



COMPREHENSIVE PLAN

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PREAMBLE

Oregon Revised Statutes Chapter 197 provides that development of properties within the state is commensurate with the character and the physical and biological limitations of the land. The Land Conservation and Development Commission was created to protect the health of the land so that it may serve the long-term prosperity and welfare of the people. In the performance of its duties, the Land Conservation and Development Commission develops policies to protect the long-term quality of the land, including such things as soil, water, air, and biodiversity, through comprehensive land use planning.

Benton County's comprehensive plan accommodates and protects to the greatest extent possible, the County's economic diversification and sustainability within the biological limits of the land. the Benton County Board of Commissioners recognizes that the biological wealth, diversity, and livability of the County's environment is the source of energy driving our economy, and is committed to the protection and preservation of these resources for the benefit of future generations.

I. INTRODUCTION

The Comprehensive Plan is the official policy guide for decisions about growth, development and conservation of natural resources in Benton County. It is based on the physical, economic and social characteristics of the County; the desires and needs of County citizens; state laws; and programs and policies of other local, state, and federal governmental agencies. Overall, the Plan is intended to provide a framework for consistent and coordinated public and private land use decisions.

The policies in the Comprehensive Plan involve a commitment by the County to do various things in relation to land use and the management of other resources in the County. They are implemented by a variety of tools, including the Zoning Ordinance, the Land Division Ordinance, and the Urban Fringe Management Agreements.

Benton County's planning program began in the mid 1960s with the appointment of a Planning Commission. A land use plan was developed for the Philomath, Corvallis and North Albany areas, and the northern portion of the County. Zoning was adopted in 1968 by a County-wide public vote and was administered through a contract with the City of Corvallis.

In 1970, following the passage of legislation mandating local planning, the Board of Commissioners decided to establish a Planning Department.

Thirteen Citizen Advisory Committees were established throughout the County and a Comprehensive Plan was developed during the next several years. The Plan was adopted in 1974, after 40 public hearings held throughout the County.

Changing laws and public needs prompted an additional Plan update in 1978, and this Plan in 1980. In addition to the type of information included in the earlier Plans, the 1980 Plan is also designed to comply with the statewide planning goals. Plan elements which are intended to address these goals are: Rural Land Use, Economy, Natural Resources and Hazards, Housing, Transportation, Public Facilities and Services, Energy, Environmental Quality, Open Space, Parks and Recreation, and Willamette Greenway. More information about these Plan elements is included in Section II., entitled "Characteristics of the Plan."

In order to keep pace with changing needs, the best of Plans need to be updated and amended periodically. This includes revising the data base and re-evaluating the Plan policies. The Benton County Comprehensive Plan calls for a two or three year update cycle for urbanizing areas and a five year cycle for rural areas. All Plan update processes will take place with the benefit of a full range of citizen involvement, including public hearings before the Benton County Planning Commission and the Board of Commissioners.

II. CHARACTERISTICS OF THE PLAN

STRUCTURE

Before the policies in the Comprehensive Plan were written, a great deal of research took place as a basis for the Plan. This research is in the form of background reports and mapped data.

There is a background report for each Plan element which includes factual information. This information relates directly to the Plan by providing a foundation, or context, for the policies.

A variety of mapped data also provides background for the Plan. The data is mapped on Citizen Advisory Committee maps and includes agricultural capability class, forest site class, slope, tax districts, geology, flood plain and tax deferral status.

This mapped information is also important background for the Plan map, which includes land use designations for agricultural, forest, rural residential, commercial, industrial, agricultural industrial, and significant public lands. The Plan map and the Plan policies provide the basis for future land use activities in Benton County, as implemented by the Zoning Ordinance, Zoning Map and the Land Division Ordinance. These three means of implementing the Plan provide for specific uses, development standards, and land division standards for land in Benton County.

LEGAL FRAMEWORK FOR THE PLAN

Senate Bill 100 (ORS 197), which was adopted in 1973 and is being implemented by the Land Conservation and Development Commission (LCDC), substantially altered the legal framework for planning in Oregon. This state law requires that cities and counties adopt comprehensive plans and zoning ordinances which meet statewide goals and guidelines. ORS 197 requires that comprehensive plans:

- (1) must be adopted by the appropriate governing body at the local and state levels.
- (2) are expressions of public policy in the form of policy statements, generalized maps, standards and guidelines.
- (3) shall be the basis for more specific rules, regulations and ordinances which implement the policies expressed through the comprehensive plans.
- (4) shall be prepared to assure 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."

The law also requires under ORS 197.190 that, ". . . each county, through its governing body, shall be responsible for coordinating all planning activities affecting land uses within the county, including those of the county, cities, special districts and state agencies, to assure an integrated comprehensive plan for the entire area of the county."

The LCDC has adopted statewide goals and guidelines which provide a legal framework for local land use planning (see ORS 197.175, No. 1, above). Those goals which are statewide in scope are briefly summarized as follows:

- 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* Agricultural Lands: To preserve and maintain agricultural lands.
- Goal 4* Forest Lands: To conserve forest land for forest use.
- Goal 5* Open Space, 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 Disaster 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 economical 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.
- Goal 15* Willamette Greenway: To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational quality of lands along the Willamette River as the Willamette River Greenway.

TIME FRAME OF THE PLAN

The Plan looks as far as 20 years into the future. However, to be useful in making day-to-day decisions, it also includes short-range (1-3 years) and mid-range (4-10 years) considerations.

HOW TO USE THE PLAN

In simple terms, the Plan is a tool for dealing with change. More specifically, it can be used in at least the following six ways:

1. As a basis for the development of public programs and regulations, e.g., capital budgets for schools, parks, streets and sewers; zoning regulations; land division regulations; etc.
2. As a basis for decision on specific land use changes as reviewed through implementing regulations such as zoning and land divisions.
3. As a basis for the measurement and evaluation of changes in the physical, social or economic makeup of the County. Out of this process may come modifications of the Plan itself.
4. As a means of intergovernmental coordination.
5. As a means of communication and education for the public.
6. As a basis for private decision-making regarding the nature and timing of land development and conservation activities.

III. PLAN ELEMENTS

A. CITIZEN PARTICIPATION

In order to insure that citizens are involved in all phases of the planning process, 13 Citizen Advisory Committees (CACs) were established in 1972. During the time when the 1980 Comprehensive Plan was being written, the CACs worked with County staff in preparing Plan recommendations for each area of the County. The CACs also review and make recommendations on items to be considered by the Benton County Planning Commission each month. These recommendations are forwarded to the Planning Commission, and in the case of appeals, to the Board of Commissioners.

The Committee for Citizen Involvement (CCI) meets to evaluate Benton County's citizen participation program and to deal with other issues of County-wide citizen concern.

Goal No. 1 of the Land Conservation and Development Commission's statewide Planning Goals is entitled "Citizen Involvement." The intent of this goal is to provide citizens with an opportunity to be involved in the planning process through a citizen involvement program. This program "shall provide for continuity of citizen participation and of information that enables citizens to identify and comprehend the issues."¹

The following policies are based on information included in the Citizen Participation Background Report.

Policies:

1. Benton County shall continue to utilize CACs in the planning process as well as for other County business by:
 - a. maintaining CAC membership as per the bylaws.
 - b. providing some direct financial support.
 - c. providing staff support as possible.
 - d. providing ample mechanisms for citizen input to County decisions such as town hall meetings, public hearings, opportunities for written comment, inclusion of CAC comments in staff reports, etc.
2. The CCI shall continue to function as the overseeing body of the CACs. Its duties shall be to:
 - a. evaluate the County citizen participation effort.
 - b. comment on issues of countywide significance.
 - c. deal with other pertinent issues.

¹ Statewide Planning Goal #1, Citizen Involvement

B. ECONOMY

The expansion of Benton County's economy during the next twelve years is expected to parallel the 2% annual rate of job growth experienced since 1980. Employment within the county has expanded from 30,870 jobs in 1980 to 36,240 jobs in 1988 according to the Oregon Employment Division. Existing industrial sectors prominent in the county's economy are expected to generally continue to expand through the 1990s. Employment in lumber and wood products industries is expected to decline slightly, with some emphasis on shifting to value added products. Machinery and electrical equipment manufacturing are expected to experience moderately high relative levels of job growth resulting from the expansion of plant capacity and new industrial development.

Significant job growth is also expected in the trade and service sectors of the economy. Jobs in government, including positions at Oregon State University, the County's largest employer with approximately 8,000 employees, are expected to continue to expand, however at a rate lower than the private sector.

The relatively low unemployment rate within Benton County (3.9%) and improved employment opportunities within the labor market area and the state will likely signal the beginning of a population growth cycle as the County's employers will be forced to hire from outside of the immediate area. The Bureau of Census and Population Research at Portland State University estimated the County's population in mid 1987 at 69,200, an increase of slightly under 1,000 since the 1980 Census or less than one quarter of 1% annual rate of growth. The reality of the 1981-83 recession greatly tempered the 3% annual rate of growth which was forecast when the plan was developed in the late 1970s.

Revised interim population projections have been developed to replace the previous forecasts which estimated a county population of 93,000 in 1990 and 120,000 in the year 2000. The revised projections assume that the available labor supply has been largely absorbed within the County and projected new jobs will require either new migrants or otherwise provide opportunities for students who would otherwise leave the area to find employment elsewhere. A 1.7% annual rate of population growth is expected over the next twelve years. This translates into a forecast of a County population of approximately 72,800 residents in 1990, 78,700 residents in 1995 and 84,700 residents in the year 2000. Additional revisions to population estimates may be warranted as further information becomes available from the 1990 Census and revised projections are developed by Portland State University.

The County's projected growth will largely be the result of private investment decisions and new or expanded enterprise. The County has established a climate to foster private investment through its participation in economic development efforts. The following policies are designed to further guide County policy in meeting economic development objectives. [Ord 91-0080]

Policies:

1. Benton County shall support the expansion of sectors of the economy which provide for the creation of primary jobs created by the export of goods and services outside of the County. [Ord 91-0080]
2. Benton County shall support the retention and expansion of industry which provides primary jobs. [Ord 91-0080]
3. Benton County shall support the recruitment of new primary job employers for locations within Benton County. [Ord 91-0080]

4. Benton County shall support and provide for, where feasible, local incentives necessary to provide for establishing or retaining an industry within the County. [Ord 91-0080]
5. Benton County shall cooperate with Cities within the County, Chambers of Commerce, the State Economic Development Department, the Council of Governments, utility companies and other state and regional economic development organizations in coordinating resources and activities towards promoting economic development and meeting economic development objectives. [Ord 91-0080]
6. The County shall encourage tourism throughout the County by promoting the cultural, historical and natural resource sites found in County. [Ord 91-0080]
7. The County shall participate in and support job training programs administered by state, federal, and regional agencies and Linn-Benton Community College which provide for a skilled labor supply needed to meet the needs of existing businesses and industry and industries who commit to site a facility in the County or area. [Ord 91-0080]
8. The County shall continue to monitor and evaluate employment and economic trends within the County in order to be in a position to respond to new service demands and policies. [Ord 91-0080]
9. The County shall encourage the re-utilization of abandoned lumber mills and mill sites within the County for appropriate scale industrial uses in accordance with Statewide Planning Goals and rules. [Ord 91-0080]
10. The County shall encourage the continued viability of the forest resource industries by advocating the maximum efficient use of timber resources consistent with adequate environmental safeguards on federally owned lands within the County and region. [Ord 91-0080]
11. The County shall encourage the continued diversification of the timber and wood products industry within the County through the promotion and recruitment of industries which provide for value added utilization of lumber products and byproducts produced within the County. [Ord 91-0080]
12. The County shall support the continued viability of forestry and agriculture as the mainstays of the county's rural area economy by minimizing conflicts arising out of land use decisions, and providing for an adequate County road system necessary to efficiently transport products to markets. [Ord 91-0080]
13. The County shall provide assistance to existing and prospective businesses in providing information on available and suitable development sites, achieving compliance with local and state development regulations, and structuring proposals for state, regional or local agency financing or grant assistance. [Ord 91-0080]
14. The County shall encourage the expansion of the retail and service sectors of the local economy which captures local market demand and disposable income. [Ord 91-0080]

C. NATURAL RESOURCES AND HAZARDS

For the purpose of the Comprehensive Plan, natural resources are defined as air, land, and water, and the elements thereof, which are valued for their existing or potential usefulness to man. The natural resources discussed in the Plan include rock materials, groundwater, soils, surface water areas, native vegetation, fish and wildlife, and significant natural areas. Areas subject to natural disasters and hazards are defined as areas that are subject to natural events that are known to result in death, injury, or to endanger the works of man. In Benton County, natural disasters and hazards include stream flooding, mass earth movements and slope erosion, inadequate soils for development, high groundwater and ponding, stream erosion and deposition, earthquakes and wildfire.

It is the intent of this element of the Comprehensive Plan to identify significant natural resource and hazard areas, and to regulate development in areas subject to these hazards while protecting and enhancing the natural resource uses. The policies in the Plan element are based on information included in the Natural Resources and Hazards Background Report.

General Policies:

1. Benton County shall provide for the development of mechanisms to help compensate landowners who have been severely restricted in the use of their land when such restrictions are not clearly within the scope of protecting the public health, safety or general welfare. Examples may include development, clustering, transferable development rights, scenic and conservation easements, tax reductions or exemptions.
2. The County shall work with appropriate public agencies and the private sector to coordinate and implement programs for the consideration or protection of natural hazard areas, natural resources and resource use, and open space lands to maximize the proper utilization of such resources and lands.
3. Where no conflicting uses for Benton County natural resource lands have been identified, such resource lands shall be managed to protect their character. Where conflicting uses have been identified, the economic, social, environmental and energy consequences of the conflicting uses shall be determined and programs developed to achieve the Statewide Goals.
4. In cooperation with appropriate agencies, governing bodies and interested private individuals, Benton County shall further inventory the location, quality, and quantity of all open space lands and natural resources to establish a data base for future planning decisions. Benton County shall also document information sources and agencies which can best provide such data and assistance and develop a program to improve information flow and identify additional resource needs.
5. The conservation of resource use/open space lands and natural resources will be improved by the development of plans, coordination of responsibilities between governmental agencies, and the flow of information between governmental agencies and individuals. This coordination effort and plan implementation will assist private landowners to efficiently and wisely manage their land and assure the orderly managed development and conservation of the County's natural resources.
6. County approval of permits for development in the significant habitat (as identified in the Natural Resources and Hazards Background Report) portions of the EFU and FC zones must be consistent with maintaining long-term significant habitat values. Evaluations shall consider cumulative impacts of the proposed use and other existing developments within

the immediate area. The County shall provide the Department of Fish and Wildlife an opportunity to comment on consistency with significant habitat values. The County will make findings regarding consistency; when comments from the Department of Fish and Wildlife are submitted within the specified time frame, these comments shall be considered by the County in making these findings. The Department of Fish and Wildlife shall be provided a minimum of ten (10) working days notice prior to the Conditional Use hearing.

Geological Resources Policies

Rock Materials:

7. Benton County recognizes that it is necessary to maintain rock material resource land sufficient to supply an adequate quantity of rock materials for the needs of the County. The County shall protect aggregate resources through the use of appropriate zoning techniques, with particular emphasis immediately directed at existing and potential production and processing sites near urbanizing or rural residential zones of the County.
8. Benton County shall appropriately zone mineral resource areas or provide for mining operations by designating them as a Conditional Use within a zoning district, which will allow for the efficient utilization of mineral resources with minimum conflicts with adjacent lands and/or consider natural resource use conversions.
9. Benton County will encourage the efficient utilization of rock materials after extraction.
10. Benton County will cooperate with State regulatory agencies in requiring timely reclamation or restoration of all lands used for quarrying, extraction, or strip mining to mitigate environmental impacts created by such operations, and guarantee the suitability of mineral lands for other beneficial uses.
11. Benton County shall establish performance standards or specific criteria for the review of mineral extraction applications. These should include the following: proper maintenance of air and water quality, fish and wildlife habitat, erosion control, visual quality, noise standards and access requirements, the efficient use of the resource, reclamation of the site once the resource has been exhausted, and determination of the subsequent use of the site. If a mineral extraction Conditional Use permit is applied for, the applicant shall provide to the County staff a copy of the DOGAMI application which includes pertinent information regarding extraction, reclamation and subsequent use of the extraction site.
12. Secondary or tertiary land uses of approved rock and gravel sites shall be determined by the Planning Commission when an extraction permit application is submitted. Operation and reclamation plans shall be provided by the applicant to show how they are commensurate with the intended subsequent site use.
13. County staff shall work with landowners, aggregate operators, and State agencies to coordinate site reclamation operations.
14. Expansion of a nonconforming aggregate site in the Rural Residential zone shall be done according to the Conditional Use procedures in the Benton County Zoning Ordinance. Consideration will be given to the impact of the expanded use on adjacent residential lands, and whether the two uses can be compatible. Any approval shall contain conditions regarding buffering, setbacks and hours of operation in order to mitigate conflicts.

15. For other than dumpstone (riprap) quarries, Conditional Use review shall be required for either the expansion or activation of any of the aggregate sites listed in the Natural Resources and Hazards Background Report as "3C" sites.

Groundwater Resources:

16. Benton County shall protect significant recharge areas in order to maintain ground water supplies and quality as a renewable resource.
17. Benton County shall support the water well monitoring program of the U.S. Geological Survey and the State Department of Water Resources to better manage the County's groundwater resources.
18. Benton County shall support research efforts to determine the carrying capacity of the groundwater resource within Urban Growth Boundaries and Rural Residential neighborhoods (like Soap Creek and Crescent Valley) for regulating development commensurate with groundwater carrying capacity.
19. Benton County shall support research efforts to identify significant local groundwater recharge areas (especially in the foothills areas) and take appropriate actions to protect these areas to sustain their function.
20. Benton County shall encourage and support the development and use of known surplus groundwater for agricultural irrigation in an effort to help sustain and enhance the agriculture industry.
21. Groundwater resources are hereby classified as "1B" under the Goal 5 process due to lack of sufficient information to determine their significance. When additional information is made available the County will complete the additional planning necessary to make a Goal 5 determination and adopt an appropriate protection program. [Ord 91-0080]

Soils Resource Policies:

22. Benton County shall protect areas for agricultural and forestry use which are primarily composed of agricultural and forestry soils, Capability Units I-IV, Site Classes 2-5, and are predominantly free of non-resource land use interferences and conflicts.
23. Benton County shall use zoning, land division ordinances, and other measures and programs that will protect and strengthen the agriculture and forestry industries and minimize conflicts with more intense uses.
24. Benton County shall continue to support soil conservation measures designed to protect and improve forest and agricultural land productivity and to prevent unnecessary soil loss through excavation, stripping, erosion, and sedimentation.
25. Benton County shall encourage the efficient and proper management of its agricultural soils to maintain agricultural production; and protect remaining natural water, native brush and wooded areas to provide fish and wildlife habitat and to decrease wind and water erosion.
26. Benton County shall promote the efficient and proper management of its woodland soils to ensure a supply of wood products; support adequate wildlife habitat; provide watershed areas, and provide lands for agricultural and recreation activities where appropriate.
27. Benton County shall continue to use the USDA Soil Conservation Service (SCS) Soil Survey as a general guide for soil management and land planning purposes.

