

APPENDIX A
WILLOW CREEK SOILS INFORMATION

The accompanying soil type map and corresponding table provide information on soils in the study area.

The soil map symbol (for example, 100A) indicated on the map corresponds to a soil listed in the table. The table contains the following information:

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|------------------------------------|--|
| Map Symbol | - This symbol is based on the U.S. Soil Conservation Service (U.S.S.C.S.) system of soils mapping and labeling. |
| Soil Name | - Soil names are based on the U.S.S.C.S. system for identifying and organizing soil groups, depending on soil characteristics. |
| Slope | - In some instances, the same soil may exhibit different properties at different degrees of slope. For example, the Steiwer silty loam soils exhibit different agricultural characteristics which vary with slope (430B = Class III at 3-12 percent slope, 431C = Class IV at 12-20 percent slope, and 432E = Class VI at 20-50 percent slope) |
| Agricultural Soil Capability Class | - This rating (Class I highest, Class VIII lowest) is given each soil by the U.S.S.C.S., and this rating is referred to in LCDC's definition of agricultural land in Goal 3. |
| Forest Site Index | - This rating is provided for some soil types by U.S.S.C.S. The site index is an indication of potential productivity and is based on the average total height of the dominant tree species (Douglas fir) in a stand 100 years old. |
| Cubic Foot Site Class | - The Forest Site Index rating was converted to a more accepted measure of the productivity potential of a soil for tree |

growth (Class I is the most productive rating). This methodology and rating is acceptable under LCDC's Goal 4, "Forest Lands," requirement.

Development Rating

- This rating is based on U.S.S.C.S. interpretation of several development suitability factors:

1. Dwelling unit construction
2. Road construction
3. Underground utility installation
4. Water runoff potential

Those soils with a 5 rating have the most severe development limitations.

For more data on the soils information, refer to:

- A. "Soil Constraints for Development" Working Paper, L-COG, April 1978
- B. "Agricultural Lands" Working Paper, L-COG, April 1978
- C. "Agricultural Lands - Addendum" Working Paper, L-COG, October 1981
- D. "Forest Lands - Revised" Working Paper, L-COG, October 1981

WILLOW CREEK SOILS INFORMATION

MAP SYMBOL	SOIL NAME	SLOPE	AGRICULTURAL SOIL CAPABILITY CLASS#	FOREST SITE INDEX*	CUBIC FOOT CLASS**	DEVELOPMENT RATING
100A	Waldo (silty clay loam)		III	-	-	4
110A	Natroj (silty clay loam)		IV	-	-	4
120A	Pengra (silty loam)		III	-	-	4
221A	Dayton (silty loam)		IV	-	-	4
230A	Bullards-ferrelo Complex (loam)		III	-	-	0
374C	Dixonville, Philometh, Hazelair		VI	-	-	4
375S	Dixonville, Philometh, Hazelair		VI	-	-	3
408C	Dixonville (silty clay loam)	3-12%	III	116	4	4
415S	Philomath (cobbly silty clay)	12-45%	VI	-	-	4
416C	Philomath (silty clay)	3-12%	VI	-	-	4
420B	Nekia (silty clay loam)	2-12%	III	145	3	1
421C	Nekia (silty clay loam)	12-20%	III	145	3	1
422E	Nekia (silty clay loam)	20-30%	IV	-	-	1
422E	Nekia (silty clay loam)	30-50%	VI	145	3	4
423F	Nekia (silty clay loam)	3-12%	III	-	-	2
430F	Steilwer (silty loam)	12-20%	IV	-	-	2
431C	Steilwer (silty loam)	20-50%	VI	-	-	3
432E	Steilwer (silty loam)	3-30%	VI	114	4	4
440S	Witzel (very cobbly loam)	30-60%	VI	148	3	5
471K	Ritner (cobbly, silty clay loam)	2-12%	VI	-	-	3
475C	Panther (silty clay loam)	3-20%	III	-	-	3
477C	Dupee (silty clay loam)	3-12%	III	155	3	0
480B	Belipine (silty clay loam)	12-20%	III	-	-	0
481C	Belipine (silty clay loam)	20-30%	IV	155	3	3
482E	Belipine (silty clay loam)	2-12%	III	154	3	2
490B	Willakenzie (clay loam)	12-20%	III	154	3	2
491C	Willakenzie (clay loam)	20-30%	IV	154	3	3
492D	Willakenzie (clay loam)	3-12%	VI	-	-	3
500C	Chehulpum (silty loam)	12-40%	VI	-	-	3
501E	Chehulpum (silty loam)	2-7%	VI	-	-	3
520B	Hazelair (silty clay loam)	7-20%	IV	-	-	5
521C	Hazelair (silty clay loam)		III	-	-	4
55A	Conser (silty clay loam)		III	-	-	4
90A	MCAlpin (silty clay loam)		III	159	3	2

* Agricultural Soil Capability Class and Douglas Fir Site Index from U.S. Soil Conservation Service OR Soils -1 Forms (OR-1s).

