

## SECTION 9.500 LAND USE

The Land Use Element of the Turner Comprehensive Plan contains background data, policies, and recommendations relevant to Statewide Planning Goal 2, Land Use Planning; Goal 3, Agricultural Lands; Goal 5, Open Space, Scenic and Historic Areas and Natural Resources; and Goal 8, Recreational Needs.

**Goal 2** reads in part: "to establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions".

**Goal 3** reads in part: "to preserve and maintain agricultural lands".

**Goal 4** reads: "To preserve forest land for forest use."

**Goal 5** reads in part: "to conserve open space and protect natural and scenic resources".

**Goal 8** reads in part: "to satisfy the recreational needs of the citizens of the state and visitors".

The purpose of the land use element of the Plan is to delineate a land use pattern for the Turner urban area that will guide the future use of land. The land use plan is based upon the other elements of the Comprehensive Plan, community desires as expressed by citizen reviews, policy statements, projected land use needs to the year 2020, and existing land use patterns.

### Land Use Survey

A land use survey of the planning area was first conducted in 1979 to provide base information for the land use element of the Comprehensive Plan. This information was updated in 1981. A new land use Community Survey was completed in July of 1999.

This information is tabulated by Land Use District and by Tax Lot. The 1999 Land Use Survey was conducted utilizing county tax assessor maps, aerial photographs, a newly created base map and field observations. This information was then tabulated by tax map and tax lot for each land use district.

For residential land, the buildable lands inventory in the *2021-2041 Turner Housing Needs Analysis*, Appendix 1 of the Comprehensive Plan, supersedes information in Section 9.500 about information about buildable lands in the R-1, R-2, and R-11 districts. The information about constraints and buildable land in this section is only applicable to the C-1 and M-1 districts, based on information from prior analysis. When the City conducts an Economic Opportunities Analysis the remainder of this information can be replaced.

### Primary Land Use Districts

Single-family Residential District	R-1 – 8,000 sq. ft. min lot size
Single-family Residential District	R-2 – 6,000 sq. ft. min. lot size

Multiple-family Residential District	R-11 – minimum density of 10 units per acre
General Commercial District	C-1
General Industrial District	M-1

**Overlay District** constraints are also tabulated to arrive at a final buildable lands inventory. Constraints include:

Flood Hazard	FH
Wetlands	WL
Hillside Development	HD
Historic Preservation	HP

The five primary existing land uses in Turner include:

- **Residential.**  
Residential land uses include all single-family, multi-family and manufactured homes.
- **Commercial.**  
Commercial land uses include all general businesses and service facilities including retail and wholesale stores and shops.
- **Industrial.**  
Industrial land uses include all general manufacturing, storage, and industrial service facilities.
- **Public and Semi-public.**  
Public and semi-public land is a broad category including schools, churches, cemeteries, parks, utilities, and all municipal and institutional facilities.
- **Open Space**  
Open Space includes agricultural areas, woodlands, and riparian corridors together with parks and small landscaped features within the community.

### **Urban Growth Notification Area**

An Urban Growth Notification Area UGNA was established by the City and County in 1980 that was the former area designated in the 1979 Turner Comprehensive Plan as the City's Urban Growth Boundary (UGB). This Boundary was intended as a reserve area for future inclusion the City's UGB when it could be justified. The UGNA contains 422 tax lot acres and is located on the east and south boundary of the City Limits. It is a reserve area for the long-range future growth needs of Turner.

