



**Oregon**

Theodore R. Kulongoski, Governor

**Department of Land Conservation and Development**

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



**NOTICE OF ADOPTED AMENDMENT**

12/12/2011

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

**FROM:** Plan Amendment Program Specialist

**SUBJECT:** City of Amity Plan Amendment  
DLCD File Number 001-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. 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, December 27, 2011

This amendment was submitted to DLCD for review 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 Acknowledgment or 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. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

**Cc:** Jim Minard, City of Amity  
Angela Lazarean, DLCD Urban Planning Specialist  
Steve Oulman, DLCD Regional Representative

<paa> Y



FORM 2

DLCD

# Notice of Adoption

This Form 2 must be mailed to DLCD within 5-Working Days after the Final Ordinance is signed by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

In person  electronic  mailed

DATE  
STAMP

DEPT OF

DEC 07 2011

LAND CONSERVATION  
AND DEVELOPMENT

For Office Use Only

Jurisdiction: City of Amity

Local file number: 1005-03

Date of Adoption: JAN. 5, 2011

Date Mailed: DEC. 6, 2011

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date: 5-7-2010

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".

EXPANDED U.G.B by 24 ACRES

Does the Adoption differ from proposal? Please select one

YES, REDUCED PROPOSED EXPANSION FROM 44 ACRES TO 24 ACRES

Plan Map Changed from: LDR/EFU

to: COUNTY FUTURE URBAN

Zone Map Changed from: LDR/EFU

to: FUTURE URBAN

Location: CITY FRINGE

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

1  2  3  4  5  6  7  8  9  10  11  12  13  14  15  16  17  18  19

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. 001-09 (17531) [16854]

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

DLCD, Yamhill Co., ODOT

Local Contact: Jim Minard

Phone: (541) 961-7263 Extension: \_\_\_\_\_

Address: 109 MADDOX

Fax Number: 503-835-3780

City: AMITY OR Zip: 97101

E-mail Address: j.d.minard@comcast.net

### ADOPTION SUBMITTAL REQUIREMENTS

**This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18**

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

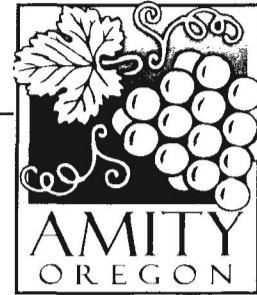
**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).

CITY OF AMITY

109 Maddox Avenue  
P.O. Box 159  
Amity, OR 97101

Ph: (503) 835-3711  
Fax: (503) 835-3780



**NOTICE OF DECISION**

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**APPLICANT:** City of Amity  
**REQUEST:** The applicant is requesting to expand the Urban Growth Boundary by 24 acres  
**CRITERIA:** Amity Development Code: Section 3.101.04  
**DOCKET No.:** Planning File No. 04-03-02

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At its regular meeting of January 5, 2011 the Amity City Council held a public hearing on the above referenced matter. As a result of the testimony and the findings of fact adopted by the City Council the following decision was made:

**DECISION:**

The application to expand the City of Amity's Urban Growth boundary to include approximately 24 acres, identified as tracts 1, 2, and 5 within the Staff Report is hereby approved.

Larry Layton: \_\_\_\_\_

DATE OF DECISION: **January 5, 2011**

THIS DECISION MAY BE APPEALED TO THE LAND USE BOARD OF APPEALS (LUBA). THE APPEAL MUST BE FILED WITH LUBA WITHIN 21 DAYS OF THE DATE OF DECISION. THE FINDINGS OF FACT ARE AVAILABLE FOR INSPECTION AT THE CITY MANAGER'S OFFICE AND COPIES WILL BE PROVIDED FOR THE COST OF COPYING. CONTACT LUBA AT 550 CAPITOL STREET, NE, SUITE 235, SALEM, OR 97301-2552 OR TELEPHONE (503) 373-1265 FOR INFORMATION ON APPEAL PROCEDURES.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER. The recipient of this notice is hereby responsible to promptly forward a copy of this notice to every person with a documented interest, including a renter or lessee.

**ORDINANCE NO. 625**

**AN ORDINANCE AMENDING THE CITY OF AMITY'S URBAN GROWTH BOUNDARY BY INCLUDING APPROXIMATELY 24 ACRES**

WHEREAS, the City of Amity applied to expand its Urban Growth Boundary; and

WHEREAS, the Amity Urban Area Management Commission did hold a duly advertised public hearing on this matter on the 13<sup>th</sup> of December, 2010, and recommend that the Urban Growth Boundary be expanded to include an additional 24 acres; and

WHEREAS, the Amity City Council did hold a duly advertised public hearing on this matter on the 5<sup>th</sup> of January, 2011, and voted to adopt findings of fact in support of this application and approve this Urban Growth Boundary expansion of approximately 24 acres; and

WHEREAS, the Yamhill County Board of Commissioners did hold a duly advertised hearing on this matter on the 10<sup>th</sup> of March, 2011, and voted to approve this Urban Growth Boundary expansion and adopted Ordinance 864 to expand Amity's Urban Growth Boundary; now therefore

THE CITY OF AMITY DOES ORDAIN AS FOLLOWS:

Section 1. That the Amity Comprehensive Plan shall be amended such that the year 2030 projected population for the City of Amity shall be 2481; and

Section 2. That the Amity Urban Growth Boundary shall be amended to include approximately 24 acres as provided for in the official record and incorporated by reference as 'Exhibit A'; and

Section 3. That the Amity Urban Growth Boundary map is hereby expanded as shown on the attached map identified as 'Exhibit B'.

