



Oregon

Theodore R. Kubongski, Governor

Department of Land Conservation and Development

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Salem, OR 97301-2540

(503) 373-0050

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www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

01/22/2009

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Yamhill Plan Amendment
DLCD File Number 002-08

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: Tuesday, February 10, 2009

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. 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.

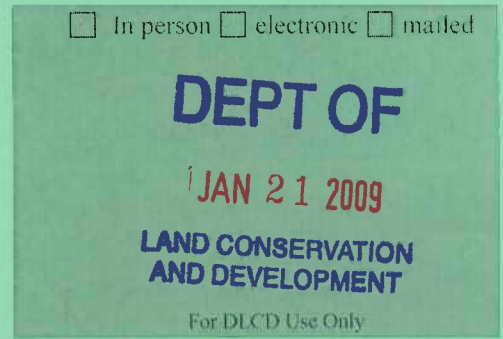
***NOTE:** THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: John Morgan, City of Yamhill
Doug White, DLCD Community Services Specialist
Thomas Hogue, DLCD Regional Representative
Gary Fish, DLCD Regional Representative

<pa> YA

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



Jurisdiction: **City of Yamhill**

Local file number:

Date of Adoption: **1/14/2009**

Date Mailed: **1/20/2009**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 9/30/2008

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

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

The City of Yamhill approved an Industrial Land Study and adopted the findings in the Comprehensive Plan.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from:

to:

Zone Map Changed from:

to:

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

-

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. 002-08 (17161)

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

City of Yamhill
Yamhill County

Local Contact: **Richard A Howard, Sr.**

Phone: (503) 662-4344 Extension:

Address: **PO Box 9**

Fax Number: **503-662-4020**

City: **Yamhill, OR**

Zip: **97148-**

E-mail Address: **pwsuper@cityofyamhill.com**

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 Complete Copies** (documents and maps) 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. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
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 now access these forms online at **<http://www.lcd.state.or.us/>**. Please print on **8-1/2x11 green paper only**. You may also 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** - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE 0-484

AN ORDINANCE ADOPTING THE 2008 INDUSTRIAL LANDS STUDY AS AN ELEMENT OF THE CITY OF YAMHILL COMPREHENSIVE PLAN.

WHEREAS, the City's Comprehensive Plan was adopted in 1979 and updated in May, 2004, and

WHEREAS, the Plan includes a discussion of needed land uses and justifications for various land use designation including lands for industrial use, and

WHEREAS, the Plan does not include a sufficient supply of industrial land to provide for adequate industrial uses supporting the local economy and employment, and

WHEREAS, the City developed an Industrial Lands Study, attached as Exhibit A, to analyze the City's needs for industrial land, the amount of existing industrial land within the City, and appropriate new sites to meet identified industrial land needs, and

WHEREAS, the Planning Commission has held a hearing on the industrial lands study and recommends its approval to the City Council,

NOW, THEREFORE, THE CITY OF YAMHILL, OREGON DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Yamhill hereby adopts the 2008 Industrial Lands Study, attached as Exhibit A, as a detailed element of the City of Yamhill Comprehensive Plan replacing any and all conflicting land use elements within the currently adopted plan;

Section 2. The City Council adopts the findings of fact attached as Exhibit B to support the adoption of the study noting that many of the applicable criteria are not applicable in this matter.

INTRODUCED AND ADOPTED by the City of Yamhill Council and signed by me in authentication of its passage this 14th day of January, 2009.

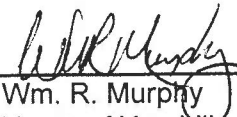
CITY OF YAMHILL, OREGON

FIRST READING: January 14, 2009

SECOND READING: January 14, 2009

AYES: 5

NAYS: 0

By: 
Wm. R. Murphy
Mayor of Yamhill

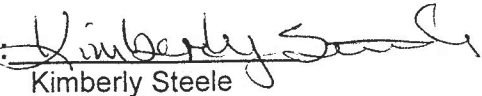
ATTEST: 
Kimberly Steele
City Recorder

EXHIBIT B

FINDINGS OF FACT ADOPTION OF THE 2008 INDUSTRIAL LANDS STUDY AS AN ELEMENT OF THE COMPREHENSIVE PLAN.

FINDING: Yamhill Code section 10.132.090 establishes the criteria for an amendment to the Comprehensive Plan. That section reads:

10.132.090 Findings Required for Granting a Comprehensive Plan Amendment. The Planning Commission and City Council shall analyze the following points and, in a written form, incorporate such findings in its decision.

- (A) That there is a public need for a comprehensive plan amendment.
- (B) That there was an error in the original comprehensive plan.
- (C) That there is a need to change the currently adopted comprehensive plan.
- (D) That there is an inadequacy of other comparatively planned and/or zoned land currently available to satisfy the public need.
- (E) That the property proposed to be changed is the best property available for the comprehensive plan amendment.
- (F) That the proposed comprehensive plan amendment is in conformance with all Statewide Goals, and any applicable street, highway and/or utility plans for the area.
- (G) That the proposed property is adequate in size and shape to facilitate those uses allowed in the proposed zone upon adoption of the comprehensive plan amendment.
- (H) That the proposed property is properly related to streets and highways to adequately serve the type of traffic that will be generated by the uses in the proposed zone upon adoption of the comprehensive plan amendment.
- (I) That the proposed comprehensive plan amendment will have no adverse affect on abutting property or the permitted uses thereof.

FINDING: Section 10.132.090 includes many criteria appropriate for consideration of a land use application effective a specific parcel or parcels of property and not appropriate for adoption of a text amendment. In the findings that follow the criteria that are not applicable are so noted.

CRITERIA: That there is a public need for a comprehensive plan amendment

FINDING: There is a need to keep the Comprehensive Plan current in terms of its factual foundation, policy context, and future projections. The Industrial Lands Study is needed as it establishes the specific needs for industrial land, determines deficiency in the current amount of industrial land to meet the need, and identifies appropriate sites to meet that need. The criterion is met.

CRITERIA: That there was an error in the original comprehensive plan

FINDING: This criterion is not applicable as it relates to an error on the land use map.