### **SECTION 9.510 EXISTING LAND USE**

An inventory of existing land uses was conducted in July 1999. The inventory findings are tabulated for each of the Primary Land Use Districts together with a Land Use Summary. The Land Use Summary is presented in **Table 9.500 A** for commercial and industrial land. For residential land, the buildable lands inventory in the *2021-2041*

*Turner Housing Needs Analysis*, Appendix 1 of the Comprehensive Plan, supersedes information in Table 9.500A

**TABLE 9.500 A  
EXISTING LAND USE DISTRIBUTION, 1999  
FOR COMMERCIAL AND INDUSTRIAL LAND**

	CITY/UGB	UGNA	CITY LAND USE DISRICTS		
	Tax Lot Acres	Tax Lot Acres	C-1	M-1	
<b>Tax Lot Area</b>	800.65	422.48	34.01	119.60	153.61
<b>Percentage</b>	65.46%	34.54%	22.14%	77.86%	100.00%
<b>Gross Area</b>	922.00	439.00			
<b>City Less MAR</b>	<b>Tax Lot Acres</b> 631.60	0.02			
<b>DEVELOPED LAND</b>	297.57 47.11%		26.51 8.91%	36.81 12.37%	63.32 21.28%
<b>VACANT LAND</b>	334.03 52.89%		7.50 2.25%	82.79 24.79%	90.29 27.03%
<b>CONSTRAINED LAND</b>	114.09 34.16%		0.15 0.13%	26.76 23.46%	26.91 23.59%
<b>BUILDABLE LAND</b>	219.94 65.84%		7.35 3.34%	56.03 25.48%	63.38 28.82%

Source: Turner Community Survey, July 1999.

### Existing Residential Land Use

The *2021-2041 Turner Housing Needs Analysis* provides information about existing residential land use in Turner in Chapter 2 of the report, the buildable lands inventory.

### Existing Commercial Land Use

Turner's commercial core is strongly impacted by the close proximity to retail and service centers in Salem. It is expected that Salem's influence will limit commercial development in Turner until a larger population is achieved. Existing commercial uses comprise about 2% of the developed land in the City, or approximately 7 acres, and are primarily limited to convenience and service businesses.

The C-1 Commercial District contains 34 acres. There are 27 developed acres and 7 vacant or partially vacant acres. However, 16 acres of the developed commercial area is single-family residential, and 4 acres is devoted to public use.

Turner's commercial facilities are located along Third and Denver Streets, the City's primary arterial and commercial corridor. The commercial corridor is comprised of four identifiable areas:

**Area C1-1.** The traditional downtown core is centered on Denver Street east of Third Street. The downtown core is centrally located to the entire community with good access and orientation to the major arterial streets of Turner.

**Area C1-2.** A highway commercial area is located at the extreme north end of the corridor between the west side of Third Street and the railroad tracks. Commercial activities in this area are generally construction contractors offering goods and services related to the building and automotive trades. This area is well suited for highway commercial uses needing direct auto and truck access.

**Area C1-3.** Located at Third and Val View. This third commercial center is developing at the north end of the Third Street corridor on the east side of Third Street. The Post Office and City Hall are located in this area together with some other compatible commercial businesses.

**Area C1-4.** Located just north of Delaney Road to just south of Fir Street on both sides of Third Street. This is primarily a residential area.

The City's commercial areas have become highly fragmented over the years with no clear development strategy.

**TABLE 9.500 E  
C-1 COMMERCIAL DISTRICT SUMMARY**

	<b>Acres</b>	<b>% City</b>	<b>Develop</b>	<b>%</b>	<b>Vacant</b>	<b>%</b>	<b>Build</b>	<b>%</b>
<b>C-1 Totals</b>	<b>34.01</b>	<b>4.25%</b>	<b>26.51</b>	<b>77.95%</b>	<b>7.50</b>	<b>22.05%</b>	<b>7.35</b>	<b>21.61%</b>
<b>City Total</b>	<b>800.65</b>							
<b>COMMERCIAL SUBAREAS</b>								
<b>North 3rd St</b>	<b>Area</b>	<b>% Dist</b>				<b>Housing Units</b>		
				<b>SF</b>	<b>MH</b>	<b>2Plex</b>	<b>MF</b>	<b>Total</b>
N of Mill Creek								
<b>West 3rd</b>	10.73	31.55%		24		2		26
<b>East 3rd</b>	14.73	43.31%		12	1	6	4	23
	<u>25.46</u>	<u>74.86%</u>						
<b>Central Area</b>	8.55	25.14%		17	4			21
S of Mill Creek				53	5	8	4	70
	<u>34.01</u>	<u>100.00%</u>						
<b>Residential</b>	16.87	49.60%						

**Existing Industrial Land Use**

Base industries provide the economic foundation for most communities by providing local jobs and by bringing outside money into the community.

