



# Oregon

Theodore R. Kulongoski, Governor

## Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Coastal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

### NOTICE OF ADOPTED AMENDMENT

April 11, 2006



TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of North Plains Plan Amendment  
DLCD File Number 001-06

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

### **DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: April 25, 2006**

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Doug White, DLCD Community Services Specialist  
Meg Fernekees, DLCD Regional Representative  
Don Otterman, City of North Plains

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APR 05 2006

FORM 2

LAND CONSERVATION  
AND DEVELOPMENT

**DLCD NOTICE OF ADOPTION**

This form must be mailed to DLCD within 5 working days after the final decision  
per ORS 197.610, OAR Chapter 660 - Division 18

(See reverse side for submittal requirements)

Jurisdiction: NORTH PLAINS Local File No.: NONE  
(If no number, use none)

Date of Adoption: APRIL 3, 2006 Date Mailed: DEC 30, 2005  
(Must be filled in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: \_\_\_\_\_

- Comprehensive Plan Text Amendment
- Comprehensive Plan Map Amendment
- Land Use Regulation Amendment\*
- Zoning Map Amendment
- New Land Use Regulation
- Other: \_\_\_\_\_

(Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

INCORPORATE PARKS MASTER PLAN  
AS PART OF COMPREHENSIVE PLAN

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

SAME

Plan Map Changed from : \_\_\_\_\_ to \_\_\_\_\_

Zone Map Changed from: \_\_\_\_\_ to \_\_\_\_\_

Location: \_\_\_\_\_ Acres Involved: \_\_\_\_\_

Specify Density: Previous: \_\_\_\_\_ New: \_\_\_\_\_

Applicable Statewide Planning Goals: GOAL 8

Was an Exception Adopted? Yes: \_\_\_\_\_ No:

DLCD File No.: 00J-06(14910)

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing**. Yes:  No:

If no, do the Statewide Planning Goals apply. Yes:  No:

If no, did The Emergency Circumstances Require immediate adoption. Yes:  No:

Affected State or Federal Agencies, Local Governments or Special Districts: \_\_\_\_\_

CITY OF NORTH PLAINS

Local Contact: DON OTTERMAN Area Code & Phone Number: 503-647-5555

Address: 31360 NW COMMERCIAL ST. City: NORTH PLAINS

Zip Code+4: 97133 Email Address: don@northplains.org

## ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the "Notice of Adoption" is sent to DLCD.
6. In addition to sending the "Notice of Adoption" to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to [Mara.Ulloa@state.or.us](mailto:Mara.Ulloa@state.or.us) - **ATTENTION: PLAN AMENDMENT SPECIALIST.**

**ORDINANCE NO. 348**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH PLAINS AMENDING ORDINANCE NO. 336 BY ADOPTING AS PART OF THE NORTH PLAINS COMPREHENSIVE PLAN THE PARKS AND RECREATION CAPITAL FACILITIES MASTER PLAN UPDATE**

**WHEREAS**, the City of North Plains adopted Ordinance No. 336 on July 5, 2005 adopting the Parks Facilities Master Plan; and

**WHEREAS**, the City wishes to incorporate the Parks Facilities Master Plan as a part of the City's Comprehensive Plan; and

**WHEREAS**, the City provided necessary notice to the Department of Land Conservation and Development on December 30, 2005 of the proposed adoption of this ordinance so that the department will acknowledge its incorporation into the comprehensive plan.

**THE CITY OF NORTH PLAINS ORDAINS AS FOLLOWS:**

**Section 1.** The Parks and Recreation Capital Facilities Master Plan dated July 5, 2005 is hereby readopted as a part of Chapter 15.00 of the North Plains Comprehensive Plan.

**INTRODUCED** on the 20<sup>th</sup> day of March, 2006 **AND ADOPTED** this 3<sup>rd</sup> day of April, 2006.

**CITY OF NORTH PLAINS, OREGON**

By: Cheri Olson  
Cheri Olson, Mayor

ATTEST:

By: Debbie Owens  
Debbie Owens, City Recorder



**NORTH PLAINS**

*City to the Sunset*

**PARKS AND RECREATION  
CAPITAL FACILITIES MASTER  
PLAN UPDATE**

adopted  
July 5, 2005

PO Box 91491 • Portland, OR 97291 • 503-690-8981 • [DGaner@GanerAssociates.com](mailto:DGaner@GanerAssociates.com)

**Don  
Ganer &  
Associates, Inc.**

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## 1. INTRODUCTION AND PLANNING FRAMEWORK

In September 2004, the City of North Plains hired Don Ganer & Associates, Inc. to update the City's Parks and Recreation Capital Facilities Master Plan (Plan) to reflect recently adopted changes to the City's comprehensive land use plan and Urban Planning Area. The City formed an ad hoc committee to provide guidance to the consultant and develop recommendations for consideration by the City Council. Committee members included Don Maltase, Ann Stearns, Mark Gajdostik, Margaret Reh, Blake Boyles, John Matsuo, and Don Otterman.

The ad hoc committee met five times beginning in October 2004, and on February 28, 2005 approved a recommended Plan and associated documents for consideration by the City Council.

The City's comprehensive land use plan provided the primary framework for this Plan. The planning service area includes both the current City limits and unincorporated lands which are planned for inclusion in the Urban Growth Boundary. The planning time horizon is 2004 - 2021.

The City's comprehensive plan includes a vision, goals, objectives and policies related to parks, recreation and open space. They provide the framework for the development of this Plan and include the following:

### 1.1 15.01.050 The Vision

1. *Livability - ...Neighborhoods will have defined centers which include public spaces such as a park or community square...A sense of community and belonging will be promoted by mixing development uses such as parks schools, homes, shopping and jobs close to one another...*

11. *Natural Areas – Our identity in the future will be also tied to our natural and open spaces areas linked by functional wildlife and recreational corridors, including McKay Creek, its tributaries, and the Pumpkin Ridge Golf Courses.*

### 1.2 15.01.060 Features of the Vision

2. Mixed use, pedestrian friendly, economically viable town square centered on a new rural town civic center and park, post office, retail commercial, urban residential, and office uses.

