Section III Plan Proposals, Programs, and Policies

The Comprehensive Plan proposals are general in nature and provide development guidance and strategies for the City of Creswell and its projected urbanizing area. The plan proposes to address goals established under Oregon Revised Statutes related to Comprehensive Land Use Planning and Comprehensive Planning Coordination. (ORS 227, ORS 215, AND ORS 197)

For the purposes of Statewide Comprehensive Planning Coordination and Compliance, the following ORS 197.015 definitions are applicable.

Comprehensive Plan: Means a generalized, coordinated land use map and policy statement of the governing body of a state agency, city, county, or special district that interrelates all functions and natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational systems, recreational facilities, natural resources, and air and water quality management programs.

Comprehensive: Means all-inclusive, both in terms of the geographic area covered and functional and natural activities and systems occurring in the area covered by the plan.

General Nature: Means a summary of policies and proposals in broad categories and does not necessarily indicate specific locations of any area, activity, or use.

Coordinated: A plan is “Coordinated” when the needs of all levels of government, semi-public, and private agencies and the citizens of Oregon have been considered and accommodated as much as possible.

Land: Includes water, both surface and subsurface, and the air.

The following definitions pertain to the plan proposals, programs, and policies as contained in the Creswell Comprehensive Plan.

Needs Assessment: A study or analysis performed on behalf of the City to assess the level and character of community needs in order to inform goals and policies.

Goals and Objectives: Needs and concepts identified as being well-founded and supported by the citizens of Creswell, which provide a fundamental basis for the direction of comprehensive planning effort and structuring of implementing policy(s).

Function: The character action of the identified object.

Recommendation: A statement describing an action worthy of acceptance or trial, which deals with an issue outside the program responsibility of the City of Creswell.

Policy: A definite course or method of action selected from among alternatives and in light of given conditions, to guide and determine present and future decisions with respect to the area of concern identified. Policies are mandatory requirements of the Comprehensive Plan.

The Creswell Comprehensive Plan, maps and text is intended as a policy statement encompassing broad development objectives, based on established goals, as to form, content and growth pattern of the City of Creswell in providing an environment for people and their activities.
The Comprehensive Plan for the City of Creswell consists of elements, analyses, strategy maps, implementation tools and policies in compliance with Oregon's Statewide Land Use Planning Framework. Each Land Use Goal is accompanied by a series of local goals and objectives derived from a needs analysis process. These are organized as:

1. **Goals, Objectives, and Policies.** This section is organized by topic area to follow those Land Use Goals applicable to the City of Creswell:
   - Oregon Statewide Land Use Planning Goal;
   - Community Goals and Objectives; and
   - Plan Policies

2. **Comprehensive Plan Diagram.**
Context

Creswell and the surrounding area have derived its initial settlement from agricultural pursuits. Decisions to locate major transportation facilities, railroad and highway, have created the city and its form, broadened its functions, and continue to influence its growth and future.

Proximity to the Eugene-Springfield Metropolitan Area, with its major source of employment, is affecting significant growth within and around Creswell. The city’s ability to provide municipal support services and its designation as a major development center in the Lane County Subarea Plan will heavily influence future growth. Two general concerns have been expressed by area residents during past local “Planning for People” meetings and these are:

1. Maintain district’s individuality, scenic values, and rural heritage.
2. Inevitable population growth requires planning to maintain the quality of living and to improve economic values.

Goals and Objectives

For a plan to be meaningful and effective, it must address and direct itself to the needs and concepts which are well-founded in the community.

State-wide planning goals, established by the Land Conservation and Development Commission, provide the basic goal foundation for the State of Oregon. Creswell has built upon these state-wide goals to further direct the community’s development. Creswell has undergone needs analyses upon which the City may base planning proposals for attaining the character and quality of community environment desired for Creswell and its urbanizing area.

The following City of Creswell planning goals and objectives are presented, organized by Statewide Goal areas:

Statewide Goal 1: Citizen Involvement¹

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process. The governing body charged with preparing and adopting a comprehensive plan shall adopt and publicize a program for citizen involvement that clearly defines the procedures by which the general public will be involved in the on-going land-use planning process.

The citizen involvement program shall be appropriate to the scale of the planning effort. The program shall provide for continuity of citizen participation and of information that enables citizens to identify and comprehend the issues.

¹ “Oregon’s Statewide Planning Goals & Guidelines: Goal 1: Citizen Involvement”
Creswell Goals

GOAL 1-1 Maintain a sound and continuing program of citizen involvement and intergovernmental coordination in support of continuing city planning needs, plan adoption, implementation, and future revision and/or updating.

GOAL 1-2 Continually monitor local governmental policies and implementation tools to ensure that they are accomplishing their intended purposes and reflect the needs of the citizens of the city.

GOAL 1-3 Aspire to reach a broad cross-section of its residents through a variety of methods and media outlets to assure those affected by decision-making are heard, and their constructive feedback is incorporated into the decision-making process.

Citizen Involvement Objectives

a. **Process.** The City shall conduct public hearings for land use decisions and plan adoption as provided for in the Oregon Revised Statutes and applicable City ordinance.

b. **Updates.** The City shall review and revise the planning studies as needed every 10 years or upon the identification of an unforeseen change in community composition or State or Federal requirement.

c. **Effective Communication.** The City will be responsive to the public and communicate in a timely and professional manner by providing information through a variety of outlets and asking for feedback. The City leaders and Staff are accountable for ensuring meaningful public involvement in the work of City government.

d. **Process Integrity.** The City shall have a clear and understandable democratic process for decision-making, which is inclusive and easy for the entire community to become engaged. City leaders and staff will respect the community's interest, and value showing compassion and establishing trust with the community.

e. **Accessible.** All public decision-making processes will be accessible, open, honest and transparent. The public participation process must be simple and structured in a way that it is effective and relevant to everyone in the community.

f. **Effective Feedback.** Feedback shall be timely and constructive to improve the decision-making process. Post-decision information shall be available to help the public understand why certain decisions were made.

g. **Leveraging partnerships.** Leveraging partnerships involves engaging and collaborating with existing groups to achieve mutual goals. The City will do its best to leverage partnerships with agencies, non-profits, neighborhoods, and community groups to build support for, and engage residents and businesses in, the planning and implementation of City projects and initiatives.

