

WALLOWA COUNTY PLANNING COMMISSION
7:00 pm September 30, 2025
Wallowa County Courthouse
Agenda

- 1. Planning Commission Meeting Minutes** from July 29, 2025

- 2. WC COMP PLAN GOAL 12 APPENDIX AMD#25-01** – An amendment to the County’s comprehensive plan requires a minimum of two public meetings. This is a second meeting held by the Planning Commission, by way of approved motion at the July 29th, 2025, meeting. The Board of Commissioners will render the final decision in legislative matters, in a public meeting, and may consider the recommendation made by the Planning Commission. The City of Wallowa requests Goal 12 Transportation of the Wallowa County Comprehensive Plan be amended by adopting a Refinement Plan as an Appendix to Goal 12 Transportation.

- 3. Other Business and Public Comment**

The October Planning Commission meeting is scheduled for Tuesday the 28th.

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This meeting of the Wallowa County Planning Commission convened at 7:00 p.m. on July 29, 2025. This meeting was held via Zoom, a video conferencing application, and in the Thornton Conference Room of the Courthouse. The following people were present:

COMMISSIONERS (CM):

Kim Tippet
Chris Bullat
Jim Nave
Ramona Phillips
Kelsey Juve
Todd Turner

STAFF:

Franz Goebel, Planning Director (PD)
PJ Guajardo, Planning Specialist (PS)

OTHERS PRESENT:

Mayor Gary Hulse
Scott McCrae
Chris Geyer
Eleanor Hawkins
Todd Pederson

Stacey James
Alicia Zinni
Debbie Spencer
Rita McCreesh

PRESENT via ZOOM:

Gina Birkmaier
Dawn Hert
Mike Eng
Jill Ledbetter

Roger Averbek
Erika Polmar
Gail West

[Please note that draft and adopted findings, staff reports, written testimony, and the official Planning Commission meeting audio records are available for review and/or purchase in the Planning Department.]

Public Hearing Procedure

Ladies and Gentlemen, let me call to order the July 29, 2025 hearing of the Wallowa County Planning Commission. My name is Jim Nave, and I am the Chair of the Planning Commission of Wallowa County, Oregon. The members of the Planning Commission are appointed by the Wallowa County Board of Commissioners, and we all serve as volunteers.

Now I would like to introduce the current members of the Commission who are present tonight, and the staff who support the Planning Commission and have prepared the materials we will consider. [Introductions of members and staff]

We conduct two types of hearings, legislative and quasi-judicial. Legislative hearings involve the making of rules, either new ones or revisions to existing rules. In these cases, we recommend our conclusions to your elected lawmakers, the County Commissioners, who always take the final action on legislative issues.

Oregon law requires that persons who attend land-use hearings are advised of certain rights and duties before the quasi-judicial hearing begins. We must tell you about approvals criteria, the raise-it-or-waive rule, and the right to have the record left open.

First approval criteria: the law requires the County to list the applicable County and State zoning criteria. A County Planner will do so in a few minutes. The law requires us to identify those standards of which an applicant must satisfy in order for the County to approve an application. Each of the standards must be supported by substantial evidence in the record. Make sure to direct your testimony, claims, or evidence toward the criteria which you believe applies to the application.

Second, the raise-it-or-waive-it rule. The law says that any issue which might be raised in an appeal of the decision after this hearing must be raised before the record of this hearing is closed, you cannot raise the issue on appeal. You must identify the issue clearly enough so that the County and all parties have an opportunity to respond to the issue.

Third, the right to have the record remain open. The law grants the participant the right, upon proper request, to have the record of the hearing remain open for at least seven days. The request must be made before the conclusion of this hearing. The participant is the applicant or anyone who has submitted written or oral testimony regarding the application. The request may be made at any time during the initial hearing but must be made prior to the time the Planning Commission Chair announces that the hearing is closed. Once the hearing is closed, there is no longer a legal right to have the record remain open for additional evidence.