28. Benton County shall cooperate with the Soil and Water Conservation District to develop erosion and sediment control standards and specifications in connection with land development plans, agricultural and other land use practices.
29. Benton County shall require properly designed protective measures for proposed land uses on sites that have severe use limitations because of soil conditions described in the Benton County Geological Hazards Study or soil surveys.
30. Benton County shall establish controls to prevent erosion and sedimentation in subdivision developments and both public and private roadway construction over which Benton County has jurisdiction.
31. Benton County shall require that building construction permits contain adequate provisions to protect sites from erosion.
32. Benton County shall work with the Soil and Water Conservation District (SWCD) to initiate a stream bank corridor management plan, focusing on 139 miles of severely eroding stream banks identified by SCS. This management plan would recommend environmentally sensitive stream bank characteristics and problems.
33. Benton County shall adopt zoning and subdivision standards in flood and slide prone areas to protect riparian vegetation that aids in the control of erosion, sedimentation, and runoff.
34. Benton County shall work with appropriate agencies to support and encourage the improvement of the Forest Practices Act and its enforcement as applicable to erosion sedimentation control and reforestation, especially regarding woodlands along creeks and rivers on the valley terrace. Further, Benton County will urge the application of County policies and regulations to federal forest lands where they are more protective of the forest lands than existing federal policies and regulations.
35. Benton County shall encourage immediate reforestation of cut-over timber lands and the forestation or reforestation of marginal agricultural lands to either conifer or hardwood stock.
36. Benton County shall support the SWCD in their efforts to:
 - a. Encourage the drainage of 35,000 areas of crop land with severe drainage problems.
 - b. Preventing off-road recreation vehicle caused erosion problems through the development of a countywide map locating acceptable areas for off-road vehicle use.
 - c. Encourage the proper agricultural management of 30,000 acres of poorly managed pasture land identified by the Benton County SWCD.
 - d. Encourage proper woodland management of 32,000 acres of poorly managed non-industrial woodlands identified by the Benton County SWCD education programs.
37. Benton County shall encourage the utilization of tax incentives, conservation easements and cluster development to help effect many of the above-recommended measures.

Surface Water Areas Policies:

38. Benton County shall conserve and manage its surface water resources efficiently in order to sustain and enhance the quantity and quality of surface water for all consumptive and non-consumptive uses and to prevent or abate flooding, erosion and sedimentation and pollution problems.

39. Benton County shall adopt zoning measures to control incompatible land uses and land management practices along waterways, significant local watersheds and other areas (i.e., lakes, marshes, sloughs, etc.).
40. Benton County shall support water management plans and programs of federal, state, regional and local agencies and seek implementing measures at the County level that address stream corridors, significant local watersheds, and other water area management of erosion, sediment, siltation and water quantity and quality.
41. Benton County shall encourage the adjudication of all water rights in the County as well as the continuous monitoring of surface water quality and quantity in order to not surpass the supportive capabilities of the resource.
42. Benton County shall support the establishment of minimum streamflows to ensure the continuance of beneficial in-stream uses.
43. Benton County shall cooperate with federal and state agencies, the cities of the County, and the local Soil and Water Conservation District (SWCD) to identify, conserve and develop water resources on a long-range multiple use basis in response to need, with full consideration given to benefits, costs, potential uses and carrying capacity of the resource.
44. Benton County shall encourage research to identify significant local watershed areas and support sound watershed management practices by regulating land uses to maintain the quantity or quality of surface water runoff in crucial watershed areas.
45. Benton County shall encourage the prudent use of all County water resources and support the development of conservation techniques, practices and education programs.
46. Benton County shall regulate development on riparian lands and encourage riparian landowners to maintain and enhance native vegetation growing along the banks of surface water areas (streams, creeks, lakes, sloughs, marshes, etc.) with the following methods:
 - a. Use the Zoning and Land Division Ordinances to control the development of land immediately adjacent to water areas.
 - b. Support the passage of a riparian Environments Tax Exemption Bill.
 - c. Use conservation easements in conjunction with property tax exemptions or reductions.
47. Benton County shall work with the State and County Conservation Districts in identifying best management practices for agriculture and encourage the use of those practices to prevent agricultural non-point sources of water pollution and comply with the U.S. 1972 Clean Water Act.
48. Benton County shall cooperate with the appropriate state agencies in the administration and enforcement of state regulations pertaining to: Forest Practices Act, Mined Land Reclamation Law, Removal or Filling of Materials in Waterways Regulations.
49. Benton County shall revise its Fill and Grading Ordinance to reflect the updated state waterway materials removal and filling regulations. Benton County shall also educate citizens regarding local and state water removal and fill regulations. See Appendix 14 of the Natural Resources Background Report for definitions and policy regarding state removal and fill regulations.

50. Benton County shall utilize its Agency Involvement Program and property owner notification procedures when processing planning applications for lands located in the Marys Peak Watershed.

Native Vegetation Policies:

51. Benton County shall protect and encourage the enhancement of native vegetation in agricultural areas and within and immediately outside urban growth boundaries.
52. Benton County should inventory remaining native vegetation by minimum land areas (i.e., one, five or ten acres) associated with water areas, alluvial bottomlands, terrace lands, Coast Range foothills and the Coast Range uplands using a grid analysis pattern. Criteria should be developed to help define a significant vegetation association occurring at their respective landscape units and prioritize these vegetation associations according to occurrence benefits and/or endangered status. (Note: See Chapter VIII of the Natural Hazards Background Report; the Nature Conservancy or Federal Forest Service natural areas classification of vegetation associations in the Willamette interior valley may be an adequate breakdown.)
53. If the inventory identifies significant areas on the private lands, the County shall work with the property owners to protect the areas and mitigate negative impacts from residential development, or from farm and forestry management practices within or adjacent to the areas of native vegetation.
54. Benton County shall determine what lands with significant native vegetation are owned by the City of Corvallis, Benton County, and the State or Federal government and encourage the use of appropriate management measures to protect those lands. Some of those lands may be federal forests, the city watershed, state-owned Willamette Greenway parcels, county parks, large city parks, U.S. Department of Interior Finley Wildlife Refuge, McDonald and Paul Dunn State Forests, E.E. Wilson Game Refuge, etc.
55. Benton County shall protect hillside and riparian woodland areas through the use of zoning controls and the Land Division Ordinance design standards.
56. Benton County shall initiate a program and/or cooperate with appropriate agencies or groups to educate, encourage and work with private landowners to develop native woodland conservation and management plans for individual parcels.
57. Benton County Commissioners shall support the passage of the Riparian Environments Tax Exemption Bill.
58. The County shall encourage state, county or city open space or park land acquisitions, and the protection and enhancement of woodland and native vegetation within large existing parks.
59. Benton County shall cooperate with Oregon State University in developing a conservation and management plan for Paul Dunn and McDonald Forests.
60. The County shall encourage full or partial acquisition, or donation of lands, by public agencies, conservation organizations, or private landowners.

Fish and Wildlife Policies

General Policies:

61. Benton County shall cooperate with the appropriate local, state and federal agencies to identify, conserve, and protect fish and wildlife habitat; determine areas of critical imbalance and threats to particular species; and formulate and implement measures for the improvement of existing habitat and the creation of new habitat where needed.
62. Benton County shall rely upon the Oregon Forest Practices Act, the Willamette River Greenway program, the Floodplain Management Overlay, the Sensitive Fish and Wildlife Habitat Overlay, and the "Cooperative Agreement between the Board of Forestry and Fish and Wildlife Commission (March, 1984)" to protect sensitive riparian areas and sensitive fish and wildlife habitats listed in the Natural Resources and Hazards section of the background report. [Ord 91-0080]
63. Benton County shall rely on the Oregon Forest Practices Act to protect threatened and endangered species, sensitive fish and wildlife habitats, sites that are ecologically and scientifically significant, and significant wetland that are located on private forest lands. [Ord 91-0080]
64. Osprey nests are hereby classified as "1B" under the Goal 5 process due to the lack of sufficient information to determine their location. When additional information is made available, the County will complete the additional planning necessary to make a Goal 5 determination and adopt an appropriate protection program. [Ord. 91-0080]
65. The following shall be considered by the County in land use decisions subject to County review:
 - a. The impact of harvesting forested areas;
 - b. The location and construction of roads, highways, and utility lines;
 - c. Excessive removal of stream-side vegetation;
 - d. Alteration of existing natural lakes and ponds;
 - e. Any other land development or resource management activities which significantly interfere with the vegetation, soil cover or drainage patterns in sensitive habitat areas.
66. Benton County shall notify the Oregon Department of Fish and Wildlife regarding all Zone amendments and Comprehensive Plan amendments in areas designated and zoned for Agriculture, Forest, or Open Space. Such amendments must take into consideration measures to limit undesirable impacts of significant wildlife habitat.
67. The County shall preserve habitats for endangered and threatened wildlife species. If any endangered bird species are found in Benton County in the future, their nesting sites will be protected and buffered from conflicting uses.
68. Benton County shall continue to support and encourage sport hunting, trapping and angling and cooperate with public agencies to maintain and enhance recreational hunting and angling opportunities for the public.

Big Game:

69. Benton County land use classifications and zones that are most compatible with big-game habitat, such as Agriculture, Forest Conservation, the Greenway, and Natural Hazard Overlay zones shall be used in appropriate areas to help protect big game habitat.
70. The zones mentioned above should permit low density development to allow for normal agricultural and forest uses and to protect sensitive habitat areas.

71. Development in identified significant wildlife habitat areas shall be consistent with Statewide Goal 5 (Open Space, Scenic and Historic Areas, and Natural Resources.)
72. Where the need can be demonstrated, Benton County should encourage and support cooperative road management programs with public and private forest managers that would include:
 - a. Road location to avoid sensitive areas, particularly in areas of known elk use.
 - b. Seasonal road closures to reduce harassment of animals during the winter and early spring stress periods.
 - c. Permanent closure of roads no longer needed for fire protection or logging (i.e., Old Peak Road).
 - d. Control of off-road vehicle use on forest lands to prevent animal harassment and erosion during winter and early spring.
73. The County will protect big game habitat areas by generally applying the FC-Primary Zone to major habitat areas and the FC-Secondary zone to peripheral habitat areas. [Ord 225J]
74. The County will make available to the Oregon Department of Fish and Wildlife an annual report documenting all land divisions and development in the Forest Conservation zones, and will cooperate with this agency in reviewing the cumulative impact of new development on big game habitat areas.
75. For purposes of addressing Big Game Habitat considerations, Benton County considers land in the Forest Conservation zones to be classified in three categories as designated on the Forest Conservation Zone/Big Game Map and as described here:
 - a. Type 1 - Impacted areas
These areas are not subject to wildlife management considerations due to existing levels of development.
 - b. Type 2 - Generally Timber Company/Government Ownership
Due to the ownership of these lands, it is not anticipated that they will be subject to development densities greater than those recommended by the Department of Fish and Wildlife at this time.
 - c. Type 3 - Generally Private/Non-Timber Company Ownership
These lands are subject to the wildlife management considerations listed below. [Ord 25-0]
76. Benton County considers areas where existing residential densities exceed 1 residence per 40 acres in the major big game range and peripheral big game range to be "impacted" and not subject to wildlife management considerations. Areas zoned Rural Residential and areas within urban growth boundaries are also considered "impacted" (see Forest Conservation Zone/Big Game Map).
77. Benton County shall monitor development activity in the "non-impacted" areas of the Forest Conservation zone in order to determine when residential densities of one residence per 40 acres in the peripheral big game range and 1 residence per 80 acres in the major big game range (calculated on the basis of each section [640 acres] of land, or portion of the section within the game range) are reached. When these density thresholds have been reached, siting standards shall be applied so that densities of 1 residence per 40 acres in the major big game range and 1 residence per 20 acre in the peripheral big game range may

occur, consistent with all provisions of the Forest Conservation Zone. These siting standards are as follows:

- a. locating residences and structures near each other and existing roads; and
 - b. locating residences and structures to minimize habitat conflicts and utilize least valuable habitat areas; and
 - c. minimize road development providing access to the residence.
78. Benton County will not permit residential densities in the "non-impacted" areas of the Forest Conservation zone to exceed 1 residence per 40 acres in the major big game range and 1 residence per 20 acres in the peripheral big game range except through amendment of the plan. The County will notify the Department of Fish and Wildlife when densities reach 90% of this density, and the County may initiate a plan amendment at this point.
79. Benton County shall cooperate with the Department of Fish and Wildlife to resolve conflicts where homeowners are encountering problems with big game.
80. Benton County shall monitor land ownership in "Type 2" areas, as identified on the Forest Conservation Zone/Big Game Map, on an annual basis. When land in this category is sold to private non-timber company owners this land shall be reclassified as "Type 3".
81. Benton County defines "big game" as deer and elk.

Upland Game:

82. Rural agricultural lands should be maintained through the appropriate zoning and land use decisions.
83. Residential development should be low density (minimum 1:40 acres) to help retain upland game habitat.
84. Rural land uses should not remove riparian vegetation where possible.
85. Benton County shall enforce leash laws to reduce harassment and loss of upland game, particularly during the nesting seasons, by free-roaming dogs and cats.
86. Lands adjacent to the E.E. Wilson Game Management Areas should remain in agriculture use. The density of dwellings which currently exists should not be increased. (Refer to Appendix 12 in the Natural Resources Background Report).

Waterfowl:

87. Lands adjacent to the William Finley National Wildlife Refuge shall be maintained in Agriculture and Forestry use. (Refer to Appendix 13 in the Natural Resources Background Report.)
88. Public access should be maintained or secured to waterfowl recreation areas wherever compatible with adjacent land uses.

Furbearers:

89. The Oregon Department of Fish and Wildlife policies listed for big game, upland game, and waterfowl will benefit both aquatic and terrestrial furbearers.

Non-Game Wildlife:

90. Residential, commercial or industrial developments in urban and sub-urban areas should incorporate an appropriate amount of open space.
91. Benton County shall protect undeveloped natural areas in existing parks and encourage acquisition of land for new parks and natural open space, especially in urban and suburban areas.
92. Parks and natural open space areas shall be managed to protect existing native vegetation when possible.
93. Benton County shall protect existing ponds, wetlands and associated riparian vegetation.
94. The County shall leave large dead and defective trees (snags) when possible without causing a hazard.
95. Benton County shall protect unique sites such as heron rookeries, pigeon springs, and eagle and osprey nests.

Sensitive Habitats:

96. Riparian Zone: Protection and enhancement of riparian zones requires an approach which will:
 - a. Protect in-channel vegetation; i.e., the bank vegetation between the water's edge and the topographic break at the level of the surrounding terrain.
 - b. Provide protection of a zone atop the banks at the level of the surrounding terrain where vegetation may be maintained or planted; emphasis here should be to protect as wide a zone as is practicable (i.e., vegetative fringe).

Fresh Water Marshlands:

97. This once abundant habitat is now rare in the Willamette Valley and requires protection where it occurs in its natural condition. Fill or grading operations within or near a marsh, or activities that decrease the source water to the marsh, should be prevented.

Wetland Prairies:

98. The wetland prairie is a unique natural feature northeast of Corvallis and should be maintained in its natural condition. [Ord 25Q]

Fish Habitat Policies

Rivers and Streams:

99. Compatible land use should maintain the riparian vegetation along streams, sloughs and lakes within the Flood Plain.
100. Stream bank vegetation should be maintained along streams outside of the flood plain by utilizing appropriate setbacks.
101. Benton County shall submit comments to the Division of State Lands regarding development or land use that requires:
 - a. Channelization
 - b. Alteration of stream banks
 - c. Filling of stream channels as per ORS 541.605-665

- d. Filling or drainage of swamps or marshes
- e. Damming of rivers and streams.

The County shall state whether the proposal is consistent with the Zoning Ordinance and Comprehensive Plan of the area regarding the protection of fish and wildlife habitats.

- 102. Residential development along streams should be low density and require appropriate setbacks. This is of particular importance in areas outside of Urban Growth Boundaries.
- 103. New roads, bridges, and access right-of-ways should be designed to avoid restriction of channel capacity and minimize removal of shoreline vegetation.
- 104. Obstructions to fish passage should be avoided. When road construction necessitates crossing a stream containing anadromous fish, adequate fish passage must be provided. The Oregon Department of Fish and Wildlife can provide the County Engineer with the criteria for maintaining fish passage at culverts.
- 105. Developments that require surface water appropriation or diversion should be located where streamflows are not reduced below the recommended minimums. (See Appendix Items 10 and 11 in the Natural Resources Background Report.)
- 106. Commercial gravel removal in small streams should be restricted.
- 107. Public access should be maintained or secured to appropriate river and stream areas.

Headwater Areas:

- 108. Residential, commercial, or industrial development in unstable headwater areas should be minimal.
- 109. New roads should be located to avoid unstable headwater areas.
- 110. Forest Practices Act and Fish and Habitat Management policies established by state and federal agencies should be utilized by the County as guidelines.

Lakes and Reservoirs:

- 111. Setbacks or buffer zones which protect the shoreland interface shall be incorporated into lake and reservoir developments.
- 112. Future environmentally acceptable multi-purpose reservoir sites should be identified and appropriate land use restrictions applied if development is imminent.
- 113. Public access should be maintained or secured to appropriate lakes and reservoir areas.
- 114. Dredging and filling of shallow water areas should be limited.