**TABLE 9.500 F  
M-1 INDUSTRIAL DISTRICT SUMMARY**

	<b>Total Ac</b>	<b>%</b>	<b>Develop</b>	<b>%</b>	<b>Vacant</b>	<b>%</b>	<b>Build</b>	<b>%</b>
<b>M-1 Totals</b>	<b>119.60</b>	<b>14.94%</b>	<b>36.81</b>	<b>30.78%</b>	<b>82.79</b>	<b>69.22%</b>	<b>56.03</b>	<b>46.85%</b>
<b>City Total</b>	<b>800.65</b>							
<b>INDUSTRIAL DISTRICT SUBAREAS</b>								
<b>North 3rd St</b>	<b>Acres</b>	<b>% Dist</b>				<b>Housing Units</b>		
<b>West 3rd</b>	22.77	19.04%				<b>SF</b>	<b>MH</b>	<b>2Plex</b>
<b>East 3rd</b>	1.61	1.35%						<b>MF</b>
	24.38	20.38%						<b>Total</b>
<b>Central Area</b>								
<b>West RR</b>	6.52	5.45%						
<b>East RR</b>	11.03	9.22%						
<b>RR</b>	0.45	0.38%						
	18.00	15.05%						
<b>South Gaston</b>								
<b>West RR</b>	41.06	34.33%			1			1
<b>East RR</b>	36.16	30.23%						
	77.22	64.57%			1			1
	119.60	100.00%						

The City's industrial objective is to maintain an adequate supply of industrial sites at locations that are compatible with other land uses and to provide assurances that industrial development is consistent with the environmental concerns of the community.

To address industrial objectives, the City has designated that the permitted uses be limited to light manufacturing and warehousing activities within buildings in the M-1 Industrial District. Exterior storage, heavy industrial manufacturing with emissions, and uses with potentially hazardous materials may be allowed by Conditional Use only.

Historically, plans have designated areas for industrial uses much larger than may be needed to provide locational choices to attract potential industries to the community.

Currently, the City has 120 acres of designated industrial land within the M-1 Industrial District. Only 37 acres are actually in industrial use leaving 83 acres of vacant industrial land although only 56 acres is available for new industrial development due to flooding and significant wetlands.

The M-1 District is located in three distinct areas of the City.

**Area M1-1.** The North Third Street area has 22 acres located on the west side of Third Street that is nearly fully developed. The east side of Third Street has less than 2 acres developed that also qualify as highway commercial.

**Area M1-2.** The Central Area has 18 acres located north of the Gaston Street Right-of-way adjacent to the downtown core area. This area is highly developed although there is potential for some industrial expansion or additional development. The most significant feature of this area is the Caliber Forest Products Mill, formerly Burkland Lumber Company that closed in 1974.

**Area M1-3.** The South Gaston area has 77 acres of open pasture with some woodland areas containing only one farmstead. This is the City's largest developable industrial property. The M3 area on the east side of the railroad contains the Perrin Lateral Canal and the Mill Creek By-pass with substantial riparian and wetland areas.

**Existing Public & Semi-Public Land Use**

**Table 9.500 G** summarizes the primary public landholders.

**TABLE 9.500 G  
PUBLIC LAND USE SUMMARY**

	Total Ac	%	Develp	%	Vacant	%	Build	%
<b>Public Totals</b>	<b>156.77</b>	19.58%	<b>98.72</b>	62.97%	<b>58.05</b>	58.80%	<b>42.65</b>	27.21%
	<b>800.65</b>	<b>City Total</b>						
	<b>PUBLIC SUBAREAS</b>		<b>HOUSING UNITS</b>					
	Acres	% Dist	SF	MH	2Plex	MF	Total	
Tabernacle	19.41	12.38%		2			2	
Aldersgate	35.85	22.87%	2	3			5	
Sch Dist 79	8.62	5.50%						
Salem Reserv	54.27	34.62%						
City of Turner	15.49	9.88%		1			1	
Turner RFPD19	1.67	1.07%						
Cemetery	10.65	6.79%						
Other	10.81	6.90%	2	6	0	0	8	
	156.77	100.00%						

