** this property is split-zoned Rural Industrial and Rural Park and Recreation. A more appropriate classification of Park and Recreation is proposed for this property.

Figure 3 is the existing plan designation map of Blue River. The Plan changes the plan designation of several areas of Blue River.

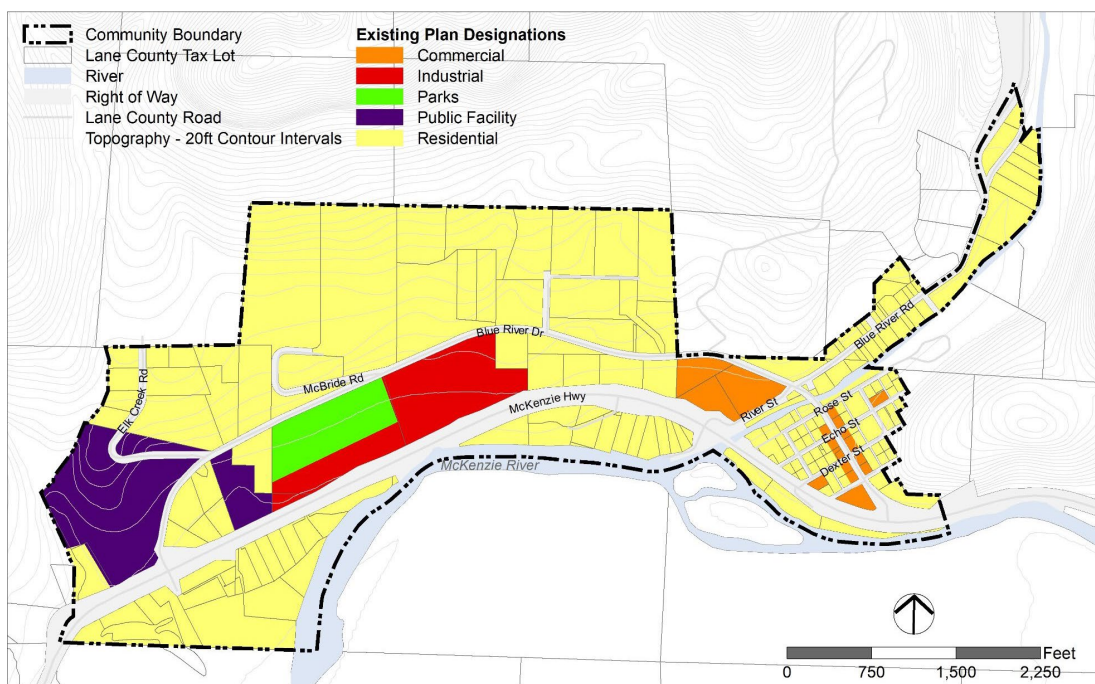


Figure 3. Existing plan designation map of Blue River.

Figure 4 is the proposed plan designation map of Blue River.

