

SECTION 9.100 PLANNING

The Adair Village Comprehensive Plan is directed towards meeting the applicable Statewide Planning Goals and Guidelines of the Oregon Land Conservation and Development Commission (LCDC).

This introductory element specifically addresses the first two goals. **Goal 1, Citizen Involvement** reads: "To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process".

The Adair Village Plan was developed and adopted with extensive citizen participation over a period of three years. Provisions are also included in this element for continued citizen involvement in the planning process.

LCDC **Goal 2, Land Use Planning** reads in part: "To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions."

The extensive inventories undertaken during preparation of the Comprehensive Plan, in addition to previous studies identified in the bibliography, provide the factual basis for the plan. Utilizing this factual data the Planning Commission and City Council, with the assistance of citizen involvement, evaluated alternative courses of action and made final policy choices, taking into consideration social, economic, energy and environmental needs. The information, policies and recommendations of the entire Plan are directed towards meeting Goal 2.

This introductory element describes the basic process used for land use planning in the Adair Village area and also describes the location of the City and the planning area that was analyzed during the planning process. Also included is the description of the development and purpose of the Plan; the state goals addressed; the citizen and agency programs utilized; a description of the structure and use of the Plan; the general recommendations adopted for Plan implementation.

Other specific planning issues are then addressed in each of the other plan elements.

SECTION 9.110 CITY OF ADAIR VILLAGE

Location

Adair Village is located on Pacific Highway 99 West, eight miles north of Corvallis in Benton County. It is also only eight miles northwest of Albany, the Linn County seat.

The City is situated on the western edge of the Willamette Valley on a foothill ridgeline of the Coast Range Mountains at an elevation of 328 feet above sea level.

The City is part of the former Adair Air Force Station, headquarters of the Portland air Defense Sector constructed in 1957. The base was abandoned and declared surplus by the federal government in 1969 and was subsequently acquired by various public agencies and private developers. Acquisition of housing parcels by individual property owners provided the basis for incorporation in 1976. For additional information see the Historical Background summary in **Section 9.800, Growth Management**.

Planning Considerations

Adair Village is located within the North Benton Planning Area of Benton County. The North Benton Citizen Advisory Committee and members of the Benton county planning staff provided background data for the area to assist the City in beginning the planning process.

A Planning Area was mutually agreed upon containing approximately 1069 acres surrounding the City and was considered to be an area of influence that could have an impact on the community.

An Urban Growth Boundary (UGB) was also established by mutual agreement containing 67 acres outside of the City. About 29 acres of the UGB have been annexed to the City leaving only 25 acres available for urban development. This means that an UGB expansion may be needed in the future to accommodate the growth needs of the City.

The City has outright planning responsibility for the area within the City Limits. The City, County and the North Benton Citizen's Advisory Committee cooperated in the planning process for the Planning Area outside the City Limits and have agreed to the land use designations and standards for the area. A City/County Agreement that establishes guidelines and procedures for cooperative review and action on planning and development proposals for the Planning Area, the Urban Growth Area and an Area of Concurrence for a portion of the Tampico Road Area was approved.

The Plan will be adopted by the Adair Village City Council after public hearings and will be reviewed and revised as needed on a periodic basis to take into account changing conditions and community attitudes.

The Plan, supporting documents, and implementing ordinances will be maintained on file in the Adair Village City Hall and are easily accessible to the public.

SECTION 9.120 COMPREHENSIVE PLANNING

The purpose of the Comprehensive Plan is to provide guidelines for conservation and development of community resources and to promote the public health, safety and general welfare of community residents. It is intended to ensure that the City's livability will be enhanced rather than weakened in the face of growth and change. It should not be considered a detailed development proposal, nor is it intended to offer solutions for problems that will require action at higher governmental levels. Nevertheless, local officials, public agencies, and private citizens are continually confronted by developmental decisions that can be facilitated if a general plan for future growth is established.

ORS Chapter 197, administered by the Land Conservation and Development Commission (LCDC), requires that cities and counties adopt comprehensive plans and ordinances which meet statewide planning goals and guidelines. ORS 197.010 provides the basic policy by stating that comprehensive plans:

1. Must be adopted by the appropriate governing body at local and state levels.
2. Are expressions of public policy in the form of policy statements, generalized maps and standards and guidelines.
3. Shall be the basis for more specific rules, regulations and ordinances which implement the policies expressed through the comprehensive plans.
4. Shall be prepared to assure that all public actions are consistent and coordinated with the policies expressed through the comprehensive plans.
5. Shall be regularly reviewed and, if necessary, revised to keep them consistent with the changing needs and desires of the public they are designed to serve.