CRITERIA: That there is a need to change the currently adopted comprehensive plan

FINDING: There is a need to change the currently adopted comprehensive plan as the plan's projections of industrial land needs are out of date. The criterion is met.

CRITERIA: That there is an inadequacy of other comparatively planned and/or zoned land currently available to satisfy the public need

FINDING: The study determines there is inadequacy of currently zoned industrial land. The study identifies appropriate additional land to meet this need. The criterion is met.

CRITERIA: That the property proposed to be changed is the best property available for the comprehensive plan amendment

FINDING: This criterion is not applicable as it relates to property, not a text amendment.

CRITERIA: That the proposed comprehensive plan amendment is in conformance with all Statewide Goals, and any applicable street, highway and/or utility plans for the area

FINDING: The Industrial Lands Study conform to Goal 1 as there were public hearings before the Planning Commission and City Council; to Goal 2 as the development of population projections is part of the required land use planning process; and to Goal 9 as the Study works to strengthen the economic health of the community. The other Statewide Planning Goals are not applicable as they do not speak to planning requirements relevant to the purpose of the study.

CRITERIA: That the proposed property is adequate in size and shape to facilitate those uses allowed in the proposed zone upon adoption of the comprehensive plan amendment

FINDING: This criterion is not applicable as it relates to property, not a text amendment.

CRITERIA: That the proposed property is properly related to streets and highways to adequately serve the type of traffic that will be generated by the uses in the proposed zone upon adoption of the comprehensive plan amendment

FINDING: This criterion is not applicable as it relates to property, not a text amendment.

CRITERIA: That the proposed comprehensive plan amendment will have no adverse affect on abutting property or the permitted uses thereof

FINDING: This criterion is not applicable as it relates to property, not a text amendment.

EXHIBIT A

CITY OF YAMHILL INDUSTRIAL LAND PROJECT

CITY COUNCIL PUBLIC HEARING – DECEMBER 8, 2008

This report is submitted as part of a Technical Assistance Grant provided by the Department of Land Conservation and Development.

CHAPTER 1 - INTRODUCTION

The City of Yamhill received a Technical Assistance Grant through the Department of Land Conservation and Development. The purpose of the Grant was to investigate the feasibility of expanding the Urban Growth Boundary for the purpose of providing Industrial designated property.

The purpose of this document is to provide the background information in support of the request, an identification of alternative sites and establish preliminary findings in support of the UGB expansion.

CHAPTER 2 - BACKGROUND INFORMATION

2.1 Economy of the City

This Yamhill Comprehensive Plan establishes the basis for growth and development within the City. The "Economy of the City" element provides background data on the City's work force, income, and, commercial and industrial development, establishing goals and policies guiding the City's economic progress. The findings were generated in the mid-1980's and not significantly updated in the subsequent years. However, the Plan did provide some telling background information on the community:

"The service sector employs the largest number of persons working in Yamhill. About two-thirds of the City's work force is employed within this industrial category. This situation is attributable to the two schools which are the largest employers in Yamhill. The Union High School and Yamhill Elementary School each employ about 48 persons."

"More than half of the community's principal wage earners work outside the City. About 23 percent work in McMinnville, 8 percent in nearby Carlton and 23 percent in other areas. Approximately 46 percent of the principal wage earners are actually employed in the City of Yamhill."

"According to the Mid-Willamette COG survey conducted in 1976, the median family income was \$10,188. This figure ranked well below both the county and state median family incomes, which were \$12,872 and \$13,750, respectively."

"Yamhill has no basic industries that produce goods or services for export out of the immediate area. The local economy consists strictly of non-basic support activities necessary to service those engaged in the region's basic industries."

This material is very much dated. This is clearly evident in an examination of the Census 2000 records reveals a far different result regarding income. A comparison of the City, County and State income levels is noted in the table below:

Income Comparisons - 2000

Place	Median Household	Median Family	Per Capita	Individuals Poverty Level
Oregon	40,916	48,680	20,940	11.6%
Yamhill Co.	44,111	50,336	18,951	9.2%
Yamhill	49,688	52,344	16,745	5.1%

The City made a dramatic turn-around in recent years. Previously they lagged behind the County and State with regard to median income but now exceed both. As a further measure of the City's prosperity, poverty levels are less than half the States and nearly half the County's.

The employment picture has changed dramatically as well. While sales and service sectors are still strong, nearly one-in-five employed residents are in managerial or professional occupations.

Occupations by Percentage - 2000

Occupation	Percentage
Management, professional and related occupations	19.5
Service occupations	17.0
Sales and office occupations	22.4
Farming, fishing and forestry occupations	11.1
Construction, extraction and maintenance occupations	13.6
Production, transportation and material moving occupations	16.3

Additional information indicates the three leading industries for employment are manufacturing (25.2%), education and social services (19.3%) and retail trade (13.2%).

One aspect that has not changed is a significant portion of the work force still commutes. The mean travel time to work is approximately 25 minutes. As before, this places residents in the neighboring communities of McMinnville and Carlton as well as cities within the Portland metropolitan area.

Yamhill is certainly a richer community as measured by income levels and employment. However, the earlier findings regarding local opportunities remains: "Yamhill has no basic industries that produce goods or services for export out of the immediate area." In other words, there is a lack of industrial activity within the community, and hence, opportunities for local employment.

2.2 Land Use and Urbanization

Though dated, the "Economy" element shows a community dependent upon neighboring cities to provide significant employment opportunities. This is reflected in

the "Land Use and Urbanization" element of the Plan that clearly identified a need to provide for economic growth. The supporting Buildable Lands Inventory indicated the City may lack sufficient land to meet expected growth, at least to the year 2000. Findings under this element state the following:

"Based upon land use projections to the year 2000, it is estimated that Yamhill will need an additional 4.75 acres of industrial land and 0.79 acres of commercial land."

Regarding population, the "Housing" element of the Comprehensive Plan estimated a population of 792 by the year 2000. Surprisingly, the actual numbers were nearly identical to this estimate - the population figure for the 2000 Census was 794.