This ordinance will take effect 30 days from the date of its passage.

FIRST READING: May 4, 2011

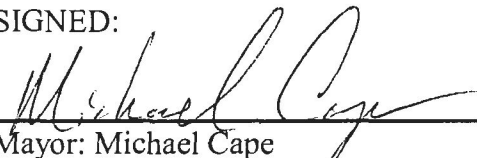
SECOND READING: June 1, 2011

SUBMITTED AND APPROVED THIS 1 DAY OF JUNE, 2011.

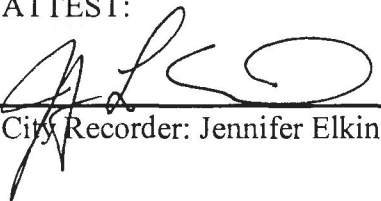
Ayes:

Nays:

SIGNED:

  
\_\_\_\_\_  
Mayor: Michael Cape

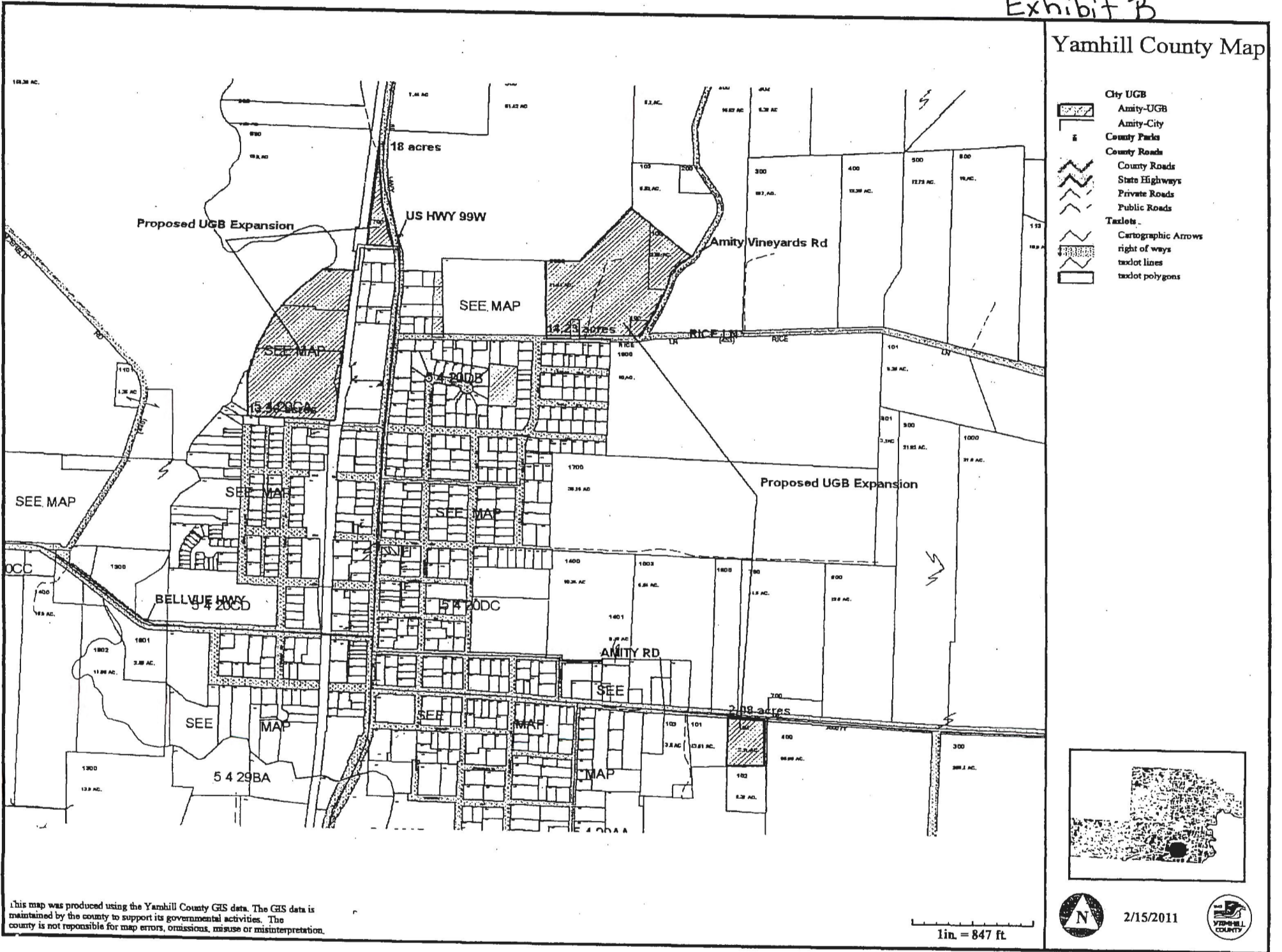
ATTEST:

  
\_\_\_\_\_  
City Recorder: Jennifer Elkins



UGB ADOPTING Ordinance 625

Exhibit B

Yamhill County Map



This map was produced using the Yamhill County GIS data. The GIS data is maintained by the county to support its governmental activities. The county is not responsible for map errors, omissions, misuse or misinterpretation.


