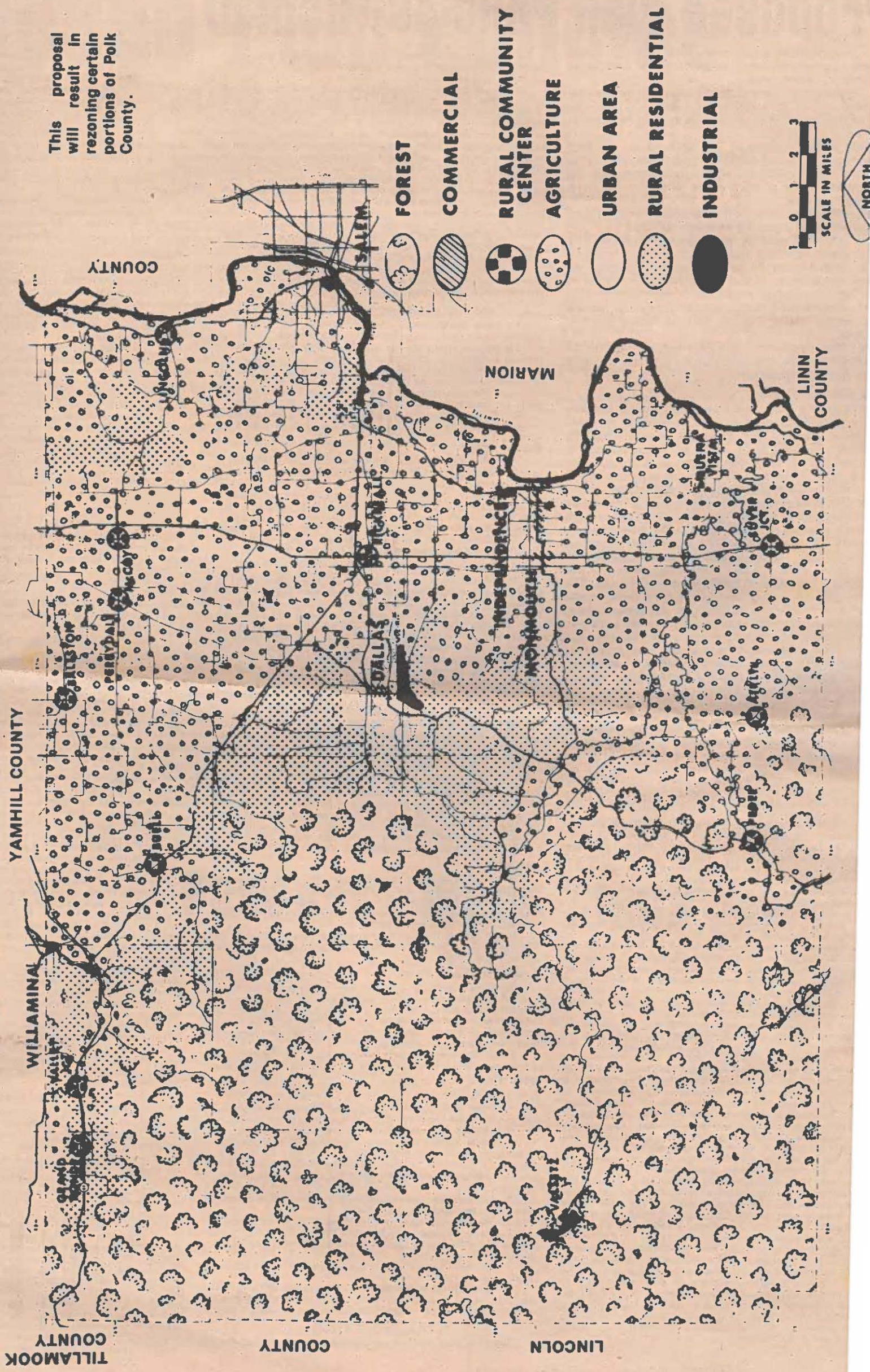


Plan Envisions Directed Growth

PROPOSED GENERAL LAND USE PLAN



Proposed Plan Policies

URBAN LAND DEVELOPMENT POLICIES

The leading edge of expansion outward from the existing urban communities is a concern of the county plan. The fostering of the necessary cooperation and coordination of planning among cities and the county is essential if logical patterns of land use are to be developed adjacent to and ultimately within these jurisdictions.