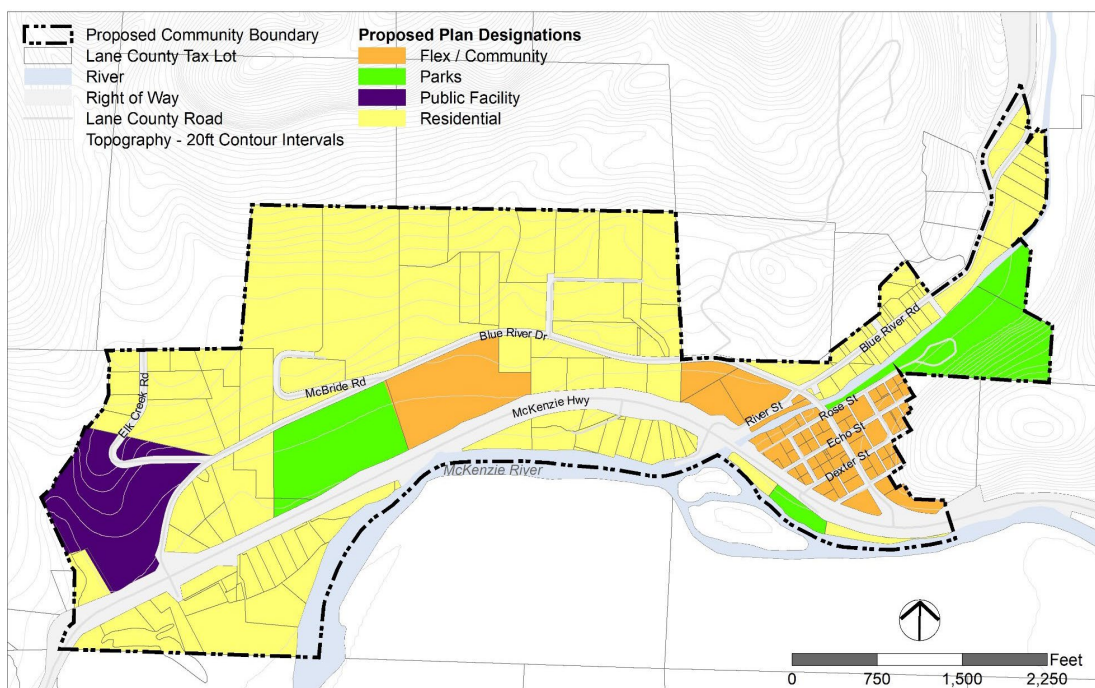


Figure 4. Proposed plan designation map of Blue River.

Consistent with the proposed rezoning of several areas of Blue River, those same areas will also have its plan designation changed, to be consistent with the new proposed zoning designations. The proposed plan designations are a broader classification than zoning.

This ends the summary of the changes to the zone and plan maps of Blue River. The next several pages of findings continue to address the approval criteria for changes to zoning, rezoning and amendments to requirements (LC 16.252(2)).

FINDING: The approval standard is : ***“shall not be contrary to the public interest.”***

The Plan was created at the behest of the Blue River community. Creation of the Plan involved numerous focus groups, interviews, work sessions, and community meetings. The outcome of these efforts were four guiding goals that represent the public interest:

- Livable and Resilient Community;
- Identifiable and Inviting Downtown;
- Transportation Accessibility; and
- Recreation Destination.

The Plan implements these four goals by the rezone of certain areas of Blue River, adjustment of the Blue River community boundary, and adoption of new development standards. Accordingly, the rezonings and Lane Code requirement amendments are no contrary to the public interest.

FINDING: The approval standard is : ***“enacted to achieve the general purpose of this chapter.”***

The foundation for creating the Plan, including the necessary components to effectively implement it—such as rezones and amendments to LC—is guided by the four Goals developed by the Blue River community and stakeholders. Consequently, once enacted, each of the four Goals achieves the general purpose of LC Chapter 16.003, as detailed below.

Goal 1: Livable and Resilient Community

Purpose 1: Ensures development aligns with the land's character, promoting health, safety, and welfare.

Purpose 5: Supports the provision of affordable housing, enhancing livability for residents.

Purpose 12: Addresses recreational needs, contributing to a vibrant community life.

Goal 2: Identifiable and Inviting Downtown

Purpose 2: Protects and diversifies the economy, fostering a lively downtown that attracts residents and visitors.

Purpose 10: Ensures a clean environment, enhancing the appeal of downtown spaces.

Purpose 13: Conserves cultural and scenic resources, enriching the character of the downtown area.

Goal 3: Transportation Accessibility

Purpose 9: Promotes a convenient transportation system that accommodates all users, enhancing connectivity.

Purpose 7: Supports orderly land use transitions that facilitate transportation development and access.

Purpose 1: Ensures safe and efficient transportation routes that protect public health and safety.

Goal 4: Recreational Destination

Purpose 4: Conserves farm and forest lands, ensuring the natural environment remains intact for recreational use.

Purpose 6: Encourages sustainable land use that conserves energy while enhancing access to recreational opportunities.

Purpose 13: Protects open spaces and natural resources, making Blue River an attractive destination for outdoor activities.

Approval standard: ***“zonings and rezonings shall be consistent with the specific purposes of the zone classification proposed.”***

FINDING: The Plan creates three new zones: Community Flex Use Zone (CFU), Community Residential (CR), and a Blue Rive Drive Overlay (BRDO).

The purpose of the CFU zone is to:

“allow maximum flexibility in residential, commercial, and light industrial uses within an unincorporated community boundary that is more densely developed than typically allowed in rural Lane County. The CFU zone is also intended to allow for development flexibility.”

The CFU zone is consistent with the specific purpose of the CFU zone because the newly created CFU zone includes development standards and permitted, and conditional uses that allow for maximum flexibility in residential, commercial, and light industrial uses. Furthermore, flexibility in development is achieved through allowance of any of the three permitted use types. This flexibility leaves it up to the developer to decide what use best fits their property and is best suited to serve Blue River. For these reasons, the CFU zone’s purpose is consistent with the proposed zoning classification of Community Flex Use.