 2/15/2011
 



## BOARD OF COUNTY COMMISSIONERS

KATHY GEORGE • LESLIE LEWIS • MARY P. STERN

535 NE Fifth Street • McMinnville, OR 97128-4523  
(503) 434-7501 • Fax (503) 434-7553  
TTY (800) 735-2900 • www.co.yamhill.or.us

April 1, 2011

City Manager  
City of Amity  
Amity City Hall  
401 South Trade St  
Amity, OR 97101

RE: Planning Docket PA-01-09  
Ordinance 864

At the March 31, 2011 formal session of the Board of Commissioners, the Board adopted Ordinance 864 approving the request for an amendment to the Amity Urban Growth Boundary.

Findings in support of the Board's decision are contained in Exhibit "A" of Ordinance 864, a copy of which is enclosed. Copies may also be reviewed in the Planning Department during normal business hours. The Planning Department is located at 525 NE Fourth Street, McMinnville, Oregon.

This action constitutes a final action by Yamhill County on the application, but you should be aware that a final land use decision by a local government may be appealed to the Land Use Board of Appeals in most circumstances. An appeal must be filed within 21 days of the date the decision became final, which was March 31, 2011. A successful appeal could revoke this approval.

If you have any questions regarding the county's action, you may contact me at the phone number listed above or the Planning Department (503 434-7516).

Sincerely,

*Carol White, Paralegal*  
for Mary P. Stern, Chair  
Board of Commissioners

KG-CW:cw

Enclosure

cc: Planning Department  
Assessor's Office  
Interested parties per attached list (w/out attachment)

**Notice of Decision**  
**Planning Docket PA-01-09**  
**Applicant: City of Amity**

Amity City Hall  
401 South Trade St  
Amity, OR 97101

Edwin Sharer  
16500 SE Lafayette Avenue  
Dayton, OR 97115

Merilyn Reeves  
Friends of Yamhill County  
P O Box 1083  
McMinnville, OR 97128

Mia Nelson  
1000 Friends of Oregon  
220 East 11<sup>th</sup>, Suite 5  
Eugene, OR 97401

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100 1<sup>st</sup> Street  
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19100 SE Amity Vineyard Road  
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18500 SE Amity Vineyard Road  
Amity, OR 97101

Dan Armstrong  
7000 NE Krono Road  
Yamhill, OR 97148

Gabriele & Craig Keeler  
5100 SE Rice Lane  
Amity, OR 97101

Roy Markee  
4116 SE Amity Road  
Amity, OR 97101

Brady Stichler  
407 Trade St  
Amity, OR 97101



BEFORE THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of Amending the Amity Urban Growth Boundary )  
(UGB) to take in approximately 24 acres into the Amity UGB, ) Ordinance 864  
Applicant the city of Amity, Planning Docket PA-01-09, )  
and Declaring an Emergency )

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) sat for the transaction of county business on March 31, 2011, Commissioners Mary P. Stern, Leslie Lewis and Kathy George being present.

IT APPEARING TO THE BOARD that the city of Amity submitted an application to amend the Urban Growth Boundary to take in approximately 24 acres into the Amity UGB, and

IT APPEARING TO THE BOARD that the matter was heard at a duly noticed Amity Urban Area Management Commission public hearing on December 13, 2010, and the Amity city council approved it on January 5, 2011. The Board of Commissioners head this matter at a duly noticed public hearing on March 10, 2011, and voted to approve it. NOW, THEREFORE,

IT IS HEREBY ORDAINED BY THE BOARD, that the application is approved as detailed in Exhibit "A," the Findings for Approval, hereby incorporated into this Ordinance by this reference. This ordinance, being necessary for the health, safety, and welfare of the citizens of Yamhill County, and an emergency having been declared to exist, is effective immediately. A map is appended as Exhibit "B".

DONE this 31st day of March, 2011, at McMinnville, Oregon.

ATTEST:

YAMHILL COUNTY BOARD OF COMMISSIONERS

REBEKAH STERN DOLL

County Clerk



APPROVED AS TO FORM:

*Rick Sanai*

Rick Sanai, County Counsel

*Mary P. Stern*  
Chair MARY P. STERN

*Leslie Lewis*  
Commissioner LESLIE LEWIS

*Kathy George*  
Commissioner KATHY GEORGE

ORDINANCE 864  
B.O. 11-172

## Exhibit A

**DOCKET NO.:** PA-01-09

**REQUEST:** To amend the Urban Growth Boundary (UGB) to take in approximately 24 acres into the Amity UGB. Approval of the request would allow eventual inclusion of the property into the city limits.

**APPLICANT:** City of Amity

**TAX LOT:** See map attached as Exhibit "B"

**LOCATION:** The majority of the area is north of the Amity city limits with a small area on the eastern boundary.

**CRITERIA:** Yamhill County Comprehensive Plan Goals and Policies, Amity Urban Area Management Agreement, Statewide Planning Goals, Oregon Revised Statute 197.298 and the Oregon Administrative Rules, including OAR 660-012 and 660-024.

### **FINDINGS:**

#### **A. Background Facts:**

1. *Site Characteristics:* A detailed analysis of the areas for inclusion are found on pages 29-32 of the application narrative dated September 23, 2010 and are incorporated here by reference. The 24 acres proposed for inclusion in the Amity urban growth boundary (UGB) will be referred to as the "subject sites."

