

BAKER COUNTY-CITY PLANNING DEPARTMENT



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THIS LETTER IS TO NOTIFY YOU THAT BAKER CITY AND BAKER COUNTY HAVE PROPOSED LAND USE REGULATIONS THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES, AND MAY CHANGE THE VALUE OF YOUR PROPERTY.

NOTICE OF PROPOSED UPDATES TO THE
BAKER CITY COMPREHENSIVE PLAN AND DEVELOPMENT CODE
AND THE BAKER COUNTY COMPREHENSIVE PLAN
BASED ON THE NORTHERN BAKER TRANSPORTATION IMPROVEMENT PLAN (NBTIP)



The Northern Baker Transportation Improvement Plan (NBTIP) is a draft plan created to provide a vision and guidance for the future development of three key Baker City corridors: 10th Street, Cedar Street, and Hughes Lane/Pocahontas Road. The Baker City Council and Baker County Board of Commissioners held hearings on the Northern Baker Transportation Improvement Plan in 2022 but did not reach a final decision at that time. The Baker City Council and Baker County Board of Commissioners are resuming hearings on the Plan. You are receiving this notice as an owner of property within 100-feet of the portions of those three streets covered by the plan, or as an owner of property in the General-Commercial zone, to inform you of the proposed changes and to provide you with an opportunity to provide input to decision-makers. [Hearing dates and locations are included at the end of this notice.](#)

The intent of the NBTIP is to facilitate safe and comfortable travel along and across 10th Street, Cedar Street, and Hughes Lane/Pocahontas Road by all modes of travel. The Oregon Department of Transportation has worked with Baker City, Baker County and a Citizen Advisory Group to develop this draft plan. The Baker City Council and the Baker County Board of Commissioners will *separately* decide whether to adopt the NBTIP and modify their Comprehensive Land Use Plans. Baker City will also consider amending certain parts of the Baker City Development Code to implement the plan.

Notice to mortgagee, lien holder, vendor, or seller: The Baker City Development Code and Baker County Zoning Ordinance require that if you receive this notice, it shall be promptly forwarded to the purchaser.

Want to learn more? Visit <http://bakercity.com/2289/NBTIP> or call the Planning Department at 541-523-8219 to review the plan and other project information.

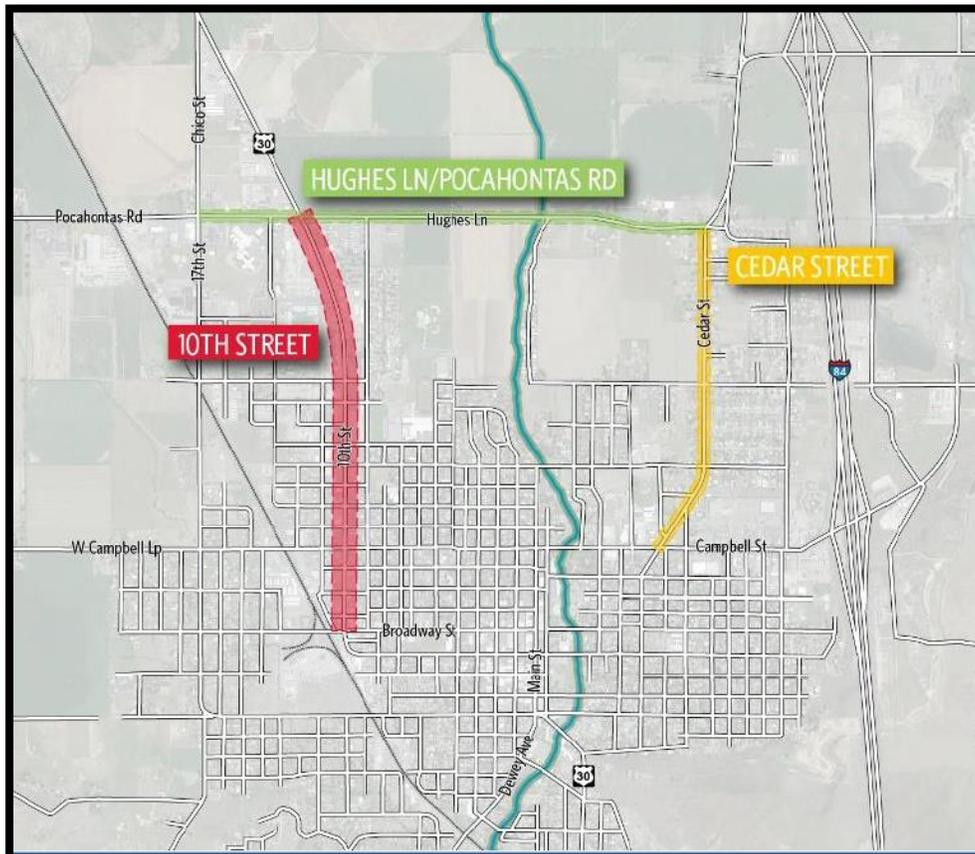
What does the plan include?