The purpose of the Community Residential zone is to:

- (a) To implement the policies of the Lane County Rural Comprehensive Plan (RCP) pertaining to developed and committed lands within unincorporated communities;
- (b) To promote a compatible and safe rural community residential living environment by limiting allowed uses and development to primary and accessory rural residential uses and to other rural uses compatible with rural residential uses and the uses of nearby lands;
- (c) To provide protective measures for riparian vegetation along Class I streams designated as significant in the RCP; and
- (d) To provide that LC 16.285 shall not be retroactive and that the Director shall not have authority to initiate compliance with LC 16.285 for uses and development lawfully existing (per LC Chapter 16) on the effective date that LC 16.285 was applied to the subject property.

The purpose of the CR zone is consistent with a proposed zoning classification of CR because the stated purpose is the same as was previously existing under a zoning classification of Rural Residential. The primary change with the CR zone is a reduction in minimum lot size. Because the purpose of the Rural Residential zone will not change upon a zone change to CR, the rezoning is consistent with purpose of the zone classification proposed.

The purpose of the BRDO is to:

“support the Community Plan goals of creating an identifiable and inviting downtown that is accessible for people walking, biking, driving, and taking transit. The design standards are intended to encourage commercial development that people want to visit. The Blue River Drive Overlay complements the implementation of the Blue River Drive Design, which provides for car parking spaces, shared lanes for bicycles, and street trees all within the right-of-way.”

The purpose of the BRDO is consistent with BRDO because the design standards create an identifiable downtown and creates a design that advances the goals of the Plan and the vision of the community. Based on the above, the rezonings are consistent with the specific purposes of the zone classification proposed.

FINDING: Approval standard: ***“zonings and rezonings shall be consistent with . . . applicable Rural Comprehensive Plan elements and components.”***

Staff's review of the RCP found the applicable RCP plan elements and components relevant to the proposed amendments, showing compliance with 16.252(2).

Goal Two: Land Use Planning

- ***Policy 10***

FINDING: This policy directs any changes in the planning and zoning for the unincorporated community to comply with OAR 660 Division 22. Consistency with Policy 10 is met because the Plan and accompanying amendments comply with OAR 660-022-0020, Designation of Community Areas, Subsection 4. These findings address compliance with OAR 660 Division 22 as part of the findings provided for Goal 14 of the Oregon Statewide Planning Goals. OAR 660 Division 22 is important here because it permits the inclusion of Blue River Park into community boundaries, provided certain criteria are met, which are discussed under Goal 14.

- ***Policy 11***

FINDING: Policy 11 lays out criteria for appropriate land use designations and densities for developed and committed areas (such as unincorporated communities). Because the Plan and accompanying amendments change density for Blue River and amend the minimum lot size, this policy must be amended. Policy 11.a.i.F will be amended as follows:

i. For the Unincorporated Communities of the McKenzie Watershed, the density for the creation of new lots or parcels shall be:

F. Blue River: upon the adoption of the Blue River Complete Community Plan (Ord. PA1393, 2024) density shall be set by community-specific zoning.
Minimum lot or parcel sizes will be contingent upon evidence that the creation of lots or parcels can accommodate wastewater treatment in accordance with Lane Code 13.060(1)(g).

~~2-acres for areas zoned RR2 prior to the adoption of Ord. PA 1173. 5-acres for areas zoned RR5 prior to the adoption of Ord. PA 1173. (1998 average parcel size" 4.56 acres in areas zoned RR5, 2.45 acres in areas zoned RR1 and .65 acres in RA zoned areas);"~~

With the proposed amended language, the proposal is consistent with Policy 11.

- **Policy 13**

FINDING: Policy 13 requires that rezoning within a “community” designation, of which Blue River is, shall be consistent with the following criteria:

- a. “The proposed use will not adversely affect the livability or appropriate development of the surrounding area”; and
- b. Commercial and industrial activities within Communities shall, to the greatest degree practicable, be concentrated in identifiable nodes which are favorably located with reference to transportation facilities and other public services.”

The “proposed use” in this instance is presumably the adoption of the Plan and the accompanying amendments and zone changes that come along with it. The Plan was created with the livability of Blue River residents at the forefront, and with community support. Livability of Blue River residents is not impacted by adoption of the Plan and the accompanying amendments, because the Plan was created by always referring back to the four community identified goals and linking each proposed amendment back to an identified goal.

Livability is not adversely affected, rather it is greatly enhanced by the Plan and accompanying amendments. Enhanced livability is achieved through allowing residents greater flexibility in how they chose to rebuild their properties, and by allowing outright residential and commercial uses in the Community Flex Use zone. Furthermore, greater livability is achieved through adoption of building design standards solely for properties fronting Blue River Drive that help aid in creating an inviting and identifiable downtown (Goal 2 of the Plan).