The Dallas Plan calls for future growth to be directed to the low coastal foothills to the west and north of the city.

The Monmouth Plan defines an area immediately adjacent to that community that can reasonably expect urbanization in the next twenty years.

The Salem Comprehensive Plan delineates an Urban Growth Boundary surrounding the city limits in the Eola Hills where growth is planned. That plan generally conforms to the Land Use Plan adopted for that area in 1971 by the County Board.

Development of the area between the existing Salem city limits and the Urban Growth Boundary is to be guided by policies which were adopted by the Polk County Board and City of Salem in April of 1974.

Urban development with densities of one dwelling unit per acre is recommended adjacent to the incorporated communities. Review of any proposals in these areas should be made by the local community in anticipation of future annexation and for the purpose of coordinating design of urban services.

Within areas designated for urban growth on the General Land Use Map, the following general development policies should be adhered to:

1) The general policies and plans established in this report shall serve as guidelines for specific development plans within urban areas.

2) Expansion of urban areas should occur outward from existing development in an orderly, efficient and logical manner. This will involve the staging of roads, water and other services according to planned development areas and the use of land use control measures.

3) Urbanization should be directed away from the land which is used for the production of agricultural crops. The use of open space and permanent green belts should be utilized to stop expansion into such areas.

4) Urbanization should not encroach into known flood plains, geologically unstable areas or other physically hazardous areas.

5) Municipal sewer and water facilities should be restricted to those areas planned for urban development and not extended into rural areas planned for agriculture, forestry or other open space use.

The two minor urban areas of Falls City and Willamina are expected to experience minor growth during the target period. In the case of Willamina, limited expansion to the southwest would seem to be

most desirable. For Falls City, expansion should be limited to the existing city limits and low densities should be maintained until a sewerage system is installed.

The only other area where dense urban development potential exists is in the Rickreall-Derry-Highway 99W area. The development of the rural water system will enable further development in this area. This area is viewed as having long term potential only if the necessary "public" utilities and flood protection can be provided. Its central location, accessibility to both rail and highway transportation gives it potential for industrial development. However, the lack of a sewerage system dictates that densities and industries with high waste discharge must be strictly controlled.

Where commercial and industrial uses are developed along principal arterials such as Highway No. 22 and No. 99W, setbacks of 125 feet from the centerline of such facilities should be observed. Additionally, site design review techniques, i.e., planned development or resolution of intent to rezone, should be the mechanism by which development is reviewed and ultimately permitted.

Another alternative to encourage well planned, clean industry at this location would be to investigate the creation of a dry land port district with authority to grant development bonds to cover costs of developing the high capacity water, sewer, (and flood protection) systems so vital to the successful development of a viable industrial park.

RURAL LAND CONSERVATION AND DEVELOPMENT POLICIES

As a specific framework for guiding future development and conservation decisions, the rural segment of the county has been designated for agricultural areas, rural residential areas, forest areas, and rural community centers. Policies are established relating to this breakdown on the means of conversion of rural lands.

The rural land conservation and development policy attempts to identify the areas and circumstances under which land will be permanently preserved for agricultural use. It is apparent that a great deal of land is not being farmed or not being farmed as intensively as is possible. This, then, tends to set the stage for the question of which land, where, and when it should be preserved?

The farm community provides both direct and indirect benefits to the county. The farm and related agribusiness employment provide direct economic benefits. The open space, pastoral setting and beautiful scenery are indirect benefits that society receives due to the farm community. When the farm community is viewed in light of the local economy, social and environmental benefits and long range projections, then a plausible argument for preservation of this farm land can be made and sustained.

This means that the county as a whole and particularly the farm community must be committed to the goal of preservation of farm areas free from further encroachment. It means that an agriculture area should be set aside. It means that some land area will be converted to urban uses in those areas designated Rural Residential and Rural Community Center.