1. Does any commission member wish to recuse themselves from any of the proposed procedure, for any personal or financial reasons, or does any commission member wish to report any significant ex parte or pre-hearing contacts and explain/share what you have heard? **[nothing voiced]**
 - a. Does any member of the audience wish to challenge the right of any commissioner to hear these matters? **[nothing voiced]**
 - b. Is there any member of the audience who wishes to question the jurisdiction of this body to act on behalf of Wallowa County in these matters? **[nothing voiced]**
2. Oregon Land Use Laws require that any issue to be appealed must be raised during this

hearing; failure to raise issues at this hearing will invalidate their further appeal.

CM Nave opens the quasi-judicial hearing and proceeds to the first agenda item.

1. June 24, 2025 Minutes

CM Phillips expresses that at the June Planning Commission Meeting she mistakenly believed that the binders the Planning Commission were given day of contained new information that the Commissioners were not privy to before the meeting took place. She requests that the June Minutes reflect that.

CM Turner moves to approve the minutes of the June 24, 2025 Planning Commission meeting with **CM Phillips'** clarification.

CM Bullat seconds the motion.

CM Nave – Yes;

CM Phillips – Yes;

CM Juve – Yes;

CM Tippet – Yes;

CM Bullat – Yes;

CM Turner – Yes;

Motion Passes 6-0-0]

The minutes are approved.

2. CUP#25-02 Flynn: Findings

PD Goebel presents the findings

CM Tippet motions to accept the findings with the conditions listed therein.

CM Bullat seconds

CM Nave – Yes;

CM Phillips – Yes;

CM Tippet – Yes;

CM Bullat – Yes;

CM Juve – Yes;

CM Turner – Yes;

Motion Passes 6-0-0

CM Nave closes the quasi-judicial hearing and returns to the legislative hearing for AMD#25-01.

3. AMD#25-01 TSP Trail Refinement Plan

Before Findings are read, **CM Bullat** states that he tried to change his vote after the June Planning Commission Meeting because he believes that the Planning Commission failed to address which criteria the proposed Amendment did not meet.

CM Nave expresses agreement with **CM Bullat**, but states that as the Chairperson of the Planning Commission, he feels responsible for not conducting the meeting correctly. He goes on to say that if the Planning Commission is to deny an application, then the criteria it doesn't meet should be stated explicitly.

CM Nave then lays out two paths forward; a continuation of the hearing in another public meeting with full noticing as per Article 8, and approving or denying the findings keeping in mind the possibility of the Board of Commissioners kicking the issue back down to the PC due to procedural errors.

CM Bullat, after an explanation of options by **PD Goebel**, expresses his desire to continue the Public Hearing

CM Bullat makes a motion to continue the Public Hearing for AMD#25-01 and properly notice adjacent landowners on the second go-around.

CM Juve seconds, citing the Planning Commission's responsibility to properly notice, as well as address the criteria any proposed Amendments would not meet upon denial.

PD Goebel interjects that if continued, the Public Hearing for AMD#25-01 would need to be picked up at the September Planning Commission Meeting.

CM Tippet states that she is open to the continuation of the meeting.

CM Nave – Yes;
CM Phillips – No;
CM Tippet – Yes;
CM Bullat – Yes;
CM Juve – Yes;
CM Turner – No;

Motion Passes 4-2-0

PD Goebel states that he believes that the noticing should be expanded from adjacent property owners to include anyone with standing, as this is a continuation of the same Public Hearing. The Planning Commission agrees.

Wallowa City Councilman Scott McCrae asks the Planning Commission for clarification on if the applicants or commentors will have to give testimony again.

CM Nave explains that as this will only be a continuation of the public hearing that started in June, everything that has been submitted to the record thus far will remain on the record.

Councilman McCrae goes on to express dismay at the new timeline, as it might jeopardize the application for grants that the Consortium was planning on.

