



STAFF REPORT

Date:	October 7, 2019
Applicant:	City of Adair Village
Nature of Application(s):	Comprehensive Plan Amendment 9.700 Transportation
Applicable Criteria:	Section 2.700 Amendments Section 3.200 Type of Decision Section 3.510 Quasi-Judicial PH Procedures
Staff Contact	Patrick Depa, Associate Planner

BACKGROUND

Earlier this year the City conducted a joint review and study with Benton County to develop a Transportation System Plan (TSP) to accompany Section 9.700 Transportation of the Comprehensive Plan. The proposed amendments to the City of Adair Village's Comprehensive Plan document directly acknowledges the outcomes and recommendations of the 2019 draft Transportation System Plan ("TSP") adoption.¹ Proposed amendments are intended for Comprehensive Plan Section 9.700 Transportation and include a background section describing the new TSP and identifying it as the City's transportation element of the Comprehensive Plan. New goals and policies are proposed for the Transportation section that reflect goals and objectives in TSP Chapter 3.

The Transportation Planning Rule ("TPR," OAR 660, Division 12) implements Oregon Statewide Planning Goal 12, which supports the development of safe, convenient, and economic transportation systems that are designed to reduce reliance on the automobile. Key objectives of the TPR include encouraging a variety of transportation choices, ensuring coordination among local governments and transportation service providers, and promoting land use patterns that support multimodal transportation and street connectivity. The TPR requires that the state prepare a TSP, referred to as the Oregon Transportation Plan (OTP); and that counties and cities prepare local TSPs that are consistent with the OTP.

The modifications include text that is being added or ~~deleted~~ within the current comprehensive plan. Because of the mixture of text being added, some of the text colors remained different. However, all new text will be underlined and all text being deleted will have a strike-through. The language will need to be incorporated into the Comprehensive Plan via an amending ordinance. Changes will need to be made to the development code

¹ For background on the development of the Adair Village TSP as part of the Benton County TSP update, see Adair Village TSP Chapter 1: Plan Context.

that support and implement the proposed Comprehensive Plan recommendations but, those will be addressed and reviewed at later date.

DECISION CRITERIA

Decision Criteria. All requests for an amendment to the text or to the Zoning/Comprehensive Plan Map of this Code may be permitted upon authorization by the City Council in accordance with the following findings:

- (a) The proposed amendment is consistent with the intent of the Comprehensive Plan.**

These amendments are appropriate to various sections of the Comprehensive Plan to address new goals and policies outlined in the TSP.

- (b) There is a need for the proposed amendment to comply with changing conditions or new laws.**

These amendments directly follow and are updated based on the Transportation Planning Rule ("TPR," OAR 660, Division 12).

- (c) The amendment will not have an undue adverse impact on adjacent areas or the land use plan of the City.**

These amendments will have a positive impact on addressing transportation and land use decisions more accurately.

- (d) The amendment will not have an undue adverse environmental impact.**

None of the proposed amendments intersect with or change any environmental policies or goals.

- (e) The amendment will not have an undue adverse impact on public facilities.**

All of the proposed amendments will provide a better and positive guide and analysis of the city's transportation grid and not adversely impact future needs.

- (f) The amendment will not have an undue adverse impact on transportation.**

All the amendments address data and areas of development that are specific to transportation goals outlined to accommodate future growth.

(g) The amendment will not have an undue adverse impact on the economy of the area.

All of the proposed amendments will have a positive impact on the City's economy by addressing current transportation needs and improvements allowing the City to make better informed land use decisions on its residential and commercially zoned lands.

(h) The amendment is consistent with the intent of the applicable Statewide Planning Goals.

The amendments are addressing new data obtained through a joint transportation study between the City of Adair Village and Benton County. These amendments follow statewide planning Goal 12: Transportation when addressing the future needs of the community's transportation system. These amendments address inventory and alternative courses on how to implement design standards. The proposed plan will support a variety of transportation modes so residents are not limited in the ways they can access the jobs, goods, or services available in different parts of their community.

CONCLUSIONS

The Comprehensive Plan is intended to be a responsive document that will guide the growth of the City of Adair Village while also responding to necessary change through amendment and refinement. The amendments brought before you will set a good foundation for all future growth in the City while addressing the needs of the City's existing infrastructure.

The transportation principles begin with a primary goal to ensure that all implementing ordinances established through the Comprehensive Plan are in full compliance with all State policies and rules. We believe that all of the proposed amendments are in full compliance with all state policies and rules.

RECOMMENDED MOTION

"I move that the findings under the decision criteria in the staff report be adopted as presented and the Planning Commission recommend approval to City Council for the proposed Comprehensive Plan amendments."