Significant Natural Areas Policies

- 115. Benton County shall cooperate with other agencies and organizations to identify and protect natural areas recognized for significant scientific or educational purposes.
- 116. Benton County shall consider it an appropriate staff role to work with other organizations and agencies to establish a priority list for regional natural area needs using the cellular classification approach described in the 1975 Research Natural Area Needs in the Pacific Northwest.

117. Benton County shall initiate the development and implementation of a Natural Areas Program to assure the representation of all vegetation types found within Benton County or the Willamette region. The Juday Report lists the ecosystem types which should be represented in a County system. The Juday Report is available for review in the County Planning Department.
118. With respect to the regional and County natural area system, Benton County shall select and prioritize natural areas for protection based upon the following criteria:
 - a. The status of its protection elsewhere in the system;
 - b. The relative quality of the natural areas in relationship to other areas in the system;
 - c. The feasibility of protecting the area, in relation to adjacent land use, management practices, etc.
 - d. Appropriate compensation to the landowner in conformance with Article 1, Section 18, of the Oregon Constitution.
119. Benton County shall utilize, or support others in the use of, the following methods to protect identified and prioritized natural area sites:
 - a. Land management classification of areas in public ownership;
 - b. Public education and agency coordination;
 - c. Zoning and Land Division Ordinances;
 - d. Conservation easements, restrictive covenants and tax incentives such as the open space assessment of Riparian Environments Tax Exemption;
 - e. Full or partial acquisition (conservation easement) or donation of lands by public agencies, conservation organizations, or private landowners.
120. Areas with scientific merits, as defined by Research Natural Area Needs Report in the Pacific Northwest, should be formally dedicated by the State of Oregon Natural Area Preserves. This report is available in the County Planning Department.
121. Benton County shall limit uncontrolled access to, and use of, natural areas as necessary to preserve valued character. For detailed policies see the Parks and Recreation and Open Space sections of the Comprehensive Plan.
122. The County shall use zoning or other techniques to provide adequate buffer areas as needed around natural areas.
123. With a well-planned Natural Area Program underway, Benton County Parks or a land trust should provide environmental education services, make these lands available for (non-destructive) scientific research, and provide passive recreation opportunities.

Flood Plain Policies:

124. Benton County shall continue to participate in the Housing and Urban Development (HUD) National Flood Insurance Program to prevent flood-caused losses of life and property and protect flood plain lands by:
 - a. Identifying flood hazard areas on the official zone map;
 - b. Restricting land uses within the flood plains;

- c. Encouraging improvement in stream corridor and watershed management practices through the development of flood plain management programs for all major flood-prone streams.
- 125. Benton County shall revise and amend the Zoning Ordinance to create an Overlay Open Space/Natural Hazard District to be applied to flood-prone and other hazard areas. Regarding flooding, the Open Space/Natural Hazard zone shall include standards such as building setbacks, vegetative fringe retention or enhancement, setbacks, etc.
- 126. Benton County shall appoint a Rivers Commission to develop a flood plain program or stream corridor management program for all identified flood-prone rivers and creeks. For elaboration, see the Stream Deposition and Erosion policies in this report and the Greenway Background Report.
- 127. Benton County shall control filling within the floodway of all perennial and intermittent streams by appropriate ordinances. Stream channel alteration proposals shall be subject to approval by the County Engineer with appeal rights to the Board of Commissioners under the Grading and Filling Ordinance.
- 128. Benton County shall not allow rural areas (outside the UGB), residential, commercial, industrial uses, except aggregate extraction, below the elevation of the 100 Year Flood Plain. Placement of fill for elevations within the 100 Year Flood Plain will be regulated by the Flood Plain Overlay District and the Grading and Filling Ordinance.
- 129. Benton County shall restrict development for human occupancy in those areas where access by standard emergency vehicles such as fire or ambulance is prevented by flood waters of 100 Year Flood levels.
- 130. Benton County shall encourage the public fee simple or partial purchase (conservation easements) of extreme flood hazard lands, especially in urbanizing areas, for use as recreation and/or wildlife habitat.
- 131. Benton County shall cooperate with the Division of State Lands in administration and enforcement of State regulations pertaining to ORS 541.605-695, Regulations for Removal or Filling of Materials in Waterways. (See Appendix Item 14 in the Natural Resources Background Report.)

Earth Movement and Slope Erosion Policies:

- 132. Benton County shall continue to encourage the use of soil-conserving agricultural and silvicultural practices.
- 133. Benton County shall restrict development on steep hillsides of known and potential mass movement and slope erosion hazards to the extent necessary to assure that mass movement and erosion risks do not exceed acceptable levels as defined in the County Zoning Ordinance.
- 134. Benton County shall revise and amend the Zoning and Land Division Ordinance to address development standards on potentially hazardous lands (potential mass movement and slope erosion topography). Ordinance amendments would include standards to prevent indiscriminate development or poor resource management practices on lands prone to mass movements, and slope erosion.
- 135. Benton County shall restrict residential development, where necessary, to assure that risk does not exceed a level acceptable to the Public Works Director.

136. Benton County shall revise and amend the Zoning and Land Division Ordinances to include consideration of the following general guidelines for development and land use.
 - a. Roads in upland areas should be located on benches, ridge tops, and gentle slopes as opposed to steep hillsides and narrow canyon bottoms.
 - b. Native vegetation removal and soil disturbances should be minimal on moderate and steep slopes and hillsides, and if possible, be avoided during the winter months.
 - c. Surface water runoff shall be minimized and developments which will measurably increase run-off rates shall provide the appropriate means for handling surface water run-off.
 - d. Techniques that minimize erosion, such as protective groundcover shall be employed as needed.

Shrink-Swell Soils:

137. Benton County shall base County land use decisions upon a determination of acceptable risk of expansive soils hazards.
138. Benton County shall not issue building permits for substantial construction on expansive soils without evidence of adequate engineering. Prior to approval of any subdivision plat on expansive soils, a statement from an engineering geologist or civil engineer may be required detailing mitigating measures. Benton County shall direct intensive development away from areas of expansive soils through zoning land or easement acquisitions, cluster development design, etc.
139. Benton County shall limit the location of structural public facilities in areas where they may be exposed to damage by expansive soils.

High Groundwater and Ponding:

140. County land use actions shall be based upon a determination of acceptable risk to high groundwater and ponding hazards.
141. The County shall support needed agricultural drainage projects.
142. Benton County shall require engineering to mitigate problems when major developments are proposed in areas of high groundwater hazard. In areas of low slope or level terrain, engineering investigations for large-scale development projects will include an assessment of the groundwater and ponding hazard.
143. The County shall require engineering for special treatment of structures, underground storage tanks and swimming pools in areas with high groundwater.
144. Effective treatment of the causes of groundwater and ponding hazard should address the problem at the specific site. Mitigation measures may include provision and maintenance for drainage systems, draining level areas, intercepting run-off, properly designing drainage for artificial surface areas such as parking lots, elimination of surface water flow obstruction, and placing structures on elevated fill.
145. Development which could be adversely affected by irrigation run-off should not be located in or near agricultural areas. Engineering techniques for the proper handling of agricultural run-off will be employed as appropriate. For further discussion see the Water Quality section of the Comprehensive Plan and the Background Report.
146. To prevent the unwanted ponding of water on adjacent properties, Benton County shall require that adequate engineering studies and techniques be used for the installation and maintenance of drainage facilities.

Stream Erosion and Deposition:

147. The County shall attempt to minimize the damaging effects of stream erosion and deposition by limiting alterations of the natural stream channels.
148. The Benton County Board of Commissioners shall appoint a Rivers Commission to work with the Board of Commissioners, Planning Commission, and state and federal agencies in developing major stream terrace land (flood plain) and river bank corridor use management and conservation plans.
149. The County shall consider the complexity of river hydrologic dynamics regarding erosion-deposition and flooding problems. All associated preventative and corrective measures

should be studied and dealt with on a river systems basis to avoid piecemeal corrective actions. Three documents that will help to describe innovative river corridor management are: (1) the USDA Soil Conservation Service Conservation Planning Memorandum R-8; (2) the booklet, Stream Corridor Management by Quentin G. Bowman; and (3) the booklet Willamette River Basin Stream banks Stabilization by Natural Means by Klingeman and Bradley of the Water Research Institute at Oregon State University.

150. Stream-bank erosion along meanders found in streams of all sizes (Willamette River, Marys River, and creeks) must be considered in development. Possible mitigation measures include placement of riprap, avoidance of the area or innovative channel maintenance. In urban areas, where runoff is altered and creeks are often relocated, adequate access for channel maintenance must be preserved. Adequacy of small discharge channels to handle infrequent emergency emptying of reservoirs of water tanks should also be considered.

Earthquakes:

151. Benton County shall continue to support and enforce design and construction requirements outlined in the Uniform Building Code (UBC) for structures which may be exposed to ground shaking. These are from the 1976 edition of the UBC and include Sections 2312, earthquake regulations; 2130, wall anchorage; 3704, anchorage of chimney; and 1807, anchorage of mechanical and electrical equipment in high rise structures.
152. Benton County shall support continued geologic research, particularly relative to known or suspected faults and areas of high potential for mass movement.

Wildfire:

153. Benton County land use actions shall be based upon a determination of acceptable risk of wildfire hazards. The County shall reduce such hazards through positive action by guiding development and improving fire protection.
154. Benton County shall require water storage facilities for residential developments not connected to a community water-hydrant system. Such storage facilities shall be accessible by standard fire fighting equipment and adequate for the needs of the structures built.
155. Benton County shall require individual rural residential parcels, non-forest related dwellings in forestry zones, and that rural woodland subdivisions maintain perimeter firebreaks. The width of the firebreaks shall be determined by the Zoning Ordinance. Firebreaks may contain thinly scattered trees, ornamental shrubbery, etc.; however, this plant material in the firebreak should not provide fuel for rapidly transmitting fire from native growth to structures, or vice versa. The width of the firebreak should increase as the slope steepens.
156. Benton County shall require that all subdivision development in forested areas include two or more dedicated access roads for separate, multiple ingress and egress for emergency vehicles. Loop drives with one entrance point do not meet this need. All roads shall be built to County standards and all parcels shall abut a public road.
157. If residential dwellings are to be located within 200 feet of forested areas, spark arrestors for chimneys and fire retardant roof treatment should be considered as requirements for development approval.
158. The Jackson Frazier Wetland and significant natural area shall be protected as a designated Goal 5 resource as documented in the Comprehensive Plan Background Report. The protection program shall consist of a Wetland Overlay Zone designation for the 147 acre inventoried wetland and a Open Space Zone designation for the 130.6 acre parcel currently

owned by Benton County. The Overlay zone shall provide for activities which are consistent with the protection and enhancement of the natural area values. [Ord 91-0083]

159. The County recognizes the lack of intentional wetland management as a continuing threat to the Jackson-Frazier Wetland. The County commits to the implementation of a Specific Management Plan which prescribes wetland management measures as an element of a Goal 5 Protection Program. The Specific Management Plan, entitled the Jackson-Frazier Wetland Management Plan, is incorporated into the Background Report for the Natural Resources and Hazards Element of this Plan. The County shall review and update the Management Plan as part of periodic review of the Comprehensive Plan. [Ord 91-0083, 92-0095]
160. Benton County shall utilize the U.S. Fish and Wildlife Service National Wetland Inventory maps in order to determine whether or not a proposal for a development may be located in a wetland. If the Development Department determines that a development is proposed for land containing a possible wetland, the Department will notify the applicant, the property owner, and the Division of State Lands. [Ord 91-0080]
161. Due to the lack of information, Benton County places wetlands in the Goal 5 "1B" category. When sufficient information becomes available on a wetland, the County will complete the Goal 5 process for that wetland. [Ord 91-0080]
162. Benton County shall coordinate the review of development applications which could impact a wetland with the Division of State Lands. [Ord 91-0080]

D. HOUSING

The policies in the Housing Element are based on information data on various housing types, a buildable lands analysis and sections on the costs of housing, market analysis and regional housing.

The housing element is intended to provide County residents with accurate information about housing locations, quality, quantity demand, costs and the housing market. It is hoped that these policies and implementing ordinances will help to provide adequate housing for the citizens of Benton County.

Frame Dwellings Policies:

1. The County shall support application for housing rehabilitation monies for rural housing and to update the County housing assistance plan as required by HUD.
2. The County shall research and implement other housing programs such as self-help housing and aid-in-construction of replacement housing in rural areas.
3. Further research into the housing situation in Kings Valley must be done to determine the reasons for the situation and the means needed to upgrade the housing stock.
4. Benton County shall periodically update the County housing stock inventory to retain validity. Updated data is necessary for daily zoning and building permit administration, grant application information, and provisions of housing needs as they develop.
5. The Planning Department shall receive a printout twice a year, in the usual format, when the assessor updates the assessment and taxation records.
6. The Building Department shall use maps with houses located on tax lots and continue to update them as building permits are issued.
7. The County should designate a staff person to serve as the housing officer in overseeing and coordinating housing programs, grants and needs, and to serve as a contact point for citizens and other agencies.
8. Duplexes are presently allowed as conditional use in the rural residential zone. The fact needs to be made known, in an effort to supply rural housing for lands in joint ownership and extended family situations.

Mobile Home Policies:

9. Mobile home siting standards shall be upgraded so appearance more closely approximates frame dwelling sites. Standards will be contained in the Zoning Ordinance.
10. Mobile homes shall be permitted in at least one zoning district within urban fringe areas under the upgraded standards either on individual lots or in mobile home subdivisions. Benton County shall zone adequate lands to meet the needs expressed in the market analysis chapter of the County Housing Background Report and in the State Housing Division housing mix ratios.
11. Mobile home parks shall be allowed in at least one zoning district and lands shall be so zoned. Mobile home parks shall require a preliminary plat and Planning Commission approval. Innovative design with larger lot sizes and non-traditional unit placement shall be encouraged. Some variations are shown in Appendix 3 of the complete Housing Background Report.

Assisted Housing Policies:

12. The following policies shall actively promote provision of housing for low and moderate income family units.
 - a. "Least cost" housing construction shall be encouraged by:
 - 1) reduction of standards such as setbacks, street and sidewalks, System Development Charge (SDC) rebate, etc.
 - 2) common wall units; clustered units,
 - 3) reduction of amenities in houses,
 - 4) one stop permit system.
 - b. Rehabilitation rather than destruction of older, lower cost units be promoted by grant applications for rehabilitation funds and by increasing the public awareness of the need for lower cost housing.
 - c. Passage of a "fair housing" ordinance.
13. The Linn-Benton Housing Authorities shall be encouraged to provide multiple listing information on available low cost housing through membership in the multiple listing agencies and Multi-Family Housing Council.
14. The Housing Authority boards shall be encouraged to authorize the agencies to actively pursue other assisted-housing monies and serve as a clearinghouse reference for available area funds.
15. Developers shall be encouraged to provide low and moderate cost housing through density-increase, standards reduction, assisted mortgage and land acquisition cost benefits.
16. Public education efforts shall be increased so the primary need groups, which are small families and elderly, are generally recognized and provided housing with less neighborhood objection.

Buildable Lands Policies:

17. Regular monitoring of the ratio between vacant available land construction and use patterns is essential if adequate housing is to be available for Benton County residents. This function should be performed by staff based on: a) building permit records; b) tax information concerning structures and use of land; c) sales and rental information; d) major and minor partitions and subdivisions; e) zone changes or alteration of present use.
18. Staff and funding should be available to allow periodic updating of the above information. The updating would include: a) mapping and tabulating building permits; b) receiving biannual computer updates of tax information; c) receiving monthly multiple listing printouts; d) mapping major and minor partitions and land divisions; and e) mapping zone changes.

Housing Costs Policies:

19. Supply of serviced urban land should remain at a level which allows the market to operate in such a manner that the price of land will not artificially inflate the cost of housing.
20. Lands designated rural residential under the LCDC goal exceptions process must be buildable in terms of water, septic suitability, access and natural hazard limitations.
21. Zoning limitations should be reasonable and non-exclusionary. Conditional use and variance standards must be clearly stated and, if possible, handled through staff review.
22. Government fees should be set at cost or below. (Fees attempt to charge some construction and development costs to those who directly benefit.) Processing time, which is also a cost to the builder/developer, could perhaps be expedited by a one-stop permit office.
23. Development standards must be allowed to vary in planned development proposals to include common wall dwellings, ownership of individual multi-family units, narrower one-way street systems, common parking areas, reduced sidewalk areas, etc.
24. Homebuilders associations need to research the feasibility of building low amenity housing as a cost reduction factor. Low amenity housing would be housing without such features as carpeting, fireplaces, dishwashers, double ovens, microwaves, and other such "luxury" items. However, they would include energy conserving windows and insulation.
25. Tax reform measures have been instituted at the state level. The County government should support tax reforms which enhance the affordability of housing to the average County citizen.
26. Interest rates are controlled from outside the County. However, the County should continue to make available information on lower-interest loan programs.
27. Material and supply costs are determined by market conditions. The County should continue to provide for a forest and farm zoned economy, which supply materials. The County should also promote building code revisions which recognize new techniques and materials which are less costly but retain structural soundness.

Market Analysis Policies:

28. Home ownership possibilities need to be increased by facilitating ownership of individual multi-family units, i.e., townhouses etc., and by increased provision of mobile homes in subdivisions and on individual parcels.
29. The rental industry needs to be encouraged to provide more three bedroom units to accommodate families who cannot find affordable owned housing.
30. Multi-family units should be encouraged to provide some amenities of single family units such as yards, garden space and play areas.
31. Multi-family units should be located near community facilities such as parks and schools so that the livability of multi-family units is a shared cost between the builder and the community.
32. Other innovative forms of family housing such as cooperatives shall be considered as a planned development variation to standard subdivision development. This concept is already utilized in mobile home parks and in some planned developments.

33. Housing mix ratios as recommended by the State Housing Division will be implemented by reviewing and monitoring development so that unit types in proportion to the state projected needs will be provided.

Regional Housing Concerns Policies:

34. The regional staff housing Technical Advisory Committee (TAC) should be continued. Members should be all interested planning staff, COG personnel and staff from the Linn-Benton Housing Authority, FMHA cities, and counties.
35. Better coordination between government agencies and the housing industry must be established; perhaps by including representation on the TAC.
36. A standardized data system with computer capability must be established in the region. Monitoring of quantity and quality of units and cost/income factors must be ongoing and up-to-date.
37. Benton County will cooperate in regional efforts to balance housing needs by passing appropriate ordinances concerning housing types, placement and costs; and by aiding in procurement of grants and other funds to provide adequate housing for all citizens.

