



CITY OF OAKRIDGE

OAKRIDGE, OREGON 97463

782-2258

TABLE OF CONTENTS FOR VOLUME IV COMPREHENSIVE PLAN

	PAGES
I. INTRODUCTION TO VOLUME IV	(1)
II. ORDINANCE ADOPTING VOLUME IV	(2)
III. OAKRIDGE COMPREHENSIVE PLAN GOALS AND OBJECTIVES (1977)	(3 - 8)
IV. ORDINANCE ADOPTING COMPREHENSIVE LAND USE PLAN (1978)	(9 - 12)
V. COMPREHENSIVE PLAN POLICIES	(13 - 19)
A. Transportation	(13 - 19)
B. Land Use	(20 - 28)
Residential (Urban and Rural)	(20 - 29)
Public Facilities and Government	(22)
Commercial	(23)
Park, Recreation and Open Space	(24 - 25)
Industrial (Limited and Heavy)	(26 - 27)
Aggregate Extraction	(27)
Willamette National Forest	(28)
Forest Resource Policy	(28)
Agriculture, Grazing and Timber	(28)
Rural Lands	(28)
Exceptions Statement	(29)
C. Housing	(30 - 32)
D. Energy Conservation	(33 - 35)
E. Economic Development	(36 - 40)
F. Natural Resources	(41 - 50)
G. Public Facilities & Services, LCDC 11	(51 - 55)
H. Implementation Programs and Policies	(56 - 62)
Urban Growth Boundary	(56 - 57)
Potential Urban Services Area	(57 - 58)
Other	(58 - 62)

VI. COMPREHENSIVE PLAN DIAGRAM

FOLD OUT

I. INTRODUCTION

Volume IV of the City of Oakridge Comprehensive Plan is a set of policies, maps and diagrams adopted on September 17, 1981 by the City Council. The contents replace and supercede the policies expressed in Volume III (5-15-81). This revision was caused by plan deficiencies identified by the Land Conservation and Development Commission in September 1980.

Volume I of the Comprehensive Plan was approved by the Oakridge Planning Commission in October 1977. It contains generous amounts of background and technical data about the Oakridge area. Many of the policies in the subsequent volumes are based upon the material in Volume I. When the Comprehensive Plan was adopted on April 6, 1978 the policies, as amended by the City Council, were re-published as Volume II.

Volume III was adopted in May 1980 and contained several amendments that were made as part of the biennial review process required in the ordinance adopting the original plan.

Volume IV includes the same goals that were adopted in 1977, new statements of policy on a variety of subjects and a new plan map. The items within the appendix of Volume III have been folded into the policy framework of Volume IV.

II ORDINANCE NO.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN (ORDINANCE NO. 550 - AS AMENDED)

THE CITY OF OAKRIDGE ORDAINS AS FOLLOWS:

SECTION ONE: AMENDING COMPREHENSIVE PLAN

Adopt by reference the enclosed document (exhibit A) as Volume IV of the Oakridge Comprehensive Plan.

Significant changes in the policies of Volume IV from previous volumes include:

1. Urban Growth Boundary
2. Policies on flood plain and slope hazards.
3. Policy on Medium Density Housing
4. Revised Comprehensive Plan Map depicting all current plan designations.

SECTION TWO: EFFECT OF AMENDMENT

Ordinance No. 550 as heretofore and herein amended shall remain in full force and effect.

PASSED BY THE COMMON COUNCIL of the CITY OF OAKRIDGE this _____ day of SEPTEMBER, 1981.

APPROVED AND SIGNED BY THE MAYOR of the CITY OF OAKRIDGE this _____ day of SEPTEMBER, 1981.

PETER G. KLOSTERMAN - MAYOR

ATTEST:

LAURA J. STALCUP - CITY RECORDER

AYES: _____

NAYS: _____



III GOALS AND OBJECTIVES

Although basic State-wide planning goals have been adopted by LCDC, these basic building blocks have been further refined and expanded upon in terms meaningful to the City of Oakridge. Fundamental concepts which are well-founded in the community have been developed to provide the foundation of the Oakridge Plan. To achieve this foundation, the Citizens' Advisory Committee evaluated community resources, examined issues and opportunities and outlined Goals and Objectives upon which to base planning proposals for attaining the character and quality of community environment expressed as being desirable for Oakridge and its urbanizing area.

Initial definition of planning Goals and Objectives was attained February 15, 1977, with provisional adoption by the Citizens' Advisory Committee. This adoption provided the fundamental guidance through plan preparations, and with minor subsequent modifications, is presented as follows:

1. Community Position Orientation, Function, or Reason for Being (LCDC 2, 4, 8)

GOAL: SUB-REGIONAL SERVICE CENTER MAINTAINED IN A SMALL-TOWN SETTING RELATED TO:

- Area-wide recreation potential.
- Elderly retirement growth.
- Local economic base of timber harvest and processing.

2. City Image, Identity, and Visual Appearance (LCDC 2, 4, 5, 6)

GOAL: IMPROVE THE IMAGE AND VISUAL APPEARANCE OF MAN'S ACTIONS WITHIN OAKRIDGE TO COMPLEMENT AND HARMONIZE WITH THE NATURAL ENVIRONMENTAL SETTING IN WHICH THE CITY IS SITUATED.

3. Environment (LCDC 4, 5, 6, 7)

GOAL: MAINTAIN QUALITY AIR AND WATER STANDARDS AND IMPROVE OVERALL QUALITIES OF ALL LAND RESOURCES WITH PARTICULAR ATTENTION TO:

Rivers and streams and their interrelationship with the City. Soil conditions, terrain slope, and natural vegetative cover.

4. Economy (LCDC 9)

GOAL: ENCOURAGE DIVERSIFICATION OF LOCAL ECONOMIC BASE THROUGH:

Expanded timber resources processing.
Recreational and elderly support activities.
Sub-regional services.

5. Growth (LCDC 2, 14)

GOAL: OAKRIDGE GROWTH AND RELATED URBANIZATION POLICY IS TO MAINTAIN A SMALL-TOWN CHARACTER IN HARMONY WITH THE LOCAL ENVIRONMENT.

Areas for urbanization are based on the following:

A. Urbanization for the planning period up to 1990, is based upon the programmed capacity of the waste water treatment plant of 6,000 equivalent population. This is to be expressed in an intermediate urban services area that recognizes:

*Existing growth capabilities within the corporate city limits and immediate fringe areas.

*Anticipated rates of growth and land consumption.

*Maintenance of sufficient market choice in land that does not result in undue economic impact.

B. Identification of potential areas for urbanization that may accommodate growth beyond the current planning period and:

*Establish a continuing and timely review process that monitors the growth and character of Oakridge that is responsive to time, change and maintenance to a small-town character in harmony with the local environment.

6. Industry (LCDC 2, 9)

GOAL: PROVIDE SUFFICIENT COMMUNITY LAND RESOURCES FOR INDUSTRIAL EXPANSION THAT OFFER OPPORTUNITIES FOR:

Expanded timber resources processing.
Industrial diversification.
Non-polluting activities.

7. Housing (LCDC 10)

GOAL: ENCOURAGE HOUSING OPPORTUNITIES OF A QUALITY AND DIVERSITY WHICH ARE RESPONSIVE TO COMMUNITY DEMANDS, TO INCLUDE:

Individual home ownership.
Maintenance and/or upgrading of existing housing inventory.
Mobile home and/or modular unit integration into inventory.
Public-supported delivery programs.

8. Commerce (LCDC 2, 9)

GOAL: ENCOURAGE A FULL RANGE OF QUALITY RETAIL AND SERVICE COMMERCIAL FUNCTIONS TO ADEQUATELY SERVE THE CITY AND ITS SUB-REGIONAL SERVICE AREA.

Recognize and direct the following:

The declining retail function of "old-town" and the need to establish a meaningful and attainable future role for this segment of the community.

Highway strip-commercial development quality, access, and off-street parking.

Transient market opportunities.

9. Public Facilities and Services (LCDC 2, 11)

Schools (LCDC 11)

GOAL: PROVIDE FOR SCHOOL FACILITIES AND PROGRAMS COMMENSURATE WITH IDENTIFIED DEMANDS OF THE COMMUNITY, INCLUDING CONSIDERATION OF:

Community/school related programs for education, culture, and recreation for both the young and the elderly.

Feasibility of city-school joint use/development of school and/or park sites.

Related school/city activities coordinated for optimum community benefits.

Parks and Recreation (LCDC 8)

GOAL: ENCOURAGE SATISFACTION OF MAJOR OPEN-SPACE RECREATIONAL REQUIREMENTS THROUGH USE OF AREAS PROVIDED IN ADJACENT PUBLIC FOREST RESERVES.

PROVIDE FOR COMMUNITY PARK AND RECREATION NEEDS AT TWO (2) LEVELS, COMMUNITY-WIDE FACILITIES AND NEIGHBORHOOD FACILITIES, TO INCORPORATE:

Existing waterway frontage in a meaningful and attainable role.

Youth and elderly recreation and leisure requirements with respect to community-wide facilities.

Consideration of joint use/development of school and park sites.

Open Spaces, Scenic and Historical Sites, and Natural Resources (LCDC 5)

GOAL: MAINTAIN THE OPEN-SPACE CHARACTER OF A SMALL TOWN SURROUNDED BY FORESTED MOUNTAIN PUBLIC RESERVES.

IDENTIFY AND PRESERVE OUTSTANDING SCENIC VIEWS AND VISTA IDENTIFIED BY THE COMMUNITY.

IDENTIFY HISTORIC AREAS, SITES, STRUCTURES, AND OBJECTS AND INCORPORATE DESIRABLE FEATURES IN OPEN-SPACE CONSIDERATIONS.

IDENTIFY AND PRESERVE NATURAL RESOURCES WHICH MAY INCLUDE MINERAL AND AGGREGATES; ENERGY SOURCES; FISH AND WILDLIFE AREAS AND HABITATS; ECOLOGICAL AND SCIENTIFICALLY SIGNIFICANT NATURAL AREAS; AND WATER AREAS, AIR QUALITY, WETLANDS, WATERSHEDS, AND GROUNDWATER RESOURCES.

Fire Protection

GOAL: COORDINATE COMMUNITY DEVELOPMENT STRATEGY WITH WATER SYSTEM ENGINEERING EVALUATION AND UPGRADING TO OBTAIN OPTIMUM FIRE RATING CLASSIFICATION AND SERVICE CAPABILITIES.

PROVIDE FIRE PREVENTION CAPABILITIES COMMENSURATE WITH PROPERTY VALUATION TO BE PROTECTED.

Sewerage System

GOAL: COORDINATE COMMUNITY DEVELOPMENT STRATEGY WITH SYSTEM ENGINEERING EVALUATION AND UPGRADING TO INSURE OPTIMUM SERVICE CAPABILITIES WITHIN ENVIRONMENTAL LIMITATIONS.

City Government

GOAL: PROVIDE GOVERNMENTAL SERVICES COMMENSURATE WITH THE NEEDS OF THE COMMUNITY AND FINANCIAL ABILITY.

Garbage and Rubbish Disposal

GOAL: RECOGNIZE CURRENT LIMITATIONS OF EXISTING SANITARY LANDFILL AND COORDINATE NEEDS OF THE COMMUNITY WITH PROGRAMS FOR SOLID WASTE MANAGEMENT AND RESOURCE RECOVERY.

ENCOURAGE AND SUPPORT RE-CYCLING OF COMMUNITY SOLID WASTES FOR RESOURCE RECOVERY.

10. Energy Conservation (LCDC 13)

GOAL: FACILITATE ENERGY CONSERVATION THROUGH COMMUNITY DEVELOPMENT STRATEGY.

ENCOURAGE ENERGY CONSERVATION THROUGH GOVERNMENTAL PROGRAMS DIRECTED TOWARD INDIVIDUAL CONSERVATION EFFORTS, SUPPORTED BY TAXATION INCENTIVES AND EDUCATIONAL PROGRAMS.

11. Transportation (LCDC 12)

Major Highway

GOAL: FUNCTIONALLY UPGRADE HIGHWAY 58 TO BETTER ACCOMMODATE AND CONTROL MULTI-FUNCTIONAL ROLE OF THROUGH TRAFFIC ROUTE, ACCESS TO ABUTTING PROPERTY AND LOCAL CIRCULATION.

Local Streets

GOAL: DESIGNATE A SYSTEM OF ARTERIALS, COLLECTORS, AND LOCAL STREETS. DEVELOPMENT STANDARDS OF IMPROVEMENT FOR ARTERIAL, COLLECTOR, AND LOCAL STREETS.

Aviation

GOAL: PROTECT THE AIRPORT FROM ENCROACHMENT OF INCOMPATIBLE LAND USES AND PROVIDE FOR EXPANSION POTENTIAL IN SUPPORT OF LOCAL REQUIREMENTS AND RECREATION SUPPORT.

Railroad

GOAL: MINIMIZE DISRUPTION CAUSED BY PHYSICAL DIVISION OF THE COMMUNITY AND RELATED NOISE, VIBRATION, AND VISUAL BLIGHT.

ENCOURAGE APPROPRIATE DEVELOPMENT OF CURRENTLY UNDERUSED LAND HOLDINGS.

