



City of Aumsville

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COMPREHENSIVE PLAN REVISION PROPOSAL

APC File Number _____

The Aumsville Planning Commission (APC) holds their public hearings for review of the citizen involvement policy and proposals for major revisions and minor changes to the comprehensive plan during their first meeting in November in the Community Center, 555 Main Street, Aumsville, Oregon.

Type of Proposed Action (Check all that apply) _____ Major Revision _____ Minor Change

Is this a comprehensive plan map amendment only? Yes/No _____ If yes, Filing Fee: \$1000.

Summary and Purpose of Proposal (Write a brief description of the proposed action. Avoid highly technical terms and stating "see attached").

Please attach the full text of the proposed revision/change, any special studies or other resources which can be used to support/justify the change, and documentation of the public need and justification for a change with answers to the criteria questions on page two.

Name

Address

Phone No.

Fax No.

Signature

Date:

Criteria for Comprehensive Plan Amendments

- * Is the change in conformance with the Aumsville Comprehensive Plan?
- * Was there a mistake in the original ordinance or map?
- * Have conditions in the area changed since adoption of the ordinance and/or zoning map?
- * Will the amendment interfere with the development or value of other land in the vicinity?
- * Will the amendment be detrimental to the general interest of the city?
- * Is there a public need for the proposed amendment?
- * Is there other appropriately zoned property that could be used?
- * Will the amendment over-burden existing and future capacity of public facilities?
- * Does the amendment comply with applicable state and federal laws and regulations as may now or later provide?
- * Does the amendment comply with the Urban Growth Boundary and Policy Agreement between the city and Marion County?

COMPREHENSIVE PLAN AMENDMENT INFORMATION

A Comprehensive Plan amendment is a Type IV land use action. It is a legislative review in which the City of Aumsville considers and enacts or amends laws and policies. It must be initiated by city staff, planning commission, or city council. **Private parties cannot request a Type IV action, except as set forth in Oregon Initiative law and for Development Ordinance related amendments.** The Comprehensive Plan revision proposal form is for you to submit to the planning commission for their consideration of initiating a Type IV Comprehensive Plan amendment. A City Initiative Measure may also be submitted to registered voters to amend the Comprehensive Plan ordinance.

PLAN REVISION

The value of a Comprehensive Plan as a statement of public policy for the growth and development of Aumsville is measured, in part, by the ability of the Plan to reflect changing needs and desires of the community. Continued growth and development will present new problems and issues which will need to be addressed and resolved. Therefore, the Plan and implementing measures are then to be evaluated and revised when public needs change and when development occurs at a different rate than projected by the Plan. However, major revisions to the Plan such that would result in a widespread and significant impact beyond the immediate area is not to be made more frequently than every two years.

Changes to the urban growth boundary, Plan map changes of residential to industrial, or any similar change is considered to have significant impact. Therefore, the Plan and implementing measures are to be reviewed at least once every two years and a public statement issued on whether any revision is needed. The review should begin with an examination of data on development trends, population growth and effectiveness of policy statements to guide daily and long-term decision making. The process must also include an evaluation of the social, economic, environmental and energy implications of alternative solutions and strategies for development. Above all, this process is to involve broad citizen participation. If done in a vacuum, the Plan is no longer a statement of the community's desires and values for future development.

Minor changes to the Plan which do not have significant effect beyond the immediate area are not to be made more frequently than once a year. Proposals for minor changes to the Plan are to be reviewed, collectively, at a set time period each year. This once-a-year process is important for maintaining the public's confidence in the Plan and credibility for daily decision making. Changes to the Plan are to be based on special studies or other resource data and used as a factual basis to support the change. The public need and justification for a change must be justified and documented.

Major revisions and minor changes to the Plan and implementing ordinances must be adopted by the city council following the forwarding of a recommendation by the Planning Commission based upon citizen involvement, and coordination with other governmental units and agencies. Property owners within 250 feet of an area subject to change are to be notified by mail of proposed changes as is specified by the zoning ordinance.

INITIATIVE PETITION

Initiative petition forms may be obtained from the city administrator. The prospective initiative petition should include the following:

- * Prospective Petition for City Initiative Measure (SEL370) which designates not more than three chief petitioners;
- * Text of proposed Comprehensive Plan ordinance amendment;
- * Statement that One or More/No Petition Circulators Will Be Paid (SEL300).

Paragraph two of ORS 250.305 (**Signature requirements**) states "A petition to initiate a city measure must be signed by not less than 15 percent of the electors registered in the city at the time the prospective petition is filed".

The original and two copies of the prospective initiative petition must be filed with the city administrator. City prospective initiative petition may be filed at any time. Chief petitioners are strongly urged to seek legal assistance when drafting the text of any measure. The text must meet the single subject requirement (ORS 250.270). Before chief petitioners receive any contributions or pay any expenditures a Statement of Organization for Political Committee and Appointment of Political Treasurer (SEL221) needs to be filed.