2.3 Plan Policies Related to Industrial Growth

The Comprehensive Plan, through both the "Economy" and "Urbanization" elements, clearly recognizes the need for additional industrial opportunities. "Economy" Policies #1 through #8 encourage economic growth in general and industrial growth in particular. In addition, this element of the Plan has identified specific policies with regard to industrial location:

"Policy #9 - Future industrial growth found to be incompatible with residential use shall be directed away from existing or proposed areas of residential development. These industries shall be sited in concentrated areas sufficiently buffered from adjacent uses to prevent conflict."

"Policy #10 - An industrial facility proposal shall be evaluated to consider the social, environmental, and economic impacts to the City and surrounding area before being approved."

The "Urbanization" element does not specifically identify industrial land requirements outside of the information provided under the "Findings" heading. However, Policy #1 requires the City to "define a growth policy consistent with revised population projections" while Policy #2 requires the City to "encourage the availability of sufficient land for various urban uses to ensure choices in the market place." In combination, the policies require the City to provide industrial land to meet employment requirements.

2.4 Industrial Land Requirements

The Plan findings and policies need to be placed in context. First, while the Development Code contains a "Light Industrial" zone, the City is *currently* devoid of any

land designated or zoned for industrial purposes. In other words, the City has not met the Plan's expectations to the year 2000 and is effectively 4.75 acres short of its estimation.

Second, when considering industrial land needs, the City is obligated to consider the future demand for land as well (ORS 197). The current population is certain to rise over time. Yamhill County coordinated numbers indicate the City of Yamhill will contain a population of 1,619 by the year 2020. While not an exact 20-year projection, this is the most recent estimate that is available for the City to consider. Therefore, the 4.75 acre estimate in the Comprehensive Plan falls short of meeting *future* requirements based on this increase in population.

Without any current industrial land development, providing future estimations is extremely difficult. This proposed action effectively implements current Comprehensive Plan findings and policies related to industrial development but falls short of meeting future population projections.

The 2000 estimate maintains a ratio of 0.006 acres of industrial land per resident. Assuming this ratio will hold - again, somewhat problematic without any existing industrial designated land - the City would require 9.7 acres of industrial land to meet projected needs to the year 2020.

2.4 Summary

While the City has seen a dramatic increase in income levels over the last two decades, especially in comparison to the County and State, Yamhill still remains primarily a bedroom community with a significant portion of its work force leaving the community daily. Further, in spite of an identified need contained in the Comprehensive Plan, the City is still without a single acre of industrial designation within the UGB.

The current Plan estimates a need for 4.75 acres of industrial land. This is based on a population of 792 in the year 2000. Population is expected to grow so that the demand for industrial land will increase proportionally. Using the ratio established for the year 2000 estimate, at least 9.70 acres will be required to meet anticipated demand for the year 2020.

CHAPTER 3 - URBAN GROWTH BOUNDARY ALTERNATIVES

As noted, while the Yamhill Municipal Code contains provisions for a Light Industrial Zone (Section 10.32), no property within the City is currently zoned for industrial uses. The need to provide for industrial land is supported by findings and policies contained in the Comprehensive Plan and reviewed in Chapter 2.

The purpose of this Chapter is to review alternative sites against the Plan policies, accepted location criteria and other factors that may affect industrial development.

3.1 Industrial Location Factors

The City's Plan policies provide general direction to the location of future industrial land. The preference is to locate such land away from residential neighborhoods. Further, social, environmental and economic impacts should be considered. "Urbanization" policies effectively obligate the City to provide sufficient land to meet identified needs.

These are *general* siting criteria for industrial users, although certain industries may have specific requirements:

- Land should be generally flat with slopes less than 5%.
- Urban levels of service - sanitary sewer, water and storm drainage - should be readily available to serve the property.
- Proximity to a railroad track, while not necessary, is beneficial.
- Lacking rail access, direct access to an arterial or at least a collector street is preferred along with reasonable proximity to the regional transportation network.
- Land should not be so situated as to direct truck traffic through residential areas.
- Industrial land should be concentrated to reduce traffic between industrial uses.
- Industrial areas should be located near commercial areas that can provide supporting services, for example, printing services.
- Preferably, high-density housing would be within walking distance of industrial land.

Again, these are general guidelines and not applicable in all cases. Further, other

This area is located on the south end of the community, on the west side of Highway 47. It fronts along an arterial street and is directly linked to a regional transportation system. There may be potential impacts on residential uses to the north. Access to Highway 47 may be problematic. The most significant restriction is the presence of the 100-year flood plain. While this does not prevent use of the property, it does increase the cost of development.

Pike Road (#3)

Located in the northwest corner of the City, there is no arterial or collector access. However, it is in very close proximity to Highway 47, which is part of the regional transportation system. The area borders R-2 and R-3 zoned land but only for a short distance so that impacts could be minimized.

Adcock Road (#4)

This is similar to Pike Road in location and potential advantage and disadvantages. Property under consideration would be along the east side of the Road but could also include property on the west side. Again, it borders R-2 and R-3 zoned land but only for a short distance so that impacts could be minimized.

Highway 47 (North) (#5)

This is an area located along the City's northern border, on the north side of Highway 47. The land directly fronts the Highway 47, which can provide some buffering for the residential properties to the south. It borders R-2 and R-3 zoned land to the west. However, as the northern entrance of the community, there is reluctance on the part of the Planning Commission to place industrial uses in this area.

West City Limits (#6)

This area is located to the west of Olive Street and the City limits. It may be possible to extend Dahlia Street or Erica Street to the west, through R-3 zoned property to open up new land for industrial zoning. The R-3 zone land in this area is minimally developed and there would be only minor impacts on residential land. This could also be a secondary access if property along Pike Road were developed. However, this directs truck traffic through the downtown.

East City Limits (#7)

The land is located on the City's east side, along Main Street. Access is also available from the north via Stiller Road. The land borders residential land to the west. However,

ready access to Stiller Road provides a truck route away from the City's Main Street and Maple Street and presents a direct access to the Portland metro area. Finally, other areas at the periphery of the community were considered, but rejected: Moores Valley Road, west end of 3rd Street, and the south side of 3rd Street between Hemlock and Balm. In each case, it would be necessary to direct truck traffic through residential areas.

3.4 Site Selection

The primary consideration centered on trucks and truck traffic with the objective of minimizing impacts on residential areas. To this end, areas #1 and #6 were rejected as having significant impact on residential areas. Area #2 has less impact but would place industrial development within the flood plain. Given alternative areas, this site was rejected.