Alternate Transportation Modes

GOAL: COORDINATE MASS TRANSIT CONSIDERATION WITH COMMUNITY DEVELOPMENT STRATEGY BASED ON DEMAND AND ABILITY TO SUPPORT FINANCIALLY.

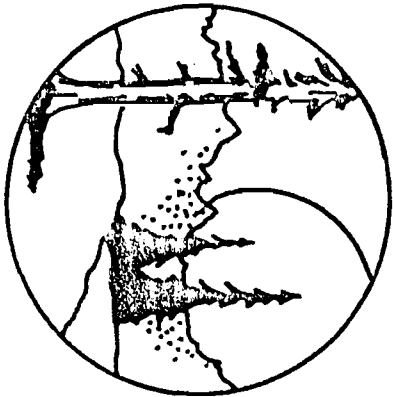
DEVELOP BICYCLE/PEDESTRIAN SYSTEMS APPROPRIATE TO LOCAL REQUIREMENTS AND ABILITY TO SUPPORT FINANCIALLY.

12. Implementation (LCDC 1, 11)

GOAL: MAINTAIN A SOUND PROGRAM OF LOCAL CITIZEN INVOLVEMENT AND INTER-GOVERNMENTAL COORDINATION IN SUPPORT OF PLAN ADOPTION, IMPLEMENTATION, AND FUTURE REVISION AND/OR UPDATING.

CONTINUALLY MONITOR LOCAL GOVERNMENTAL POLICIES AND THE IMPLEMENTATION
TOOLS TO INSURE THESE ADMINISTRATIVE DEVICES ARE ACCOMPLISHING THEIR
INTENDED PURPOSES WITH RESPECT TO COMMUNITY DEVELOPMENT.

Approved and adopted by the Oakridge Citizens' Advisory Committee
on May 17, 1977.



AN ORDINANCE ADOPTING A COMPREHENSIVE LAND-USE PLAN FOR
THE CITY OF OAKRIDGE.

IV ORDINANCE NO. 550

SECTION 1. PURPOSE. This ordinance adopts by reference a comprehensive plan for the City of Oakridge and its designated urban service area. The plan is entitled "Comprehensive Plan for Oakridge, Oregon" and consists of a report and one (1) map entitled "Comprehensive Plan - Oakridge, Oregon". It is attached as Exhibit A.

SECTION 2. POLICY. The plan contains statements and recommendations which are hereby adopted and acknowledged to be policy of the City of Oakridge in the following subject areas. The statements and recommendations are subject to periodic review and revision in compliance with good planning principles and changing community needs.

- a. A land use element which designates the proposed general distribution and general location and extent of the uses of land for housing, business, industry, and other categories of public and private uses of land, correlated with other elements of the plan;
- b. A transportation element consisting of the general location and extent of existing and proposed State highways, City and County arterials, City and County collector streets, airport and alternative transportation modes, all correlated with other elements of the plan;
- c. A public facilities element which designates the proposed general distribution and general location and extent of development for City governmental functions, State governmental functions, schools, parks, recreation, and open space and utilities, correlated with other elements of the plan;
- d. A housing element which identifies the general character of housing problems, obstacles related to the solution of housing problems, and planning activities and implementation actions to achieve improved housing conditions, correlated with other elements of the plan;
- e. An energy conservation element which identifies local sources of energy, potential for development of unused or underused sources of energy and recommended actions for conservation of energy, all correlated with other elements of the plan;
- f. An economic element which presents the current economic situation, establishes economic objectives (goals) and sets forth a program for economic development, all correlated with other elements of the plan;

- g. An implementation element setting forth implementation programs and policies, all correlated with other elements of the plan;
- h. Supporting maps, diagrams, charts, tables, descriptive material and analysis of basic studies used in developing the plan, to include associated development ordinances, regulations and standards.

SECTION 3. COMPREHENSIVE PLAN REVIEW, REVISION AND UPDATE. The Common Council of the City of Oakridge with the advice, counsel and participation of the Planning Commission and duly constituted Citizen Advisory Committee (CAC) for Comprehensive Planning, shall conduct a biennial review, or sooner should factors bearing on Oakridge's growth and development significantly change, of said plan prior to the end of each odd-numbered fiscal year to further define and keep current policies and proposals of the plan.

Such plan reviews shall be initiated and conducted as set forth below.

- a. The preparation of plans, implementation measures and plan revisions through the on-going land use planning process will generally be based on the following broad phases:
 - (1) Identify development problems and issues.
 - (2) Collect necessary factual information.
 - (3) Analyze information.
 - (4) Prepare alternate development policies.
 - (5) Identify and resolve any possible conflicts with plans of affected governmental units.
 - (6) Recommend policy for adoption.
 - (7) Evaluate policy and programs.
- b. The opportunity for citizens to initiate proposals and/or review and comment on plans and revisions during each of these phases will be as follows:

- (1) An individual, group, organization, business, agency, or professional staff may submit a proposal for revision or addition to the Oakridge Comprehensive Plan to the Citizen Advisory Committee at their regular meetings to be considered by the Committee for a future meeting.
- (2) The Committee will review the proposal relative to its work schedule to determine the appropriate time and context in which to consider the proposal.
- (3) If the proposal is considered inappropriate and rejected by the Committee, an explanation will be given to the initiator. The initiator may appeal to the Planning Commission.
- (4) Once the proposal has been scheduled for presentation to the Committee, it will follow, to the extent possible, phases (1-7) of (a) above.
- (5) Copies of any materials developed during phases 1-7 will be made available to the Committee members and at the City Hall for public review prior to the meeting at which the Committee will discuss the proposal.
- (6) The Committee will forward the proposal to the Planning Commission with its recommendations, minutes of the meetings, and recommendations will be made available to the public at City Hall and to the initiator. The Committee will determine those persons to be affected by the proposal and who should be directly notified and how, and make recommendations to the Planning Commission.
- (7) The Planning Commission will review all materials, make findings and hold hearings as necessary to make a final recommendation to the City Council for action on the proposal. The findings and recommendations will be made available to the public at City Hall, and mailed to the initiator. Notice of actions to be taken by the Planning Commission will be mailed to the initiator. Notice of actions to be taken by the Planning Commission will be taken by the Planning Commission will be made available to affected persons.

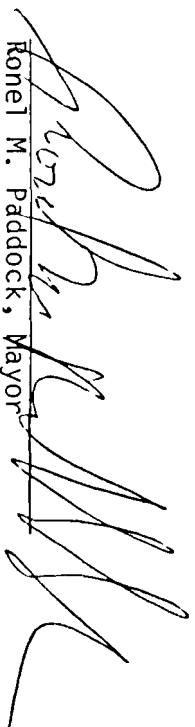
(8) The City Council will hold a final hearing to take action on the proposal. A written record of the reasons for the decision will be kept and made available to the public, Planning Commission, and the Citizen Advisory Committee.

SECTION 4. IMPLEMENTATION. This ordinance shall take effect in 30 days of adoption. The Mayor, Recorder and City Administrator are hereby authorized to certify the Comprehensive Plan to the State of Oregon Land Conservation and Development Commission, Lane County Board of Commissioners and the Lane County Assessor.

SECTION 5. AMENDMENTS. Amendments to the Comprehensive Plan of 1977 (map or text) are to be adopted by ordinances, amending the original Comprehensive Plan ordinance. Copies of the plan's amendments will be distributed to agencies whose programs affect the Oakridge area.

ADOPTED BY THE COMMON COUNCIL of the City of Oakridge this 6th day of April 1978.

APPROVED AND SIGNED by the Mayor of the City of Oakridge this 6th day of April 1978.


Ronel M. Paddock, Mayor

ATTEST: Laura J. Starcup
Laura J. Starcup, City Recorder

AYES: 4

NAYS: 2

TRANSPORTATION LCDC 12

MAJOR HIGHWAY

Name _____

Recommendations and Policies _____

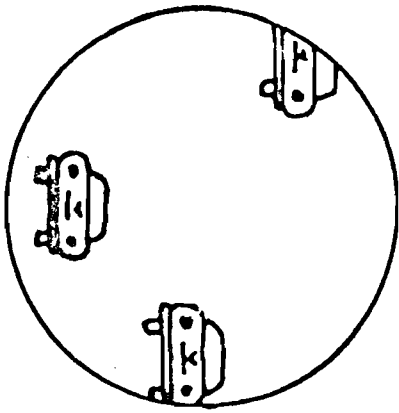
1. Willamette Highway - U.S. 58

Function
Principal vehicular traffic artery serving Oakridge and linking the community with other portions of the State and the Interstate Transportation System.

Recommendations and Policies

A. Upgrade and improve and/or modify existing alignment from the West City Limits to East of County Road No. 1299 (Kitson Springs Road) to:

- Provide a 5-lane section, with the center lane designated as a left turn refuge lane. Incorporate landscaped median development where appropriate.
- Provide curb and gutter, storm drainage and pedestrian sidewalks for traffic movement separation and safety; provide bicycle/handicapped ramps at intersections.
- Control access of new development through plan review process.
- Adopt on-street parking policy: parallel curb parking only. Prohibit perpendicular parking on private property immediately adjacent to highway with continuous access.
- Encourage development and redevelopment of adjacent commercial property off-street parking to optimize traffic safety and control ingress and egress.
- Install signalization at intersecting arterial and collector streets when necessary to improve safety and traffic carrying capacity.



Name _____

Recommendations and Policies

B. In the event a by-pass alignment becomes necessary for relocation of Highway 58, the City should be a party in the planning process for location, access and land use regulation.

ARTERIAL STREETS

1. County Road No. 1300 (Fish Hatchery Road)
2. County Road No. 713 (Salmon Creek Road), Commercial and West 2nd Street
3. Crestview, East 1st and Elder Street
4. Hills and Beech Streets
5. Oak, East 2nd and High Prairie Road
6. West Oak and County Road No. 836
7. Airport/Ridge Road

Function: Industrial area arterial and Highway 58 connector.

Function: "Old Town" arterial and Highway 58 connector.

Function: "Old Town" Arterial Access and Highway 58 connector.

Function: Arterial and Highway 58 connector.

Function: Service Area arterial.

Function: Service Area arterial and Westfir connector.

Function: Potential Urban Service Area arterial and secondary airport access road (Corridor to be determined in cooperation with affected property owners including State Aeronautics Division).

Recommendations and Policies

Minimum 60-foot right-of-way.

Urban: Curb and gutter, storm drainage and sidewalks with bicycle/bicycle path/handicapped ramps at intersections and/or bicycle path links. Bicycle path.

Rural: Upgrade and improve as traffic demands.

Name _____

Recommendations and Policies _____

COLLECTOR STREETS

1. Rainbow Road
Function: Willamette City collector and Highway 58 connector.
2. School Street and River Road
(north of School Street)
Function: Willamette City collector, Highway 58 relief and potential commercial service street.
3. Airport Road
Function: Airport access and Highway 58 connector.
4. Willamette Way
Realignment/Extension
Function: Industrial area service street and Highway 58 connector.
5. McFarland Road
Function: Rural collector and boundary of potential Urban Service area.
6. South Bank Road
Function: Rural collector and access to sewerage treatment plant and National Forest lands.

Recommendations and Policies

50-60-foot right-of-way.

Urban: Curb and gutter, storm drainage and sidewalks with bicycle/handicapped ramps at intersections and/or bicycle path links. Bicycle path.

Rural: Upgrade and improve as traffic demands.

Name _____

Recommendations and Policies _____

LOCAL STREETS

1. All Local Streets

Function: Public access to private and public property and principal location for public utilities.

Recommendations and Policies

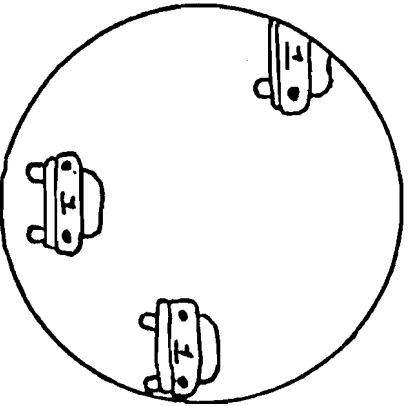
Minimum 50 Feet Right-Of-Way.

Urban: Curb and gutter, storm drainage and sidewalks with bicycle/handicapped ramps at intersections and/or bicycle path links. Bicycle path.

Encourage upgrading minimum right-of-way at time of parcel development.

Rural: Improve to Lane County standards.

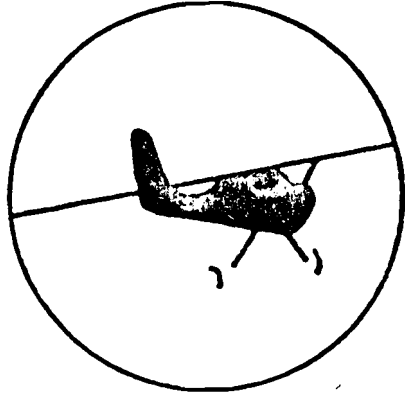
The implementation of these standards to each local street proposed to be improved shall be analyzed on a case-by-case basis. This analysis shall consider the present and future traffic loads, existing lot and right-of-way configuration, storm water drainage facilities and the wishes and ability-to-pay of affected property owners for the complete range of amenities.



Name

Recommendations and Policies

OAKRIDGE STATE AIRPORT



Function: Basic utility and community access airport.