E. TRANSPORTATION

This element of the Comprehensive Plan is intended to provide the framework for an efficient and effective transportation system in Benton County. Policies in the Plan are intended to be implemented through the County Network Plan.

The Transportation Background Report and policies address various forms of transportation, including pedestrian, bikeways, motorized vehicles, public transportation, air and water transportation, and railroads. The objective is to achieve a balanced system which develops and utilizes each of these types of transportation.

The following policies are based on information included in the Transportation Background Report.

General Policies:

1. The Benton County roadway network plan is shown on Maps 1 through 4. The network plan indicates a "functional classification" for existing roads and "study corridors" for certain possible new roads.
2. The classification of each roadway in the roadway network shall be based on the function it serves. These functional classifications and general planning criteria shall be as follows:
 - a. Principal Arterials are major urban and rural highways connecting communities, towns and cities. The principal arterial provides for through traffic movement and distribution to lower order classifications of roadways. Direct access to abutting properties shall be limited and controlled. On-street parking shall, in general, be prohibited. Principal arterial roadways fall primarily under state jurisdiction.
 - b. Minor Arterial roadways connect areas of principal traffic generation to major urban and rural highways. The minor arterial network provides for through traffic movement and distribution onto the network of collector and local streets. The location of an arterial should help define and strengthen land use, and enhance neighborhood identity. Arterials are subject to regulation and control of parking, turning movements, entrances, exits, and curb uses. Access to abutting properties shall be controlled.
 - c. Major Collectors carry local traffic between neighborhood areas or to arterial facilities. The major collector provides access from minor collectors to community services and to other neighborhoods within, or immediately adjacent to, urban areas. Major collectors shall help define land use patterns and neighborhoods; shall have preference over minor collectors and local streets for traffic control; (may have direct access from local streets), shall provide controlled access to abutting property and shall provide only controlled parking if any parking is allowed.
 - d. Minor Collectors serve internal traffic within areas having a single land use pattern. They carry local traffic within a neighborhood area. Minor collectors serve as a link between the local street system and the higher order classification of roadways. Minor collectors carry traffic between minor traffic generators, such as neighborhood shopping and community centers and schools. Minor collectors may have on street parking where streets are of sufficient width and may have direct access to abutting property. Minor collectors should not form a continuous network in urban areas, as continuity tends to encourage through traffic movement which result in a decrease of livability within residential neighborhoods.
 - e. Resource Collectors provide a connection between resource areas having high economic impact on the community to principal and minor arterials. These roadways are generally rural in nature and provide interface with agricultural and timber

roadways. The primary use of resource collectors is to facilitate movement of goods and services. Design standards shall consider the unique characteristics of resource related traffic.

- f. Rural Roads and Local Streets provide direct access to abutting property. Through traffic shall be discouraged on local streets. Curbside parking is permitted; however, off-street parking shall be encouraged. Parking will be prohibited on streets of inadequate width. Intersections of local roads and streets with major arterial streets shall be discouraged and cul-de-sac streets within urban growth boundaries shall conform to city design standards. Dead end roads and street lengths shall be minimized. Rural roads may allow limited roadside parking if shoulder and roadway widths are sufficient to allow safe, unrestricted traffic movement.
3. The "study corridors" indicated on the network plan (Maps 1-4) show the general location of roads which may be needed to serve development as anticipated in implementing the land use element of the Comprehensive Plan. The study corridors may also be necessary for the relief of future traffic on existing roads and to promote efficiency in the movement of traffic. The corridors shall be studied further to determine: (a) final location and classification and (b) need and timing of development.
4. Existing and potential transportation facilities and corridors as identified in the Comprehensive Plan or its amendments shall be protected.
5. Benton County shall provide for alternative transportation modes by:
 - a. establishing pedestrian, bicycle and equestrian facilities as needed and as funding is available;
 - b. considering the development of pipelines as a viable form for transportation of certain goods;
 - c. pursuing an effective public transportation system including joint use of school buses and other private transit as resources permit;
 - d. pursuing various forms of public transit and paratransit for the handicapped and transportation disadvantaged; and
 - e. encouraging development of airway, railway and waterway transportation resources to effectively supplement conventional transportation alternatives by: adopting the Corvallis Airport Master Plan, locating residential development away from flight patterns and pursuing passenger use of existing railways.
6. Benton County shall establish a transportation advisory committee with specific composition and function to be determined by the Board of Commissioners.
7. Major transportation facilities shall be located so as to avoid dividing existing economic farm units and urban social units, unless no feasible alternative exists.
8. When considering major transportation projects, the following concerns will be addressed:
 - a. the more energy efficient alternative shall be preferred whenever practical.
 - b. the alternative with the least adverse economic impacts shall be preferred whenever practical. The economic analysis shall consider long term user costs, travel time, construction costs, maintenance costs and other economic factors.
 - c. consideration to minimize adverse social, economic and environmental impacts shall occur, including alternative mode considerations.

- d. physically handicapped and transportation disadvantaged shall be considered in design of facilities.
 - e. coordination shall be pursued with inter and adjacent governmental jurisdiction.
9. Design criteria are established as follows:
- a. right-of-way standards for each functional classification shall provide sufficient widths to incorporate all standard roadway and roadside improvements including utilities.
 - b. roadway width standards for each functional classification shall provide adequately for all traffic lanes, drainage facilities, parking, pedestrian, and bicycle facilities as required.
 - c. roadway shoulder standards shall be appropriate for traffic volumes and roadside conditions.
 - d. curb standards shall be consistent with adjacent city standards in urban growth areas.
 - e. roadway structural standards shall be consistent with existing and future use based on soils analysis and traffic indices in a manner which will maximize the economic life of the roadway.
 - f. sidewalk standards shall comply with city standards for urban roadway improvements including new roadways, major reconstruction or subdivision developments. Ramps for the handicapped shall be provided as necessary.
 - g. traffic control device standards shall be adopted as per The Manual on Uniform Traffic Control Devices and the Oregon Department of Transportation Supplements. Warrants shall be considered for the placement of traffic control devices.
 - h. access control standards for each functional classification shall discourage access on principal and minor arterials, provide controlled access to industrial and commercial development from collectors, discourage access to collectors from residential units and allow for the use of medians to control access.
 - i. on-street parking restrictions shall prohibit on-street parking on arterials and major collectors; allow parking on local streets of adequate width; prevent obstruction of intersection sight distances and traffic control devices, and may require off-street parking in future developments.
 - j. restrictions shall discourage alleys except in industrial areas and discourage through traffic.
10. Bus turnout standards shall be established which allow removal of buses from the roadway while transferring passengers and smooth transition to and from the traffic flow.
11. A system of bikeway routes will be identified in a bikeway master plan which connects residential, school, commercial, employment and recreational areas. Standards will be established to provide for adequate widths, grades, etc., to allow maximum safe use.
12. The traffic impacts of development will be mitigated by requiring:
- a. traffic analysis to illustrate that a proposed development will not adversely affect the transportation flow.
 - b. right-of-way dedication of land for inadequate rights-of-way and future roadways as development occurs. This includes dedication in conjunction with building permits for new structures as well as major development.
 - c. developers to make roadway improvements for their portion of the roadway based on: 1) existing conditions, 2) impact of development and 3) functional classification.

- d. bonding or agreement to participate in future improvements when the development has a significant impact that is identified through a traffic analysis and which impact cannot be mitigated in conjunction with or through design of the particular development.
13. Ordinances relating to traffic administration, enforcement and obedience to traffic regulations, traffic control devices, pedestrian regulations, parking regulations, restricted use of streets (e.g., truck routes), railroad crossings, and other related items shall be established and revised as needed.
14. A maintenance program shall be established annually to preserve existing facilities and assure effective transportation system operations.
15. Project scheduling shall be considered in a systematic manner, based on a priority rating process and available financial resources. Consideration shall include safety and economic factors.
16. The plan will be periodically evaluated and updated, to assure consistency with changing needs and philosophies.
17. Benton County shall cooperate with the Oregon Department of Transportation in the programming, environmental review, design, and where appropriate, construction of state highway improvement projects within the County. [Ord 91-0080]
18. Any proposal to designate an area for residential development within the Airport Overlay Zone's Approach Safety Zone shall be subject to an assessment of the impact of the proposed development on airport operations and expansion in accordance with the Corvallis Airport Master Plan. [Ord 91-0080]
19. The County shall provide for the protection of the Corvallis Airport by ensuring that lands within the surrounding area will not develop so as to conflict with airport operations or programmed expansion. [Ord 91-0080]

F. PUBLIC FACILITIES AND SERVICES ELEMENT:

Public facilities and services provide the basic support systems for urban and rural development. These systems include sewer systems, solid waste management, storm drainage facilities, water systems, police and fire protection, ambulance service, health services, schools and library service. There are several important issues relating to the provision of public facilities and services, including the following:

Will services be provided at a level in keeping with the needs of various areas of the County?

Will provision of public facilities result in efficient use of energy, materials and space?

Will public facilities and services be provided in such a way that costs are distributed fairly in relation to benefits received by the public?

The following policies are based on information included in the Public Facilities and Services Background Report.

General Policies:

1. The County shall: (a) recognize cities as the most logical provider of urban level services, and (b) support efficient and economic provision of public facilities and services by the County.
2. Public facilities and services shall be designed to serve the level of demand indicated by the land use designations of the Plan. Exceptions may be made when:
 - a. an existing pocket of development located in an area generally designated for resource use develops a need for services based on documented health problems or similar occurrences;
 - b. extra facility capacity can be reasonably justified based on the longer life expectancy period (50-60 years) of public facilities compared to the land use planning period (10-20 years).
3. As a corollary to policy #1, assessment practices shall be related to the benefit from the services. For example, the "frontage cost" of sewer and water lines crossing farm or forest land shall be waived in cases where the farm or forest land receives no benefit from those utility lines.
4.
 - a. The County shall consider the impact of new development on all basic services as part of any land use actions such as Comprehensive Plan or zoning district changes, subdivisions, planned developments or conditional uses.
 - b. The County, in cooperation with the various service providers, shall gather information and develop standards to be used as measurements of the impact of new development. The standards shall be based in part on the relative ability of the service providers to accommodate the projected demand and shall indicate the adequate levels of services. Such services shall include, but may not be limited to, public roads, sanitary sewers, domestic water, police and fire protection, public health services, and schools.
5. Within urban growth boundaries, the County shall coordinate with the cities to assure that public facilities and services are provided under a management plan commensurate with

projected demand and overall cost effectiveness. Benton County shall regard cities as the preferred method of providing urban level services.

Sanitary Sewage System Policies:

6. Benton County will cooperate with the cities in the County in developing growth management plans to guide the provision of sewer service to urbanizable areas. Cities shall be regarded as the preferred method of providing sewer service within Benton County.
7. Benton County may permit the creation of community sewage systems to serve Rural Service Centers or Rural Residential areas for which an exception to the Statewide Planning Goals has been taken. Connections to community sewage systems located in Rural Service Centers or Rural Residential areas shall be limited to uses within the boundaries of these areas. [Ord 25M]
8. Community sewage systems¹ serving Rural Service Centers or Rural Residential areas shall be limited in capacity to that necessary to serve existing and permitted growth within these areas.
9. Benton County may permit the extension of municipal sewer services² to areas outside urban growth boundaries only under the following circumstances:
 - a. To serve an area designated a "health hazard" according to the procedure required by state law; or
 - b. To serve an area designated Industrial or Rural Residential on the Comprehensive Plan Map for which an exception to the Statewide Planning Goals has been taken and for which the following findings have been made:
 - 1) That the provision of municipal sewer services outside urban growth boundaries is compatible with policies in the city's comprehensive plan;
 - 2) That provision of municipal sewer service by a city does not impair the city's long-term commitment to or ability to service land either within the city or within the city's urban growth boundary;
 - 3) That the proposed extension of municipal sewer services will not service any intervening rural lands, and that no connections shall be allowed in areas zoned Exclusive Farm Use or Forest Conservation;
 - 4) That the extension of municipal sewer services shall not be a basis for future determination of commitment of intervening lands;
 - 5) That there is no other feasible alternative for servicing the proposed development, considering soil suitability for subsurface sewage disposal, costs of a subsurface system, and the long term viability of such a system to function successfully;
 - 6) That, in the case of Rural Residential development, the minimum lot size proposed to be serviced by municipal sewer services or a community sewage system shall be no smaller than two acres; the two acre minimum lot size does not preclude the approval of a planned unit development (PUD) which would allow lots smaller than two acres in size, in accordance with Article XIV of the Zoning Ordinance.

¹ Community sewage system: an on-site system which will serve more than one lot or parcel, more than one condominium unit, or more than one unit of a planned unit development.

(Community sewage systems are further defined in OAR 340-71-500.)

² Municipal sewer service: sewer service provided by a city.

10. Benton County will recognize innovative DEQ-approved alternative methods of sewage disposal, especially outside urbanizing areas, when such methods are legally, environmentally, and economically feasible.
11. Benton County will require proper installation, care and maintenance of subsurface sewage disposal systems.

Domestic Water Policies:

12. Water as a domestic, commercial or industrial system shall mean any public or private community water treatment or distribution system as defined under Oregon Revised Statutes ORS 448.205 (3) "Community Water Supply Systems," (14) "Municipal Water Supply System," (19) "Public Utility Water Supply System," or (20) "Public Water Supply System."
13. In general, all existing lots or structures may be served from existing water lines following County staff review to assure compliance with state and federal quality and quantity standards.
14. Water service to new lots or parcels will be reviewed as part of the normal process for creating lots or parcels: 1) minor land divisions (2 or 3 lots with no new roads); 2) major land divisions (2 or 3 lots with a new road); or 3) sub-division (4 or more lots).
15. Extension of new water lines or replacement of existing water lines, where no land divisions are involved, will be reviewed at the staff level. However, if the new line will cross EFU or FC Zoning Districts, a review will be made by the County Planning Commission.
16. In any case involving improvement or extension of water lines or appurtenances such as reservoirs, the review shall be based on the adopted water service master plan for the water system involved, e.g., Adair Village, North Albany, Corvallis, Monroe, or Philomath. In the absence of an adopted city water plan or policies, this plan shall govern. All city plans and policies shall be coordinated with the Benton County Comprehensive Plan.
17. Benton County will encourage proper care and maintenance of private water supply systems.

Storm Drainage Policies:

18. Benton County will take a systematic approach to storm drainage planning based in part on the Areawide Storm Drainage Plan developed by the Oregon District 4 Council of Governments, November 1975, recognizing that many streams flow through rural, urbanizing and urban areas. The county shall use photogrammetry and other engineering techniques to provide more detailed information in the developing areas of the County. Within urban growth boundaries, this effort shall be done cooperatively with the respective city.
19. In the rural areas Benton County should direct its attention primarily at major flooding and related problems.
20. Within the urbanizing areas attention should be directed at minor streams and drainageways as well as major rivers where appropriate.
21. Storm drainage considerations shall be addressed in the design of land development projects.

22. In evaluating a project design, the County shall emphasize the total development of the related drainage. Designs which deal only with runoff on the immediate property shall be discouraged.
23. Maximum use shall be made of existing natural channels rather than underground systems.
24. Regulations shall be utilized to prohibit structures which could interfere with the functions of a drainageway.
25. Benton County shall require preservation, primarily through dedication, of needed storm drainage features such as natural drainageways, ditch or culvert rights-of-way or easements. The larger regional facilities such as sites for holding ponds, dams, levees, oversize pipes etc., may be acquired via purchase to equitably distribute the cost among those benefited.

Law Enforcement and Fire Protection Policies:

26. Benton County shall consider the impact on law enforcement and fire protection services as part of development actions such as Plan or zoning district changes, subdivisions, planned developments or conditional uses.
27. Law enforcement and fire protection needs shall be considered as one of the physical design factors of all new developments including private residences, commercial and industrial facilities, public buildings and grounds.
28. Cooperative efforts and mutual aid pacts among law enforcement and fire protection agencies shall be encouraged by the County.
29. Service to outlying communities shall be provided as economically feasible. Methods shall be sought to allocate costs in proportion to benefits received.
30. County residents, especially in crime-prone areas, shall be encouraged to practice crime prevention techniques such as property security, lighting, identification of possessions, surveillances of neighboring property, etc., so as to reduce the demand for public law enforcement services.

Health and Related Social Services Policies:

31. Benton County shall consider the impact on health and related social services as part of development actions such as Plan and zone district changes, sub-divisions, planned development or conditional uses.
32. Benton County shall work to increase the accessibility of these services, especially to those disadvantaged by age, income, or disability. This effort shall include the reduction of geographic, architectural and transportation barriers.
33. Benton County shall encourage all local, state, and federal agencies to cooperate in planning and providing for health and related social services. Communication shall be encouraged between "physical planning," e.g. land use, transportation, sewer, water, etc., and "social planning" agencies.
34. Group and residential care facilities shall be encouraged to locate inside urbanizing areas except in those cases where the institution is of sufficient scale to provide adequate services to the users and an adequate buffer from adjoining land uses.

School Policies:

35. Benton County shall consider the impact on educational services as part of development actions such as Plan or zone district changes, subdivisions, planned developments, or conditional uses.
36. Benton County shall require cooperative planning for school site location among school districts, cities, and the County.
37. Benton County shall encourage schools serving primarily urban areas to be located within urban growth boundaries.
38. Benton County shall encourage the full utilization of schools as community centers for public meetings, continuing education, recreation, cultural events, etc.
39. Benton County shall encourage the joint acquisition and use of school and park sites.
40. Benton County shall encourage school sites which aid safe and efficient transportation. Sites shall also be as free as possible from other safety hazards.

Public Buildings Policies:

41. Benton County shall encourage the consolidation of public buildings in centralized locations to increase the convenience to the public and decrease the amount of travel between public offices.
42. Benton County shall encourage the joint use of public facilities.
43. Benton County shall encourage the day and night use of public buildings, consistent with security considerations, as a means of reducing the demand for additional buildings and parking space.
44. Benton County shall encourage the reduction and elimination of geographic, architectural and transportation barriers to public buildings.
45. Benton County shall encourage that the design, construction, and use of public buildings maximize energy conservation and minimize impact on adjacent property.
46. Especially in outlying areas, Benton County shall encourage the clustering of public services along with private, commercial, recreational and educational services.