In addressing criterion (b), commercial and industrial uses are permitted on properties zoned Community Flex Use and such properties are located next to Blue River Drive – the primary transportation facility through Blue River. Water service as “Other public services,” is available from BRWD and wastewater service, at the moment, is available via private on-site septic systems, if the size of the property permits. The end-goal, with respect to wastewater service, is to have a community wastewater system and to no longer depend on on-site septic systems serving a sole property.

- **Policy 14**

FINDING: Policy 14 states that a zone change in this area shall be accomplished through an RCP refinement. Policy 14 is met because the proposed zone changes are being accomplished through the implementation of a refinement plan – The Blue River Complete Community Plan.

- **Policy 24**

FINDING: Policy 24 states: “Outside of designated ‘Community’ areas, all changes to Plan Diagram designations shall be evaluated through the County’s Plan Amendment procedure (LC 16.400) and approval based upon fulfillment of criteria therein.” The process described in Policy 24 is precisely the process by which adoption occurred. The proposed amendments are consistent with Policy 24.

Goal Three: Agricultural Lands

- **Policy 8**

FINDING: Policy 8 requires that maximum protection be given to agricultural activities by minimizing activities, particularly residential, that conflict with such use. There are no adjacent agricultural lands to the existing Blue River community boundary nor proposed Blue River community boundary. The existing and proposed community boundary of Blue River is surrounded by Forest Lands.

Goal Five: Open Spaces, Scenic and Historic and Natural Resources

- ***Policy 3 – Open Space and Scenic Areas***

FINDING: Policy 3 identifies the McKenzie Valley as an area of outstanding scenic value. Adoption of the Plan and the accompanying amendments will not change the outstanding scenic value of the McKenzie Valley because development is still limited to the community boundary and development was always permitted within the community boundary, so the Plan does not change this fact.

Notwithstanding, tax lots 00201 and 00204 will be included in the Blue River community boundary. Tax lot 00201 is already development with existing park and recreational uses. Development, if any, on tax lot 00204 would be in the form of a drain field to support a community wastewater system. Tax lot 00204 will continue to serve as a piece of Blue River Park, as it does now. Aside from temporary construction or development activities involved with the initial installation of a drain field, after installation is complete, the current scenic value of tax lot 00204 will not change as development on top of a drain field is not permitted.

- ***Policy 11 – Flora and Fauna***

FINDING: Policy 11 caps residential density where there is a “Major Big Game” designation and requires protections of big game in areas of the County that are not developed and committed. Lands within the Blue River community boundary are considered developed and committed; therefore, the “Impacted Big Game” designation, and “Major Big Game” areas, are not subject to this policy. The County is using OAR 660 Division 22 to justify the expansion of the Blue River community boundary to include Blue River Park and the adjacent parcel into the community boundary. The proposed amendment is consistent with Policy 11.

- ***Policy 13 – Flora and Fauna***

FINDING: Flora and fauna Policy #13 requires the protection of “1C” resources to the maximum extent possible by use of existing land use regulations.

FINDING: Major Big Game and riparian areas will continue to be adequately provided through Lane Code Chapter 16.253.

Goal Nine: Economy of the State

- ***Policy 9***

FINDING: Policy 9 states that tourism shall be considered as a base industry having high potential growth throughout the County. While the Plan is not explicitly or entirely directed at tourism of Blue River, it is an aspect of the redevelopment of Blue River. Creating an inviting and identifiable downtown Blue River increases Blue River’s chances at becoming a tourist destination which has benefits community-wide in terms of economic development and job opportunities.

Goal Eleven: Public Facilities

- ***Policy 2***

FINDING: Any increases in the levels of public facilities and services generated by the application of new or revised land use designations within an area shall, to the extent practicable, be financed and maintained by revenues generated within or as a result of those designated land uses. The wastewater study being performed by Lane County will take the potential mechanisms to finance potential wastewater systems into consideration. The proposed amendment is consistent with Policy 2.

Goal Fourteen: Urbanization

- **Policy 16**

FINDING: “Unincorporated communities shall be considered and treated as part of the County Plan with due consideration for community needs and values. Urban-level development requiring or ultimately likely to require urban services such as sewer and water systems shall not be approved unless the community itself, by public or private installation, can supply these services, and the development is in the form of an acceptable new development center proposal.” Although Lane County is analyzing the feasibility of a community wastewater system, it would be supplied by the community. OAR 660-011-0060(1)(f) defines “sewer system” as “a system that serves more than one lot or parcel, or more than one condominium unit or more than one unit within a planned unit development, and includes pipelines or conduits, pump stations, force mains, and all other structures, devices, appurtenances, and facilities used for treating or disposing of sewage or for collecting or conducting sewage to an ultimate point for treatment and disposal.”