There is no Public or Semi-public Land Use District or Zone. Public and semi-public uses are permitted in any of Turner's Land Use Districts under the Conditional Use procedures of the Turner Land Use Code. There are approximately 157 acres of public

and semi-public uses located throughout the City comprising 20% of the City, although 27% is vacant buildable land capable of further development.

Public and Semi-public facilities are essential to the community. These facilities are either owned by various governmental agencies or are operated by private institutions. Public uses include parks, schools, fire districts, Franzen Reservoir, and other governmental facilities providing a local service. Semi-public uses include privately owned institutions that provide services to residents including, churches, cemeteries, campgrounds, fraternal organizations, utilities, Turner Retirement Homes and other institutions.

### **Existing Open Space**

The most significant scenic resources in the Turner area are the water courses, the hillside woodlands, and the open farmlands. **The Natural Environmental Element 9.200** contains a detailed description of the natural vegetation within the Urban Growth Boundary.

There are no true forest lands within the City of Turner. There are, however, an estimated 72 acres of woodlands, consisting primarily of riparian vegetation along Mill Creek and the smaller water courses and within the hillside areas of the City.

The agricultural lands are also a valuable scenic resource. Ensuring the orderly planned conversion of agricultural lands within the City and prevention of haphazard development will help preserve these values until urban conversion actually occurs. There are approximately 80 acres of pastureland within the City that is located in the M-1 Industrial District that will be protected and maintained until industrial development occurs. Maintenance of agricultural areas outside the Urban Growth Boundary are also essential to preserve the rural vistas of the surrounding area in addition to their value as agricultural land.

The Turner City Park is important in addressing the recreational needs of the community and in providing an attractive natural environment. Parks not only enhance the community's appeal but can also contribute to a community's economic potential by helping to attract new people, businesses, and industry. Parks are discussed in detail in **Section 9.700, Public Facilities & Services**.

In the southern part of Turner, with its potential for industrial development, the open space provided along Mill Creek, The Turner By-pass and the Perrin Lateral is significant for several reasons. It can help reduce air pollution and provide visual relief and buffering from industrial facilities. The natural vegetation also helps preserve the natural character of the creeks and helps prevent stream bank erosion.

## **SECTION 9.520 LAND USE TRENDS**

### **Residential Land Use Trends**

The *2021-2041 Turner Housing Needs Analysis* provides information about residential land use trends.

### **Commercial Land Use Trends**

The City has too much commercially zoned land that has diluted the City's commercial core. A commercial land area needs projection to the year 2020 based on existing acres per 100 population could require 5 more acres in addition to the 7 acres currently in use. With 34 acres designated for commercial use and over 7 acres actually vacant, there is an excess of commercially zoned property. This would explain why 16 acres remain in residential use.

**Area C1-1.** The City's downtown core area has continued to decline due primarily to the dispersion of commercial areas within the community. The location and redevelopment of the downtown core area will become increasingly important as a center for those persons who do not drive automobiles by providing a walking environment for students and those living in the adjacent retirement and multi-family facilities.

**Area C1-2.** The highway commercial area at the north end of the City performs well for commercial facilities needing direct truck and auto access.

**Area C1-3.** Located at Third and Val View, this area is suited for reinforcement as a compact commercial center containing an intermix of public, office and service businesses in addition to multi-family housing.

**Area C1-4.** Located between Delaney and Fir. This area has started to convert to commercial development due to the C-1 Commercial Zoning District designation.

The City's commercial development has been diluted due to Salem's proximity and the limited development that has occurred has been allowed to disperse throughout the community by extended commercial zoning.

