### OREGON STATEWIDE PLANNING PROGRAM

OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT

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OREGON DEPARTMENTOF LAND CONSERVATION AND DEVELOPMENT 635 Capitol St. NE, Suite 150 SALEM, OR 97301-2540 "Oregonians have very protective feelings about one of the state's most priceless resources the landscape." —Governor Tom McCall

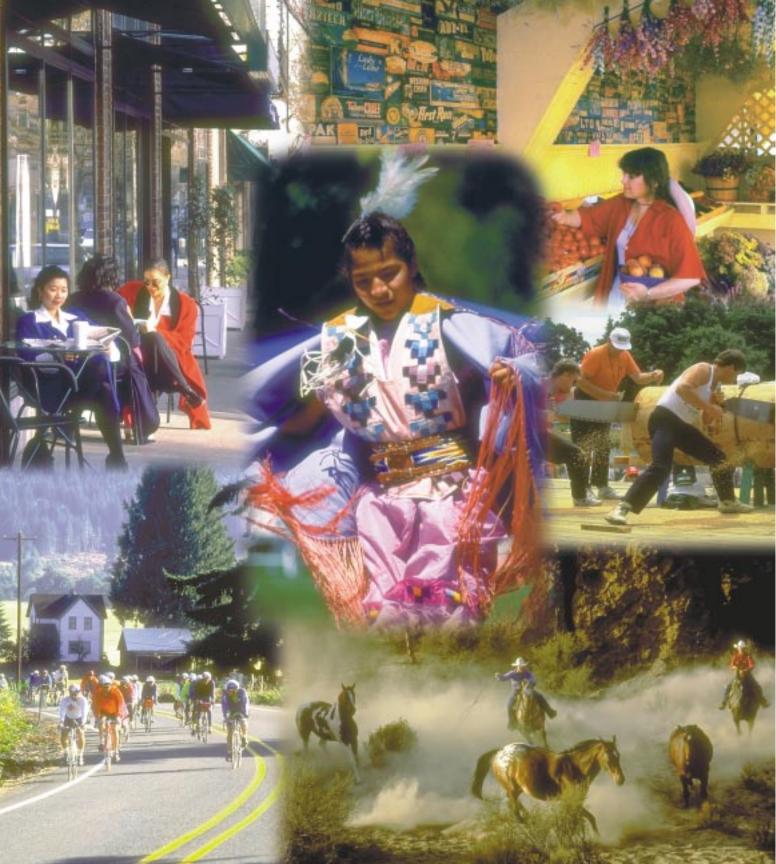
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n 1973, Oregonians passed important new laws to protect their landscape and provide orderly ways of planning for new development. The legislature created a new citizen board, the Land Conservation and Development Commission. A year later, the commission began asking people all over the state for their ideas. What did they value about their land and their environment? Could the state have a healthy economy while protecting the environment? Where should people live and work as the state's population continued to grow?

The answers to such questions became the goals that are now the basis for a statewide program for land-use planning. All Oregon cities and counties work to meet these goals through local land-use plans. The job of the Department of Land Conservation and Development is to be sure those goals continue to be met. We work with communities everywhere in Oregon to help them plan their futures in ways that meet both local needs and the statewide goals.

In the 1970s, Oregonians decided that they were not going to lose their beloved landscape to sprawl and leapfrog development. Today, the goals they set still stand as one of the best ways we have of passing that Oregon heritage—the land—on to future generations.

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### PLANNING FOR PEOPLE

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#### **CITIZEN INVOLVEMENT**

Oregon's land-use planning system is citizen-created and citizen-guided. Once the statewide goals were created, communities were required to involve citizens in

planning to meet the goals. Citizen involvement programs must have the following components:

- an officially recognized committee for citizen involvement (CCI), with broad geographic and interest representation;
- plenty of publicity;
- opportunities for citizens and their elected and appointed officials to communicate with one another;
- technical information in a clear, understandable form;
- ways for involved citizens to receive responses from policy-makers; and
- enough funding for continued citizen involvement programs.