FINDING: As outlined in **Section III**, the Plan and the associated amendments, including zone changes, are consistent with the applicable goals and policies of the RCP. The proposed amendment is consistent with Policy 16.

Approval standard: ***“zonings and rezonings shall be consistent with . . . applicable Statewide Planning Goals for any portion of Lane County which has not been acknowledged for compliance with the Statewide Planning Goals by the Land Conservation and Development Commission.”***

Staff’s review of Statewide Planning Goals is presented below and continues for several pages. Staff findings demonstrate compliance with LC 16.252(2).

Goal 1 - Citizen Involvement. To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

FINDING for Goal 1: Pursuant to the requirements of Lane Code, citizen involvement was pursued and incorporated in the preparation and review of Ordinance No. PA 1393 and Ordinance No. 24-08 follows:

- 12 community stakeholder interviews
- Three Project Advisory Committee meetings
- Two virtual public workshops
- November 8, 2023 - Community Meeting #1. The meeting involved a presentation by staff, a project status update, and a review of plan alternatives.
- December 5, 2023 - Lane County Planning Commission Work Session. Work session involved a presentation by staff, a project status update, and Planning Commission review, and guidance on the preferred plan alternative.
- April 30, 2024 – Community Meeting #2. The meeting involved a presentation by staff, a project status update, and a presentation of the selected preferred alternative.
- July 16, 2024 – Lane County Planning Commission Work Session.

- August 6, 2024 – Lane County Planning Commission Public Hearing #1.
- August 20, 2024 – Lane County Planning Commission Public Hearing #2.
- October 15, 2024 - Board of Commissioners First Reading (no public comment).
- October 29, 2024 – Board of Commissioners Second Reading/Public Hearing.

Goal 2 - Land Use Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

FINDING for Goal 2: The RCP was acknowledged by the Land Conservation and Development Commission (LCDC) as complying with statewide planning goals. LC 16.400, adopted and also acknowledged by LCDC specifies the means by which the RCP may be amended. Notice of the public hearing and pending adoption of the Plan, code amendments, new zoning designations, and Blue River community boundary adjustment was mailed to the Oregon Department of Land Conservation and Development (DLCD), the Oregon Department of Transportation (ODOT), the Oregon Department of Fish and Wildlife (ODFW) on July 31, 2024. The Plan, code amendments, new zoning designations, and community boundary adjustment follow the procedures outlined in Lane Code and these findings provide an adequate factual basis for action. The amendment therefore conforms to the established land use planning process and framework consistent with Goal 2.

Goal 3 - Agricultural Land: To preserve and maintain agricultural lands.

FINDING for Goal 3: The Plan seeks to create new development standards, zoning designations and to add Blue River Park into the community boundary. None of these actions involve or impact agricultural lands. Adoption of the Plan will not change any agricultural land use designations and is, therefore, consistent with Goal 3.

Goal 4 - Forest Lands: To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

FINDING for Goal 4: In regard to Statewide Planning Goal 4, Guideline B.1 Implementation states that before forest land is changed to another use, the productive capacity of the land in each use should be considered and evaluated. However, such a consideration is not necessary because OAR 660-022-0020(4)(b) permits community boundaries to include land that is designated for farm or forest use if the land was occupied by a church, cemetery, school, park, playground, community center, fire station, museum, golf course, or utility facility, prior to October 28, 1994. In the case of the inclusion of tax lots 00201 and 00204 into the Blue River community boundary, the tax lots were occupied by a park. Refer to **Section III** for a further discussion of inclusion of tax lots 00201 and 00204 into the Blue River community boundary.

Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources: To conserve open space and protect natural and scenic resources.

FINDING for Goal 5: The treatment of resources regulated under Goal 5 will not change as a result of the Plan, and therefore, the associated amendments are consistent with Goal 5.

Goal 6 - Air, Water and Land Resources Quality: To maintain and improve the quality of the air, water and land resources of the state.

FINDING for Goal 6: While the Blue River Park property is under consideration for siting of a community wastewater drainfield, the final feasibility and construction of a community wastewater system in Blue River are still unknown. Properties in Blue River may still utilize on-site septic system, subject to permitting and Department of Environmental Quality (DEQ) regulations. Regardless of how it eventually takes form, wastewater treatment in Blue River is still subject to DEQ regulations. By following DEQ regulations, property owner due diligence, and review and permitting by Lane County Sanitarian of wastewater development proposals, the provision of wastewater service to Blue River properties are not anticipated to degrade the water resources of Blue River. Implementation of a community wastewater system will in part, alleviate reliance on underground septic systems and their propensity to fail over time and lead to contamination or pollution (see finding from Dyer Partnership study under Goal 11). No development proposals will be approved without first showing capacity to handle wastewater in accordance with state law and DEQ regulations. Presently, development in Blue River is permitted but development of a greater density, as contemplated in the Plan, is restricted by wastewater limitations. Such limitations will be in part addressed by the imposition of a community wastewater system. Because the treatment of resources regulated under Goal 6 will not change as a result of the Plan, and therefore, the associated amendments are consistent with Goal 6.