CM Nave again expresses his apologies for how events unfolded but reaffirms the importance of the Planning Commission carrying out their duties correctly.

CM Phillips adds that given the state of flux the Board of Commissioners currently finds itself in, a resolution that would be agreeable to the timeline of the Trail Consortium is not a guarantee.

CM Tippett asks about the scope of the proposed grant that Councilman McCrae referred to.

Wallowa City Mayor Gary Hulse answers that it is in essence a planning grant, meant to shore up the administrative side of the project.

Alicia Zinni then asks if the proposed findings the Planning Department prepared will be made available to the public, citing a phone call she had with Planning Specialist Guajardo a week prior.

PD Goebel explains that the draft findings that the Planning Commission would sign are included in the Planning Packet they receive, and so is available to be viewed by the public online.

PS Guajardo admits that he most likely misunderstood her question over the phone as it was phrased.

CM Nave closes the legislative portion of the meeting and re-opens the quasi-judicial to hear CUP#25-03__HAWKINS.

4. CUP#25-03 HAWKINS

PD Goebel reads the Staff Report.

Applicant Eleanor Hawkins addresses the Planning Commission. She gives a short, recent history of the parcel, highlighting the fire that entitled her to a single family dwelling, as well as the familial need to have a hardship dwelling on the property.

CM Bullat asks for clarification on the “order of operations” on this application, which the applicant explains.

CM Phillips asks if the Applicant is intending to share sceptic between dwellings on the property.

CM Nave reads from the relevant Ordinance Article.

CM Nave asks if there any member of the audience that wish to speak in favor of the applicant.

Mayor Hulse, speaking as a citizen of the City of Wallowa, states that he has no problem with the proposal.

CM Nave asks if there are any members of the audience online that wish to speak in favor of the applicant.**[Nothing Voiced]**

CM Nave asks if there are any members of the audience opposed to the application.
[Nothing Voiced]

CM Nave makes a motion to close the testimonial portion of the hearing.
CM Bullat seconds.

CM Nave – Yes;
CM Phillips – Yes;
CM Tippet – Yes;
CM Bullat –Yes;
CM Juve – Yes;
CM Turner – Yes;

Motion Passes 6-0-0

CM Tippet asks about the inclusion of the “Fuel Break Reduction Standards” sheets in the application packet.

PD Goebel answers that it is something the Planning Department includes as an educational tool summarizing requirements of Ordinance Article 25: Wildfire Hazard.

CM Turner makes a motion to approve the application as submitted.
CM Bullat seconds.

CM Nave – Yes;
CM Phillips – Yes;
CM Tippet – Yes;
CM Bullat –Yes;
CM Juve – Yes;
CM Turner – Yes;

Motion Passes 6-0-0

PD Goebel then produces Draft Findings for CUP#25-03__HAWKINS.

He states that if the Planning Commission approves and signs these, then there will be no agenda items before the Planning Commission in August.

5. CUP#25-03 HAWKINS: FINDINGS

PD Goebel reads the Findings for **CUP#25-03__HAWKINS**.

CM Tippet motions to approve the findings as read
CM Juve seconds.

CM Nave – Yes;
CM Tippet – Yes;
CM Phillips – Yes;
CM Bullat – Yes;
CM Despain – Yes;
CM Turner – Yes;

Motion Passes 6-0-0

6. OTHER BUSINESS

CM Nave asks if there is any other business.
[Nothing voiced]

CM Phillips motions to end the meeting.
CM Bullat seconds

CM Nave – Yes;
CM Tippet – Yes;
CM Phillips – Yes;
CM Bullat – Yes;
CM Despain – Yes;
CM Turner – Yes;

Motion Passes 6-0-0

Meeting adjourns at 7:43 PM

PJ Guajardo

Date

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WALLOWA COUNTY
Planning Department
101 S River Street #106
Enterprise, Oregon 97828
541-426-4543 ext. 1170

STAFF REPORT-2
 AMD#25-01
 TSP TRAIL REFINEMENT PLAN

APPLICANT: City of Wallowa (Multi-jurisdictional)

REQUEST: To amend the Wallowa County Transportation Systems Plan (TSP) with a Refinement Plan addressing a 15 mile segment of proposed trail.