Citizen involvement is an ongoing process. It's as important in using and changing land-use plans as it was in the creation of the original plans. For more information about how to be involved, see the booklet "How to Put the People into Planning" (available at the Department of Land Conservation and Development). 

#### LAND USE PLANNING

Every city and county in Oregon has a "Comprehensive Plan," the set of information, policies, and maps that guide land-

use decisions. The citizens of each community created their comprehensive plans to address local concerns and issues raised by the statewide goals. The Land Conservation and Development Commission had to review each plan, to be sure it met the goals, before approving it.

To make a change in an already-approved comprehensive plan, the community must follow a process called "plan amendment." This allows the Department of Land Conservation and Development to review the change to be sure it still meets the goals. But the whole plan doesn't have to be reviewed.

Plan amendments are minor, unscheduled changes to a comprehensive plan. But every few years, each community has a scheduled opportunity to review its entire plan. Do the conditions and values of the original plan still apply? Do new things need to be added? This is called "periodic review." It's a time for a community to focus on its future—on broad issues like affordable housing and growth management. The Department of Land Conservation and Development works closely with communities to give them the help they need to complete this important job.

"If we are to succeed in saving our planet, the battle will be won or lost at the local level." —Governor Tom McCall



# SAVING FARM AND FOREST LANDS

Part of the solution is the urban growth boundary. This keeps town and city land uses within urban areas (see "Urbanization," page 7). Another part of the solution is to strictly limit the use of productive farmland to full-scale farming. Large-lot residential development and small "hobby farms" provide a pleasant lifestyle, but they also consume farmland at an alarming rate.

Not all farmland has the same value, or needs the same level of protection. In some areas, a limited amount of residential development is permitted. And requirements are different for farmland restrictions in different parts of the state.

Keeping farmland for farms is one of the most important parts of our job.



#### FOREST LANDS

Like agriculture, forestry is a vital part of Oregon's economy. Local Planning and zoning ensure that forest lands will be

available now and in the future for the growing and harvesting of trees.

Forest conservation planning limits uses of forest lands to:

- forestry-related activities;
- soil, water, and air quality protection;
- fish and wildlife conservation;
- recreation; and
- agriculture.

It also limits residential development to single homes on large parcels.

Planning for the conservation of our forest lands requires government and industry to cooperate and coordinate their efforts. Under Oregon's planning program, they have been doing just that for more than two decades.

"More than 100 years ago, my ancestors came here on the Oregon Trail and bought 460 acres that was everything they'd dreamed of. Four generations have kept their vision alive, each creating new ways to work the land, while respecting its delicate open spaces and woodlands. In return, the land has never failed to provide—as if to say, 'Take care of me and I will nurture you.' This is our legacy, and perhaps, the greatest gift we can pass to our children." —*Margy Buchanan, Co-owner, Tyee Wine Cellars* 



# MANAGING URBAN GROWTH

Saving farm and forest lands goes hand in hand with how we manage the way our towns and cities grow. Without urban growth management, urban sprawl gobbles up land regardless of its value as farms or forests. It also costs taxpayers more for public services as community infrastructures struggle to meet growing needs. Oregon's planning program gives towns the tools they need to manage their growth while continuing to thrive as urban centers.





#### URBANIZATION

Every urban area in the state has worked with its county to draw an imaginary line outside and some distance away from its city limits. The land inside the boundary is where a city will grow-maybe not right away, but someday. The farm or forest land outside the boundary is protected from urban pressures because it can be used only for farming, forestry, or related uses.

**ECONOMIC DEVELOPMENT** Every urban area evaluates its needs for land to serve commercial and industrial development. The community then must plan for enough land to meet those needs. As a result, every city in Oregon now has the supply of land it needs to sustain a healthy local economy.