ORS 197.175 more specifically outlines local government responsibility when it states, "...each city and county in this state shall:

1. Prepare and adopt comprehensive plans consistent with statewide planning goals and guidelines approved by the commission (LCDC) and
2. Enact zoning, subdivision and other ordinances or regulations to implement their comprehensive plans."

ORS 197.015 (4) provides the official definition of Comprehensive Plan as follows:

"Comprehensive plan" means a generalized, coordinated land use map and policy statement of the governing body of a state agency, city, county or special district that interrelates all functional and natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational systems, recreational facilities, and natural resources and air and water quality management programs. "Comprehensive" means all-inclusive, both in terms of the geographic area covered and functional and natural activities and systems occurring in the area covered by the plan. "General nature" means a summary to policies and proposals in broad categories and does not necessarily indicate specific locations of any area, activity or use. A plan is "coordinated" when the needs of all levels of governments, semipublic and private agencies and the citizens of Oregon have been considered and accommodated as much as possible. "Land" includes water, both surface and sub-surface, and the air.

The Comprehensive Plan for Adair Village will become the City's official policy guide for conservation and development of community resources. It is intended to ensure that the City's livability will be enhanced rather than weakened in the face of growth and change and is designed to promote the public health, safety and general welfare of community residents.

The Comprehensive Plan is the document through which the citizens of Adair Village will implement their choices on how growth and change will occur and how it will be managed. It should not be considered a detailed blueprint for specific development proposals, but a general guideline within which public officials and private citizens can coordinate their individual developmental decisions.

SECTION 9.130 STATEWIDE PLANNING GOALS AND GUIDELINES

The City of Adair Village recognizes its responsibility to include consideration of the Statewide Planning Goals and Guidelines as adopted by the land Conservation and Development commission (LCDC). To fulfill this responsibility, the City has included consideration of the following goals:

- Goal 1 Citizen Involvement:** To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.
- Goal 2 Land Use Planning:** To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.
- Goal 3 Agriculture Lands:** To preserve and maintain agricultural lands.
- Goal 4 Forest Lands:** To conserve forest lands for forest uses.
- Goal 5 Open Spaces, Scenic and Historic Areas, and Natural Resources:** To conserve open space and protect natural and scenic resources.
- Goal 6 Air, Water and Land Resources Quality:** To maintain and improve the quality of the air, water and land resources of the state.
- Goal 7 Areas Subject to Natural Disasters and Hazards:** To protect life and property from natural disasters and hazards.
- Goal 8 Recreational Needs:** To satisfy the recreational needs of the citizens of the state and visitors.
- Goal 9 Economy of the State:** To diversify and improve the economy of the state.
- Goal 10 Housing:** to provide for the housing needs of the citizens of the state.
- Goal 11 Public Facilities and Services:** To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.
- Goal 12 Transportation:** To provide and encourage a safe, convenient and economic transportation system.
- Goal 13 Energy Conservation:** To conserve energy.

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

Applicability of Goal Topics

The following tabulation indicates the applicability of LCDC Goals to the Adair Village Planning Area:

