

CITY OF COLUMBIA CITY
COMPREHENSIVE PLAN and URBAN GROWTH BOUNDARY AMENDMENT
APPLICATION

1840 Second Street - P.O. Box 189 - Columbia City, Oregon 97018
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E-mail: columbiacity@columbia-center.org

APPLICANT _____ PHONE _____

MAILING ADDRESS _____

PROPERTY OWNER _____ PHONE _____

MAILING ADDRESS _____

REQUEST _____

ZONE DESIGNATION _____

LOCATION _____

LEGAL DESCRIPTION _____

Goal 14: Urbanization: To provide for an orderly and efficient transition from rural to urban land use. Urban growth boundaries shall be established to identify and separate urbanizable land from rural land. Establishment and change of the boundaries shall be based upon considerations of the following factors:

1. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;
2. Need for housing, employment opportunities, and livability;
3. Orderly and economic provision for public facilities and services;
4. Maximum efficiency of land uses within and on the fringe of the existing urban area;
5. Environmental, energy, economic and social consequences;
6. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and,
7. Compatibility of the proposed urban uses with nearby agricultural activities.

The following criteria shall be used to review and decide legislative and non-legislative land use Plan map amendments: (If additional space is needed, another sheet of paper may be added)

1. Compliance is demonstrated with the Statewide Land Use Planning Goals that apply to the subject properties or the proposed land use designation. If the

proposed designation on the subject property requires an exception to the Goals, the applicable criteria in the LCDC Administrative Rules for the type of exception needed shall also apply.

2. Consistency with the applicable Goals and Policies in the Comprehensive Plan is demonstrated.
3. The Plan does not provide adequate areas in appropriate locations for uses allowed in the proposed land use designation, and the addition of this property to the inventory of lands so designated is consistent with projected needs for such lands in the Comprehensive Plan.
4. The Plan does not provide the projected need for lands in the existing land use designation.
5. The proposed land use designation will not allow zones or uses that will destabilize the land use pattern in the vicinity.
6. Uses allowed in the proposed designation will not significantly adversely affect existing or planned uses on adjacent lands.
7. Public facilities and services necessary to support uses allowed in the proposed designation are available or are likely to be available in the near future.

The following criteria shall be used to review and decide amendments to the text of this Ordinance:

1. Compliance with the Statewide Land use goals and related Administrative Rules is demonstrated.
2. Conformance with the Comprehensive Plan goals, policies, and intent is demonstrated.
3. Public need is best satisfied by this particular change.
4. The change will not adversely affect the health, safety, and welfare of the community.
5. Adequate public facilities, services, and transportation networks are in place, or are planned to be provided, permitting the proposed amendment.

SIGNATURE

(applicant) _____ DATE _____

SIGNATURE (owner)

(agent) _____ DATE _____

OFFICE USE ONLY

Date filed _____ Fee paid _____ Receipt No. _____

Hearing date _____ Notices mailed _____

Planning Commission action _____ Date _____

Appeal filed _____ Hearing date _____ Notices mailed _____

Council action _____ Date _____