Agricultural Areas

The area designated agriculture on the General Land Use Plan Map comprises 193,250 acres. This area is characterized by larger ownership patterns, productive soil, little urban intrusion, and homogeneous agricultural use. A portion of the area is in the flood plain of the South Yamhill, Luckiamute and Willamette Rivers. Topographically, it contains level to gently rolling hill land. Areas within this designation do have some steep brush and tree covered slopes which are often used as pasture.

The suitability for septic tanks is about five percent (9,662 acres) good, 15 percent (28,988) fair, 50 percent (96,625 acres) poor and 30 percent (57,975 acres) very poor.

The intent of the agriculture designation is to preserve the agricultural economy of the county by strictly limiting nonagricultural development in the area. Only those nonfarm uses that are essential to the farming community would be permitted; such uses may include schools, churches and parks.

Such nonfarm uses may be permitted in this area only after review by the Planning Commission and determination that such case will not be detrimental to the purpose and intent of the Comprehensive Plan to conserve this area for farm purposes. Subdivisions should not be permitted. Zoning in the area should be of the Exclusive Farm Use or Exclusive Farm Use 20 type.

Development should take place only where the rural development policies concerning development in agricultural areas can be found to apply.

The very fact that some areas will experience development will result in conflicts in land uses. Within these areas, the predominant (most extensive) use will remain agriculture, and there is a need to afford these prior activities some protection for their usual and normal operational practices. The particular policy statements follow.

1) Every effort shall be made to prevent undue encroachment of urban influences onto the best and most productive agricultural land in the areas designated for agriculture.

2) Residential uses within the agricultural and forest areas are limited to dwellings for owners and operators of these activities and to persons employed in these sectors. Such residential use shall be permitted on contiguous holdings existing at the of the adoption of this Plan.

Planning Process - Work Steps

This is the product of a process that has been carried on in the county for more than 17 years. It is intended to be a benchmark for future decisions, and an integral part of continuing planning that will be conducted in the future. In the process of the formulation of the plan, several logical steps were followed:

1) Research — collection of social, economic, physical and legal data.

2) Analysis — the review of this information and identification of problems, of conflicts of goals, and of possible solution to problems.

3) Alternatives — evaluate the possible solutions and determine the best course of action.

4) Implementation — carrying out the plan policies through adoption and administration of regulatory measures such as zoning and building codes.

5) Review — a recurring evaluation of policies, recommendations and changes in technology, economics, etc.

These steps allow for the continued change and modifications needed in a plan to meet the changing needs of society over time.

Throughout the process outlined above, active involvement of the Planning Commission, Advisory Com-

mittees, Board of Commissioners and general citizens was solicited and obtained. The active participation of the people of the community has been particularly important in discussing the county's goals. During those meetings, a direction was established for the county and policies were proposed in order that the objectives could be accomplished.

STATEWIDE PHYSICAL PLANNING OBJECTIVES

The following are the comprehensive physical planning objectives as set forth in the Oregon Revised Statutes, Chapter 215. These objectives set the framework upon which the county is empowered to plan. Basically, they state broad policy indicating the need for intelligent and wise utilization of our natural, human and economic resources. They are general in nature, although are further defined within the framework of the County's general plan.

1) To preserve the quality of the air and water resources of the State.

2) To conserve open space and protect natural and scenic resources.

3) To provide for the recreational needs of citizens of the state and visitors.

4) To conserve prime farm lands for the production of crops and provide

for an orderly and efficient transition from rural to urban land use.

5) To protect life and property in areas subject to floods, landslides and other natural disasters.

6) To provide and encourage a safe, convenient and economic transportation system including all modes of transportation: Air, water, rail, highway and mass transit, and recognizing differences in the social costs in the various modes of transportation.

7) To develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

8) To diversify and improve the economy of the state.

9) To ensure that the development of properties within the state is commensurate with the character and the physical limitations of the land.

Typically, such general statements are agreeable to most of the populace. However, as the general statements are expanded into more precise goal statements and policies, disagreement is likely to occur. That is why one important aspect of a plan is the clarification of such issues and the statements of policy that the community gives through the plan on such issues. These general statements are developed more fully in the Land Use, Transportation and Community elements within the document.

