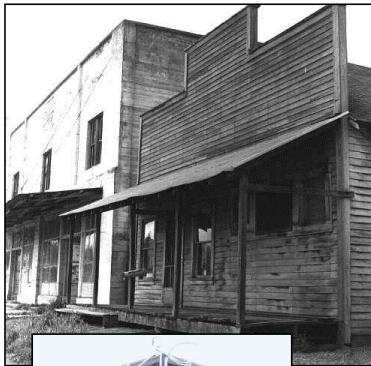


# Rural Unincorporated Community Plan

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## ALPINE, BENTON COUNTY 2013



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Historic Information and photos courtesy of Benton County Historical Society Museum

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## **I. Planning Overview**

### **A. Community Location and Description**

Alpine is located in southeastern Benton County, approximately 15 miles south of the city of Corvallis, the county seat, and 3 miles west of the City of Monroe. The community is comprised primarily of residential uses, with a few commercial and public uses.

### **B. Planning of Unincorporated Communities**

In December of 1994 the State of Oregon's Land Conservation and Development Commission (LCDC) adopted Oregon Administrative Rule (OAR) amendments that provided a framework for counties to use in identifying and designating unincorporated communities outside established Urban Growth Boundaries (UGBs). Known as the Unincorporated Communities Rule, or simply "the Rule", OAR Chapter 660, Division 22 establishes planning rules for unincorporated communities pertaining to allowed land uses, public facilities, and development standards.

The Unincorporated Communities Rule requires counties to adopt land use and zoning measures specific to unincorporated communities in order to ensure that cumulative development in the communities will not:

- Result in public health hazards or adverse environmental impacts that violate state or federal water quality regulations, or
- Exceed the carrying capacity of the soil or of existing water supply resources and sewer services.

The Unincorporated Communities Rule limits the types of land that can be included in an officially designated Unincorporated Community. Lands identified as "exception areas" (i.e., rural lands that are zoned for commercial, industrial or residential use, not farm or forest use) can be included if they have historically been considered part of the community. The land included must represent a "contiguous concentration" of commercial, industrial, public use, or residential land. Residential land to be included must be of a greater density than residential exception lands that are outside of identified Unincorporated Communities.

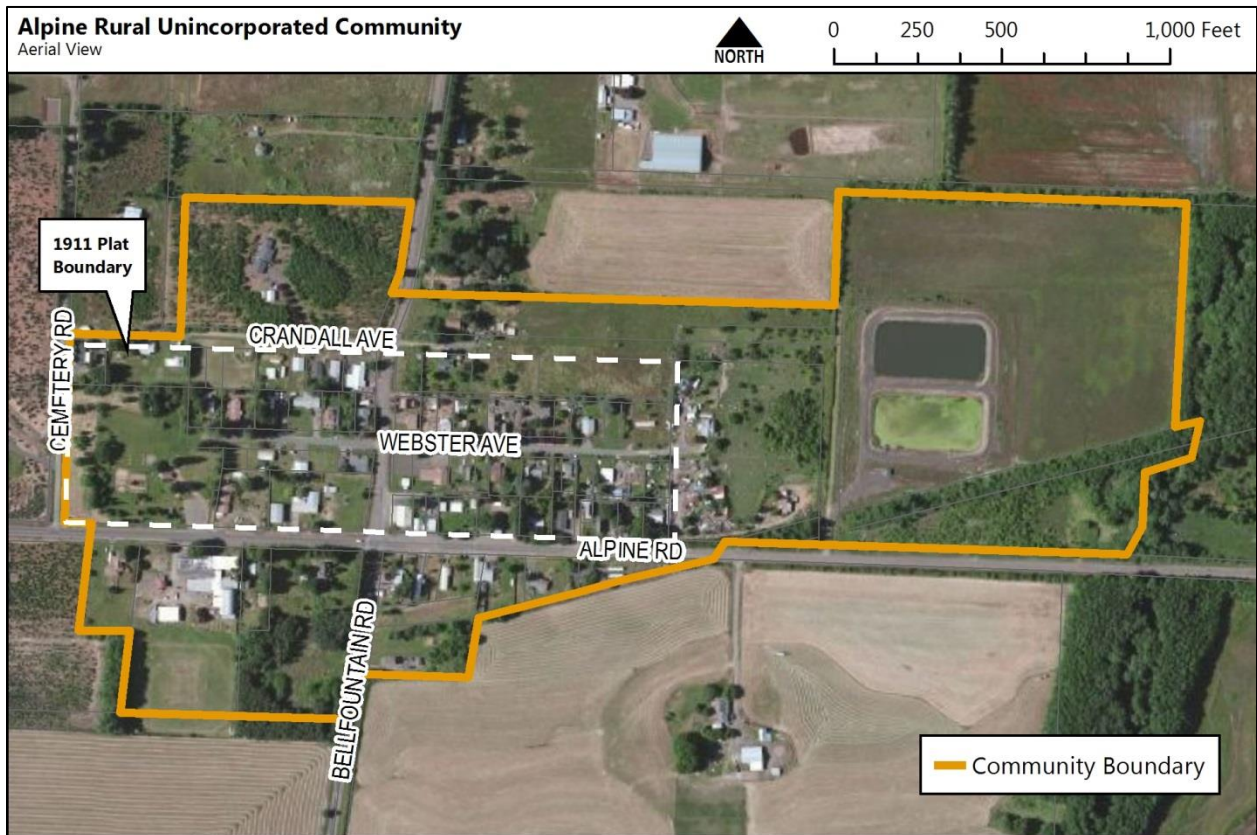
Further, the designated community must have been identified in a county's acknowledged comprehensive plan as a "rural community," "service center", "rural center", "resort community" before the adoption of the Rule, or the community must be listed in the DLCDC's January 30, 1997 "Survey of Oregon's Unincorporated Communities."

Benton County's 1982 Comprehensive Plan identifies ten (10) rural communities, then known as "rural service centers", and the county was required to prepare plans for five (5) of these communities as Periodic Review tasks. These communities are:

- Alpine
- Alsea
- Bellfountain
- Greenberry
- Wren

Community plans for two communities, Wren and Alsea, were adopted in 2005. This document details Benton County’s planning process and resulting plan for the community of Alpine.

### C. Community Type and Boundary



The Unincorporated Communities Rule defines four types of rural communities: resort community, rural community, rural service center, and urban unincorporated community. Alpine, through application of the Rule’s definitions, is classified as a rural unincorporated community because it consists primarily of residential uses but “...has at least two other land uses that provide commercial, industrial, or public uses (including but not limited to schools, churches, grange halls, post offices) to the community, the surrounding rural area, or to persons traveling through the area.” Alpine’s boundary includes a store, tavern, community center, pump company, and fire station.



The Unincorporated Community Boundary for Alpine was determined through application of the Rule, and includes lands acknowledged as Goal 3 and 4 exception areas, contiguous residential lots at a greater density than exception lands outside the Community Boundary, lands historically and currently in commercial use, and lands served by the community sewer system. In addition, a contiguous 20-acre parcel currently zoned EFU is included within the Community Boundary because it is the location of the Alpine Service District sewer treatment facility. The Boundary comprises 82 acres.

#### **D. The Alpine Planning Process**

The county's process in preparing the Alpine Unincorporated Community Plan consisted of the following steps:

- Identification of the community boundary recognizing the original 1911 plat of Alpine as well as other parcels complying with ORS 660-022-0020 and included in the county's 1982 Goal Exception document, and
- Inventory and analysis of data and information about the community related to the existing land uses, available public services, parcel sizes, and current plan policies and zoning regulations, and
- Review of the characteristics of the community and existing zoning regulations for consistency with the State Rule, and
- Public outreach with a series of public meetings held in the community, and
- Distribution of a community survey to gather input, and
- Development of appropriate zoning changes, working closely with the community, to achieve community-identified land use goals by employing opportunities available in the State Rule.



#### **E. Public Involvement**

Alpine has an active citizens' group, the Alpine Community Center, whose primary focus since 2003 has been organizing, programming, and staffing a community center. First operated in leased space at the elementary school that had closed in 2003, in 2010 the group purchased a vacant church property to serve as the permanent home of the Alpine Community Center. The community has coalesced around this opportunity to provide a place for residents to come together, and the property was refurbished by an industrious group of volunteers. Currently the Community Center operates a low-cost pre-school and is heavily scheduled with diverse events ranging from music and teen activities, to Bingo night and Yoga classes.

## 1. Meetings

Staff conducted an introductory community meeting at the old elementary school on October 20<sup>th</sup>, 2010, attended by approximately 70 citizens. At this meeting, organized as a community visioning exercise, attendees identified elements in Alpine that they would like to preserve and others that they desired to change. Individual and group input was given (nominal group process for identifying issues and priorities), with sticky dots to provide a weighting technique. A summary of the issues identified, prioritized by vote, is listed below.

| <b>What do we like about our community; what do we want to preserve?</b> |                                | <b>What would we like to change; what needs work?</b> |                                |
|--|--------------------------------|---|--------------------------------|
| <b>Votes</b>   | <b>Topic</b>                   | <b>Votes</b>  | <b>Topic</b>                   |
| 18   | Presence of a Community Center | 31  | Property cleanup               |
| 16   | Low density development        | 15  | Lack of water                  |
| 16   | Quiet                          | 13  | Trails system for pedestrians  |
| 13   | Rural atmosphere               | 12  | Commercial zone                |
| 10   | Small size of the community    | 12  | Master plan                    |
| 5  | Small farms                    | 11  | Community store (market)       |
| 5  | Youth of Alpine and diversity  | 6   | Bike transportation system     |
| 4  | Natural beauty                 | 5   | Public transportation          |
| 3  | Low traffic volumes            | 4   | Playgrounds and play equipment |
| 3  | Wildlife                       | 4   | Emergency preparedness         |
| 2  | High "hipness quotient"        | 4   | Water system                   |
| 1  | Affordability of property      | 4   | Dust control                   |
| 1  | Sense of community             | 3   | Wastewater overflow            |
| 1  | Open space                     |   |                                |
| 1  | Welcoming and friendly         |   |                                |
| 1  | Proximity of universities      |   |                                |
| 1  | Attitude of self-reliance      |   |                                |

An all-community meeting was convened on January 31, 2013 to resume planning efforts, and from this session three focus areas of interest were identified: land use, infrastructure, and parks and open space. Over the next few months, community

volunteers participated in meetings of the three “Working Groups” to refine and articulate concerns and goals associated with each topic.

The final all-community meeting was held at the Alpine Community Center on May 15, 2013, in which the results of the Working Groups were presented to the 35 attendees. Recommendations met with general consensus and included zoning changes, guidance for future infrastructure projects, and identification of partnerships towards achieving community goals. A complete collection of all outreach materials and meeting minutes is included in Appendix A.

## **2. Survey**

In March of 2013 a survey was distributed to the 61 residents within the community boundary of Alpine and to an additional 141 residents in the exception area surrounding the community boundary. Completed returned surveys numbered 58, for an overall response rate of 29 percent, with respondents within the community boundary responding at a rate of 36 percent. The community survey, including all questions and the final tabulation is included as Appendix B.

When Alpine residents were asked what they would like to preserve and, conversely, what they would like to change about the community, responses were somewhat varied, but echoed the same themes. Highest on the list of elements to preserve were the quiet rural atmosphere, small-town feel, and the beauty of the natural environment. Residents commented that change was needed in the matter of community aesthetics or “clean up”; and many comments clustered around the need for small-scale, low intensity economic development, especially in the form of a grocery store.

Several survey questions aimed to assess the community’s use of and perceived need for recreational opportunities in Alpine and the surrounding area. Because Alpine contains Alpine Chapel Park (historic name: Simpson Chapel Park), a privately-owned 3.9 acre park within the community boundary, special attention was given to the residents’ expressed desires relative to the future of this park. The majority of the community reported using the park, and expressed the desire for regular maintenance and the addition of improvements such as play equipment. To assist the community in planning for the future of Alpine Chapel Park and provide guidance in future partnerships, a detailed Parks and Recreation report has been prepared, and is included in its entirety in Appendix C.