2. *Water and sewer:* City of Amity.

3. *Surrounding Land Use and Zoning:* The areas in the County surrounding the subject sites proposed for inclusion into the UGB are zoned EF, Exclusive Farm use and AF-20, Agriculture/Forestry. These areas are a mixture of farm and forest uses.

4. *Fire Protection:* Amity Rural Fire District.

5. *Soils:* See "Appendix E" titled Soils Capability Classes within Evaluated Areas included in the application, incorporated herein by this reference.

6. *Flood Hazard Overlay:* Approximately 6.33 acres of the area west of the railroad tracks and north of 1<sup>st</sup> Street (Tax Lots 5420CA-801, 1100 and 1200) is in the Flood Hazard Overlay, FIRM 41071C0602D. See "Appendix F" of the application. The Department of Land Conservation and Development has recommended not including this area in the UGB due to the steep slopes, riparian corridors, floodplain and floodway.

7. *Coordinated Population Projection:* ORS 195.036 requires the County to establish and maintain a population forecast for use in maintaining and updating comprehensive plans, and to coordinate the forecast with each of the cities in the County. Statewide Planning Goal 14 requires a 20-year population forecast for UGB amendments. Both the city and the County are proposing to

Exhibit "A"  
ORDINANCE 864  
B. O. 11-172

adopt the safe harbor population forecast to the year 2030 for the city of Amity concurrent with the adoption of the UGB amendment. The application states the population forecast for the city of Amity in 2030 will be 2,481. The population projection is discussed further in Section 2.0 of the application. The city of Amity would like to adopt 2,481 as the coordinated population projection for 2030 as part of this application and the County has no objections to adopting this number.

8. *Procedure:* The original application, which was to add 44 acres, has since been modified after the city met with 1000 Friends of Oregon. This meeting resulted in the city amending their application to remove a 20 acre portion south of Rice Lane, which is zoned EF-80 and is prime farmland. The application was reviewed and recommended for approval at the December 13, 2010 Amity Urban Area Management Commission hearing and then the city council approved it on January 5, 2011.

**B. Urban Area Growth Management Agreement Provisions**

1. Criteria addressed in this UGB amendment includes the Amity Urban Area Growth Management Agreement, the statewide planning goals, and the city and County Comprehensive Plans. These review standards are detailed in Section 5.2 of the application submitted by the city. Consideration of the Yamhill County Goals and Policies will be discussed further below. Even though the majority of the Yamhill County Goals and Policies are aspirational and are not to be mistaken for, or treated as, approval criteria, it is important that they be considered. It is a fact that some of the goals and policies conflict with one another. They are simply to be used as a guide to aid decision makers. For example, where goals or policies conflict the decision makers need to weigh the evidence and decide which goal or policy the request satisfies. Therefore, in each case, the AUAMC decided whether the subject site and exclusion site were more appropriate to be preserved as farm land or it is better suited for orderly urban development. The following goals and policies are part of this determination.

2. The Yamhill County Comprehensive Plan, Section I.A., Goal 1, directs the County:

*To encourage the containment of growth within existing urban centers, provide for the orderly, staged, diversified and compatible development of all of the cities of Yamhill County, and assure an efficient transition from rural to urban land use.*

and, Section II, Goal 1, states:

*To conserve Yamhill County's farm land 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.*

To assure there is an efficient transition from rural to urban land uses the Board finds there has been a demonstration of the need for additional urban land, and a determination of the most suitable location for land of that identified need. Based on the city's currently available housing

and the projected population forecast, the city determined the need for future residential land to be included in the city's UGB. The city identifies an estimated 52 gross acres of residential land and public infrastructure to meet the housing needs of the community by the year 2030. With 28 acres available within the UGB the city has a need to expand the UGB by 24 gross acres. After identifying the need, the next step is to evaluate the best locations/alternatives for locating the use. The first alternative is to look inside the existing UGB. If land is not available, the next step is to look at land outside of the UGB and to go through the priority list of lands available for expansion.

The majority of the property that will be taken into the UGB has historically been in farm use. The report submitted by the applicant shows two other alternative locations that were considered for expansion of the UGB but were excluded. The alternatives had attributes that made them not as suitable for inclusion in the UGB. The first site, which is located south of Ash Swale and is currently in a rural residential zone, was excluded due to the inability of the city, for economic purposes, to efficiently serve this area with public facilities during the 20-year planning period. A report is included from the city engineer shows that this area is not serviceable and would require extensive upgrades of over one-million dollars to the city's infrastructure. This site does exhibit soils that are considered high-value, however, these parcels are within an exception area and are not protected by Goal 3 and would be considered a priority for inclusion into the UGB, however, due to the economic factors related to including this area, it is not practicable. The second site, which is currently zoned EF-80, was excluded because of "the severe building limitations identified on the majority of the parcels" combined with the fact that the soil on the properties are Class II and III. The application goes through this analysis in further detail.

Based on substantial evidence in the record, the Board finds that the UGB amendment is necessary and the subject sites are the best location compared with the other alternatives. Based on the evidence in the record, the request would be an efficient transition from rural to urban use.

