

AUMSVILLE PLANNING COMMISSION

STAFF REPORT

HEARING DATE: June 2, 2022
REPORT DATE: May 23, 2022
FILE NUMBER: Legislative Amendment 2022-01
APPLICANT: City of Aumsville
REQUEST: Update of the 2019 Parks Master Plan

EXHIBITS: A: Parks Master Plan (Redlined)
B: Parks Master Plan (Clean)
C: Adoption Resolution from 2018

CRITERIA: Aumsville Development Ordinance (ADO)
Section 15.00 Amendments

I. BACKGROUND

In January 2018, the City of Aumsville updated its Parks Master Plan with the help of a consultant. The plan was updated utilizing PSU population numbers from 2017, using the 20-year planning period from 2016-2035. The plan was adopted by City Council via Resolution #1-18 on January 8, 2018, but was never adopted by DLCD (Department of Land Conservation and Development) via its Post Acknowledgement Plan Amendment (PAPA) process. In order to move forward with a UGB (Urban Growth Boundary) expansion study, Aumsville needs to officially adopt its Parks Master Plan into its Comprehensive Plan via the PAPA process. Doing so will give the UGB expansion study the factual basis needed to justify a potential expansion.

During the initial process, the City held a number of advisory committee and public meetings from 2016-2017. In addition to the AC and public meetings, the City Council hosted several workshops to discuss the draft Master Plan. The plan was reviewed and presented for final discussion on December 17, 2022 and was adopted officially on January 8, 2018.

As part of moving the 2018 plan forward through the adoption process, staff further updated the plan to include the following items:

1. Pg. i, Table of Contents: Updated the population projection to extend to 2041, meeting the 20-year planning period.
2. Pg. 3, Table 1.1: Updated the population projection to include the year 2041, added the updated population projection via the PSU Population Research Center.
3. Pg. 22, Section 3.1: Minor grammatical change.
4. Pg. 23, Tables 3-2 & 3-3: Extended the population projections out to 2041 and amended the population estimates from 2017-2020.
5. Pg. 25, Table 3-4: Updated table to reflect revised population estimates, added AAG from 2017-2020 and projections through 2041.
6. Pg. 32, Table 4-1: Updated table to reflect revised population estimates.

7. Pg. 39, Table 4-2: Updated table to extend projected need through 2041.
8. Pg. 45, Section 6.1.2 & Table 6-2: Updated park facility needs and park land need to reflect both the updated population projections and accommodate the extended planning period to 2041.
9. Pg. 48, Table 6-4: Updated parkland acquisition needs to reflect 2041 instead of 2050. Doing so brings the plan into alignment with the 20-year planning period.

II. PROCEDURE

An amendment to the Development Code is a Type IV action. A Type IV action is a legislative review in which the city considers and enacts or amends laws and policies. Private parties cannot request a Type IV action, except as set forth in Section 15.00 of the development ordinance and Oregon initiative law (ORS 250.305). It must be initiated by city staff, Commission, or Council. Public notices and hearing are provided in a Type IV process.

Notice of the proposed amendment was filed with the Department of Land Conservation and Development (DLCD) on April 15, 2022, over 35 days before the initial evidentiary hearing.

Notice of Planning Commission hearing on the proposed amendment was published in the May Aumsville Newsletter.

III. STAFF FINDINGS

AUMSVILLE DEVELOPMENT ORDINANCE

Section 15.05 Criteria of Recommending an Amendment:

(A) That the requested change is in conformance with the adopted Comprehensive Plan of the city.

The proposed Parks Master Plan will be adopted as the Parks and Recreation element of the Aumsville Comprehensive Plan, Section VI. Cr with the "Parks and Recreation" heading of the Public Facilities . Findings related to the goals, objectives, and policies found in Section III ("Public Facilities")

GOALS:

1) To conserve and protect the community's natural and scenic resources, and to provide for a variety of recreational needs of Aumsville's residents and visitors.

Findings: The intent of having a Parks Master Plan is to provide a basis for the protection of the City's natural resources and to provide recreation opportunities for Aumsville's residents and visitors. Specifically, Section 4 provides a detailed analysis of the City's parks development standards, and Section 6 provides an analysis of Aumsville's future parkland needs.

Section 6 also provides a detailed look into Aumsville's future land needs and will form the basis for any future parkland needs. Section 6 also looks into identified sites for future parks within the City limits. Lastly, Section 5 provides an inventory of existing parks and proposes methods for improvement, including the incorporation of existing natural features (including wetlands and riverways) into the City's park inventory.

OBJECTIVES:

1) *Prepare a recreation facility plan for the community park and seek federal and state funds for park development.*

Findings: The parks master plan was prepared with input from the City's public works department in concert with the City's water and wastewater facilities master plan. The Aumsville water master plan anticipates that Porter Boone Park and the Water Tower Park to be key elements of the City's system. The Parks Master Plan will act as the recreation facility plan for community parks. Page 61 of the plan identifies the need to seek funding from ODOT and OPRD as well as other federal (BLM, Forest Service) and State (ODFW, SMB) sources.

2) *Develop a sitting park around the water tower at 5th and Church Streets.*

Findings: Since the initial drafting of Objective 2, the Water Tower Site has been developed as a sitting park.

POLICIES:

1) *Discourage dedication of parkland of less than one-half acre unless it is positioned on the edge of a subdivision and can be combined with adjoining vacant land as it develops.*

Findings: As part of the City adoption of the Parks Master Plan in 2018, the City adopted code amendments that allow the City to require either parkland dedication or a fee in lieu of dedication for subdivisions less than 2 acres.