## **II. Community Profile**

### **A. Physical Setting**

Within the Marys River Watershed, Alpine lies in the rolling foothills of the Coast Range, about 300-350 feet above sea level. Soils are silty loams categorized as high-value agricultural soils with a Capability Class of 2e which indicates moderate limitations

restricting the choice of plants, and a risk for erosion unless dense plant cover is maintained. Surrounding small-acreage farms raise livestock, hay, and Christmas trees, with vineyards increasing in acreage in the past decade.

A feature of Alpine that is important both locally and regionally is its location relative to opportunities for outdoor recreation. Alpine lies at the convergence of several recognized and promoted vehicular loops: the Benton County Scenic Loop, the Alpine Country Trail, the Alsea Valley Country Trail, and the Willamette Valley Birding Trail Alsea Loop. Visitors to the popular BLM Alsea Falls Recreation Area pass through Alpine, and the Alpine Century Bike Ride attracts cyclists statewide. Proximity to Bellfountain County Park, USFWS Finley Wildlife Refuge and several vineyards with wineries round out the prospects for linking Alpine with outdoor-focused leisure destinations.

## **B. Historic Information**

The earliest known name for Alpine was simply “the crossroads” in reference to its location at the intersection of Bellfountain Road and Alpine Road, then known as Boise Avenue. The town was settled in the mid- to late 1800s. Alpine’s post office was established in 1912, during a surge of optimism in the future of south Benton County. Nearby Monroe incorporated in 1914, and the farmland surrounding downtown Alpine was subdivided into hundreds of small acreages and sold as fertile fruit orchard land. Names of the subdivisions describe the area’s hopes: “Orchard View”, “Orchard Park”, “Orchard Heights”, “Applehurst”, “Hanshew Orchards”, and “Fairview Orchards”. Trees were planted, and in 1923 the Corvallis Gazette Times reported that the apple yield was expected to top out at 500,000 boxes.

Alpine was known as a center of culture and boasted two opera houses, two general stores, churches, a hotel, school, pool hall, train depot and apple-packing plant. The Corvallis and Alsea River Railway began construction of a line beyond Alpine. Summer circuit Chatauqua assemblies were held in a tent, providing education and entertainment to rural dwellers. A few miles west, Glenbrook was a thriving mill town, employing 400 and founding their own school.

As it turned out, the land was not suited to sustained fruit production without the application of costly inputs, and as the market for apples fell, disastrous fires swept the community in 1918 and again in 1924, virtually leveling the town. The Glenbrook mill closed in 1925, and Alpine’s fruit orchards were cut down and plowed under.





The Alpine Elementary School, fourth in a series of schools on that site, closed in 2003, and the grocery store was demolished in 2011, replaced with a new store which remains vacant and for sale. The US Post Office closed in 1976. The 1930 Alpine Tavern is the only commercial building in continuous operation, and today supports a robust clientele composed of locals and tourists.

### **C. Community Form**

Alpine is located in southeastern Benton County, approximately 15 miles south of the county seat, Corvallis, and 3 miles west of the City of Monroe, population 619. The community is comprised primarily of residential uses, with a few commercial and public uses. Commercial uses include a tavern, an apiary operating out of the old elementary school, a well and pump business, and a vacant grocery store; public uses include a park, fire station, and community center. A community sewer provides service to 52 addresses, and a community water system serves 13 residential connections, with the remainder of the properties served by private wells. Fire protection is provided by the Monroe Fire District, and police services by Benton County's Sheriff.

The Plat of Alpine, subdividing approximately 31 acres at the crossroads was recorded in May of 1911, creating 130 lots roughly one-tenth acre in size, served by roads 30 and 60 feet wide and 16-foot-wide alleys. Surrounding the historic plat are larger parcels with residences, within the exception area and zoned RR-5.

#### **D. Economics**

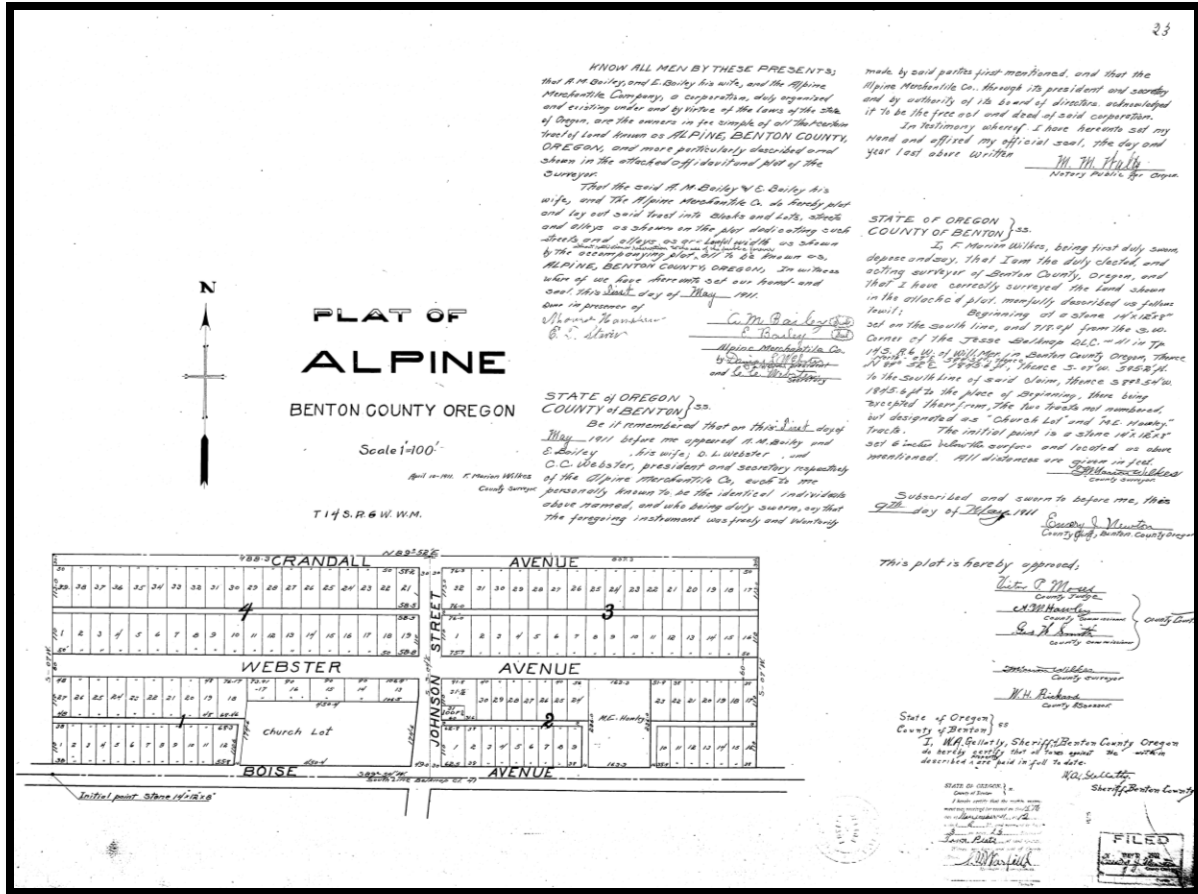
Following the decline of agricultural optimism in the early 1900s that supported commercial expansion, and the fires that reduced the number of commercial structures, Alpine persisted as a quiet, rural community with the assets of small-scale public and commercial uses: a school, post office, tavern, and store. With the closing of the post office in 1976, the school in 2003, and the store in 2008, economic vitality declined, and with it a measure of community identity that accompanies the presence of those three important civic elements.

While some new residential development has occurred on acreage within the exception lands surrounding Alpine, growth within the community boundary has been minimal. More than half of residents report working from home or not working (retired), and commuting destinations of Corvallis and Eugene are most prevalent. Currently the Oregon Health Authority is planning to construct a State Mental Hospital in Junction City, 13 miles southeast of Alpine, and this employment center has the potential to stimulate the local economy to some degree.

#### **E. Buildable Land**

The historic plat of Alpine created lots averaging 6000 square feet in size, presenting constraints for residential development, especially when considering current trends in home size. Over the years most of the original lots have been aggregated into larger properties and the alleys vacated to allow siting of residences. Under the current pattern of ownership and development, most residents own 2, 3, or more lots and are occupying them with residential uses such as home, outbuildings, yard, and garden. This complicates the evaluation of buildable land, because few lots are clearly vacant and have development potential.

Alpine Chapel Park occupies the only tract of vacant land within the Community Boundary. The park ownership comprises 27 lots deeded to the Alpine Garden Club (which serves as the Alpine Park Board), whose 1967 deed stipulates that the land “...*is to be kept, maintained and used as a Park forever [sic] for the children and residents of this Alpine community.*” The Alpine Park Board has obtained legal advice on this issue, and formally voted to re-zone the Park lots to Open Space, with the exception of two (2), to remain available for residential development in the event that the Park Board needs to raise funds for Park purposes.



**1911 Plat of Alpine**

An inventory of lands within the Alpine Unincorporated Community Boundary shows that out of a total of 70 parcels (which includes contiguous small lots combined under a single ownership), 10 are unoccupied and zoned Rural Residential. Several of the vacant parcels are currently being used as accessory to adjacent parcels, for example driveways, outbuildings, or parking. A few vacant parcels are of such small size that their use for development is unlikely unless they are reconfigured or combined. For these reasons it is likely that only a few of the vacant parcels in Alpine are candidates for development.

Outside the 1911 Plat of Alpine lie parcels 0.18 to 6 acres in size, most with residences. Under the current RR-5 zoning, which is proposed to continue, none will have the ability to increase residential development through division.

|              |        |                   |            |
|--------------|--------|-------------------|------------|
| Current Land | Zoning | Developed Parcels | Unoccupied |
|--------------|--------|-------------------|------------|

| Use                     |      |  | Parcels |
|-------------------------|------|--|---------|
| <b>III. Residential</b> | RR-5 | 60   | 10      |
| <b>Commercial</b>       | RR-5 | 3 businesses in operation (tavern, pump company, apiary)<br>1 vacant, for sale (store) | 0       |
| <b>Public</b>           | RR-5 | 2 fire station, community center   |         |
| <b>Public</b>           | RR-5 | 1 Park, 1 tract of 27 lots   |         |
| <b>Public</b>           | EFU  | 1 sewer treatment plant  |         |

**Table 1: Zoning and Land Use**

### **A. Public Facilities**

The Unincorporated Communities Rule requires that counties shall adopt public facility plans for unincorporated communities over 2,500 in population, or for communities with growth projected to outstrip the capabilities of the current systems to provide services. Another trigger for adoption of a public facility plan is when the community’s plan provides for an amount, type or density of additional growth or infill that cannot be adequately served with individual water or sanitary systems or by existing community facilities and services. The Alpine Community Plan provides for no additional infill or growth above that which is allowed currently, a maximum of ten (10) additional dwellings. In the unlikely event that ten dwellings are added within the Community Boundary, they could be adequately served by individual or shared wells, and the sewer system could comfortably add the new connections and still remain well below capacity.

#### **1. Water**

A portion of Alpine is served by a private water system, the Alpine Water Company, a 501(c)(3) corporation governed by a Board of Directors, established in 1900. Limited by law to 14 residential connections, the system operates a well on Crandall Avenue, with billing and water treatment conducted by a contractor and volunteers. The water system includes four (4) 2500 gallon storage tanks, a chlorination system, distribution lines, and meters. Upgrades to the system were completed with the assistance of a 2001 USDA grant and loan.



The remainder of residents within the Community Boundary is served by private individual or shared wells. Although several residents have indicated the desire to be



added to the water system, the Oregon Health Authority, Drinking Water Services prevents size increase beyond 14 residences. Expanding the system would require water line and storage construction, as well as additional monitoring and operating standards. Water issues were noted as a high priority during the community meetings and survey, therefore this Plan includes recommendations (see Section 4.d) for further coordinative efforts with the community to gauge willingness to undertake a water facility expansion.