3. The Yamhill County Comprehensive Plan, Section II, Goal 2, Policy a. states:

*Yamhill County will continue to preserve those areas for farm use which exhibit Class I through IV soils as identified in the Capability Classification System of the U.S. Soil Conservation Service.*

As noted above, the Board finds that the addition of the subject sites will provide the best opportunity for orderly development of property by providing needed area for urban expansion adjacent to the city, where services are available or can be readily extended and avoiding, to the maximum extent possible, those properties zoned for farm and/or forest use which exhibit Class I through IV soils. Based on the findings provided in the application, it appears the city made every effort to ensure minimal loss of higher class soils.

4. The Yamhill County Comprehensive Plan, Section I. E, Goal 1, Housing directs the County:

*To assure the provisions of safe, sanitary and decent housing for all residents of the county at a reasonable cost.*

The Board finds this UGB expansion will provide additional housing opportunities for citizens of the community and encourage establishment of housing within an urban area, thereby, minimizing the impact on property designated as resource land.

**CONCLUSIONS:**

1. The request is to amend the Amity Urban Growth Boundary (UGB) to add approximately 24 acres of land for residential use.
2. The applicant has demonstrated that the request satisfies the Yamhill County Comprehensive Plan goals and policies.

**DECISION:**

The Board finds that the city of Amity's proposed UGB amendment is consistent with the comprehensive plan. Based on the evidence in the record, the Board approves the request, and finds it will be an efficient transition from rural to urban use.

*Exhibit "A"  
ORDINANCE 864  
B.O. 11-172*



Duplicate

May 4, 2010

Amity Urban Area Management Commission  
Yamhill County Planning Department  
Via Personal Delivery

RE: CITY OF AMITY URBAN GROWTH BOUNDARY EXPANSION

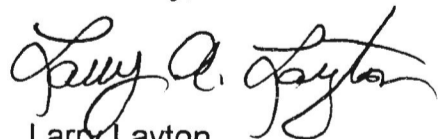
Attached for your consideration is the City of Amity's application to expand its urban growth boundary. The attached materials demonstrate the City's need to expand the UGB boundary by 44 acres of land to meet its housing and public facilities needs for the year 2030 and its coordinated population of 2481 persons. This coordinated population is proposed to be co-adopted by the City and Yamhill County in conjunction with this UGB expansion. The City is requesting the County's assistance in establishing the hearing before the Amity Urban Area Management Commission (AUAMC) for a hearing and coordinated recommendation to the Amity City Council and Yamhill County Board of Commissioners.

For over 5 years the City and its consultant planners have been working to develop the documentation and background material to demonstrate the need for this expansion. During this period the City took actions to provide for a mix of higher density residential developments that are now incorporated in the Amity Development Code. While these actions have reduced the amount of acreage required to meet the City's housing demands, it could not eliminate such in its entirety. The attached material addresses the criteria established within the current Oregon Revised Statutes, Oregon Administrative Rules, and the City and County comprehensive plans. The analysis includes a review of its buildable lands, the current and projected housing and acreage needs; consideration of the Yamhill County coordinated population; and surrounding area soils and infrastructure.

The City can and does justify the need for an additional 44 gross acres. This application proposes to expand the boundary by 29 acres, given a concurrent private application proposed to expand the UGB to the northeast by the remaining 14.5 acres; total 44 acres. The private application is coming from the property owner who prefers to file his own application for personal reasons, but will utilize the same documentation.

The City looks forward to working with the AUAMC and Board of Commissioners in processing this application. Please do not hesitate to contact me, should you require any further information.

Yours truly,



Larry Layton  
City Administrator

CITY OF AMITY  
URBAN GROWTH BOUNDARY AMENDMENT

Urban Growth Boundary Amendment – Residential Lands

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## 1.0 INTRODUCTION

The City of Amity is applying to expand its Urban Growth Boundary (UGB) to provide additional land to meet projected housing needs. Based on prior development activity and the lack of any boundary expansion since acknowledgement, the time has now come to address basic deficiencies in the City's ability to provide for long-term residential demand. This action will amend the Amity Comprehensive Plan by: (1) amending the UGB to provide additional land to meet residential needs; and (2) establishing the appropriate Comprehensive Plan and Zone designation for property entering the UGB. The purpose of this document is to establish supporting findings for the UGB amendment and establishment of the Plan designation.

## 2.0 POPULATION PROJECTION

Amity's population has not fluctuated markedly during the last four decades, but has shown a relatively steady growth. The population grew in each decade, although sometimes rate of growth varied. The City experienced a 14.2% population increase between 1960 and 1970 which was followed by a 54.2% increase during the 1970s. Population still increased during the 1980s but at the much slower rate of 7.6%. This slow rate continued in the 1990s increasing to 12.8% growth during that decade.

**TABLE – 2.1**  
Amity Population figures; 1960 to 2000

Year	Population	Year	Population
1960	620	1990	1,175
1970	708	1995	1,190
1980	1,092	2000	1,485

In comparison to some other Yamhill County cities, Amity appears to be growing at a reasonably moderate rate. Table 2.2 shows how Amity's growth rate compares with other Yamhill County cities from 1990-2000.