The main purpose and over-riding goal of this effort is the development of a plan that will fulfill the needs of each member of the community with respect to their health, safety, amenity, convenience and general welfare insofar as practical to do so. Further, it is the goal of this plan to promote sound development and orderly growth, to conserve natural resources and the economic base and to ensure the maximum liability, choice of environment and housing opportunities for every resident of the county. The development of goals upon which a plan is based generally proceeds from the very general to the more specific. As these goals become more specific, there develop conflicts between them and conflicts between interest groups within society on the priority of the various goals.

Following are the general goals for the Polk County Comprehensive Plan. More specific goals are contained within the various land use, transportation, community facilities and schools and parks elements of this Plan. The general goals are:

1. Assure preservation and enhancement of basic choices and individual freedoms.

2. Assure the highest degree of public health, safety and general welfare.

3. Maximize the conservation and utilization of the natural resources.

4. Promote the diversification of the employment base.

5. Assure the protection of significant natural, scenic and historic features.

6. Assure each individual and family the opportunity to secure standard, safe and sanitary housing.

7. Provide an economic and efficient transportation system.

8. Provide an orderly, efficient and coordinated system of public facilities.

9. Promote an orderly urban and rural settlement pattern.

10. Promote a pattern of land use that enhances the present environment.

11. Promote the cleaning up and improvement of our air, water and land resources.

It is within the specific plan elements that justification of goals takes place. This is the level where the alternatives are outlined and where the basic choice decisions to be made by the governing body, planning commission and the citizens at large are focused. It is the level upon which the community can attempt to make rational (optimal) decisions concerning the general conservation and enhancement of the human, physical and economic resources.

The framework of the Plan, then, are the objectives and goals which the County recognizes and the policies that are promulgated to accomplish them.

Proposed Plan Policies (Cont'd)

3) In agriculture areas, every effort shall be made to discourage encroachment or conversion of farm lands to nonfarm, urban uses.

4) Land within commercial farm units should be assessed based on its productivity index.

5) Fragmentation of large farm units in farm areas shall be discouraged.

6) In areas designated for agriculture, all land division should be submitted to and approved by the Planning Commission. An affirmative decision will be granted only if one or more of the following conditions are found to exist:

a. The division is for the purpose of expansion or consolidation of adjoining farming activities.

b. The division is for the purpose of disposing of a second dwelling which has existed on the property.

c. The parcels to be created are of such an expansive nature so as to impose minimum threat to adjoining farm operators.

d. The division clearly follows a physical feature which would hinder normal and necessary farming activities.

e. The division is required to obtain construction financing for housing to be occupied by those engaged in the farming operation.

Rural Residential Area

Within the county several areas totaling approximately 51,000 acres have been designated as rural residential areas. These areas are characterized by generally hilly topography, a high percentage of poorer soils, oak and brush covered slopes, and are sparsely settled. Agriculture is an extensive use in most of these areas, and is generally located on the smaller valley floors. Densities will be maintained very low and will be determined by soil conditions, water availability, slope and slope stability, conflict with farming activities and proximity to urban areas. The suitability for septic tanks on these lands is approximately 15% (7,650 acres) good, 20% (10,200 acres) fair, 35% (17,850 acres) poor and 30% (15,300 acres) very poor. The minimum density in such areas will be one dwelling per acre and vary up to one dwelling per 20 acres or more. In most instances the density will be from two to twenty acres per dwelling. This area will allow farming, low density rural subdivisions and other uses subject to land use policy guidelines and commission approval, such as commercial recreational uses, farm related businesses and mineral extraction.

(In order to avoid unnecessary conflicts and community costs in areas designated as agriculture and rural residential, conversion of rural land to residential purpose may be permitted when all of the conditions listed under 1A below are met and a majority of the conditions listed under 1B are satisfied.)