2) *Revenue produced for park purposes should be targeted for land acquisition and development of the community park.*

Findings: Resolution 18-18 within the proposed Parks Master Plan establishes a System Development Charge fee schedule for revenue produced for park purposes, including SDCs for residential and commercial development. Section 8 of this resolution states that *all expenditures from this fund will be in accordance with the systems development Ordinance No. 387 and will be expended only for park system capital improvements to meet the demands for new and future growth of the City of Aumsville, for the costs of developing the parks SOC methodologies and for the costs of providing an annual accounting of system development charge expenditures.*

3) *Tree preservation and landscaping to separate conflicting uses and provide scenic and recreational opportunities is encouraged.*

Findings: Section 23.04(C) states the need to incorporate existing trees into the design of subdivisions and development sites. Where there are existing natural buffers, the City encourages developers to maintain said buffers.

4) *Flood hazard areas should be used to provide natural open space.*

Findings: The development code updates amended as a result of the initial master plan adoption in 2018 provided for the ability of City staff to require dedication of parkland adjacent to flood areas.

5) *Promote use of a planned unit development concept where natural hazards occupy portions of a land development site.*

Findings: The City does not currently have a planned unit development option in the development code. Section 20.05 of the ADO does include provisions as recommended by the initial adoption of this plan requiring consideration of the location of natural hazards within a development site as potential locations for open space and parkland.

6) *New subdivisions may either dedicate land or pay money (in lieu of land) for the development of parks.*

Findings: Section 20 of the Aumsville Development Ordinance requires the dedication of 7% of gross land area for use of parks, greenways, or other public open space for developments greater than two acres in size. For development less than two acres, the City may require a dedication of land up to 7% should the land abut wetland, existing open space, or public property. These development code amendments were added to Aumsville's subdivision ordinance in response to the initial adoption of the proposed master plan in January 2018.

7) *City shall encourage the development of private parks.*

Findings: The City encourages the use of land within multi-family housing developments as private parks where applicable.

(B) That there was a mistake or an update needed in the original ordinance or map.

FINDING: No mistake was made in the original ordinance or map. Staff finds this criterion is not applicable.

(C) That the conditions in the area have changed since adoption of the ordinance and/or zoning map.

FINDING: The proposed amendments are to the Parks and Recreation element of the Aumsville Comprehensive Plan and are in response to the most recent PSU Population Projections and parkland inventory.

(D) The amendments will not interfere with the development or value of other land in the vicinity.

FINDING: It is not anticipated that the proposed amendments will have a negative effect on the development or the value of other land in the vicinity. Staff finds this criterion is met.

(E) The amendment will not be detrimental to the general interest of the city and that there is a public need for the amendment.

FINDING: The proposal to update the Parks Master Plan is in response to Oregon Statewide Planning Goal 8, which states the need to "To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts." The most recent update to the Parks and Recreation element of the comprehensive plan was adopted in 1996, with a revision adopted by City Council in 2018. However, because the plan was never officially adopted by DLCD, the City is proposing a re-adoption of the 2018 master plan with minor

modifications as addressed under Section I of this report. Staff finds that there is a public need for an updated Parks and Recreation Master Plan and that adoption of the plan will allow the City to move forward with necessary parkland identification, acquisition, and construction.

(F) That there is no other appropriately zoned property that could be used.

FINDING: The proposed amendments do not change the zoning of any property. Therefore, staff finds this criterion is not applicable.

(G) That the amendment will not over-burden existing and future capacity of public facilities.

FINDING: It is not anticipated that the proposed amendments will over-burden existing and future capacity of public facilities or have a negative effect on these facilities. Staff finds this criterion is met. The parks master plan has been reviewed by the City's public works department and City Engineer.

(H) That the amendment shall comply with applicable state and federal laws and regulations.

FINDING: The proposed amendments are intended to comply with the State requirements of SB 1051. The Department of Land Conservation and Development (DLCD) has been notified of the proposed amendments. Acknowledgement by DLCD confirms that ordinances and plans comply with state planning regulation. Upon adoption of any proposed amendments, the City will again notify DLCD.

(I) That the amendment shall comply with the Urban Growth Boundary and Policy Agreement existing between the city and Marion County.

FINDING: The proposed amendments do not address the Urban Growth Boundary and have no effect on existing Policy Agreements between the City and Marion County regarding the Urban Growth Boundary. Any future UGB amendment to address the identified deficiency in park land will require compliance with Goal 14 and existing policy agreements. Staff finds this criterion is not applicable.

IV. RECOMMENDATION:

Based on the findings contained in this report, Staff concludes that the proposed amendments comply with the applicable decision criteria. Staff recommends that the Planning Commission adopt the findings in the Staff Report and recommend approval of the Parks Master Plan amendments to the City Council.

IV. PLANNING COMMISSION OPTIONS

The Planning Commission has the following options regarding the proposed amendments to the Aumsville Development Code:

- A. Make a motion to recommend City Council approval of the Aumsville Parks Master Plan Amendments, and adopt the findings contained in the staff report, as recommended by staff; or
- B. Make a motion to recommend City Council approval of the Aumsville Parks Master Plan Amendments, adopting modified findings and/or conclusions as determined by the Planning Commission; or

Note: The Commissioner making the motion needs to state the reasons for the modifications.

- C. Make a motion to continue the public hearing to a time certain and indicate the additional information needed to allow for a future decision; or
- D. Make a motion to recommend City Council denial of the Aumsville Development Code amendments.

Note: The Commissioner making the motion needs to state the reasons for denial.

Recommended Motion: I make a motion to recommend City Council approval of the Aumsville Development Code amendments, adopting the findings contained in the staff report.