Library Policies:

47. The Corvallis/Benton County Library should continue to locate and expand its central facility in its present location in downtown Corvallis.
48. Future service expansions should occur within the Corvallis urban growth boundary as part of a cooperative program with the public schools. Efforts should be made to increase the public awareness and use rate of the branch libraries.
49. The existing program of cooperating members, branch libraries and bookmobile should be maintained and enhanced as funds permit.
50. A continuing effort should be made to explore and develop regional affiliations while at the same time preserving local autonomy.

G. ENERGY

The present energy situation in Benton County is dictated almost entirely by state and national energy policy. Several features of that policy present possible future problems to County residents. The citizens of Benton County can, of course, influence that policy by exercising their rights as members of the state and national electorate. In addition, they can affect their situation more directly by taking action on the County level.

The purpose of this element of the Comprehensive Plan is to identify actions which Benton County residents might take in their own communities to improve their present and future energy prospects.

The policies in this Plan element are based on information included in the Energy Background Report.

Transportation Energy Conservation Policies:

1. Areas zoned for increased housing density should be concentrated along major transportation routes. Limited access to these major routes shall be required to insure planned efficient and safe ingress and egress from developments.
2. The County should support or implement as appropriate the bus loop system connecting Albany, LBCC, Corvallis and Philomath, as recommended in the Linn-Benton Transit Development Plan (Buttke Report).
3. The County should adopt measures to encourage the use of carpools and mass transit by both public and private employees in the County.
4. The County should use life cycle costing methods, which include projected fuel costs, to guide purchases of new County-owned vehicles. This measure, and the techniques used to implement it, should be published to encourage private citizens to follow the County's example.
5. The County should formulate and adopt a contingency plan for possible future energy shortages.
6. A County energy management system shall be established to assist the Commissioners in the implementation of Policies #1-5. This system is to be established within the present governmental framework in the County and within the County's financial capability.
7. Various funding sources for energy conservation shall be researched for possible implementation at a later date.

Space Energy Conditioning Conservation Policies:

8. The County shall continue to encourage and publicize public programs and private utility company programs which assist building owners in acquiring low cost financing for weatherization. Loan preference shall be given to low income and senior homeowners.
9. The County shall review the Lane County pilot energy study and other similar studies for energy consumption standards for buildings and possible building code revision recommendations. Implementing mechanisms for encouraging energy conservation within structures shall be adopted as appropriate at a later date.

10. Since multiple-family housing is usually more energy efficient, the County shall adopt jointly with cities a housing mix recognizing a range of approximately 35-45 percent multiple-family housing within the various urban growth boundaries in the County.
11. The County shall develop land development standards which promote energy conservation including the use of renewable energy.
12. The County shall continue an energy management program for all County buildings. This program and the techniques used to implement it should be publicized to encourage private citizens to follow suit.
13. The County shall establish an energy management and information system to:
 - a. oversee its energy conservation program.
 - b. inform the public of energy conservation measures available to it.
 - c. coordinate County activities related to energy with the local energy utilities and the governmental agencies.
14. Various funding sources for energy conservation shall be researched for possible implementation at a later date.

Energy Conservation in the Production of Goods and Services Policies:

15. The County shall establish an energy management and information system to:
 - a. advise the Board of Commissioners as to methods which could encourage the development of new industry in the County in an energy efficient manner.
 - b. promote technical innovations which involve more efficient end use of energy for production of goods and services, and aid local employers in their adoption.
 - c. develop procedures for adjusting County procurement policies to reduce this energy content of goods purchased by the County. The results of this measure's implementation should be publicized to encourage private individuals to follow suit.
16. The County shall implement policies which encourage non-intensive use of energy within the County.
17. Various funding sources for energy conservation shall be researched for possible implementation at a later date.

Renewable Energy Generation Policies:

18. The County should establish an energy management office whose roles in this area would be to:
 - a. work with state and federal agencies involved in forest management to establish timber harvesting procedures and regulations which encourage the recovery of wood wastes resulting from logging operations.
 - b. work with local businesses and organizations involved in waste collection and recycling to develop and implement means of collection and separation of non-recyclable wasters for use as fuel.
 - c. investigate legal and financial arrangements for developing thermal electric generation plants using wood, agricultural and non-recyclable refuse as fuel.

- d. cooperate with the State Department of Energy, Oregon State University, private individuals, and the local utilities to locate and facilitate development of potential wind and water sites in the County.
 - e. work with the local lending institutions to make financing available for installation of renewable energy collection devices in business and private residences. County bonds guaranteed by energy tax revenues should be considered as one means of implementing this measure.
 - f. publicize state and federal tax credits and possible future federal loan programs available to business and homeowners for installation of such renewable energy devices as solar water heaters, solar space heaters, heat pumps and woodstoves.
19. The County shall research methods, including ordinances, which protect access to solar radiation by owners of existing and future buildings in the County and facilitate provisions which allow later installation of solar equipment in new construction.
20. The County shall research methods for protecting wind power resources and for locating wind generation equipment for efficient use while protecting safety of persons and property.

H. ENVIRONMENTAL QUALITY

The maintenance and improvement of air, water and land resource quality need to be considered in all phases of land use planning. The environmental quality policies in this section of the Plan can provide a framework for evaluating land development proposals for their potential impact on the County's natural environment.

Various state and federal agencies, including the Federal Environmental Protection Agency (EPA) and the Oregon Department of Environmental Quality (DEQ) are responsible for monitoring and maintaining the quality of air, water and land resources.

The policies in this Plan element are based on information included in the Environmental Quality Background Report.

General Policies:

1. Benton County shall manage its air, water and land resource qualities in cooperation with appropriate agencies to insure their protection, conservation and improvement.
2. The County shall provide for the systematic identification and evaluation of land use actions with regard to their measurable potential impacts on air, water and soil pollution, excessive noise and glare levels, or land quality degradations, and take appropriate steps to minimize degradation. The County shall also collect, store and update information on major sources of air, water and land pollution in cooperation with the Department of Environmental Quality.
3. In cooperation with the Department of Environmental Quality (DEQ), Environmental Health Division and other appropriate agencies, the County shall develop a standard quantitative review mechanism and data base to evaluate land use actions and alternatives for their potential impact on air, water, and land resource qualities. A mechanism should generally consider any factors relevant to any proposed developments which have, individually or cumulatively, the potential to degrade resource quality or exceed the applicable federal, state or County standards, rules and statutes. It is recommended that this standard review mechanism include the following specific items of concern: topography, geology, hydrology, soil characteristics, climate, vegetation, wildlife, air and water quality, energy consumption, scenic resources, noise, glare, existing site values, drainage, overall long-range community effects, and any other relevant factors.
4. Benton County land use actions shall consider the threshold of the County's air, water and land resource qualities within the parameters set by statewide implementation plans and, when needed, more stringent parameters when local impacts are involved.
5. Benton County shall designate areas suitable for establishment, control and management of the following: municipal waste water recycling plants or land application sites, solid waste disposal and recycling sites, sludge disposal, and industrial zones.
6. Benton County shall buffer or separate those land uses which create or lead to conflicting requirements and impacts upon the air, water and land resources to the County. (Refer to Corvallis Open Space Plan and industrial section of the Zoning Ordinance available in the County Planning Department.)
7. Benton County shall improve coordination with DEQ for better administration and enforcement of federal, state, and local environmental quality policies, ordinances, rules, statutes and standards through the "statement of compatibility" process. The County shall have building permit applications note whether the proposed development requires a DEQ

permit. If the proposed use does require such a permit, the County shall withhold approval of the building permit until findings and approvals are issued by DEQ (or other appropriate agencies) indicating that the proposed development will meet all applicable environmental quality standards.

8. The County considers it an appropriate staff role in the Planning Department and Environmental Health Division to help implement all the environmental quality policies.

Air Quality Policies

9. Benton County shall consider proximity of the proposed use to residential areas and meteorological factors, such as seasonal prevailing wind direction and velocity when making land use decisions relating to industrial or other uses likely to pose a threat to air quality.
10. The County shall financially support the Albany-Corvallis-Philomath transit loop programs.
11. The County shall plan for and develop bike paths along existing and future roads for commuter and recreational use.

Water Quality Policies:

12. Benton County shall safeguard an adequate supply of high quality ground and surface water resources.
13. Benton County shall provide all applicable codes and ordinances for the adequate retention of vegetative cover in all recognized watershed areas and along streams.
14. Benton County shall promote the implementation of the National Flood Insurance Program as it pertains to the protection and preservation of groundwater recharge areas (floodplains).
15. Benton County shall work with other agencies to prevent, monitor and control surface and ground water contamination caused by sources such as solid waste sites and septic tank systems.
16. Benton County shall prevent the filling of significant wetland areas that help to recharge groundwater reserves.
17. Benton County shall work with the State or County Soil and Water Conservation Service and the State Department of Forestry to develop a Water Quality Management Plan to locally implement Section 208 of the Federal Water Pollution Control Act.
18. The County shall work with DEQ, the specific municipalities, and individuals to identify point and non-point pollution sources along the streams, where this information is unavailable.

Soils and Subsurface Sewage Disposal Systems Policies:

19. The County shall encourage the conservation of soils to guarantee their inherent beneficial functions, as well as for the production of natural vegetation. By retaining such vegetation the County ensures maximum water yields, infiltration and air and water quality when necessary.
20. Benton County shall utilize conservation easements and encourage cluster development where possible.
21. Benton County shall encourage soil conserving agricultural and silvicultural practices.
22. Benton County shall develop an Open Space-Natural Hazard Zone for areas with steep slopes and areas that are flood prone.
23. Benton County shall continue to work with private citizens in helping to identify and upgrade isolated faulty septic systems.
24. Benton County shall work with County neighborhood groups, municipalities, and central water and sewer system providers to correct area-wide health hazards caused by multiple septic system failures.

Landfills and Solid Waste Policies:

25. Benton County shall coordinate its solid waste actions, programs, and policies with those of the Chemekata Solid Waste Management Plan or its successor.
26. The Solid Waste Advisory Council, as established by the Solid Waste Ordinance, shall continue to advise the Benton County Board of Commissioners on all solid waste matters.
27. The Coffin Butte site shall have a landfill site designation and shall serve as a regional landfill servicing a geographic area including Linn, Polk and Benton Counties.
28. A designated percentage of the annual County franchise fee should be used for educational and promotional programs on waste reduction and recycling, emphasizing methods in which individuals and businesses can reduce, redirect, or utilize recoverable materials whose present destination is the landfill.
29. Recycling facilities, public or private, should be located at rural sites for the convenience of County citizens.

Pollution Associated with Roads Policies:

30. Modes, routing and maintenance of transportation systems shall be planned, designed, and executed to minimize generation and concentration of airborne and waterborne pollutants, and to reduce noise and glare impacts by:
 - a. analyzing potential air, water and noise impacts for new roads, road improvement and maintenance projects.
 - b. determining mitigating procedures for environmental impacts prior to any public or private road construction, improvement or major maintenance project.
 - c. coordinating environmental quality maintenance procedures with other agencies providing public roads.

Noise and Glare:

31. The County shall develop a local program to identify excessive noise and glare sources and, with the cooperation of DEQ, develop measures to mitigate or eliminate those sources when practicable outside of Forest Conservation (FC) and Exclusive Farm Use (EFU) Zones.
32. Benton County shall develop and implement a noise abatement ordinance which would set standards and require mitigation measures where necessary, as specified in the ordinance outside of FC and EFU zones.
33. Benton County shall require buffer zones between residential and agricultural lands.
34. Benton County shall provide buffer zones between motorized and non-motorized recreational activities.
35. Benton County shall ensure that new housing will not be impacted by excessive glare or noise, either by existing or new sources.
36. Benton County shall establish procedures to ensure that public facilities do not exceed applicable noise or glare standards (i.e., Public Works Yard).
37. Benton County shall establish zoning and subdivision controls that ensure noise compatible land uses in the planning area.
38. Benton County shall ensure that motorized boating activities within the Willamette Greenway do not exceed noise emission standards and ambient noise standards as they apply to adjacent noise sensitive property, (i.e., residents or park lands).
39. Benton County shall ensure that off-road recreational vehicles do not exceed off-road vehicle noise emission standards and ambient noise standards protecting adjacent noise sensitive areas.
40. Benton County shall develop noise and glare performance standards for industrial zones including the Corvallis Airport.
41. Benton County shall develop noise and glare performance standards for commercial zones.
42. Benton County shall develop glare and illumination ordinance performance standards for existing and future residential security flood lights for urban and rural residential zones.

County Operations:

43. The County shall provide for the containment of identified County pollution sources that impact air, water and land resources. The County shall mitigate excessive noise and glare where the County is responsible for those sources.
44. The County shall review each County-operated pollution source (especially vehicles) for compliance with all statutes, rules, regulations and standards.
45. The County shall begin phasing out operating pollution sources when feasible alternatives are available, (i.e., the EPA Buy Quiet Program, see Appendix in the Natural Resources and Hazards Background Report).
46. The Board of Commissioners shall direct all County Department Heads to consider policy 48 and take appropriate corrective and preventative actions.

I. OPEN SPACE, SCENIC AND HISTORIC AREAS

Open space lands are discussed in other chapters in the Comprehensive Plan (specifically recreation, natural resources, land use, agriculture and forest). Topics which have not been covered elsewhere and which will be discussed in this chapter include: wilderness areas; historic and prehistoric sites, structures, and objects; cultural areas; recreation trails; state scenic waterways; federal wild and scenic waterways; scenic views and sites; and other lands needed or desirable for open space.

The following policies are based on information included in the Open Space, Scenic and Historic Areas Background Report.

Wilderness Areas Policies:

1. Under current federal laws and guidelines, it is highly unlikely that any federal wilderness areas will be designated in Benton County. This likelihood underscores the importance of following the Policies found within the Natural Resources and Hazards Chapter for establishing a countywide natural areas system.

Historic Resources Policies:

2. The County, in cooperation with the Benton County Historical Society, shall actively promote the identification, preservation, restoration and protection of historic resources.
3. Benton County will observe existing state and federal laws protecting cultural resources. See Appendix 2 of the Open Space, Scenic and Cultural Resources Background Report for a listing of these laws.
4. Benton County shall complete the Goal 5 process and adopt appropriate protection programs by 1993 for historic sites and structures for which there is sufficient information (sites and structures classified as "1C" on the County's Historic Inventory). [Ord 91-0080]
5. Benton County shall complete the Goal 5 process and adopt appropriate protection programs for Historic Sites and Structures currently classified as "1B" on the County's Historic Inventory when additional information becomes available. [Ord 91-0080]
6. Benton County shall create a historical preservation advisory committee to advise the Planning Commission and the Board of Commissioners. The nine member committee should be composed of persons with an interest in local history, architectural use and cultural development who possess expertise or interest in the area of cultural resource management. Members could include licensed architects, members of the Benton County Historical Society or Historical Foundation, the Benton County Director of Historic Services, attorneys, urban planners, members of civic groups, or persons with structural rehabilitation experience. Duties of the committee would be to:
 - a. Lend assistance in the development of a comprehensive inventory of historic structures/sites within the County.
 - b. Recommend guidelines for the designation of cultural resources as landmarks, landmark sites, or historic districts on the federal, state or local register.
 - c. Investigate and report to the Planning Commission which of the various federal, state, local, or private funding sources and mechanisms would be most desirable for promotion of cultural resource preservation in the County.
 - d. Review and comment upon the conduct of land use, housing and redevelopment, municipal improvement, and other types of planning and programs undertaken by

Corvallis, Albany, Philomath, Monroe, Adair, the County, or state, as they relate to cultural resources within Benton County.

- e. Acquaint the public with existing state and federal programs promoting historic preservation.
7. The Benton County Museum (historic Philomath College) will, after renovation, serve as the repository for historical records and artifacts.
8. Benton County shall revise and amend the Benton County Zoning Ordinance to allow for compatible adaptive uses of historic buildings or sites when the original use is discontinued.
9. Benton County shall establish a local Historical Building Review Board as outlined in Chapter 41 of the State Building Code (see Appendix 9 in the Open Space, Scenic and Cultural Resources Background Report).
10. Benton County shall encourage the cities of Albany, Adair, Corvallis, Monroe, and Philomath to support historic preservation efforts and to work cooperatively towards a countywide preservation program. Cities should be informed of the existence of historic resources within their jurisdiction when such information becomes available.
11. All agencies which own or are otherwise responsible for the maintenance of historic resources should be informed of the significance of such resources in order that such agencies can cooperate in providing appropriate preservation programs.
12. Benton County shall assist the Benton County Historical Society in seeking grants to develop a readable and accurate history of Benton County to be used in schools and as an educational tool for the general public.

Prehistoric Resources Policies:

13. Benton County shall promote the identification of significant prehistoric cultural resources. The inventory will be completed using the following methods:
 - a. Routinely include a pedestrian survey for archaeological sites in the preliminary planning stages and during construction of new major construction. By this means, archaeological resources within a project area may be identified. Subsequent mitigation recommendations can be formulated, if necessary, to enable adequate protective measures.
 - b. Surveys should be accomplished by or under the close supervision of a professional archaeologist.
 - c. Benton County shall explore, with Oregon State University, the possibility of establishing a system for documenting potential archaeological sites, and a program for the exchange of such information.
 - d. Maintain systematic pedestrian survey of the County on a continuing basis. A realistic time table should be established to allow for the survey to be completed over a period of several years. The survey design should incorporate natural features such as drainage patterns or ridge systems and survey units should be identified by township, range and sections. Data accumulated through this survey and accompanying interviews and literature reviews will be utilized to formulate a predictive model of site location and density for use as a planning guide. Completion of this survey is dependent upon obtaining outside funding.
 - e. Potential funding avenues for the survey include the State Historic Preservation Office and grants from private industry and government.

14. Artifacts, bone and other tangible cultural materials recovered from scientific archaeological investigations with the County will be located at the institution conducting the study. Investigations conducted by private consultants should be required to deposit archaeological materials at Oregon State University, a recognized, active repository representing the Oregon State Museum of Anthropology.
15. Temporary interpretive displays or archaeological materials can be made available for public viewing at the Benton County Museum, Horner Museum, Oregon State University, or at other locations within the County.

Cultural Areas Policies:

16. There are no known cultural areas in Benton County. However, if cultural areas are identified in the future, the County will observe existing state and federal laws protecting such resources.