Goal Topic		Goal Topic		
3.	Agricultural Lands	<u>Yes</u>	7a. Flooding	<u>No</u>
4.	Forest Lands	<u>Yes</u>	7b. Erosion Areas	<u>No</u>
5a.	Open Space	<u>Yes</u>	7c. Landslide Areas	<u>No</u>
5b.	Mineral Aggregate	<u>No</u>	7d. Weak Foundation Soils	<u>Yes</u>
5c.	Energy Sources	<u>No</u>	7e. Other Natural Hazards	<u>Yes</u>
5d.	Fish & Wildlife Habitat	<u>Yes</u>	8. Recreation	<u>Yes</u>
5e.	Ecological, Scientific Natural Areas	<u>No</u>	9. Economy	<u>Yes</u>
5f.	Scenic Views and Sites	<u>No</u>	10. Housing	<u>Yes</u>
5g.	Water Areas	<u>Yes</u>	11a. Schools	<u>Yes</u>
5h.	Wetlands	<u>Yes</u>	11b. Water Supply	<u>Yes</u>
5i.	Watersheds	<u>Yes</u>	11c. Sewage Disposal	<u>Yes</u>
5j.	Groundwater Resources	<u>Yes</u>	11d. Drainage	<u>Yes</u>
5k.	Wilderness	<u>No</u>	11e. Solid Waste	<u>Yes</u>
5l.	Historic Areas, Structures	<u>No</u>	11f. Other Facilities, Services	<u>Yes</u>
5m.	Cultural Areas	<u>No</u>	12a. Highways, Roads, Streets	<u>Yes</u>
5n.	Recreation Trails	<u>Yes</u>	12b. Bicycle, Pedestrian Transportation	<u>Yes</u>
5o.	Wild, Scenic Waterways	<u>No</u>	12c. Transit	<u>Yes</u>
6a.	Air Resource Quality	<u>Yes</u>	12d. Rail Transportation	<u>Yes</u>
6b.	Water Resource Quality	<u>Yes</u>	13. Energy Conservation	<u>Yes</u>
6c.	Land Resource Quality	<u>Yes</u>	14. Urbanization	<u>Yes</u>

Goal topics with a "no" indication are not given detailed consideration in the Plan since these elements do not exist within the Planning Area or the topic does not apply.

SECTION 9.140 ADAIR VILLAGE CITIZEN INVOLVEMENT PROGRAM

The City of Adair Village recognizes its responsibilities under the Statewide Planning Goals and Guidelines as adopted by the Land conservation and Development Commission to prepare, adopt and implement a "Citizen Involvement Program." This program is intended to assure that all citizens have an opportunity to be involved in all phases of the planning process.

In order to fulfill this responsibility, the City has adopted the following Citizen Involvement Program:

1. Designation of the Adair Village Planning Commission as the Committee for Citizen Involvement.

2. Open public meetings will be conducted by the Planning Commission at key points during the course of the planning program. Through these meetings, citizens will be given the opportunity to participate in planning activities such as data collection, plan preparation and plan implementation.
3. In order that citizens will have the opportunity to be well informed of Planning Commission and City Council meetings, meeting notices will be mailed and posted in the area, and notices of meetings may be publicized in the Corvallis and/or Albany newspapers
4. Minutes of all planning commission and city council meetings are readily available for public use through the City Recorder.
5. The public will be given the opportunity to review and comment on planning proposals both verbally at public meetings and in writing. The city will make an effort to respond to these comments in an appropriate fashion.
6. Copies of plans and studies related to the City of Adair Village will be made available for public use through the office of the City Recorder.
7. The city will use the following techniques to encourage citizen involvement throughout the course of the planning program.:
 - a. Informal neighborhood or community meetings.
 - b. Surveys or questionnaires.
 - c. Neighborhood newsletters.
 - d. Townhall meetings.
 - e. Public hearings.
 - f. Newspaper articles.

SECTION 9.150 ADAIR VILLAGE AGENCY INVOLVEMENT PROGRAM

The City of Adair Village Recognizes its responsibility under the Statewide Planning Goals and Guidelines as adopted by the Land Conservation and Development commission, to prepare, adopt and implement a program for "Agency Involvement and Coordination." This program is intended to assure an effective working relationship with those local, state, and federal agencies that may have an interest in the city and its surrounding area. In order to fulfill this responsibility, the city has adopted the following agency involvement program:

1. The city will establish direct contact with the following agencies:
 - A. State Agencies
 1. Department of Environmental Quality
 2. Health Division
 3. Public Utility Commissioner of Oregon
 4. Department of Transportation
 5. Department of Water Resources
 6. Division of State Lands
 7. Department of Fish and Wildlife