The plan includes **preferred designs** recommended for each street corridor, as well as:

- a summary of existing conditions and alternatives considered;
- descriptions of preferred street design concepts for each street involved;
- traffic evaluations of how each preferred design would perform; and
- costs and timeframe estimates for construction of the different improvements recommended.

The preferred design concepts include benefits that range from operational and safety improvements to access improvements and aesthetic enhancements. Proposed improvements include:

- A new intersection alignment at 10th Street and Hughes Lane/Pocahontas Road that features an enhanced bicycle and pedestrian crossing, improved sight distances, new turning lanes to improve traffic operations, and realigned approaches to slow vehicle traffic;
- New shared-use paths (SUP) along Cedar Street and Hughes Lane/Pocahontas Road;
- Enhanced intersections along 10th Street to make it easier for people biking and walking to cross;
- Sidewalk infill along 10th Street to complete the sidewalk network, improve Americans with Disability Act (ADA) access, and enhance the aesthetics of the corridor; and
- Street crossing improvements at key locations along 10th and Cedar Streets



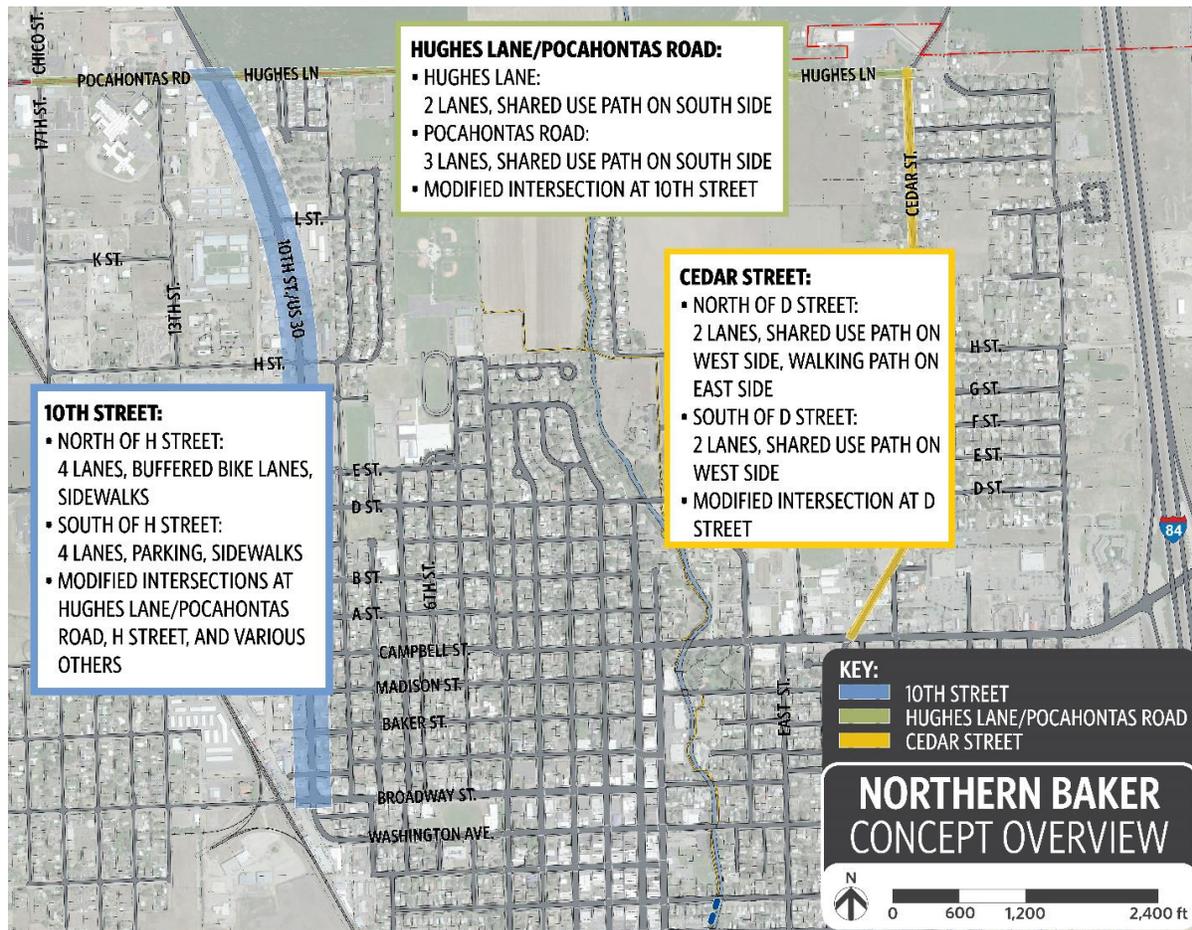
When will the street improvements be built?