HOUSING

Oregon has done away with the practice of banning certain kinds of housing in a community. Cities must allow a variety of hous-

ing locations, types, and densities. And they must continue to keep adequate supplies of lands available and suitable for residential uses.



### **PUBLIC FACILITIES** AND SERVICES

Cities of more than 2,500 people must have public facility plans to guide development. Especially with water and sewer services, development decisions can result in significant public health problems and unforeseen public costs if those decisions are not made according to long-range plans for orderly, efficient provision of services.

#### **TRANSPORTATION**

If a community's transportation system is not well-thought-out, the resulting problemstraffic congestion, delays, noise, wasted gas, and air pollution-affect everybody. Comprehensive plans must include transportation system plans that try to avoid these problems. It's important for land use decisions and transportation systems to be closely coordinated, in ways that encourage a variety of transportation choices.





### PROTECTING NATURAL RESOURCES

#### NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

From the Columbia Gorge to Crater Lake, from coastal rainforests to the arid heights of Steens Mountain, Oregon is home to some of the world's most spectacular scenery. It's also the home of an amazing diversity of wildlife. To protect these and other special places, local governments prepare inventories of resources such as wetlands, riparian corridors, and wildlife habitat. State rules provide procedures, standards, and definitions for preparing the inventories. The local governments use the inventories to determine which resources are most significant and take steps to protect them.

#### AIR, WATER, AND LAND RESOURCES QUALITY

All comprehensive plans and local rules have to be consistent with state and federal environmental laws. We work with the state Department of Environmental Quality and other agencies to be sure that city and county plans comply with those laws.



"If I ask Oregonians—and I have—about how they view their state, about why they love this place and why they are proud to be Oregonians, they will always come back to the quality of life...what Governor Tom McCall spoke of as the 'Oregon mystique.'

It has something to do with the place itself—its natural beauty, its abundance of natural resources, its variety of landscape.

It has something to do with us—our reverence for the land and open spaces that makes us skeptical of growth even while we welcome prosperity.

Whatever it is, whatever its components, Oregon has some quality that we cannot define but that we all recognize. It's why we're here. It's why we chose to come. It's why we choose to stay."

–Governor John Kitzhaber 1997

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#### AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

Good planning doesn't allow building in known areas of natural disasters (like floods and landslides) without certain safeguards. We work with the Oregon Department of Geology and Mineral Industries, the Federal Emergency Management Agency, and others to help communities plan for disaster-prone areas.



# PROTECTING NATURAL RESOURCES

**RECREATIONAL NEEDS** Oregonians and visitors alike enjoy the many different kinds of recreational opportunities our state offers, from the snows of the Wallowa Mountains to the sands of the Pacific coast. But these treasures will diminish from overuse if we don't adequately plan for when, where, how, and how often we use them. Local, state, and federal agencies and the private sector must co-ordinate their plans for recreation facilities and activities both to protect recreation resources and to help the surrounding communities prepare to meet the demands they place on public services and facilities such as roads.







#### **ENERGY CONSERVATION**

Many land use decisions have a direct effect on energy use. For example, highdensity land uses along major roads improve the efficiency of public transportation systems. Placing new homes so they don't block their neighbors' sunlight permits better use of solar energy. Communities need to manage and control their local land uses in ways like these, to conserve and re-use energy wherever possible.

#### WILLAMETTE RIVER GREENWAY

The Greenway is just that—a green way, a means of keeping the land green along the banks of the river. Truly a partnership of all the counties and cities through which the Willamette flows, it depends on each local government to administer the Greenway in its own area by restricting development by the river and providing for recreation access. The state Department of Parks and Recreation, which purchased most of the land now used for public access along the river, oversees the Greenway Program. (Overseeing the quality of the water in the river is a responsibility of the state Department of Environmental Quality.)



# CONSERVING OREGON'S COASTLANDS

Many people know about Oregon's beaches and the public's right to use them. But beaches are only one piece of the coastal picture. Estuaries, coastal shorelands, and the ocean itself also are part of what makes Oregon's coast so beautiful, so productive, and so teeming with life.