4. Natural pedestrian ways and bike paths throughout town.

9. Preserve and increase natural areas, parks and dedicated open space.

13. Linear park and wetlands along McKay Creek and its tributaries, combined with nature and wildlife trail including outdoor educational exhibits displaying new landscape, wetlands and erosion control in the community.



16. Community facilities such as library, swim center, jogging trail, and parks.

**1.3 15.02.020 Land Use Planning**

*To insure an adequate supply of...land for uses...that provide for a complete community such as open space, institutional, public/private facility, community service, historic uses, the following categories have been developed...*

**Parks and Open Space:** *Public and private parks and areas designated for open space by the City.*

**Community Service:** *...public and private facilities which serve community educational, cultural, recreational, social, and governmental functions...*

**Historic Resource:** *...significant historic sites and structures...*

**1.4 15.02.030 Scenic and Historic Areas and Natural Resources**

*The McKay Creek flood plain includes other resources which may include riparian habitat, wetlands, and stream corridors.*

**1.4.1 15.02.034 Statewide Planning Goal 5**

**Goal:** *To conserve open space and protect natural and scenic resources.*

**1.4.2 15.02.035 City Objectives and Policies**

**1. Objective:** *To protect and enhance the open space and natural resources of the area through proper use and development, especially McKay Creek and its tributaries.*

**Policies:**

(1) The City will encourage recreational uses of open space land.

(2) The City will explore the feasibility of acquiring a future park site within the 100-year flood plain of McKay Creek.

(5) The City will review an open space system, proposed acquisition of right-of-ways, and easements or lands for any city agency, for possible incorporation.

(6) The City will protect the fish and wildlife habitats in the McKay Creek stream corridor through application of its flood plain ordinance design review, and park lands overlay systems.

**2. Objective:** *To continually explore ways to develop and maintain an open-space network.*

**Policies:**

(1) The City will initiate and develop a master storm water management plan to encourage preservation of all natural drainage ways.

(2) The City will provide and preserve greenways and open space along creeks, or other water features for recreational purposes and visual aesthetics.

**1.5 15.02.060 Recreation**

*...The recreational facilities existing in North Plains are determined inadequate to meet the future population growth needs.*

**1.5.1 15.02.034 Statewide Planning Goal 8**

**Goal: To satisfy the recreational needs of the citizens of the state and visitors.**

**1.5.2 15.02.065 City Objectives and Policies**

**1. Objective: To plan a parks and recreation system adequate to serve projected population growth.**

**Policies:**

(1) The City will make it a top priority to identify and acquire land to serve long-range community recreation needs, in accordance with an adopted Park and Recreation Master Plan.

(2) The City will establish criteria for the use and design of proposed park and facilities development.

(3) The City will explore all avenues of acquiring Local, State, Federal, and private

funding for purchasing land for parks and their development.

(4) The City will work with neighborhood groups in identifying lands for recreational development.

(5) The City will locate new neighborhood parks to conveniently serve city residents.

(6) The City will project all park land use needs through the year 2020.

(7) The City shall establish a minimum of two acres per 1,000 population for neighborhood parks with each park to contain two to five acres with an opportunity to co-locate one park with a new elementary school.

**2. Objective: A variety of community parks and outdoor recreation areas should be encourage, maintained, and enhanced.**

**Policies:**

(1) Recreation facilities will fulfill the needs of the neighborhood and the community at large by providing recreational opportunities for all people.

(2) The City shall establish one 20 acre community park.

(3) The City shall designate stream corridors and floodplains as open space and possible linear park land.

(4) The City shall determine the sites for future park land needs in a manner that is consistent with the City's livability objectives.

(5) The City shall develop a plan to obtain needed park lands by 2005.

(6) The City shall assure that all park lands are accessible to all neighborhoods via efficient and safe linkages.

**3. Objective: To plan community recreation facilities in conjunction with existing and planned school facilities so that they compliment each other in function.**

**Policies:**

(1) The City will maintain a community facility (such as the Jessie Mays Community Hall) and retain and develop the park sites to meet the recreation needs of the City in a manner that is consistent with the City's livability objectives.

(2) The City will coordinate with the Hillsboro Elementary School District to allow use of school playground equipment and sports facilities by residents when the facilities are not in use by the school.

**1.6 15.02.100 Schools Policy**

(2) The City will determine if park lands shall adjoin school lands.

**1.7 North and East Expansion Areas Urbanization**

**1. Objective: To provide for an orderly and efficient transition of land from rural to urban use through the identification and establishment of areas designated to accommodate the full range of urban uses within the North Plains expansion area.**

**Policies:**

(1) New growth areas should be master planned to ensure development of complete neighborhoods and adequate public facilities. Neighborhoods should provide a variety of housing, usable parks and open space, school facilities, and connected streets, generally consistent with the town plan.

**1.8 North and East Expansion Areas Open Space**

**1. Objective: Preserve, protect and maintain for present and future residents of North Plains open space, historic sites, and structures.**

**2. Objective: Promote and encourage development in character with the natural features of the land.**

**Policies:**

- (1) All land within the 100-year floodplain...should be preserved as much as possible for open space, fish and wildlife habitat, urban buffers, neighborhood boundaries, future recreational development, drainage and runoff retention.

**1.9 North and East Expansion Areas Recreation**

- 1. Objective: To design parks and recreation facilities within the expansion area that:**
  - provides a variety of open spaces, parks and recreation facilities; and
  - Links open spaces, parks, recreation facilities, and school via a pedestrian and bicycle trail system.

**Policies:**

- (1) In the expansion areas, useable open space shall be provided to mitigate higher overall densities and to provide public and private local parks and recreation opportunities.
- (2) The preservation of some natural areas will be considered when designing and developing parks within the expansion areas.

- (3) Floodplains will be considered for appropriate park and recreation facilities.