Oregon Recreational Trails System Policies (See Map A):

17. The major responsibility for development of the Corvallis-to-the-Sea Trail lies with the Corvallis Trail Committee and the State of Oregon. The Corvallis Trail Committee will observe existing state and federal laws protecting such resources.
18. Benton County will review proposed trail plans as they are developed. The purpose of the review would be to assure an adequate maintenance program before trails are opened and to minimize possible conflicts with residents and private property owners.
19. Benton County will not participate in condemnation proceedings to secure easements or real property. Acquisitions shall be obtained through a willing seller-willing buyer basis.

Oregon Scenic Waterways System and the National Wild and Scenic River System Policies:

20. Benton County will continue to rely on the Exclusive Farm Use (EFU), Forest Conservation (FC), and Flood Plain Ordinances to provide a high degree of protection for the values of land adjacent to rivers.
21. Due to the amount of scenic value protection afforded by the EFU and FC zones, Benton County is opposed to designation of the Alsea as a state scenic waterway or national wild and scenic river.
22. If the State of Oregon or the United States Government at some time in the future decides to study rivers in Benton County for scenic waterway or wild and scenic river status, upon receipt of notice of any such study, the County shall notify the appropriate Citizen Advisory Committee (CAC).

Scenic Views and Sites Policies:

23. Benton County shall preserve its scenic resources through the following:
 - a. The cities within Benton County shall be encouraged to provide a tree review removal process and landscape standards to be applied within industrial, commercial and residential districts.
 - b. The County will provide a tree removal review process for industrial, commercial, and residential districts. The County will develop landscape standards for industrial and commercial districts.
 - c. Benton County will observe ORS 377.505 to 377.545 (see Appendix 7 of the background report) which regulates the use of junk yards and billboards within designated state and scenic areas adjacent to state highways.
 - d. Benton County shall examine the possibility of regulating the use of billboards and junk yards on all portions of Highway 20, 34, 223, and 99W.
 - e. The County will review Willamette River developments for scenic quality objectives as outlined in the Willamette River Ordinance.
24. Benton County will, with the City of Corvallis, jointly review the Corvallis Open Space Plan. The plan addresses areas of scenic importance and recommends methods for implementation within the Corvallis Urban Growth Boundary.
25. The County will rely on Exclusive Farm Use and Forest Conservation Zoning which, in addition to furthering the agricultural and forest use of resource lands, also ensures the maintenance of scenic rural values.
26. Benton County recommends that the uppermost portion of Marys Peak be managed by the Forest Service as a Scenic Botanical Special Interest Area (see Appendix 4 of the Open Space, Scenic and Cultural Resources Background Report).
27. Benton County recognizes Dimple Hill and the hillside from Dimple Hill to Lewisburg Saddle as outstanding scenic resources. The County shall promote and support acquisition of privately owned portions of Dimple Hill by public or quasi-public agencies or groups in order to secure preservation of Dimple Hill as a scenic resource. [Ord. 91-0080]
28. The County shall encourage the use of land management practices that will protect the scenic value of the hillside from Dimple Hill to Lewisburg Saddle in a manner which is consistent with the mission of Oregon State University's McDonald/Dunn Research Forest. [Ord 91-0080]
29. The Development Department shall apply sensitive land development standards to any proposed residential development above the 1,000 foot contour level on Dimple Hill. [Ord 91-0080]
30. In reviewing conditional use applications for construction of utility facilities, aggregate site development or expansion, or other conditional uses on Dimple Hill, the County shall protect the scenic and natural area characteristics of the site through conditions or restrictions of the proposed use. [Ord 91-0080]
31. The County will consider appropriate residential development density transfers for parcels containing portions of the Dimple Hill scenic resource which are currently designated with a transitional zoning overlay, in the event that these properties are redesignated for residential development. [Ord 91-0080]

Policies Addressing Other Lands Needed or Desirable for Open Space:

32. Benton County will, with the City of Corvallis, jointly review the Corvallis Open Space Plan.
33. The Open Space Assessment could be used as a major tool for implementation of open space and natural resource policies. At this time, however, this tool is virtually unusable in Benton County (see Appendix 5 in the background report). Benton County staff time should be allocated for seeking guidelines from the Department of Revenue for administration of this law.
34. Benton County should create an Open Space Zone to be used in conjunction with the Open Space Use Assessment.
35. The lands designated as Public Lands of Special Concern on the 1978 Benton County Comprehensive Map should be examined, in cooperation with state and federal landowners, and an overlay zone for compatible land uses should be developed for adjacent lands which impact the functioning of the public area. If qualifying, the parcel should then be examined for an Open Space Assessment.
36. Benton County will cooperate with the cities of Adair, Corvallis, Philomath, Albany and Monroe to develop open space plans for their Urban Growth Boundary areas.

J. PARKS AND RECREATION

This chapter contains policies addressing parks in Benton County. Although many of the policies seem to be discretionary, the Parks Development Program indicates Benton County's commitment to implementing its parks policies when funding is available.

The existing Benton County park system was created without an overall plan to guide its formation. Park development generally occurred as opportunities for the development of new park sites arose. In 1976, a parks planning program was begun, resulting in a five-year parks development plan.

The following policies are based on information included in the Parks and Recreation Background Report.

General Policies:

1. The State Parks Division should provide a regional park (Bower's Rocks or suitable alternate) to serve residents in the mid-Willamette region.
2. Benton County should provide three district parks to serve residents on a countywide basis.
 - a. Adair - Group and family picnicking areas, sports complex, nature area, primitive camp area, RV and tent camping area--will serve the north County and Corvallis.
 - b. Mid or northwest County park (to be located in Philomath-Wren-Kings Valley area) - Group and family picnicking areas, swimming area, nature area, primitive camp area, RV and tent camping area--will serve the mid, northwest, and south County and Corvallis.
 - c. Clemens - Family and small group picnicking, fishing, swimming, and nature trail--will serve southwest and south County and Corvallis.
3. The Forest Service and the Bureau of Land Management should provide areas for dispersed recreation in the Coastal Range.
4. The state should provide river-related parks along the Willamette River, especially marine camps with access from the water only; however Benton County should develop parks with upland access as community sized or special purpose parks.
5. Benton County should provide special purpose parks such as boat landings, trails and RV parks.
6. Benton County should provide community parks such as Bellfountain and North Albany in unincorporated areas. These parks should include group and family picnicking, utility sports facilities and play equipment for preschool and grade school children.
7. Benton County should address the needs of handicapped persons in the design, construction and renovation of County recreational facilities in accordance with the following guidelines:
 - a. the specifications contained in ANSI A117.1-1961 (R1971) shall be used as guidelines for the design of park facilities which provide basic accessibility to persons with non-ambulatory and semi-ambulatory disabilities.
 - b. whenever possible, appropriate numbers of those park facilities not specified in ANSI A117.1-1961 (R1971) shall be made accessible to persons with non-ambulatory and semi-ambulatory disabilities.

- c. facilities which are accessible to handicapped persons should be properly signed and also noted in the "Benton County Outdoor Recreation Guide."
- 8. Each city should provide community parks to serve all city residents or residents from a major portion of the city. In the smaller cities, the community park may also serve as a neighborhood park.
- 9. Each city should provide for neighborhood parks to serve all neighborhoods within the city.
- 10. The schools, churches, and granges should continue to serve as community centers in the rural areas.
- 11. Each city should have primary responsibility for planning, acquisition and development of community and neighborhood parks within its urban growth boundary with review by the County.
- 12. OSU should have primary responsibility for providing for the recreational needs of its students.

Picnicking Policies:

- 13. One-half to two-thirds of the picnicking needs of Benton County residents should be met by picnic sites within Benton County. This means that 226-301 additional picnic sites should be provided by 1990. These sites should be provided at existing parks or at parks acquired primarily for other recreational purposes.
- 14. Group picnic areas should take precedence over family sites. Group picnic areas should include kitchen shelter, table shelters (optional), comfort stations (flush toilets), walking trails, outdoor sport areas, play areas for pre- and grade-school children, and opportunities for non-pool swimming and water play activities whenever possible.
- 15. The group picnicking area at North Albany Park should be expanded to accommodate approximately three times the capacity of the current site. This will provide a picnic area which can accommodate 150-200 persons.
- 16. A group picnicking area at Adair Regional Park, which can accommodate 400-600 persons, while also being able to accommodate smaller groups of 100-200 persons, should be developed at Adair Regional Park.
- 17. Bellfountain Park should be redeveloped to better accommodate the size of groups which are currently using the park. Management policies should be instituted to limit the size of groups using the park to 200 persons or less.
- 18. A community-size park with picnic facilities for small groups (50-100 persons) should be developed to serve residents of Alsea and Lobster Valleys.
- 19. A group picnicking area similar in size to the one proposed for Adair Regional Park at the proposed Philomath-Wren-Kings Valley area regional park should be developed; (see Policy 39).
- 20. The County should encourage the City of Corvallis to expand group picnicking at Willamette Park.

21. The County should encourage the City of Corvallis to acquire an Avery-like community park on the north side of Corvallis and to include group picnicking as one of the activities at this park.

Pleasure Walking Policies:

22. Trails and pathways suitable for pleasure walking should be incorporated into existing and future recreational sites. They should be well marked and maps showing natural features in the vicinity should be developed. Whenever possible, they should be designed to allow utilization by handicapped persons. Trails and easements for non-vehicular use, including walking, should be set aside in urban growth areas.
23. Pathways and trails suitable for pleasure walking should be constructed at North Albany, Adair and Clemens Parks.
24. All future district or regional parks should include walking trails and pathways.
25. The Corvallis-to-the-Sea Trail should be designed so persons could walk on 5-10 mile loops of trail.
26. The County should encourage the University to provide walking trails in McDonald Forest.
27. The County should encourage the U.S. Fish and Wildlife Service to provide additional walking trails in Finley National Wildlife Refuge.
28. The County should encourage Siuslaw National Forest to provide additional walking trails on Marys River.
29. The County should encourage the Bureau of Land Management to develop trails along the South Fork of the Alsea River with a possible loop to Peak Creek Falls.
30. The County should encourage the State Parks Division to provide upland access to the walking trail at Half Moon Bend.

Bicycling Policies:

31. Bicycle access should be provided to regional and district parks.
32. Where possible, bicycle paths should be provided within County parks.
33. Overnight accommodations for bicyclists should be provided at parks which are on the Bike Centennial National and State Recreation Trail routes.
34. The County should provide bicycle paths in rural areas where bicycles are extensively used for daily transportation, especially by school age children.

Camping Policies:

35. One-third of the camping needs of Benton County residents should be met by campsites within Benton County. This means that approximately 171 additional camp sites should be provided by 1990.
36. County campgrounds should include comfort stations (flush toilets) and RV sanitary dump sites, but should not include RV hook-ups. They should also have an on-site caretaker. These campgrounds should be located on sites where opportunities for other recreational activities exist. Rustic campgrounds should also be provided for group use.

37. A twelve to twenty-four site campground should be built at Adair Regional Park to accommodate summer transit camping needs of Highway 20 and 99W travelers and provide destination camping for persons using the Adair sports facilities (much of this would be group, special-event use). The northeast corner of Adair Regional Park should be developed into a primitive campground which could accommodate small groups of campers.
38. Land should be acquired in the Corvallis area (possibly at the County Fairgrounds) and a thirty to forty site transit campground built to accommodate summer and winter camping for the use of persons visiting the Corvallis area. This site would accommodate general visitors as well as those attending special events at OSU, the fairgrounds and the performing arts center. OSU should be encouraged to participate in the development of this facility.
39. Land should be acquired in the Philomath-Wren-Kings Valley area and a thirty to fifty site transit/destination campground built to accommodate summer camping. The campground should be oriented to the natural features of the site and provide for primitive camping for small groups as well as developed sites.
40. Land and access should be acquired by the State at either the Half Moon Bend site or the Harken's Lake Landing - Anderson Road site to provide river-oriented camping which should be provided by the state and/or the County.

Hiking Policies:

41. One-half of the hiking needs of Benton County residents should be provided within the County's portion of the Coast Range. This means that 12.5 miles of additional trails should be provided by 1990. This requirement should be met by the non-bicycle/road portions of the Corvallis-to-the Sea Trail. This trail should pass through a variety of ecosystems and terrains and should have linkages to existing recreational sites. The trail should be routed and constructed so forest management for timber production is not restricted. Trail heads, including parking, water and minimal sanitary facilities, should be provided at major access points. These Trail heads should serve functions other than hiking (e.g. fishing) whenever possible. To help achieve this policy, the County should:
 - a. Assist private organizations (such as the Corvallis Trail Committee) in their efforts to obtain trail easements across private land and attempts to get the trail included in the management and capital development plans of other public agencies. This assistance shall not include acquisition of trail right-of-ways.
 - b. Acquire and develop a trail head at the Philomath terminus of the trail.
 - c. Acquire and develop a trail head at the North Fork portion of the trail.
 - d. If possible, locate Trail heads on existing public land and design them to mitigate negative impacts on surrounding land uses.

Pool Swimming Policies:

42. Swimming pools are best constructed and operated by cities, schools districts and park and recreation districts.

Sightseeing Policies:

43. Sightseeing policies are included in the Open Space Chapter of the County Comprehensive Plan.

Fishing Policies:

44. For specific policies relating to boat fishing see motor and floatboating policies.

45. The County should refrain from enacting land use policies which would encourage changes in existing land use patterns along water resources when such changes would result in the loss of existing access to fishing waters.
46. The County should encourage users of fishing resources to maintain harmonious relationships with owners of access to fishing resources through responsible and courteous behavior when using other's property.
47. The County should use the 1966 Fish & Wildlife Study as a guide to develop fishing-related facilities on the Alsea River until such time as the results of another study are ready for use.

Non-pool Swimming Policies:

48. Benton County should provide at least 1,642 feet of safe, designated swim beach by 1990. Swim areas should be provided at both flat water sites and river and stream sites. Swim areas should be located next to other recreational activities to allow swimmers to enjoy other activities during their outing and to allow various family members to enjoy different activities at the same time.
49. The County should work with the owners to make the Clark Pond site, adjacent to Highway 34, available to the public for swimming.
50. The County should determine the feasibility of developing swim beaches at Clemens, Mill Creek, Irish Bend, Anderson Road, Half Moon Bend (see policy 40), and the proposed Philomath-Wren-Kings Valley area regional park (see policy 39).
51. The County Health Department should initiate a program of water quality testing at current and proposed non-pool swimming areas.

Outdoor Games Policies:

52. The primary responsibility for the provision of facilities for outdoor games should remain with the cities and school districts. However, when sports facilities can complement other recreational activities, or when a County site is particularly suited for development of sports facilities, they should be considered. Ball fields should be designed to accommodate as many different levels of participation as is consistent with the needs of the users.
53. Adair Regional Park should be developed as a major sports field complex. The County and City of Corvallis should jointly manage these fields with the City scheduling activities at the fields and possibly maintaining the infields.
54. Utility grade Ball fields should be provided at all parks with group picnic areas.
55. Ball fields should be irrigated, whenever possible, to allow maximum utilization and greatest user satisfaction.
56. The County should provide sports equipment on a check-out basis for groups reserving picnic areas who also wish to use the sports facilities.

Motorboating and Water Skiing Policies:

57. These activities require fairly large areas of flat water free from snags, rocks and shallow water. Since this type of water is limited in Benton County, the County should provide minimal facilities for these types of activities. Also, these facilities should be designed for use by motor boats used primarily for fishing and float boats.

58. The County should work with the City of Corvallis to provide a marine center which would be adequate for the needs of Willamette River boaters in the vicinity of Corvallis. This facility could replace the Pioneer Boat Landing, which has siltation problems, and the Aquathusiasts boat ramp which is inadequate and becoming less usable as further development occurs in the area. The marine center could also serve marine law enforcement and search and rescue needs.
59. The County should encourage the United States Coast Guard to renew its program of snag removal on the Willamette River.

Floatboating Policies:

60. The County should improve the parking at Mill Creek.
61. The County should improve the boat ramp and parking at Salmonberry.
62. The County should improve sanitary facilities at all of its Alsea River parks.
63. The County should acquire and develop an additional Alsea River boat landing in the Digger Mountain area, if a need for this access is demonstrated.
64. The County should improve the boat landing at Hyak Park to make its use less hazardous and to allow use of the ramp during low water conditions.
65. The County should improve boating access at Irish Bend and install seasonal support facilities.
66. The state should acquire access to the Harken's Lake Landing/Anderson Road site and develop a boat ramp.
67. The state should develop a boat ramp at the Nygreen site.
68. The County and the state should attempt to distribute the Willamette River Boating Guide to as many users of the river as possible to inform the public of the location of public and private property and to encourage use of the sites which have been developed by the State for marine use.
69. The County should work with the owners of the Fischer Island site to determining the feasibility of boating, including sailboating, after gravel extraction operations are complete and the site has been reclaimed.

Snow Activities, Downhill and Cross-Country Skiing Policies:

70. The County should not be a major provider of snow-related recreation sites.
71. The County should encourage Siuslaw National Forest and the State Department of Transportation to plow the road to Marys Peak and clear parking areas of snow. The use of snow parking permit monies or the use of funds from a special Marys Peak permit should be investigated.

Golfing Policies:

72. Golf courses are best provided by the private sector.

Hunting Policies:

73. The Oregon Department of Fish and Wildlife should remain the primary provider of information and support activities, such as hunter safety programs, for this sport.

Tennis Policies:

74. High-cost, professional quality courts should continue to be provided by the private sector.
75. Public recreational courts should be provided primarily by cities, school districts and park and recreation districts. Due to the high cost of these specialized facilities, the County should provide tennis courts at its community parks only when substantial local demand is demonstrated.

Horseback Riding Policies:

76. Benton County should not be a primary provider of bridle trails but should coordinate other agencies' efforts to construct and maintain them.
77. The County should encourage OSU to provide marked bridle trails in McDonald and Dunn Forests.
78. The County should encourage the U.S. Fish and Wildlife Service to provide marked bridle trails in Finley National Wildlife Refuge.
79. The County should encourage the Forest Service and Bureau of Land Management to mark those roads in their jurisdictions which have surfaces that are suitable for horseback riding and to produce a brochure containing this information for distribution to horseback riders.
80. The County should publish and distribute a map of areas in Benton County which are suitable for horseback riding.