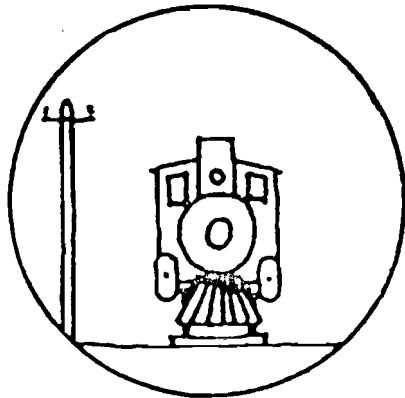
Recommendations and Policies

Expand support functions as demand warrants: hangars, administration building, tie-down areas, fixed base operator, fuel and oil products, lighting, etc.

Encourage permanent operation of Forest Service fire suppression air control operations at airport and provision of permanent support facilities.

Protect airport from non-compatible uses.

SOUTHERN PACIFIC RAILROAD



Function: Local freight service and section maintenance support.

Recommendation and Policies

Encourage and coordinate with the railroad company, development of earth berms and dense tree planting on each side of the right-of-way for visual upgrading and suppression of noise and vibration.

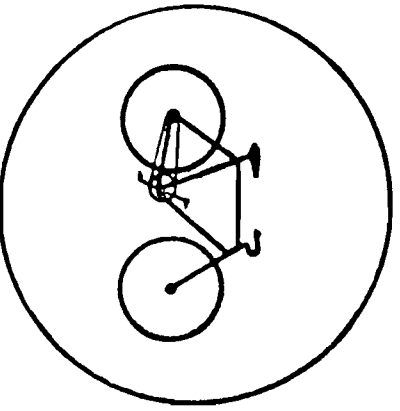
Encourage development and offering of surplus railroad lands for limited industrial uses.

Explore feasibility of providing AMTRAC passenger service to community as an alternate mode of transportation.

Name _____

Recommendations and Policies _____

BICYCLE ROUTES



Functions: Alternate mode of local transportation, connecting the various segments of the community with principal service and destination areas.

Where appropriate, incorporate pedestrian movement and horseback riding.

Recommendations and Policies

Prohibit use of all motorized vehicles on bicycle routes.

Urban: Where appropriate, incorporate bicycle route within the street right-of-way; preferably separated from motorized vehicle traffic or as a separate hard surfaced route.

Independent hard surfaced bicycle paths: Minimum 8-foot wide, preferably 12-foot wide.

Properly sign and post all bicycle routes.

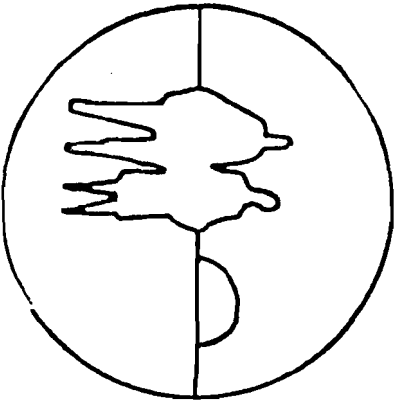
Incorporate rest stops and/or view stops where appropriate, i.e., within public parks, along river, on steep terrain, etc.

Provide pedestrian/bicycle route underpass of Southern Pacific Mainline at the northernly extension of Jones Road right-of-way, to connect with Commercial Street pedestrian way and bicycle path.

Cooperate in the construction of the Eugene to Pacific Crest Trail-bikepath.

Name _____

Recommendations and Policies _____



PEDESTRIAN SYSTEMS

Bicycle routes depicted upon the Comprehensive Plan Map are conceptual only and do not imply specific locations. Bikeways must be built on existing right-of-ways or upon new ones or easements obtained by mutual agreement of affected property owners.

Bikeways along river banks must be designed and built so as to enhance the natural systems of the woods and stream. Bike route locations and designs are to be planned with the cooperation of local cyclists and other interested citizens.

Objectives: Encourage pedestrian movement in commercial areas.

Remove or reduce pedestrian conflicts within street right-of-ways.

Consider and utilize other available locations for pedestrian movement, where appropriate.

No current inventory of the need for services for the transportation disadvantaged exists. However such a survey shall be conducted at the time of plan update.

Documentation exists of car pools, outreach programs, jitney services and informal solutions to the problems of the transportation disadvantaged.

A van with handicapped lift was purchased in 1980 by a non-profit community organization.

There are also inter-city buses.

Operation of the Willamette Activity Center has tended to centralize human services.

TRANSPORTATION DISADVANTAGED POLICY

RURAL RESIDENTIAL

<u>Location</u>	<u>Recommendations and Policies</u>
South of Country Road No. 836	Existing Residential and area for expansion.
South of Westoak Road	Existing Residential and area for expansion.
NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 9	Existing Residential and area for expansion. Develop under applicable Lane County development controls.
Airport/Southeast and Southwest	Provide adequate setback distance and prevent encroachment upon airstrip. Large lots and low profile development is encouraged to provide protection from the noise of a potentially busy airport.

URBAN RESIDENTIAL

South of Airport/West Second Street	Expansion area upon annexation and availability of Urban Services.
Willamette City Area, South of Highway 58	Urban Residential infilling. Area bounded by School, Fern and Cline Streets and Garden Road-Potential Medium Density Residential.

Location

Recommendations and Policies

East of W. 2nd Street, between
Railroad and Highway 58

Urban Residential infilling.

Western segment, between Union and Teller Streets - Medium
Density Residential expansion.

North of Railroad Right-of-Way

Urban Residential infilling.

Expansion area south of Golf Course, upon annexation and
availability of Urban Services.

Potential Expansion Area - Willamette National Forest land
currently under consideration for exchange. Requirements:
Land exchange, annexation and availability of Urban Services.

Western, northern and eastern perimeter of "Old Town"
Commercial Center, Potential Medium Density Residential.

Existing Urban Residential, minor infilling.

South of Highway 58, North of
Salmon Creek

Urban Residential infilling, redevelopment and potential
mobile home park expansion.

North of Salmon Creek

Existing Residential, minor infilling.

South of Salmon Creek

Residential development.

Location

Recommendations and Policies

North Bank Salmon Creek

Urban Residential - expansion area upon annexation and availability of Urban Services.

PUBLIC FACILITIES AND GOVERNMENT
(LCDC GOAL 11)

Airport

Improve and upgrade existing facility. Protect approach and clear zones.

Sewerage Treatment Plant

Expand as required to meet programmed treatment demands.

New Fire Station, South of Highway 58

Fire Station site to cover high risk areas along Highway 58. Consider northern portion of the Planning Area as priority location for a future sub-station, to serve City and rural fire protection needs.

BPA Substation

Existing Facility.

High School

Existing Facility.

Elementary School

Existing Facility.

Proposed Elementary School Location, East of Golf Course

Potential requirement for an 8-acre site to accommodate future population growth in the Oakridge urbanizing area and the District Service area. An 8-acre site would be capable of accommodating a school enrollment of 300 students.

Museum

Expand existing facility and provide access for handicapped.

Governmental Center, one-block Area

Existing City Hall, Fire Station, Library and Municipal Parking lot. Expansion area for City functions and proposed Lane County office building.

Rigdor Ranger Station, northeast corner of Section 21

Existing Facility, with room for expansion.

Location	Recommendations and Policies
Willamette River Fish Hatchery	Existing Facility, with room for expansion.
Historic Sites (LCDC GOAL 5)	Determine through the State Advisory Committee on Historic Preservation, if such sites and facilities meet requirements for inclusion on the National Register of Historical Places. For sites and facilities determine worth of preservation, coordinate acquisition and preservation through local Historical Society and State programs for historical preservation.
<u>COMMERCIAL</u>	
North of Highway 58, west of 2nd Street	Existing Highway Commercial, expand to the north to encourage redevelopment and/or provisions of adequate off-street parking.
North of Highway 58, between 2nd Street and Jones Road	Existing Highway Commercial.
South of Highway 58, west of River Road	Existing Highway Commercial, reduce area west of Thatcher Lane due to residential development.
Highway 58 (south side)	Existing Highway Commercial, no expansion into Residential areas. Commercial node at intersection of Highway 58/Rainbow and School Street.
South of Highway 58, east of Crestview	Existing Highway Commercial, minor expansion and redevelopment.
North of Highway 58, west and east of Crestview	Existing Highway Commercial, minor expansion at realignment of Willamette Way.
North of Highway 58, west and east of Hills Street	Existing Highway Commercial.
North of Highway 58, at Pope and Talbot Pond	Existing Highway Commercial, tourist/recreation oriented.

Location

Recommendations and Policies

North of Highway 58, at intersection with County Road No. 1300.

Existing convenience Commercial, minor expansion.

"Old Town" Commercial Core

Existing commercial, minor expansion south to Commercial Street. Community financial, professional and governmental center. Commercial support for northeast growth area.

"Uptown" Commercial Core

Mixed use area in blocks bounded by Hazel, First, Cedar, and Commercial (Limited Industrial, Commercial and Residential.)

PARK, RECREATION AND OPEN SPACE
(LCDC GOALS 5, 6, 7 & 8)

The City's park, recreation and open space policies are intended to develop facilities and areas primarily to suit local needs. The policies also recognize the enormous recreation resource potential in the Willamette National Forest that surrounds the City. It is the policy of the City of Oakridge that these resources be used in a complementary fashion.

The following list includes numerous means available to the City to implement its parks, recreation and open space goals.

IMPLEMENTING MEASURES: PARKS, RECREATION AND OPEN SPACE

1. Capital improvement program updates
 - (a) acquisition of sites
 - (b) funds for development
2. Maintenance policies of City departments regarding open spaces and parks.
3. Intergovernmental cooperation
 - (a) A-95 progress
 - (b) development of joint plans and projects
4. Land use regulations
 - (a) zoning ordinance
 - (b) subdivision ordinance
 - (c) excavation and grading ordinance
 - (d) mobile home parks ordinance
 - (e) flood plain management ordinance

Location

Recommendations and Policies

Open space, south of Highway 58,
Section 18

Osprey Park, between River Road
and Perkins Street

River Belt Open Space, North
Bank of the Willamette River

Greenwaters Community Park
south of Salmon Creek

5. Citizen involvement

- (a) cooperation with community organizations
- (b) personal use of private property

State of Oregon ownership - Maintain in natural state of
fish, game and bird habitat.

New City neighborhood riverfront park for Willamette City
area.

Link to riverfront open space and bicycle path.

Preservation and protection of a riverfront open space belt
to: (1) preserve and maintain habitat for fish, game and
birds; (2) provide access to river; (3) accomodate
pedestrian and bicycle paths and link with public recreation
and service facilities throughout the urbanizing area.

Expand existing facility and providing accomodation for
handicapped.

Location

Recommendations and Policies

School District Recreation and Open Space at High and Elementary School Sites

Existing facilities providing community-wide recreation support and principal park functions for Residential area north of Railroad right-of-way.

Salmon Creek Neighborhood Park and Open Space, North of and Adjacent to Salmon Creek

Expansion of Salmon Creek Park to 2½ acres of park area and incorporate with open space linking to Willamette River open space belt. Examine potential for providing additional community recreation facilities.
Provide pedestrian/bicycle system route.

City Neighborhood Park, West of High Leah Residential area

Neighborhood park to serve the High Leah Residential area

Circle Bar Golf Course, SE¼ of Section 9

Existing Facility.

Forest Vale Memorial Cemetery, SE¼ of Section 10

Existing Facility.

Diamond View Park

Develop 3+ acre site as a neighborhood park

LIMITED INDUSTRIAL

Oakridge Airport

Potential low density and low profile limited Industrial use. Also available for Rural Residential development. Consider rural area north of Airport for Industrial expansion, should future demands arise.
Develop to Industrial Park standards

Location	Recommendations and Policies
Railroad Property and Highway Frontage, west of Crestview	Railroad and Highway oriented Limited Industrial use.
Railroad Property and Highway Frontage, east of Crestview	Railroad and Highway oriented Limited Industrial use. Provide collector street system, linking to Highway 58 and Beech arterial. Develop lower area to Industrial Park standards.
Rock Road Area	Existing Limited Industrial uses, room for expansion southward toward river.
Highway 58, south of Pope and Talbot Mill	Highway oriented Limited Industrial use. Develop to Industrial Park standards.
South of Salmon Creek	Limited Industrial with access to Highway 58
<u>HEAVY INDUSTRIAL</u>	
Oakridge Airport	Existing development, maintain use area in low density and profile. Consider rural area to north in Section 7 for Industrial expansion, should future demands arise.
Salmon Creek - Pope and Talbot area	Existing development and minor expansion area.
Aggregate Processing, south of Elgin Avenue	Existing development supporting local requirements.
<u>AGGREGATE EXTRACTION</u>	
Aggregate extraction, Willamette River	Existing permitted use. Encourage extraction activity to south side of river for channel improvement and minimizing north bank flooding.
Aggregate Extraction, Salmon Creek Channel	Existing permitted use for channel maintenance and minimizing flooding potential. The City of Oakridge will inventory aggregate resources at the time of the next plan update.

Location

Recommendations and Policies

WILLAMETTE NATIONAL FOREST
(LCDC GOAL 4)

Existing National Forest Program area.
Coordinate and support maintenance of agency multiple use programs.
Maintain natural habitat along south bank of Willamette River.
Coordinate with agency and encourage maintenance of timber backdrop south of Willamette River.

