

SECTION 9.100 PLANNING

The Adair Village Comprehensive Plan (the 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, the Benton County seat. 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 the planning process. A Planning Area was mutually agreed upon containing approximately 1082 acres surrounding the City and was considered to be an area of influence that could have an impact on the community.

Urban Growth Boundaries (UGB) was established by mutual agreement containing 146 acres outside of the City. Of that total 128 acres of the Southern UGB Area have been annexed to the City leaving only 18 acres in the Northern UGB Area. See Table 9.800 B in the Growth Management Section 9.800 for more detail.

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 that 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 that 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 is 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
 April 7, 2015 9.100-3 Ordinance 2015-02

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>Yes</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 (Now For Sale)
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 that 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 that 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 that 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 Oregon 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 & Economy**
- 9.400 Housing**
- 9.500 Land Use**
- 9.600 Public Facilities & Services**
- 9.700 Transportation**
- 9.800 Growth Management**
- 9.900 Maps & 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 that 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

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

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

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 that 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 City contracts with Benton County to administer 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 permit 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 & 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 five page Agreement and Map are located on the following pages:

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

1. The City of Adair Village, Oregon and Benton County, Oregon hereby agree to establish a joint management procedure for the implementation of the Adair Village Urban Growth Boundary and plan for the Adair Village Urbanizable Area, both of which form an integral part of the Adair Village Comprehensive Plan. The Adair Village Area Urban Growth Boundary is attached to this agreement as Exhibit "A". The area situated inside the Adair Village Urban Growth Boundary and outside the Adair Village City limits shall be referred to as the urbanizable area.
2. The City and County further agree to utilize the provisions of this agreement, the Adair Village Comprehensive Plan as amended, and the Benton County Land Use Plan as amended as the bases for review and action on comprehensive plan amendments, development proposals and implementing regulations which pertain to the urbanizable area.
3. The City and County recognize a common interest in the amendment of the comprehensive plan text and map, and the zoning ordinance text and map, as it pertains to the urbanizable area and to the Tampico Road Area of concurrence as shown on Exhibit "A". The County will refer to the City, upon receipt thereof, all requests for such amendments within those geographic areas in order to allow for a concurrent City review. The County shall give the City a minimum of 21 days to complete its review. Additional time for review may be provided upon request by the City. If the positions of the two jurisdictions differ, a joint meeting of the Adair Village City Council and Benton County Commissioners will be held to resolve the difference. If concurrence cannot be achieved, then the City and County shall jointly petition the Land Conservation and Development Commission pursuant to ORS 197.300 for mediation of the issue.
4. The City and County further agree to the following process for review and action on development proposals, and implementing programs and projects which pertain to the urbanizable area, including the following:
 - a. The City shall make recommendations on development proposals, and implementing programs which pertain to the urbanizable area, including the following:

- 1) Conditional use permits
 - 2) Planned unit developments
 - 3) Land divisions
 - (a) Approved land divisions shall require urban conversion plans in conformance with the urban densities specified in the City's Zoning Ordinance.
 - (b) Approved land divisions shall require an agreement covenant assigned to the property from land-owners agreeing not to remonstrate against future annexation to the City.
 - (c) Approved land divisions shall require easements, dedications, and agreement covenants assigned to the property agreeing to participate in future street improvements where future streets may be involved.
 - (d) Approved land divisions shall require connection to a potable water supply facility for future development on the property where a public water supply facility is accessible and sufficient to serve the property.
 - 4) Public improvement projects
 - 5) Recommendations for the designation of health hazard areas.
 - 6) Requests for amendment or establishment of special districts
- b. The County shall provide the City with notification of all building permit applications.
 - c. The County shall make recommendations on development proposals, and implementing programs which pertain to the urbanizable area, but which are a responsibility of the City, including the following:
 - 1) Transportation facility improvements or extensions
 - 2) Public water supply, sanitary sewer, or drainage system improvements or extensions
 - 3) Public facility or utility improvements or extensions
 - 4) Requests for annexation
 - d. Whichever jurisdiction, City or County, has authority for making a decision with regard to a specific development proposal, implementing ordinance or program, shall formally request the other jurisdiction to review and recommend action for consistency with its comprehensive plan. This request for review and recommendation shall allow the reviewing jurisdiction 21 days within which to respond. If the positions of the two jurisdictions differ, every effort will be made to arrive at an agreement.