K. WILLAMETTE RIVER GREENWAY

The Greenway program was established by the 1967 Oregon Legislature "to protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River".¹ This chapter of the Comprehensive Plan includes policies for the Willamette River Greenway as it applies to Benton County. There are Greenway policies for a variety of topics, including historical and archaeological conditions, land use regulations, agriculture, timber resources, vegetation, fish and wildlife, natural areas, aggregate resources, water quality, flooding and recreation needs.

These policies are based on information included in the Willamette River Greenway Background Report.

General Policies:

1. Benton County shall maintain and support continuation of existing uses within and adjacent to the Greenway boundary.
2. Benton County shall recognize that the Greenway Program provides a process for land use compromises relating to the complex problem of balancing use of the multitude of resources within Greenway boundaries.
3. Benton County shall coordinate planning efforts with the Department of Transportation, Division of State Lands, Corps of Engineers, Fish and Wildlife Department, Department of Environmental Quality, etc., in developing and implementing a river optimal use management plan.
4. Benton County shall encourage good management practices to maintain stability of the river.
5. Intensification and change of land use within the Greenway boundary shall remain compatible with the protection, conservation, and enhancement of the natural, scenic, historic, agricultural, economic and recreational qualities of the Willamette River Greenway Program.
6. Land use decisions within the Greenway shall reflect consideration of the socioeconomic conditions, and natural and man-made environments along the Greenway.
7. Benton County Board of Commissioners shall appoint a River Commission with representation of the various Greenway interests to:
 - a. Encourage the education of the public regarding the following:
 - 1) Existing land uses are allowed to continue within the Greenway boundary.
 - 2) Not all lands in the Greenway are to be acquired for recreational use.
 - 3) The Greenway boundary defines a planning area; it does not authorize public use of private lands.
 - 4) The 1973 Greenway Law states that the boundary must enclose as a minimum all lands situated 150 feet from ordinary low waterlines.
 - 5) How and why the Greenway boundary was established in 1976.

¹ From Statewide Planning Goal #15, Willamette River Greenway

- b. Work with the Board of Commissioners, Planning Commission, and State and Federal agencies in developing a river terrace land, river bank and river corridor multiple use management plan.
 - c. Develop a local recreation and natural resources conservation and enhancement plan for the inventory area.
 - d. Work toward achieving the goals and policies regarding the specific subjects throughout this report.
8. Benton County shall cooperate with the appropriate State agencies in the administration and enforcement of State regulations pertaining to:
- a. Forest Practices Act (ORS 527.610-527.990).
 - b. removal of filling of materials in waterways.
 - c. Mined Land Reclamation Law.
 - d. fisheries and wildlife.

Policies Addressing Historical and Archaeological Considerations:

- 9. Benton County shall protect, rehabilitate, reconstruct and restore historical and archaeological sites, structures, facilities and objects within the Greenway and inventory area through the following policies.
- 10. Benton County shall initiate an archaeological and historical survey to locate significant sites in the inventory area.
- 11. Benton County shall evaluate and further substantiate the historical significance of known sites within the river inventory area.
- 12. Benton County shall provide for the development of a Benton County historic preservation program.
- 13. Benton County shall preserve, restore and make accessible, where possible, historic and archaeological sites within the river inventory area when consistent with preserving other river resources, the rights of property owners, and the sites.
- 14. Benton County shall consider historic and archaeological resources when evaluating land use proposals and changes within the Greenway.

Policies Addressing Existing Land Use, Ownership and Land Use Regulations:

- 15. Benton County shall maintain and support existing intensive and non-intensive uses within the inventory area, such as agriculture, residential, commercial, industrial and recreational.
- 16. The County shall protect and conserve activities such as agriculture, non-intensive recreation, sand and gravel extraction and wildlife habitat within and along the Greenway boundary.
- 17. The County zoning within the Greenway boundary should be highly restrictive; ensuring continued agricultural use.
- 18. Benton County shall establish provisions by ordinance for Greenway compatibility review. The ordinance will provide for review of intensifications, changes of use or new developments to insure their compatibility with the Willamette River Greenway Program.

19. Intensification and change of use of lands within the Greenway shall remain compatible with the natural, scenic, historic, agricultural, and recreational qualities of the adjacent lands.
20. The County shall develop a clear and concise 100 year flood plain ordinance for all flood hazard areas in the County. The ordinance shall restrict intensive development in areas susceptible to 100 year intermediate regional floods.
21. The County shall use existing policies, regulations and directives related to flooding, to control proposed developments or land use change within and along the Greenway boundary.
22. Development shall occur in the following areas: lands committed to urban uses and containing economic, developmental and locational factors that recognize and support development; other lands that are designated for development in adopted comprehensive plans and zoning ordinances.
23. Development should be redirected, restricted or prohibited only after considering and evaluating its impact on the natural resources (i.e., riparian vegetation, wildlife habitat, agriculture, sand and gravel, historic and archaeological, recreation, scenic values) within the river inventory area.
24. New urban or rural development shall be located away from the river while recognizing visual river orientation where appropriate.
25. The County shall allow commercial uses as defined by the Zoning Ordinance along the river only if they are specifically river oriented.
26. New industrial development that locates along the river shall be limited to water-dependent uses and should not distract from the natural, scenic and environmental quality of the Greenway.
27. Benton County shall maintain the natural resource base within the inventory area by encouraging development within the existing urban growth boundaries of North Albany, Corvallis and Philomath.
28. The County shall encourage cities to acquire continuous river frontage within urban areas for public access and recreation development.
29. Benton County Planning shall work with industrial landowners along the west bank of the river in southeast Corvallis to establish visual buffers.
30. Development within identified growth areas in the Greenway boundary shall have, within its conceptual design, a recognition of the river's unique environment.

Agricultural Policies:

31. Benton County shall protect and conserve farm lands with agricultural capability Classifications I, II, III, and IV within the Greenway and inventory area, with zoning and subdivision ordinances.
32. Benton County shall protect zoned agricultural land from incompatible uses and retain the existing exclusive farm use zones in the inventory area.
33. Benton County shall zone areas for recreation uses only if they do not substantially interfere with the long-term capability of the land for farm use.

34. Benton County shall protect water rights, access rights to the river and the right to use equipment for irrigation purposes.
35. Benton County shall encourage the maintenance of riparian vegetation along the river and its associated water bodies to assist, where appropriate, in protecting agricultural land, water quality, reducing erosion and in deterring incidents or trespass and vandalism.
36. Acquisitions for Greenway purposes must not interfere or interrupt farm uses.
37. Benton County shall educate the public, through state and local educational programs concerning the following Greenway concepts:
 - a. The Greenway program prohibits trespass on private property.
 - b. The acquisition of lands within the Greenway by the Department of Transportation must be on a willing seller basis.
 - c. The importance of preserving, conserving, or protecting agricultural land is recognized in the Greenway Law, Goal 15, and in the Benton County Land Use Plan for lands along the river.
 - d. Scenic easements cannot be acquired through condemnation on lands in farm use unless changes of use is imminent.
38. Benton County shall encourage private property owners to apply for open space tax assessments and sell or give scenic, conservation or use easements.
39. Benton County Board of Commissioners shall establish a Rivers Commission to help effect the above policies.

Timber Resources and Vegetation Policies:

40. Benton County shall maintain, enhance, and encourage use of natural riparian vegetation along the banks and terraces of the river and other water bodies associated with the river to: protect habitat for wildlife; provide food and shade for fish populations; control trespass on private property; intercept agricultural runoff pollutants; mitigate erosion and flood damage; and provide scenic character. Benton County shall encourage the re-establishment of vegetative cover in order to provide the above benefits.
41. Benton County shall protect natural vegetation which is identified as having unique recreational, aesthetic, scientific or wildlife habitat values. The County shall encourage fee simple acquisition of these areas or obtain protective scenic or conservation easements whichever are appropriate for the specific circumstances.
42. Benton County shall encourage the protection of re-establishment of vegetative cover as part of the land development process and as a method to buffer visually undesirable industrial sites along the river banks.
43. Benton County shall maintain and enhance the natural vegetative fringe for its scenic qualities and as buffer between the river and agriculturally productive land, sand and gravel processing operations, and urban areas. All proposed planning projects reviewed by the County in the Greenway shall include a determination on a case-by-case basis of the location of the vegetative fringe.
44. Benton County shall maintain and enhance stands of fir and pine, and stands of conifer/hardwood mixtures.

45. Benton County shall develop a local natural resource conservation and enhancement plan to protect and enhance significant natural and scenic sites in the inventory areas.
46. Benton County shall provide for Planning Commission and/or River Commission review of tree harvesting within the Greenway boundary when developing a Zoning Ordinance Greenway compatibility review process.
47. Benton County shall provide tax incentives and an education program to encourage the replanting and new plantings of cottonwoods and other appropriate species on gravel bars that will not support agricultural production along the river.
48. Benton County shall cooperate with the appropriate state agencies in the administration and enforcement of state regulations pertaining to:
 - a. Forest Practices Act (ORS 527.610-527.990).
 - b. removal or filling of materials in waterways.
 - c. Mined Land Reclamation Law.
 - d. fisheries and wildlife.
49. Benton County Board of Commissioners shall establish a Rivers Commission to help effect the above goal, policies and recommendations.
50. Benton County will review commercial timber harvest operations within the Willamette River Greenway for consistency with the Greenway Goal through a Memorandum of Agreement between the County and the West Oregon District Forester. Only the partial harvest of timber beyond the vegetative fringe will be allowed. The Memorandum of Agreement is hereby referenced as a part of the Benton County Comprehensive Plan. Comments provided by Benton County, as part of this process, will be standards based on Comprehensive Plan policies and Zoning Ordinance requirements, violations of which are subject to enforcement procedures and should be so noted in communications under this mutual agreement. All proposed planning projects reviewed by the County in the Greenway shall include a determination on a case-by-case basis of the location of the vegetative fringe.

Fish and Wildlife, and Significant Natural Areas Policies:

51. Benton County shall protect, conserve and enhance identified areas of outstanding fish and wildlife value and other natural areas having ecological significance in the Greenway and inventory area.
52. Benton County shall protect, conserve and enhance stream-side riparian vegetation that is also associated with gravel bars, oxbow lakes, sloughs, etc., that help to provide shade, cover and food for fish and wildlife within the Greenway and inventory area.
53. Benton County shall establish an Open Space Natural Hazard Overlay Zone, a Greenway compatibility review (Greenway Overlay Zone) and observe state regulations to restrict, redirect, discourage or prohibit development (i.e., intensive or non-intensive) in areas having ecologically significant natural features or fish and wildlife habitat.
54. Benton County shall consider fish and wildlife habitat, significant natural and scenic areas within the Greenway and inventory area when making decisions regarding land use and land management practices.

55. Benton County shall encourage local or state fee simple acquisition, acquisition of use, or conservation easements for areas having significant ecological features and/or wildlife habitat. Also offer tax incentives to facilitate the acquisition of conservation easements, or the use of management practices that retain natural features.
56. Benton County shall advise and seek assistance from the Oregon Department of Fish and Wildlife when evaluating land use proposals within the Greenway and inventory area.

Geology and Aggregate Resources Policies:

57. Benton County shall protect active sand and gravel extraction and processing sites from non-compatible land uses.
58. Areas approved for aggregate extraction shall be planned for approved secondary land uses with commensurate interim operation and reclamation plans.
59. Aggregate mining and processing operations shall take into account the public economic and material needs as well as the intent of the Greenway program.
60. The County shall encourage bar removal of sand and gravel by means of temporary access points where feasible.
61. Aggregate extraction within and along the main channel of the Willamette River should be based upon a thorough examination of the proposed site due to the importance of fish spawning beds. Any development applicant is responsible for supplying the necessary information for County review.
62. The County shall encourage cooperation between local, state and federal officials in efforts to develop a program that will allow, with a minimal impact on other river values and uses, extraction of known or potential sand and gravel resources within the river corridor.
63. Reclamation practices that will contribute to a higher residual value for depleted resource lands will be encouraged, thereby benefiting the environment of the community and the river.
64. Benton County shall cooperate with the appropriate state agencies in the administration and enforcement of state regulations pertaining to:
 - a. Forest Practices Act (ORS 527.610-527-990).
 - b. removal or filling of materials in waterways.
 - c. Mined Land Reclamation Law.
 - d. fisheries and wildlife.
65. Benton County Board of Commissioners shall establish a River Commission to help effect the above goals, policies, and recommendations.

Water Quantity Policies:

66. Benton County shall work with appropriate agencies to maintain sufficient water flows to support water uses such as domestic, industrial, agricultural, natural resources and recreation in the Greenway and inventory area. The County shall coordinate with the Army Corps of Engineers and the State Water Resource Department in an effort to maintain sufficient water flows to meet consumption and non-consumptive demands and related quantity problems.

67. Benton County shall work with appropriate agencies to encourage properly regulated stream flows to minimize river bank erosion.
68. Benton County shall maintain sufficient flows along the main channels for anadromous fish passage and for dilution of wastes from the metropolitan areas.

Flooding Policies

69. Benton County shall reduce economic and social costs created by improper use of flood hazard areas by restricting intensive development in areas susceptible to flooding within the Willamette River 100 year flood plain.
70. Benton County shall utilize existing County policies, regulations and directives relative to flooding to control development along and within the Greenway and inventory area.
71. Benton County shall develop a coherent flood plain ordinance for all flood hazard areas in the County.
72. Benton County shall conserve and manage the 100 year flood plain areas for non-intensive open space uses such as agriculture, recreation, fish and wildlife habitat, scenery, riparian vegetation and related timber resources.
73. Benton County shall conserve and manage the 10 Year Flood Plain and annual flooding areas for non-intensive open space uses such as recreation, fish and wildlife habitat, natural areas, scenery, riparian vegetation and related timber resources.
74. Benton County shall consider the impacts of the 10, 20, 50 and 100 Year Flood Plains when evaluating development requests, land use change proposals and land management practices within the Greenway and the inventory area.
75. Benton County shall take into account the degree of flooding anticipated when selecting a site for recreation uses.

Water Quality Policies:

76. Benton County shall review development proposals to assist in controlling water pollution sources.
77. Benton County shall advise DEQ of potential or existing water pollution sources and related problems.
78. Benton County shall develop land use management techniques and controls to mitigate pollution sources.
79. Benton County shall place priorities on managing pollution sources in both urban and rural areas along the Willamette River.
80. Benton County shall consider the impacts from water pollution sources such as domestic and industrial wastes, agricultural runoff, septic tank seepage, gravel operations and other intermittent pollution sources when making land use decisions or evaluating development proposals for lands within the Greenway boundary.
81. Benton County shall support the construction of the most effective municipal waste treatment facilities to accommodate population growth and the retention of open lands near urban areas for potential land application of municipal wastes.

82. Benton County shall consider land use controls such as: (1) maintaining vegetative buffer strips; (2) maintaining open space; (3) possible increases in setbacks; (4) residential density decreases; (5) encourage growth where public facilities are available; (6) site drainage plans; and (7) adoption of runoff, erosion and vegetation ordinances for maintaining or improving water quality.
83. Benton County shall establish an education program to help rural landowners consider the type or the extent of non-point sources of water pollution they may have on their land and how to mitigate these sources through management practices.

1853 River Channel and Channel Changes Policies:

84. Benton and Linn Counties shall develop a joint agreement designating the main Willamette River channel as the working boundary for land use administration purposes.

Benton County Greenway Boundary, Recreation Needs, DOT Acquisition Areas and Scenic Areas Policies:

85. Benton County shall protect and enhance the scenic qualities and recreational opportunities provided by lands within the Greenway boundary. Scenic areas as viewed from the river should be protected from intensive use.
86. Benton County shall establish a landscaped enhancement and control program to help maintain and enhance the scenic qualities of urban lands within the Greenway boundary prone to development.
87. Benton County shall acquire scenic easement to preserve the vegetative, natural, and scenic qualities along the river. Scenic easements shall not be acquired through the exercise of the power of eminent domain on lands in farm use.
88. Benton County shall acquire use easements from property owners to allow specific recreation uses such as fishing, hunting and boat launching.
89. Benton County shall discourage boater use of Middle Channel and not include the channel in the Greenway boundary.
90. Benton County shall locate the majority of Greenway public recreational use areas in or near the more populated urban areas and shall emphasize access to the river.
91. Benton County shall orient urban riverbank development to the river and provide access, pathways and intensive or non-intensive recreation areas. Impacts of motorized vehicles on the Greenway should be minimized. However, access for vehicles should be provided at designated places where the level of human activity is least destructive to the river environment and private property owners.
92. Benton County shall consider the impact that proposed major public recreation use along the Willamette River might have on adjacent private property owners and use methods to mitigate conflicts through the County parks development review process prior to Planning Commission review.
93. Benton County shall provide for the review of commercial tree harvesting within the Greenway when developing a Zoning Ordinance Greenway compatibility review process.
94. Benton County shall transmit to LCDC in 1980 the Greenway boundary location recommendations for Kiger and Stahlbush Islands shown on the Comprehensive Plan Map.

95. Benton County shall develop recreation guides, brochures and promote educational programs at the local and state level to encourage use of public recreation facilities along the Willamette River.
96. Benton County shall develop educational programs to inform landowners in the Greenway of scenic and use easements and special open space tax assessments.
97. In the acquisition and development of County parks, a high priority shall be given to recreation activities and facilities on the Willamette River. Recreational development shall include a variety of river-oriented activities.
98. Recreational development shall be compatible with the Greenway Law, Goal 15, and Benton County's Greenway and Parks and Recreation Plans. Recreational development shall be based upon the sensitivities of lands (i.e., geomorphology and soils, flood plain, natural vegetation, historic resources, slopes, etc.) to accommodate human activity.
99. The Planning Commission shall review, after the County parks development review process, DOT requests to develop land for recreational use if the request includes more development than minor land alterations for drainage; the provision of one portable toilet, a fire ring, fencing, signing and trails (on state-owned lands).
100. Benton County Board of Commissioners and Parks Board shall work with Linn County and the DOT officials to resolve the issues relating to the future development of Bower's Rocks State Park.
101. Benton County Parks Board shall work with DOT to facilitate the further acquisition and development of lands for recreational use at the Anderson Road and Half-Moon Bend sites.

L. RURAL LAND USE

The present rural land use element originated with the Comprehensive Plan of 1974, which was prepared after an extensive citizen involvement process. Attention was directed to preservation of agricultural and forest lands.