FOREST RESOURCE POLICY

Forest lands inside the intermediate and potential urban service areas are to be protected for resource utilization until such time as those lands are annexed and urbanized or otherwise designated through the comprehensive planning process.

The City of Oakridge will support the exchange and conversion of National Forest land to private holdings for the purpose of providing land for urban development.
Forest resources are inventoried by site class in the Comprehensive Plan Appendix.

Oakridge will support the conservation of the forested areas along the northern ridgeline of the intermediate urban service boundary for the purpose of erosion control and natural scenic buffer.

(This is not intended to conflict with land use designation on the current sub-area plan.)

Protection of steep slope areas to the north and maintenance of timbered hill backdrop for community and reforestation where necessary.

Maintenance of river associated habitat.

Interim use holding area within Potential Urban Service area. Develop under Lane County standards for Rural Residential and agriculture, grazing and timber.

RURAL LANDS

AGRICULTURE, GRAZING AND TIMBER

EXCEPTIONS STATEMENT

Area Southeast and Southwest of the Airport.

An exception to LCDC Goal no. 4 (Forest Resources) was taken in regards this plan designation. There is evidence of Site Class II and III (Douglas fir) capability in the areas near the airport. These are the findings of fact adopted to support taking the exception.

- a. Need: The need is to promote the logical expansion of urban areas to provide land for residential usage in a compact pattern consistent with Goal No. 14 (Urbanization).
- b. Alternatives: The only other land which is in the potential urban service area yet contiguous to the city limits is the steep hillside at Oakridge's northern boundary. That area is identified as a hazard area due to slope conditions.
- c. Consequences: The consequence of this proposal, in relationship to goal number four, is that some marginally productive stands of timber are lost as a resource. Development should have little adverse impact on the bordering National Forest.
- d. Compatibility: The airport & J existing residential uses have already introduced non-forest uses onto the large plateau area. The land use pattern negates the future productive capacity of the land. Residential development is more compatible with the existing pattern than return to timber resource uses.

HOUSING STRATEGY

LCDC 10

ISSUE

RECOMMENDATIONS AND POLICIES

GENERAL HOUSING SHORTAGE

Through Comprehensive Plan update and revision, provide additional land within Urban Service area to offer unencumbered lands for new housing starts, that offer development flexibility. (see vacant lands inventory in appendix.)

Identify potential areas for encouraging medium density residential development to provide housing choices in multi-family and rental categories. Comprehensive Plan map shows areas especially suitable for medium density housing. (17 units/acre)

Continue to integrate mobile home and/or modular housing into local housing inventory through development guidance and zoning administration.

Make available to the citizens of the community and local developers, information regarding the Farmers Home Administration loan programs for Individual Homeownership Loans, Rental and Cooperative Housing Loans and Homesite Development Loans.

DETERIORATION OF EXISTING HOUSING INVENTORY

Prepare and adopt a dangerous building ordinance to define structures which are unsafe for habitation and their method of removal.

Initiate a public educational program covering fire and life safety and minimum building standards, to develop public understanding and appreciation of fire and life safety.

Initiate a voluntary program for inspection of residential structures to define minimum fire and life safety and construction and/or maintenance deficiencies.

Continue to operate a housing rehabilitation and weatherization program as funds are available (revolving loan fund).

Make available resources of the Building Code Administrator and Fire Marshall, to assist residents in taking corrective actions for bringing deteriorating housing up to minimum standards.

ISSUE

RECOMMENDATIONS AND POLICIES

Consider the adoption of a minimum housing code to insure standards of occupancy space, lighting and ventilation and sanitary and heating equipment.

Monitor mobile home inventory regarding quality of maintenance and work toward upgrading units manufactured prior to adoption of minimum construction standards.

The City of Oakridge will continue an effective housing planning process through continued participation in the housing opportunity plan and housing assistance plan. Oakridge will also maintain an inventory of housing needs.

The City of Oakridge will participate in and encourage the use of State, County, and Federal housing assistance programs or fund resources as implementation measures. (i.e. Farmers Home Administration, Lane County Housing Authority, and Housing and Urban Development.)

Streamline and/or reduce permits and permit procedures.

Revised tax policies (County Function): Property tax exemptions for elderly or low income housing.

Several areas on the Comprehensive Plan Map are designated as "Residential-Potential Medium Density". The designation indicates areas that the City of Oakridge considers especially suitable for medium density housing. Medium density housing means a gross density of not more than seventeen (17) dwelling units per acre. Most residential areas of Oakridge currently have a gross density of 4 to 5 units per acre.

HOUSING FOR LOW AND MODERATE INCOME HOUSEHOLDS

HOUSING COST REDUCTION

MEDIUM DENSITY HOUSING

The amount of acreage designated for potential medium density housing is intended to respectively meet housing needs. The areas selected where chosen either because their is medium density housing existing in the area or the size and configuration of vacant land area may be suitable for such development. Consideration of public utilities and transportation access was also made.

Such designations are not exclusive. Using the Conditional Use Permit process, planned unit development regulations and provisions of other ordinances, medium density housing may be developed on other sites.

Development of Medium Density Housing may be allowed in areas not designated by the Comprehensive Plan, only after a finding regarding "site alternatives" has been made by the Planning Commission.

This finding will be based upon the developer's ability to persuasively show why the proposed development could not be sited in one of the areas designated for medium density by the Comprehensive Plan.

ENERGY CONSERVATION LCDC 13

ENERGY CONSERVATION OVERVIEW

Conservation of energy may be looked to as short-range assistance for accommodating immediate growth for activities which require non-renewable sources of energy or other sources currently at peak supply.

Local government is rather limited in effecting a significant impact in the area of energy conservation; however, land use regulations, building codes and transportation planning can influence energy conservation. These tools may:

Provide for higher density dwelling construction with common walls resulting in less overall heat loss through minimizing exterior wall exposure.

Building construction requiring a higher degree of thermal insulation.

Closer relationships between origin and destination points in a community and higher residential densities adjacent to high volume roads, can influence the conservation of energy for transportation.

Public educational efforts in energy conservation is an area that can influence the conservation of energy. This effort entails sound guidance in conservation measures applicable to particular energy uses, related primarily to water use, heating, lighting, cooling/refrigeration and other applicable areas.

The following is an assessment of energy resources available to the Community of Oakridge.

Fossil Fuels. None are identified as being available in the immediate area. Availability is dependent upon transportation into the area from other sources.

Wood and Wood By-Products. Large quantities of what may currently be considered waste-wood of insignificant commercial value is available in the immediate area. This resource is available for space heating by proven methods.

2

Geo-Thermal (Potential). Areas within the Willamette National Forest have been identified as potential sources of geo-thermal energy. Two of these areas relatively close to Oakridge, McCredie and Kitson Hot Springs, evidence this potential through active hot water springs.

The McCredie Hot Springs Area, some fifteen miles east of Oakridge along Highway 58, is currently under observation via a thermal gradient test hole drilled in 1976 by the State of Oregon. If test observations prove promising, it will be necessary to prepare an environmental impact assessment of development and utilization considerations prior to construction of geo-thermal heat extraction facilities.

If water in sufficient quantity and suitable temperature is available, potential exists for utilization in space heating and lumber drying. Use of this energy potential will be heavily influenced by capital and energy costs, either in transporting the hot water to a potential using area such as Oakridge or locating using activities at the energy source. Practicality in utilizing potential hot water for space heating will bear directly upon capital and energy costs in new construction and conversion of existing space heating systems to hot water use.

34

Water. Salmon Creek and the Middle Fork of the Willamette offer potential for water power; however, the practicality, potential uses or justification have not been tested. Hills Creek Reservoir is the only local use of water power for generation of electrical energy and is to be studied for increasing power-generating capacity. Additional hydro-electric generating sites have been identified by the Lane County Division of Planning in their plan for The Upper Middle Fork Subarea of the County. This suggests potential for examining the economic feasibility of utilizing one such site to support the electrical demands of Oakridge.

Electricity. Electrical energy for Oakridge and surrounding area is delivered by Lane Electric Cooperative, Inc. This public utility is basically a conduit for supplying electrical energy from the regional generating pool, with primary supply provided by the Bonneville Power Administration and Canadian sources.

The Co-op has the capabilities of meeting new and additional electrical load demands in the Oakridge area by providing transmission facilities. However, accommodating new major loads is contingent upon available and-to-be developed generating capacity of the regional power pool. Recognizing future load demands, the Co-op has an additional sub-station programmed for the Oakridge area to be located in the vicinity of the Pope and Talbot Mill.

An additional area of consideration for electrical energy generation may be steam produced by the Pope and Talbot Mill. An example of this approach to electric power generation is the recently completed EWEB-Weyerhaeuser steam turbine in the Springfield Weyerhaeuser plant.

Solar. During the 303 day observation period at Rigdon Ranger District through September 1973 to July 1974, sun exposure was available through 46 (15.1%) clear days and 174 (57.4%) partly cloudy days. Average monthly high temperatures ranged from 83 to 44 degrees F., with six of the eleven month period averaging 60 degrees F. or higher.

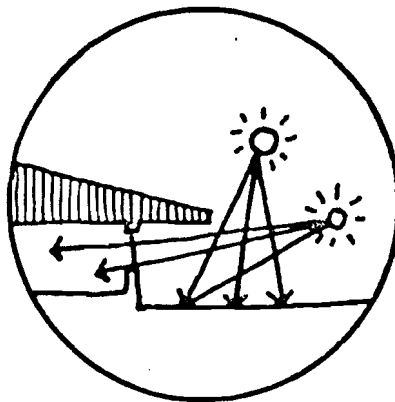
This data would suggest a potential for development and utilization of solar energy, primarily through heat collection and transmission for water and/or space heating.

Wind. Wind in the Oakridge area is generally from the northwest and the west. Velocities in this area may range to highs of 40 mph. The valley west of the City in the vicinity of Black Canyon Forest Camp naturally funnels the wind at sustained velocities. East of the City at the crest of the mountains, good wind velocities are maintained.

The above conditions may warrant the exploration of wind power in the Oakridge area as a potential source of usable energy.

ENERGY CONSERVATION MEASURES

Servicing utilities should encourage energy conservation and make available information pertaining to conservation techniques regarding use of electricity, water, gas, oil and other relative consumer energy sources.



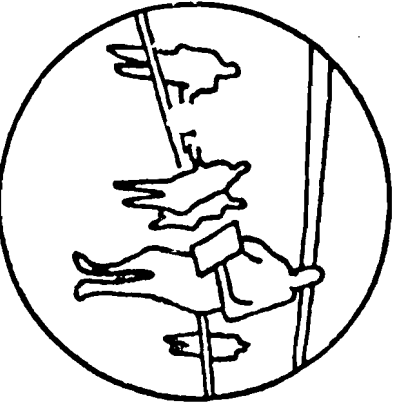
ECONOMIC DEVELOPMENT LCDC 9

Issue

Conditions and/or Problems

PRESENT ECONOMIC SITUATION

Hines Lumber Co. closure



See SECTION 2, RESOURCES INVENTORY - ECONOMY: Overview, Employment, Income and Future Prospects.

Public announcement of phase-down and closure of the Hines Lumber Company Mill and operations in Westfir during June 1977, will result in the loss of approximately 425 jobs and a local annual payroll of around \$5.0 million. This action will undoubtedly produce an immediate short-term economic impact which may very well become a long-term factor that retards normal economic growth.

*Principal economic activity is currently timber harvest, processing, management and related service industries.

*Recreational resources, locally and in the surrounding National Forests play a significant role in the local economy.

*Craftsmen, operatives and non-farm laborers (primarily in timber harvest and related occupations) make up the predominant 1970 source of employment (53%), followed by Clerical, Sales/Service (28.5%).

*The 1970 Oakridge labor force represents 38.6% of the population with employed individuals representing 36% of the population or one (1) employed person per 2.77 people. 1970 unemployment was at the rate of 6.7% of the labor force, while Lane County experienced 8.1% for the same period.

*Average family income for 1970 was \$8,674, 17.5% below that of \$10,515 for Lane County.

Issue

Objective

Economic Objectives (Goals)

ENCOURAGE DIVERSIFICATION OF LOCAL ECONOMIC BASE THROUGH:

- Expanded timber resource processing.
- Recreational and elderly support activities.
- Sub-regional services.
- Industrial diversification.

*Based on the 1970 ratio of labor force to population, strive to attain a minimum employment rate of 5%, based on the anticipated population growth.

DESIRED EMPLOYMENT GOALS

	1970		1980		1985		1990	
	1970	1975	Low	High	Low	High	Low	High
Population	3,422	3,910	4,215	4,535	4,540	5,255	4,890	6,090
Employment	1,233	1,435 ¹⁾	1,547 ²⁾	1,664 ²⁾	1,666 ²⁾	1,929 ²⁾	1,795 ²⁾	2,235 ²⁾
Job/Persons	1/2.77	1/2.72	1/2.72	1/2.72	1/2.72	1/2.72	1/2.72	1/2.72
New Jobs Desired	--	+ 202	+ 112	+ 229	+ 119	+ 265	+ 129	+ 306

¹⁾ Estimate, based on 1970 ratios.