Goal 7 - Areas Subject To Natural Disasters And Hazards: To protect life and property from natural disasters and hazards.

FINDING for Goal 7: Much of Blue River was destroyed by wildfire because of the “Holiday Farm Fire” that occurred in September 2020. This Plan is not a hazard mitigation plan. The Plan itself does not increase the likelihood of damage to people or property in Blue River. Implementation of Goal 7 is primarily aimed at limiting development in areas subject to natural hazards. Much of downtown Blue River lies in floodplain Zone A. Any proposed development will still need to meet applicable floodplain development standards and fire mitigation measures, where and if applicable. The proposed amendments are consistent with Goal 7.

Goal 8 - Recreational Needs: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

FINDING for Goal 8: Recreational activities and opportunities is a value of the residents of Blue River and is Plan Goal 4 Recreational Destination, which states “Blue River is located within a pristine natural environment and is a destination to access surrounding recreational opportunities.” Included in the Plan is a proposal to bring a parcel of land immediately adjacent to Blue River Park into the community boundary to aid in meeting drain field standards for a community wastewater system. Elsewhere, a multi-use path is proposed that would connect downtown to the McKenzie School District and the Three Sisters Meadow (TSM) site. Adoption of the Plan does not limit or restrict any current or future recreational needs; rather, it provides avenues for increased recreational opportunities and is consistent with Goal 8.

Goal 9 - Economic Development: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.

FINDING for Goal 9: A primary component of the Plan and the new development standards is to provide an environment that promotes increased economic development with a greater emphasis on commercial businesses. Included in the Plan is the new zoning designation of Community Flex Use (CFU). In the CFU zone commercial uses are permitted as outright permitted uses, subject to community compatibility standards. The proposed amendments are consistent with Goal 9.

Goal 10 – Housing: To provide for the housing needs of citizens of the state.

FINDING for Goal 10: The Plan is intended to provide more housing within Blue River. This is achieved through the adoption of the CR and CFU zone. Housing in which housing is permitted outright in both and lot development standards are more reflective of existing platted lot sizes and are flexible to enable more efficient use of limited land. In the CFU zone, the minimum lot size will be reduced from the current 1-2 acres for properties in the downtown's Rural Residential zoning designation to 8,000 square feet. In any case, a property's size must be sufficient to accommodate sewerage. Furthermore, up to two single-family dwellings or one two-family dwelling (duplex) are permitted per lot in the CR zone. The proposed amendments are consistent with Goal 10.

Goal 11 – Public Facilities and Services: To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

FINDING for Goal 11: The planning for the timely, orderly, and efficient arrangement of public facilities and services is paramount to the Plan and the future of Blue River. Currently, Blue River does not have a community wastewater system. Properties in Blue River are presently served with water through the Blue River Water District (BRWD). The provision of water by BRWD to properties and residents in Blue River will not change as a result of the adoption. However, there is no community wastewater system in Blue River, properties in Blue River currently operate on an individual septic system with drain fields on each respective property. In 2012, prior to the Holiday Farm Fire, a study by the Dyer Partnership¹ inventoried existing septic systems in Blue River and found that 15-20% of the septic systems in Blue River were failing; this has only been exacerbated by the damage caused by the Holiday Farm Fire. Planning and testing for suitable locations for a community drain field to support a community wastewater system is underway and being led by Lane County Sanitation Department. The likely site for a community drainfield is the large and vacant empty field at Blue River Park. Preliminary analysis shows a capacity for eight dwellings to connect to a community wastewater system. The community wastewater system would likely primarily serve properties in downtown Blue River. Inclusion of a community wastewater system allows for a greater level of development on a property because space reserved for a drain field is not necessary. The proposed amendments are consistent with Goal 11.

Goal 12 – Transportation: To provide and encourage a safe, convenient and economic transportation system.