8. Department of Land Conservation & Development
- B. Federal Agencies
 1. US Rural Development
 2. Soil & Water Conservation District
 3. Environmental Protection Agency
 4. Department of Housing and Urban Development
 - C. Regional and Local Agencies
 1. Linn-Benton Housing Authority
 2. Linn-Benton Intermediate Education District
 3. Cascades West Council of Governments
 4. Linn-Benton Community College
 5. Corvallis School District 509J
 6. Adair Rural Fire & Rescue
 7. Benton County
 8. City of Albany
 9. City of Corvallis
 10. Consumers Power
 11. Pacific Northwest Bell
 12. Corvallis Disposal Company
 - D. Other Agencies
 1. Santiam Christian School
 2. Oregon/Southwest Washington Labor Training School
 3. Willamette Carpenters Training Center
2. The city will inform the above agencies of the status of current planning efforts, future planning work schedules, and regular meeting dates of the city planning commission and the city council.
 3. The city will provide to the various agencies, on request, copies of studies, plans and ordinances which are related to the city's planning program.
 4. The city will request each agency to designate a contact person who will be responsible for coordination with the city.
 5. The city will inform the various agencies of public hearings and other meetings, when it is determined that it is in the interest of the city, the public, and the particular agency to have notice of and the opportunity to participate in the meeting.
 6. The city will encourage each agency to provide the information which is needed by the city to carry out its planning program. This may involve such activities as:
 - A. Provision of plans or studies prepared by the agency which may be useful to the city;
 - B. Participation by the agency in public hearings or other meetings;

- C. Direct assistance by the agency in the development of a plan or study or in the consideration of a specific planning related problem.
- 7. The city will seek to facilitate intergovernmental coordination between the city and appropriate agencies and to assist in identifying and resolving conflicts.
- 8. The city recognizes the value of Cascades West Council of Governments and the State Intergovernmental Relations Division in enhancing needed intergovernmental coordination.
- 9. The city understands that the statewide goals of LCDC require that federal, state and other local agencies coordinate their planning efforts with the city, and that plans and actions of these agencies shall be consistent with the city's adopted comprehensive plan.

SECTION 9.160 STRUCTURE AND USE OF THE PLAN

The Comprehensive Plan is structured into nine elements:

- 9.100 Planning**
- 9.200 Environment**
- 9.300 Population and Economy**
- 9.400 Housing**
- 9.500 Land Use**
- 9.600 Public Facilities and Services**
- 9.700 Transportation**
- 9.800 Growth Management**
- 9.900 Maps and Diagrams**

At the beginning of each Plan Section, introductory paragraphs identify the particular statewide goals that are addressed in that Section. Each Section then addresses individual topics that present the background information and findings relevant to the problems, needs and goals of the community. Each Section concludes with overall goals, policies and recommendations pertinent to the topics discussed.

Background Data and Findings

The background data and findings presented in each Section is based on previous studies and the land use and environmental surveys specifically conducted during preparation of the Plan. Sources are identified in the bibliographies at the end of each element. Sources are identified once in connection with the major subject, however, some sources are pertinent to more than one subject.

The background data was evaluated relative to the issues, needs and goals of the community during the preparation of the Plan. Findings or conclusions were then made after the evaluation.

The findings contained in each Plan Section, identify the relevant issues, conditions and needs which must be responded to in order to fulfill state and local goals. Findings also

include an identification of the opportunities and constraints that could influence plan implementation.

Illustrative maps and diagrams have been prepared to assist in understanding various aspects of the plan. Many are included with the Plan although some are not, due to reproduction constraints. Those not included are referenced in the background data and source section and are on file at the Adair Village City Hall.

Goals

In addition to the applicable statewide goals, the City has adopted additional goals for each plan element.

The goals represent the ideals and results or achievement toward which the Plan is directed. They are statements of purpose and specify, on a general level, what the planning effort is intended to accomplish.

Policies

Policies are identified as "shall" statements (i.e. "The City shall"). The policies are the means by which the City will implement the Plan.

Policies are official statements of strategy or principle that specify the intent of the City concerning the future growth and development of the community. Adopted by the City council, they represent the official position of the City of Adair Village while also providing:

1. A long-range guide for the evaluation of various proposals for physical change and improvement.
2. A framework for making sound decisions on zoning, subdivisions, capital improvement programs, and other codes and ordinances.
3. A guide for public programs and expenditures.
4. An indicator of more detailed and specific studies that are needed.
5. A source of information and a statement of planning policy that is useful to the local business community, the general public, and other governmental units in making decisions regarding their individual development plans.

Conservation Policies

Conservation Policies identify those elements or conditions of the community environment the citizens wish to preserve or enhance.

Development Policies

Development Policies identify those elements or conditions which require change or improvement and needed elements or conditions now lacking within the community.

Official City Planning Policies

Official City Planning Policies are the foundation of the comprehensive Plan. They are the primary means of achieving the goals and objectives of the Plan and the Statewide Planning Goals and Guidelines of the Oregon Land Conservation and Development Commission.