²⁾ Desired employment to population, based on 5% unemployment and 1970 ratio of labor force to population.

Issue

Objective

Desired Level of Income

*Endeavor to attain an average family income level comparable to that of Lane County, approximately 17% greater than that of Oakridge for the year 1970.

Desired Economic Diversification

*Recreational, tourist and sportsman support activities.
*Expansion of elderly retired segment of the population and related support activities.

*Industrial diversification, non-polluting activities.

Railroad supported warehousing and distribution
Railroad/Truck supported limited industry

Better Use of Natural Advantages and Employment of Unused or Underutilized Resources

*Extended processing of timber resources.
*Potential "Cottage Industries" and community corporations to better utilize human resources.
*Potential geo-thermal energy.
*Potential solar energy utilization.

*Capitalize on surrounding recreational resources to increase the number of visitor days in the Rigdon and Oakridge Ranger Districts.
*Hot springs spa/resort potential.

Desired Level and Location of Economic Activity

*Tourist-commercial support expansion in highway oriented commercial opportunity areas.
*Elderly-retirement housing and support activities in identified potential medium density housing locations and mobile home parks and/or estates.

*Limited non-polluting industrial warehousing and manufacturing in limited industrial areas.

Issue

Objective

*Hot springs spa/resort redevelopment at McCredie and Kitson Hot Springs.

Above activities at an expanding level to meet new job levels desired.

Program Activity

Economic Development Program

*Coordinate with State of Oregon exploration activities to determine availability of, development costs and practical utilization of potential geo-thermal energy. Make such information available for inclusion in local Economic Development information for commercial/industrial recruitment.

*Initiate a local solar energy resource evaluation to define extent of resource availability, development costs and practical use applications. Make such information available for inclusion in local economic development information for commercial/industrial recruitment.

At present, there are no State or Federal grant-in-aid or demonstration programs for local solar energy resource evaluation. Evaluation of local solar energy resources, determination of development costs and definition of practical applications will have to be financed through local resources.

*Encourage and support the initiation of a physical resource evaluation and economic feasibility of redeveloping McCredie and/or Kitson Hot Springs for spa/resort use. Determine if a Special Use Permit for such use may be obtained for the U.S. Forest Service. The feasibility study would undoubtedly have to be financed with private funds; however, if redevelopment is proven feasible, development funding may be available through the Small Business Administration.

*Implement commercial rezoning of opportunity areas to offer suitable Highway oriented sites for tourist-commercial development.

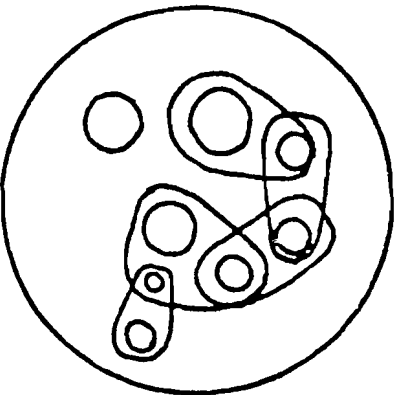
*Implement limited industrial zoning and rezoning for industrial development.

Coordinate with Southern Pacific Transportation Company, and other appropriate land owners, the installation of adequate access roads and related support services. Improvements installed by Local Improvement District under Bancroft Bonding.

*City of Oakridge in coordination with the Oakridge Chamber of Commerce, prepare an economic development information package for use in active recruitment of commercial and industrial development.

*City of Oakridge and Oakridge Chamber of Commerce cooperate with the Hines Lumber Company to seek a use and operator for the Hines Lumber Company Westfir operations.

*City of Oakridge and Oakridge Chamber of Commerce cooperate with Pope and Talbot to seek a use and operator for the recently closed hardboard plant.



NATURAL RESOURCES
LCDC 4,5,6,7 & 13

Issue

Recommendations and Policies

RESOURCE PRESERVATION POLICY (GOAL 5)

POLICY ON RESOLVING CONFLICTS BETWEEN LAND USE ACTIONS AND
RESOURCE PRESERVATION GOALS:

The Oakridge area is a community of people many of whom were attracted here for its natural qualities. Decisions to implement land use actions shall be conservative toward preserving those natural features and resources, provided the economic, social, environmental and energy consequences are determined.

AIR, WATER AND LAND RESOURCES (GOAL 6)

RESOURCE PROTECTION POLICY

a. All waste and process discharges from future development, when combined with such discharges from existing developments shall not threaten to violate, or violate applicable regional, state or federal environmental quality statutes, rules and standards.

b. With respect to the air, water and land resources of the applicable air sheds and river basins described or included in state environmental quality statutes, rules and standards and implementation plan, such discharges shall not (1) exceed the carrying capacity of such resources, considering long range needs; (2) degrade such resources; or (3) threaten the availability of such resources.

FLOOD HAZARDS (GOAL 7)

FLOOD PLAIN MANAGEMENT POLICY

The City of Oakridge currently participates in the "emergency" program of the Federal Emergency Management Agency (FEMA) for flood insurance purposes. The current map of flood hazards is an unzoned "A" map dated 11/12/76 (map H01). The map provides generalized information only regarding potential flood hazards.

Development activity in the flood plain is currently regulated by the policies of a May 1974 City Council resolution which directed Building Code Officials in matters of flood plain management. The policy directs that "all reasonable steps be taken to minimize damage to property in the City from flooding." Lane County Environmental Management Department manages the City of Oakridge building code responsibilities.

Work on bringing the City of Oakridge into the "regular" flood insurance program began in 1980. Preliminary flood elevations maps have been prepared but not adopted. Appeal of the mapped information and flood projections is pending due to discrepancies with the methodology of the various flood studies and historical data. The City of Oakridge will utilize the preliminary flood elevation data for advisory purposes only until the appeal issues are resolved. Persons building in the potential flood plain and floodway will be advised of the preliminary data.

The Oakridge City Council will adopt, upon resolution of appealed issues, a flood elevation zone map and comprehensive flood plain management regulations. At the time the City Council will enter into the regular flood insurance program of FEMA (Federal Emergency Management Agency).

SLOPE HAZARDS (GOAL 7)

SLOPE HAZARDS POLICY

The City of Oakridge has inventoried potential slope hazard areas for the purpose of informing citizens of potential hazards due to slope and soil conditions. The mapped information is generalized information only and persons are advised to obtain professional advice prior to conducting development activities in potential slope hazard areas.

The City of Oakridge shall utilize such information in the regulations of land use actions. (see also Excavation and Grading Ordinance.)

FOREST RESOURCES (GOAL 4)

FOREST RESOURCE INVENTORY

Guides decision making in determining whether certain lands are to be protected as a forest resource or utilized for urban needs. See site class map.

GRAVEL RESOURCES (GOAL 5)

GRAVEL RESOURCES INVENTORY

Non-quantified at present. There is aggregate along Willamette River and Salmon Creek as noted on Comprehensive Plan map. Oakridge Sand & Gravel is the only current operator and is guided by State Land Board permits. Extraction tends to benefit flood plain control objectives by cleaning revetment area of Salmon Creek and orienting Willamette River toward south bank and away from urbanized area.

GEOTHERMAL RESOURCES (GOAL 13)

GEOTHERMAL RESOURCES INVENTORY

The City of Oakridge is substantially involved in geothermal research and development. Geothermal consultant Richard C. Brown summarized the geothermal resources of the area in this excerpt from the "Oakridge, Oregon Geothermal Heating District Feasibility Study". (1979)

There is ample evidence of geothermal resources to the east of Oakridge but it is still unknown how far to the west that zone extends. Perhaps the strongest direct evidence that it extends at least as far west as Oakridge is the geothermal gradient measured in City Well #6. Other direct evidence of it's westward extension is a reported hot spring now covered by Hills Creek Reservoir at the mouth of Hills Creek. Indirect evidence is that the edge of the gravity anomaly that Blackwell and other, 1979, report as probably related to the Cascade geothermal anomaly lies west of Oakridge. The intersection of the two fault zones on the east side of Oakridge, as shown by Peck, 1964, and discussed by Lawrence, 1976, is not considered a geothermal feature but is significant to the study from the structural relations the zones present. Also, the fact that faults most often provide the conduits for rising geothermal fluids increase the possibility of a well locating a subsurface permeability zone. Kitson Hot Spring and the hot spring reported at the mouth of Hills Creek are on the Eugene-Denio fault zone, as is a salt spring on the southwest edge of Oakridge.

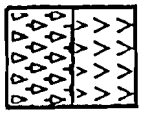
A feasibility study is being conducted and an advisory committee formed for the geothermal heating district.

BIRD COUNTS

Audobon Society bird counts for the Oakridge area (1978 and 1979)

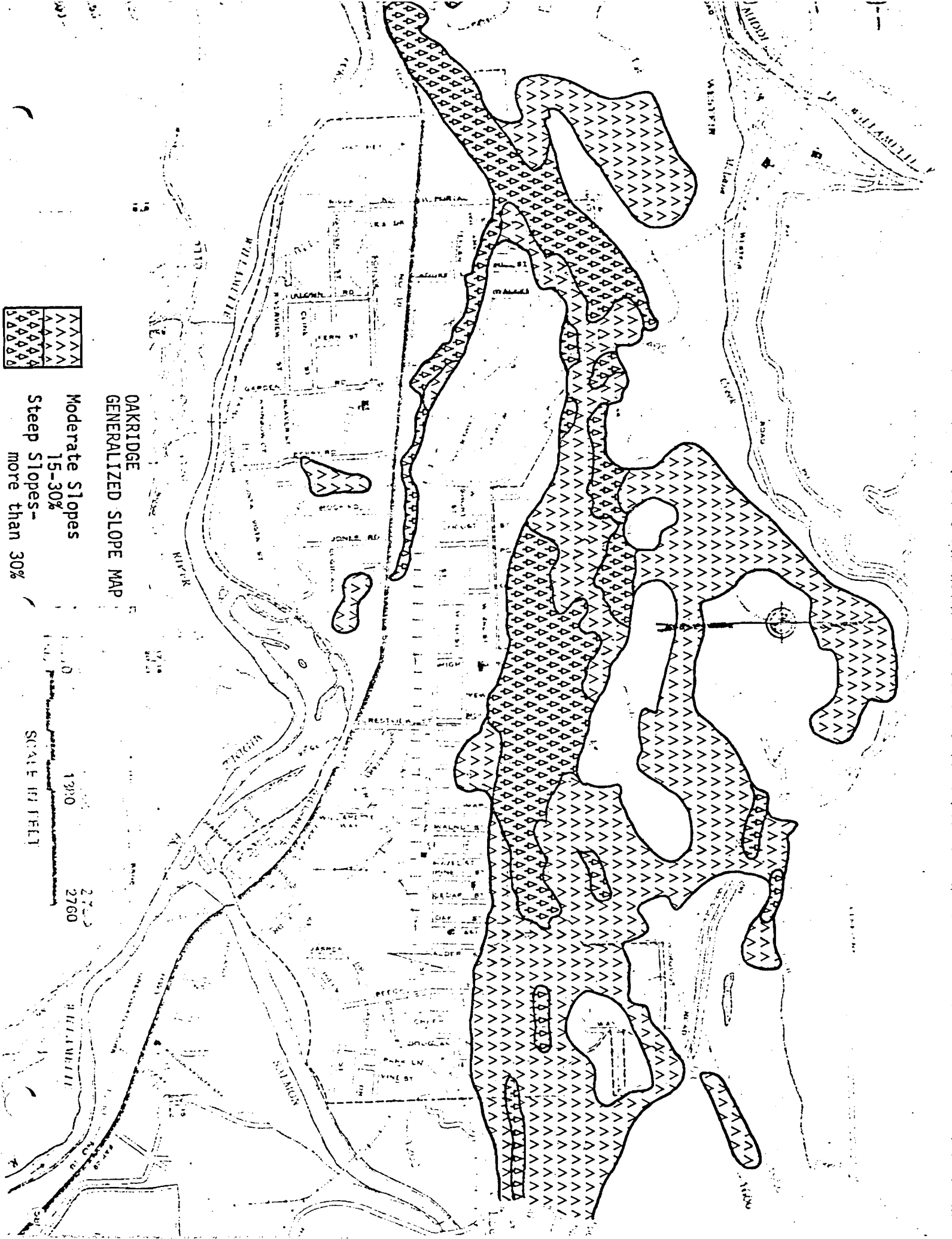
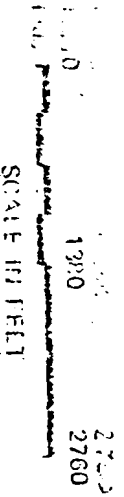
SOILS TYPES AND USE LIMITATIONS