1. A. Mandatory conditions for all rural residential development.
 1. An adequate quantity and quality of water supply will be available at each new lot.
 2. The land is not located in a known flood plain or geologic hazard area.
 3. The land is suitable for subsurface disposal of septic effluent for the life of the property, meaning that sufficient ground of suitable characteristics are available for the initial system plus space for repairs and additional systems.
 4. The new use will be compatible with existing farm and other rural activities in the area.
1. B. A majority of the following conditions must be satisfied:
 1. The land to be converted is composed mainly of low productive, low classified soils.
 2. The land is wooded, (oak grub or brush covered).
 3. The land has marginal utility for agricultural use because of its physical characteristics, terrain, shape, vegetative cover, etc.
 4. The conversion will not alter or cause an alteration of stability of the land use pattern.
 5. The impact on public services such as roads, schools, sewers, is not detrimental to the community.
2. When it is determined that a parcel of land is suitable for development under the rural land development policy, then the following standards should apply to such developments:

A. In cases where the ground water table (supply) is known to be variable or deficient, the developer must develop a community water system providing an adequate quantity and quality to each lot or be able to utilize an existing domestic water system.

B. The stripping of existing farm to market roads shall be discouraged and access should be from an internal street network.

C. Subdivisions shall have paved streets, except when only a few parcels are involved, and there is no potential for increased traffic or the parcels are extremely large. The grades and width shall meet the minimum county standards.

3. In the rural residential areas, the density of development will be related to the capabilities of soils, the types of terrain, proximity to cities and adjacent rural activities. The basic density will be from two to twenty acres per dwelling unit. Under appropriate conditions and with cluster development, a one acre minimum may be approved.

4. In any rural area which is known for a variable and limited water supply, the developer has the responsibility to prove that a sufficient water supply is available and to install an approved water system for the development.

5. In any known geologic hazard area, it shall be the developer's responsibility to provide the necessary detailed engineering geology studies performed by competent engineers that will ensure a safe development of the land prior to any consideration for development.

6. All residential uses shall have sewerage and water systems that will meet or exceed standards that exist at that time for health and sanitation.

7. Areas designated for reservoir sites within the Plan will be protected from development that would jeopardize such projects, unless a study has been conducted showing the project to be infeasible.

8. Rural development shall not be designed so as to strip existing farm to market or rural collector streets. Development of permanent structures within the 100 year flood plain shall be discouraged. The best use of this land is for agriculture, parks and recreation in poorer soils and other open space activities. It shall be the responsibility of the developer to prove that development is feasible and safe before any approval will be given in an area identified as flood plain.

9. Extraction of minerals within the county should be permitted as determined after public hearings have been held. Mineral extraction sites should be identified and inventoried with emphasis on the quality and quantity of the resource.

10. Rural developments should utilize the planned unit development approach to insure future livability in the development and compatible relationship with adjoining land. The clustering of structures will insure the retention of open space and allow the provision of buffers between development and adjacent farmland.

11. Rural developments that are outside of existing or proposed sewerage service areas shall have sufficient land area of suitable soil characteristics that would be reasonably expected to provide a viable subsurface disposal system.

12. Acreage subdivisions in urbanized areas that are likely to be within service areas by the year 1990 should be designed with redivision plans incorporated to urban densities and reservations made for the necessary streets.

13. To insure an adequate, efficient and safe road network, access to rural arterials and collector roads shall be limited.

Forest

This area designates the 183,800 acres of the county that is mainly within the Coast Range, held in large ownership patterns, and is covered by commercial stands of Douglas Fir, True Fir, Hemlock, Cedar, Spruce and other varieties of merchantable species. Consideration is given soil type and the existing timber stand. The primary use of this area will be the raising, harvesting of the forest crop. Secondly, public park and recreational uses may be allowed subject to Rural Land Development Policies and Planning Commission approval.

Rural Community Centers

These areas are existing service communities where small lots have been platted, commercial service has developed and community facilities are located. These are areas where utility systems are generally lacking and will be impractical during the next 20 years. Therefore, low residential densities should be maintained an commercial and industrial activities should be limited to those which are essential and compatible to the surrounding rural activities and/or development.