Recommendations

Recommendations are identified as "should" statements (i.e. "The City should). Recommendations are suggested actions that should be considered to assist in implementing the planning policies of the City.

Implementation

Implementation measures are intended to assist in putting the plan into effect. Generally, Plan implementation included the enactment of regulatory measures pertaining to land development such as Land Use Development Code, but should also include capital improvement programs or other management measures and detailed site-specific development plans.

Plan Amendments

Plan Amendments should be made as needed to maintain the Plan as an up-to-date guideline for urban development in the Adair Village area. **Section 2.700** of the Code provides the procedures for Code or Plan Amendments.

The City should undertake a general review of the Plan every two years to determine if any changes have occurred that would warrant amendments to the Plan. A complete Plan review should also be performed at least once every five years to determine if major revisions to the Plan or Code are necessary. A public notice should be issued if it is determined that amendments are needed.

Major Revisions

Major revisions include land use changes that have widespread and significant impact within the community.

The plan and implementation measures should be revised when public needs and desires change and when development occurs at a different rate than contemplated by the plan. Major revisions should not be made more frequently than every two years unless changing conditions strongly warrant this significant action.

Minor Changes

Minor changes are those that do not have significant effect beyond an immediate area or are individual aspects of the Plan that do not represent a major policy change relative to the community as a whole. Minor changes should be based on special studies or other information that will serve as the factual basis to support the change. The public need and justification for the particular change should be established. Minor changes should be made as needed to maintain the Plan as an up-to-date guideline for community growth and development.

The citizens in the area and affected governmental units should be given an opportunity to review and comment prior to changes in the plan and implementation ordinances. There should be at least 21 days notice of the public hearings on the proposed change. In determining the affected persons to receive notice by mail of proposed changes, renters should be considered among those affected. When adopted, the changes should be noted in a prominent place in the document, filed with the recorder, and copies made available to the public.

SECTION 9.170**IMPLEMENTATION**

Implementation measures are intended to assist in putting the Plan into effect. Generally, Plan implementation includes the enactment of regulatory measures pertaining to land development such as zoning and subdivision regulations that are contained in the Adair Village Land Use Development Code, but should also include capital improvement programs or other management measures and detailed site-specific development plans.

The greatest value of the Comprehensive Plan is through its use as a policy guide for decision making. However, it can only have limited value unless it is supported by the community as well as city government. Possibly the most important factor in such a relationship is simply patient leadership, supported by citizens who feel that community improvement is a worthwhile aim.

Codes and Ordinances

There are several basic implementation instruments available to help the City achieve planning aims. The most important implementing ordinance is the Adair Village Land Use Development Code (Code). The following implementation instruments are utilized by the City of Adair Village:

Zoning

Zoning is probably the most familiar legal instrument used in plan implementation. While the Comprehensive Plan specifies the principals and policies for conservation and development of community resources, the zoning provisions of the Code actually provide the definite and precise standards and procedures to implement the Plan.

Zoning and the Comprehensive Plan

The Comprehensive Plan, while a guide for zoning actions, is not a zoning regulation. Zoning regulations are detailed pieces of legislation that are intended to implement the proposals of the Comprehensive Plan by providing specific standards for use of land in various districts within the community.

Two cases heard by the Oregon Supreme Court have had a profound impact on the relationship between the Comprehensive Plan and its implementation through zoning. In the case of **Fasano v. Washington County Commissioners** it was determined that: "the plan embodies policy determinations and guiding principles; the zoning ordinances provide the detailed means of giving effect to these principles," and that "it must be proved that the (zone) change is in conformance with the Comprehensive Plan."

The earlier decision was emphasized to a much greater extent in the 1974 case of **Baker v. City of Milwaukie**. In that case it was concluded "that a comprehensive plan is the controlling land use planning instrument for a city. Upon passage of a comprehensive plan, a city (or county) assumes a responsibility to effectuate that plan and resolve conflicting zoning ordinances. We further hold that the zoning decision must be in accord with that plan and a zoning ordinance which allows a more intensive use than that prescribed in the plan must fail."