## **2. Wastewater**

With 46 residential and 5 commercial/public connections, Alpine's community sewer system was constructed in 1986 with the assistance of a Community Development Block Grant which provided complete funding for this project. The wastewater treatment facility, consisting of a treatment building, well, and sewer lagoons, is located within the Community Boundary on a 19-acre parcel owned by Benton County, and is operated by Benton County facilities staff. This parcel is currently zoned EFU, and is proposed to be zoned Public (P) in recognition of its public facility commitment.

Governed as a County Service District (CSD), the Alpine CSD Board of Directors consists of the Benton County Board of Commissioners with an Advisory Committee of appointed Alpine residents. Permitted by the Department of Environmental Quality for a discharge level of 30,000 gallons per day, the system currently operates at about 60% capacity, with discharges of treated effluent to Muddy Creek occurring only during the winter months.

Recent construction of a well on the Wastewater Treatment Plant property revealed a 50 gallon per minute yield, offering options for potential expansion of the community water system, a project the community may decide to explore in the future.

## **III. Community Goals**

As a result of the community survey and meetings held in Alpine, and based upon knowledge of the processes affecting the region, staff has identified 3 broad community goals for Alpine. Each of these goals is supported through specific policies that, through the adoption of this Community Plan, are adopted into the Benton County Comprehensive Plan.

**Goal 1:** Alpine will be a small, rural, attractive community in a setting of natural beauty, with diverse opportunities to enjoy the outdoors.

**Goal 2:** Alpine will have small-scale business appropriate for its quiet rural character, providing limited goods and services to locals and tourists.

**Goal 3:** Alpine will be the home of families and individuals who work together to maintain and improve the quality of the community.

***Goal 1: Alpine will be a small, rural, attractive community in a setting of natural beauty, with diverse opportunities to enjoy the outdoors.***

Policy 1.a: Benton County recognizes the rural small town character of Alpine and will work with\* community groups and organizations, business and property owners and agencies to maintain and enhance Alpine’s small town character.

*\*Note: “work with”, as used within these goals, includes recognition of community vision, administrative assistance, participation in inter-agency partnerships, and facilitation of community efforts to achieve stated goals.*

Policy 1.b: Benton County shall work with residents, businesses, community organizations and agencies to identify opportunities and facilitate programs to improve the general appearance of Alpine.

Policy 1.c: Benton County shall work with residents, property owners, and community groups to enhance bicycling and pedestrian opportunities in and around Alpine, providing safe links between important community destinations.

Policy 1.d: Benton County shall work with residents and community groups to preserve and enhance existing park lands within the community.

***Goal 2: Alpine will have small-scale business appropriate for its quiet rural character, providing limited goods and services to locals and tourists.***

Policy 2.a: Benton County shall work with\* local business owners, community organizations, and agencies to create a supportive atmosphere for existing and potential businesses in Alpine.

Policy 2.b: Benton County shall refine the commercial and residential zoning designations for Alpine to enhance opportunities for existing businesses to thrive there, and for small-scale businesses to locate there.

***Goal 3: Alpine will be the home of families and individuals who work together to maintain and improve the quality of the community.***

Policy 3.a: Benton County recognizes the importance of local community groups in the process of community-building, and will support efforts directed at improvement of Alpine’s quality of life.

Policy 3.b: Benton County will work with local organizations, community groups, residents, and property owners to protect and enhance the historical, social, and natural assets of the Alpine community.

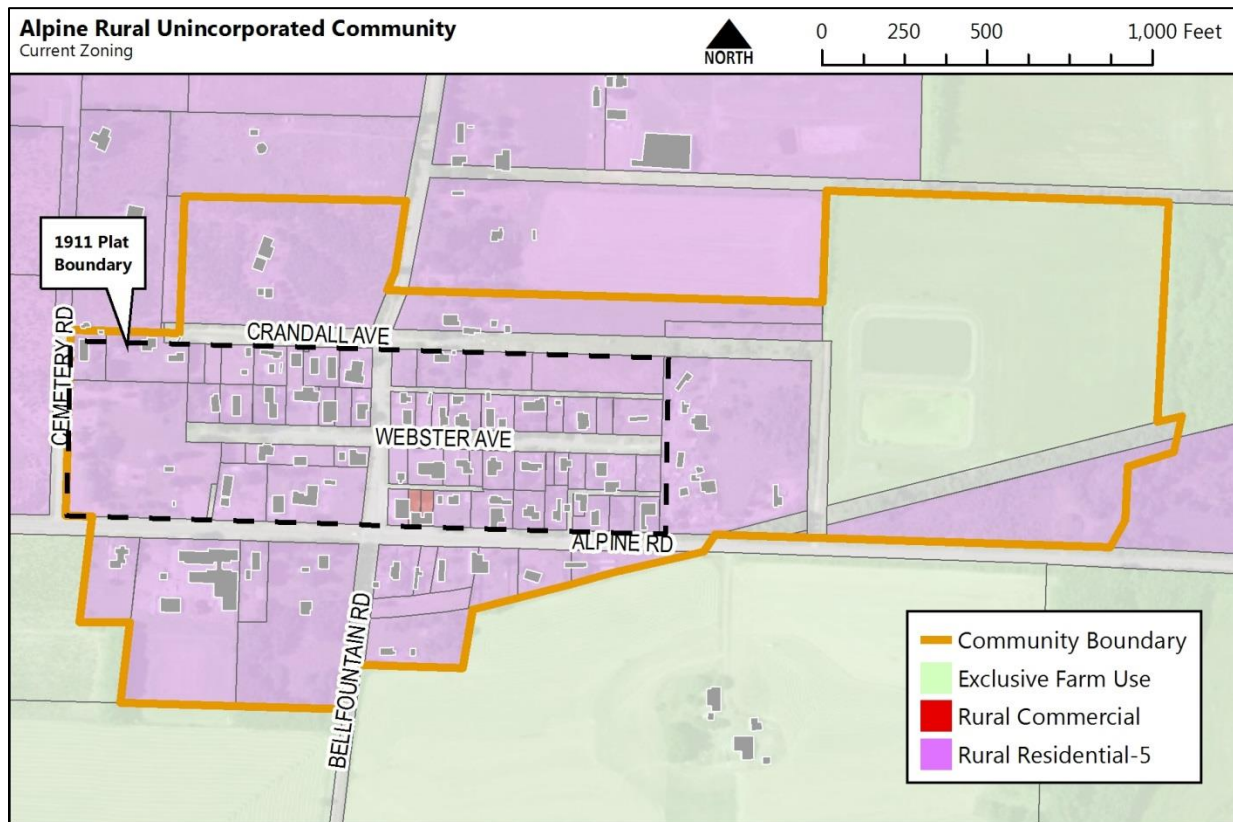
#### **IV. Community Zoning**

##### **A. Zoning Background**

Zoning was first applied to the Alpine area in 1974, when 1038 acres of land surrounding and west of the historic “Downtown Alpine” core were zoned Rural Residential, 5-acre minimum parcel size (RR-5). Outside the RR-5 zone, lands were zoned Agriculture-Forestry (AF), and Exclusive Farm Use (EFU). In 1979 many of the AF lands were re-zoned Forest Conservation (FC).

An exception to Goals 3 and 4 for Alpine was approved in 1982 with the adoption of Benton County’s Comprehensive Plan. The Goal Exception document notes that this area “... was subdivided into five acre lots about seventy years ago and has developed slowly over the years.” No mention is made of the area platted in the 1911 Alpine plat, consisting of 130 lots roughly one-tenth acre in size, several of which had historically contained commercial uses, with a handful remaining in 1982.

### B. Current Zoning



Alpine’s community boundary currently contains 63 acres zoned RR-5, 19 acres zoned EFU, and one 0.2 acre parcel that was re-zoned Rural Commercial by application of the property owner in 2008.

### C. Changes to Zoning and Development Requirements

In keeping with the expressed desires of the community, several zoning changes are proposed for the community of Alpine. These zoning changes will result in:

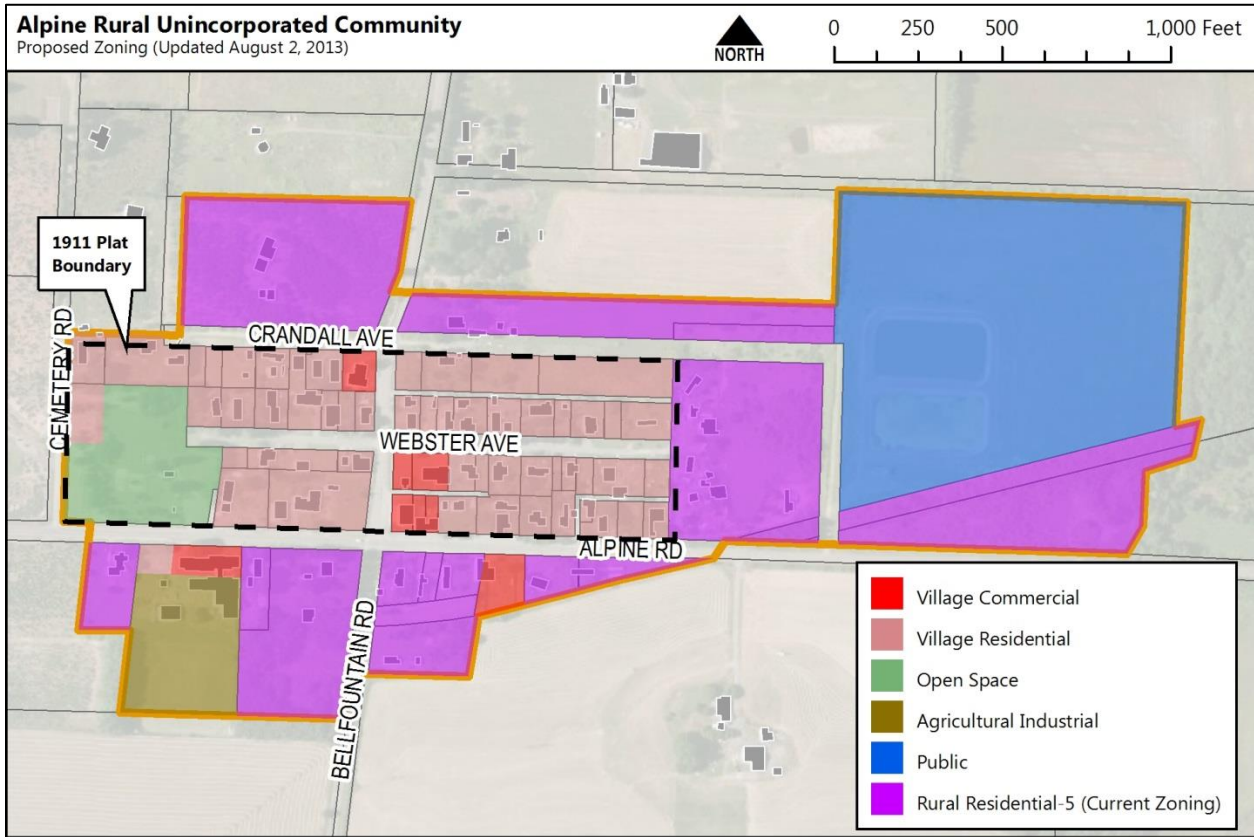
- **Village Residential Zoning** - Recognition of the small sizes of lots platted in the 1911 Plat of Alpine by replacing the RR-5 zoning with Village Residential zoning. The existing RR-5 zone requires setbacks more appropriate for larger acreage, and generally result in the necessity of obtaining a variance in order to site a dwelling. The proposed Village Residential zone will reduce setback distances, allow greater flexibility in home business and cottage industry uses, and conditionally allow multi-family development.
- **Village Commercial Zoning** - Re-zoning existing commercial uses to Village Commercial (VC). The VC zone recognizes the limitations of a business district that was platted in an earlier time and intended to function as a neighborhood, pedestrian downtown. Although Alpine businesses also serve travelers who arrive by auto, on-site parking requirements designed for suburban development are impossible to achieve without negatively impacting the compact village character of the community.