### **Industrial Land Use Trends**

The City's Industrial properties are well located and suited for industrial development. Their location minimizes impacts on residential areas and they are adjacent to the railroad with direct access to major transportation routes, including Interstate Highway 5.

**Area M1-1.** The North Third Street area is nearly fully developed with some potential expansion area to the north on the west side of Turner Road. The two uses on the west side developed parcel could remain industrial although the use is primarily highway commercial.

**Area M1-2.** The Central Area adjacent to the downtown core area is developing and has some industrial expansion potential particularly on the west side of the railroad.

**Area M1-3.** The South Gaston area has been maintained as open pasture with some woodland until industrial conversion occurs. This is the City's largest industrial reserve.



The City has designated permitted industrial uses to be light manufacturing and warehousing activities within enclosed buildings in the M-1 Industrial District. Exterior storage, heavy industrial manufacturing and uses with permitted emissions may also be allowed by Conditional Use.

The City has lost 135 acres of previously designated industrial land due to the MAR aggregate extraction facility and the RMA Housing Development that should be replaced.

### **Public And Semi-Public Land Use Trends**

Because of the wide differences in public and semi-public uses it is virtually impossible to define a land use district applicable to all. Therefore, the Public District contained in the previous Plan was eliminated allowing public and semi-public uses to be located in any zoning district under specified conditions as a Conditional Use.

### **Open Space Trends**

With a population of only 1,330 people and an area of 922 acres, the need for preservation of open space has not yet become a critical issue in Turner. However, increasing impacts to the community's water courses and natural vegetation suggest that protecting these resources should not be delayed.

The policies and recommendations related to this section and those contained in **Section 9.200, Environment** are directed toward achieving this goal and thereby ensuring the preservation of open space, the protection of scenic and natural resources, and the promotion of a healthy and visually attractive environment in Turner.

## **SECTION 9.530 PROJECTED LAND USE NEEDS**

The designation of future land uses was based upon the findings and needs identified in all the elements of the Comprehensive Plan and the citizen participation achieved through reviews during the public hearing process for commercial and industrial uses. The *2021-2041 Turner Housing Needs Analysis* provides projected land needs for residential uses.

The general criteria which guided the selection of lands for future use were:

1. The existing land use pattern and growth trends of the area.
2. The land ownership patterns, particularly public and semi-public, industrial and agricultural land ownerships.
3. The natural environmental constraints, including topography, geology, soils, water resources, natural vegetation, wildlife, and air resources.
4. The accessibility of existing and proposed transportation systems.
5. The availability of existing and proposed community facilities, utilities, and services.

6. The locational suitability for each land use classification with respect to available natural amenities.
7. Previous planning and zoning commitments to each land use.
8. Turner's role relative to the Salem Urbanizing Area.
9. The need to maintain an adequate supply of land for each land use.

The above criteria was utilized to determine the needs for the six land use districts applicable to the Turner Area. Incremental and systematic expansion from the core area outward along existing service corridors is the preferred growth pattern and offers the greatest efficiency and economy of development.

### **Residential Land Use Needs**

The *2021-2041 Turner Housing Needs Analysis* provides information about residential land use trends.

### **Commercial Land Use Needs**

Commercial activities that provide goods and services to area residents are essential to a viable community. The location and distribution of commercial facilities is also crucial to the organizational structure of a community and can substantially influence the quality of life of any city.

**Area C1-1.** The downtown core area should remain the central commercial focus of the community with the majority of the retail, office and service businesses locating there. A strong downtown area can serve as a focal point for the community, encourage business activity, increase service efficiency, and stimulate residential development in the adjacent areas. Adequate off-street parking should be provided and a pedestrian-oriented atmosphere should be encouraged.

**Area C1-2.** The highway commercial area located at the extreme north end of the Third Street corridor between the west side of Third Street and the railroad tracks is approaching full development although some redevelopment can occur. Additional Highway Commercial that is not appropriate for the downtown core area may be needed in the future and is proposed for some of the MAR District located adjacent to Third Street when redevelopment occurs.

