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Eugene OR 97402

Feb. 19 2022

John Davis/ Achules LLC

Revised

RE: TRS 18-10-00-1500 & 1300

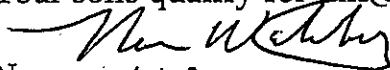
TL 1300 is zoned F1 which is the most restrictive in terms of building a house. So the answer is no this lot would not qualify for a single family dwelling.

TL 1500 is possibly miss labeled as 80.11 or 60 acres. The legal descriptions need to be looked at to determine which is the correct acreage. If it's 80 acres the lot could qualify for a house, however that is not the case.

There is another avenue relating to the soil values which may be found in Lane Code 16.212 (7)(f) as follows: **“ LC 16.212 (7)(f) Nonfarm Dwelling This allows a dwelling that is not associated with a farm or dairy . The land or parcel must be predominatly composed of class IV-VIII soils. The dwelling must be located on land unsuitable to farm crops or livestock. The director may add site specific conditions as necessary. Approval is valid for four years with an optional 2 year extension”.**

The application fee to Lane County is \$ 2,756 and processing would be around \$ 1,800.

Your soils qualify for this option.

  
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