**1.10 15.02.123 Projected Year 2021 Land Requirements**

*Table 4 includes the following summary of expansion needs for parks:*

*Neighborhood: 2.6 net acres, 2.9 gross acres;*

*Community: 2.4 net acres, 2.7 gross acres;*

*Municipal: 20.0 net acres, 22.0 gross acres;*

*Greenway: 4.5 net acres, 4.5 gross acres.*

## 2. COMMUNITY PROFILE

### 2.1 History

Located near the original settlement of Glencoe, North Plains was platted in 1910 by the United Railways to serve as a processing and shipping point for locally grown farm and forest products. The City of North Plains was incorporated June 25, 1963.

### 2.2 Location and Physical Setting

North Plains is one of several communities dispersed in the predominantly agricultural area of central Washington County, in the northwestern portion of the Tualatin Valley, about four miles north of Hillsboro and 19 miles west of Portland. It is about two miles south of the rolling hills of the Tualatin Range. The topography is generally flat with a gradient toward the southeast. The terrain includes several intermittent drainageways generally flowing south and east to McKay Creek.

North Plains has excellent transportation linkages, including railroad service and State Highway 26.

### 2.3 Population and Demographics

North Plains' 2000 Census population was 1,605, up from 972 in 1990; with an average annual growth rate of 5.14%. The 2021 estimated population of 4,041 persons means

that population is expected to continue to grow at a rate of 4.5% per year.

Because of rapid growth, North Plains' population profile and the needs of its residents are constantly in flux. Some notable population characteristics from the 2000 census that may be important for parks and recreation planning are:

- Children and seniors, who characteristically participate in recreation activities at high rates, total 42.7% of the population.
- One person households constituted 23.8% of all households, and families with children under 18 living at home were 42.9% of the City's households. In general, children use parks and recreation facilities more frequently and have different recreational needs than adults.
- Latinos, the City's largest ethnic minority group, totaled approximately 10.3% of all residents. The interests of this group should be considered in the design of recreation programs and facilities.

### 3. PARKS, OPEN SPACE, AND RECREATION RESOURCES

#### 3.1 *Greenways and Open Space*

The floodplains of McKay Creek and its tributaries represent the most significant open space resources in North Plains. Most of McKay Creek lies outside the City's current boundaries, and has been minimally impacted by agricultural development. For the most part, broad floodplains and occasional high quality vegetation structure provide attractive and natural-like greenway areas.

An unnamed tributary of the McKay Creek drainage system stretches from the northwestern edge of the City, continues through the southwestern section, and connects with McKay Creek in the southeastern section near the current City limits. The tributary has been ditched and is impacted by adjacent urban development, but these resources represent a major structure for potential public open space in the community, with potential for a connected system of greenways, linear parks and recreation opportunities; and off-street bikeways and pathways.

The City owns one 1.26 acre parcel of greenway and open space along the McKay Creek corridor. The location of this facility is identified on Map A - *Existing Parks and Recreation Facilities* (page 9). This facility is undeveloped and serves as an open space and wetland area near a residential subdivision.

For the most part, the creek corridors in and near North Plains represent high quality greenways and have not been severely impacted by urban development. Therefore, the potential for public open space and off-street pathways is excellent.

#### 3.2. *Public Parks and Recreation Facilities*

The City currently owns 4.10 acres of land designated as parks and recreation facilities. In addition to the 1.26 acres of greenway along McKay Creek, the City's inventory includes 2.84 acres of developed parks and special use facilities. Developed Parks and Recreation Facilities include:

##### *Neighborhood Parks and Mini-Parks*

###### Jessie Mays Park (neighborhood park)

- site area - 1.84 acres
- existing recreational facilities
  - ball field
  - play structure
  - benches
  - picnic tables
  - lighted basketball court (2)
  - tennis court
- existing support facilities
  - parking lot
  - lighting
  - irrigation
  - signage
- remarks
  - good vegetation/plantings/signs
  - high level of development for size

### Pacific Avenue Park (mini-park)

- site area - 1.00 acres
- existing recreational facilities
  - play structure
  - picnic table
- existing support facilities
  - signage
- remarks
  - borders unnamed tributary

### *Special Use Facilities*

Community Center  
(at Jessie Mays Park)

### **3.3 Public Schools**

The City has one public school, North Plains Elementary School, sited on 13.96 acres, of which approximately 10.0 acres is used for sport fields, playgrounds, and recreation facilities.

### *Community Park/School Park Facilities*

#### North Plains Elementary School

- recreation area size - 10.0 acres
- existing recreational facilities
  - baseball/softball fields (4)
  - outdoor basketball courts (6)
  - play structures (2)
  - covered play area
  - gymnasium
  - picnic shelter

### **3.4 Parks and Recreation Programs**

The City of North Plains provides limited parks and recreation programs such as martial arts, tennis, and exercise classes staffed by volunteers. Additional recreation programs are available through the Hillsboro School District

and the nearby City of Hillsboro Parks Department.

