Goal 14
Urbanization

The residents of Benton County value the rural character that still exists in much of the County, the distinction that has been maintained between settlement areas and resource lands and open spaces, and the manageable scale of the cities, towns, and rural centers.

The residents of Benton County recognize the importance of nurturing and sustaining public infrastructure and human systems that address adequate and affordable food, shelter, transportation, education, health care, public safety, and other vital services.

Benton County Comprehensive Plan Value Statement

Goal 14
Urbanization

Overview

This chapter of the Comprehensive Plan defines the overall structure within which the County works with cities and communities to accommodate growth while preserving the rural character and resource lands of the county.

State land use guidelines require that each city establish and maintain an urban growth boundary to provide land for urban development needs and to identify and separate urban and urbanizable land from rural land. Guidelines further require that these boundaries be adopted by both the city and county within which it is located.

Urban Growth Management Agreements have been established with the cities of Corvallis, Philomath, Albany, Adair Village and Monroe as the primary mechanism for coordinating planning and review of land use actions in the urban fringe.

The Corvallis Comprehensive Plan contains policies that guide development and land use both within the city limits and the urban fringe. Those policies pertaining to the Corvallis Urban Fringe were adopted by the Benton County Board of Commissioners in 1999 as part of the County Comprehensive Plan. Further information about these policies may be found in Chapter 16 - Additional Adopted Documents.

State land use guidelines also establish planning and zoning requirements for unincorporated communities outside established urban growth boundaries. Benton County is responsible for developing plans for the communities of Alpine, Alsea, Bellfountain, Greenberry, and Wren. As plans for these rural unincorporated communities are developed, they will be incorporated into the Comprehensive Plan by reference in accordance with Oregon Administrative Rules (OAR 660-22-000).

Philomath Boulevard

Kings Valley Store

Cross-References

Additional policies related to this goal:

- Goal 2 Land Use Planning
- Goal 10 Housing
- Goal 11 Public Facilities
- Corvallis Urban Fringe

Goal 14

Statewide Planning Goal 14

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

PLANNING GUIDELINES

Plans should designate sufficient amounts of urbanizable land to accommodate the need for further urban expansion, taking into account (1) the growth policy of the area; (2) the needs of the forecast population; (3) the carrying capacity of the planning area; and (4) open space and recreational needs.

The size of the parcels of urbanizable land that are converted to urban land should be of adequate dimension so as to maximize the utility of the land resource and enable the logical and efficient extension of services to such parcels.

Plans providing for the transition from rural to urban land use should take into consideration as to a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.

Comprehensive plans and implementing measures for land inside urban growth boundaries should encourage the efficient use of land and the development of livable communities.

Excerpt from
OAR 660-015-0000(14)

Benton County Goal

Urbanization

To provide for an orderly and efficient transition from rural to urban land use; to accommodate urban populations and employment inside urban growth boundaries, to preserve rural character outside urban growth boundaries, and to preserve small town character.

14.1 General Policies

Policies

14.1.1 Benton County shall coordinate planning efforts with the cities to ensure that lands within urban growth boundaries (UGB) are efficiently and effectively developed so that urban densities will ultimately result. Urban fringe management agreements will be developed and maintained to clarify implementation roles and responsibilities

14.1.2 Benton County shall periodically allocate county-wide population forecasts to all of its cities and unincorporated areas, in coordination with the cities. Such allocated forecasts shall be adopted in accordance with the applicable State statutes and administrative rules.

14.1.3 Benton County shall require all new lands added to an urban growth boundary to be designated with a minimum lot size of at least 10 acres in order to preserve the land for future urbanization.

14.1.4 Benton County shall work with municipalities to contain future urban development within the geographical limits of a mutually adopted urban growth boundary.

14.1.5 Benton County shall base establishment and change of urban growth boundaries on the following factors:

a. Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments; and
b. Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of these categories.

14.1.6 Benton County shall require local governments to demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary, prior to expanding an urban growth boundary.

Defined Terms

- unincorporated communities
- urban conversion plan
- urban fringe management agreement
- urban growth boundary (UGB)

See **Appendix** for definitions

14.1 General Policies

Policies

14.1.7 Benton County shall evaluate changes to urban growth boundaries by considering alternative boundary locations, consistent with ORS 197.298, and with consideration of the following factors:

a. Efficient accommodation of identified land needs;
b. Orderly and economic provision of public facilities and services;
c. Comparative environmental, energy, economic and social consequences; and
d. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.
e. Protection of productive resource lands.

14.1.8 Benton County shall require, as a condition of final approval, land divisions within urban growth boundaries to be accompanied by an urban conversion plan. The conversion plan shall ensure that the proposed action will not preclude future development from achieving urban densities with the necessary public facilities to support them.

14.1.9 Benton County shall designate unincorporated communities outside urban growth boundaries and shall develop and maintain up to date plans for the housing, facilities, and economic viability of these areas in order to preserve and enhance their rural "small town" character.

14.1.10 The policies of unincorporated community plans, adopted or modified by the Benton County Board of Commissioners pursuant to OAR 660 Division 22, shall be considered analogous to Comprehensive Plan policies for the particular community, and shall guide drafting of Development Code provisions specific to that community.

Findings and References

14.1 General

14.1.a Urban growth boundaries (UGB) are intended to accommodate growth and reduce pressure to urbanize rural lands. An urban fringe management agreement is one of the principal tools for the County to use when managing and coordinating growth issues with the cities.

14.1.b Urban growth boundaries are established and maintained by cities and counties to provide land for urban development needs and to identify and separate urban and urbanizable land from rural land.

14.1.c Statewide Planning Goal 14 requires local governments to evaluate land need before establishing or changing UGBs.

14.1.d The cities and the county are required to maintain urban fringe management agreements, which describe the procedures for considering UGB expansions.

14.1.e Benton County is required to evaluate changes to UGBs consistent with Statewide Planning Goal 14 and ORS 197.298.

14.1.f County partitions and subdivisions on land within UGBs can inhibit the efficient urbanization of these areas.

14.1.g The Department of Land Conservation and Development (DLCD) uses criteria to determine which rural towns qualify as unincorporated communities. Currently Alpine, Bellfountain, Alsea, Wren, and Greenberry are officially designated unincorporated communities in Benton County.

14.1.h Oregon Administrative Rules require counties to develop unincorporated community plans. These planning efforts help address local community issues. Unincorporated communities in Benton County provide valuable public services and meet the daily needs of rural residents.

14.1.i Rural residential lands are intended to provide rural housing opportunities for county residents.

References

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Findings and References

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