



CHAPTER 17.08 COMPREHENSIVE PLAN

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SECTIONS

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17.08.010 PURPOSE

The purpose of this chapter is to provide a policy framework for the City to accommodate long-range urban population growth while maintaining the maximum efficiency of land uses within and on the fringe of the existing urban area; to maintain the compatibility of proposed urban uses with existing nearby agricultural activities; to comply with state regulations concerning comprehensive plan adoption; and to establish programs and policies by which the framework for urban growth can be developed and implemented.

17.08.020 COMPREHENSIVE PLAN

1. The City has adopted and shall maintain a comprehensive plan document consisting of written text and maps and supportive technical information. This comprehensive plan shall be the principal document to guide the future growth and development of the City. It shall be the function of the comprehensive plan to provide a basis for land use regulations as set forth in this code. The plan shall be an expression of City public policy toward growth and development. The plan shall contain but not be limited to the following elements:
 - a. Policies Element
 - b. Natural Resources, Scenic and Historic Areas, and Open Space Element(Ord. 898, August 20, 2007)
 - c. Transportation Element
 - d. Parks and Recreation Element
 - e. Public Facilities and Services Element
 - f. Land Use Element
 - g. Economic Element
 - h. Energy Element
 - i. Housing Element (Ord. 898, August 20, 2007)
 - j. Urban Growth Program
2. Adoption and Changes to Plan
 - a. Method: The plan and amendments thereto shall be adopted by ordinance, following proceedings conducted in accordance with the standards and criteria set forth in Chapter 17.12.
 - b. Categories of Changes
 - 1) Amendment: A plan amendment may be a redesignation of an area from one land use classification to another, or a modification to policies or text of the plan. An amendment in any form is generally considered to be site-specific. An amendment will be processed pursuant to Chapter 17.12.
 - 2) Revision or Update: Major revisions, including the updating of all or parts of the plan and affecting the framework or principal elements of the plan, are not considered to be amendments and may not be initiated by individual applicants. Revisions or updates shall be considered legislative rather than quasi-judicial changes.

17.08.030 URBAN GROWTH MANAGEMENT

1. The following are the policies and criteria upon which the urban growth of the City shall be based:
 - a. The existing boundaries of the City should remain relatively unchanged until a major portion of the City's usable land has been developed for urban purposes.
 - b. Extension of the City's urban services should be preceded by a careful evaluation of the facts, with major emphasis given to the overall community costs and benefits.
 - c. Developments which can be served by a gravity flow sewage system should be given priority.
 - d. The City is the logical provider of services in the defined urban service area; therefore, development outside the City boundaries should be coordinated closely with the City.
 - e. All government units whose responsibilities affect the growth and development of the Stayton area should review the urban growth program for the City.
 - f. The physical size of the urban service area will be relative only to time and the changing needs of the community. If the criteria used to delineate the urban service area change, the City will have need to re-evaluate its urban growth program.
 - g. The concept of acreage residential zoning as defined in the Marion County Zoning Ordinance should be applied to areas north and east of the City. This type of zoning permits acreage residential homesite at a specific density (i.e., two, three, five acres, etc.) based on the needs and physical limitations of the area. In some cases, farm use zoning may also be appropriate, especially for the area west of the City.
2. The urban growth boundary of the City shall be that depicted as the urban growth boundary line on the Comprehensive Plan Map of the City of Stayton.