Areas #3, #4 and #5 are located on the north side of the City. A concern was voiced concerning the location of industrial land in this area. The Commission noted this is the north entrance to the community and a more attractive alternative - such as residential or park development - is preferred. There was also some concern with placing truck traffic so close to school property.

Area #7 seemed to offer the best option. A truck route can be created that directs north-bound traffic along Stiller Road to Highway 47. There is already industrial-type development within the area so that new development will be generally consistent with this pattern. And while not currently a factor, the property lies along the old railroad right-of-way. This has never been vacated and there is always the potential for future rail access if the demand warrants.

The property is outside the Urban Growth Boundary. To meet the industrial need it must be brought into the UGB, annexed to the City, and zoned industrial. The property contains 18.52 acres. 4.56 Acres are in the flood plain. 2.06 Acres are already zoned Heavy Industrial in the County. That yields 11.9 acres of new buildable industrial land. This is consistent with the finding in Section 2.4 above that: "at least 9.70 acres will be required to meet anticipated demand for the year 2020."

Based on these factors, the preliminary alternative is the selection of property on the east side of the City limits to include land adjacent to Stiller's Mill Road.

(Note: this is a preliminary decision based on a review of the Comprehensive Plan and other factors. The final location and assessment will involve local property owners and their willingness to be included in the UGB.)

CHAPTER 4 - URBAN GROWTH BOUNDARY AMENDMENT

This section provides findings and conclusions necessary to amend the City's Comprehensive Plan Map to expand the Urban Growth Boundary. It is anticipated these findings will form the basis of the City's application with Yamhill County and were thus formatted specifically for that purpose.

These findings take a conservative approach to the UGB expansion. It is assumed the preferred area will be located at the juncture of Stiller Road and Main Street but that only some 4.5 acres will be involved. As noted, the City may require additional work to justify creating 9.7 acres of industrial land.

Not all responses were, or can be, addressed at this juncture. Where appropriate and sufficient information was available, a preliminary response was provided. Otherwise, no findings are included at this stage.

I. NATURE OF THE REQUEST

This matter comes before the City of Yamhill to consider a Comprehensive Plan Map Amendment for the purpose of expanding the Urban Growth Boundary and establish the "Industrial" Plan designation.

II. BACKGROUND

- A. **PROPERTY LOCATION:** The subject area consists of a single parcel located at the northwest corner of West Main Street and Stiller Road. The land is located adjacent to the Yamhill city limits. There is no property address and the County Assessor map places the parcel within Township 3 South; Range 4 West; Section 04AD; Tax Lot 1400. The parcel contains 18.52 acres.
- B. **PROPERTY DESCRIPTION AND DEVELOPMENT:** The property is relatively level and is currently in farm use. The property is not located within the identified 100-year flood plain nor does it contain other identified hazards such as steep slopes.
- C. **PUBLIC FACILITIES:** There are no public facilities to this parcel although access to public roads is available.
- D. **FIRE PROTECTION:** The parcels are served by the Yamhill Fire Protection District.
- E. **SOILS:** The Soil Survey for Yamhill County identifies Amity silt loam (Am) as the

primary soil for Parcel #1. This soil is characterized as containing slight slopes (0% to 2%) with somewhat poor drainage. The soil has moderate fertility with a Class II soil classification. There is no corresponding woodland capability rating.

F. **EXISTING ZONING:** The property is designated "Agriculture-Forest Large Holdings" in the County Comprehensive Plan and zoned Exclusive Farm Use - 80 acre (EF-80).

G. **SURROUNDING ZONING AND DEVELOPMENT:** The City of Yamhill is located to the west and includes R-2 zoned land developed with single family homes. All remaining adjacent land is within the county.

H. **PROPOSAL:** The proposal would amend the City of Yamhill Comprehensive Plan Map to add land within the City's Urban Growth Boundary. The proposal would also establish the "Industrial" Plan designation on the land. There is no concurrent request for an annexation or zone change.

III. APPLICATION SUMMARY

A. The Yamhill Municipal Code includes provisions for a Light Industrial zone (Chapter 10.32). However, the City does not currently contain industrial zoned or designated land within the urban growth boundary (UGB).

B. The Comprehensive Plan provides findings under the "Land Use and Urbanization" element indicating the City will require at least 4.75 acres of industrial land to meet the population needs to the year 2000. This finding was never put into affect and the City remains devoid of land for industrial uses.

C. The purpose of this action is to implement findings contained in the Comprehensive Plan and expand the UGB to provide for industrial land. Ultimately, the land will be annexed, zoned and developed for uses allowed in the Light Industrial zone.

IV. FINDINGS - UGB AMENDMENT

A. Criteria to be addressed in the UGB amendment are found in the *Yamhill Urban Area Growth Management Agreement*, the Statewide Land Use Planning goals, and the City of Yamhill and Yamhill County Comprehensive Plans. Each item is reviewed in the following sections.

B. Yamhill Urban Area Growth Management Agreement

The adopted Urban Growth Management Agreement establishes requirements and methods for amending the City's Urban Growth Boundary. Amending the UGB is treated as a map amendment to both the City and County Comprehensive Plan maps. Specific decision criteria are found in Section VII(1).

The criteria and findings are as follows:

- 1.a. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals.

FINDINGS: The acknowledged Comprehensive Plan identifies a need to provide at least 4.75 acres to meet industrial land requirements. This proposal is consistent with the findings contained in the Plan as it provides additional land to meet industrial needs. However, at best, this will meet current requirements for the existing population but does not address industrial land needs for a 20-year planning horizon.

- 1.b. Need for housing, employment opportunities and livability.

FINDINGS: The Comprehensive Plan identified a need for industrial zoned land within the City as a means to meet local employment needs in the community. This reflects the continually high percentage of individuals who commute to other communities for employment. This request addresses the identified need for industrial land to foster economic development within the community.

- 1.c. Orderly and economic provision for public facilities and services.

FINDINGS: Public facilities are not a critical factor in this need. Services can be extended to serve the identified property, thereby ensuring an orderly provision of public facilities and services.

- 1.d. Maximum efficiency of land uses within and on the fringe of the existing urban area.