Citizen Involvement and Plan Amendment Policies

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2 Creswell City Council, Ordinance 524, March 2019.
3 Creswell City Council, Ordinance 524, March 2019.
4 Creswell City Council, Ordinance 524, March 2019.
I. Citizen Involvement and Plan Amendment Policies

a. The City shall, through the local Citizens’ Involvement Program approved by LCDC, review the plan documents, reports, and supporting programs through “Town-Hall meetings and/or other means.

b. The City shall conduct public hearings for plan adoption as provided for in the Oregon Revised Statutes and applicable City ordinance.

c. The City shall adopt the Comprehensive Plan by ordinance of the City of Creswell and Lane County.

d. The City shall establish by plan adoption ordinance, a timely plan and policy review process which utilizes the established Citizens’ Involvement Program, to facilitate public input and formulate necessary revision recommendations.

e. The City shall review and revise the plan upon the identification of unforeseen community needs.

f. The City shall continue to maintain and conduct as a continuing program the Creswell Citizen’s Involvement Program approved by LCDC to provide the following:
   - Widespread community and citizen involvement
   - Effective two-way communications between the City and its citizens.
   - To ensure appropriate planning and related information is available in an understandable manner.
   - To provide adequate feedback mechanisms and ensure that citizens will receive response from policy makers.

Statewide Goal 2: Land Use Planning

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions. City, county, state and federal agency and special district plans and actions related to land use shall be consistent with the comprehensive plans of cities and counties and regional plans adopted under ORS Chapter 268.

All land use plans shall include identification of issues and problems, inventories and other factual information for each applicable statewide planning goal, evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy and environmental needs.

Creswell Land Use Planning Goals

GOAL 2-1 Establish the Creswell Comprehensive Plan as the basis for preserving and enhancing the livability and vibrancy of Creswell.

GOAL 2-2 Plan designations identified in the Comprehensive Plan Diagram shall guide zoning of land within the City’s Urban Growth Boundary.

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5 “Oregon’s Statewide Planning Goals & Guidelines: Goal 2: Land Use Planning”  
http://www.oregon.gov/LCD/docs/goals/goal2.pdf

6 Creswell City Council, Ordinance 524, March 2019.
GOAL 2-3  Make efficient and orderly use of land for urban uses and services such as homes, businesses, parks, and streets

GOAL 2-4  Promote a high quality of life through a diverse economy and strong tax base, a transition between higher and lower intensity uses, and appropriately-scaled development that fit the community’s character.

GOAL 2-5  Provide standards that are in character with the geography, landforms, and architecture in the community.

GOAL 2-6  Protect people and property from risks associated with natural hazards.

GOAL 2-7  Plan and facilitate the installation of infrastructure necessary to meet the anticipated needs of land use districts.

GOAL 2-8  Respond to the changing needs of the community resulting from anticipated population growth and dynamic market forces.

Creswell Land Use Planning Objectives

I. RESIDENTIAL
   a. Encourage compatibility between land uses, efficiency in site design, and environmental compatibility.
   b. Provide for compatible building and site design at an appropriate neighborhood scale;
   c. Apply the minimum amount of regulation necessary to ensure compatibility with existing residences, schools, parks, transportation facilities, emergency services, and neighborhood services.
   d. Reduce reliance on the automobile for neighborhood travel and provide options for walking, bicycling and transit use.
   e. Maintain and enhance the City’s historic architecture and historic neighborhoods.
   f. Stimulate the vibrancy of Creswell’s downtown core by encouraging residential uses above ground-floor commercial uses in mixed-use developments.

II. COMMERCIAL
   a. Create a mixture of land uses that encourages employment and housing options in close proximity to one another;
   b. Provide formal and informal community gathering places and opportunities for socialization (i.e., along an active street front);
   c. Encourage pedestrian-oriented development in all commercial areas;
   d. Encourage a vibrant commercial core through the mixing of residential uses above ground-floor commercial;
   e. Capitalize on access to Oregon Avenue and other high-volume roads for business development and employment;
   f. Provide for visitor accommodations and tourist amenities;

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7 Creswell City Council, Ordinance 524, March 2019.
g. Encourage the expansion of existing and new employment opportunities;

h. Encourage transit-supportive development to reduce reliance on the automobile and to minimize the need for off-street parking;

i. Encourage attractive, vibrant, commercial spaces that meet market needs.

III. INDUSTRIAL

a. Provide transportation options for employees and customers;

b. Locate business services close to major employment centers;

c. Ensure compatibility between industrial uses and nearby commercial and residential areas;

d. Accommodate mixed-use development of industrial areas through the encouragement of light industrial and commercial-industrial uses;

e. Encourage the expansion and enhancement of employment opportunities.

f. Encourage redevelopment of large-lot vacant industrial land into contemporary industrial uses such as a quality industrial park area for clean industrial activities that supports family-wage jobs.

IV. PARKS, RECREATION, AND OPEN SPACE

When establishing park, recreation, or open space land:

a. Due regard shall be given to the proper balancing of public and private interest that are affected by development of property.

b. When used as a buffer, the land being zoned as a PRO-S District shall be part of the holding that creates the necessity for the buffer.

c. The Planning Commission and City Council must establish the findings and purpose for establishment of the zone or the values to be obtained, encouraged or preserved.

d. Consideration for natural resource quality and preservation shall be encouraged, especially in proximity to significant vegetation, waterways, and wetland resources.

e. Illustrative master plans shall strive to meet established community need for PRO-S facilities as defined by the Parks & Open Space Master Plan.

f. Land and facilities shall be integrated with transportation facilities to strive for walkable and bikeable access for all users.

Creswell Land Use Planning Policies

The Creswell Comprehensive Plan establishes five Plan Land Use Designations, directly correlating with and implemented by the zoning districts delineated in the Creswell Zoning Ordinance. The five Plan Designations are: Residential; Commercial; Industrial; Park, Recreation, and Open Space; and Public Lands. The purposes of each Plan Land Use Designation are as follows.

I. Residential
To provide for, encourage, promote, and protect the character of community residential areas having a suitable environment for a range of housing choices in support of small city urban and suburban family life. This area and density options therein, is intended for application only to those areas having facilities available to support the expected density and to carry out the above stated purposes.

a. The City shall provide residential zoning for lands designated as residential in the Comprehensive Plan.

b. The City shall encourage multi-family expansion under provisions of the zoning ordinance on available and/or redeveloped lots in proximity to the Downtown Commercial Core, to provide close relationships to support services for higher densities of population.

c. The City shall provide opportunities for choice in multi-family residential location within the community through site selection that offers site planning flexibility to harmonize with adjacent development, and which is adequately served by streets and support services, and provides on-site amenities and open-space for higher concentrations of population.

d. The City shall allow factory constructed housing units including mobile homes on individual lots, consistent with site development standards and building codes for conventional, single-family housing.

e. The City shall encourage residential expansion and infilling of adjacent residential development within the City limits.

f. The City shall meet its needs for mobile homes by allowing mobile home subdivisions as a permitted use in the residential zone.

g. Promote the orderly expansion and improvement of neighborhoods.

h. Designate land for the range of housing types and densities needed by the community, including owner-occupied and rental housing.

i. Provide direct and convenient access from residences to schools, parks and neighborhood services.