### **3.5 Privately-Owned Facilities**

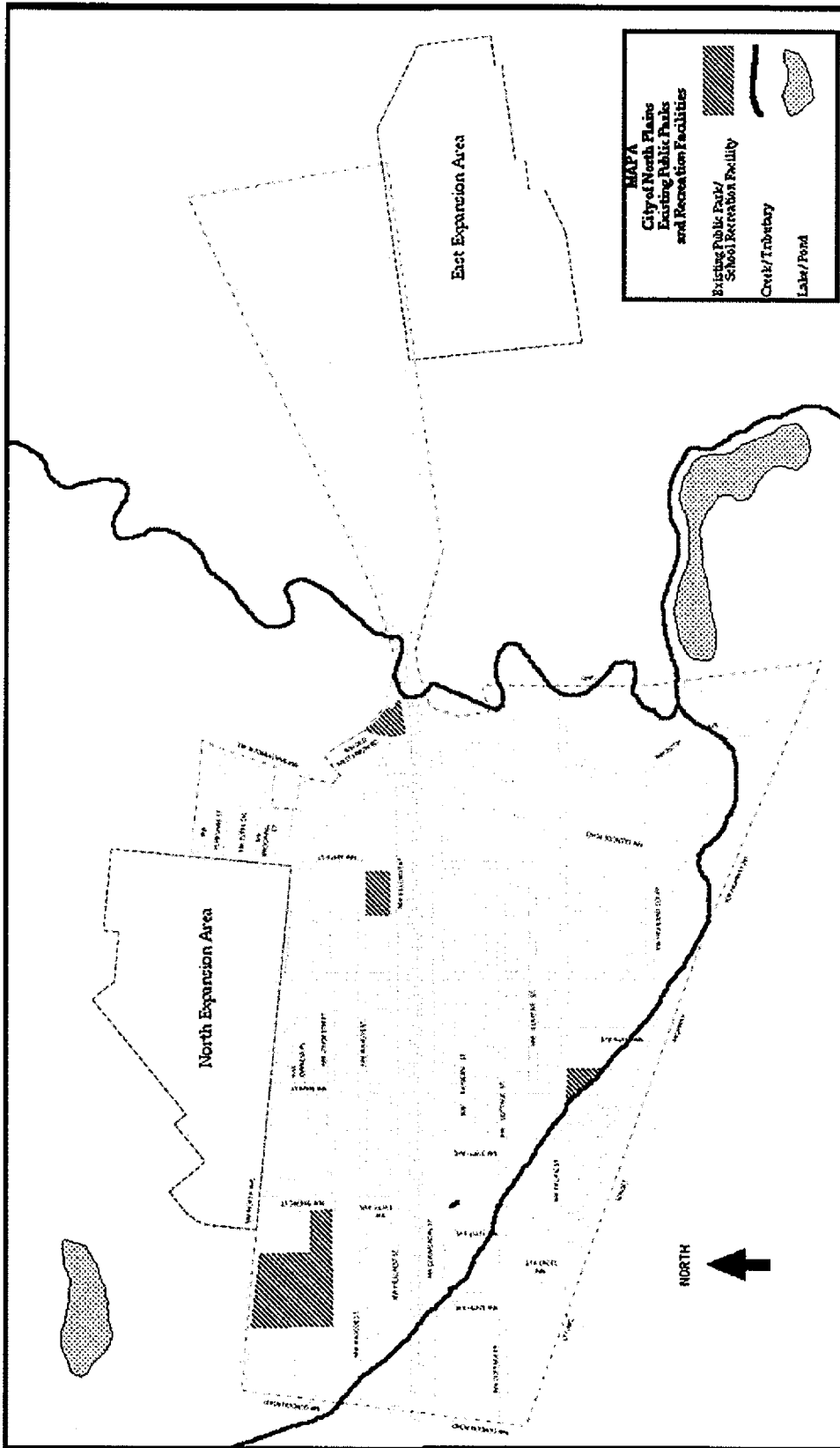
A privately-owned 36-hole championship golf facility (Pumpkin Ridge) is located approximately one mile north of the City. One 18-hole course is open to the public. Membership is required for access to the other 18-hole course.

### **3.6 Other Cultural Resources**

North Plains has three historic buildings included in the Washington County Cultural Resources Inventory. The three structures are:

- True Value Hardware/Knights of Pythias Friendship Temple (1914)
- Morrow's Lower Tavern/North Plains Commercial bank (1911)
- Residence at 31275 N.W. Kaybern (1911)

In addition to these historic structures, the Walker Blacksmith Shop on West Union Road lies just outside the City Limits.



North Plains Parks & Recreation Capital Facilities Master Plan Update  
adopted July 5, 2005



#### **4. NEEDS ASSESSMENT**

The City's parks and recreation facility needs were identified using the planning framework goals, policies, and objectives identified in Section 1; ad hoc committee meetings; and the results of a physical inspection of existing facilities.

##### ***4.1 Ad Hoc Committee Meetings***

An ad hoc committee was established to review and update the Master Plan. The primary focus of the committee was to review and analyze the:

- open space, parks and recreation requirements included in the City's updated comprehensive plan, and
- anticipated facility needs for the north and east expansion areas.

The recommendations included in this plan were developed during five meetings between October 2004 and February 2005.

##### ***4.2 Physical Inspection of Facilities***

A physical inspection of existing City parks and recreation facilities was conducted to determine the physical condition and functionality of existing facilities.

The City-owned developed parks are Jessie Mays Park and Pacific Avenue Park. While intensely developed, Jessie Mays Park is well

equipped and well maintained. Pacific Avenue Park has limited facilities including a play structure and a picnic table; it is also well maintained. The other City-owned facility, McKay Creek Park is an undeveloped open space that is maintained as a natural area.

North Plains Elementary School contains the bulk of the City's parks and recreation facilities. Its facilities are both functional and well maintained.

## **5. PARKS AND RECREATION SYSTEM FRAMEWORK PLAN**

This Plan is designed to meet City needs based on the application of specific Level of Service (LOS) Standards, and to address other needs identified by the community. LOS Standards are expressed both in units of facility per 1,000 persons and in service areas (distance from facilities), and have been developed for key types of parks and recreation facilities.

The updated LOS Standards were developed using the comprehensive plan and ad hoc committee priorities for specific types of facilities important to the local community.

### ***5.1 Policies and Objectives***

The following changes are needed in the City's policies and objectives identified in Section 1 (pages 1 through 5).