Proposed changes to create or expand commercial or industrial areas within the rural community centers must be approved by the county following the holding of public hearings.

PUBLIC FACILITIES AND UTILITIES

Schools

The projected population increase for Polk County is expected to occur primarily in and around the incorporated areas of Dallas, West Salem, Monmouth and Independence. It is in these areas that 90 per cent of the present student enrollment is located.

In influencing urban growth so that public services can be provided at least cost and in the most efficient manner, new school locations and school expansions must be planned in coordination with the overall general plan for the growth of the area. The existing needs for additional classrooms and the anticipated facility requirements for future enrollments should serve as an input into the overall county planning effort.

Libraries

The limited facilities and the relatively small per capita expenditure for libraries is of special significance to Polk County. Adequate library facilities can be an asset to the county in that they can serve as a convenient community resource for vocational, educational an recreational reading material.

In this regard, the plan recommends the county support the findings of the recently completed Chemeketa Cooperative Regional Library Plan.

Sewer and Water

Adequate water for domestic use and stock watering is needed throughout much of the county for both the current and future needs of the farmers and rural residents. With water, this land has additional demands for use other than farm land or idle brush and scrub lands. Care must be exercised to retain farmland for future agricultural activities.

Rural development with proper soils for septic tank development should be encouraged on lands of limited agricultural potential.

Gas and Electricity

As future needs for these energy sources increase, additional facilities may be required. Right-of-way acquisition should be coordinated with and reviewed by the county so as to minimize adverse impacts on the community. Specifically, such facilities should:

- 1) Utilize or parallel existing utility, rail or highway rights-of-way.
- 2) Minimize impacts on land owners by paralleling property boundaries wherever possible;
- 3) Minimize impact on crops and field drain tile installations;
- 4) Recognize and respect accepted farming practices in the affected areas for preservation and replacement of topsoil and to minimize erosion potential;
- 5) Prevent the creation of unuseable parcels in and adjacent to urban areas;
- 6) Consider utilization of parts of rights-of-way for bicycle paths, or other multiple uses where conditions warrant and conflicts would not be created with adjacent land uses.

TRANSPORTATION

The transportation system is a primary structuring element of

the county, region and the urban areas. In this regard, the plan addresses the need for integrating the county's transportation system with the proposed land uses. In so doing, recommendations are made relating to the location and standards of thoroughfares which will make up the county's road system.

The following policies are recommended, however, with regard to County roadway development:

- A. Within a developing urban area
 1. Adopt the financing policy of the adjacent city.
 2. Coordinate with the particular city on design, right-of-way, capital investment priorities, etc.
- B. Outside a developing urban area
 1. Arterials — County pay 100 per cent of cost.
 2. Collectors — County pay 75 per cent of cost — abutting property owners pay 25 per cent.
 3. Local roads — abutting property owners pay 100 per cent.
- C. Building Setback Policy (measured from right-of-way centerline)
 1. Principal Arterials — 125' minimum.
 2. Minor Arterials — 85' minimum.
 3. Collectors — 65' minimum.
 4. Locals — 50' minimum.

Airports

Polk County is not served by scheduled commercial passenger or freight air service. It is anticipated that Salem and Portland airports will continue to provide this type of service to county residents over the next twenty years.

However, to ensure the future viability of all existing and potential airports and landing fields in the county, the following policies are recommended:

1. That development of heliports, except for emergency use, be restricted to industrial and farm areas.
2. That the county submit any development proposal that has the potential to interfere with the safe operation of aircraft of any existing airport or heliport to the State Aeronautics Division and the Federal Aviation Administration for comments.
3. That the county honor all height restrictions established by the Oregon Aeronautics Division and the Federal Aviation Agency which pertain to minimum standards for flight safety.
4. That the county in conjunction with Independence, Monmouth and Dallas consider the appointment of joint airport zoning boards to develop protective zoning around the Independence and Dallas airports.

Rail Service

With no passenger service to Polk County, it is difficult to justify the need to preserve railroad rights-of-way in public or semi-public ownership. Although the existing rail facilities provide freight service to the County now, the potential does exist, over the long range, for rapid rail passenger service to the Dallas-Salem-Independence areas.