LOCATION: WURA railway from the city of Wallowa to Minam.

LAND CHARACTERISTICS: The property is a short-line railroad line owned by WURA (Wallowa Union Railroad Authority), an ORS 190 organization. The width of the right of way varies but is typically 100' wide, and passes through multiple land-use zones between the City of Wallowa and Minam. This amendment does not address the area between the City of Wallowa and the City of Joseph.

OTHER INFORMATION:

Exhibits in this packet:

- JBTWR was included as an attachment with the June Staff Report, and is available on the County Planning Website.

PREVIOUS PLANNING DEPARTMENT AND OTHER AGENCY ACTIONS:

- 2001 Wallowa County Transportation Systems Plan
- Wallowa Lake Bicycle and Pedestrian Plan (ODOT, WC, OPRD) 2015 – a refinement plan for a bike path between Wallowa Lake State Park and the City of Joseph.

STAFF COMMENT:

This meeting is the second with the Planning Commission. At the July meeting the PC, by way of an approved motion, decided to hold another public meeting specifically addressing applicable criteria. Chair Nave also requested that notice be sent to all adjacent land-owners in the county, and also to those with standing. Notice was mailed September 9, 2025. After this PC meeting the findings will be forwarded to the Board of Commissioners (BOC) where, in a public meeting, a decision is rendered on whether or not to adopt the amendment.

Please read the letter from the City of Wallowa regarding this application, and at a minimum, the overview from the JBTWR Draft Plan which outlines the plan and the processes to date (a link will be provided to the document on the Planning Department Website). This application is for an amendment (added as an appendix to Goal 12,

Transportation) to the Wallowa County TSP. It is a refinement plan for a trail and amenities along a portion of the WURA railroad between Wallowa and Minam. Having a TSP is a state requirement for fulfilling Goal 12, Transportation. The TSP provides an analysis of the existing system and identifies community needs, aspirations and opportunities for its ongoing improvement. The City of Wallowa received a grant from the Oregon Department of Transportation (ODOT) to update their TSP regarding improvements addressing pedestrian and recreational needs and opportunities for their community, with a focus on using the areas along the WURA railroad. The JBTWR (linked on website) refinement plan documents the rigorous process and proposed improvements. The City has voted to adopt the refinement plan as part of their TSP. Given the interdependence between cities and counties, the County is required to co-adopt updates and addendums. Adopting this refinement plan does not approve any specific projects; that happens through each jurisdiction's permitting process. In the County, improvements identified in the refinement plan **would require Conditional Use Permit subject to public meeting prior to implementing any improvements.**

REVIEW CRITERIA:

Article 5, Public Hearing Review

Article 8, Amendments

Wallowa County Transportation Systems Plan (TSP) BOC Approved 2001

State Goal 12: Transportation

Oregon Administrative rules (OAR) 660-012-Transportation Planning

and other applicable zoning ordinances or goals of Wallowa County Land Development Ordinance and/or laws of the State of Oregon.

REFERENCES:

ARTICLE 5, PUBLIC HEARING REVIEW

SECTION 5.025, NOTICE OF PUBLIC HEARING:

01. *Public Hearing Review requires notice of hearing be given to all owners of property lying within:*

- A. *One hundred (100) feet of the exterior boundary of the subject property where the subject property is wholly or in part within an urban growth boundary;*
- B. *Two hundred fifty (250) feet of the exterior boundary of the subject property where the subject property is outside an urban growth boundary and not within a farm or forest zone;*
- C. *Five hundred (500) feet of the exterior boundary of the subject property where the subject property is within a farm or forest zone.*

The Director will provide notice to other parties should it be determined their interests may be affected by the proposal or they have other need for notice. The

notice shall be mailed or otherwise delivered no later than ten days prior to the hearing date.