FINDINGS: The City does not contain any industrial zoned land. The only available large vacant parcel is owned by the School District and is unavailable for development. There is no alternative but to expand the UGB to meet the identified need.

- 1.e. Environmental, energy, economic and social consequences.

FINDINGS: Environmental quality will not be degraded. To maintain air, water and land quality, all new development must connect to public sewer, water and storm services. The action is generally neutral to energy efficiency. However, all new construction will be required to comply with adopted energy efficiency standards. There are economic benefits to the community, primarily centered around employment opportunities offered through new industrial employers. It is also anticipated this action will increase the market for local goods and services. Socially, new employment opportunities provide stability and revenue to the City and permit residents to both live and work in the same community.

- 1.f. Retention of agricultural lands as defined, with Class I being the highest priority and Class VI the lowest priority.

FINDINGS: It must be noted that all the alternative land choices involved property with Class II or III soils. Given the identified need for industrial land, there is little alternative but to expand the UGB onto land with these higher classifications. The City recognizes this action will remove land containing Class II soils from agricultural production. However, the subject parcel is relatively small, is located adjacent to the City, rural residential development and rural "industrial" uses and does not currently represent a significant contribution to agriculture. By choosing this particular parcel, the impacts to productive farm land are reduced.

- 1.g. Compatibility of the proposed urban uses with nearby agricultural activities.

FINDINGS: The City recognizes that with few exceptions, Yamhill is located within an area of agricultural production. Expansion of the City limits will likely have similar impacts regardless which direction the City expands. It is anticipated that the selected property and location will minimize impacts on adjacent farm lands.

C. Statewide Land Use Planning Goals

1. An amendment to the City's Urban Growth Boundary (UGB) requires compliance with several factors contained in the Statewide Land Use Planning goals. Goal 14: Urbanization establishes seven factors which must be addressed in evaluating the creation or changes in an UGB. In addition, compliance is required with the goal exception procedures in the Land Use Planning Goal (Goal 2).
2. Goal 14 and Goal 2 require an applicant to address the potential impact

on applicable Statewide Land Use Goals. The City determined the following Goals may be affected by this proposal: Goal 1 - Citizen Involvement; Goal 2 - Land Use Planning; Goal 3 - Agriculture Lands; Goal 6 - Air, Water and Land Resource Quality; Goal 9 - Economic Development; Goal 11 - Public Facilities and Services; Goal 12 - Transportation; and, Goal 14 - Urbanization. Goals which do not apply are addressed as follows:

- a. Goal 4: Forest Lands - The subject property is neither developed nor contain suitable land for forest production.
 - b. Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources - The subject property does not contain identified open space, scenic or historic resources nor are sites containing these resources located on adjacent lands or within the immediate area.
 - c. Goal 7: Areas Subject to Natural Disasters and Hazards - The parcels are not located within an identified natural disaster or hazard area.
 - d. Goal 8: Recreational Needs - Land identified for recreational activities are not included in the UGB amendment nor are they identified recreational land within the vicinity that could be conceivably impacted by this action.
 - e. Goal 10 - Housing - This action neither provides additional housing opportunities nor prevents the City from provided needed housing.
 - f. Goal 13: Energy Conservation - This action neither promotes nor precludes energy conservation. Generally, all new development must comply with adopted state energy efficiency standards.
 - g. Goal 15: Willamette River Greenway - The UGB amendment does not involve land located within the Greenway.
 - h. Goal 16: Estuarine Resource; Goal 17: Coastal Shore lands; Goal 18: Beaches and Dunes; Goal 19: Ocean Resources - The proposed amendment does not involve land within identified estuarine, shore land, beach or ocean areas.
3. Recognizing the inter-connectivity of the Goals, the findings will address them sequentially, effectively responding to the required decision criteria. Findings related to the proposal are as follows:

a. Goal 1: Citizen Involvement - "To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process."

(a) FINDINGS: The City and County entered into an Urban Growth Management Agreement which specifically addresses the issue of an urban growth boundary expansion. Consistent with the guidelines contained in this agreement, the City and County will conduct a joint Planning Commission meeting to review the request. Each Commission will then provide a recommendation to their respective Council or Board which makes the final determination on these matters. All hearings will be noticed, open to the public and provide an opportunity for public input in all phases of the planning process.

b. Goal 2: Land Use Planning - When a local government changes an established urban growth boundary it shall follow the procedures and requirements set forth in Goal 2 "Land Use Planning," Part II, Exceptions. The findings are as follows:

(a) The land subject to the exception is physically developed to the extent that it is no longer available for uses allowed by the applicable goal;

(b) The land subject to the exception is irrevocably committed to uses not allowed by the applicable goal because existing adjacent uses and other relevant factors make uses allowed by the applicable goal impracticable; or

(c) The following standards are met:

(1) Reasons justify why the state policy embodied in the applicable goals should not apply;

(2) Areas which do not require a new exception cannot reasonably accommodate the use;

(3) The long-term environmental, economic, social and energy consequences resulting from the use of the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site.

- (4) The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

FINDINGS: While State law prefers the preservation of farm and forest land, it recognizes the need for cities to expand onto resource-based lands provided there is an identifiable need and justification. The acknowledge Comprehensive Plan clearly identifies a need for an additional 4.75 acres of industrial land. Alternative sites are unavailable within the City. Recognizing all suitable adjacent land contains higher class agricultural soils, the choice of the subject property considered factors such as access, serviceability and the ability to direct truck traffic away from residential areas. These factors are also consistent with the City's Comprehensive Plan. Based on these factors, the proposal complies with the provisions in "(c)."

- c. Goal 3: Agricultural Lands - "To preserve and maintain agricultural lands."

FINDINGS: The property is zoned EF-80, and subject to Goal 3 requirements. However, OAR 660-004-0010 (l)(c)(A) and (B) of this rule note the following:

- (A) An exception is not required to an applicable goal(s) for the establishment of an urban growth boundary around or including portions of an incorporated city when resource lands are included within that boundary. Adequate findings on the seven Goal 14 factors, accompanied by an explanation of how they were considered and applied during boundary establishment, provide the same information as required by the exceptions process findings;
- (B) When a local government changes an established urban growth boundary it shall follow the procedures and requirements set forth in Goal 2 "Land Use Planning," Part II, Exceptions. An established urban growth boundary is one which has been acknowledged by the Commission under ORS 197.251. Revised findings and reasons in support of an amendment to an established urban growth boundary shall demonstrate compliance with the seven factors of Goal 14 and demonstrate that the following standards are met:

The findings under Goal 2, were previously addressed. An exception to Goal 3, is therefore unnecessary.