**TABLE – 2.2**  
**Comparative Growth Rates of Selected Small Cities**  
**Yamhill County; 1990 - 2000**

<u>City</u>	<u>1990</u>	<u>2000</u>	<u>Increase</u>	<u>% Change</u>
<b>Amity</b>	<b>1,175</b>	<b>1,485</b>	<b>310</b>	<b>26.4</b>
Carlton	1,289	1,620	331	25.7
Dayton	1,526	2,015	489	32.0
Dundee	1,663	2,955	1,292	77.7
Lafayette	1,292	2,240	948	73.4
Sheridan	3,979	5,250	1,271	31.9
Willamina	1,748	1,875	127	7.3
Yamhill	867	980	113	13.0

PSU has provided the City with written verification that its current certified population is now 1670. The 2030 projected population can be developed using a number of methods. Since the City has been unable to identify a coordinated population within the last 10 years it chooses to utilize the safe harbor allowances.

OAR 660-024-0030(4) provides: A city and county may apply one of the safe harbors in subsections (a), (b), or (c) of this section, if applicable, in order to develop and adopt a population forecast for an urban area. The city is availing itself of option (b):

(b) A city and county may adopt a 20-year forecast for an urban area consistent with this section. The forecast is deemed to comply with applicable goals and laws regarding population forecasts for purposes of the current UGB evaluation or amendment provided the forecast:

(A) Is adopted by the city and county in accordance with the notice, procedures and requirements described in section (1) of this rule;

(B) Is based on OEA's population forecast for the county for a 20-year period commencing on the date determined under OAR 660-024-0040(2); and

(C) Is developed by assuming that the urban area's share of the forecasted county population determined in subsection (B) of this rule will be the same as the urban area's current share of county population based on the most recent certified population estimates from Portland State

University and the most recent data for the urban area published by the U.S. Census Bureau.

Yamhill County currently has certified population, per Portland State University Center for Population, of 95,250. The City's certified population is 1670, roughly 1.76 percent of the total County population. The Office of Economic Analysis has projected the population for Yamhill County in the year 2030 to be 141,505. Using Amity's proportionate percentage of the current population will remain the same as the projected population; the City's projected 2030 population will be 2481. As part of this UGB amendment process, the City and County will adhere to the notice and procedural requirements.

### **3.0 LAND USE INVENTORY**

The distribution and character of existing land uses provides a basis for understanding present conditions within the planning area and for making projections for future land use requirements. To determine Amity's future residential land use needs more accurately, an inventory of existing land uses was prepared. The results of this survey are summarized in the following sections.

#### **3.1 Background**

All land subject to the City's Comprehensive Plan is located within the City's Urban Growth Boundary (UGB). While the primary purpose of this analysis is to address residential land needs, this Section will provide basic inventory information for the community, identifying developed property, vacant land and lands that have the potential for further development. Chapter 4 contains specific issues regarding housing and public land needs. The first step in addressing the need for residential development is completing a Buildable Lands Inventory.

Buildable Land" means residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses. Publicly owned land is generally not considered available for residential uses.

In short, the regulations require the City to establish a land inventory of how much land is available for residential uses before the community may consider an expansion of its Urban Growth Boundary. From this inventory, developed, vacant, and lands that have the potential to be redeveloped, will be identified. Combining this inventory with population projections and other supportive data will determine whether there is sufficient land within the Urban Growth Boundary to meet anticipated needs during the 20-year planning period.

### 3.2 Land Availability by Zone

A field inventory was conducted and organized by zone to provide a “snap-shot” of land availability. Current zoning within the City includes the following:

- A. *R-1 Zone (Low Density Residential)* - Primarily a single family zone; no multi-family development, including a duplex, is permitted. Minimum lot size is 7,000 square feet.
- B. *R-2 Zone (Medium Density Residential)* – This zone allows a variety of residential uses, including single family homes, duplexes and triplexes as well as attached single family homes. The minimum lot size is 6,000 square feet for a single family home, 7,000 square feet for a duplex and 9,000 square feet for a triplex.
- C. *R-3 Zone (Multiple Family Residential)* - This zone all residential options: single family homes, duplexes and apartments along with attached single family homes. The minimum lot size is 5,000 square feet for a single family home and 9,000 square feet for multi-family development.
- D. *Agriculture Holding (AH)* – The purpose of the zone is to allow an orderly phasing from resource land to urban uses commensurate with the availability of public facilities. Only single family homes, used in conjunction with farm activity, are permitted in the AH zone. Full development of the land will require establishment of the appropriate residential zone.
- E. *General Commercial (G-C)* – This is the sole commercial zone within the City. Uses normally associated with commercial activities, such as retail sales or offices are permitted outright. Apartments are allowed on the second floor of the commercial structure.
- F. *Light Industrial (L-I)* - Primarily designed for industrial type of activities, although some “heavy” commercial uses (e.g., welding or cabinet shop) are also permitted.
- G. *Other* - The Development Code also includes a Central Business District (CBD) zone and a Public (P) zone. Although available, the City has not implemented either zone.

The following table identifies the amount and percentage of each zoning designation within the City. This survey does not include other lands, such as roads – but focuses solely on the net acreage given by County Assessor records.

**Table 3-1**  
Land Use by Zone

<b>ZONE</b>	<b>ACREAGE</b>	<b>PERCENT OF TOTAL</b>
Low Density Residential (R-1)	145.84	49.2
Medium Density Residential (R-1)	44.26	14.8
High Density Residential (R-1)	38.96	13.1
Agriculture Holding (AH)	44.30	14.9
General Commercial (G-C)	14.79	4.9
Light Industrial (L-I)	9.16	3.1
<b>TOTAL</b>	<b>297.31</b>	<b>100.0</b>

As this table shows, a majority of the land inventory (92%) is either zoned for residential use or planned for eventual residential development (i.e., the AH Zone). Only 8% of the community is zoned for employment opportunities. As will be shown later in this report, a significant portion of G-C zoned land is developed with single family homes.