***5.1.1 Section 1.5 15.02.060 Recreation, 1.5.2 15.02.065 City Objectives and Policies, Objective 2, Policy 2 (The City shall establish one 20 acre community park) should be deleted; and Section 1.5 15.02.060 Recreation, 1.5.2 15.02.065 City Objectives and Policies, Objective 2, Policy 5 (The City shall develop a plan to obtain needed park lands by 2005) should be changed to read "The City shall develop a plan to obtain needed park lands."***

***5.1.2 Section 1.10 15.02.123 Projected Year 2021 Land Requirements – All references to specific types of parks and acreage should be removed from Table 4.***

### ***5.2 Facility Types and Standards***

Facility types and standards for park size, service area, and units per population have been developed to insure that residents are adequately served by parks and recreation facilities. Table 1 (page 12) provides descriptions of each facility type, its standards and current levels of service (if applicable), and existing sites. Facility types include:

- Mini-Park
- Neighborhood Park
- Community Park/School Park
- Special Use Park/Facility
- Greenways and Open Space
- Trails and Pathways

**TABLE 1**  
**City of North Plains**  
**Parks, Recreation and Open Space**  
**Facility Types and Standards**

<u>Type of Facility</u>	<u>Use and Characteristics</u>	<u>Service Area</u>	<u>Desirable Size</u>	<u>LOS Standard / 1,000 persons</u>
Mini-Park	Small designated park facility which may include benches, play equipment, picnic tables, and/or other similar amenities; usually easily accessible only to adjacent/nearby residents. May serve as neighborhood park for areas with restricted access to other park facilities.	up to 1/4 mile radius	up to 1 acre	2.0 acres (w/neighborhood parks)
Neighborhood Park	Park facility designed to serve the daily active and passive recreation needs of a neighborhood. Usually includes playground equipment, picnic areas, and vegetation; may be co-located with or on a school site and may include areas for field games, court games, etc. Within safe and easy walking distance of area residents; does not require the crossing of major streets or other barriers. Does not include restrooms or on site parking.	up to 1/4 mile radius	1 to 4 acres	2.0 acres (w/mini parks)
Community / School Park	Area of diverse environmental qualities and uses designed to serve a population of 3,000 to 6,000 persons. May include passive recreation areas for picnicking, walking, etc. as well as areas for active recreational activities; may be co-located with or on a school site and may include areas for field games, court games, etc.. Usually includes restrooms and on-site parking. May also serve as neighborhood park for residents within 1/4 mile if playground equipment is provided.	up to 1 mile radius	5 to 10 acres	3.0 acres
Municipal Park	Large park facility designed to serve broader recreation needs than a community park. Should include a multi-facility/multi-field sports complex and other similar facilities designed to serve the needs of the entire City. Includes restrooms and on-site parking. May be co-located with a school site and, if standards are met, may also serve as a neighborhood park for residents within 1/4 mile if playground equipment is provided.	City	10+ acres	not needed at this time
Special Use Park/Facility	Facilities or areas for specialized or single purpose recreational activities, such as town squares, marinas, zoos, arenas, senior centers, community centers, etc.	variable	variable	no standard
Greenways/Open Space, Trails and Pathways	Natural open space areas or linear strips of land comprising natural or man-made resources such as streams, rivers, ridge lines, service roads, utility or transit right-of-way. May include limited recreation facilities such as trails, all weather pathways or boardwalks, small playgrounds, etc.; may use streams, floodplains, or other natural features to connect parks and open space areas to form a contiguous system. Sufficient width to protect from adjacent infringements and maintain environmental integrity. Used for walking, hiking, bicycling, horseback riding, etc. Trailhead facilities may include restrooms and/or limited parking.	City	variable	4.5 acres (greenways/open space)  2,200 l.f. (trails/pathways)

The System Framework Plan is designed to provide facilities to achieve the City's parks and recreation goals and objectives, and to meet the needs of the City at the neighborhood, community, and City-wide levels. Facility types and minimum standards for park size, service area, and acreage per population have been developed to insure that residents are adequately served by parks and recreation facilities.

Mini-parks, neighborhood parks, and community/school parks are designed to serve areas smaller than the entire City, so Service Areas (expressed as radius) have been designated for these types of facilities. These service area radii are displayed on Map B (page 17) to show the locations of existing facilities and to show where additional facilities are needed.

### ***5.3 Facility Recommendations***

The System Framework Plan builds on the strengths of North Plains' existing parks and recreation system, responds to the needs assessment of this planning effort, and helps implement adopted policies of the City's Comprehensive Land Use Plan. Map B (page 17) shows the locations of existing and needed parks and recreation facilities resulting from the application of the Level of Service standards outlined in Table 1 (page 12).

In addition to Level of Service Standards which address access, acreage, and facility requirements, the City also needs to develop and adopt standards addressing items such as playground equipment design and functionality, security, turf and irrigation, park furnishings, and park amenities. A Capital Improvements Plan with suggested projects to upgrade existing facilities and provide new facilities to improve the levels of service provided to North Plains' residents and meet population growth needs is included as Appendix A.

#### **5.3.1 Mini-Parks/Neighborhood Parks**

The City currently has one developed mini-park (Pacific Avenue) and one developed Neighborhood Park (Jessie Mays). The City will need to acquire/develop new mini-parks and neighborhood parks in parks-deficient areas and to meet population growth needs through 2021.

Mini-parks (up to 1 acre in size) provide playground facilities and similar facilities to serve the needs of nearby residents. They provide a good alternative for neighborhood parks in areas that are either already built-out or do not have land available for larger neighborhood parks (1 to 4 acres).

Currently, no mini-park or neighborhood park is safely accessible within 1/4 mile of residents in the southeast (east of Glencoe Road) and north (north of North Avenue) portions of the City. Application of the Level of Service Standard of 2.0 acres per 1,000 persons (Table 1, page 9) indicates that the City will need to add 4.78 acres of mini-parks or neighborhood parks to meet growth needs through the year 2021.

Specific needed improvements to meet Level of Service standards include:

*Southeast mini-park/neighborhood park*

- Acquire/develop a mini-park or neighborhood park in the southeast portion of the City (east of Glencoe Road).

*Expansion area mini-park/neighborhood parks*

- Acquire/develop approximately 4.5 acres of mini-parks and/or neighborhood parks in the north and east expansion areas.

No specific needed improvements have been identified for the existing mini-park and neighborhood park.