Pedestrian and bicycle travel is common in Alpine, and contributes to the friendly, small-town atmosphere. Siting standards in the VC zone will assure that new commercial development enhances the walkable character of the community, while providing for the needs of those traveling by auto. The existing Alpine Community Center will also be re-zoned to Village Commercial, which allows “community center” as an outright permitted use. Development Code texts of Village Residential and Village Commercial zones are included in Appendix D.

- **Public Zoning** – The Alpine CSD Wastewater Treatment Facility will be re-zoned from EFU to Public, in which “wastewater treatment facility” on publicly-owned lands are an outright permitted use.
- **Open Space Zoning** – In order to protect the 3.9-acre park known as the Alpine Chapel Park, the park will be re-zoned from RR to Open Space, which permits “public or private parks” of many types. As discussed above (page 10), two lots within the Park boundaries will retain residential zoning and will be zoned Village Residential. This will preserve a potential funding source for the Park, which currently has no ongoing source of revenue for improvements and maintenance, and accomplishes basic needs through volunteer labor and Board member dues. The Alpine Park Board has endorsed the proposed re-zoning.
- **Agricultural Industrial Zoning** – The Alpine Elementary School, constructed in 1969, closed in 2003, and sold by the school district in 2008, is located on a 4.4 acre parcel. It is currently the place of business for a large apiary company processing honey and providing crop pollination services. The buildings are used for construction of hives and bottling of honey, and the outdoor playing field holds beehives during the winter months. Plans of the property owners include the possibility of leasing space to other businesses producing goods from local agricultural products.



Discussions with the property owners and the community led to a proposed zone change from RR to Agricultural Industrial for the majority of the parcel, in which “agriculture related warehousing, packing, processing ...” are permitted outright. At the community’s request, the owners agreed to a limited use overlay prohibiting the sales and storage of agricultural chemicals not related to apiary use. A parcel of approximately 0.25 acre on Alpine Road would retain residential zoning and be designated Village Residential to allow for on-site housing of apiary workers. The building closest to Alpine Road is proposed for change to Village Commercial, to allow the operation of a food service business.



**D. Additional Strategies for Reaching Community Goals**

Robust public participation in this planning effort has helped to identify community issues that are outside the scope of this plan, but need attention nevertheless. County staff will continue to collaborate with community groups and residents to make progress on these issues.

**Community Appearance** – A high priority for Alpine residents, work is currently underway to gradually decrease the number of unattractive and hazardous conditions

that are the result of limited resources and unenforced regulations. Progress will continue to be made through community effort and agency collaboration.

**Expanding the Water Company** – Several residents within the Community Boundary have expressed the desire to be connected to the water company, due to concerns surrounding availability, cost, and quality of groundwater. The Alpine Water Company is currently at its organizational limit, and increasing the number of customers served would require a reliable source of additional water and re-organizing the company under a different regulatory framework. The County has indicated willingness to cooperate with residents to explore the feasibility of this expansion, and will conduct a survey of residents not served by the water company to determine whether interest has met an actionable level.

**Alpine Chapel Park** – Alpine residents have expressed a strong interest in using the park and in seeing it improved. Regular maintenance and the addition of playground equipment were high on the list of identified needs in the community survey. At this time a new county-wide non-governmental group, The Alliance for Recreation and Natural Areas (AFRANA), has stepped forward to collaborate with local groups in need of capacity to achieve their goals. Future partnerships between Alpine Chapel Park, the Alpine Community Center, AFRANA, and Benton County Natural Areas and Parks Department may prove to be the key to preserving and enhancing Alpine's park.

## **Appendices**

- A - Community Outreach Materials**
- B - Community Survey**
- C - Parks and Recreation Report**
- D - Village Residential and Commercial Zones**
- E – Benton County Comprehensive Plan Policies**

**Appendix A  
Community Outreach Materials  
And Meeting Minutes**

## Postcard

### ***Alpine Community Meeting!***

You are invited to join members of the community to share your vision for the desired future of Alpine.

The purpose of this meeting is to enable residents to identify their concerns and help guide the future of land use in Alpine.

---

***Date:*** *Wednesday, Oct. 20*

***Time:*** *6:00 to 7:30 pm*

***Place:*** *Alpine Community Center, 25114 Alpine Road*

---

***Please attend, and let us know what you think!***

Snacks and beverages will be served





# ***Public Meeting Handout***

## **Unincorporated Rural Communities Planning**

This year Benton County will be planning for the unincorporated rural community of Alpine, as defined in the 1982 Comprehensive Plan Goal Exception document. The tasks involved in this planning are specified by the Land Conservation and Development Department (ORS 660-022-000 through 660-022-0070) and are requirements of Periodic Review. Periodic Review is the process through which each county must update its comprehensive plan to comply with the Statewide Planning Goals of Oregon.

Although Unincorporated Communities Planning (UCP) must follow certain state-prescribed guidelines, results of the UCP have the potential of providing benefits to the community beyond the scope of the state's requirements.

### **Purpose:**

- Comply with Periodic Review mandate
- Address land use issues specific to the individual community
- Develop zones appropriate to circumstances in the community, ensuring that cumulative development does not exceed capacities
- Revise zoning maps, comprehensive plan, and development code, where necessary
- Encourage a sense of community
- Partner with community in reaching self-defined goals

### **Steps:**

- Establish community boundary in accordance with state statute
- Identify community type: rural, urban, resort, or rural service center, in accordance with definitions in state statute
- Inventory and assessment of existing and projected land uses, vacant lands, public facilities
- Public meeting to identify concerns, set goals
- Draft Unincorporated Community Plan
- Draft Comp Plan policies, Development Code amendments, Boundary and Zoning Map revisions, if necessary
- Public meeting to review drafts
- Finalize drafts
- Review and approval by Planning Commission, Board of Commissioners, Department of Land Conservation and Development

### **Limitations:**

- Rezoning of land designated as Farm (EFU) or Forest (FC) is unlikely
- The scope of this effort is limited to land use issues
- The time frame is brief, with completion required by June of 2011

Input from the community is welcome. Notice of public meetings will be mailed to residents and published in the Gazette Times and Tri-County News. Your community newsletter will also carry notice of any public meetings, when possible. Feel free to contact Chris Bentley at the Community Development Department (766-6819) [chris.Bentley@co.benton.or.us](mailto:chris.Bentley@co.benton.or.us) with any questions or concerns.

## ***Postcard***

### ***Alpine Community Meeting!***

In October of 2010 the first meeting for the Alpine community planning project was held; many area residents attended and actively participated. The project was placed on hold temporarily, and now we're re-starting the effort.

**The purpose of this meeting is to share public input gained from the first meeting, and use it to plan our next steps.**

---

***Date: Thursday, January 31***

***Time: 6:00 to 7:30 pm***

***Place: Alpine Community Center, 25184 Webster Ave.***

---

***Come and contribute to Alpine community planning!***

Snacks and beverages will be served



## *Flyer*

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**Date:** *Thursday, January 31*

**Time:** *6:00 to 7:30 pm*

**Place:** *Alpine Community Center  
25184 Webster Ave.*

**The purpose of this meeting is to share public input gained from the first meeting, and use it to plan our next steps.**

*Snacks and beverages will be served*

***Come and contribute to Alpine community planning!***

The meeting will be hosted by the Benton County Community Development Department as part of the process of preparing a rural community plan for Alpine. The county is undertaking this planning effort as a Periodic Review task, required by the Oregon Department of Land Conservation and Development.



## ***Flyer***

# ***Alpine Community Plan***

On January 31, 2013, a meeting was convened at the Alpine Community to involve area residents in the planning effort beginning in Alpine, led by Benton County Community Development, as required by the Oregon Department of Land Conservation and Development.

At that meeting, small working groups were formed of volunteers, to focus on the topics of Land Use/Zoning, Open Space/Parks, and Infrastructure.

**These working groups will meet to develop suggestions and recommendations which will be brought for discussion to the community in the next all-community meeting.**

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**The first meeting of the Open Space/Parks Working Group will be  
Feb. 25, Monday, 6-7:30.**

**The first meeting of the Infrastructure Working Group will be Feb. 28,  
Thursday, 6-7:30.**

**The next meeting of the Land Use/Zoning working group will be  
March 14, Thursday, 6-7:30.**

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**All meetings will be held at the Alpine Community Center,  
25184 Webster Ave.**

The meetings will be hosted by the Benton County Community Development Department as part of the process of preparing a rural community plan for Alpine. The county is undertaking this planning effort as a Periodic Review task, required by the Oregon Department of Land Conservation and Development.



# Summary of Meeting - Alpine Rural Community Plan, October 20, 2010, Alpine Community Center

**1. Convene** – The meeting was convened at 6:00 p.m. by Chris Bentley and Adam Stebbins, Planners from the county Community Development Department. All attendees were welcomed and thanked for attending, and the good turnout was noted as an excellent sign for positive outcomes for the community.

The purpose of the meeting was described: to listen as residents of Alpine identify their concerns about the future of land use in their community.

In Oregon all counties are required by the state to plan for their rural unincorporated communities, recognizing that these rural communities are unlike the cities, and have unique characteristics and needs. This meeting was convened to enable residents of Alpine to identify their concerns and their vision about the future of land use in their community. This is the first of several meetings that will result in implementing strategies to support realization of the community's goals.

The ground rules of the meeting were described, and agreed upon by all present.

**2. Vision Identification** – Planning staff introduced this portion of the meeting: “Recognizing that change is part of life, and change has been and will continue to come to Alpine, we’d like to work with the community to guide that change. First we’ll listen and record as you identify the features you like **best** about Alpine, then those parts that you’d like to see **change**; then everyone will get the opportunity to vote for their most important points. Before we leave tonight we will have distilled the lists into topical focus groups, and learn who is most interested in working on which ones.”

Members of the audience stated what they considered the most important features of the community. Input requested was “...what brought you here, what keeps you here, what is unique to Alpine, what would you like to see retained ...” Each item was recorded on wall-mounted poster-size paper.

The next item requested from the audience was “... what features of your community you would think need work, perhaps roadblocks in the way of desired change, things you’d like to see changed in the future. No need to tell us the solution, we’ll work on that together as this project progresses, just the items that you see as unhelpful to the future you’d like to see here.” Each item was recorded.

**3. Dot Vote** - Each member of the audience was given the opportunity to vote, to determine the priority of concerns. Each person received 5 adhesive dot “votes” and about 10 minutes to browse through these pluses and minuses and place dots on the items they feel are most important, most key, most crucial.



**4. Re-convene** - The group was re-convened, and commended for their participation in this process. Reassurance was given that the areas with less interest will not be ignored, and will be considered also. (The vote tally is attached on page 3 of this meeting summary.)

**5. Next Steps** – Topics of interest were grouped and noted on five clipboards, so that participants could select which topic/s they would like to continue to work towards, and sign up to be contacted about future meetings. The focus group topics are:

- Land Use/Infrastructure
- Land Use/Parks & Open Space
- Community Center
- Commercial Zone
- Water
- Preserving Rural Atmosphere

Planning staff explained that the focus groups, as well as a general group, will meet over the next several months to refine the community vision and goals. Then community members will work with staff to devise strategies to implement the community-identified goals. These strategies can include, but are not limited to: rezoning, transportation planning, downtown planning, infrastructure planning, water supply assessment, economic development opportunities, etc.

A survey will be sent to all in the community to gather the ideas and opinions of all residents. Within a year, we will have held a few more meetings of the entire community to clearly articulate the community's goals, as well as a few meetings of the focus groups, to develop strategies for reaching those goals.

Some strategies for implementation, such as zoning change, can be undertaken by the county, and others, such as economic revitalization, may require assistance from other agencies and groups such as Oregon Downtown Development Association. Staff noted that the possibilities are too many to go into in this first meeting, but there are many.

**6. Conclude** – The meeting was ended at 7:00 as promised, and all were thanked for participating and commended for their good work. Announcements of future meetings will be sent to all who signed in, as well as posted in various locations. Staff remained available after the meeting to answer questions.

**7. Evelyn Lee and Mary Allardt** – Evelyn gave a brief presentation about the possibility of the community acquiring the vacant church as a community center. Mary described her plans to construct the new Alpine Market on the site of the old one.