Creswell’s Residential zoning designations include Low-Density Residential, Medium-Density Residential, and High-Density Residential.

II. Commercial

To create and protect areas suitable for commercial uses and services of community residents, visitors, and tourists. These areas shall be adequately served by freeway access and/or accessible to outlying areas of the community.

a. The City shall provide commercial zoning for lands designated in Commercial in the Comprehensive Plan.

b. Create a distinct storefront character in the Downtown Commercial District;
c. Provide connections to and appropriate transitions between residential areas and commercial areas;
d. Apply land use and design standards to automobile-oriented and automobile-dependent uses that promote pedestrian safety, aesthetics, and economic development;
e. Implement design standards that support a pedestrian-orientation, while maintaining and enhancing the City’s historic character.

Creswell’s Commercial zoning designations include General Commercial and Downtown Commercial.

III. Industrial

To provide areas having a suitable environment for a range of industrial uses. This area will normally be established to be reasonably accessible for contemporary industrial uses and convenient to major transportation service.

a. The City shall discourage further industrial development or expansion of existing industry along Butte Road.
b. The City shall encourage the redevelopment of the industrial area south of Oregon Avenue, between the Freeway and the Goshen-Divide Highway to the Urban Growth Boundary.
c. The City recognizes the northern portion of the Urban Growth Area as a potential area for establishing and developing the initial segment of a quality industrial park area for clean industrial activities.
d. Provide for efficient use of land and public services;
e. Provide appropriately zoned land with a range of parcel sizes for industry;
f. Provide appropriate design standards to accommodate a range of industrial users;
g. Provide attractive locations for business development;

Creswell’s Industrial zoning designations include General Industrial and Commercial-Industrial.

IV. Park, Recreation, and Open Space

To preserve and protect park, recreation, and open space lands that contribute to the general welfare and safety, the full enjoyment, or the economic well-being of persons who reside, work, or travel in, near, or around them.

This area may be established when found necessary in order:

a. To preserve any existing open land type or use which has been established, or is proposed, to encourage development around it, such as a golf course, country club,
b. To buffer an otherwise incompatible use or zone.

c. To preserve and maintain natural drainage ways, lakes (natural or artificial), areas unsuitable for intensive development by virtue of physical limitations, and environmental control areas for the protection of resource areas and wildlife habitat.

d. To preserve a valuable scenic vista or an area of historical significance.

V. Public Lands

Public Lands are areas reserved for the accommodation of public facilities and associated support facilities necessary for the operation, health and safety, and desired present and future quality of life for the City of Creswell. These include schools, municipal buildings, and public works facilities.

VI. Overlay Zones

Overlay zones impose and/or relax requirements of an underlying land use district or base zone, where characteristics of the land or neighborhood, or the types of development planned for an area, require special regulations. Creswell currently has five overlay zones:

a. Resort Commercial (/RC)

To provide areas having a suitable environment for accommodating large-scale, recreationally oriented commercial uses. Compatibility of development within this category with adjacent recreational and agricultural resources shall be ensured through the application of planned unit development procedures. Tourist/convention/resort development has been designated, zoned as “Resort Commercial” for a portion of the land east of Interstate 5 southeast of the airport since this area represents a unique and valuable economic resource to the City of Creswell. A large lot ownership pattern and significant financial resources indicate that this area will be able to successfully address the expensive engineering analysis and construction constraints necessary to meet flooding hazards.

It is the intent of this overlay that such uses represent an internally consistent development pattern that is compatible and closely related to the recreational resources upon which they rely. Examples of such resources are lakes or other bodies of water, golf courses and related amenities, amusement centers and the like. Recreational uses allowed in this overlay must also be compatible with adjacent agricultural uses. Traditional residential and commercial uses shall not be permitted within this subzone except when shown as necessary to support the primary recreationally oriented uses. The burden of proof is on the applicant to show that all aspects of the development are clearly related to the recreational resource.

b. Floodplain (/FP)

Land uses immediately adjacent to stream courses should be maintained in open use categories, such as the Willamette Greenway, the existing golf course, parks, and the like. In other areas, appropriate elevations above flood stage levels may be established to accommodate various types of land use, based on the need for flood hazard protection.
The commercially designated area proposed for tourist/convention/resort opportunities may require U.S. Army Corps of Engineers permission to alter floodway or floodway fringe contours.

The Flood Plain Overlay (/FP) designation shall be applied in any zone where the area is subject to inundation by flooding shall be shown on the Creswell Flood Hazard Map and the Creswell Zoning Map, which designate regulated floodways and areas subject to a one (1) percent annual chance, or 100-year, flood. Its purpose is to minimize property loss, danger of injury, and health hazards. To accomplish such purposes, floor elevations will be confirmed by the City prior to issuing any building permits. The Flood Plain Overlay:

1. Establishes special concern requirements for the placement and construction of buildings and development site improvements in areas that may be subject to flooding or surface water in order to safeguard the life and health of people in the area of the general public.

2. Shall be any zone in combination with the symbol "FP" as an overlay district of special concern. (For example, R/FP means a Residential Zone with combining Flood Plain District regulations.). The regulations governing the /FP Overlay shall be those of the zone in which it lies and additionally, the provisions of this Section applicable to the development.

c. Butte Protection (/BP)
Creswell Butte is an iconic land formation that creates a natural southern border to the City of Creswell. The City should preserve views of this formation and protect those properties uphill and downhill from one another from environmental and human-caused impacts such as erosion, stormwater damage, and other causes of structural instability.

d. Airport (/AS)
The purpose of the Airport Safety overlay zone is to encourage and support the continued operation of Creswell Municipal Airport (Hobby Field) by establishing compatibility and safety standards to promote air navigational safety and to mitigate the impact of the airport on surrounding land uses. The Airport Overlay shall be used in conjunction with the underlying district, which shall control the primary land use but is subject to the additional standards and limitations imposed by this Overlay. All Overlay approaches and zones shall be consistent with the Airport Layout Plan currently adopted, as amended.

e. Riparian Protection and Wetlands (/RPW) Overlay
The primary purposes of the Riparian Protection and Wetlands (RPW) Overlay are to:

1. Protect and enhance water quality;
2. Achieve and maintain compliance with State and Federal laws and water quality standards;
3. Prevent property damage during floods and storms;
4. Limit development activity in designated riparian corridors and wetlands;
5. Protect native plant species;
6. Maintain and enhance fish and wildlife habitats; and
7. Conserve scenic and recreational values of riparian areas and wetlands.