The 1974 Plan was amended in 1978, again after an extensive process of citizen participation. The 1978 amendments included urban growth boundaries and policies intended to implement the Statewide Planning Goals adopted by the Oregon State Land Conservation and Development Commission (LCDC) in 1975.

The policies which follow are those adopted in 1978 except for minor adjustments in response to the adoption of the other elements of this Plan.

Resource Lands Policies:

1. Lands designated "Agriculture" and "Multi-Purpose Agriculture" on the Comprehensive Plan Map shall be preserved and maintained to encourage their utilization for agricultural production as specified by Statewide Planning Goal 3 (Agriculture).
2. Agricultural lands as defined by Goal 3, which are not developed or committed to non-farm uses, shall be protected with Exclusive Farm Use (EFU) or Multi-Purpose Agriculture (MPA) zoning as described in ORS 215. The commercial standard stated in Goal 3 will be used to evaluate proposed divisions of land in the EFU Zone. Comprehensive Plan amendments from Agriculture to a non-resource designation shall require an Exception to Goal 3.
3. Forestry as defined in the Zoning Ordinance shall be permitted outright within farm use zoning districts.
4. Open space and other similar resource uses as specified in the Zoning Ordinance shall be permitted if compatible with basic agricultural uses.
5. Nonagricultural uses shall be prohibited or regulated so as to mitigate conflict with agricultural uses.
6. Lands designated "Forest" on the Comprehensive Plan Map shall be conserved and maintained for forest uses.
 - a. There are existing parcels of land in the Forest Conservation zone that are smaller than the 40 and 80 acre minimum lot sizes. Allowing a residence on these parcels in conformance with the provisions of the Forest Conservation zone meets the intent of the Forestry Plan designation and is compatible with Goal 4.
 - b. Benton County must strive to protect the inherent right for its citizens to own and reside on legally created parcels of land. [Ord 25J]
7. Comprehensive Plan amendments from "Agriculture" to a non-resource designation shall require an Exception to Goal 3.
8. Agricultural uses shall be permitted on forest lands consistent with standard forestry practices.
9. Non-forestry uses shall be prohibited or regulated so as to mitigate any possible conflicts.

10. The improvement of private small woodlots shall be encouraged through local, state or federal programs which provide technical assistance to woodland owners.
11. Transportation networks shall be established and maintained to provide efficient movement of farm and forest products to market.
12. A Plan amendment and Exception will be required when a dam is proposed in excess of fifteen (15) feet in height the Forest Conservation (FC) zone.
13. The EFU-HA zone shall be applied to certain valleys in the Coast Range designated "Agriculture" on the Comprehensive Plan Map in the Summit-Blodgett CAC.
14. The Multi-Purpose Agriculture Comprehensive Plan designation and zone shall be applied only to areas in the Alsea and Lobster Valleys.

Rural Residential Policies:

15. Lands designated "Rural Residential" on the Comprehensive Plan Map shall be utilized to provide a variety of rural housing opportunities for the County's citizens. These lands will provide for low density small acreage home sites and will not be developed with the intention of transition into an urbanizing area.
16. Lot sizes in the Rural Residential zone shall be 2, 5 and 10 acres as specified on the Benton County Zoning Map.
17. Rural residential lands adjacent to resource lands shall have setbacks of approximately 300 feet to serve as a buffer unless exempted by action of the Planning Commission or Board of Commissioners due to the existing lot dimensions or its location adjacent to an improved public roadway.
18. In the North Albany area only, houses in rural residential areas shall be sited to allow future divisions down to a two acre lot size. Existing and future water systems will be consolidated to provide adequate safe water supply for residents.

Rural Service Center Policies:

19. Rural service centers shall be designated on the Comprehensive Plan Map in: Alpine, Alsea, Bellfountain, Blodgett, Bruce, Greenberry, Hoskins, Kings Valley, Summit, and Wren.
20. The commercial zoning shall be scaled to the provision of daily needs such as groceries, gasoline, automobile repair, hardware, farm and forestry supplies, variety and personal items.
21. Uses such as churches, schools and community centers will be permitted in the rural service centers, dependent on the provisions of adequate water, septic tank suitability, access and off street parking.
22. Further planning shall be done to refine the zoning within each of the rural service centers, especially Alpine, using the Wren and Greenberry plans as a model.
23. The Council of Governments, the Community Services Agency, and various County departments shall provide rural communities, on a request basis, assistance in areas such as community development, housing, transportation, and sanitation.

24. The triangular area (approximately 23 acres) formed by Highways 20, 223, and County Road 16510 (Wren Road) including the approximate 1.5 acre parcel on the east side of Wren Road utilized as a loading yard for the lumber mill is here by identified as the Community of Wren on the Comprehensive Plan. Within that area, existing uses shall be allowed to continue. Any new uses or major alterations to the existing uses shall be reviewed to assure they will be appropriate for the Wren Community. If the need for housing in the Wren Community exceeds the present supply, future housing shall be considered adjacent to the Community with provisions of full community type services including water, sewer, fire protection, and schools.

Commercial Policies:

25. Lands designated "Commercial" on the Comprehensive Plan shall be utilized to provide for the buying and selling of goods and services within various regions of the County. The Commercial designation is used primarily to accommodate existing commercial uses in rural areas. This designation at these locations contributes to energy conservation by providing some retail services within the rural areas. The following categories of "Commercial" shall be shown on the Comprehensive Plan Map.
 - a. Commercial:
Lands to be utilized for general commercial purposes. Housing shall be a conditional use within any such commercial zone.
 - b. Commercial; Planned Development Only:
Lands to be utilized for commercial purposes and to be developed to overcome the problems unique to specific parcels and to minimize conflicts with adjacent resource lands.
26. Commercial uses except for those complementary to industrial use shall not be permitted in any of the industrial zones of the County.
27. Existing nonconforming commercial uses shall be permitted to continue. Expansion or alteration of these uses shall be reviewed under the conditional use process of the Zoning Ordinance with attention to impact on neighboring lands, transportation, energy and economic benefits.
28. The County shall encourage and direct major commercial activities to lands properly designated within the five Urban Growth Boundaries located in Benton County; however, in the Alsea area, it is recognized that there may be a need to change the Comprehensive Plan designation for certain areas to allow for future rural commercial services.
29. The commercial industrial operation located on U.S. Highway 99W, approximately one quarter miles south of Airport Road shall be strictly enforced as a nonconforming use with attention to the traffic conflicts which are possible at that site.

Industrial Policies:

30. In general, industrial uses shall be directed to locations inside urban growth boundaries where urban services and a labor pool are available. Industrial activities which relate to natural resources should be given the opportunity to locate near the resource which is being utilized.
31. Lands designated Industrial on the Comprehensive Plan Map shall be used for industrial development including large scale business operations, especially manufacturing. Lands shall be designated on the Comprehensive Plan Map as follows:
 - a. Industrial:

- Lands to be utilized for general industrial uses as specified in the Zoning Ordinance.
- b. Agricultural Industrial:
Lands to be used for commercial and industrial uses related to agriculture.
 - c. Industrial Planned Unit Development:
Lands to be utilized for industrial uses and to be developed to overcome problems unique to specific parcels through the control of type of industry and any other applicable factors.
32. "Grandfathered" industrial uses are existing industrial uses which will be regulated through the conditional use process. This designation includes, but may not be limited to, the following firms:
- a. In the Willamette area: the Greenberry Tank and Iron Works, Vincent Gwillim Machine Works, The Green and White Rock Products, Inc., Otto Hahn Shop
 - b. In the Philomath-Woods Creek area: Timber Supply Explosives Depot, S & M Shake Mill, Joe Dingus Mill, George Neuman Excavating, West Flowers, Joe Lamberty Shop, Philomath Cabinets, Charles Hall Shop, Department of Forestry, Northwest Scaling Ramp, George Shroyer Shop, George Shroyer Jr. Shop, Durham Shop, and Carl Bennett Shop
 - c. In the South Philomath area: Midwest Fabrication
 - d. In the West Corvallis area: Corvallis Welding
 - e. In the Crescent Valley area: McLagan Industrial Park
33. Lands designated for industrial use shall be developed to minimize any incompatibilities with adjacent lands whether rural, resource or urban.
34. For the subject property shown on map below there shall be no land division and no industrial or commercial development until annexation to the City of Corvallis. Upon annexation, the minimum lot size is 50 acres for all lots within the subject property. This 50-acre minimum lot size for each lot may be reduced only after an industrial park has been approved through the planned development process. No more than 50 percent of the land can be developed in industrial parks. Any proposed development must be compatible with airport operations at the Corvallis Airport. [Ord 25R]

Subject Property

Public Lands Policies:

35. General public lands shall be designated in accordance with the predominant use on surrounding lands. For example, public timber lands shall be designated resource use in the Comprehensive Plan.

IV. MONITORING AND UPDATING THE PLAN

A County's Comprehensive Plan is a statement of public goals and of the policies designed to reach those goals. If a Comprehensive Plan is to remain viable, the base data and any land development actions taken under the Plan should be periodically documented and evaluated. The Plan should then be updated as needed. Specific procedures for revision of the Plan are listed at the end of this chapter. In addition, it is important to monitor compliance with adopted policies and implementing ordinances and to take any necessary enforcement action.

Procedure for Comprehensive Plan Revision:

1. The Board of Commissioners of Benton County, Oregon, finds that it is necessary to establish written procedures to govern amendments to the County Comprehensive Plan. These procedures are adopted to define the various types of amendments, and to specify initiation procedures and criteria for evaluation of amendment proposals.
2. Types of Amendments:
Two types of amendments can be considered: (a) text amendments and (b) map amendments. A text amendment may result in a map amendment or vice versa.
3. Initiation of Amendments:
 - a. A Comprehensive Plan amendment of either type may be initiated by either the Planning Commission or the Board of Commissioners.
 - b. Private individuals or Citizen Advisory Committees (CACs) may petition the Planning Commission requesting a Plan map or text change under the procedure and information requirements listed as follows:
 - (1) Completion of a County application form.
 - (2) An Assessor's map(s) showing the applicant's total ownership, indicating the area subject to the proposed amendment, and also the "affected area" as defined by the County Zoning Ordinance.
 - (3) Names and addresses of all owners of property in the "affected area."
 - (4) Items 2 and 3 are not required for a text change.

The Planning Commission shall review the applicant's request at a public hearing and make a recommendation to the Board of Commissioners.

4. Amendment Review Procedures:
 - a. Amendments to Text:
The staff will be responsible for preparing a background report which describes the proposed amendment and provides other information needed for proper consideration. This report will be forwarded to all CACs and affected agencies for comment. Following public review, a full staff report will be prepared analyzing the impacts of the amendment. The Planning Commission will hold at least one public hearing before sending a recommendation to the Board. Upon receipt of a Planning Commission recommendation, the Board shall schedule the matter for hearing. The Board will hold at least one public hearing before adopting an ordinance amending the Comprehensive

Plan. After the first reading of the ordinance to amend the Comprehensive Plan text, the Board shall either deny the request or schedule the matter for a second reading.

b. Amendments to the Map:

Applications which are properly filed shall be forwarded to the Planning Commission. The written application shall be utilized by the Planning Commission to determine whether or not the application warrants approval. If the Planning Commission approves the map amendment, it shall forward the decision to the Board of Commissioners.

If the Planning Commission denies the map amendment, the applicant may appeal to the Board of Commissioners requesting that the Board consider the amendment.

Upon receipt of a Planning Commission recommendation or an appeal, the Board shall schedule the matter for public hearing. The Board of Commissioners shall hold at least one public hearing before adopting an ordinance to amend the Comprehensive Plan map. After the first reading of the ordinance to amend the Comprehensive Plan map, the Board shall deny the request or schedule the matter for a second reading.

5. Criteria for Amendments:

Amendment to the text may be considered to correct an error, improve the accuracy of information, expand the data contained in the Plan, bring the Plan into compliance or more into compliance with statewide land use planning goals, or to reflect a public need in compliance with the State goals. Map amendments may be considered with all elements of the Comprehensive Plan when compliance and with statewide land use planning goals can be shown and a public need exists for the proposed amendment.

Map amendments requiring goal exceptions shall comply with procedure and standards of OAR 660 Division 4 and State goals. [Ord 91-0080]

6. Frequency for Review:

- a. Periodic review of the entire Comprehensive Plan shall be conducted on a two to three-year cycle within urbanizing areas and on a five-year cycle within rural areas.
- b. Amendments to the Text may be initiated by the Planning Commission or the Board of Commissioners as necessary, however, they should coincide with map review whenever possible.
- c. Amendments to Map shall be scheduled for public hearing as necessary unless otherwise stipulated in an urban fringe management agreement.

7. Correction of Errors:

If the Board of Commissioners becomes aware of an error in either map or text of the adopted Comprehensive Plan, the Board may cause an immediate amendment to occur to correct the error. Such a correction shall be in the form of an ordinance. Public hearings before the Planning Commission shall not be required where an amendment is intended specifically to correct an error.

V. BENTON COUNTY AGENCY INVOLVEMENT PROGRAM

Benton County 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 which may have an interest in the County and its surrounding area.

In order to fulfill this obligation, the County has taken the following steps:

1. An agency coordination and involvement program for use during the preparation of the Comprehensive Plan and related implementing programs and ordinances (See Table 1).
2. Following plan and ordinance adoption, the County will observe the following program:
 - a. The County will continue established direct contact with the following agencies:

State Agencies:

Real Estate Division Department of Commerce
State Housing Division
Department of Economic Development
State Engineer
Department of Environmental Quality
State Forestry Department
Department of Geology and Mineral Industries
State Health Division
Division of State Lands
Department of Transportation: State Aeronautics Division,
State Highway Division, and Parks and Recreation Section
of State Highway Division
Public Utility Commissioner of Oregon
Office of Facilities Planning, State Board of Higher Education
Department of Water Resources
Department of Agriculture
Department of Energy
Intergovernmental Relations Division
Department of Fisheries and Wildlife
Oregon State University

Federal Agencies:

U.S. Forest Service, Siuslaw National Forest
Agricultural Stabilization and Conservation Service
Farmers Home Administration
Soil Conservation Service
Upper Willamette RC&D
Environmental Protection Agency
Bureau of Sport Fisheries and Wildlife

Federal Agencies (cont.):

Bonneville Power Administration
Department of Housing and Urban Development
Bureau of Land Management
Corps of Engineers
U.S. Geological Survey

Pacific Northwest River Basin Commission

Regional and Local Agencies:

Linn-Benton Housing Authority
Linn-Benton Intermediate Education District
Oregon District 4 Council of Governments
Linn-Benton Community College
All school districts in the County
All special districts in the County
Contiguous neighboring counties or cities
Private Utilities-power, water, natural gas, solid waste disposal
City of Corvallis
City of Philomath
City of Monroe

- b. The County will inform the above agencies of the status of current planning efforts, future planning work schedules, and regular meeting dates of the County Planning Commission and the Board of Commissioners.
- c. The County will provide to the various agencies, at cost, copies of studies, plans and ordinances which are related to the County planning programs.
- d. The County will request each agency to designate a contact person who will be responsible for coordination with the County.
- e. The County will inform the various agencies of public hearings and other meetings, when it is determined that it is in the interest of the County, the public and the particular agency to have notice of and the opportunity to participate in the meeting.
- f. The County will request each agency to provide the information which is needed by the County to carry out its planning program. This may involve such activities as:
 - 1) provision of plans or studies prepared by the agency which are needed by the County;
 - 2) participation by the agency in public hearings or other meetings; and
 - 3) direct assistance by the agency in the development of a plan or study or in the considerations of a specific planning related problem.
- g. The County will use the services of the Benton County Planning Coordinator to facilitate intergovernmental coordination between the County and appropriate agencies and to assist in identifying and resolving conflicts.
- h. The County recognizes the value of and will participate in A-95 clearinghouse review and other activities of Oregon District 4 Council of Governments and the State Intergovernmental Relations Division in enhancing needed intergovernmental coordination.
- i. The County understands that the statewide goals of LCDC require that federal, state and other local agencies coordinate their planning efforts with the County, and that the plans and actions of these agencies shall be consistent with the County's adopted Comprehensive Plan.

TABLE 1

Federal Agencies

Agricultural Extension Service
Bureau of Land Management
Corps of Engineers - Portland Office
Environmental Protection Agency
Farmers Home Administration - Albany Office
Forest Service - Siuslaw National Forest
Fish and Wildlife
Heritage Conservation and Recreation Service
Housing and Urban Development
Soil Conservation Service
Upper Willamette R. C. & D.

State Agencies:

Department of Commerce - Housing Division
Department of Economic Development
Department of Energy
Department of Environmental Quality
Department of Fish and Wildlife
Department of Geology and Mineral Industries
Department of Human Resources - Employment Division
Department of Land Conservation and Development
Department of Revenue
Department of Transportation - Parks Division and State Highway Division
Department of Water Resources
Oregon State Historical Preservation Office
Oregon State University
Portland State University - Center for Population Research Census
Public Utility Commissioner's Office
University of Oregon - Bureau of Governmental Research

Regional and Local Agencies:

Cities:

Adair Village
Albany
Corvallis
Monroe
Philomath

Counties:

Lane County
Lincoln County
Linn County
Polk County

Benton County Departments:

Assessor's Office
Community Services
Public Works
Records
Sanitation
Taxation and Finance

Intergovernmental:

Benton County Coordinator
Linn-Benton Housing Authority
Linn-Benton Educational Service District
Oregon District 4 Council of Governments

Appendix A

Alsea Citizens Advisory Committee
Rt. 1, Box 172
Alsea Oregon 97324
February 24, 1982

Benton County Board of Commissioners
Law Enforcement Building
Corvallis, Oregon 97330

Ladies and Gentlemen:

We submit this MPA zone with protest that due to LCDC regulations and Oregon State laws, we were unable to write a zone that really fits the needs of the people of our community.

The people of Alsea are not interested in dividing the land into many small parcels (as in a rural residential zone) or seeing a lot of growth. They would, however, like enough flexibility in regulations to allow them to manage their lands as they best see fit--from building a house to starting a small business.

They feel very strongly that any existing legally created lots should be buildable. This had been promised by county planners all during the planning process. By arbitrarily removing the building right on many of the lots, the State has in effect made these parcels almost valueless, yet with no compensation to the owners which in our opinion is in direct violation of the Constitution of the United States.

Yours very truly,

Alsea Citizens Advisory Committee

cc: Land Conservation and
Development Commission
Gov. Victor Atiyeh