In addition to land within the City, there are 2.07 acres of land outside the City limits but within the UGB. This land is located on either side of Rice Lane at the north end of town and designated for High Density Residential uses. In combination with land in the City limits, Amity contains 299.38 acres within its UGB.

#### **4.0 HOUSING NEEDS ANALYSIS**

##### **4.1 Introduction**

This Chapter begins the analysis specific to housing needs of the community. Specific information regarding existing and housing potential follows. Where applicable, information regarding public lands is provided.

##### **4.2 Definitions and Assumptions**

This Section begins the analysis of residential land availability. This analysis includes certain definition and assumptions used throughout this and other Sections. A summary of those terms follows:

*Density* - Density identifies the number of dwelling units per acre. Density varies based on housing type and the underlying zoning. The net density expectations for each residential zone are noted as follows. The additional acreage that will result in gross acres for parks, streets and such is calculated later in this document.

R-1 This is the primary residential zone with 7,000 square foot minimum lot sizes. The expected development density is 5 units per gross acre.

R-2 This zone allows single family homes, duplexes and triplexes with a minimum lot size of 6000 square feet. The expected development density is 8 units per gross acre.

R-3 This is primary high density zone with a minimum lot size of 5000 square feet. The expected development density is 8 units for single family development and 12 units per gross acre for multi-family development.

However, these densities are not directly applicable to housing type as the R-2 and R-3 zones provide a variety of housing options. Existing residential densities, by zone and by use, will be discussed elsewhere in this report.

*Developed* - This is land that contains no potential for additional development. This category would include single family homes on subdivision lots or property where additional development is not possible, such as limitations imposed by topography, floodplain, riparian corridors, or the location of the dwelling.

*Developed - Committed* - This is land developed for non-residential uses - such as schools, parks, or public facilities that have little or no likelihood of converting to residential uses within the planning horizon.

*Dwelling Units* - One or more rooms designed for occupancy by one household and not having more than one cooking facility. This includes all conventional and prefabricated housing that meets building code specifications, but excludes travel trailers and recreational vehicles. Dwelling units are further divided into several subgroups, each of which is reviewed below:

Single Family - A building containing one dwelling unit, including manufactured homes, designed exclusively for occupancy by one family. This includes manufactured homes, attached and detached single family homes, and townhouse or condominium developments.

Duplex - A building containing two dwelling units designed for occupancy by two families living independently of each other.

Multiple Family Dwelling - A building containing three or more dwelling units designed for occupancy by three or more families living independently of each other - another term for apartments.

There are no manufactured home park developments within the community, though the

City does allow for such in the high density residential zone. Given the State regulations governing the operations of manufactured home parks, greater densities allowed with multi-family units, and new code language allowing assisted living facilities, the City anticipates no future demand for manufactured home parks.

*Redevelopable Land* - means land zoned for residential use on which development has already occurred but on which, due to present or expected market forces, there exists the strong likelihood that existing development will be converted to more intensive residential uses during the planning period. (OAR 660-008-0005)

For residential land, redevelopment includes (1) partitioning or subdividing large lots (known as “infill development”) or (2) constructing additional housing units consistent with the minimum parcel sizes, dwelling densities and other requirements of the underlying zone. In estimating redevelopment potential for residential uses, the following safe harbors were established per OAR 660-024-0050 and OAR 660-008-0010. The City is utilizing the safe harbor approach as allowed under OAR 660-024-0050(2)

(2) As safe harbors, a local government may use the following assumptions to inventory the capacity of buildable lands to accommodate housing needs:

(a) The infill potential of developed residential lots or parcels of one-half acre or more may be determined by subtracting one-quarter acre (10,890 square feet) for the existing dwelling and assuming that the remainder is buildable land;

(b) Existing lots of less than one-half acre that are currently occupied by a residence may be assumed to be fully developed.

As to redeveloping residential lands to more intense densities, the City does not believe that that market forces are such that existing parcels with a dwelling will develop to higher densities associated with more units per parcel. History and market forces in small communities have proven that parcels will seek infill for new dwellings and higher densities through partitioning and development. However, the City staff is unaware of one example where developed land has developed to a higher density residential use, such as a single-family dwelling property being converted to a triplex, outside the safe harbor provisions for infill development noted above.

In calculating the City’s vacant and redevelopable lands per OAR, the City utilized the Yamhill County Geographic Information System. The County queried the system to identify all parcels greater than ½ acre; and vacant parcels of lesser size. The result was total buildable acres as shown in Table 4.1. This BLI was then also evaluated by field survey and local knowledge to determine specific developmental characteristics – parcel

by parcel. This was done to provide a higher degree of certainty that the land was in fact “buildable” or otherwise should be excluded as allowed under OAR 660-008-0005(2).