VII. REFINEMENT PLANNING

The City may use area refinement plans to further conceptually develop an area of the community to achieve Comprehensive Planning policies. Refinement Plans typically help
coordinate development, by establishing more specific vision for a smaller area of the community, or integrate surrounding land uses and infrastructure.
Goal 10: Housing

To provide for the housing needs of citizens of the state. Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.9

Creswell Housing Goals10

GOAL 10-1 Land Availability: Plan for a 20-year supply of suitable land for Creswell to meet housing needs within the existing urban growth boundary, to the extent possible.

GOAL 10-2 Provide opportunities for housing development to meet the City’s identified housing needs. Provide opportunities for development of a range of housing types that are affordable to households at all income levels as described in the Creswell Housing Needs Analysis. These housing types include (but are not limited to): single-family detached housing, accessory dwellings, cottage housing, manufactured housing, townhouses, duplexes, and apartments.

GOAL 10-3 Housing Affordability: Develop policies to support affordable housing that help to lower the costs of housing development for low-income affordable housing and/or middle-income affordable housing.

GOAL 10-4 Infrastructure Planning: Plan for infrastructure development to support residential development.

GOAL 10-5 Funding: Develop funding sources to pay for the costs of implementing the affordable housing programs described in Policy 3 and infrastructure needs in Policy

Creswell Housing Policies11

1. Land Availability
   a. Identify opportunities to address the land deficits shown in the Housing Needs Analysis, through policies to increase capacity of residential land within the Creswell UGB, expansion of the Creswell UGB, or both.
   b. If the City cannot accommodate the forecast for housing growth within the urban growth boundary, evaluate expansion of the urban growth boundary to accommodate housing needs.
   c. In rural areas within the Creswell urban growth boundary, ensure that new development occurs at urban densities consistent with Creswell’s residential densities.

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d. Support rehabilitation of existing housing within Creswell, with the purpose of adding housing capacity in Creswell.

e. Monitor and replenish the supply of residential land on a periodic basis.

2. **Opportunities for housing development to meet identified housing needs**
   a. Identify opportunities to increase residential development in Creswell through removing or lowering barriers to residential development.
   b. Encourage multifamily housing development, especially in areas near Creswell’s center.
   c. Encourage development of multifamily housing in commercial zones.
   d. Ensure there are opportunities for developing housing for seniors, ranging from lots where one-story housing can be built, senior housing in multifamily buildings, assisted living, and nursing homes. Some senior housing developments may include multiple of these housing types, providing a range of housing from independent living to assisted living to nursing homes.

3. **Housing Affordability**
   a. Support development of government-subsidized low-income housing through partnering with non-profit, for-profit, and governmental developers of low-income affordable housing.
   b. Support development of all types of multifamily affordable housing, market rate or government-subsidized affordable housing, through use of tools to lower development or operational costs.
   c. Develop the “Creswell Housing Program,” a comprehensive housing strategy that supports development of both government-subsidized affordable housing and naturally occurring affordable housing. The Creswell Housing Program will use a variety of tools, such as those described in this memorandum, to lower barriers to and encourage affordable housing development.

4. **Infrastructure Planning**
   a. Coordinate land use planning with the City’s Capital Improvement Plan to ensure that infrastructure is available to support residential development, especially in newly urbanizing areas and areas identified as high priority for development.
   b. Identify funding sources to pay for the affordable housing programs and infrastructure development actions in this strategy.
Statewide Goal 12: Transportation\textsuperscript{12}

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

A transportation plan shall

1. consider all modes of transportation including mass transit, air, water, pipeline, rail, highway, bicycle and pedestrian;
2. (2) be based upon an inventory of local, regional and state transportation needs;
3. (3) consider the differences in social consequences that would result from utilizing differing combinations of transportation modes;
4. (4) avoid principal reliance upon any one mode of transportation;
5. (5) minimize adverse social, economic and environmental impacts and costs;
6. (6) conserve energy;
7. (7) meet the needs of the transportation disadvantaged by improving transportation services;
8. (8) facilitate the flow of goods and services so as to strengthen the local and regional economy; and
9. (9) conform with local and regional comprehensive land use plans. Each plan shall include a provision for transportation as a key facility.

Creswell Transportation Goals\textsuperscript{13}

GOAL 12-1 Safety & Efficiency. Provide a safe and efficient transportation system for all users that improves circulation and connectivity while minimizing injuries and fatalities.

GOAL 12-2 Transportation Balance. Provide for a balanced transportation system that offers legitimate mobility choices for all users, including for bicycling, walking, paratransit, carpooling, and public transportation.

GOAL 12-3 Economic Development & Regional Links. Maintain and improve access to industrial and other employment land, including regional links (e.g., connections to I-5) that offer access to employment opportunities for residents and convenient access to services for the rural population.

GOAL 12-4 Neighborhoods & Livability. Provide complete, aesthetically pleasing, streets for all users, including vulnerable users such as children, the elderly, pedestrians, and cyclists.

GOAL 12-5 Intermodal Compatibility. Minimize conflicts and facilitate compatibility and connections between transportation modes.

GOAL 12-6 Financial Sustainability. Create a financially feasible transportation system that considers long-term costs and minimizes negative effects of transportation on the social, economic, and natural environment.

\textsuperscript{12} Oregon Statewide Land Use Goal 12: Transportation, OAR 660-015-0000(12).

\textsuperscript{13} Creswell Transportation System Plan Update, April 2019. Ordinance 526.
Creswell Transportation Objectives

1. Safety & Efficiency
   a. Endeavor to minimize traffic-related fatalities and serious injury collisions by improving pedestrian and safety.
   b. Seek to enhance pedestrian safety and visibility by implementing intersection and mid-block crossing improvements, consistent with the adopted Transportation System Plan.
   c. Coordinate closely with ODOT rail and railroad operators to locate new railroad crossings associated with roadway extensions desired by the community and to identify the potential relocation of existing at-grade crossings.
   d. All streets, bicycle, and pedestrian facilities shall connect to other existing and planned future facilities outside the development. Cul-de-sacs and other dead end street types shall be discouraged except where topography, natural features, or land development patterns preclude street connectivity. A multi-use path connecting the end of the cul-de-sac to other streets or activity areas shall be encouraged.

2. Transportation Balance (Increase Use of Non-Automotive Modes)
   a. Strive for safe and convenient options for bicycling, walking, paratransit, carpooling, and public transportation.
   b. Seek to educate users to expand knowledge of transportation options, such as rideshare/vanpool programs and facilities for connected, automated, shared, and electric vehicles.
   c. Seek to improve designated bike routes through Creswell and support users with wayfinding.
   d. Maintenance and repair of bikeways and pedestrian ways shall be given equal priority to the maintenance and repair of automobile facilities.
   e. Strive to enhance, and support a higher level of transit usage, including provision of transit-supportive facilities and amenities (e.g., sidewalk and bicycle connections, shelters, benches).
   f. Continue to work with regional transit provider(s) to explore opportunities to expand transit coverage (e.g., in north and east Creswell).
   g. Consider transportation demand management (TDM) measures, such as encouraging the development of infrastructure for electric and autonomous vehicles and enhancing park and ride usage, that could reduce peak hour vehicle demand.