## Issues Identified by the Community of Alpine at October 20<sup>th</sup>, 2010 Meeting

| <b>Votes</b> | <b>What do we like about our community; what do we want to preserve?</b> |
|--------------|--|
| 18           | Presence of a Community Center   |
| 16           | Low density development  |
| 16           | Quiet  |
| 13           | Rural atmosphere   |
| 10           | Small size of the community  |
| 5            | Small farms  |
| 5            | Youth of Alpine and diversity  |
| 4            | Natural beauty   |
| 3            | Low traffic volumes  |
| 3            | Wildlife   |
| 2            | High “hipness quotient”  |
| 1            | Affordability of property  |
| 1            | Sense of community   |
| 1            | Open space – park, cemetery, gardens                                     |
| 1            | Welcoming and friendly   |
| 1            | Proximity of universities  |
| 1            | Attitude of self-reliance  |

| <b>Votes</b> | <b>What would we like to change; what needs work?</b> |
|--------------|---|
| 31           | Property cleanup                                      |
| 15           | Lack of water   |
| 13           | Trails system for pedestrians                         |
| 12           | Commercial zone                                       |
| 12           | Master plan   |
| 11           | Community store (market)                              |
| 6            | Bike transportation system                            |
| 5            | Public transportation                                 |
| 4            | Playgrounds and play equipment                        |
| 4            | Emergency preparedness                                |
| 4            | Water system  |
| 4            | Dust control  |
| 3            | Wastewater overflow from treatment plant              |

## **Summary of Meeting – Alpine Rural Community Plan January 31, 2013, Alpine Community Center**

**1. Welcome and Introduction** – The meeting was convened at 6:00pm by Chris Bentley, Aaron Ray, and Cody Fyotek, staff planners with the Benton County Community Development Department. All attendees were welcomed and thanked for attending, in particular for their willingness to come to the meeting and contribute. Each attendee was asked to introduce themselves with their name, where they live, and how long they've lived in the area.

**2. Agenda, Outcomes, and Ground Rules** – The agenda was reviewed with the attendees. The following outcomes for the meeting were proposed: reviewing the work done on the community plan thus far, identification of working groups, discussion of the next meeting dates, learning the best way to communicate with interested community members, and answering questions from the community. Ground rules were discussed and agreed to by the participants, who were encouraged to ask questions as they came up during the meeting.

**3. Background and Purpose** – Staff presented an overview of the project thus far, including a summary of the meeting held in October 2010, and described that the project has been reactivated after being dormant for a time due to scheduling and budget constraints. Staff also discussed the impetus of the project. In Oregon, all counties are required by the state to plan for rural unincorporated communities, recognizing that these rural communities are unlike the cities and are not just dispersed rural residences. These communities have unique characteristics and unique needs. Staff discussed the Alpine planning project in conjunction with those completed in Alsea and Wren, and those to be completed in Bellfountain and Greenberry. Staff explained that the first meeting was intended to allow residents of Alpine to identify concerns and their vision for the community in the future. The outcomes of those meetings were shown on maps and posters situated around the room, including a set of pros and cons which will serve as the basis for future goals and objectives.

**4. Priorities** – Staff reviewed the pros and cons lists that were developed at the last meeting, and noted where progress had been made: the community center, the market building and commercial zone, and some property cleanup. Staff explained that other priorities may have emerged or changed in their relative importance since the last meeting.

Audience members had questions related to potential changes stemming from the priorities list, particularly related to zoning and allowed uses. Some audience members expressed a concern that rezoning could prompt unwanted development or changes in town. Staff explained that the current zoning really doesn't adequately describe what's in the town now and that using the same Rural Residential zones as other areas of the county restricts what people can do with their property. With more customized zoning approaches, other uses could be allowed and property owners would be able to build on

the small lots from the original plat without the need for costly and complex variances. Similar circumstances from Alsea were discussed.

**5. Working Groups Introduction** – Three working groups were introduced:

- Land Use, focusing on zoning, allowed uses, compatibility, growth, etc., to be led by Chris Bentley;
- Parks, focusing on parks and recreation, trails, gardens, points of interest, events, etc., to be led by Cody Fyotek; and,
- Infrastructure, focusing on streets, roads, water, and sewer services within the community and broader region, to be led by Aaron Ray.

**6. Groups Convene** – Each participant was asked to choose one group to join for a brief breakout session. In each working group, participants would identify relevant issues to be discussed at a future group meeting and discuss the best times to meet. People that wish to be informed of meetings in multiple working groups can choose to be notified of and participate in any or all future working group meetings.

**7. Next Steps** – Staff explained that agendas from each working group would be available for review next to the sign in sheets and that participants could elect to participate in multiple groups. Staff also discussed the upcoming survey that would be mailed to those that were informed of tonight’s meeting, as well as being made available online. The survey would allow people to provide additional input, as well as collect data about demographics for future planning and grant funding opportunities. Some questions would also be provided by the Benton County Health Department for their analysis. In all cases, surveys will be anonymous and optional.

**8. Questions and Conclusion** – The meeting was concluded by the promised end time of 7:30 with a recap of what we accomplished in the meeting, as well as a reminder that planning staff would be available to answer questions individually after the meeting. The attendees were thanked for their participation.

# Alpine Rural Community Plan Meeting

Alpine Community Center

Wednesday, May 15, 2013, 6:00-8:00 pm

## Minutes

**1. Welcome and Introductions** - The meeting was convened at 6:00pm by Chris Bentley, Aaron Ray, and Cody Fyotek, staff planners with the Benton County Community Development Department. All attendees were welcomed and thanked for attending, in particular for their willingness to come to the meeting and contribute. Each attendee was asked to sign in. A show of hands was used to determine how many were present at earlier meetings, and who served on the three Working Groups. Most indicated continued involvement, with a few new people.

**2. Agenda, Outcomes, and Ground Rules** - The agenda was reviewed with the attendees. The following outcomes for the meeting were proposed: reviewing the work done by the Working Groups, recommendations of Working Groups, proposed zoning changes, next steps will be explained, and questions answered. Ground rules were discussed and agreed to by the participants, who were encouraged to ask questions as they came up during the meeting.

**3. Background and Purpose** – Staff presented an overview of the project thus far, including a summary of previous meetings. Staff also recapped the impetus of the project. In Oregon, all counties are required by the state to plan for rural unincorporated communities, etc.

**5. Working Groups Introduction** – Reports were given on the three Working Groups:

- Land Use, focusing on zoning, allowed uses, compatibility, growth, etc., Outcome was zoning changes and other strategies to help community reach desired goals.
- Parks, focusing on parks and recreation, trails, gardens, points of interest, events, etc. Resulted in a regional context parks plan, and recommendations for the future use of Chapel Park as well as linkages to recreational assets community-wide.
- Infrastructure, focusing on streets, roads, water, and sewer services within the community. Outcome was identified need to pursue community water system by convening group with assistance of Public Works Dept. after completion of the Plan.



**5. Survey results summary** – Results of the community survey were described, and attendees were referred to poster-sized results hung around the room. Results were consistent with Meeting #1 goals, and comments were very interesting!

**6. Next Steps** – The process ahead was described, and timelines summarized. This includes Planning Commission and Board of Commissioners work sessions and public hearings, and finally adoption of new zoning and Comp Plan changes. Audience expressed desire to hold hearings in Alpine, at the Community Center.

**7. Q & A** – Many questions were asked about the details of the working group reports. Several comments were made expressing agreement with the outcomes and possible good effects on the community in the future.

**8. Conclude** – Staff thanked attendees, referred them to various materials posted around the room, and handouts available. All were invited to stay after the meeting to ask individual questions of Staff, and many people did.

## **Appendix B Community Survey**

**See original document for survey.**

**Appendix C  
Parks and Recreation Report**

# Report: Parks and Recreation

## **Parks and Recreation in Alpine**

The community of Alpine is located along South Benton County's scenic route, nestled in the middle of Alsea Falls, the Willamette River, and Finely National Wildlife Refuge. Poised for minimal growth, Alpine residents value the rural community feel, and proximity to outdoor recreation activities.

At initial planning meetings in 2010, residents identified several priority planning efforts. Infrastructure, community clean-up, and open space emerged at the top of the list. The purpose of this document is to create a blue print for the future of Alpine parks and recreation.

The following parks and recreation discussion, goals, and policies have been identified by residents, and will direct planning efforts toward improved connectivity, and collaboration.

## **Associated Land Management Agencies and Non-profits**

In the vicinity of Alpine there are several public and private land management agencies affecting parks and recreational opportunities. These agencies include the Bureau of Land Management (BLM), United States Fish and Wildlife Service, (USFWS), Army Corp of Engineers (ACE), and Benton County.

Active non-profits in the area include Greenbelt Land Trust and the Alliance for Recreation and Natural Areas (AFRANA).

With multiple agencies and non-profits, opportunities for collaboration exist. Although coordination can be challenging, it is essential for the successful implementation of this plan.

## **Congruency with Existing Plans**

This parks and recreation chapter is consistent with the Benton County Comprehensive Plan, 2007 and Benton County Natural Areas and Park System Comprehensive Plan, 2012.

### *Benton County Comprehensive Plan relevant Goal*

#### *Goal: 8 Recreational Needs*

To maintain a park and open space system that represents the heritage and natural scenic qualities of Benton County, and provides outdoor recreation opportunities that contribute to healthy individuals, children, and families.

### *Natural Areas and Park System Comprehensive Plan relevant Policy Goal*

#### *Connectivity and Accessibility*

To develop an interconnected and integrated system of accessible natural areas and parks, and open space, working with landowners and other agencies to fill gaps, acquire easements, create alternative transportation choices through connectivity and public safety.

### **Parks and Natural Resources Inventory**

Within the community boundary identified in Chapter (1), Alpine Chapel Park is the only outdoor resource. Alpine, however, is centrally located to access nearby regional outdoor resources. These regional opportunities are relevant to the residents of Alpine and are being identified for collaborative opportunities.

#### ***Local***

Alpine Chapel Park is four acres, located at the corner of Alpine Road and Cemetery Road. In the past this park has served as a community garden, gathering area for events, and play area for children. Currently, the park is episodically used by residents, and serves as a parking area for the Alpine Century Ride.

Alpine Chapel Park is deeded to the Garden Club, who is responsible for maintaining it as a park in perpetuity. Regular maintenance and improvements are not consistent, and collaborative opportunities should be pursued to support the functions of the park.

#### ***Regional Connections***

Alsea Falls – Managed by the Bureau of Land Management, Alsea Falls is a popular destination among Alpine residents. In addition, it offers the only camping in the area. Common recreational activities include mountain biking, hiking, fishing and picnicking.

Finley Wildlife Refuge – Managed by the US Fish and Wildlife Service, Finley Wildlife Refuge was created to provide vital wintering habitat for the dusky Canada geese. This area is popular with Alpine residents for nature walking and bird watching.

Bellfountain Park – Benton County managed, this park has a playground and group picnic area with the capacity to accommodate large special events.

Willamette River- Benton County, along with federal, state and other local governments are working to implement Oregon’s “Concept Plan for the Willamette River Water Trail”. Relevant opportunities exist for collaboration and improved recreational river access.

Long Tom River – Benton County has identified this as another collaborative opportunity to work with the Corps of Engineers to investigate the feasibility of a multi-use trail connecting Monroe with the Willamette River.

