



STAFF REPORT

Date:	March 9, 2020
Applicant:	City of Adair Village
Nature of Application(s):	Development Code Amendments Development Code - Articles 1, 2, 5, 6, 7 & 8
Applicable Criteria:	Sections 2.700, 3.300, 3.520 & 3.600
Property Location:	City Wide
Staff Contact	Patrick Depa, Associate Planner

BACKGROUND

The City of Adair Village adopted its Transportation Systems Plan (TSP) in 2019. OAR 660-012-0045 requires each local government to amend its land use regulations to implement the TSP and to adopt land use regulations consistent with state and federal requirements “to protect transportation facilities, corridors and sites for their identified functions.” These requirements are achieved through a variety of measures, including access control standards, robust pedestrian and bicycle circulation and connectivity provisions, standards to protect future road operations of roads, and expanded notice requirements and coordinated review procedures for land use applications. The proposed amendments to the City of Adair Village’s Development Code document directly acknowledges the outcomes and recommendations of the 2019 draft Transportation System Plan (“TSP”) adoption.¹

Measures in OAR 660-012-0060 address plan and land use regulation amendments to ensure that proposed land uses are consistent with the identified function and capacity of existing and planned transportation facilities. It includes criteria for identifying significant effects of plan or land use regulation amendments on transportation facilities, actions to be taken when a significant effect would occur, identification of planned facilities, and coordination with transportation facility providers.

The modifications include text that is **being added** or **deleted** within the current Development Code. 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 Development Code via an amending ordinance. Changes have already been made to the Comprehensive Plan that support and implement the proposed Development Code recommendations.

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.

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 amendments are consistent with the intent of the Comprehensive Plan.**

These amendments are appropriate to various sections of the Development Code 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 more positive guide and analysis of the city's transportation grid and not adversely impact future needs.

- (f) The amendment will be consistent with the adopted Transportation System Plan (TSP) and will conform to Subsection (i).**

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 outlined in the TSP.

(i) Proposals to amend the Comprehensive Plan or Zoning Map shall be reviewed to determine whether they significantly affect a transportation facility pursuant to Oregon Administrative Rule (OAR) 660-012-0060 (Transportation Planning Rule - TPR). Where the City, in consultation with the applicable roadway authority, finds that a proposed amendment would have a significant effect on a transportation facility, the City shall work with the roadway authority and applicant to modify the request or mitigate the impacts in accordance with the TPR and applicable law.

These amendments are a direct result from the adoption of the 2019 Transportation System Plan (TSP) and will reflect positively on the City's transportation system.

(j) A Traffic Impact Analysis (TIA) per Section 7.150, may be required to determine current and future impacts on adjacent and regional road systems based on type of land use. The Planning Official will determine if a TIA is required.

No TIA is required for the adoption of these Development Code amendments.

CONCLUSIONS

The Development Code is intended to be a responsive document that regulates land use proposals and guides 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 Development Code 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 Development Code amendments.”