02. *Notice of public hearing shall be placed in a newspaper of general circulation no later than 10 days prior to the hearing date nor greater than twenty 20 days prior to the hearing date.*
03. *Notice of public hearing shall be posted on the Wallowa County Courthouse Public Notice Board no later than 10 days nor greater than 20 days prior to the hearing date.*

ARTICLE 8, AMENDMENTS

SECTION 8.010, PURPOSE: *The purpose of this article is to provide for change in needs, desires, and rate of development in Wallowa County. Revisions to the land use plan, to the text of this ordinance, to the land use plan map, and to the zoning map affecting areas more than ten acres in size will be regarded as major amendments to be processed as a legislative action. Small tract zone changes on areas less than ten acres in size adjacent to the proposed zone will be regarded as minor amendments to be processed as Quasi-Judicial actions.*

SECTION 8.015, AUTHORIZATION TO INITIATE AMENDMENTS: *Amendments may be initiated in one of the following ways:*

01. *By resolution of the County Court referring a proposed amendment to the commission.*
02. *By action of the Planning Commission.*
03. *By request of the Planning Department said request relating to actions deemed necessary to bring the zoning map or land use plan map into compliance with state law.*
04. *By petition from a resident or residents of Wallowa County and/or owners of land within Wallowa County - said petition must be accompanied by the appropriate fee.*

SECTION 8.020, AMENDMENT REQUEST CONTENT: *Requests for major and minor amendments shall be filed with the Planning Department. Requests shall include the following information:*

01. *Party initiating the amendment.*
02. *In the case of an amendment to the land use plan or text of this ordinance, the portions that are to be deleted, if any, and the proposed replacement or addition.*
03. *In the case of an amendment to the land use plan map or zoning map, the request should identify the areas to be directly affected by the current map classification or zone.*
04. *Statements demonstrating compliance with the applicable review criteria of*

section 8.025.

SECTION 8.025, REVIEW CRITERIA: Requests for amendments shall be reviewed for conformance to the applicable criteria:

- 01. Major amendments shall meet the following:*
 - A. The proposed amendment is in conformance with statewide planning goals and guidelines and other applicable state laws.*
 - B. The proposed amendment is in conformance with all other elements of the land use plan and land use plan map.*
 - C. The proposed amendment is in the public interest and serves the purpose and intent of the local planning process.*

[...]

SECTION 8.030, NOTICE OF HEARING:

- 01. Notice of public hearing before the Planning Commission for the purpose of considering an amendment brought forth under this article shall be published in a newspaper of general circulation for three consecutive weeks prior to the hearing date.*
- 02. The notice of public hearing shall be designed to reasonably inform the public of the nature and intent of the proposal and shall, at a minimum, contain the following information:*
 - A. Date, time, and place of the hearing.*
 - B. Party initiating the amendment.*
 - C. General description of the proposed amendment and notification to the public of the hours and place where the amendment can be reviewed in its entirety.*

[...]

SECTION 8.035, AMENDMENT REVIEW PROCESS:

- 01. Amendment proposals brought forth under this article shall be conducted in the manner prescribed in the conduct of hearings ordinance unless supplemented by rules adopted prior to the commencement of the evidentiary portion of the hearing.*
- 02. At least two public hearings shall be held on a major amendment unless it is deemed by the Planning Department that a joint meeting by the Planning Commission and the County Court is sufficient.*
- 03. The Planning Commission shall hear and review the proposal for compliance with the applicable review criteria. The Planning Commission shall adopt findings of*

fact demonstrating the proposals compliance or non-compliance with each review criterion. The Planning Commission shall place the findings, conclusions, and recommendations in writing and forward the same to the County Court.