**Area C1-3.** Located at Third and Val View. The commercial and public facilities in this area would have provided good support for the downtown core but can develop as a secondary compact commercial center.

**Area C1-4.** Located between Delaney and Fir. This area is not needed for commercial use and commercial facilities locating in this area will dilute the emerging commercial centers noted above if the area is allowed to spot develop into a commercial strip. The area could support higher density housing that would add a support population for the other commercial centers.

Commercial centers can provide the structure for quality community development. Random strip development along a highway has traditionally not contributed to a sense of community. Designating more commercial land than is needed along an arterial road will guarantee fragmented random strip development at the expense of the community.

If the needed amount of commercial land is located wisely in commercial centers new commercial businesses will be attracted to the community and have a higher potential for success because they are supported by the activities from other adjacent businesses and are more efficient and convenient for area residents. The City's land use plan and transportation systems are thereby supported and the quality of life in the community is enhanced.

### **Industrial Land Use Needs**

There are cost advantages for industries to locate in small communities and Turner's services and proximity to Salem and Interstate 5 could increase interest in the community by potential industries.

**Area M1-1.** The North Third Street area could expand to the north on the west side of Turner Road if needed by inclusion in the City's UGB. The developed parcel on the west side of Third Street should be changed from industrial to commercial zoning to limit industrial development on the east side of Third Street adjacent to residential areas.

**Area M1-2.** The Central Area adjacent to the downtown core area is developing and has some industrial expansion potential particularly on the west side of the railroad. This area is suited to warehousing and light industrial activities compatible with the adjacent residential areas.

**Area M1-3.** The South Gaston area is the City's largest industrial reserve containing 77 acres although only 56 acres are developable due to flooding, wetlands and riparian corridors in the area.

This area has marginal soils for agricultural use although the City will maintain the agricultural uses as the only outright permitted uses until industrial conversion occurs. In this way agricultural lands are protected until conversion.

The UGNA immediately south of this area contain an additional 77 acres that could be included in the City's industrial inventory when needed. These properties are already partially in the City and partially in the UGNA. Inclusion of this area would replace some of the City's lost industrial property and would unify these tax lots now arbitrarily divided between the City and the County.

The water courses and vegetation in this area provide protective buffers between future industrial developments and the adjacent residential areas.

### **Public And Semi-Public Land Use Needs**

Since public and semi-public uses may be located in any zoning district they have the maximum flexibility to locate where they are needed.

Presently, all of the public and semi-public needs appear to be accommodated adequately although a new City Hall facility is needed.

### **Open Space Needs**

The City has a strong interest in preserving the considerable open space and scenic resources of the community and the surrounding area.

Open space may vary from active uses such as agricultural or recreational areas to more passive areas preserved for conservation or scenic values, including unique natural features such as wooded areas, or other places of scenic or special interest.

Open land may have obvious economic value, as is the case with agricultural and forest lands, but it also has other values that are not always readily apparent. Natural vegetation on steep slopes, for example, protect soils from erosion and thereby preserves clean water resources. Open areas also provide a variety of habitat for wildlife. These and other natural resource values are discussed in more detail in **Section 9.200, Environment**.

In addition to economic and conservation values, in recent years there has been a growing awareness of the value of open lands as an esthetic resource which is also important to the general quality of life and livability of an area. Thus open land in general, has a number of significant values and certain types of open land have special significance as needed open space for the community.

Open space can be any size. It can range from broad expanses of agricultural and woodland areas to mini-parks and landscaped areas. Various landscaping measures can be undertaken in new developments which can enhance their appearance while increasing the amount of open space in the community as a whole. These measures range from preserving existing trees and other natural vegetation to provisions for "cluster developments".

Scenic and open space values should be protected and enhanced both within the Urban Growth Boundary and within the surrounding area. Open space greenways should be maintained throughout the community and into the surrounding area. Mill Creek and other drainage channels should be preserved as open space greenway buffers.