- d. Goal 6: Air, Water and Land Resource Quality - "To maintain and improve the quality of air, water and land resources in the state."

FINDINGS: When developed, industrial uses will connect to public sewer, water and storm systems, thereby minimizing impact on air, water and land resource quality.

- e. Goal 9: Economic Development - "To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare and prosperity of Oregon's citizens."

FINDINGS: The UGB expansion will provide additional employment opportunities within the City. In addition, this will increase the available market for local goods and services.

- f. Goal 11: Public Facilities and Service - "To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development."

FINDINGS: Services can be extended to the subject property and therefore be serviced in an orderly and efficient manner.

- g. Goal 12: Transportation - "To provide and encourage a safe, convenient and economic transportation system."

FINDINGS: The Comprehensive Plan stipulates industrial traffic should not be directed through residential areas. This particular location allows truck traffic to be directed along Stiller Road, away from the City and residential areas, to connect with Highway 47 (northbound).

- h. Goal 14: Urbanization - "To provide for an orderly and efficient transition from rural to urban land use."

Urban growth boundaries shall be established to identify and separate urbanizable land from rural land. Establishment and change of boundaries shall be based upon considerations of the following factors:

- (1) Demonstrated need to accommodate long range urban population growth requirements consistent with LCDC goals;
- (2) Need for housing, employment opportunities;
- (3) Orderly and economic provision for public facilities and services;
- (4) Maximum efficiency of land uses within and on the fringe of the existing urban area;
- (5) Environmental, energy, economic and social consequences;
- (6) Retention of agricultural lands as defined, with Class I being the highest priority and Class VI the lowest priority; and,
- (7) Compatibility of the proposed urban uses with nearby agricultural activities.

FINDINGS: The Goal 14 factors were previously addressed under the Urban Growth Management Agreement in item B., above.

The acknowledged Comprehensive Plan identifies a need to provide at least 4.75 acres to meet industrial land requirements. This proposal is consistent with the findings contained in the Plan as it provides additional land to meet industrial needs. Owing to the lack of available land within the City, expanding the UGB is the only viable option. By creating new industrial property, this action provides local employment opportunities and fosters economic development within the community.

To maintain air, water and land quality, all new development must connect to public sewer, water and storm services. All new construction will be required to comply with adopted energy efficiency standards. The action provides economic benefits to the community, primarily centered on employment opportunities offered through new industrial employers. It is also anticipated this action will increase the market for local goods and services. Socially, new employment opportunities provide stability and revenue to the City and permit residents to both live and work in the same community.

The City recognizes that with few exceptions, Yamhill is located within an area of agricultural production. Expansion of the City limits will likely have similar impacts regardless which direction the City expands. It is anticipated that the selected property and location will minimize impacts on adjacent farm lands.

D. Yamhill Comprehensive Plan

The Yamhill Comprehensive Plan contains two policies regarding industrial land:

“Policy #9 - Future industrial growth found to be incompatible with residential use shall be directed away from existing or proposed areas of residential development. These industries shall be sited in concentrated areas sufficiently buffered from adjacent uses to prevent conflict.”

“Policy #10 - An industrial facility proposal shall be evaluated to consider the social, environmental, and economic impacts to the City and surrounding area before being approved.”

The “Urbanization” element does not specifically identify industrial land requirements outside of the information provided under the “Findings” heading. However, Policy #1 requires the City to “define a growth policy consistent with revised population projections” while Policy #2 requires the City to “encourage the availability of sufficient land for various urban uses to ensure choices in the market place.” In combination, the policies require the City to provide industrial land to meet employment requirements.

FINDINGS: The selection is consistent with the applicable Plan findings and policies. The proposal provides new industrial land for Yamhill. Given alternatives, this particular location minimizes industrial traffic through residential areas. The action is also consistent with the need for the City to provide local employment opportunities.

E. Yamhill County Comprehensive Plan

The Yamhill County Comprehensive Plan identifies a number of goals and policies which may apply to the proposal. These are reviewed below.

1. Urban Area Development

Policy “b.” Yamhill County will cooperate and coordinate with each of the cities in the development of urban growth boundaries and will adopt an urban area growth management agreement with each city which outlines a growth management plan for unincorporated areas within the boundary and the means by which the boundary may be modified.

FINDINGS: An urban area growth management agreement is in place between the County and the City. This agreement coordinates boundary amendments for both jurisdictions. All actions related to this request will

comply with provisions contained in this document.

2. City Growth and Development

Policy "a." All urban boundaries in the county will be delineated as shown on the plan map and no extension of urban land uses or city water and sewer services beyond the designated urban growth boundaries will be undertaken without concurrent amendments to both the respective city and county comprehensive plans.

FINDINGS: To meet future industrial needs requires a boundary amendment. The proposal will require concurrent amendments to both the city and county comprehensive plans. The amending action will be consistent with the process identified in the growth management agreement.

3. Agriculture Lands

Goal "1." To conserve Yamhill County's farm lands for the production of crops and livestock and to ensure that the conversion of farm land to urban use where necessary and appropriate occurs in an orderly and economical manner.

FINDINGS: The City fully recognizes that there is little alternative to the loss of farmland. Based on previous findings, every effort was made to ensure minimal loss of farmland. This was achieved by increasing densities and opportunities within the City which radically reduced the need for a UGB expansion by half.

4. Economic Development

Goal: To maintain a rate and pattern of economic growth sufficient to prevent recurring high levels of unemployment and under-employment in the county, balance the real property tax base of the various cities, and strengthen local economic bases.

FINDINGS: The proposal provides new opportunities for the City of Yamhill in meeting local employment needs. This is beneficial to the City and County as commuting time is reduced, the local tax based is improved and the ability for the County to provide its own economic future is enhanced.