04. *Following receipt of the Planning Commission's recommendation, the County Court shall, within 90 days, hold a second public hearing. Based upon testimony taken at the second hearing together with the Planning Commission's recommendation and testimony from the first hearing, the Court shall adopt findings demonstrating the proposal's compliance or non-compliance with the applicable review criteria. The decision shall be set forth in writing and shall specify findings and conclusions of the Court.*
05. *The County Court may, at its own discretion, hold both of the required hearings.*
 - (ii) *Taking necessary steps to implement or update the forestland-urban interface fire protection system in and around the site as described in ORS 477.015 to 477.061; and*
 - (iii) *Implementing other fire protection measures authorized by the State Forester.*

(4) A county may not amend its comprehensive plan, land use regulations or zoning map under this section to allow a use that would conflict with an administrative rule adopted for the purpose of implementing the Oregon Sage-Grouse Action Plan and Executive Order 15-18. [2019 c.170 §2]

WALLOWA COUNTY TRANSPORTATION SYSTEMS PLAN (TSP) 2001

CHAPTER 2: GOALS AND OBJECTIVES

The purpose of the TSP is to provide a guide for Wallowa County to meet its transportation goals and objectives. The following goals and objectives were developed from information contained in the county's Comprehensive Plan and public concerns as expressed during public meetings. An overall goal was drawn from the plan, along with more specific goals and objectives. Throughout the planning process, each element of the plan was evaluated against these parameters.

OVERALL TRANSPORTATION GOAL

To provide and encourage a safe, convenient, and economic transportation system.

[...]

Goal 4

Increase the use of alternative modes of transportation (walking, bicycling, and public transportation) through improved access, safety, and service.

[...]

Goal 6

Although the County is no longer served by a branch railroad line, the County recognizes the railroad line and its right of way as an asset to be put to the highest and best use for the entire County

CHAPTER 7 TRANSPORTATION SYSTEM PLAN

[...]

Modal Plan

In rural areas, it is typical to accommodate pedestrians on roadway shoulders. Many of the shoulders on both county roads and state highways in Wallowa County can not safely accommodate pedestrians...

Multi-use paths are popular in rural areas, especially when they provide a viable alternative to a busy highway. Paths should follow the design standards of the Oregon Pedestrian and Bicycle Plan (1995). No paved separated paths are found in Wallowa County at this time; however, one project has been identified as part of the transportation plan:

A separated path along the Idaho Northern Pacific and Union Pacific Railroad right-of-way has been suggested; however, the feasibility of such a path may be limited [sic] the cost of the right-of-way and path construction, and the concern for access across private land.

OAR Division 12

TRANSPORTATION PLANNING

660-012-0000

Purpose

(1) This division implements Statewide Planning Goal 12 (Transportation) to provide and encourage a safe, convenient, and economic transportation system. This division also implements provisions of other statewide planning goals related to transportation planning in order to plan and develop transportation facilities and services in close coordination with urban and rural development. The purpose of this division is to direct transportation planning in coordination with land use planning to:

(a) Provide for safe transportation for all Oregonians;

(b) Promote the development of transportation systems adequate to serve statewide, regional, and local transportation needs;

(c) Provide a transportation system that serves the mobility and access needs of those who cannot drive and other underserved populations;

(d) Provide for affordable, accessible and convenient transit, pedestrian, and bicycle access and circulation, with improved connectivity to destinations people want to reach, such as education facilities, workplaces, services, shopping, places of worship, parks, open spaces, and community centers;

(e) Reduce pollution from transportation to meet statewide statutory and executive goals to reduce climate pollution;

(f) Recognize and remedy impacts of past practices that have harmed underserved populations, such as redlining, displacement, exclusionary zoning, inaccessible design, and roadway and other public infrastructure siting;

(g) Engage underserved populations in decision-making and prioritize investments serving those communities;

(h) Facilitate the safe flow of freight, goods, and services within regions and throughout the state through a variety of modes including road, air, rail, and marine transportation;