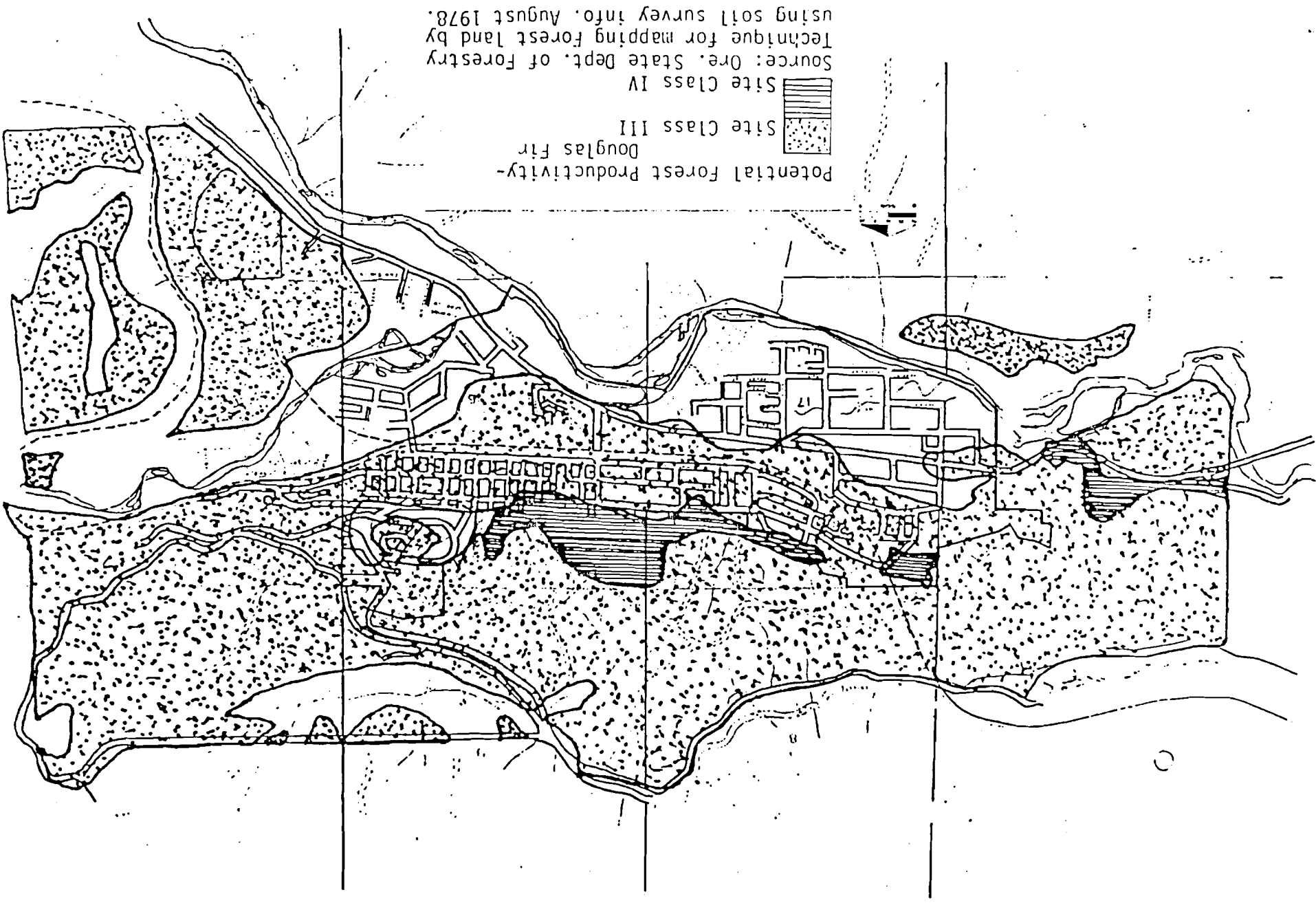
Soils maps and table are limitations from Soil Conservation Service - 1979.



OAKRIDGE
GENERALIZED SLOPE MAP

Moderate Slopes
15-30%
Steep Slopes-
more than 30%

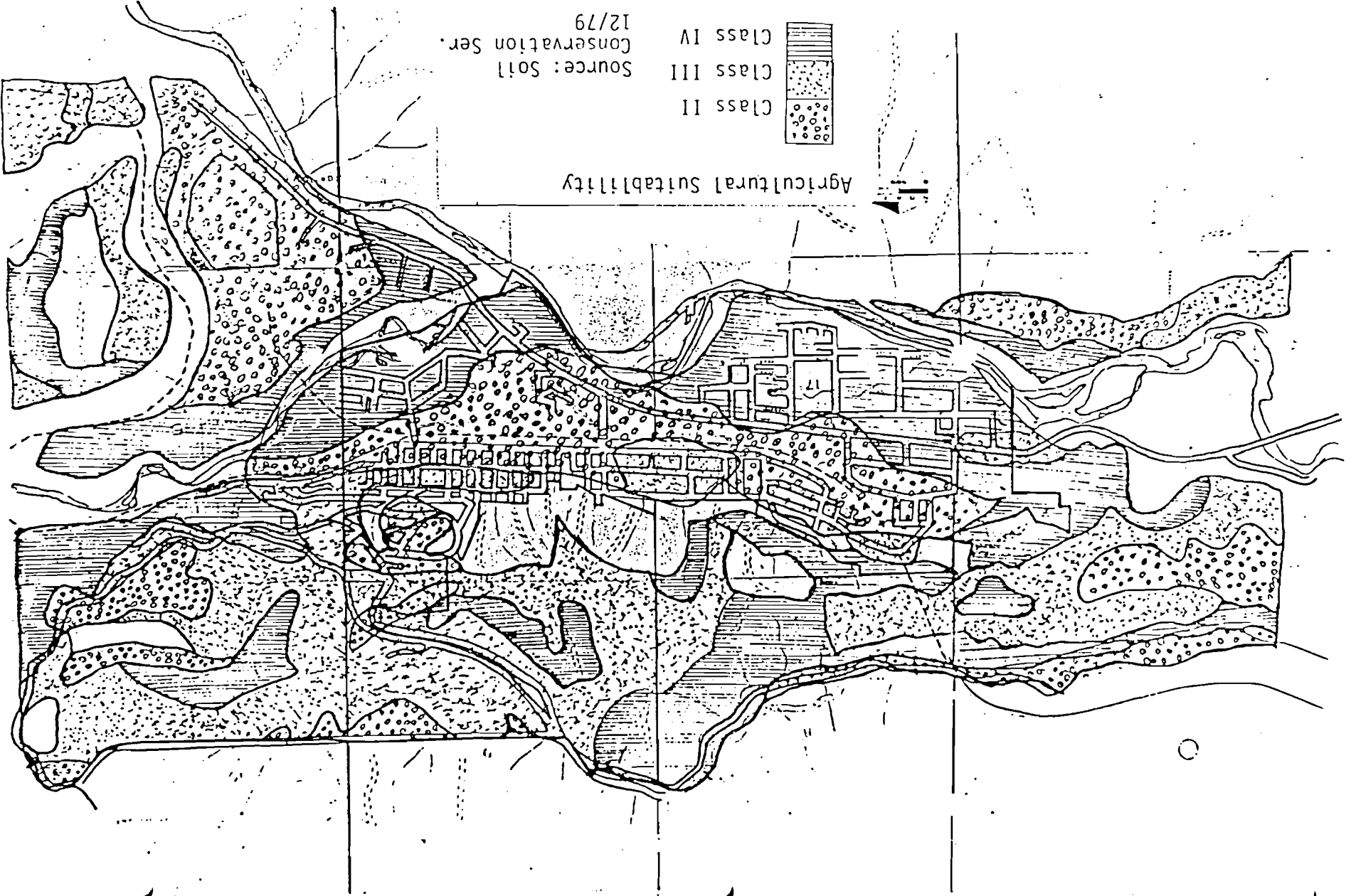




Potential Forest Productivity-
Site Class III
Douglas fir

Site Class IV

Source: Ore. State Dept. of Forestry
Technique for mapping forest land by
using soil survey info. August 1978.



Source: Soil Conservation Ser. 12/79

- Class IV
- Class III
- Class II

Agricultural Suitability

TABLE NO. 1

SOIL TYPES AND USE LIMITATIONS OF AREA - OAKRIDGE URBAN GROWTH BOUNDARY

<u>Soil Type</u>	<u>Slope (%)</u>	<u>Dwellings w/o Basements</u>	<u>Roads</u>	<u>Erosion</u>	<u>Agricultural Capability</u>	<u>Douglas Fir Forest Site Class</u>	<u>Wildlife</u>
Camas gravelly sandy loam (1A)	0- 3	S	S	SL	IV	None	P
Newberg fine sandy loam (10-A)	0- 6	S	S	SL	II	III	G
Riverwash (75A)	0- 5	S	S	S	VIII	None	V.P.
Alluvial land (76A)	0- 3	S	S	SL	VI	III	P-G
Terrace Escarpment (77K)	20-60	S	S	S	VI	None	P-G
McAlpin silty clay loam (90A)	0- 3	S	S	SL	II	III	G
Salem gravelly silt loam (290A)	0- 3	SL	SL	SL	II	III	G
Sifted gravelly loam (322A)	1- 3	SL	SL	SL	III	None	F
Salkum silty clay loam (330B)	2- 8	M	S	SL	II	III	G
Salkum silty clay loam (331C)	8-16	M	S	M	III	III	G
Nekia silty clay loam (420B)	2-12	M	M	SL-M	II	III	G
Nekia silty clay loam (421C)	12-20	M	M	M	III	III	F-G
Nekia silty clay loam (422E)	20-30	S	S	S	IV	III	F-G
Nekia silty clay loam (423F)	30-50	S	S	S	VI	III	P
Witzel cobby loam (441K)	30-75	S	S	M-S	VIII	IV	P
Ritner cobbly silty clay loam (471K)	30-60	S	S	S	VIII	III	P
Ritner cobbly silty clay loam (474E)	12-30	S	S	M	VI	III	F

T A B L E N O. 1

SOIL TYPES AND USE LIMITATIONS BY AREA - OAKRIDGE URBAN GROWTH BOUNDARY

<u>Soil Type</u>	<u>Slope (%)</u>	<u>Dwellings w/o Basements</u>	<u>Roads</u>	<u>Erosion</u>	<u>Agricultural Capability</u>	<u>Douglas Fir Forest Site Class</u>	<u>Wildlife</u>
Upper silt loam (477C)	3-20	M	M	M-S	III-IV	None	F
Dry silty clay loam (550B)	2-12	M	S	SL-M	II	III	G

KEY:

- S = Severe
- SL = Slight
- F = Fair
- G = Good
- P = Poor
- M = Moderate
- V.P. = Very Poor

JURCE: U.S.D.A., Soil Conservation Service, December 1972.

SPECIES OF BIRDS FOUND IN OAKRIDGE AND SURROUNDING AREA - 1978

SPECIES	NUMBER	SPECIES	NUMBER	SPECIES	NUMBER	SPECIES	NUMBER
Grebe:		King-necked		Killdeer	50	Com. Swift	5
Horned	2	Pheasant	12	Spotted Sandpiper	1	Pied-billed	1
West	3	Great Blue Heron	16	Ring-billed Gull	1	Mallard	20
Dove:		Com Goldeneye	8	Merganser:		Owl:	
Rock	40	Hawk:		Hooded	19	Screech	2
Mourning	52	Sharp-Shinned	4	Com.	17	Great Horned	2
Grouse:		Cooper's	3	Duck, Sp.	5	Pygmy	1
Blue	1	Red-tailed	21	Wren:		Short-eared	2
Ruffed	1	Rough-legged	1	Winter	118	Saw-whet	1
Mountain Quail	110	Bald Eagle	1	Bewicks	5	Anna's-Humming-	
Belted Kingfisher	4	Marsh Hawk	21	Am. Robin	75	bird	5
Con. (Red-sh)		Merlin	1	Thrush:		Yellow rumped	
Flicker	81	Am. Kestrel	8	(varied)	4(1ow)	Warbler	4
Pileated Woodpecker	1	Falcon, Sp.	1	Hermit	19	House Sparrow	20
Yellow-bellied Sap-		Com Crow	87	Swainson's	1	W. Meadow Lark	1
sucker	8	Chickadee:		W. Bluebird	37	Blackbird:	
Woodpecker:		Black Capped	108	Kinglet:		Red Winged	12
Hairy	10	Mountain	2	Golden Crowned	611	Brewers	70
Downy	7	Chestnut backed	59	Ruby Crowned	53	Evening Grosbeak	1
Jay:		Bushtit	49	Water Dipit	3	(1ow)	
Steller's	1	Nuthatch:		Starling	213	Fi	
Scrub	7	White-breasted	1	Sparrow:		h:	
Com. Raven	655	Red-breasted	16	Chipping	2	Purple	12
		Pygmy	1	White crowned	18	House	79
		Brown Creeper	10	Golden Crowned	151	Pine Siskin	32
		Dipper	11	Fox	49	Am. Goldfinch	12
				Song	215 (SP 9)	Rugous-sided	
						Touhee	109
						Junco:	
						Dark Eyed (Slate-	
						Col.)	12
						Dark Eyed	
						(Oregon)	1134

total 79 species

SPECIES OF BIRDS FOUND IN OAKRIDGE AND SURROUNDING AREA - 1979

<u>SPECIES</u>	<u>NUMBER</u>	<u>SPECIES</u>	<u>NUMBER</u>	<u>SPECIES</u>	<u>NUMBER</u>	<u>SPECIES</u>	<u>NUMBER</u>
Arctic Loon	1	Horned Grebe	3	Pied-Billed Grebe	2	Great Blue	
Mallard	4	Green-winged Teal	3	Lesser Scaup	3	Heron	2
Canada Goose	10	Com. Goldeneye	2	Com. Merganser	29	Am. Kestrel	3
Ruffed Grouse	1	Mountain Quail	40-(very low)	Ring-Necked		Great Horned Owl	1
Rock Dove	15	Mourning Dove	77	Pheasant	3	Killdeer	97
Pygmy Owl	2	Belted Kingfisher	2	Com(red-Sh)		Yellow-bellied	
Hairy Woodpecker	3	Stillers Jay	47	flicker	60	(Red-B) Sap-	
Downy Woodpecker	1	Scrub Jay	8	Com Raven	445	sucker	2
Com. Crow	67	Black Capped		Chestnut backed		Bushtit	95
WT. Breasted		Chickadee	50	Chickadee	77	Dipper	4
Nuthatch	1	RD. Breasted		Brown Creeper	3	Am Robin	45
Winter Wren	29(very low)	Nuthatch	7	Bewick Wren		Varied Thrush	36
Hermit Thrush	1	Swainson's Thrush	1	Golden Crowned		Starling	264
Ruby Crowned		Huttons Vireo	1	Kinglet	198	House Sparrow	6
Kinglet	40						

PUBLIC FACILITIES AND SERVICE
LCDC 11

Issue

WATER/SEWER SYSTEM
CAPACITY ANALYSIS

Recommendations and Policies

Volume I of the Comprehensive Plan discusses the status of both important systems at page 2-55 and 2-56.