5. Industrial Development

Goal: To concentrate industries of similar types, service needs, and performance characteristics within designated areas of each of the existing urban centers; to encourage adequate land for new industrial development within urban growth boundaries; to encourage the relocation of existing industries from undesirable locations in order to eliminate land use conflicts; to attract new industries in accordance with the need to achieve a more balanced local property tax and employment base, while maintaining a high standard of environmental quality; and to protect the stability and functional aspect of industrial areas by protecting them from incompatible uses.

Policy "B" To the greatest extent possible, industrial areas will be located within urban growth boundaries. Those industrial areas located outside urban growth boundaries will be compatible with the industrial development goal and will be located where they can be adequately served by necessary major utility lines, including electric power substations and transmission lines, trunk sewer lines, trunk water lines, and where appropriate, trunk gas lines.

Policy "I" Industrial development will utilize the transportation system in an efficient and safe manner and reduce energy consumption by identifying for industrial development areas with alternative transportation opportunities, and by locating employment opportunities close to public transportation and, where appropriate, in community areas.

FINDINGS: The action will permit the establishment of an industrial area within an urban area. The property will be served by available public sewer and water systems. Its location takes advantage of a combination of local, County and State roads to direct traffic and congestion away from residential areas. This action is entirely consistent with the stated Goal and applicable Policies of the County Plan.

F. Conclusion

The intent of the UGB is to provide additional land for industrial development. The chosen site was selected on policies contained in the Yamhill Plan. Efforts

were made to reduce potential impacts. The site takes advantage of its proximity to a network of county and state roads that will reduce traffic impacts on residential areas. Finally, sewer and water can be extended to the site thereby providing the necessary urban services.

For the reasons noted above, the City believes the proposal complies with the applicable decision criteria in the *Yamhill Urban Area Growth Management Agreement*, the Statewide Land Use Planning Goals, and the Yamhill and Yamhill County Comprehensive Plans and believes it appropriate to amend Yamhill's Urban Growth Boundary by including the identified parcels.

V. COMPREHENSIVE PLAN MAP AMENDMENT

- A. The Yamhill Municipal Code does not contain criteria to amend the Comprehensive Plan Map. However, all actions must be consistent with the Comprehensive Plan and other applicable regulations governing the expansion of the UGB.
- B. The prior review established a clear need for the expansion, specifically to address industrial land needs. City policy, in general, calls for providing economic development opportunities and local growth in employment. Specific urbanization findings identify the need for the industrial land. These objectives will clearly be accomplished through this action. Further, prior findings indicate the request is consistent with UGB expansion policies of the Plan as well as applicable state and local regulations.
- C. For the above noted reasons, the City finds the proposal is consistent with the City Plan and other governing regulations and finds it appropriate to establish the "Industrial " Comprehensive Plan designation on the identified 18.52 acres, thereby yielding 11.9 acres of new buildable industrial land.

ORDINANCE O-485

AN ORDINANCE ADOPTING THE 2008 POPULATION PROJECTION REPORT AS AN ELEMENT OF THE CITY OF YAMHILL COMPREHENSIVE PLAN.

WHEREAS, the City's Comprehensive Plan was adopted in 1979 and updated in May, 2004, and

WHEREAS, the Plan includes population projections, and

WHEREAS, the projections are used as a foundation for the City's land use and infrastructure planning, and

WHEREAS, Oregon Statute requires cities to adopt population projections as part of their planning program, and to serve as a foundation document for any amendments of the Comprehensive Plan Land Use Map, and

WHEREAS, Oregon Statute require Counties to coordinate population projections for all cities within each County's boundary and

WHEREAS, the City staff has prepared updated population projections, attached as Exhibit A, the County has approved the projections, and the Planning Commission has held a hearing on the projections and recommended their approval to the City Council,

NOW, THEREFORE, THE CITY OF YAMHILL, OREGON DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Yamhill hereby adopts the 2008 Population Projection report, attached as Exhibit A, as a detailed element of the City of Yamhill Comprehensive Plan replacing any and all population projections within the currently adopted plan;

Section 2. The City Council adopts the findings of fact attached as Exhibit B to support the adoption of the report noting that many of the applicable criteria are not applicable in this matter.

INTRODUCED AND ADOPTED by the City of Yamhill Council and signed by me in authentication of its passage this 14th day of January, 2009.

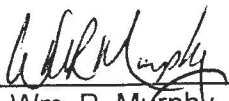
CITY OF YAMHILL, OREGON

FIRST READING: January 14, 2009

SECOND READING: January 14, 2009

AYES: 5

NAYS: 0

By: 
Wm. R. Murphy
Mayor of Yamhill

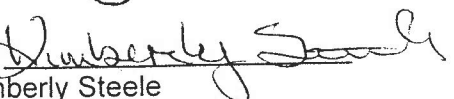
ATTEST: 
Kimberly Steele
City Recorder

EXHIBIT B

FINDINGS OF FACT ADOPTION OF THE 2008 POPULATION PROJECTION REPORT AS AN ELEMENT OF THE COMPREHENSIVE PLAN.

FINDING: Yamhill Code section 10.132.090 establishes the criteria for an amendment to the Comprehensive Plan. That section reads:

10.132.090 Findings Required for Granting a Comprehensive Plan Amendment. The Planning Commission and City Council shall analyze the following points and, in a written form, incorporate such findings in its decision.

- (A) That there is a public need for a comprehensive plan amendment.
- (B) That there was an error in the original comprehensive plan.
- (C) That there is a need to change the currently adopted comprehensive plan.
- (D) That there is an inadequacy of other comparatively planned and/or zoned land currently available to satisfy the public need.
- (E) That the property proposed to be changed is the best property available for the comprehensive plan amendment.
- (F) That the proposed comprehensive plan amendment is in conformance with all Statewide Goals, and any applicable street, highway and/or utility plans for the area.
- (G) That the proposed property is adequate in size and shape to facilitate those uses allowed in the proposed zone upon adoption of the comprehensive plan amendment.
- (H) That the proposed property is properly related to streets and highways to adequately serve the type of traffic that will be generated by the uses in the proposed zone upon adoption of the comprehensive plan amendment.
- (I) That the proposed comprehensive plan amendment will have no adverse affect on abutting property or the permitted uses thereof.