5. Annexation proposals to the City which are for areas outside the Urban Growth Boundary shall be considered as a request for an amendment to the Urban Growth Boundary and shall be subject to the approval of the City and County as an amendment to the comprehensive plan.
6. The City and County further agree to establish a Planning Area around the Adair Village Urban Growth Boundary. A map of the Adair Village Planning Area is attached to this agreement as Exhibit "A". Benton County agrees to give the City of Adair Village the opportunity to review and submit recommendations to the County with regard to the following:
- a. The comprehensive plan and amendments thereto
 - b. Rezones
 - c. Conditional use permits
 - c. Planned unit developments
 - e. Land Divisions
 - 1) Approved land divisions shall require conversion plans in conformance with the County's minimum permitted densities.
 - 2) Approved land divisions shall require easements, dedications, and agreement covenants assigned to the property agreeing to participate in future street improvements where future streets are involved.
 - 3) Approved land divisions shall require connection to a potable water supply facility for future development on the property where a public water supply facility is accessible and sufficient to serve the property.
 - f. Public improvement projects

Requests for recommendations on the above shall be forwarded to the City with a minimum of twenty-one (21) days to complete its review of the proposal and submittal of recommendations for action. The County shall consider these recommendations in making its decision.

The County shall also provide the City with notification of all building permit applications within the Planning Area.

7. This agreement may be amended at any time by mutual consent of both parties, after public hearing and referral to the City and County Planning Commissions for a recommendation. Any modifications in this agreement shall be consistent with the comprehensive plans of the City of Adair Village and Benton County.

- 8. This agreement may be terminated by either party provided that the following procedure is used:
 - a. A public hearing shall be called by the party considering termination. That party shall give the other party notice of hearing at least 40 days prior to the scheduled hearing date. This 40-day period shall be used by both parties to seek resolution of any differences.
 - b. Public notice of the hearing shall be in accordance with applicable state and local statutes and goals.
 - c. An established date for termination of the agreement shall be at least 180 days after the public hearing in order to provide ample time for resolution of differences, reconsideration of the decision and the adoption of a replacement Urban Growth Management Agreement which complies with statewide goals, statutes and administrative rules.