5.3.2 Community/School Parks

Community Parks are designed to serve the passive and active recreation needs for 3,000 to 6,000 persons within a one-mile radius. The most efficient and effective means of providing for some of the future community parks needs is to continue the community/school park

concept that exists between the City of North Plains and the Hillsboro School District.

The City will need to acquire/develop or provide alternatives for new community parks in order to improve the level of service and meet expected population growth needs through 2021. Joint location of a new community park with a school should be explored if a new elementary school is built in the east expansion area. If this is not possible, a stand-alone community park may be necessary.

Application of the Level of Service Standard of 3.0 acres per 1,000 persons (Table 1, page 9) indicates that the City will need to acquire approximately 5.42 acres to meet growth needs for community/school parks. Specific needed improvements to meet Level of Service standards include:

*Community/school park*

- Acquire/develop approximately 5.42 acres of community/school parks.

No specific needed improvements have been identified for the existing community/school park (North Plains Elementary School).

### 5.3.3 Municipal Parks

The need for a twenty-acre municipal park has been identified as a goal in the City's comprehensive plan. Municipal parks serve broad recreation needs and may include a multi-facility/multi-field sports complex, but the current and projected population of North Plains through 2040 (approximately 10,000 people) are not sufficient to fund and maintain such a facility. Municipal Parks are not needed and should not be considered at this stage of development in the City.

### 5.3.4 Greenways, Open Space, Trails and Pathways

McKay Creek and its tributaries are recommended as a system of public greenways and open space, including all-weather trails and pathways. The recreational functions of the creek corridors should be limited primarily to open space and habitat preservation, flood control, horseback riding, cycling and walking on all-weather surface paths, and nature recreation.

New subdivisions should be encouraged to dedicate floodways and creek corridors to the City, and a high priority should be placed on acquiring access to corridor areas within the City through the use of land conservation trusts, easements, donations and other mechanisms.

Application of the Level of Service Standard of 4.5 acres per 1,000 persons (Table 1, page 9) indicates that the City will need to acquire

approximately 16.93 acres to repair deficiencies, meet growth needs, and improve the level of service. Approximately 8,890 linear feet of all-weather trails/pathways will also be needed. Specific needed improvements to meet Level of Service standards include:

#### *Greenways, Open Space, Trails and Pathways*

- Acquire approximately 16.93 acres of greenways and open space.
- Develop approximately 8,890 linear feet of 10-foot wide all-weather trails/pathways (including two trailheads with parking and restroom facilities) to provide for recreation, linkage, and access to parks, schools, and open space areas. This should include a linkage between the North Plains Elementary School and the trail adjacent to the unnamed tributary.

No other needed improvements have been identified for existing greenways, open space, trails, or pathways.