#### **Needs Assessment**

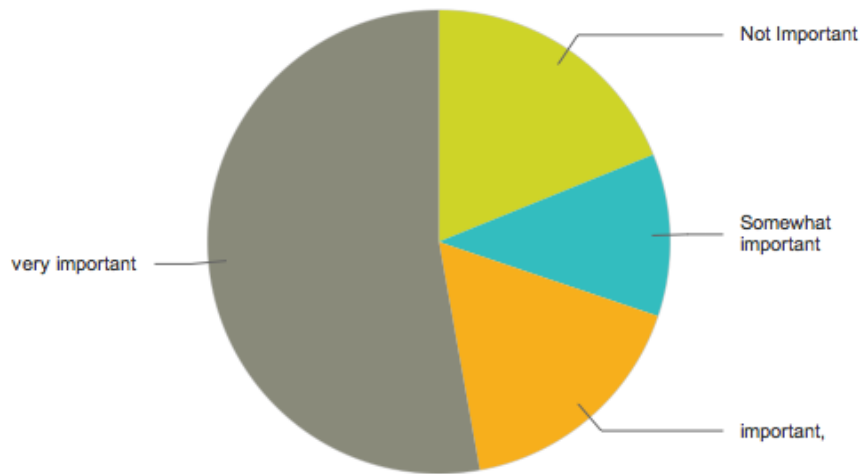
The needs assessment is based on all-community and focus group meetings, and the Alpine Community Survey.



Survey results confirm previous statements regarding the importance of outdoor resources to the community, with 52.8 % of respondents identifying parks, recreation and open space as very important to the quality of life in Alpine.

### How important are parks, recreation and open space to the community of Alpine's quality of life?

Answered: 53 Skipped: 5



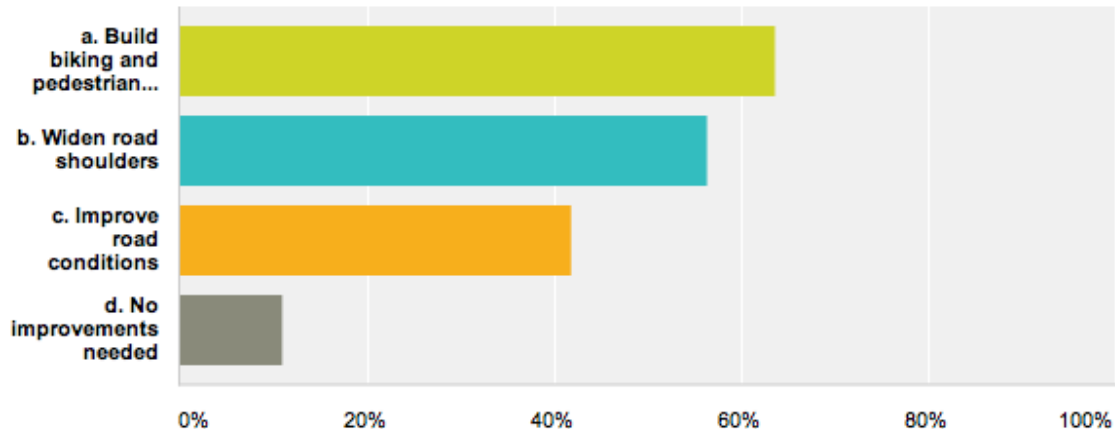
At all-community and focus groups meetings residents primarily expressed concern over bike and pedestrian safety, and Alpine Chapel Park.

Residents believe narrow road shoulders and excessive vehicular traffic speeds create dangerous bike and pedestrian conditions on Bellfountain Road and Alpine Road.

Survey results reinforce concerns expressed at meetings, with 63.6 % of survey respondents identifying the construction of bike and pedestrian trails (separate from the road) as a way to make it easier to get from Alpine to parks and recreational opportunities.

## What would make it easier for you to get from Alpine to parks and recreational opportunities? (Check all that apply)

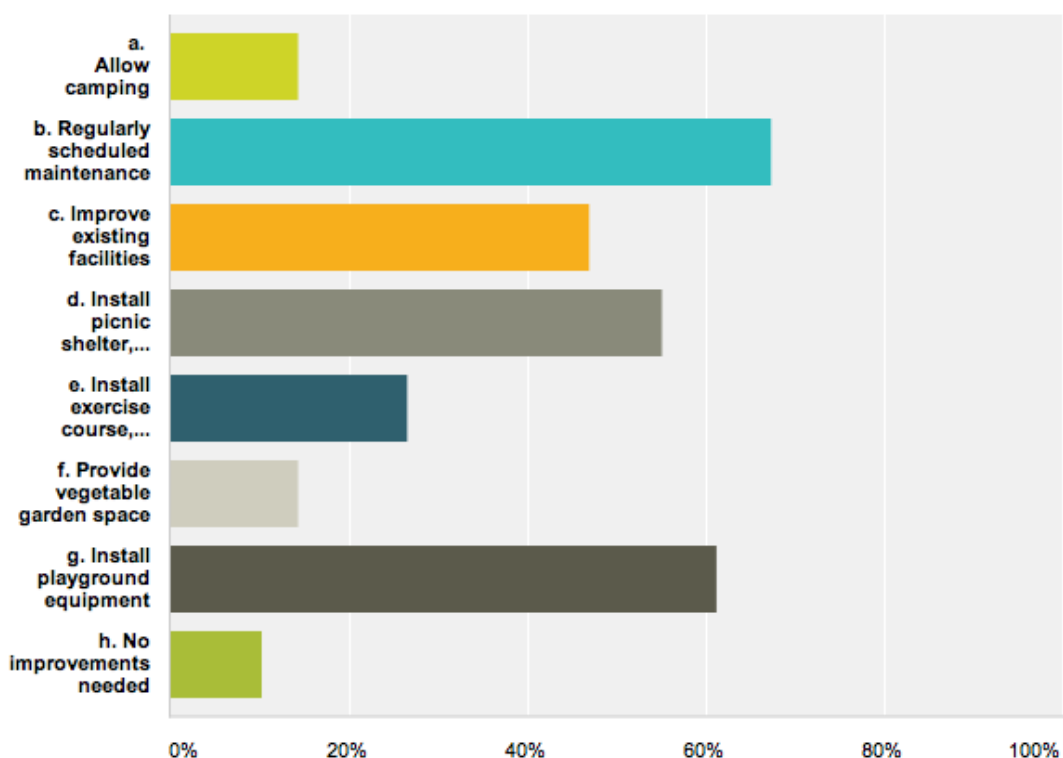
Answered: 55 Skipped: 3



A majority of residents think Alpine Chapel Park is a beloved resource in the community, but are concerned about the inconsistent maintenance and dilapidated conditions. Survey results confirm community input, with 67.3 % of survey respondents selecting regularly scheduled maintenance as the best strategy for Alpine Chapel Park improvement. Install playground equipment (61.2%) and install picnic shelter, tables, grills (55.1%) were close second and third strategies for park improvement. Several residents agree there is a lack of camping in the area, but do not think it is an appropriate use of Alpine Chapel Park. Only 14% of survey respondents identified camping as a way to improve the park. A few respondents did express interest in allowing camping in the park, but only for special events like the Alpine Century Ride.

## How can Alpine Chapel Park be improved?

Answered: 49 Skipped: 9



Furthermore, residents have identified the need for improved connectivity and access to the following local and regional destinations.

| Improved Connectivity & Access |            |                    |                        |
|--------------------------------|------------|--------------------|------------------------|
| Communities                    | Rivers     | Parks              | Natural Areas          |
| Philomath                      | Willamette | Alpine Chapel Park | Finley Wildlife Refuge |
| Corvallis                      | Long Tom   | Bellfountain       | Alea Falls             |
| Monroe                         |            |                    |                        |

### Challenges

Community members have identified a number of challenges to improving parks, and access to local and regional recreational opportunities. The following chart represents the challenges, and strategies for overcoming issues that may arise.

| Challenges    | Strategies  |
|---------------|---|
| Time          | Volunteers; set up regular scheduled workdays   |
| Money         | Grants; Partner with non-profits; Fundraise   |
| People Power  | Volunteers; Work with existing special interest groups                                |
| Communication | Create a central database to catalog all existing special interest groups in the area |

**Parks and Recreation: Community Goals and Policies**

**Goal 1:** Connectivity & Access - Alpine will improve connectivity and access to outdoor resources in the area.

**Goal 2:** Community Collaboration - Alpine residents will collaborate to accomplish community driven projects.

***Goal 1: Connectivity & Access - Alpine will improve connectivity and access to outdoor resources in the area.***

Policy1a: Alpine residents will work with Benton County to improve the gateway to Alpine viewshed.

Policy1b: Benton County shall work with property owners along Bellfountain Road and Alpine Road to encourage right-of-way easements that will facilitate opportunities for roadway widening and separate multi-use trails.

Policy1c: Benton County shall work with Alpine residents and Alliance for Recreation and Natural Areas to construct multi-use trails on the abandon railroad lines.

Policy1d: Benton County should work with Alpine residents to pursue improved access to the Long Tom and Willamette River.

***Goal 2: Community Collaboration - Alpine residents will collaborate to accomplish community driven projects.***

Policy2a: Alpine (The Garden Club) should work with Benton County and Alliance for Recreation and Natural Areas to maintain and improve Alpine Chapel Park.

Policy2b: Benton County should work with Alpine residents to develop trails and birding opportunities at the county-owned settlement ponds.

Policy2c: Benton County, in cooperation with AFRANA, and residents of Alpine shall aid in developing/promoting/establishing Alpine as a recreational hub.

Policy2d. Benton County should collaborate with the Bureau of Land Management to determine feasibility of leasing land for county use.



# Appendix D

## Applicable Chapters, Development Code

## Chapter 61

### Open Space (OS)

**61.005 Purpose.** The Open Space Zone shall preserve and protect natural, scenic, or recreational resources by managing such resources primarily for open space and recreational purposes. The Open Space Zone shall only be applied upon application of the property owner. [Ord 26, Ord 90-0069]

**61.010 Standards of Application.** The Open Space Zone may be applied to the following types of areas:

- (1) Wetlands, as recorded on the U.S. Fish and Wildlife Service National Wetland Inventory Maps.
- (2) Privately owned wildlife refuge or sanctuary, as defined in ORS 501.045.
- (3) Land approved for open space use assessment under the provisions of ORS 308.740 to 308.790.
- (4) Land approved for riparian habitat protection under the provisions of ORS 308.025 and Chapter 720.
- (5) Open space area identified by the County or City Comprehensive Plan.
- (6) Historical, archaeological or geological sites. [Ord 26, Ord 90-0069, Ord 92-0092]

**61.105 Site Management Plan.** An application for a zone change to Open Space shall include a site management plan. Such plan shall limit the nature and type of uses allowed in the Open Space Zone consistent with the nature of the resource designed to be protected by the plan. The following information shall be represented on the site management plan:

- (1) A brief narrative of intent and proposed uses, including an adequate description of unique natural features or areas that may be located on site.
- (2) Site topography, drainage areas, creeks or ponds, and areas of major vegetation types.
- (3) Existing structures, improvements, roadway access and utilities, if any.
- (4) Existing land uses, ownership, property lines and building locations on adjoining property within 350 feet of the subject property.
- (5) Proposed uses for the subject site, including all proposed structures, vehicular and pedestrian circulation patterns and a site drainage plan; and
- (6) Any other appropriate information requested by the Planning Official. [Ord 26, Ord 90-0069]

**61.110 Criteria for Review of Plan.** The following criteria shall be used to evaluate whether the site management plan is consistent with the nature of the resource it is designed to protect:

- (1) The proposed uses will not result in the loss of rare, irretrievable, or irreplaceable natural features, or scientific opportunity;

(2) The proposed uses will not disturb substantially unaltered natural features or areas, or areas possessing natural features;

(3) The proposed uses will result in a public benefit which would be maximized on the subject site when compared to similar properties not possessing unique features;

(4) Adequate buffers shall exist within the proposed open space zone to assure compatibility between proposed uses and surrounding farming and forestry uses, where applicable; and

(5) The site management plan shall be applied along with other standards and requirements to determine if the proposed uses meet the intent of this zone. [Ord 26, Ord 90-0069]

**61.115 Amendment of an Adopted Plan.** Proposed changes to an approved site management plan shall be reviewed by the County in the same manner as the original approval. [Ord 26, Ord 90-0069]

**61.205 Permitted Uses.** The following uses are allowed in an Open Space Zone, subject to the limitations or requirements of a site management plan approved pursuant to this chapter:

(1) A public or private park, recreation area, or open space use, including a hunting and fishing preserve.

(2) A public campground or picnic sites and public playlot, playground or playfield.