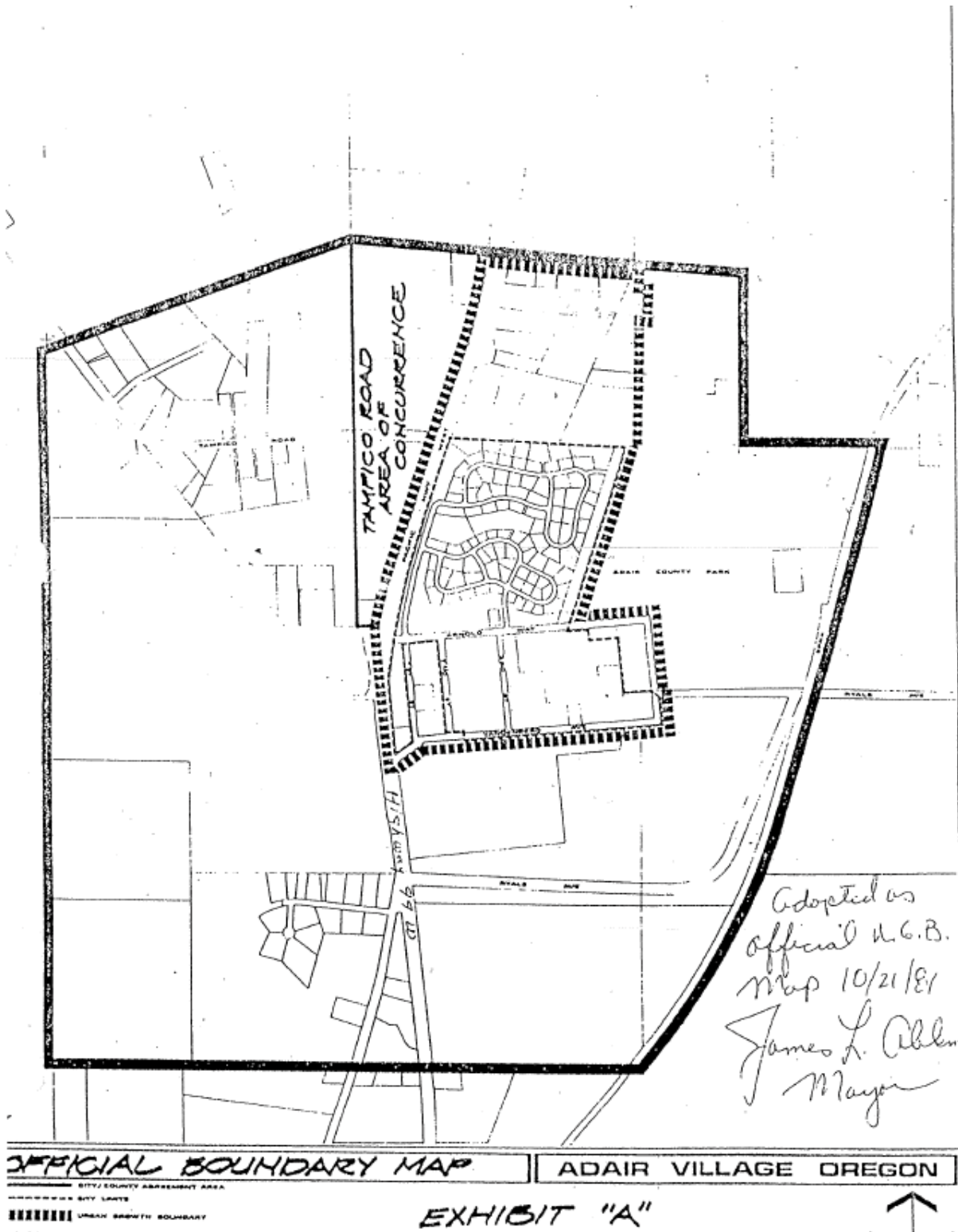
Dated this 12th day of November 1988.

CITY OF ADAIR VILLAGE

James L. Alkins
Mayor

BENTON COUNTY

Dale D. Schrock
Chairman, Board of Commissioners



SECTION 9.190 PLANNING GOALS & 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 the 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 that 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 increasing 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 planning as a guide for development of a systematic network of traffic ways related to the patterns and needs of community activity.
5. To provide public facility policy plan as a guide for the location and development of future community facilities and utilities consistent with long-range community needs.

POLICIES & 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 outdated.

1. 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.

2. The Adair Village 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 ordinances shall be in conformance with the Plan.
3. The Adair Village Comprehensive Plan shall be maintained as an on-going decision-making guideline for planning and development actions within the City of Adair Village and the Adair Village Urban Growth Boundary and the Adair Village Planning Area.
4. All proposed revisions or amendments to the adopted policies shall be reviewed at public hearings before final action.
5. The Adair Village Land Use Development Code shall be the implementing ordinance for land use decision actions in support of the Comprehensive Plan.
6. 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.
7. Since planning problems may require area-wide action that cannot be solved by the City alone joint cooperative solutions involving more than one level of government shall be actively encouraged.
8. Close coordination shall be maintained with local businesses, school districts, serving utilities, Benton County and other governmental agencies having facilities or programs in the area.
9. Active and on-going citizen involvement programs shall be maintained to insure that all citizens have an opportunity to be informed and to be involved in the planning process including the implementation of ordinances.
10. City Staff, Planning Commission and City Council members should record notes on planning issues directly in the Plan and Code text as issues occur for future review and possible amendments.
11. Plan maps should also be used to record changes and proposed amendments.
12. Related planning studies and reports should be recorded as source references in the Adair Village Comprehensive Plan as Amendments occur and they shall be located in the City Hall Offices.
13. A Capital Improvement Program should be developed and maintained as an on-going financial support component for the Comprehensive Plan.
14. The Adair Village Planning Commission shall conduct an annual review of the Adair Village Comprehensive Plan and Land Use Development Code to maintain a current up to date database for the City.
15. The City shall maintain an Official Record File for each activity requiring approval or a permit and shall include any related information as it occurs in the File.