It is therefore, the recommendation of the plan that, during the interim period, rail rights-of-way be preserved and protected for possible future use as mass transit corridors. Where feasible, rights-of-way that have been abandoned may serve for hiking trails, bikeways, cycling, etc.

RECREATION

Coupled with increased leisure time, mobility, income and population is a definite need by governmental and private interests to provide additional facilities and preserve open space for the enjoyment of the inhabitants of the area.

The Willamette River Greenway proposes acquisition of 1,129 acres in Polk County which will include 12.4 miles of river frontage. To date 978.28 acres have been purchased. Map No. 12 shows the areas where the State has purchased and is proposing to purchase additional river front properties for the greenway.

At the present time the Willamette River Greenway Plan is before the Land Conservation and Development Commission for review and approval and the Regional Parks Plan is being updated. When finally adopted those elements pertinent to Polk County in both plans should be amended into this Plan for implementation.

Following are the policies proposed by the plan for the preservation of open space, and for the increased utilization of existing and potential recreation facilities:

1. Preserve, protect and acquire elements of special visual, scenic, recreational and historic importance to the local population.
2. Preserve natural waterways, flood plains in their natural state to insure their continuance as a natural area, preserve the community's water resources and to avoid drainage problems.
3. Encourage cooperative development of trail systems along watercourses adjacent to urbanizing areas.
4. Acquire lands in advance of development in order to avoid higher acquisition costs in the future.
5. Identify and preserve landmarks and areas of historical significance.
6. Cooperate with appropriate state and federal agencies in the preservation and enhancement of the Willamette River and its tributaries in Polk County.
7. Conserve areas where critical natural processes would be endangered by development.
8. Focus urban development to vacant, skipped over land in existing utility and service areas thereby preserving open space.
9. Cooperate with school districts in providing activity rooms and athletic facilities at or adjacent to school sites.
10. Preserve steep slopes in their natural state to the maximum extent possible.

POLICY IMPLEMENTATION

Strong, responsible citizen input through active involvement in the planning process coupled with regulatory measures such as zoning, building codes, etc., will ensure proper implementation of the policies set forth in the plan.

Because the plan serves as a long-range guide for developing the county's resources, it is intended to be broad and general in nature, thereby allowing for flexibility in its interpretation by the County. Further, recognizing the need to conform the implementing ordinances to the Plan, it is intended that it be accomplished over the time frame of the Plan being careful not to exceed the intensity of development prescribed by the adopted policies.

It should be realized, however, that as conditions that affect the county change, and as the needs and desires of its citizens change, it will be necessary to re-evaluate the basic policies and proposals in the plan and make whatever modifications are appropriate to the situation. This type of planning review ought to be done systematically every three to five years (or whenever circumstances demand) and essentially would consist of replanning to new, long and short-range, planning horizons. Obviously to do this, will require that the county develop within its own ranks a basic understanding and capability to continue the process of planning the systematic management and use of all of its resources.

Polk Comprehensive Plan Public Hearing

Sept. 23, 7:30 pm Polk Co. Fairgrounds

Polk County Board Seeks Citizen Input

After over three years of work, the Comprehensive Plan for Polk County is nearing completion. The Planning Commission amendments to the document is expected to be available at the Planning Commission office in the Courthouse in Dallas after September 1, 1975.

The first phase of the plan was completed during the summer of 1972 by the County's professional planning staff. That effort included researching and inventorying the county's needs and resources in order that policies could be identified and established to direct future growth and eliminate potential land use conflicts.

During that summer and fall, an Ad Hoc Plan Advisory Committee was appointed by the Board of Commissioners and charged with reviewing and amending, where necessary, the staff version of the Plan. The Committee, composed of county residents, worked diligently through the winter and submitted their revised version to the Planning Commission in the spring of 1973.

Throughout the remainder of 1973 and the first half of 1974, the Commission reviewed and amended the Ad Hoc plan. The planners oversaw final drafting of the Plan to ensure that the policies proposed for adoption are

consistent with the goals and objectives previously identified.