- (i) Protect the functions of existing and planned transportation facilities, corridors, and sites;*
- (j) Provide for the construction and implementation of transportation facilities, improvements, and services necessary to support acknowledged comprehensive plans;*
- (k) Identify how transportation facilities are provided on rural lands consistent with the statewide planning goals;*
- (l) Protect and restore safe passage for fish and wildlife, flood waters, and other natural system functions at roadway crossings of waterbodies and other native habitat corridors;*
- (m) Require coordination among affected local governments and transportation service providers and consistency between state, regional, and local transportation plans; and*
- (n) Encourage changes to comprehensive plans to be supported by adequate planned transportation facilities for all modes.*

(2) In meeting the purposes described in section (1), coordinated land use and transportation plans should ensure the transportation system supports a pattern of travel and land use in urban areas that will avoid common air pollution, climate pollution, inequity, wasteful spending, and health and livability problems, through measures designed to increase transportation options and make more efficient use of the existing transportation system.

(3) The extent of planning required by this division and the outcome of individual transportation plans will vary depending on community size, needs and circumstances. Generally, larger and faster growing communities and regions will need to prepare more comprehensive and detailed plans, while smaller communities and rural areas will have more general plans. For all communities, the mix of planned transportation facilities and services should be sufficient to promote economic, sustainable, and environmentally sound mobility and accessibility for all Oregonians. Coordinating land use and transportation planning will also complement efforts to meet other state and local objectives, including containing urban development, reducing the cost of public services, protecting farm and forest land, reducing air, water, and noise pollution, conserving energy, and reducing climate pollution.

(a) In all urban areas, coordinated land use and transportation plans are intended to provide safe transportation and to enhance, promote and facilitate safe and convenient pedestrian and bicycle travel by planning a well-connected network of streets, sidewalks, paths, and trails, and supporting improvements for non-driving travel modes.

(b) In urban areas with a population greater than 25,000 persons, coordinated land use and transportation plans are intended to improve livability and accessibility by promoting the provision of transit service and more efficient performance of existing transportation facilities through transportation system management and demand management measures.

(c) Within metropolitan areas, coordinated land use and transportation plans are intended to improve livability and accessibility by promoting changes in the transportation system and land use patterns. A key outcome of this effort is a reduction in dependence on single occupant automobile use, particularly during peak periods. To accomplish this outcome, this division promotes increased planning for non-driving modes and street connectivity and encourages land use patterns throughout urban areas that make it more convenient for people to walk, bicycle, use transit, use automobile travel more efficiently, and drive less to meet their daily needs. The

result of applying these portions of the division will vary within metropolitan areas. Some parts of urban areas, such as downtowns, pedestrian districts, transit-oriented developments, climate-friendly areas, areas along priority transit corridors, and other mixed-use, pedestrian-friendly centers, will be highly convenient for a variety of modes, including walking, bicycling and transit, while others will be more auto-oriented while still providing safe and convenient access and circulation by other modes. In all instances, infrastructure shall be designed and constructed to deliver safety and convenience for all Oregonians.

(4) This division sets requirements for coordination among affected levels of government and transportation service providers for preparation, adoption, refinement, implementation, and amendment of transportation system plans. Transportation system plans adopted pursuant to this division fulfill the requirements for public facilities required under ORS 197.712(2)(e), Goal 11 and OAR chapter 660, division 11, as they relate to transportation facilities. The rules in this division are not intended to make local government determinations “land use decisions” under ORS 197.015(10). The rules recognize, however, that under existing statutory and case law, many determinations relating to the adoption and implementation of transportation plans will be land use decisions.

PLANNING COMMISSION RECOMMENDATION (TO THE BOARD OF COMMISSIONERS):

To be developed at the hearing. The PC can vote to recommend to the Board of Commissioners whether or not to adopt the amendment. If the decision is to recommend that the amendment be denied, provide criteria not met by the proposed amendment.