FINDING: Section 10.132.090 includes many criteria appropriate for consideration of a land use application effective a specific parcel or parcels of property and not appropriate for adoption of a text amendment. In the findings that follow the criteria that are not applicable are so noted.

CRITERIA: That there is a public need for a comprehensive plan amendment

FINDING: There is a need to keep the Comprehensive Plan current in terms of its factual foundation, policy context, and future projections. The Population Projections are needed as they are used to help direct the planning for land use and infrastructure. The criterion is met.

CRITERIA: That there was an error in the original comprehensive plan

FINDING: This criterion is not applicable as it relates to an error on the land use map.

CRITERIA: That there is a need to change the currently adopted comprehensive plan

FINDING: There is a need to change the currently adopted comprehensive plan as the plan's projections are out of date. Also, new projections are required by the State to support any future amendments to the Plan's land use map. The criterion is met.

CRITERIA: That there is an inadequacy of other comparatively planned and/or zoned land currently available to satisfy the public need

FINDING: This criterion is not applicable as it relates to the land use map.

CRITERIA: That the property proposed to be changed is the best property available for the comprehensive plan amendment

FINDING: This criterion is not applicable as it relates to property, not a text amendment.

CRITERIA: That the proposed comprehensive plan amendment is in conformance with all Statewide Goals, and any applicable street, highway and/or utility plans for the area

FINDING: The Population Projections conform to Goal 1 as there were public hearings before the Planning Commission and City Council; and to Goal 2 as the development of population projections is part of the required land use planning process. The other Statewide Planning Goals are not applicable as they do not speak to planning requirements including the need to develop population projections. The balance of the criterion is not applicable as it relates to a specific land use case rather than a text amendment.

CRITERIA: That the proposed property is adequate in size and shape to facilitate those uses allowed in the proposed zone upon adoption of the comprehensive plan amendment

FINDING: This criterion is not applicable as it relates to property, not a text amendment.

CRITERIA: That the proposed property is properly related to streets and highways to adequately serve the type of traffic that will be generated by the uses in the proposed zone upon adoption of the comprehensive plan amendment

FINDING: This criterion is not applicable as it relates to property, not a text amendment.

CRITERIA: That the proposed comprehensive plan amendment will have no adverse affect on abutting property or the permitted uses thereof

FINDING: This criterion is not applicable as it relates to property, not a text amendment.

EXHIBIT A

CITY OF YAMHILL POPULATION FORECAST REPORT

The City of Yamhill is in the process of addressing a possible Urban Growth Boundary (UGB) expansion to provide additional land for light industrial purposes. Part of the assessment requires the establishment of a 20-year population projection for the city. Further, this number must be coordinated with the county.

The purpose of this report is to establish a population projection to the year 2028 for the City of Yamhill.

The Portland State University Center for Population Research and Census estimated the population for the City of Yamhill at 970 in July of 1997. The population estimates reported in the 1997 update to the Cities Planning Atlas for the years of 1990 and 1996 were 867 and 960, respectively. These figures indicate a 1.7% average annual population growth from 1990 to 1996, but only a 1.0% annual growth between 1996 and 1997.

Based on the above data, the populations for 1995, 1996 and 1997 used to start the estimated growth rate are shown in the following table 1.1. The population growth rate is estimated at 1.0% from 1997 to the year 2004.

Table 1-1
Percent Population Figures for the City of Yamhill

Year	Population	Pct. Growth
1995	945	-----
1996	960	1.7
1997	970	1.0
1998	980	1.0 estimated
1999	990	1.0 estimated
2000	1000	1.0 estimated
2001	1010	1.0 estimated
2002	1020	1.0 estimated
2003	1030	1.0 estimated
2004	1040	1.0 estimated

The Portland State University Center for Population Research and Census estimated the population for the City of Yamhill at 807 in July of 2003. The population for the City of Yamhill actually declined by 17% between the years of 1997 and 2003 instead of increasing. The following table 1.2 shows the estimated population for the City of Yamhill from the year 2003 through the year 2028. The percentage increase of 2.2 % was used based on the estimates in the water master plan.

Table 1-1
Percent Population Figures for the City of Yamhill

Year	Population	Pct. Growth
2003	807	2.2 estimated
2004	825	2.2 estimated
2005	843	2.2 estimated
2006	861	2.2 estimated
2007	880	2.2 estimated
2008	900	2.2 estimated
2009	920	2.2 estimated
2010	940	2.2 estimated
2011	960	2.2 estimated
2012	982	2.2 estimated
2013	1003	2.2 estimated
2014	1025	2.2 estimated
2015	1048	2.2 estimated
2016	1071	2.2 estimated
2017	1094	2.2 estimated
2018	1119	2.2 estimated
2019	1143	2.2 estimated
2020	1168	2.2 estimated
2021	1194	2.2 estimated
2022	1220	2.2 estimated
2023	1247	2.2 estimated
2024	1275	2.2 estimated
2025	1303	2.2 estimated
2026	1331	2.2 estimated
2027	1360	2.2 estimated
2028	1390	2.2 estimated

In a town as small as Yamhill, it is hard to have a reliable population projection. Although, projections must be made to provide a basis for decisions on zoning, utilities, annexations, schools and other matters. In addition, the City must provide a population projection to determine a Buildable Lands Inventory.

In determining the City's population projection to the year 2028, the estimated growth rate of 2.2% used in the water master plan (1998) for future water needs of the City and the Transportation Plan (1999) was used.

In the Yamhill Comprehensive Plan the population estimate for the year 2017 is approximately 1517.

The City anticipates a steady growth will likely continue at a reasonably moderate rate mainly due to the City's proximity to the Metro Area. The City also anticipates the need for infrastructure improvements and the need to accommodate the growth with industry. A growth rate of 2.2% per year is consistent with the infrastructure plans and will ensure the population projections are consistent with the community's requirements. With this background information, a 2.2% Annual Average Growth Rate was used to determine Yamhill's 20 year projected population.

RETURN SERVICE
REQUESTED



From

City of Yamhill
PO Box 9
Yamhill, OR 97148

TO

Attention: Plan Amendment Specialist
Dept. Of Land Conservation &
Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540