3. Economic Development & Regional Links
   a. Promote visitor attractions (e.g., National Forest, Hobby Field Airport, and wine country) on I-5, including providing visitor amenities.
   b. Utilize technology to promote transportation system solutions (e.g., integration with fiber availability, dynamic traffic signal controls).

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c. Bicycle facilities shall be designed for both internal circulation and to provide linkages to regional travel.

4. **Neighborhoods & Livability**
   a. Seek to minimize collisions involving vulnerable users (e.g., elderly, children, pedestrians, and cyclists) through design of complete streets for all users.
   b. Support provision of appropriate lighting conditions for safe travel.
   c. Promote safe design of local streets that allows for children at play.
   d. Promote safe routes to school with complete pedestrian and bicycle facilities and designated safe pickup points on school bus routes.
   e. Promote access to parks, schools, and community resources by completing street connections and prioritizing access for more dense housing.
   f. City gateways, entranceways, and other key roadways shall be identified and improved with beautification and scenic amenities. Aesthetic improvements may include street design, landscaping, lighting, utility lines, park strips, noise abatement, transit amenities, etc.

5. **Intermodal Compatibility**
   a. Seek opportunities to promote and improve park & ride facilities (e.g., bus to work).
   b. Coordinate with ODOT rail and railroad operators to enhance safety at railroad crossings for all users.
   c. Preserve the function of the Creswell Airport through appropriate land use designations to assure future land uses are compatible with continued operation of the airport.

6. **Financial Sustainability**
   a. Establish a consensus vision for state highways in Creswell.
   b. Support a multi-phase strategy to address mobility, safety, and connectivity needs identified on Oregon Avenue/OR 99 between Mill Street and Front Street as identified in the adopted Transportation system plan.
   c. The City shall prepare Hobby Field Airport projects for various funding opportunities including through Connect Oregon.

**Creswell Transportation Policies**

1. **Public Streets: General**
   (a) The City shall encourage the improvements of sub-standard City streets through a City Urban Growth Area Storm drainage study and master plan.
   (b) The City shall require dedication of necessary rights-of-way and the provisions of required street improvements adjacent to property in conjunction with its development or redevelopment.
   (c) The City shall continue to administer a joint City-State Improvement agreement to provide...
a “typical section” for upgrading of the Goshen-Divide Highway within the City of Creswell.

2. **Safety & Efficiency**
   a. The City shall implement circulation and access patterns to and around schools that are safe for pedestrians and bicyclists, as well as people in cars and arriving by bus.
   b. The City shall utilize functional classifications to ensure streets are able to serve their intended purpose.
   c. The City shall implement the Local Street Connectivity Plan in the adopted Transportation System Plan to improve local street connectivity to reduce out-of-direction travel for all modes and users by requiring local street connectivity as part of the development.
   d. The City shall preserve the function of transportation facilities critical for regional access for first responders, emergency operations center locations and evacuation/lifeline routes.
   e. The City shall improve traffic operations of key intersections, as identified in the adopted Transportation System Plan, to reduce congestion and safety risks during peak hours.

3. **Transportation Balance (Increase Use of Non-Automotive Modes)**
   a. The City shall require and will seek to improve pedestrian and bicycle circulation within and between major activity generators such as neighborhoods, parks, schools, and commercial centers.
   b. The City shall ensure connections to the existing pedestrian system (e.g., sidewalks and crosswalks that are ADA compliant) are provided with new developments.
   c. The City shall improve existing transportation facilities to meet applicable City of Creswell and ADA standards.

4. **Economic Development & Regional Links**
   a. The City shall identify and preserve alignments for future street locations and identified off-street transportation facilities, to support future development and service commercially- and industrially-zoned land.
   b. The City shall improve access to industrial and other employment land, including the former Mill site.
   c. The City shall improve regional links for all modes that support accessibility to employment opportunities for residents and convenient access to services for the surrounding rural population.

5. **Neighborhoods & Livability**
   a. The City shall prioritize improvements to bicycle and pedestrian access to Garden Lake Park.
   b. The City and developers shall protect residential neighborhoods from excessive through traffic and travel speeds. When required, the application of traffic calming measures will be proportional to the identified need and appropriate for the facility on which it is located, based on street functional classification.
6. **Intermodal Compatibility**
   
a. The City shall improve connections between the Hobby Field Airport and City amenities (Emerald Valley Golf Course, downtown), including improving pedestrian facilities to the Hobby Field Airport.

b. The City shall design streets on bus routes to support transit services.

c. The City shall work with property owners, developers, and ODOT to provide and enhance bicycle and pedestrian facilities on highways and in downtown.

7. **Financial Sustainability**
   
a. The City shall coordinate transportation projects, policy issues, and development actions with all affected government agencies in the area, including Lane County, the Oregon Department of Transportation, and Special Districts.

b. The City shall align facility needs with available funding opportunities through the financially constrained Transportation System Plan projects list and will participate in updates of the ODOT State Transportation Improvement Program (STIP) and Lane County Capital Improvement Program (CIP) to promote the inclusion of Creswell projects identified.

c. The City shall develop funding strategies to acquire additional right-of-way for access to industrially-zoned property.

d. The City shall preserve and maintain the existing transportation system assets to extend their useful life.

e. The City shall minimize negative effects of transportation on the social, economic, and natural environment, including by supporting technology applications that improve travel mobility and environmental impact than traditional infrastructure projects.

f. The City shall consider long-term maintenance needs and costs in transportation decisions.
1. **Community Position Orientation and Function (LCDC 2, 3, 12, 14)**

GOAL: A development center in close proximity to the Eugene-Springfield Metropolitan area. The community focus and service center for the surrounding area.

2. **Environment (LCDC 2, 5, 6, 7, 9, 11, 12)**

GOAL: Maintain the quality of air, water, and land resources in support of a small community with individuality, scenic values, and rural atmosphere.

3. **Economy (LCDC 9)**

GOAL: Encourage local economic expansion and job creation through:

- Provision of an adequate choice of industrial sites with public services. Expansion of freeway oriented services to capitalize on through and tourist traffic
- Expansion of recreational industry sites to capitalize on tourist/convention trade.

4. **Growth (LCDC 2, 14)**

GOAL: Creswell’s growth and related urbanization objective is to maintain its small community atmosphere and living environment through guided growth.