**ESTUARINE RESOURCES** Estuaries in Oregon begin where the tide reaches highest on the rivers. All of Oregon's estuaries are classified into three categories (*natural, conservation,* and *development*) and inventories have been made of each. Details about the wildlife, economic uses, and physical qualities of each estuary are presented in a locally created management plan. These estuary plans are part of the comprehensive plans for coastal communities. They spell out exactly where in each estuary different kinds of uses can occur, what features will be protected, and where those features are.

**GOASTAL SHORELANDS** Coastal shorelands are the lands next to estuaries, coastal lakes, and the ocean. These areas are very specifically defined, and there are inventories of the lands and land uses within them. Based on the inventories, local plans for each area must identify their coastal shorelands and specify how certain types of land and resources are to be protected. A community must protect its marshes and wildlife habitats, for example, and reserve suitable lands for "water-dependent" uses, such as port facilities. **BEACHES AND DUNES** In coastal communities, local governments and state and federal agencies don't allow building on most of Oregon's beaches or dunes. Beaches can't be fenced off. The he public has the right to be on the beaches, enjoy them, and use them for recreation. Beaches and dunes also provide many natural habitat areas that must be protected.

#### **OCEAN RESOURCES**

Of course, what happens in the ocean affects what happens to the land at the ocean's edge. Drilling for offshore oil, dumping dredged materials, and discharging wastes are some of the ocean activities of most concern. This goal deals with such matters mainly by calling for close co-ordination among numerous state and federal agencies.

The Oregon Coastal Management Program has published many brochures, flyers, and books on its activities. For more information, contact the Department of Land Conservation and Development.



"When we see land as a community to which we belong, we may begin to use it with love and respect."

-Aldo Leopold, A Sand County Almanac



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### MORE ABOUT OREGON'S PLANNING PROGRAM

#### WHERE CAN I GET MORE INFORMATION ABOUT OREGON'S STATEWIDE PLANNING PROGRAM?

Contact our department:

Department of Land Conservation and Development 635 Capitol Street NE, Suite 150 Salem OR 97310 Tel. (503) 373-0050

We'll give you a copy of Oregon's 19 statewide planning goals at no cost. We also have other brochures and reports on topics such as farmland protection, urban growth management, and the coastal management program. Many are free. For others, we charge nominal fees based on our costs in printing, handling, and mailing the document. Many are available for free download from our website.

#### CAN I GET INFORMATION ABOUT PLANNING ON THE INTERNET?

Yes. We maintain a web site at

http://www.lcd.state.or.us

To see Oregon's statutes on land-use planning, go to

http://www.leg.state.or.us/billsset.htm

Click on "Oregon Revised Statutes." See chapters 195, 196, 197, 215, and 227. To see state administrative rules on planning at the same web site, click on "Oregon Administrative Rules." Chapter 660 contains the rules on planning.

#### WHERE CAN I GET MORE INFORMATION ABOUT ZONING OR LAND-USE REGULATIONS THAT APPLY TO A SPECIFIC PIECE OF LAND?

Contact your local planning department. Our department does not have detailed information on local zoning. We do not issue permits. Rezonings, conditional use permits, variances, and other land use decisions are made by city and county officials.

### WHERE CAN I LEARN MORE ABOUT APPEALS?

Appeals of local land use decisions go to the state's Land Use Board of Appeals at:

306 State Library Building 250 Winter Street NE Salem OR 97310 Tel. (503) 373-1265

#### WHO ADMINISTERS LANDS OWNED BY THE STATE OF OREGON?

State-owned lands are administered by:

Oregon Division of State Lands 775 Summer Street NE Salem OR 97310 Tel. (503) 378-3805

"Land-use planning is vital to our future. It is a blueprint for our growth as a state." —Governor Victor Atiyeh 1983