In the late summer and early fall of 1974 the Planning staff, in cooperation with the County Extension Service, presented the proposed plan to the Area Advisory Committees located throughout the County.

Planning Commission public hearings were held in September and October 1974. After the public hearings, the Planning Commission held a series of work sessions which lasted through the spring of 1975. In June of 1975 the Plan amendments and an amended General Land Use Plan Map were forwarded to the Polk County Board.

Copies of the Comprehensive Plan, General Land Use Maps and the specific amendments are available at local libraries and city recorder's offices. Loan copies are also available from the County Planning Office.

Scope Of General Land Use Plan

The plan is long range in that it is targeted on 1990 forecasts for population and economic activities. It is comprehensive in that it considers that whole county and its relationship with surrounding counties and the Willamette Valley. It is intended to be a statement of public (county) policy for guidance to the

growth, development and conservation of the community's resources. It is intended that the board statement of policies be general in nature and that more specific policies, programs and implementation measures will be developed from them, as time and the planning process continue.

GROWTH -- What Is It?

Growth...is a term we all use, but not always in the same way; it has a variety of meanings — some not always obvious. In a very general sense, growth refers to how many more people have been added to the county's population.

Growth — even in numbers — may be selective: there may be more teenagers, but fewer pre-schoolers, for instance — so equal increases or decreases in total numbers doesn't always mean the same thing so far as its impact on resources and facilities is concerned.

Growth may also occur even though the population stays the same, or even declines — the number of jobs, the number of homes, the amount of economic activity may all "grow" and represent important problems or opportunities for the county.

Growth may also be qualitative — things get better (or worse) without changing in amount of volume.

So...growth policy has to encompass means of coming to grips with all these dimensions of growth when we use the term — or when you use it, think about what it really means.

Where Have We Been?

In 1947, the Oregon Legislative Assembly passed House Bill (H.B.) 418. That act, codified as Chapter 215 of the Oregon Revised Statutes (ORS), provided Oregon counties with the authority to establish planning commissions and to adopt zoning and subdivision regulations and building codes.

Prior to 1947, there was no statewide legal basis from which to draw authority to plan and zone the unincorporated and rural areas of the state. In fact, it wasn't until 1957 that the County formed a planning commission. Since that time, however, Polk County has consistently been a leader in the state in displaying good common-sense attitudes in the resolution of land-use conflicts.

To cite some examples: as early as 1959, zoning was in effect in the West Salem area. Today, Polk County is zoned in its entirety according to the State's mandate, Senate Bill 10, which was enacted during the 1967 legislative assembly.

In 1960, the County's first subdivision ordinance was enacted into law and, with periodic updating, was in effect until only recently. 1973 legislation, however, effectively "overhauled" the old statutes. As a result, the old county ordinance was repealed with the adoption of a new ordinance, number 118, which reflects the needs and concerns of the County and the provisions of the new legislation.

In 1964, a Preliminary Comprehensive Plan was prepared for the County. Although never formally adopted as a policy document, many of the recommendations of that Plan have been realized. They include in addition to zoning, acquisition and construction of parks and roads, preservation of prime agricultural soils, adoption of uniform building codes and adoption of the 1982 SATS plan for collector and arterial streets in the Eola Hills Area.

Senate Bill 100, passed by the State Legislature in 1973, created the Land Conservation and Development Commission (LCDC). The Bill amended Chapter 215 of the Oregon Revised Statutes, which mandates development of Comprehensive Plans for counties, as well as cities. The LCDC in December 1974 adopted its Goals and Guidelines for statewide planning.

Plans adopted by the LCDC after December 1975 must comply with the LCDC Goals and Guidelines. Plans adopted by the Commission prior to that time should "...provide guidance for physical development within the state responsive to economic development, human resource development, natural resource development and regional and metropolitan area development. It should assist in attainment of the optimum living environment for the state's citizenry fulfillment and sound health facilities. State plans should relate to intermediate and long range growth objectives. The plans should set a pattern upon which State agencies and local government may base their programs and local plans..."

The proposed plan text and map attempts to meet the LCDC Goals and Guidelines for Plan Development.