It is important that zone change proposals be considered in relation to the policies and aims of the Comprehensive Plan. Amendments to the Zoning provisions of this Code that are consistent with the Comprehensive Plan can proceed as provided in the Code. However, zoning amendments that are contrary to the intent of the Comprehensive Plan should be reviewed first as a potential Plan change. If the zoning amendment is deemed in the public interest, then the Comprehensive Plan should be so amended before action on the zoning amendment proceeds. This procedure should guarantee essential coordination between the two planning instruments.

The City of Adair Village has prepared a Land Use Development Code in conformance with the City's Comprehensive Plan and has incorporated the Plan therein to facilitate coordinated decision-making.

To further facilitate coordinated planning efforts, the Zoning Map and the Comprehensive Plan Map have been combined into a single Land Use District Map.

Land Division Regulations

Review of proposed Land Divisions by the City is a useful means of achieving planning goals. Dedications of land to assist in street widening or extensions can be made a condition of approval for new developments. The overall design of Land Divisions, including the installation of required improvements, will have a direct bearing on the quality of new residential districts in Adair Village. The negative effects of an ill conceived, poorly constructed Land Division are difficult to overcome at a later date.

Land Division regulations provide the City with guidelines for approval of subdivision or partition plats. It specifies procedures for plat approval; contains design standards for streets, lots, and blocks; and lists improvements such as streets and utilities which are to be provided by the Land Divider.

Adair Village has adopted Land Division regulations into the Code in conformance with the Comprehensive Plan.

Building Permits

The Benton County administers the State Building Code and provides construction inspection services. A copy is forwarded to the City and maintained on file at the City Hall/Community Building providing a continuous building and development record.

Outright permitted uses may be issued a building permits without prior approval by the City. Developments requiring review and approval by the City are issued a building permit only after final approval is obtained.

Vigorous code enforcement helps to significantly reduce the number of deteriorating and dilapidated structures, as well as assuring that new buildings meet basic development requirements.

Official Street Map

The Comprehensive Plan is the Official Street Map for the City showing alignments of existing and proposed streets. In this way, the City can greatly facilitate the eventual

realization of planning recommendations for streets and thoroughfares by indicating areas in which construction should be avoided, so that purchase and removal of improvements will not be necessary at a later time.

Although the Transportation Element focuses on highways, arterials and collector streets as primary network elements, there is also a need for local street continuity and extensions. Local streets are usually planned by individual developers and in most cases cannot be predetermined by the City in advance. Where needed local streets can be identified, they should be located on the Plan Map. Where they cannot be specifically located, they should be considered as part of the project review procedure.

Each project should clearly identify street extensions, closures or modifications within and beyond the project boundary as an integral part of the project proposal and review procedures. Approved development plans should be considered a plan amendment to guarantee that recommended street alignments beyond the project boundaries are officially designated.

Capital Improvement Program

It is essential that long range financial planning, based on available and anticipated resources, be maintained by the city.

Capital Improvements Programming is one of the programs available to the community for long range financial planning. The long range Financial Plan encompasses estimates of the City's expenditures for establishing, operating and maintaining public services and for constructing capital improvements.

A long range financial plan must be based on the following:

1. An Operating and Maintenance Budget for public services.
2. A Capital Improvements Program based on a Comprehensive Plan.
3. A Comprehensive Revenue Program.

Upon completion of the financial plan, it is carried out with the following programs:

1. A priority list of proposed capital improvements.
2. A four-year capital improvement budget.
3. The annual city budget.

It is essential that additional operating expenses brought about by capital expenditures be included in the annual budget to insure correlation of operating and capital budgets.

In estimating revenue sources, those public agencies not directly controlled by the City, but responsible for the provisions of certain capital expenditures relative to City requirements, must be related to priority scheduling in time and coordinated as to their availability of funds.

Based on detailed programs expressing levels of service, and a definition of facilities to provide this service, cost estimates for capital expenditures may be prepared and individual program priorities assigned. Priority projects for the various program areas can then be selected to prepare an annual capital expenditure budget, based on the anticipated revenues of that year.

SECTION 9.180 UGB GROWTH MANAGEMENT AGREEMENT AND MAP

Agreement between the City of Adair Village, Oregon and Benton County, Oregon for the management of the Adair Village Comprehensive Plan as it pertains to the Urbanizable Area within the Growth Boundary, and the Tampico Road Area of Concurrence, and the Adair Village Planning Area.