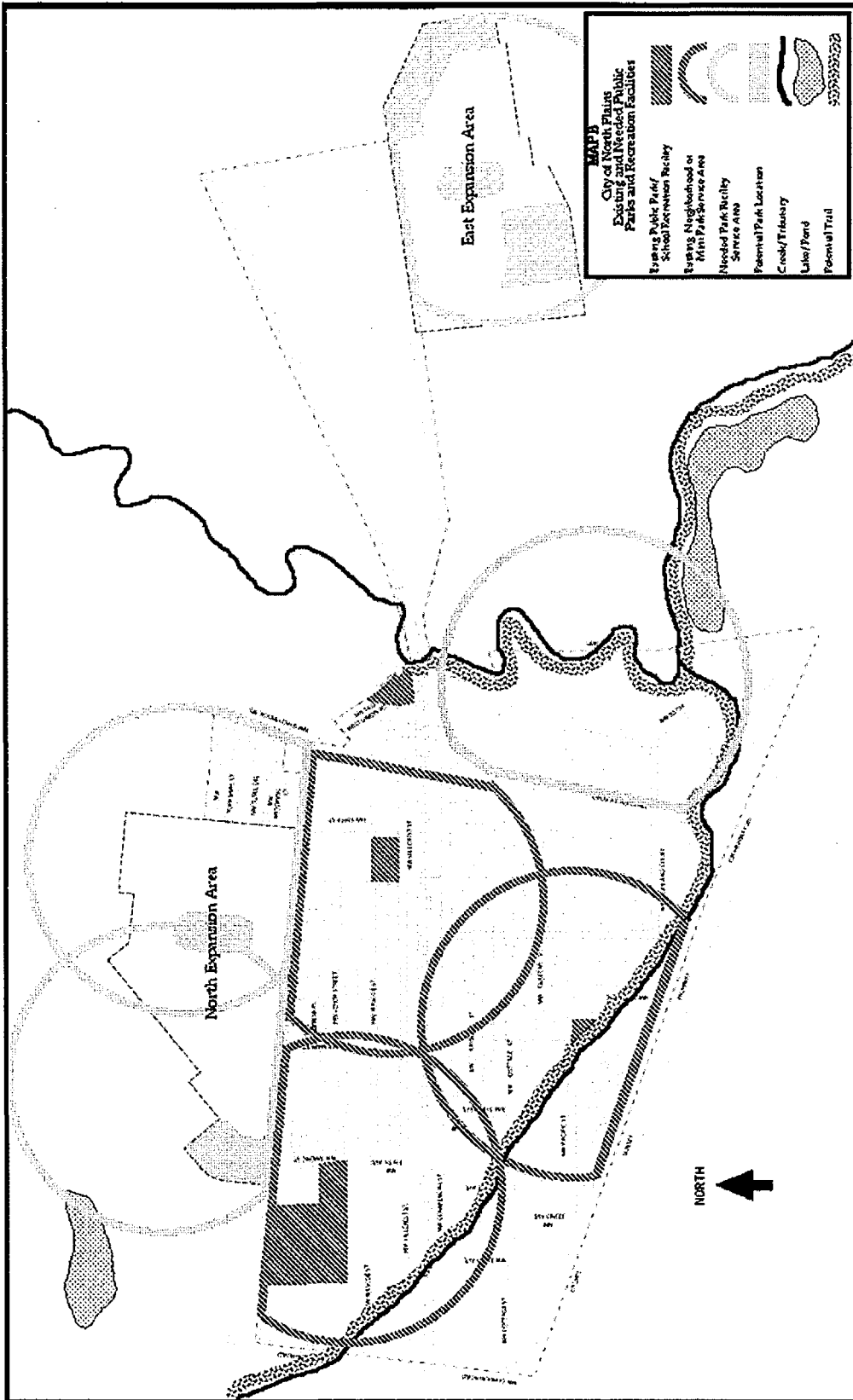
### **5.4 Maintenance Recommendations**

#### *Maintenance Standards*

The City should develop a maintenance management plan using guidelines such as those included in Park Maintenance Standards, published by the National Recreation and Park Association (1986). This publication includes a Maintenance Standard Classification System with six maintenance "modes":

- Mode I - State of the Art Level
- Mode II - High Level
- Mode III - Moderate Level
- Mode IV - Moderately Low Level
- Mode V - High Visitation Natural Areas
- Mode VI - Minimum Level

Each “mode” includes specific maintenance requirements for turf care, fertilizer, irrigation, litter control, pruning, disease and insect control, snow removal, lighting, surfaces, repairs, inspection, floral plantings, restrooms, and special features. Park Maintenance Standards also includes productivity standards for most common maintenance tasks.





## **6. FUNDING**

This section provides a description of a variety of sources which may be used to fund parks and recreation facilities and improvements. This is an overview of commonly used funding sources; additional funding sources not included in this list may also be available.

### ***6.1 System Development Charges (SDC's)***

System Development Charges (SDC's) are fees paid by new development to help pay a portion of the costs of capital facilities needed to serve new development. SDC revenues may not be used to repair deficiencies, construct administrative facilities, fund operations or maintenance activities, or make repairs to existing facilities.

### ***6.2 General Obligation Bonds (G.O. Bonds)***

G.O. Bonds are debt instruments which may be sold by the City to fund new parks and recreation facilities, or make improvements to existing facilities. These are repaid with property tax revenue generated by a special levy that is outside the limits imposed by ballot measure #5 (1990), and #50 (1997). Voters must approve G.O. Bond sales either in a General Election in an even numbered year, or in another election in which a minimum of 50% of registered voters participate. G.O. Bond revenues may not be used for operations, maintenance, or repairs; but they may be used for renovations to existing facilities.

### ***6.3 Revenue Bonds/Certificates of Participation***

Revenue bonds and certificates of participation are debt instruments which commit specific revenue sources, such as service or user fees, or special tax revenues for repayment of principal and interest on borrowed funds. Revenue bonds are widely used by utility and enterprise operations to fund large scale improvements, and they do not require voter approval. A reliable long-term source of revenue must be available to commit in order to use revenue bonds for parks and recreation projects.

### ***6.4 Local Improvement Districts***

Residents may choose to form a local improvement district (LID) to pay for capital improvements or maintenance of facilities through special assessments on their property. This method requires the approval of at least 60% of the owners of land within the proposed district, and must represent at least 60% of the land abutting the proposed improvement. The use of LID's may be appropriate for new mini-parks in locations where homeowner associations do not exist or are not formed.

### ***6.5 General Fund Revenues***

General fund revenues consist chiefly of property taxes derived from the permanent tax rate, and are subject to the \$10 combined limit on local government taxing agencies imposed

by Measure #5 (1990). General fund revenues offer a source of funds for facility operations and maintenance, and may be available on a limited basis for “pay-as-you-go” capital improvements. The limited availability of unrestricted general fund revenues makes them a very unlikely source of funds for parks and recreation capital improvements.

#### ***6.6 Local Option Levies for Capital Improvements***

A local option levy for capital improvements provides for a separate property tax levy outside the City’s permanent rate limit, subject to the \$10 combined rate limit imposed under Measure #5. This levy may be used to fund a capital project or group of projects over a specified period of time, up to 10 years. Revenues from these levies may be used to secure bonds for projects, or to complete one or more projects on a “pay as you go” basis. Local option levies require voter approval and are subject to the double majority requirement of Measure #50.

#### ***6.7 Local Option Levies for Operations***

A local option levy for operations provides for a separate property tax levy outside the City’s permanent rate limit, subject to the \$10 combined rate limit imposed under Measure #5. This levy may be used to fund a operations and maintenance activities over a specified period of time, up to 5 years. These local option levies

require voter approval and are subject to the double majority requirement of Measure #50.

#### ***6.8 User Fees and Rents***

User fees and rents are direct charges to individuals and groups who use specific programs, facilities and services. These fees and rents usually help pay only a portion of the costs of providing programs and services. User fees generally are set at levels sufficient to cover only a portion of program and maintenance costs, and are rarely used to fund capital projects.

#### ***6.9 Sponsorships/Partnerships/Donations***

Public, private, and/or not-for-profit organizations may be willing to fund outright or join together with the City to provide additional parks and recreation facilities and/or services. The City should explore the use of partnerships, sponsorships, and donations as a method of providing additional parks and recreation facilities and/or services for the community.

#### ***6.10 Federal/State/Other Grants***

Federal, state, and other government agencies and foundations often make funds available to serve specific purposes related to parks and recreation; such as land and water conservation, open space preservation, bicycle path construction, or blighted area improvements.

Grants often have conditions and limitations, such as providing for project planning but not construction, and they may require a local match, either in dollars, in-kind services, or both. The availability of many grants has decreased in recent years due to federal and state cutbacks in funding, but new grants have recently become available for trails and parks projects. The City should explore the availability of grants to provide for needs identified in the master plan and for other worthwhile projects. Some potential sources include the following:

#### **Land and Water Conservation Fund**

Oregon Parks and Recreation Department (OPRD) administers this program, which uses federal dollars from the Department of Interior, National Park Service that are passed down to the states for acquisition, development, and rehabilitation of park and recreation areas and facilities.