** Cubic Foot Site Class translated from S.C.S. Site Index, using "A Technique for Mapping Forest Land by Site Productivity Soil Survey Information," Oregon State Department of Forestry, August 1978.

RESOLUTION NO. 3699

A RESOLUTION ADOPTING THE WILLOW CREEK SPECIAL
AREA STUDY AND AMENDING THE EUGENE-SPRINGFIELD
METROPOLITAN AREA GENERAL PLAN.

The City Council of the City of Eugene finds that:

1. The Eugene-Springfield Metropolitan Area General Plan established a portion of the Willow Creek Basin as an important growth area of the community and included a portion of the Basin within the urban growth boundary of the Metropolitan Plan.

2. As part of the Metropolitan Plan process a variety of land uses were identified as appropriate within the Basin as urban development occurred.

3. In February, 1982, the Planning Commission directed that work be initiated on a Special Area Study in the Willow Creek Basin in order to establish public policy direction prior to development proposals for the Basin.

4. As part of the development of this Special Area Study a citizen involvement process was established by the Eugene Citizen Involvement Committee. The citizen involvement process included: dialogue with major land owners in the Basin; a May 25, 1982 meeting held with residents and property owners of the Basin at Bailey Hill elementary school, attended by about 50 interested individuals; discussions and comments by interested parties through individual meetings; distribution of about 650 copies of the draft Study (May 1982) to property owners, residents, and interested governmental agencies; and consultation with the Metropolitan Area Plan Advisory Committee regarding the Special Area Study.

5. The draft Study contained a series of policy statements and two alternative land-use configurations appropriate for the Willow Creek Basin. All of the policies are consistent with direction established by the Metropolitan General Plan. Alternative 1 of the two land-use arrangements reflected an employment intensive scenario which could be appropriate for the Basin. Alternative 2 reflected a focus on residential development in the Basin. Because Alternative 1 provided for substantial modifications to the Metropolitan General Plan, it requires an amendment to that document. Alternative 2 does not require such an amendment. Both alternatives contained a variety of land uses which were consistent with broad goals and policies established by the Metropolitan Plan, the 1974 Community Goals and Policies document, and the Eugene-Springfield Area Transportation 2000 Plan (T-2000).

6. On June 8, 1982 the Planning Commission conducted its public hearing on the Willow Creek Special Area Study. About 12

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individuals presented testimony to the Commission at this hearing. The majority of the testimony supported the Study and generally favored Alternative 1 - the employment intensive land-use alternative.

7. The Commission continued its deliberation on the Study at its meeting of June 14, 1982. At that time, based on testimony it received at the public hearing, its own discussion, and the background and supporting materials, including Statewide Goal and local plan consistency analysis (Exhibit A), and justification for amendment to the Metropolitan Plan (Exhibit B), the Commission unanimously voted to forward the following recommendations to the City Council:

- a. Adopt the Willow Creek Special Area Study with Alternative 1;
- b. Initiate amendment procedures to the Metropolitan Plan following the process outlined in Chapter IV of that document; and
- c. Make a series of changes to the draft document.

8. The City Council initiated the Plan amendment procedure as prescribed in Chapter IV of the Plan document, on June 16, 1982.

9. On July 12, 1982, the City Council conducted its own public hearing of the Planning Commission's recommendations. This hearing addressed the Willow Creek Special Area Study and possible amendment to the Metropolitan Plan.

Now, therefore, based on the above findings and actions,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. The policies set forth in the Willow Creek Special Area Study are hereby adopted as a refinement to the Eugene-Springfield Metropolitan Area General Plan for the Willow Creek Basin, and the explanatory text following the policies is recognized as clarifying and explaining the intent of the policies.

Section 2. The Land Use Diagram included as recommended by the Planning Commission is recognized as clarifying and providing further explanation of the intent of the Metropolitan Plan Diagram. To the extent the Special Area Study Land Use Diagram is inconsistent with the Metropolitan Area General Plan Diagram, the General Plan Diagram is hereby amended.


Section 3. The City Council adopts as additional findings, the supporting text, maps, and tables contained in the remainder

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of the Willow Creek Special Area Study as recommended by the Planning Commission.

Section 4. The supporting materials concerning consistency with Statewide Goals as set forth in Attachment A, (June 15, 1982 and June 14, 1982 memoranda), attached hereto and incorporated herein by reference, is recognized as providing further analysis, support, and findings for the adoption of this Special Area Study and Amendment of the General Plan Diagram. Attached as further findings in support of these actions is Attachment B, supplementary findings, which are hereby adopted and the July 21, 1982 memorandum from the Planning Department, the findings and policy statements and amendments are likewise adopted.

The foregoing Resolution adopted the 21st day of July, 1982.



City Recorder