Areas for urbanization will be based on the following:

- Urbanization for the planning period up to 2000 and the programmed capacity of associated public support services. This is to be expressed as an urban growth area that accommodates:
- Anticipated rates of growth and land consumption.
- Growth capabilities within the corporate city limits and adjacent fringe areas.
- Sufficient market choice in land that does not result in undue economic impact.
- Provision of industrial site choice for economic base expansion and job creation.
- Adequate opportunity for expansion of freeway oriented services to capitalize on through and tourist traffic.
- Continually review and monitor the growth and character of Creswell so that its plan and policies are responsive to time, change, unforeseen requirements, and maintenance of the small community atmosphere in harmony with local living environment.

5. **Industry (LCDC 2, 9, 14)**

6. **Commerce (LCDC 2, 9, 14)**

GOAL: Encourage a range of retail and service commercial activities that adequately serve the local market area population and provide for:

- Expanded opportunities for freeway and tourist services. Upgrading of the older central commercial district the highway strip development with attention directed to development and redevelopment quality, access and off-street parking
- Expanded opportunities for tourist-convention-resort trade in conjunction with Emerald Valley Golf Course expansion plans.

7. **Public Facilities and Services (LCDC 11)**

A. **Schools**

   GOAL: Provide for school facilities and programs which are identified requirements within the district service area, including consideration of:

   - Multiple use of school facilities for all ages.

B. **Parks and Recreation (LCDC 8)**

   GOAL: Provide for public and privately developed park and recreation facilities, which incorporate area-wide recreation opportunities and meet the diverse needs of residents and visitors to the city.

C. **Open Space, Scenic, and Historical Sites and Natural Resources (LCDC 5)**

   GOAL: Maintain the open-space character of a small community.

   Identify and preserve outstanding scenic views and vistas to include historic areas, sites or buildings that can be incorporated in open space.

   Identify and preserve natural resources, particularly air quality, water areas and ground water resources, fish and wildlife habitat, and economically productive agricultural lands.

   Incorporate flood prone areas in open use areas.

D. **Fire Protection and Water Service**

   GOAL: Coordinate city development with water system master plan to maintain and upgrade fire suppression capabilities and maximize water service capabilities to a growing city.

E. **Sewerage System**

   GOAL: Coordinate city development with sewer system master plan to maintain optimum service capabilities within environmental limitations.

   - Capitalize on opportunities to provide sewerage services in conjunction with the private sector.

F. **City Government**

   GOAL: Provide a level of governmental services to meet the basic needs of the city and its citizens, within local financial ability.

G. **Garbage and Rubbish Disposal**

   GOAL: Coordinate community facilities and services with the supporting Lane County Solid Waste Management and Resource Recovery Program. Encourage and support recycling of community solid wastes for resources recovery.

8. **Energy Conservation (LCDC 13)**
GOAL: Encourage energy conservation through coordinated educational programs with serving utilities, including tax incentives for structural insulation upgrading.

Encourage structural development siting which provides optimum opportunities for incorporating collection and utilization of solar or alternative energy sources.

Create a transportation system that is financially feasible, cost-effective, acceptable, and that minimizes administrative costs.

9. Implementation (LCDC 1)

GOAL: Maintain a sound and continuing program of citizen involvement and intergovernmental coordination in support of continuing city planning needs, plan adoption, implementation, and future revision and/or updating.

Continually monitor local governmental policies and implementation tools to insure that they are accomplishing their intended purposes and reflect the needs of the citizens of the city.

II. Scenic, Historic Areas, and Natural Resources Policies

(a) The City shall coordinate with Lane County to encourage the maintenance of the natural vegetation and open space character of Creswell Butte, a recognized significant scenic element.

(b) The City shall minimize the removal of natural vegetation for public improvements on the City reservoir site and replant appropriate areas after public improvements.

(c) The City shall cooperate with Creswell Civic Improvement Club to support the maintenance and operation of the First School Building as a community library.

(d) The City shall encourage and cooperate with the Creswell Area Historical Society for the maintenance and operation of the Creswell Historical Museum as a local historical museum and an example of early church architecture.

(e) The City shall, through the review of building permits under site review procedures the preservation, maintenance, and operation of the sites and structures, which have been identified as historically significant.

(f) Aggregate resources identified within the Creswell Urban Growth Boundary are not of sufficient quantity to warrant resource protection policies.

(g) Utilization of underground aggregate resources within the Creswell Urban Growth Area will be limited to supporting the development requirements of a development site and the extraction area is to be incorporated as a redeveloped and maintained open space and/or support area for overall site development.

(h) The City shall encourage the maintenance of riparian vegetation along the Willamette River as habitat for animal and bird life.

(i) The City shall assess the significance of fish and wildlife habitats in and near Hill Creek following the development of appropriate inventories, by the Oregon Department of Fish and wildlife. The need for protective policies and regulations, consistent with Statewide Planning Goal #5, shall be addressed immediately subsequent to the development of this inventory.
III. **Air, Water, and Land Resource Quality Policies**

(a) To ensure future maintenance of Creswell’s air quality and associated airshed quality, the City shall coordinate with LRAPA continued assessment of local air quality and proposed community activities which may introduce a source of air contamination, particularly any source of particulate emissions.

(b) The City shall encourage industrial development of a non-polluting type.

(c) The City shall encourage the improvement and upgrading of city streets and parking areas to urban standards to improve air quality.

(d) The City shall support and coordinate, with Lane County, the implementation of the DEQ approved 208 Water Quality Management Plan for Lane County.

(e) The City shall protect and enhance groundwater resource within the Urban Growth Boundary by providing wastewater collection and treatment facilities and phase out existing septic systems.

(f) The City shall protect City well field sites from surface and subsurface waters.

(g) The City shall maintain and/or meet DEQ wastewater discharge standards to prevent degradation of receiving stream water quality.

(h) The City shall encourage industrial development of a non-polluting type and control industrial wastewater through waste discharge permits issued by Oregon Department of Environmental Quality.

(i) The City of Creswell recommends that the regulation of noise be accomplished as provided for under Oregon Administrative Rules, Chapter 340, Department of Environmental Quality, Noise Control Regulations for Commerce and Industry. The occasional instances of non-commerce related noise pollution shall be addressed through the City nuisance ordinance provisions.

(j) It is the intent of the City to comply with all applicable state and federal laws and regulations concerning air quality, water quality, and noise.

(k) The City will not approve any new development that will violate state and federal laws and regulations concerning air quality, water quality, and noise.

IV. **Areas Subject to Natural Disasters and Hazards Policies**

(a) The City shall prohibit intensive development in close proximity to tributary streams and low areas and maintain such areas in open space.

(b) The City shall permit improvements in the floodplain subject to appropriate city, county, and federal ordinances and regulations.