November 12, 1981

The three page Agreement and Map are located on the following pages

SECTION 9.190 PLANNING GOALS AND POLICIES**Goals and Objectives**

There are certain basic aims to which the Comprehensive Plan is broadly committed. These general goals and objectives are:

1. To encourage development in a planned and considered manner consistent with the community's general health, safety and welfare.
2. To achieve an environment that assures each individual the widest possible choices and opportunities for a productive and meaningful life-style within the community.
3. To preserve those features that are special and unique to the community while also being responsive to changing needs and conditions.
4. To preserve and maintain areas of the natural environment that are unique to the community's natural setting.
5. To broaden opportunities for services to meet community needs.
6. To achieve public interest, understanding, and support of the planning process and the goals toward which the process is directed.
7. To broaden employment opportunities to meet community needs.

Specific goals and objectives related to each of the five primary planning elements are:

1. To provide conservation and development policies for the orderly and efficient development of community resources.
2. To provide a land use policy plan which sets forth the suitable kinds, amounts and intensities of use to which land in various parts of the City should be put.
3. To provide a housing policy plan which seeks to increase opportunities for all citizens to enjoy safe, decent and sanitary housing and to assist in creation and maintaining neighborhoods in a manner consistent with the natural environment and the needs of the people.
4. To provide a transportation policy plan as a guide for development of a systematic network of traffic ways related to the patterns and needs of community activity.
5. To provide a public facilities policy plan as a guide for the location and development of future community facilities and utilities consistent with long-range community needs.

Polices and Recommendations

If the Comprehensive Plan is to be of value as an on-going decision-making guide, it must be maintained as an up-to-date working manual, otherwise it will quickly become another useless paper plan.

1. The Adair Village Comprehensive Plan shall be maintained as an on-going decision-making guideline for planning and development actions within the Adair Village Urban Growth Boundary.
2. The adopted policies shall be reviewed annually and may be revised and amended to reflect changing needs and conditions within the planning area.
3. All proposed revisions or amendments to the adopted policies shall be reviewed at public hearings before final action.
4. Local ordinances shall be in conformance with the adopted policies of the Adair Village Comprehensive Plan. Ordinance amendments, deemed in the public interest, that are contrary to the intent of the adopted policies shall be reviewed and amended as policy changes to the Comprehensive Plan in conformance with the ordinance amendment process contained in the Code .
5. Since planning problems requiring areawide action cannot be solved by the City alone, joint cooperative solutions involving more than one level of government shall be actively encouraged.
6. A project review or monitoring program shall be initiated by the City to evaluate the effectiveness of past planning decisions in accomplishing the goals, objectives and policies of the Adair Village Comprehensive Plan.
7. An active and on-going citizen involvement program shall be maintained by the City to insure that all citizens have an opportunity to be informed and involved in the planning process.
8. The City of Adair Village hereby adopts the applicable Statewide Planning Goals as they apply to the community and reinforces them through specific goals, objectives and policies in response to community needs.
9. Staff and commission members should record notes on planning issues directly in the plan text so they are not lost with time.
10. Plan maps should also be used to record changes and proposed amendments. As the Official Street Map, it is essential that the plan map be kept up-to-date to protect needed alignments and right-of-ways.
11. Land use data should be maintained on a continual basis as part of the building permit procedure to eliminate the need for future land use studies. As each

occupancy permit is issued, it should also be recorded on the land use map and added to the City's statistical data base.

12. All future plan-related studies and reports should be recorded as source references. Specific conditions, issues or needs identified in these studies should also be referenced in the appropriate plan element to guarantee that future community projects are in legal conformance with the plan as required by state law.
13. The studies and plans of other agencies should also be referenced and plan related issues noted for future action in the applicable plan element. Close coordination is required between the school districts, serving utilities, Benton County and other governmental agencies having facilities or programs in the area.
14. Development patterns and the results of staff and commission actions should be reviewed periodically to insure that the Comprehensive Plan and community needs are being adequately met.
15. The City should monitor significant area developments which may affect the City's growth.
16. Periodic monitoring of population trends is desirable in view of the possibility that sudden changes in projected population levels may result from new developments. Monitoring would also provide the City with a check against estimates of the Center for Population Research and Census.
17. Monitoring of building permit activity including type of building, size, characteristics and location of development both inside the City and in the surrounding planning area will help indicate changes and impacts on the community.
18. It is essential that a Capital Improvement Program be developed and maintained as an on-going component element of the Comprehensive Plan.
19. Most development proposals within the City require review and approval of the Commission. The criteria and procedures utilized for evaluation have been formalized in the implementation ordinances, so decisions and actions are consistently applied to the maximum extent possible without losing the advantages provided by individual project evaluation through the review process.
20. The Comprehensive Plan is the controlling planning instrument for the City of Adair Village as defined by state law. All other land use, development and management plans shall be in conformance with the plan.