(3) A public boat launching and fishing facility.

(4) A public bicycle and/or pedestrian path or trail system outside a County or public right-of-way.

(5) An equestrian path or trail system.

(6) A golf course, with a minimum of fifty (50) acres, excluding support buildings.

(7) Farm use.

(8) Forest use. [Ord 26, Ord 90-0069]

**61.305 Conditional Uses Approved by the Planning Official.** The following uses may be allowed in the Open Space Zone by conditional use permit approved by the Planning Official, subject to the site management plan submitted pursuant to this chapter:

(1) One dwelling for a caretaker or watchman, in conjunction with a permitted use.

(2) Temporary structures as may be required during construction of an authorized permanent structure. Such temporary structure shall be removed upon final inspection of the permanent structure by the Building Inspector.

(3) Driving range not in conjunction with a golf course.

(4) Support buildings in conjunction with a golf course. [Ord 26, Ord 90-0069]

**61.405 Minimum Parcel or Lot Size.** The minimum parcel or lot size shall be consistent with the site management plan. [Ord 26, Ord 90-0069]

**61.505 Siting Standards.** All structures allowed in the Open Space Zone shall be sited in compliance with BCC Chapter 99 and the following additional standards:

(1) The maximum building height for any dwelling shall be thirty-five (35) feet. Structures such as chimneys, spires, domes, elevator shaft housings, towers, aials, flagpoles, agricultural buildings, and other similar objects not used for human occupancy are not subject to the building height limitations of this code.

(2) A dwelling located within 200 feet of a forested area shall be provided with a spark arrestor on each chimney and a fire-retardant roof.

(3) A structure which is not a water dependent use shall be placed at least fifty (50) feet from the ordinary high water line of any river or major stream. In the case of a creek or minor stream, a structure which is not a water dependent use shall be placed at least twenty-five (25) feet from the ordinary high water line. [Ord 26, Ord 90-0069, Ord 92-0092]

## Chapter 66

### Village Residential (VR)

**66.005 Purpose.** The Village Residential Zone shall provide areas within Benton County where rural village lifestyles can occur within recognized and planned Rural Unincorporated Communities (RUC). This zone shall recognize the rural village character of RUC's, and the need for greater flexibility to allow these communities to maintain their viability. [Ord 2008-0226]

**66.010 Application.** The Village Residential Zone shall apply to areas outside urban areas on land that is within the boundaries of recognized and planned Rural Unincorporated Communities.

**66.020 Notification of Fire District.** In consideration of the small lot size, proximity of forested area, and density of structures in the Village Residential Zone, the Community Development Department shall notify the applicable fire district at the time of application for a building permit, establishment of a permitted use, or application for a conditional use permit.

**66.105 Permitted Uses.** The following uses are allowed in the Village Residential Zone, after notification of the Community Development Department:

- (1) Farm or forest use.
- (2) One dwelling per parcel. For the purposes of this section, "dwelling" includes a manufactured dwelling that complies with the manufactured dwelling standards in BCC 91.505 to 91.510, as well as all other applicable requirements of BCC Chapter 91.
- (3) Residential home.
- (4) Day care for fewer than thirteen children.
- (6) Home occupation.
- (5) One manufactured dwelling in conjunction with an existing dwelling as a temporary use for the term of a hardship suffered by the existing resident or a relative of the resident, subject to the terms and conditions set forth in BCC 91.545 and 91.550. The hardship manufactured dwelling shall comply with all other applicable requirements of BCC Chapter 91, except the additional placement standards of BCC 91.510 shall not apply.
- (7) Accessory use or structure without a legally established primary structure or use. .
- (8) Undeveloped open space.
- (9) Bed and Breakfast establishments or inns limited to 35 rooms or less.

(10) Roadside stands for produce or nursery products grown on the premises, and/or foods prepared on the premises.

(11) Art or craft gallery in a building or buildings not exceeding 4,000 square feet.

(14) Cottage Industry.

(DEFINITION: COTTAGE INDUSTRY: A business or business-related activity that is carried on within either a dwelling or a building accessory to that dwelling, which employs no more than two people in addition to those residing in the dwelling, and which has limited impacts on the surrounding properties. Deliveries and customer visitations are limited to the hours between 8:00 a.m. and 6:00 p.m. Outdoor storage is allowed if it is similar to what legally occurs in the neighborhood, and accessory structures conform to the character of the neighborhood. Signs up to six (6) square feet are allowed.)

## **CONDITIONAL USES**

**66.205 Conditional Uses.** The following uses may be allowed in the Village Residential Zone by conditional use permit approved by the Planning Official:

(1) Park or recreational facility.

(2) Public or private facility for the provision of power, water, or sewage disposal and associated structures and transmission lines.

(3) Church, grange hall, community hall, nonprofit meeting hall, or other similar non-profit community facility.

(4) Facility for performance of theatrical, film, music or dance productions, limited to 100 seats.

(5) Public or private school.

(6) Residential facility (care facility).

(7) Day care center.

(8) Fire station.

(9) Multi-family dwelling.

(10) Any use not listed here, but similar to the uses listed above, if it can be determined by the Planning Official to meet the Conditional Use criteria.

(11) Any use listed in section 75.105, and 75.110, Village Commercial permitted uses.

## **MINIMUM PARCEL OR LOT SIZES**



**66.305 Minimum Parcel or Lot Size.** The minimum parcel or lot size shall be 5000 square feet.

(1) A planned unit development (PUD) may be approved in the Village Residential zone, pursuant to the provisions of BCC Chapter 98 as modified by this subsection:

- (a) None of the new lots or parcels shall be smaller than 5000 square feet;
- (b) The development shall be served by the community water and sewer system.
- (c) For any open space or common area provided as a part of the PUD under this subsection, the owner shall submit proof of irrevocable deed restrictions recorded in the deed records. The deed restrictions shall preclude all future rights to construct a dwelling on the lot, parcel, or tract designated as open space or common area for as long as the lot, parcel, or tract remains outside an urban growth boundary.

**66.405 Siting Standards.** All structures allowed in the Village Residential Zone shall be sited in compliance with the following standards:

(1) A setback to a road right-of-way shall be at least fifteen (15) feet and at least twenty (20) feet from the edge of an existing roadway.

(2) A side setback shall be at least three (3) feet. If structures exist on an adjoining property, a minimum ten (10) foot setback shall be maintained between the proposed structure and any existing structure on the adjoining property, unless the two dwellings are attached at the property line. Zero lot line development is allowed.

(3) A rear setback shall be at least fifteen (15) feet.

(4) Architectural features shall not project more than two (2) feet into a required setback.

(5) A non-residential structure shall not be built within a setback abutting a road. No setback is required for a non-residential structure of 120 square feet or less

(6) A structure which is not related to a water dependent use shall be placed at least fifty (50) feet from the ordinary high water line of river or major stream. In the case of a creek or minor stream, a structure which is not a water dependent use shall be placed at least twenty-five (25) feet from the ordinary high water line.

(7) A dwelling on property adjacent to a resource zone shall be located as far from the resource zone as practicable, considering other required setbacks, topography, drainage, resource-zone setbacks on neighboring properties, and other factors, as determined by the Planning Official. Prior to approval of such a dwelling the owner shall sign a declaratory statement to be recorded in the County Deed Records recognizing resource use of adjacent lands.

(8) A dwelling located within 200 feet of a forested area shall be provided with a spark arrestor on each chimney and a fire-retardant roof.

(9) A minimum thirty (30) foot fire break shall be maintained at all times around structures located on a parcel or lot contiguous to land in the Forest Conservation Zone.

(10) A structure shall not exceed forty (40) feet in height. Structures such as chimneys, spires, domes, elevator shaft housings, towers, aerials, flagpoles, agricultural buildings, and other similar objects not used for human occupancy are not subject to the building height limitations of this code. [Ord 26, Ord 90-0069, Ord 92-0092, Ord 96-0118]

## Chapter 75

### Village Commercial (VC)

**75.005 Purpose.** The Village Residential Zone shall provide areas within Benton County where commercial activities that support the local and traveling public can occur within recognized and planned Rural Unincorporated Communities (RUC). This zone shall recognize the rural village character of RUCs, the existing patterns of development, and the need for greater flexibility to allow these communities to maintain their viability. [Ord 2008-0226]

**75.010 Application.** The Village Commercial Zone shall apply to areas designated Commercial on the adopted Comprehensive Plan Map where they occur within the official boundaries of planned Rural Unincorporated Communities

**75.020 Notification of Fire District.** In consideration of the small lot size, proximity of forested area, and density of structures in the Village Commercial Zone, the Community Development Department shall notify the applicable fire district at the time of application for a building permit, establishment of a permitted use, or application for a conditional use permit.

**75.105 Permitted Uses.** The following uses are allowed in the Village Commercial Zone:

- (1) Vehicle parking lot to support permitted use.
- (2) One dwelling per parcel. A dwelling will be allowed for the employer or employee of a commercial use, either as a separate structure or occupying a portion of a commercial structure.
- (3) Residential home (care facility).
- (4) Hotels, motels, bed and breakfasts, inns, and cabin camps, limited to 35 rooms or less.
- (5) Farm use or forest use.
- (6) Accessory use or structure.
- (7) Dwelling units located above the first story of an active commercial use.
- (8) Church, grange hall, community hall, nonprofit meeting hall, or other similar non-profit community facility.

**75.110 Permitted Uses – Limited Scale.**

- (1) The following uses are allowed in the Village Commercial Zone, provided the use does not exceed 4,000 square feet of floor space within one or more buildings:

- (a) Personal, medical, and business services such as beauticians, clinics, cleaners, accountants, and printers.
- (b) Eating and drinking establishments.
- (c) Sales and service establishments for vehicles, including autos, boats, and farm machinery.
- (d) General and specialty retail trade establishments.
- (e) Day care for fewer than thirteen children.
- (f) Art and craft galleries and studios.
- (g) Establishment for performance of film, theatrical, music or dance productions, limited to 300 seats.

**75.120 Existing Uses.**

- (1) A lawfully established commercial use existing as of July 10, 2008 in the VC zone shall be considered an outright permitted use and shall not be classified as a nonconforming use. The total square footage, in one or more buildings, devoted to such an existing lawfully established commercial use may be expanded to a maximum of 4,000 square feet or an additional 25% of the floor area occupied on July 10, 2008, whichever is greater. The nonconforming use provisions of BCC 53.305 through 53.335 shall not apply.
- (2) A lawfully established dwelling may be replaced, remodeled or expanded without review under BCC 53.305 through 53.335. Replacement shall be allowed if it occurs within one year of the destruction or abandonment of the dwelling.
- (3) All other lawfully established uses existing as of July 24, 2008 0, 2008 in the VC zone shall be considered nonconforming uses subject to the provisions of BCC 53.305 through 53.335.

**75.205 Conditional Uses.** The following uses may be allowed in the Commercial Zone by conditional use permit approved by the Planning Official:

- (1) Public or private school.
- (2) Hospital, sanitarium, rest home, and nursing home.
- (3) Light industry.  
 Definition: LIGHT INDUSTRY: A business having noise, dust, odor, light, traffic, and hazard impacts that are similar to those experienced in general business areas. Outdoor storage is screened with sight-obscuring fences.
- (4) Multi-Family Dwelling.

- (5) Tower for utility, communications, wind energy, or structures having similar impacts.
- (6) Recreational facility such as campground, stable, or skating rink.
- (7) Mixed-use development providing a combination of residential and commercial uses, in which each commercial use meets the size limitations of BCC 75.110.
- (8) Any use listed in section 66.105, Village Residential permitted uses.

**75.305 Minimum Parcel or Lot Size.** The minimum parcel or lot size in the Village Commercial Zone shall be determined by the type of facilities available. The minimum parcel or lot size shall be 5000 square feet if water and sewer services will be provided by the local service district.

**75.405 Site Development Plan.** When a building addition, new construction, or placement of a structure is proposed in the Village Commercial Zone, the applicant shall submit a site development plan prior to the issuance of building permits. A site development plan shall contain an appropriate level of detail showing existing and proposed locations of buildings, vehicular and pedestrian access, parking, loading, landscaping, drainage, water supply, sewage disposal, public utilities, signage, building façade, and exterior lighting.