The draft plan includes estimates of timelines for installing improvements and recommendations on prioritizing the projects in Table 6-2, with specific information beginning on page 81. The Oregon Department of Transportation has funding available that will allow building some improvements to begin this summer, prioritizing 10th Street. Depending on future funding availability, most projects are planned to be implemented within the next 10 years.

How will this impact my property?

If you own property near one of the three street corridors covered by the NBTIP, we encourage you to review the plan maps and descriptions beginning on page 45 of the draft plan to see the changes proposed, as the proposals vary by location.

If you own property zoned General-Commercial, changes are proposed in the Baker City Development Code - see the next section of this notice, 'What will change in existing plans?' **No property will be rezoned from one zone to another through this proposal.**



What will change in existing plans?

To implement the NBTIP, the following changes are recommended:

- Baker County Board of Commissioners and Baker City Council each **adopt the Northern Baker Transportation Improvement Plan** as a refinement to existing **Transportation System Plans**.
- **Baker County Comprehensive Plan** – The County add findings and policies to the Goal XII – Transportation section of the Comprehensive Plan consistent with NBTIP recommendations and incorporate the NBTIP by reference.
- **Baker City Comprehensive Plan** – The City add findings and policies to the Transportation section of the Comprehensive Plan to reflect the NBTIP planning process and its recommendations and incorporate the NBTIP by reference.
- **Baker City Development Code** – Aspects of the plan are implemented through the City’s land use regulations. The recommended updates are:

| Topic | Summary | Code Section |
|------------------------------------|--|--------------|
| 1. Landscaping | Increase the minimum landscape requirements for General Commercial Zones from 7% of the site to 10%, enhancing the overall pedestrian environment. | Chapter 3.2 |
| 2. Parking | Update the minimum parking requirements for Restaurant uses, a subcategory of the Retail and Service use, to reduce the number of parking spaces required, which in turn reduces barriers to site development. | Chapter 3.3 |
| 3. Parking Exceptions | Clarify existing provisions that allow an applicant to request lower parking requirements. | Chapter 3.3 |
| 4. Transportation Standards | Update the transportation standards for minimum rights-of-way and street cross sections to incorporate the recommended design concepts in the NBTIP. | Chapter 3.4 |

Visit <http://bakercity.com/2289/NBTIP> or call the Planning Department at 541-523-8219 to review proposed language for Comprehensive Plan and Development Code revisions.

What do I need to do?

Review the plan to understand any impacts to your property. The Northern Baker Transportation Improvement Plan, proposed Baker County and Baker City Comprehensive Plan revisions, Baker City Development Code revisions and other resource materials are available for review at the Planning Department in the basement of the Baker County Courthouse located at 1995 3rd St., Baker City; for copy at a reasonable cost; or on the City's website at <http://bakercity.com/2289/NBTIP>. Contact Holly Kerns or Tara Micka with the Planning Department at 541-523-8219 with questions.

You are welcome to attend the public hearings for Baker County and Baker City listed below, and to provide comments and testimony at the hearings, or provide written comments prior to the hearings by mailing them to Baker County Planning Department, 1995 Third Street, Suite 131, Baker City, OR 97814, or e-mailing them to planning@bakercountyor.gov. Written comments must be received prior to 5:00 PM on the City Council hearing dates and prior to 8AM on the Board of Commissioner hearing dates to be considered during those hearings. Please call to confirm receipt.

| PUBLIC HEARINGS | |
|--|--|
| <p style="text-align: center;">Baker City</p> <p>If your property is located <i>within the city limits or urban growth boundary</i> of Baker City, please submit comments at the following hearings:</p> <p style="text-align: center;">August 27, 2024 – 6PM City Council Hearing</p> <p style="text-align: center;">September 10, 2024 – 6PM City Council Hearing</p> <p style="text-align: center;">September 24, 2024 – 6PM City Council Hearing (if needed)</p> <p>These hearings will be held at Baker City Hall, 1655 1st Street, Baker City, and will be conducted in accordance with Chapter 4.1 of the Development Code and the rules of procedure adopted by the Council, which are available at City Hall. The City will consider these changes as part of Ordinance 3384.</p> <p>To watch a meeting virtually, visit https://www.bakercity.com/2293/Meeting-Materials-Webcasts for more information.</p> | <p style="text-align: center;">Baker County</p> <p>If your property is located <i>outside the city limits</i> of Baker City, please submit comments at the following hearings:</p> <p style="text-align: center;">September 18, 2024 – 9AM Board of Commissioner Hearing</p> <p style="text-align: center;">October 2, 2024 – 9AM Board of Commissioner Hearing</p> <p>These hearings will be held at the Baker County Courthouse, 1995 Third Street, Baker City, and will be conducted in accordance with Chapter 115 of the Baker County Zoning Ordinance. The County will consider these changes as part of Ordinance 2022-01.</p> <p>To join a meeting virtually, visit http://www.bakercountyor.gov/online/meetings.html for more information.</p> |