New Growth Management Principles (GMP)

ORD 06 - #2 - 2/28/06

GMP 1: Comply with state planning requirements. The City shall ensure the Comprehensive Plan and implementing ordinances fully comply with all State growth

management policies and rules. These include, but are not limited to, economic development, protection of natural resources, providing for alternative transportation modes, and providing for a variety of housing types.

GMP 2: Accommodate 20-year population and employment projections and related land needs. The City shall provide adequate land within its urban growth boundary to address the 20-year demand for housing and jobs.

GMP 3: Establish urban reserve areas to accommodate growth projections beyond the 20-year planning horizon. The City shall consider the need and appropriate location for urban reserves in order to anticipate the long-term demand for employment needs and residential development.

GMP 4: Celebrate the unique history and character of Adair Village. The City's comprehensive plan shall reflect and build upon the community's unique identity and character. The City's rich history of military services distinguishes it from other small Willamette Valley towns. That history is reflected in the character of the city's buildings and the pattern of development. The design of future development should acknowledge this unique history as we implement a meaningful vision for the future.

GMP 5: Provide for a village center that is the heart of the city's civic life and is representative of the village's unique identity. Plans for the village center should reflect a "main street" character and development patterns appropriate to Adair Village. A town center should include the city hall, the post office and its major retail uses. It should also include higher density residential uses that complement and support the civic and retail activity.

GMP 6: Provide for a network of arterial, collector and local streets that avoid reliance on the state highway for local trips and disburse access to the highway to all available intersections. The City shall plan for a local street network that will enable residents to access important community destinations in a safe and direct manner and without relying on Hwy 99W for intra-city trips. The City shall consider the design of intersections at 99W to enhance the safety of motorists, especially turning movements, through signals, channelization or other design features.

GMP 7: Provide for a network of arterial, collector and local streets to provide a range of choices for traveling within Adair Village. The City shall ensure future development, including possible UGB expansion and urban reserve areas, is planned to include a complete and connected network of local and collector streets—at a scale appropriate to the City of Adair Village—that will provide the framework for long-term growth.

GMP 8: Promote alternatives to automobile use through street designs and a transportation network that facilitates safe and convenient bicycle and pedestrian travel. The City shall design new streets and retrofit existing streets (when they are part of new construction) to provide walkway, street tree and landscaping design that fosters and supports pedestrian safety and comfort. Where connected through streets are not feasible, bicycle and pedestrian paths should be provided to meet a minimum

standard for connectivity. Safe and convenient pedestrian and bicycle movements are particularly important because of the large number of school-age children in the community.

GMP 9: Ensure efficient urban development through compact pedestrian friendly development within natural and man-made boundaries. The City shall reduce existing minimum lot sizes and plan for neighborhoods that include a mix of housing types and lot sizes.

GMP 10: Protect natural resources and avoid development in known hazard areas.

Adair Village lies within a wonderful natural landscape of hills, fields, creeks and ravines. To the north, east and south this landscape is virtually untouched. As Adair Village grows, these natural features should be preserved to provide opportunities for passive recreation and scenic views and to protect water quality and wildlife habitat

GMP 11: Utilize green infrastructure techniques for future utility and street improvements. New streets should be designed to manage their own stormwater to the extent practicable as a function of location, topography, and other conditions. Design streets to be self-mitigating, using “green street” design elements and criteria.

GMP 12: Encourage the City’s large, significant institutional uses to be fully integrated with the community and the town center. Three large institutional ownerships (Santiam Christian School, Oregon Department of Fish and Wildlife, and the Labor Union School) lie in the path of future urbanization. These uses are beneficial to the City, but the current layout discourages infill development and an efficient street and pedestrian network. As these major parcels expand, re-develop, and are more fully incorporated in to the heart of the community, the City shall require designs that promote more efficient and integrated urban development. Also, the City shall fully integrate the “Block Building” into the community and town center.