(c) The City shall ensure adequate provision is made or is available for accessibility of emergency vehicles and services during potential future flooding.

(d) All development within the flood hazard area, as identified in the Creswell Flood Hazard Map, shall be subject to the floodplain subzone and the conditional use permit process. Additionally, as designated on the Comprehensive Plan Diagram, some lands within the flood hazard area are subject to the resort commercial subzone and the planned unit development permit process.

(e) Development in close proximity to tributary streams and low areas shall be protected by the application of the floodplain subzone and will be maintained as open space.
V. Parks, Recreation, and Open Space Policies

(a) Recreational opportunities, programs, and facilities of the City of Creswell will be developed to serve the needs of all citizens, including handicapped, minorities, and senior citizens.

(b) The City shall improve and develop the former school site between 4th and 5th, south of “A” Street, to serve neighborhood needs for recreation and open space, recognizing its potential for redesignation as a Memorial Park.

(c) The City shall preserve, maintain, and incorporate Garden Lake Park into the City of Creswell and continue to develop it as a master planned community park providing public restrooms, storage, picnic facilities, natural areas, trails, bicycle paths, play fields, and water oriented activities.

(d) The City shall encourage the provision of and/or acquisition of a four to five acre park site in the northwestern portion of the residential Urban Growth Area for neighborhood park and open space purposes.

(e) The City shall coordinate with and support District #40 policy of making District buildings and field facilities available for community and patron use when not in conflict with scheduled education programs.

(f) The City shall coordinate with and support Lane County’s development of Cinderella Park, under provisions of the Willamette Greenway.

(g) The City shall coordinate the provision of pedestrian and bicycle linkages with the golf course, the proposed County Park, Willamette River Greenway, Garden Lake Park, and west of the Freeway.

(h) The City shall support the intensification of use of that undeveloped portion of the golf course land area between the existing fairways and Dale Kuni Road as recreational commercial, recreational residential, and golf course support services, and the land west of Dale Kuni Road across from the golf course as Recreation Resort Use.

VI. Economic Policies

(a) The City shall strive to add an additional 900 jobs to the employment base by the year 2025.

(b) The City shall encourage local economic expansion by providing an adequate choice of commercial and industrial development sites with adequate and affordable public services.

(c) The City shall seek to balance residential, commercial, and industrial development in Creswell with the need for the I-5/Cloverdale interchange, Highway 99, and other transportation arterials to serve existing residents and businesses.

(d) The city shall endeavor to attain to an average family income level comparable to that of Lane County.

(e) The City shall encourage the retention of existing businesses and encourage the establishment of new businesses that will support economic development and enhance the quality of life in Creswell.

(f) The City shall explore different options, such as expansion of the Urban Growth Boundary or rezoning of property; to ensure an adequate supply of development sites are available to accommodate anticipated employment growth.

(g) The City shall work to provide adequate public services (e.g. roads, public transportation, water, and sewer) to existing businesses and development sites.

(h) The City shall work with private utility providers to ensure the adequate provision of private services (e.g. water, communications, and electricity) to existing businesses and development sites.

16 Section 7 Economic Policies repealed and replaced by text from Ord. No. 430 Exhibit B. September 2005.
The City shall encourage the development of a high-speed communication infrastructure, such as high-speed local fiber optic network.

The City shall encourage commercial development in the quadrants formed by the Interstate 5/Cloverdale interchange that uses the advantages of a freeway location to support economic activity and create jobs.

The City shall encourage expansion of freeway-oriented services to capitalize on through and tourist traffic.

The City shall encourage redevelopment of sites zoned for commercial and industrial use, especially those with frontage on I-5, Highway 99, Oregon Avenue, and other arterial roadways.

The City shall encourage the creation of airport-related uses to capitalize on the Creswell Airport.

The City shall encourage home-based businesses.

The City shall encourage the development of events that highlight local artisans and utilize locally grown crops and livestock.

The City shall work toward capitalizing on potential for development of integrated and well-planned commercial, housing, and recreation support facilities, in conjunction with the Emerald Valley Resort and public parks located east of the freeway.

The City shall encourage the development of tourist/convention/resort facilities, industrial, and commercial uses east of the Freeway.

The City shall work to reduce conflicts between industrial uses and residential development.

The City shall support and/or actively participate in regional efforts that are directed toward the attraction and retention of acceptable businesses and industries.

The City shall cooperate and coordinate with local and statewide efforts directed toward economic development and industrial diversification, particularly as that activity bears on Creswell and surrounding areas.

VII. Public Facilities and Service Policies

Municipal Government, Library Services, and Community Center

The City shall provide governmental services and administration facilities commensurate with demands and financial ability.

The City shall continue to support the Creswell Civic Improvement Club operation of the library.

Upon demonstrated library demands the City shall consider relocation of the library to a new facility.

The City shall continue to maintain the recently completed Community Center as a resource to meet the multi-purpose needs of the community, to include support of City meeting space needs.
Law Enforcement

(h) The City shall continue to provide law enforcement services. 

Supply

(i) The City shall continue phased implementation of the Creswell Area Water Distribution Plan to meet population growth and fire flow requirements through:

i. Development of additional short-term water source from existing well fields.

ii. Phased development of water main loops to grid the service area, including fill-in of mains to complete loops and to serve growth areas.

iii. Selective replacement of old mains, identified as being marginally serviceable.

iv. When demand and funds warrant, the development of a water treatment plant on the Willamette River well field site, utilizing water from the Coast Fork of the Willamette River.

(j) The City shall finance source development, storage system upgrading with available water system revenues. Where improvement costs exceed available revenues, the City shall (1) acquire available grant funding or (2) sell general obligation or revenue bonds to realize improvement funding.

(k) Provision of City water service within the Urban Growth Boundary shall require the following:

i. The requested service area is within the then corporate limits of the City of Creswell or is contiguous to the city limits and the area enters into a contract for annexation to the City.

ii. The owner-developer of the service area will construct all necessary area water distribution facilities, to include transmission systems within that area which is identified in the Creswell Area Water Distribution Plan.

Public Works – Sewer Service

(l) The City of Creswell Facilities Plan Update (FPR), dated April 1982 shall be the policy document for the provision of wastewater collection, transmission, and treatment within the Creswell Urban Growth Boundary.

(m) The City shall implement the West Side system portion of Alternative 1A, per adopted FPR, for a completion date during the fall of 1983.

(n) The City shall finance system upgrading and expansion with available revenues; the City shall (1) acquire available grant funding or (2) sell general obligation bonds to realize improvement funding.