Web: <http://www.prd.state.or.us/grants-lwcf.php>

Contact: Marilyn Lippincott  
Grants Project Officer  
503-378-4168 ext. 241

#### **Recreation Trails Program**

Every year, the Oregon Parks and Recreation Department accepts applications for Recreational Trail Program (RTP) grants. Projects eligible for RTP funding include the maintenance and restoration of existing trails, development and rehabilitation of trailhead facilities, construction of new recreation trails,

and acquisition of easements and fee simple titles to property.

Web: <http://www.prd.state.or.us/grants-rectrails.php>

Contact: Sean Loughran  
State Trail Coordinator  
Oregon Parks and Recreation Department  
503-378-4168 ext. 477

#### **National Fish and Wildlife Foundation**

This organization funds projects to conserve and restore fish, wildlife and native plants through challenge grants, small grants, and special grants.

Web: <http://www.nfwf.org>

Contact: Suzanne Piluso  
Project Coordinator  
Pacific Northwest Region  
Suzanne.Piluso@nfwf.org  
503-417-8700

#### **Ben B. Cheney Foundation**

The Ben B. Cheney Foundation makes grants to entities in Washington, Oregon, and Northern California for capital projects and program development related to civic and cultural activities, education, health, social services, and youth and the elderly.

Contact: William O. Rieke M.D.,  
Executive Director  
253-572-2442

### **Bill and Melinda Gates Foundation**

Priority is given to investments that serve as a catalyst to quicken the pace of progress, and to efforts whose net effect is to augment, not supplant, government funding streams. Grants are made by submitting a letter of inquiry to one of the following program areas Global Health, Pacific Northwest, and Public Access to Information.

Web: <http://www.gatesfoundation.org>

### **The Conservation Fund American Greenways Program**

The American Greenways DuPont Awards Program is administered by The Conservation Fund, and provides small grants to local greenway projects.

Web: <http://www.conservationfund.org/conservation/amgreen/index.html>

Contact: Amy Gibson  
703-525-6300

### **The Collins Foundation**

The Foundation funds projects that focus on developing the arts, humanities, education, environment, religion, youth activities, and community.

Web: <http://www.collinsfoundation.org>

Contact: Cynthia G. Adams  
503-227-7171

### **Fohs Foundation**

The foundation funds projects for economic

development, human services, children/youth, environment, and education in the northwest.

Contact: Rosemary Cooper  
Secretary-Treasurer  
541-447-1587

### **Ford Family Foundation**

This foundation makes grants to organizations in rural communities in Oregon and the northwest for projects related to community improvement and development, education, and recreation.

Web: <http://www.tfff.org>

Contact: Susie Johnston-Forte  
Roseburg Forest Products Co.  
541-957-5574

### **Meyer Memorial Trust**

The Trust offers both general-purpose grants and small grants for capital projects, program development, general operations, and continuing project support.

Web: <http://www.mmt.org>

Contact: Charles S. Rooks  
Executive Director  
503-228-5512

### **The Oregon Community Foundation**

The Oregon Community Foundation makes grants to tax exempt 501(c)(3) organizations throughout Oregon for various causes including community enrichment, economic development, capital projects, program

development and expansion, and matching funding. This source is a potential for projects which involve partnering between the County and eligible organizations.

Web: <http://www.oregoncommunityfound.org>

Contact: Gregory A. Chaill  
President  
503-227-6846

#### **Woodard Family Foundation**

The Woodard Family Foundation makes grants to non-profit entities in Oregon for religious, charitable, scientific, educational, and economic development purposes.

Contact: Carlton Woodard  
President  
Woodard Family Foundation  
503-942-2458

#### **The Brainerd Foundation**

The Brainerd Foundation is a grantmaking institution dedicated to protecting the environmental quality of the Pacific Northwest.

Web: <http://www.brainerd.org/>

Contact: The Brainerd Foundation  
1601 Second Avenue, Suite 610  
Seattle, WA 98101  
206-448-0676

#### **The Bullitt Foundation**

The Bullitt Foundation supports non-profit organizations in efforts to protect and restore

the environment of the Pacific Northwest.

Web: <http://www.bullitt.org>

Contact: The Bullitt Foundation  
1212 Minor Avenue  
Seattle, WA 98101-2825  
206-343-0807

#### **River Network**

River Network offers watershed assistance grants to local watershed partnerships to support organizational development and long-term effectiveness.

Web: <http://www.rivernetwork.org>

Contact: River Network  
520 SW 6th Avenue  
Portland, OR 97204  
503-241-3506









## APPENDIX

CAPITAL FACILITIES PLAN							summary page
City of North Plains							adopted 07/05/05
Parks and Recreation Facilities							
2005 - 2021							
		TOTAL	%	SDC-ELIGIBLE	%	OTHER	PROJECT
		PROJECT	GROWTH	PORTION	OTHER	PORTION	FUNDING
PROJECT	YRS	COST	NEED	OF TOTAL COST	NEED	OF TOTAL COST	SOURCES
sub-total	05-10	\$4,791,000	81.07%	\$3,884,053	18.93%	\$906,947	
sub-total	11-21	\$2,847,470	83.78%	\$2,385,493	16.22%	\$461,977	
<b>TOTALS</b>		<b>\$7,638,470</b>	<b>82.08%</b>	<b>\$6,269,545</b>	<b>17.92%</b>	<b>\$1,368,925</b>	
Mini-Parks		\$420,000	54.81%	\$230,200	45.19%	\$189,800	
Community/Neighborhood Parks		\$4,074,000	100.00%	\$4,074,000	0.00%	\$0	
Greenways/Open Space		\$2,368,800	63.59%	\$1,506,400	36.41%	\$862,400	
Trails/Pathways		<u>\$775,670</u>	59.17%	<u>\$458,945</u>	40.83%	<u>\$316,725</u>	
Totals		\$7,638,470	82.08%	\$6,269,545	17.92%	\$1,368,925	