

GOAL 2

LAND USE PLANNING

The residents of Benton County seek to create and sustain responsive government agencies that offer meaningful opportunities for public service and effective participation in policy and decision-making.

Benton County Comprehensive Plan Value Statement

GOAL 2

LAND USE PLANNING

Overview

This chapter establishes the overall framework for the development and implementation of plans and policies for land use within the county. Statewide planning guidelines require each county to establish a land use planning process that is based on current issues, factual information and evaluation of alternatives. The policies in this chapter assure that the County's land use policies are current, fact-based, and responsive to change. They respond to the need for coordination between the cities and the county and provide for full public access to plan documents and the information upon which land use decisions are based.



Benton County Planning Commission - Work Session

GOAL 2

Statewide Planning Goal 2

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.

City, county, state and federal agency and special district plans and actions related to land use shall be consistent with the comprehensive plans of cities and counties and regional plans adopted under ORS Chapter 268.

All land use plans shall include identification of issues and problems, inventories and other factual information for each applicable statewide planning goal, evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy and environmental needs. The required information shall be contained in the plan document or in supporting documents. The plans, supporting documents and implementation ordinances shall be filed in a public office or other place easily accessible to the public. The plans shall be the basis for specific implementation measures. These measures shall be consistent with and adequate to carry out the plans. Each plan and related implementation measure shall be coordinated with the plans of affected governmental units.

All land-use plans and implementation ordinances shall be adopted by the governing body after public hearing and shall be reviewed and, as needed, revised on a periodic cycle to take into account changing public policies and circumstances, in accord with a schedule set forth in the plan. Opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review and revision of plans and implementation ordinances.

Excerpt from OAR 660-015-0000(2)

Benton County Goal

Land Use Planning

To maintain a transparent land use planning process in which decisions are based on factual information.

Cross-Reference

Additional policies related to this goal:
Goal 1 Citizen Participation

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Policies

- 2.1.1** Benton County shall update its Comprehensive Plan periodically as needed but at least every 10 years, in order to ensure it responds to current issues, opportunities, and concerns.
- 2.1.2** At a minimum, copies of the Comprehensive Plan shall be available for review at the public libraries, the Community Development Department, and on the County's website.
- 2.1.3** Benton County shall maintain updated urban fringe management agreements in order to facilitate coordination between the cities and the County.
- 2.1.4** In order to preserve farm and forest land, Benton County shall limit rural residential development to areas where goal exceptions have been allowed. Criteria shall be established to accommodate residential development at appropriate densities based on the carrying capacity of the land and public infrastructure.
- 2.1.5** Benton County shall consider coordinated future population projections when undertaking long range planning efforts.
- 2.1.6** Benton County shall maintain records of the background information and findings upon which its Comprehensive Plan and land use decisions are based. These records shall be available to the public.

2.1 General Policies

Defined Terms

- goal exception
- urban fringe management agreement

See **Appendix** for definitions



Community Development Department

GOAL 2

Findings and References

2.1.a Land use plans are required to be adopted by the governing body after public hearings and shall be reviewed and revised on a periodic cycle to take into account changing public policies and circumstances.

OAR 660-015-0000(2)

2.1.b Comprehensive Plans are required to be filed in a public office or other location easily accessible to the public.

OAR 660-015-0000(2)

2.1.c The County's Comprehensive Plan, all affected city plans, and agreements established between the County and the cities must all be consistent with one another.

OAR 660-015-0000(2)

2.1.d Oregon's statewide planning program was established in order to preserve farm and forest lands and limit rural residential development to areas where goal exceptions have been allowed. Rural residential goal exceptions are typically found where dwellings existed prior to adoption of the statewide planning program.

2.1.e In 2004, Benton County had a population of 81,750. The Office of Economic Analysis forecasts the County's population to increase to 91,982 by 2020 and 99,886 by 2040.

State of Oregon, Office of Economic Analysis

2.1.f Access to public records gives County citizens, staff, and public officials the ability to better understand the basis for policy direction and decisions.

References

Benton County. Community Development Department. *Background Reports for the Benton County Comprehensive Plan*. December, 1979.

Benton County. Community Development Department. *Benton County Comprehensive Plan Value Statement*. Steering Committee, Benton County Plan Update. December 6, 2004.

Benton County. Community Development Department. *Benton County Comprehensive Plan*. Last printed October 8, 1992.

Forecasts of Oregon's County Populations and Components of Change, 2000-2040. Population Research Center, Portland State University. April, 2004.

Oregon. Department of Land Conservation and Development. *Goal 2: Land Use Planning*. Oregon's Statewide Planning Goals and Guidelines.