FINDING for Goal 12: A primary outcome of the Plan is to reduce reliance on automobiles and encourage transportation by walking, biking, and transit. To achieve this, the Plan proposes to exempt off-street parking requirements in the CFU zone. An exemption from off-street parking requirements does not mean that off-street parking cannot be provided, rather, it gives the business or developer the opportunity to decide the number of off-street parking spaces to meet their needs, not a number required by the County. Blue River Drive is proposed to have new right-of-way standards that are being advanced by Lane County Transportation Planning (not part of this Plan). The new right-of-way standards along Blue River Drive call for sidewalks on both sides to improve pedestrian safety and crosswalks at intersections. The addition of these features supports safe walking activity between key destinations including businesses, homes, and the library. The proposed amendments are consistent with Goal 12.

¹ As referenced in Blue River Density Feasibility Memo completed by Urban Collaborative as part of this project, dated May 16, 2023, and further referenced in Lane County Community and Economic Development, 2016.

Goal 13 – Energy: To conserve energy.

FINDING for Goal 13: The Plan will not change any County requirements related to energy, so this goal is not relevant to this amendment.

Goal 14 – Urbanization: To provide for an orderly and efficient transition from rural to urban land use.

FINDING for Goal 14: The Plan proposes to amend the Blue River community boundary to bring Blue River Park, and an adjacent parcel into the boundary of Blue River. The parcels under consideration for inclusion in the community boundary are Map and Tax Lot 16-45-21-00-00201 and 00204. Tax Lot 00201 is serving as the current Blue River Park is approximately 20-acres and zoned PR – Parks and Recreation by the RCP. The parcel immediately north is tax lot 00204, outside the community boundary, and is zoned F2 – Impacted Forest. Both parcels are proposed to be brought into the Blue River community boundary. The majority of Blue River Park will continue to exist as is and serve as a park for visitors and residents of Blue River. However, a vacant portion of the park and the parcel to the north, to be included in the Blue River community boundary are under consideration for use as a drainfield to support a community wastewater system. Tax lot 00204 will be rezoned to Park and Recreation and contain an RCP designation of Parks (P). Tax lot 00201 already contains these zone and plan designations. Tax lot 00204 is already existing as a de-facto portion of Blue River Park and by bringing it into the Blue River community boundary, it will be put to its best use as part of the community wastewater drain field. Furthermore, since no development can occur on a drainfield, tax lot 00204 will remain undeveloped and forested, effectively retaining its former designation as F2 – Impacted Forest. See **Figure 5** below.



Figure 5. Parcel to be brought into Blue River Community Boundary, outlined in red. Blue River Park is under consideration as a community wastewater system drainfield, primarily serving parcels located in downtown.

The parcel to be added to the community boundary is owned by the Blue River Park and Recreation District, is undeveloped, and consists of forested trees. The parcel is proposed to be included in the community boundary because it is immediately adjacent to the existing boundary of Blue River Park, so it is effectively already serving as a park for Blue River residents and for its capacity to aid in establishing a drainfield to support a community wastewater system to serve parcels in downtown Blue River. The newly added parcel will remain undeveloped and be rezoned to Parks and Recreation to match the zoning of the adjacent parcel.

Notwithstanding, Goal 14 of the RCP includes policy 1(c) stating that any addition to a community boundary shall be justified by a valid exception to Statewide Goal 2, Part II. Staff address policy 1(c) of the RCP by performing a review of OAR 660-022-000, which is the division that deals with unincorporated communities in Oregon. The purpose of the unincorporated communities' rule is to expedite the planning process for counties by reducing the need to take lengthy goal exceptions. This is precisely what staff will address as part of these findings and justification for amending the Blue River community boundary without pursuing a goal exception.

Goal 15 – Willamette River Greenway: To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

FINDING for Goal 15: Adoption of the Plan and its accompanying amendments will not change any County requirements related to the Willamette River Greenway. Therefore, this goal is not applicable.

Goal 16 - Estuarine Resources: To recognize and protect the unique environmental, economic, and social values of each estuary and associated wetlands; and to protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic, and social values, diversity and benefits of Oregon's estuaries.

FINDING for Goal 16: Adoption of the Plan and its accompanying amendments will not change any County requirements related to estuarine resources. Therefore, this goal is not applicable.

Goal 17 - Coastal Shorelands: To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and to reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shorelands.

FINDING for Goal 17: Adoption of the Plan and its accompanying amendments will not change any County requirements related to coastal shorelands. Therefore, this goal is not applicable.

Goal 18 - Beaches and Dunes: To conserve, protect, where appropriate develop and where appropriate restore the resources and benefits of coastal beach and dune areas; and to reduce the hazard to human life and property from natural or man-induced actions associated with these areas.

FINDING for Goal 18: Adoption of the Plan and its accompanying amendments will not change any County requirements related to beaches and dunes. Therefore, this goal is not applicable.