This supplementary statement updates the situation and should be reviewed bi-annually.

Well field - Well field expansion program in 1979 drilled one 8 inch well (250 gpm) and one 12 inch well (550 gpm). Total pumping capacity is now 2000 gpm. The current population of 4300 demands only 1675 gpm leaving 325 gpm in reserve. Assuming no change in water consumption only one medium sized additional well would need to be drilled to serve a population of 6000 persons.

Storage Capacity - No new reservoirs have been constructed. Some additional storage has been gained through the increase in the pipe sizes in distribution system improvements.

Distribution System - Several major system improvements have been made over the last two years including First Street (10 inch line) and an additional connection beneath the highway near Union Street.

A general update of the water system plan is scheduled for 1980/81. This will include examination of water needs in the Urban Growth Boundary and potential urban service area.

Wastewater Treatment Plant - "Facilities Plan" was completed and adopted in Spring 1976. As shown in the following table, some components of the plant are overloaded per design capacity. Plant continues to operate within limitations of N.D.E.P.S. system. Rehabilitation of collection system will help hydraulic overload situation. It should be noted however that dilution of wastewater by stormwater tends to assist in the reduction of indicator pollutants like B.O.D. and suspended solids.

EXISTING WATER TREATMENT PLANT

UNIT	DESIGN CAPACITY (POPULATION)	POPULATION	
		1975	1996
Aeration Basin	4033 (Ave. flow)	3910	5690
Aerobic Digester	4572 (Ave. flow)	"	"
Clarifier	3134 (Ave. flow)	"	"
Disinfection	4888 (Ave. flow)	"	"
Pump Station	5317 (Peak flow)	"	"
Sludge Drying Beds	1633	"	"

Wastewater Collection System - "Sewer System Evaluation Study" (SSES) was completed in Spring of 1979. Almost \$46,000 is budgeted in 1979/80 for replacement or rehabilitation of collection system. Target of ten to fifteen thousand dollars annually for sewer rehabilitation set for next several years. Rehabilitation is financed by rate hikes of 57 per cent over two year period.

Plant Upgrading and Expansion - City currently is in priority position #87 for EPA/DEQ plant design and expansion funding. Lack of federal funding makes status uncertain and rehabilitation imperative.

Sludge Management - City currently is preparing plans for land application of sludge on sites near Oakridge. Both private land (pasture) and National Forest sites are being considered.

STORM-DRAINAGE SYSTEM

STORM DRAINAGE POLICY

The City of Oakridge will contain and direct storm water and over-land run-off for the protection of public and private property. The system will discharge storm water into the Willamette River system consistent with discharge regulations.

Various studies have been done and the recommendations have been implemented into the City's current storm drainage systems over past years.

The area inside the Urban Growth Boundary is drained to Salmon Creek and the Middle Fork. Areas north of the City drain to McLane Creek and the North Fork.

The drainage system within the City limits utilizes a combination of open ditches, natural draws, street surfaces (curb and gutters), drainage tile and culvert ranging in size, up to 60 inches in diameter. Future improvements to the storm water system will be guided by the regulation of subdivision development and the Capital Improvements Program.

In past years the storm water drainage system's inability to dispose of storm water run-off caused periodic minor flooding. Major projects in the late 1960's and in 1978 have corrected two priority drainage problems.

PUBLIC FACILITIES/SERVICES
FUTURE NEEDS ANALYSIS

The policy of the City of Oakridge is to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve the community.

The provision for future public facilities and services shall be based upon (1) the time required to provide the service; (2) reliability of service; (3) financial cost and (4) levels of service needed and desired.

1. General Governmental Services

(Police, Fire, Land Use Regulation and Planning, Health, Recreation, Library, General Government and Education).

Growth in population and changes in population mix, technology and community interest will cause local government to constantly re-assess and analyze the appropriate levels of service through the year 2000.

Service arrangements may change to take advantage of opportunities for each specific service (i.e. regionalization, centralization, decentralization).

2. Utility Services

(a) Water

Working from the 1972 water systems study, the City of Oakridge plans to conduct an update in 1981-82. This update will consider and plan for the extension and provision of municipal water service for the entire area inside the urban growth boundary.

New reservoirs will be needed at several locations, the elevation of which will demand new pumping capacity. Expansion into new well fields along the Willamette River and Salmon Creek will be considered.

(b) Waste Water Treatment

The current waste water facilities plan considers only a gravity flow system tied into an expanded advanced waste water treatment facility downstream from the City along the Willamette River. Additional urbanized areas may require an extensive pumping system arrangement and modular expansion of the treatment plant. Alternatives include consideration of on-site facilities or

construction of a new regional plant further downstream. Changes in wastewater treatment technology may offer additional alternatives.

Federal and State mandates for clean water provide both restrictions and opportunities to creatively solving waste water problems.

(c) Solid Waste

The Lane County Waste Management Plan now predicts an eight to ten year additional life span (1990) for the facility near Hills Creek Dam. Lane County is the designated solid waste planning and implementation agency for the area. The City of Oakridge will cooperate, through its franchise capability, with Lane County. It is likely that Lane County will transport solid waste materials to the central receiving station (Eugene) in future years.

3. Energy and Communications Services

The City of Oakridge maintains an active franchise regulation function over the provision of energy and communication services (electricity, telephone, and cable television). The current franchise of each service are listed below along with the expiration date and comments regarding renewal terms of each franchise.

Lane Electric Co-op - Expires - May 2, 1988 - renewable (10 years)

Northwest Cable T.V. - Expires - June 30, 1985 - renewable, City and Owner have signed an agreement giving the owner the right of first refusal for a 20 year franchise after 1985.

United Telephone of the - Expires January 1, 1987-renewable (10 years)
Northwest

PROVISION OF URBAN SERVICES POLICY

1. The City of Oakridge prefers that it or another unit of municipal government provide the key urban services, especially water and sewer. It will disfavor the creation of any special service district that would be created to provide those same services within the urban service boundary.

2. The provision of water and sewer to a development site shall precede or accompany development or otherwise comply with the ordinance regulating water and sewer services adopted by the City Council.

PARK & RECREATION SERVICES

Parks and Recreation Policies

In 1979 the Park Board was transformed to the status of a Park and Recreation commission (Ordinance No. 573). City joined with Lane County and School District No. 76 to remodel Willamette City School into Willamette Activity Center. Center features a wide range of human services, county criminal justice services, recreation programs and other activities.

The Parks and Recreation Commission and Community Center Coordinating Council should explore a Parks and Recreation community goal setting process to follow-up on the tremendous response to date. Such a process would allow use of statewide park and recreation goals and guidelines (SCORP) in local situation for first time.

IMPLEMENTATION PROGRAMS AND POLICIES LCDC I

Issue

Recommendations and Policies

URBAN GROWTH BOUNDARY (UGB)

ESTABLISHMENT OF AN URBAN GROWTH BOUNDARY

An Urban Growth Boundary is hereby established based upon the need and demand for urban land uses by the year 2000. This has been established based upon consideration of the following factors:

1. Accommodation of Long Range Population Growth.
L-COG population estimates based upon analysis of past trends and 1980 preliminary data predict maximum growth at a rate of 1.8 percent annually for an estimated population of 5422 person in the year 2000.
2. Housing, Employment and Livability
The plan provides for a variety of housing opportunities in response to needs analysis and promotes economic diversification. Principal goal of the plan is to maintain a small town character in harmony with the local environment.
3. Public Facilities and Services
Comprehensive planning process presents the on-going capability of assessing facility and service needs principally in the area of waste water treatment plant capacity.
4. Efficiency of Land Uses
Plan map designations are based upon existing patterns and projected demands. Limits on private developable land use due to National Forest and terrain restraints demand efficiency of land uses.
5. Environmental, Energy, Economic and Social Consequences
The plan recognizes the needs of an urban community isolated among the natural beauty and features of the Western Cascades.
6. & 7. Agricultural Land
The Urban Growth Boundary contains no agricultural land. Forest resource protection policies resolve urban versus timber land use conflicts through the comprehensive planning process.
8. Amendments to the Urban Growth Boundary shall be considered within the requirements of Goal 14.

DESCRIPTION OF URBAN GROWTH BOUNDARY

Beginning at the western city limits on the north side of the right-of-way line of Highway 58, thence north along the city limits to the corner of section 7, 18, 8 and 17, thence following the city limits to a point southwest of the million gallon water tank, continuing eastward along the base of the hill slightly north of the city limits to Pine Street extended, thence north at a right angle to the southerly boundary line of Westoak Road. Then eastward along that road to a point opposite the clubhouse at the golf course, thence north then east then south to encompass the clubhouse, along the north-south line between section 9 and 10 to the corner of sections 9, 10, 15 and 16, thence east along the section line to the eastern boundary of lot #100 (W.N.F.) to Salmon Creek Road. Then following the southerly right-of-way line of Salmon Creek Road to the western boundary of lot #100 (W.N.F.), thence south across Salmon Creek to the southwest corner of lot #100, thence east to the western right-of-way of the Southern Pacific Railroad, thence southerly along the railroad to the northern edge of lot #400 (W.N.F.), thence westward to the Middle Fork of the Willamette River, thence westward along the middle of the river, (following the city limits) to the western city limits, thence north to the city limits line on the north side of Highway 58.

POTENTIAL URBAN SERVICES AREAPOTENTIAL URBAN SERVICE AREA POLICY

Potential Urban Services Area: An area identified as having potential for Oakridge Urban growth and service beyond the current planning period, which may be served on the following basis:

City willingness and financial capability of expanding necessary urban services, particularly sewer and water.

Detailed analysis of specific land areas proposed for urban services, with respect to excess slope, soil conditions and/or slippage, capability for cost effective provision of urban services.

Demonstrated need for additional City Expansion Area.

Continuing and timely review of Urban Growth Boundary to monitor growth and character of Oakridge that is responsive to time, change and maintenance of a small-town character in harmony with the local environment.

POTENTIAL URBAN SERVICE AREA DESCRIPTION

Beginning at the western city limits on the north side of Highway 58 thence north along the city limits, thence west following the northern edge of T.L. #1000 (Willamette National Forest - W.N.F.) to the section line between sections 13 and 18, thence north to the intersection of sections 13, 18, 7 and 12, thence southeasterly along the southern boundary of the Oakridge State Airport 900 feet, thence north at a right angle to the runway across the airport to the area where the ridge line sharply breaks to the valley of the North Fork below, thence eastward following the ridge line, trending slightly northeasterly toward the intersection of McFarland Road and Westoak Road thence easterly along McFarland Road to the intersection of High Prairie Road, thence Southward to the north-south section line between sections 10 and 11 to the right-of-way line of the southern boundary becomes coterminus with the Urban Growth Boundary (U.G.B.) for the balance of the area back to the point of beginning at the western city limits.

URBANIZATION CONTROL POLICY

To the extent feasible the City will urge the development of lands with existing services prior to approving the development of new areas. This policy is intended to control the cost of growth by restricting "leap frog" development and sprawl by promoting the timely extension of urban services.

COORDINATION OF PLANNING EFFORTS

The City of Oakridge will seek to amend its "joint agreement for planning coordination" with Lane County by asking Lane County to recognize the:

1. Urban Growth Boundary, and
2. The Potential Urban Service Area. It is within both of these areas where land use matters are of mutual concern and referral, review and comment are necessary.

CITY OF WESTFIR

The City of Westfir incorporated in 1979. There has been no demonstrable need for a formal planning coordination agreement. The Urban Growth Boundary of the two cities are not coterminous.

VACANT AND BUILDABLE LANDS INVENTORY

The inventory is periodically updated through the L-COG land use computer files for small cities. The inventory allows individual land use decisions to be checked against certain classes of land uses and identifies trends. The inventory also monitors and projects housing needs.

Issue

Recommendations and Policies

COMPREHENSIVE PLAN REVIEW
AND ADOPTION

Publicly review plan documents and report through "Town Hall" meetings and subsequent mandatory Public Hearings.