### **SECTION 9.540 BUILDABLE LAND NEEDS**

Buildable land needs are addressed in detail in the **Section 9.800, Growth Management**. However, it is evident from the needs analysis summarized in **Table 9.500 I** that additional commercial or industrial land is not needed to support the City's growth and development throughout the planning period to the year 2020. The *2021-2041 Turner Housing Needs Analysis*, Appendix 1 of the Comprehensive Plan, supersedes information in Section 9.500 about information about buildable lands and land needs in the R-1, R-2, and R-11 districts.

**TABLE 9.500 I  
BUILDABLE LAND NEEDS  
FOR COMMERCIAL AND INDUSTRIAL LAND**

	CITY/UGB	UGNA	CITY LAND USE DISRICTS		
			Tax Lot acres	Tax Lot acres	
<b>Tax Lot Acres</b>	800.65	422.48	C-1	M-1	
<b>Percentage</b>	65.46%	34.54%	34.01	119.60	153.61
<b>Gross Area Acres</b>	922.00	439.00	22.14%	77.86%	100.00%
<b>DEVELOPED LAND</b>	297.57		26.51	36.81	63.32
	47.11%		8.91%	12.37%	21.28%
<b>VACANT LAND</b>	334.03		7.50	82.79	90.29
	59.82%		2.25%	24.79%	27.03%
<b>CONSTRAINED LAND</b>	114.09		0.15	26.76	26.91
	34.16%		0.13%	23.46%	23.59%
<b>BUILDABLE LAND</b>	219.94		7.35	56.03	63.38
<b>Total Vacant</b>	65.84%		3.34%	25.48%	28.82%
	334.03				90.29
<b>PROJECTED LAND NEEDS</b>					
<b>NEED BASIS</b>					
2020 Population Land Needs	<b>99.00</b>		<b>34.01</b>	<b>56.03</b>	
Projected Housing Distribution					
<b>2020 NEEDED LAND</b>					
In excess of City Buildable Lands			<b>0.00</b>	<b>0.00</b>	

There is an excess of Commercially Zoned land that also includes 7 acres of vacant buildable land. There is also 56 vacant acres of Industrially Zoned buildable land to support industrial growth.

**The City of Turner has an excess of buildable land to accommodate needs for commercial and industrial development through 2020.**

The City also has a designated Urban Growth Notification Area (UGNA) containing 422 tax lot acres that can accommodate the long-range future growth of the City if needed. Without an Urban Growth Boundary outside of the City Limits, it is essential to maintain the UGNA as the City's urban reserve and protective buffer from County resource lands.

## **SECTION 9.590 LAND USE GOALS & POLICIES**

## **GOALS & OBJECTIVES**

1. To provide a land use policy plan which sets forth the suitable kinds, amounts, and intensities of use to which land in various parts of the City should be put.
2. To create and maintain an efficient and aesthetically pleasing living and working environment for city residents.

## **GENERAL POLICIES & RECOMMENDATIONS**

1. Sufficient area shall be maintained for the balanced expansion of all major land uses.
2. Areas with existing consistent land use patterns shall be preserved and reinforced unless other overriding factors suggest a change
3. The officially designated safe carrying capacity of air, land and water resources to accommodate pollutants shall be utilized in determining appropriate land uses within the community.
4. Standards shall be adopted and enforced to ensure the preservation and provision of natural vegetation in all development areas.
5. The extent and boundaries of each land use district shall be shown on the Comprehensive Plan Map.

### **Residential Land Use**

1. The City shall provide adequate residential land areas to address the housing needs of its residents
2. A variety of lot sizes, housing types and street patterns shall be encouraged.
3. Residential districts shall be protected from heavy through traffic, conflicting land uses, or other encroachments that would impair a safe, quiet living environment.
4. The City shall encourage compact residential development to provide more efficient land utilization and to help reduce the cost of housing, public facilities and services.
5. Residential development shall be located only where adequate public services and facilities can be efficiently provided.
6. Residential uses should avoid locating in areas that are subject to, and/or generate adverse environmental impacts.
7. The City shall allow single-family residential development within all residential districts.