**75.410 Siting Standards.** All structures allowed in the Village Commercial Zone shall be sited in compliance with the following standards:

- (1) Every site shall be adequately served by water, sewage disposal, and improved roads, or final approval of the site development plan shall be contingent on assurances for the provision of the necessary facilities.
- (2) Setbacks to roads and/or property lines, when they exist, shall be utilized for landscaping and/or pedestrian improvements, subject to Planning Official approval.
- (3) Zero lot line development is allowed subject to Planning Official approval, and must conform to Fire Code in effect at the time of development.
- (4) A vision clearance area shall be maintained at the intersection of two rights-of-way, or a right-of-way and a driveway. The vision clearance area shall extend thirty (30) feet from the intersection of the right-of-way lines or a right-of-way line and a driveway. No structure, vegetation or embankment shall be permitted in a vision clearance area in excess of two (2) feet in height above the center of the road or driveway, subject to staff approval.
- (5) On-street parking and off-street parking for each commercial use shall be adequate to serve the permitted use, and may be located on adjacent parcels.
- (6) Off-street parking areas and setbacks adjacent to residential zoned areas shall be adequately landscaped and screened to create a visual buffer.

(7) Auto access shall be designed to cause minimum interference with traffic movements on abutting streets. Where necessary, additional rights-of-way shall be dedicated to maintain adequate traffic circulation. Setbacks shall be reviewed when requiring a dedication of additional right-of-way.

(8) The arrangement of buildings, lighting, parking areas, signs, and other facilities shall be designed and oriented to minimize noise and glare effects on adjacent residential properties.

(9) Pedestrian access shall be considered in the design of site features to provide a clear, unobstructed path in which pedestrians are not required to share their space with autos.

(10) A structure shall not exceed forty (40) feet in height. Structures such as chimneys, spires, domes, elevator shaft housings, towers, aerials, flagpoles, agricultural buildings, and other similar objects not used for human occupancy are not subject to the building height limitations of this code.

(11) On any parcel adjacent to a resource zone, any use or structure not directly related to resource use shall be located as far from the resource zone as practicable considering other required setbacks, topography, drainage, resource-zone setbacks on neighboring properties, and other factors, as determined by the Planning Official. Prior to approval of such use or structure, the owner shall sign a declaratory statement to be recorded in the County Deed Records recognizing resource use of adjacent lands.



## Chapter 76

### Agricultural Industrial (AI)

**76.005 Purpose.** The Agricultural Industrial Zone shall provide areas where rural industry directly related to the area's agricultural and forestry resources can occur within Benton County. [Ord 26, Ord 90-0069, Ord 90-0077]

**76.010 Application.** The Agriculture Industrial Zone is applied to areas forestry and agricultural related industrial uses compatible with agriculture uses. Application of the Agricultural Industrial Zone to land designated for resource use by the County Comprehensive Plan shall require a Comprehensive Plan Amendment and an exception to applicable Statewide Planning Goals. [Ord 26, Ord 90-0069, Ord 90-0077]

**76.015 Transitional Areas - Philomath.** Certain areas near the Philomath Urban Growth Boundary are zoned Agricultural Industrial/Transitional (AI/T) as shown on the Official Zoning Map, indicating that these areas may be added to the Philomath Urban Growth Boundary in the future. [Ord 26, Ord 90-0069]

**76.105 Permitted Uses.** The following uses are allowed in the Agricultural Industrial Zone:

- (1) Agriculture related warehousing, packing, processing, or cold storage.
- (2) Sales, service, and storage of agriculture related vehicles and accessories and products required for farm use.
- (3) Winery.
- (4) One dwelling required for the employer or employee for management or safeguarding of the industrial use.
- (5) Farm use.
- (6) Forest use.
- (7) Accessory use or structure. [Ord 26, Ord 90-0069]

**76.205 Conditional Uses.** The following industrial uses may be allowed in the Agricultural Industrial Zone by conditional use permit approved by the Planning Official. [Ord 90-077]

- (1) Other agricultural related industrial uses which are not permitted pursuant to BCC 76.105.
- (2) The primary processing of forestry products including but not limited to the production of wood chips, veneer, or dimensional lumber. [Ord 90-0077]
- (3) The warehousing of forest products including but not limited to the storage of saw logs, dimensional lumber, other primary wood products or wood by-products. [Ord 26, Ord 90-0069, Ord 90-0077]

**76.305 Minimum Parcel or Lot Size.** The minimum parcel or lot size in the Agricultural Industrial Zone shall be one (1) acre. [Ord 26, Ord 90-0069, Ord 96-0118]

**76.405 Site Development Plan.** When a building addition, new construction, or placement of a structure is proposed in the Agriculture Industrial Zone, the applicant shall submit a site development plan prior to the issuance of building permits. A site development plan shall contain an appropriate level of detail showing existing and proposed locations of buildings, access, parking, loading, landscaping, drainage, water supply, sewage disposal, public utilities, and exterior lighting. The plan shall demonstrate compliance with siting standards provided in BCC 76.410 and other provisions of this code. [Ord 90-0069]

**76.410 Siting Standards.** All structures located in the Agriculture Industrial Zone shall be sited in compliance with BCC Chapter 99 and the following standards:

- (1) Either every site shall be adequately served by water, sewage disposal, improved roads, or final approval of the site development plan shall be contingent on assurances for the provision of the necessary facilities.
- (2) A setback to a road right-of-way shall be at least sixty (60) feet, of which twenty-five (25) feet adjacent to the road right-of-way shall be utilized exclusively for landscaping, fences, walls, and ingress/egress driveways.
- (3) A side or rear setback shall be at least thirty (30) feet, except the setback may be reduced to ten (10) feet if the abutting land is zoned for industrial use.
- (4) Architectural features shall not project more than two (2) feet into a required setback.
- (5) A structure which is not a water dependent use shall be placed at least fifty (50) feet from the ordinary high water line of any river or major stream. In the case of a creek or minor stream, a structure which is not a water dependent use shall be placed at least twenty-five (25) feet from the ordinary high water line.
- (6) No setback is required for a structure of 120 square feet or less. Except when adjacent to a residential zone, a required side or rear setback for an accessory structure may be reduced to three (3) feet if the accessory structure:
  - (a) Is detached from other buildings by five (5) feet or more;
  - (b) Does not exceed a height of twenty (20) feet; and
  - (c) Does not exceed an area of 500 square feet.
- (7) A vision clearance area shall be maintained at the intersection of two rights-of-way or a right-of-way and a driveway. The vision clearance area shall extend thirty (30) feet from the intersection of the right-of-way lines or a right-of-way line and a driveway. No structure, vegetation or embankment shall be permitted in a vision clearance area in excess of two feet in height above the center of the road or driveway.
- (8) Off-site parking and loading shall comply with BCC 91.604 to 91.660.
- (9) Access shall be designated to cause minimum interference with traffic movements on abutting streets. Where necessary, additional rights-of-way shall be dedicated to maintain adequate traffic circulation.
- (10) The arrangement of buildings, parking areas, signs and other facilities shall be designated and oriented to minimize noise and glare relative to adjacent properties.

(11) Artificial lighting, including illuminated signs and lights for parking areas shall be arranged and constructed to avoid direct glare or unreasonably interference with the use or enjoyment of adjacent properties. [Ord 26, Ord 90-0069, Ord 92-0092]

## Chapter 78

### Public (P)

**78.005 Purpose.** The Public Zone shall assure that uses of public lands are compatible with adjacent uses. [Ord 26, Ord 90-0069]

**78.010 Application.** The Public Zone may be applied to properties owned by federal, State, or local government agencies. [Ord 26, Ord 90-0069]

**78.050 Use Overlay Zone.** A Use Overlay Zone designation (/U) is applied to areas that have special restrictions on permitted and conditional uses. Uses on these properties have been restricted to comply with the requirements for Exceptions to Statewide Planning Goals (OAR 660-04-018). Permitted and conditional uses within a Use Overlay Zone are listed in the ordinance implementing the zone and supersede those listed in this Chapter. All other provisions of this Chapter are applicable. Use Overlay designations have been applied to the following areas:

(a) Peavy Arboretum. [Ord 92-0093]

**78.105 Permitted Uses.** The following uses are allowed in the Public Zone:

- (1) Farm use.
- (2) Forest use.
- (3) Public school, including a college or university and associated research facilities.
- (4) Public park, natural area, open space or acquisition of greenway corridor.
- (5) Fairgrounds.
- (6) Water supply, water treatment facility, wastewater treatment facility, reservoir and other related facilities.
- (7) Biological research facility.
- (8) Airport and related facilities.
- (9) Accessory use or structure.
- (10) Caretaker dwellings in conjunction with a permitted use. [Ord 26, Ord 90-0069, Ord 2005-0209, Ord 2005-0210]

**78.205 Conditional Uses.** Any use which is not permitted within the Public Zone is allowed by conditional use permit approved by the Planning Official. [Ord 26, Ord 90-0069]

**78.305 Minimum Parcel or Lot Size.** (1) The minimum parcel or lot size for any parcel or lot designated "P-50" on the Official Zoning Map shall be fifty (50) acres.

(2) The minimum parcel or lot size for all other land in the Public Zone within the Corvallis Urban Growth Boundary shall be five (5) acres. [Ord 90-0069, Ord 96-0118]

**78.405 Siting Standards.** All structures allowed in the Public Zone shall be sited in compliance with the applicable provisions of BCC Chapters 83, BCC Chapter 88 (when located within the Corvallis Urban Fringe), BCC Chapter 99, and the following additional standards in instances when they are more restrictive than the provisions of BCC Chapters 83, 88, and 99, as applicable:

(1) A primary structure shall be placed at least thirty (30) feet from a property line and at least forty-five (45) feet from the edge of an existing roadway, whichever is greater. Architectural features shall not project more than two (2) feet into a required setback.

(2) An accessory structure shall not be placed closer than twenty (20) feet from any property line. No setback is required for an accessory structure of 120 square feet or less. A side or rear setback for an accessory structure may be reduced to three (3) feet if the structure:

- (a) Is detached from other buildings by five (5) feet or more;
- (b) Does not exceed a height of twenty (20) feet; and
- (c) Does not exceed an area of 500 square feet.

(3) A structure shall not exceed forty (40) feet in height. Structures such as chimneys, spires, domes, elevator shaft housings, towers, aerials, flagpoles, agricultural buildings, and other similar objects not used for human occupancy are not subject to the building height limitations of this code.

(4) A structure which is not a water dependent use shall be placed at least fifty (50) feet from the ordinary high water line of any river or major stream. In the case of a creek or minor stream, a structure which is not a water dependent use shall be placed at least twenty-five (25) feet from the ordinary high water line. [Ord 26, Ord 90-0069, Ord 92-0092, Ord 2005-0209, Ord 2005-0210]

**Appendix E**  
**Benton County Comprehensive Plan Policies**  
**On Rural Communities**



## From Chapter 14, Urbanization:

**Overview:** State land use guidelines also establish planning and zoning requirements for unincorporated communities outside established urban growth boundaries. Benton County is responsible for developing plans for the communities of Alpine, Alesa, Bellfountain, Greenberry, and Wren. As plans for these rural unincorporated communities are developed, they will be incorporated into the Comprehensive Plan by reference in accordance with Oregon Administrative Rules (OAR 660-22-000).

**14.1.9** Benton County shall designate unincorporated communities outside urban growth boundaries and shall develop and maintain up to date plans for the housing, facilities, and economic viability of these areas in order to preserve and enhance their rural “small town” character.

**14.1.10** The policies of unincorporated community plans, adopted or modified by the Benton County Board of Commissioners pursuant to OAR 660 Division 22, shall be considered analogous to Comprehensive Plan policies for the particular community, and shall guide drafting of Development Code provisions specific to that community.

# BENTON COUNTY COMPREHENSIVE PLAN

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Adopted by  
**Ordinance**  
No. 2007-0217

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