Public Hearings may be held singly by the Planning Commission as a basis of a final plan recommendation to the City Council, with the Council holding subsequent and final public hearings for plan adoption, or such public hearings may be held jointly.

Establish a timely plan and policy review process which utilizes the established Citizen's Advisory Committee and Planning Commission, to formulate necessary revision recommendations. Recommended time frame for this process is bi-yearly.

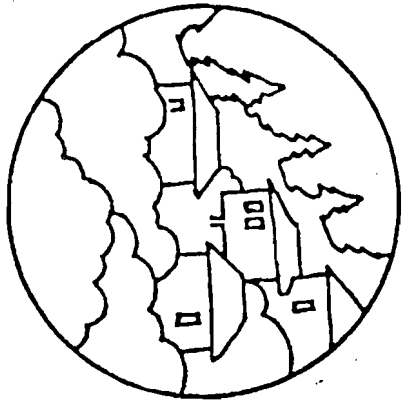
NON-CONFORMING USE POLICY

The Planning Commission shall research and prepare modifications to present non-conforming use regulations (Section 13 - Zoning Ordinance) that would allow hardship variances for property owners who involuntarily suffer destruction of their building. This would allow re-establishment of the non-conforming use at the same general scale as previously existed.

Areas to be considered for annexation to the City of Oakridge shall have boundaries contiguous to the then existing corporate limits of the City.

ANNEXATION POLICY
(LCDC GOAL 1-3)

No annexation shall be considered which proposes to make an outlying parcel of land contiguous to the City boundary by means of a long linear parcel of land (pan-handle), with one end contiguous to the City boundary.



ZONING POLICY
(LCDC GOAL 7)

Annexation of property to the City shall be made prior to the provision of any City services. In turn, it shall be demonstrated that the City is capable of providing a full range of Urban Services prior to consideration of an annexation. Consent to annexation to the City shall be governed by the Oregon Revised Statutes, the limits of the then existing Urban Services Area and the following criteria:

1. Utility systems, streets and appurtenances thereto shall be constructed to City standards and specifications by the property owner(s) prior to the area being annexed and a contract thereto entered into.
2. Or, that the proposed annexation area is within the service capabilities of programmed expansion and such services can be delivered within a reasonable and/or mutually agreed upon period of time.

Conduct Public Hearings on recommended Zoning Ordinance modifications and adopt as a basis for guiding plan implementation.

Prepare a revised Zoning Map, for the corporate limits of the City of Oakridge, utilizing appropriate City Zone District classifications, which reflect the land use categories of the adopted Comprehensive Plan.

Coordinate with Lane County, the designation of appropriate County zone districts to implement the adopted Comprehensive Plan.

Issue

Recommendations and Policies

SUBDIVISION POLICY

Coordinate with Lane County, the review and approval of all proposed subdivisions within the designated Oakridge planning area.

Conduct public hearings on recommended subdivision ordinance modifications and adopt as a basis for guiding plan implementation.

STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS

Review, modify, update and/or prepare necessary Standard Specifications for Design and Construction of Public Improvements.

Publish and make available as a policy statement for Public Improvements.

LONG-RANGE FINANCIAL PLANNING AND CAPITAL IMPROVEMENTS PROGRAMMING

Initiate a program of Long-Range Financial Planning for necessary City capital construction projects.

Review and update the 1974-1994 Capital Improvements Program for Oakridge, Oregon in conformance with the updated Plan requirements. Restructure the Capital Improvements Program on a short-term 6-year basis, utilizing the Long-Range Financial Plan as guidance, annually review and adjust priority and costs and add a new year and omit the preceding year.

INTER-GOVERNMENTAL PROGRAM

Communicate and coordinate with related public agencies to define related and/or overlapping program area responsibilities and specific implementation actions.

CITIZENS INVOLVEMENT

Continue to utilize the established Citizens Advisory Committee and public "Town Hall" meeting process as the vehicle of citizen involvement and public planning process input.

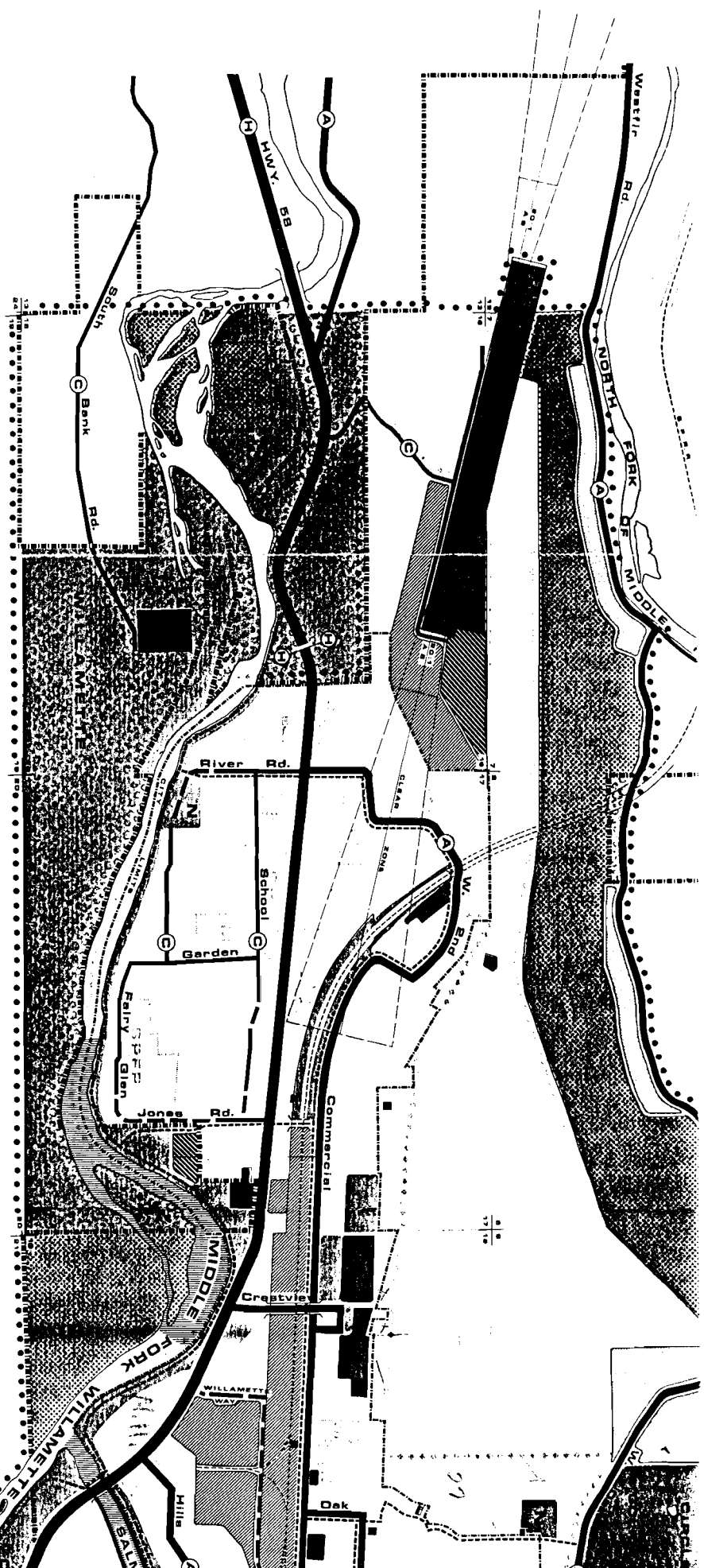
LEGEND

- TRANSPORTATION**
- EXISTING MAJOR HIGHWAY:
 - PROPOSED MAJOR HIGHWAY:
 - EXISTING ARTERIAL ST.:
 - PROPOSED ARTERIAL ST.:
 - EXISTING COLLECTOR ST.:
 - PROPOSED COLLECTOR ST.:
 - EXISTING BICYCLE ROUTE:
 - PROPOSED BICYCLE ROUTE:
- LAND USE**
- EXISTING RURAL LANDS (FES, AG, GRAZING, TIMBER):
 - PROPOSED RURAL LANDS (FES, AG, GRAZING, TIMBER):
 - EXISTING RESIDENTIAL - RURAL:
 - PROPOSED RESIDENTIAL - RURAL:
 - EXISTING URBAN:
 - PROPOSED URBAN:

- EXISTING PROPOSED**
- RESIDENTIAL - POTENTIAL MEDIUM DENSITY:
 - RESIDENTIAL - POTENTIAL HIGH DENSITY:
 - FLOOD PLAIN:
 - PUBLIC FAC./GOVT.:
 - ELEMENTARY SCHOOL:
 - HIGH SCHOOL:
 - MUSEUM:
 - GOVT. CENTER:
 - SWR. TRTMT. PLANT:
 - FIRE STATION:
 - WILL. R. FISH HATCHERY:
 - HISTORIC BLDG./SITE:
 - PARK, REC., OPEN SPACE:
 - N. NBHD. COMMUNITY:
 - COMMERCIAL:
 - COMMERCIAL POTENTIAL:

- EXISTING PROPOSED**
- NATIONAL LIMITED INDUSTRIAL:
 - LMTD. IND. POTENTIAL:
 - HEAVY INDUSTRIAL:
 - AGGREGATE EXTRACTION:
 - URBAN SERVICES AREA:
 - INTERMEDIATE BNDY. POTENTIAL:

COMPREHENSIVE ZONING MAP
DAKARIDGE, OREGON

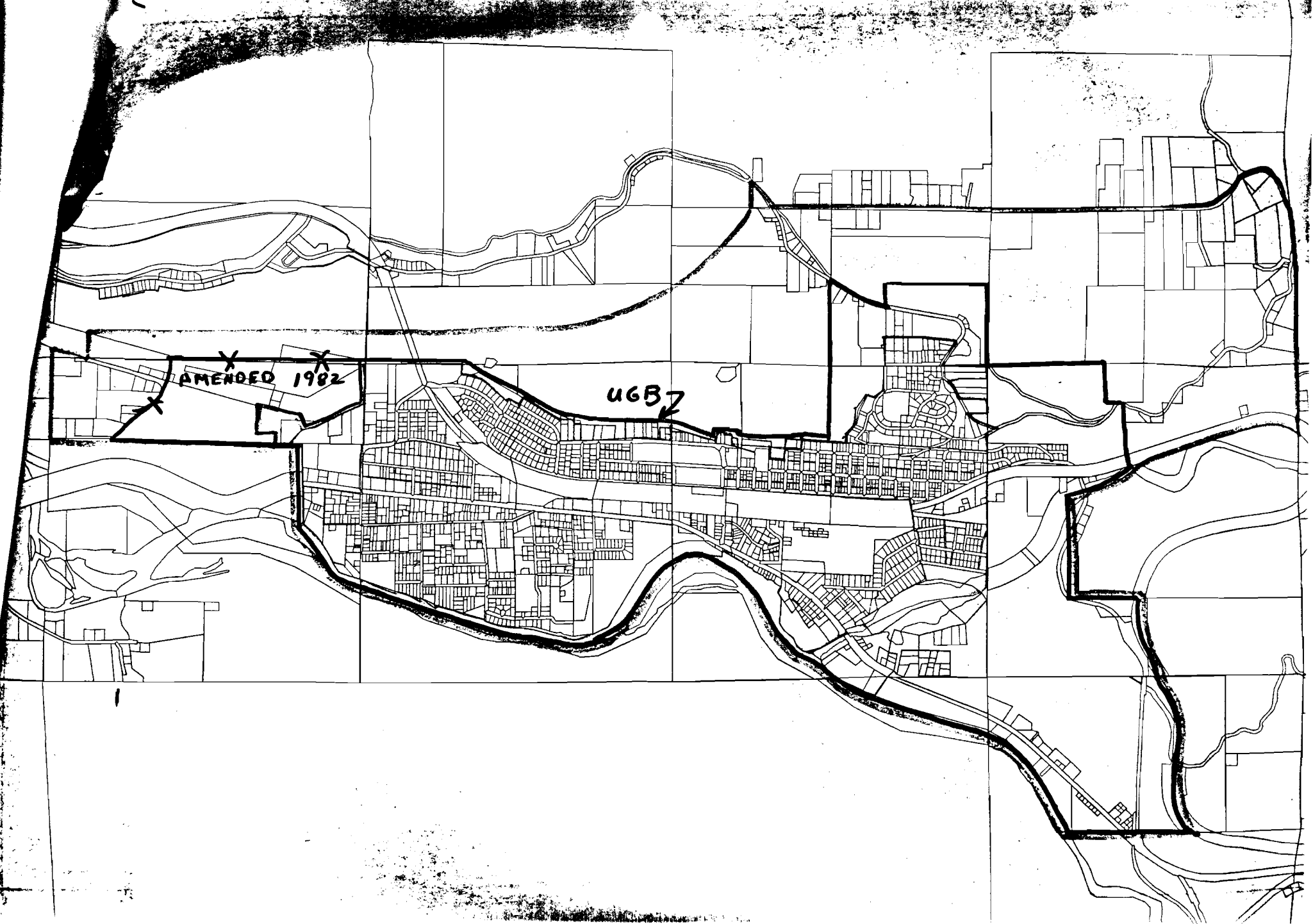


1" = 1/4 MI.

1" = 1/4 MI.

1" = 1/4 MI.

0 400 800
 FEET



AMENDED 1982

UGB