8. The City shall encourage in-fill development of over-sized lots to increase the efficiency of public services and facilities in developed areas.
9. Higher density multi-family development should be encouraged in the downtown core area should serve as a buffer between commercial and single-family uses, where feasible.
10. New residential developments shall pay the costs of capital improvements needed to support the development.

### **Commercial Land Use**

1. Existing commercial areas should be reinforced with new commercial development before permitting new commercial developments in other areas of the City.
2. The downtown area shall be reinforced as the primary commercial area in Turner. Adequate parking should be provided, multi-family housing should be encouraged on the perimeter and pedestrian-access businesses should be encouraged.
3. A pedestrian friendly downtown shopping environment should be created that is attractive, convenient and accessible that will address the needs of city residents.
4. The City shall encourage new commercial and public uses, other than uses requiring direct vehicular access, to locate in the downtown area.
5. Vehicular access commercial uses should locate in the commercial area at the northern end of the City on the west side of Third Street.
6. Commercial developments shall be planned as compact centers rather than scattered along roadways or mixed in with conflicting non-commercial land uses. Commercial Centers should be compact developments with possible shared parking.
7. Vehicular and pedestrian efficiency and safety shall be required criteria for all commercial developments.

### **Industrial Land Use**

1. The industrial Districts shall be reserved for industrial development although interim farm use shall be allowed until industrial development occurs.
2. Industrially zoned sites should remain at their present parcel size until a specific development plan is approved.
3. All industrial development shall strictly comply with the environmental quality standards of the State of Oregon, including all applicable standards and regulations of the Oregon State Board of Health, the Oregon Department of Environmental Quality and any other public agency having regulatory jurisdiction.

4. Industrial developments shall not result in disruptions to residential, commercial or other areas due to excessive traffic, noise and pollution, or otherwise detract from the livability of the community.
5. Industrial districts shall be protected from encroachment by incompatible land uses.
6. Industrial proposals shall provide sufficient parcel size for building setbacks, expansion, off-street parking and loading, natural buffers and landscaping, and controlled access locations.
7. Limited access and joint-use roads, and parking to serve industrial developments shall be encouraged.
8. Access to the industrial area south of Gaston Street shall be provided by Whipper Road or 55th Avenue.
9. Review criteria for industrial proposals shall include adequacy of site size for the proposed use, utilization of the natural features of the site and Turner's capacity to accommodate the transportation needs and the demand for public services.
10. Utilization of natural features and landscaping as screening buffers, to reduce the impact of industrial developments on the community shall be encouraged.
11. Industrial uses which minimize visual conflicts, noise, traffic and environmental degradation and are compatible with adjacent land uses and the livability of the community shall be encouraged.

### **Open Space**

1. A system of open space including agricultural lands, woodlands, parks, recreation areas, and scenic resources shall be maintained within and around the Turner Urban Growth Boundary.
2. Natural areas that are generally unsuited for development purposes shall be preserved as protecting buffers; protection for soils; watersheds and wildlife habitats; and as recreational and scenic resources.
3. Places of natural scenic beauty, particularly woodland areas, streams and Mill Creek, shall be preserved to the maximum extent possible.
4. Natural areas shall be maintained as protecting buffers where noise and visual conflicts could occur.
5. Open space lands shall be integrated with urban growth to enhance the urban environment. Specifically, streams within the community shall be preserved as open space greenway buffers.



6. The City shall encourage preservation of natural features and natural vegetation as open space to the maximum extent possible.
7. The City shall ensure that landscaping is included as an integral part of site and street developments through the Code's review criteria.
8. Existing agricultural uses within the community shall be maintained as an interim use until a development proposal is approved by the City.
9. Wooded areas shall be preserved to the maximum extent possible. Highest priority should be given to open space or park use with secondary priority given to other public uses which would preserve the natural features. Private developments shall be encouraged to preserve these areas through the City's development standards.
10. Slopes over 25 percent should be preserved in a natural state as protection against erosion hazards.
11. The City shall cooperate with other units of government in coordinating open space areas and needs within the community with those planned in the surrounding region.