(o) Provision of City sewer service within the Urban Growth Boundary shall be contingent upon meeting the following requirements:

i. The requested service area is within the then corporate limits of the City of Creswell or is contiguous to the city limits and the area enters into a contract for annexation to the City.

ii. The owner-developer of the service area will construct all necessary system facilities meeting city, state, and federal standards to include transmission facilities identified in the Creswell FPR.
The existing private wastewater treatment facility, east of Interstate-5, be acquired by the City of Creswell, prior to the provision of sewer service to additional development areas east of the Freeway.

Solid Waste

The City shall continue the existing program of solid waste collection and disposal.

The City shall coordinate with Lane County under their Solid Waste Management Plan and Program, the future provision of a solid waste transfer site, which is to be located to serve both Creswell and Cottage Grove.

The City shall encourage programs for resource recovery and recycling.

Fire Protection and Prevention

The City shall continue to rely upon and support improved and expanded services of the Creswell Rural Fire Protection District.

The City shall encourage the upgrading of equipment, support facilities, and training to improve the level of fire protection and prevention and reduce the fire insurance rating.

Civil Defense

The City shall review, update, and maintain the community disaster plan and disaster center.

Schools

The City shall coordinate with School District Number 40, the provision of adequate educational facilities to meet current and future loading demands.

The City shall explore with the District the following alternatives in meeting educational facility needs:

i. Re-examination of the District Facilities Study recommendations pertaining to elementary school alternatives and new sites. Priority considerations shall be given for site selection east of the freeway in support of future community growth and closer proximity to a major concentration of District rural population south of Cloverdale Road.

ii. Examination of grade realignment in elementary and high schools as a short-term solution to Middle School capacity limitations.

The City shall ensure, through the PUD process, that adequate land for the needs of School District No. 40 shall be provided on the east side of Interstate 5.

Energy Conservation Policies

The City shall encourage Creswell residential unit owners to investigate and utilize as appropriate, the Pacific Power and Light Company Residential Insulation and Weatherization Program.

The City shall encourage energy consumption evaluation of structures and buildings other than residential, within the City of Creswell and the installation of appropriate insulation and weatherization to conserve energy.
(c) The City shall encourage developer considerations of the nine (9) Planning for Energy Considerations in new or redevelopment areas and incorporate energy conservation development proposals as appropriate.

(d) The City shall make available to the citizens of Creswell appropriate information or information sources covering tax incentive programs for insulation and weatherization and other energy conservation programs.

(e) The City shall, through provisions of the Residential District of the Creswell Zoning Ordinance, provide for increased or maximum residential unit densities adjacent to the Commercial Districts and appropriate high-capacity arterial transportation corridors.

(f) The City shall encourage the establishment of a community-wide program for resource recovery and recycling.

(g) The City will continue to monitor evolving County, State, and Federal energy program and policy development and make available to the citizens of Creswell appropriate and applicable energy conservation measures, techniques, and incentives.

(h) The City shall encourage energy conservation through the implementation of the solar access provisions contained in the Zoning Ordinance.

12. Urbanization Policies

(b) The City shall promote land use and development patterns that sustain and improve quality of life, are compatible with all types of travel, maintain the community’s identity, protect significant natural and historic resources, and meet the needs of existing and future residents for housing, employment, and parks and open spaces.

(c) All annexations shall conform to the requirements of the Creswell Development Code, Annexation Ordinance, Lane County and the City of Creswell Joint Agreement for Planning Coordination (UGMA), and shall be consistent with applicable State laws.

(d) All annexations shall be consistent with the goals and policies of the Creswell Comprehensive Land Use Plan and public facility plans.

(e) All contiguous lands included within the Urban Growth Boundary are eligible for annexation and urban development. Areas within the Urban Growth Boundary with designated environmental constraints or assets may be annexed and utilized as functional wetlands, parks, open space, and related uses.

(f) Development proposals are not required for annexation requests.

(g) The City shall encourage development and redevelopment within the city limits before conversion of urbanizable areas through implementation of land use regulations and land use policies, however this shall not preclude annexations allowed by these policies and applicable regulations.

(h) The City shall consider the anticipated demand on and capacity of key City services, such as (including but not limited to) water, storm drainage, sanitary sewerage, parks, and streets as part of the annexation process.

(i) An Annexation Agreement shall be required for annexation requests per the Creswell Development Code.

(j) The City shall encourage annexation of land for key City services, such as (including but not limited to) water, storm drainage, sanitary sewerage, parks, and streets.

(k) The Consent to Annex is required when urban services are provided to property that cannot annex. The Consent to Annex commits the property to future annexation.

(l) Upon annexation, the underlying Comprehensive Plan designation and zoning district shall be automatically applied. Rezoning of land to a different zoning district shall be processed under the regulations, notice requirements, and hearing procedures in the Creswell Development Code.

(m) Lane County shall be responsible for land use actions and decisions on Creswell’s urbanizable land. Such responsibility shall transfer to the City of Creswell upon annexation unless otherwise specified within the Annexation Agreement or Lane County and the City of Creswell Joint Agreement for Planning Coordination (UGMA).
(n) Extraterritorial extensions of water or sewer service or facilities may be allowed outside the city limits or Urban Growth Boundary subject to applicable state laws and the requirements in the Creswell Development Code.

(o) Road right-of-way may be added to an annexation request by the City of Creswell.

(p) The City shall require a specific area plan subject to the requirements of the Creswell Development Code for sites 10 acres or larger that are designated Residential.

(q) The City and Lane County shall coordinate on the appropriate County zoning district for urbanizable land within the Creswell Urban Growth Boundary.

(r) The Urban Growth Boundary shall not be expanded unless findings of fact establish that the proposed expansion is in compliance with Statewide Planning Goal 14, Urbanization. The City shall, if appropriate, establish additional standards for changing the Urban Growth Boundary.

(s) The City shall not annex lands outside its adopted Urban Growth Boundary without first expanding its Urban Growth Boundary to include the proposed annexation.

(t) The City shall provide a sufficient supply of developable land within the Urban Growth Boundary to meet the needs of the existing and projected population for residential, commercial, industrial, and parks/open space/recreational uses subject to the requirements of state law while preserving the character of the community.

(u) The City shall accommodate projected growth and expand the Urban Growth Boundary in a manner that balances the need to protect high quality farm and forest resource lands with the residential needs of the existing and future population and with efficient public facility and service delivery.

(v) Development, including but not limited to residential, commercial, industrial and civic uses, shall be constructed in a manner that preserves the character of the community.

(w) The County coordinated population projection shall be used as one of the factors for estimating land requirements to accommodate expected City population and employment growth over a 20-year planning period.

(x) The City shall establish lines of communication and coordinate with related public agencies to define interrelated and/or overlapping program area responsibilities and specific implementation roles and responsibilities. These should include:
- Department of Environmental Quality
- Oregon State Department of Transportation
- Lane County
- Creswell School District No. 40
- Others as necessary.