Goal 19 - Ocean Resources: To conserve the long-term values, benefits, and natural resources of the nearshore ocean and the continental shelf. All local, state, and federal plans, policies, projects, and activities which affect the territorial sea shall be developed, managed and conducted to maintain, and where appropriate, enhance and restore, the long-term benefits derived from the nearshore oceanic resources of Oregon. Since renewable ocean resources and uses, such as food production, water quality, navigation, recreation, and aesthetic enjoyment, will provide greater long-term benefits than will nonrenewable resources, such plans and activities shall give clear priority to the proper management and protection of renewable resources.

FINDING for Goal 19: Adoption of the Plan and its accompanying amendments will not change any County requirements related to ocean resources. Therefore, this goal is not applicable.

Section III. Amendment of Blue River Community Boundary, Pursuant to OAR 660-022-0020.

(4) Community boundaries may include land this is designated for farm or forest use pursuant to Goals 3 and 4 if all the following criteria are met:

(a) The land is contiguous to Goal 3 or 4 exception lands included in the community boundary;

FINDING: The Blue River Community Boundary is being expanded pursuant to OAR 660-022-0020, which is the unincorporated communities rule. **Section III** will discuss each provision of OAR 660-022-0020 that must be met in order to expand an unincorporated community boundary using this rule. See **Figure 6**, at the end of **Section III**, for a depiction of the expansion of the Blue River community boundary.

Tax lots 00204 and 00201 will remain contiguous with developed and committed lands zoned Rural Residential to the south and west that are Goal 3 or 4 exception lands included in the community boundary. When the unincorporated community was adopted, an exception was taken to Goals 3 & 4. Both parcels will serve as a buffer from forest uses from the impacted forest lands beyond the boundaries of tax lots 00204 and 00201. Both tax lots 00204 and 00201 have historically been “developed and committed” as a park.

(b) The land was occupied on the date of this division (October 28, 1994) by one or more of the following uses considered to be part of the community: Church, cemetery, school, park, playground, community center, fire station, museum, golf course, or utility facility;

FINDING: According to the Blue River Park and Recreation District’s website², the Blue River Park was first created in 1952 as a result of a generous gift by Fred and Dorothy Behm. Therefore, tax lot 00201 existed as a community park in 1952 and continues to exist to this day. After inclusion in the community boundary, tax lot 00201 will remain as a community park for residents of Blue River.

Tax lot 00204 has historically been and continues to be an extension of Blue River Park, albeit less intensively. The current circular pedestrian walking path that makes up a portion of Blue River Park extends over the property boundaries of tax lot 00204 and into 00201. Staff find tax lot 00201 has historically been “developed and committed” as a park and tax lot 00204 is an extension of park uses because existing park uses on tax lot 00201 fall over into tax lot 00204, amenities that are present, such as the walking path, and is used as a park by the Blue River community. Therefore, staff conclude that both parcels – tax lots 00201 and 00204 were occupied by park uses prior to October 28, 1994.

(c) Only the portion of the lot or parcel that is occupied by the use(s) in subsection (b) of this section is included within the boundary; and

FINDING: Tax lots 00201 and 00204 will be brought into the Blue River community boundary. Both tax lots are historically developed and committed with park uses and will continue to be used as a park resource following inclusion into the community boundary. If a portion of both tax lots do end up being used for a community wastewater drain field, the lands occupying the drain field can still be used for a walking and jogging path for recreationalists, but no uses that penetrate the ground would be permitted.

² <https://www.blueriverpark.com/about>

(d) The land remains planned and zoned under Goals 3 or 4.

FINDING: An RCP designation of Park and Recreation is considered to be resource land. Following inclusion into the Blue River community boundary, both parcels will contain the RCP designation of Park and Recreation. Therefore, both parcels will remain resource lands, and no exception will be taken.

For these reasons, the Board finds that the inclusion of tax lots 00201 and 00204, into the Blue River community boundary is justified under OAR 660-022-0020(4).



Figure 6. Proposed community boundary expansion outlined in yellow to bring tax lots 00201 and 00204 into the boundary of Blue River.

Section IV. Conclusion

Regarding these criteria the Board finds as follows:

- The Blue River Complete Community Plan, zone changes, amendments to Lane Code and RCP serve the public interest and support the development and redevelopment of the Blue River community.
- The Blue River Complete Community Plan, zone changes, amendments to Lane Code and RCP meet the applicable approval criteria as contained in these findings.
- The process by which amendments to RCP, adoption of refinement plans, and amendments to Lane Code has been duly followed, including public and DLCD notice.

Based upon all of the above findings, the Board approves adoption of the proposal.