Land is generally considered “suitable and available” unless it:

- (a) Is severely constrained by natural hazards as determined under Statewide Planning Goal 7; (*floods, wildfire & landslides*)
- (b) Is subject to natural resource protection measures determined under statewide Planning Goals 5; (*riparian corridors, wetlands, opens space*)
- (c) Has slopes of 25 percent or greater;
- (d) Is within the 100-year flood plain; or
- (e) Cannot be provided with public facilities.

To assess the amount of buildable lands the City used a number of methods to evaluate the various parcels as to whether they were suitable and available. This included review of the City flood plain, topographical maps, public facility engineering reports, ownership lists provided by Yamhill County, and field evaluations. Not surprisingly considerable amounts of land within the UGB qualify as unsuitable or unavailable under these provisions. Most notably were areas of constrained land within the floodplain or limited access and fire concerns, riparian corridors, and severe slopes. These areas are predominately the chasms associated with Salt Creek or Ash Swale and there feeder tributaries.

A review of the data, which is incorporated in the attached spread sheets “Vacant Lands” and “Developable Lands”, for the City of Amity, demonstrates that much of the developable land can and should be excluded from the buildable land inventory. Large chunks of acreage in the R1 and R2 zones are owned by the City (for its wastewater system or parks); owned by the School District (which has confirmed that it is not considering the sale or disposal of land for residential purposes in the next 20-years); committed; and unsuitable lands constrained by steep slopes, riparian corridors and subject to flooding (Ash Swale and Salt Creek).

*Total Acreage* - The total amount of land available in a particular zone.

*Urban Growth Area (UGA)* - All land subject to the City’s Comprehensive Plan is located within the City’s Urban Growth Boundary (UGB). However, for the purposes of this report UGA will refer to those lands outside the City limits but within the UGB. As noted, there is only 2.07 acres of land in the UGA, which have been included in City’s BLI as either vacant or redevelopable.

*Vacant Land* - These are unimproved parcels. Public facilities either are available or could be made available to serve the sites as provide for in the City Engineer’s report, which is attached.



### 4.3 Residential Land Availability

Based on the above analysis, the following table illustrates the land currently in use or available for residential development.

**Table 4-1**  
Residential Land Availability in Net Acres

Zone	Total	Developed	Committed Residential	Committed Non-Residential	Vacant	Redevelopable	Total Available
R-1	145.8	114.6	58.3	56.3	2.4	11.2	<b>13.6</b>
R-2	44.3	37.1	31.7	5.4	4.4	0.7	<b>5.1</b>
R-3	38.9	35.4	24.0	10.4	2.5	1.5	<b>4.0</b>
AH	44.3	17.0	1.4	15.6		5.0	<b>5.0</b>
<b>Total</b>	<b>273.3</b>	<b>204.1</b>	<b>115.4</b>	<b>87.7</b>	<b>9.3</b>	<b>18.6</b>	<b>27.7</b>

The table demonstrates that the much of the City's residential land is either developed or committed to residential or non-residential uses. Given the fact that the City has not availed itself of a "Public" zone, many governmental and public uses, such as schools, parks, water and wastewater facilities are located in residential zones. The City will likely amend the comprehensive and zoning maps as part of future upgrades. There is a total of roughly 28.0 acres available for residential purposes within the UGB.

### 4.4 Actual Housing Density and Mix

The housing mix (i.e., percentage of single family, duplex and multi-family units) is an important variable in a housing needs analysis. A variety of factors influence the distribution of housing types, including new home construction costs, economic and employment trends, and amount of land zoned for different housing types and densities.

Development within Amity has been relatively consistent over the past few decades and appeared to increase in the previous decade. This variation makes it difficult to establish a trend. For this reason, the safe harbor housing was used represent recent "trends" within the City of Amity. This information is provided under Table 4.2.

**Table 4.2**  
Existing Housing Development (City Limits) - Residential Zones

HOUSING TYPE	UNITS	% OF HOUSING TYPE	% OF TOTAL HOUSING
<b>Single Family – Total</b>	<b>474</b>	<b>100.0</b>	<b>90.6</b>
R-1	201	42.4	38.4
R-2	109	23.0	20.8
R-3	107	22.5	20.4
AH	3	0.7	0.6
G-C	48	10.1	9.2
L-I	6	1.3	1.2
<b>Duplex - Total</b>	<b>18</b>	<b>100.0</b>	<b>3.5</b>
R-1	0		
R-2	12	66.7	2.3
R-3	6	33.3	1.2
AH	0		
G-C	0		
L-I	0		
<b>Multi-family - Total</b>	<b>31</b>	<b>100.0</b>	<b>5.9</b>
R-1	0		
R-2	3	9.8	0.6
R-3	21	67.7	4.0
AH	0		
G-C	7	22.5	1.3
L-I	0		
<b>TOTAL DWELLINGS</b>	<b>523</b>		<b>100.0</b>

As expected, a majority of the existing dwellings (90.6%) are single family homes. The next largest category is apartment units at 5.9%, while duplex units account for the remainder (3.5%). It is interesting to note that 11.7% of all housing is located within non-residential zones. In the General-Commercial zone the vast majority of dwellings are single-family homes, though it does include nearly one-quarter of all multi-family housing units. The industrial zone includes six single-family units. All of these residential units are non-conforming uses and most of these homes front on US Highway 99W.

In recent months, the City has experienced a renewed interest in redeveloping the Highway 99W corridor. This included the raising and replacement of two major commercial structures and constructing one facility for commercial or public purposes. It is assumed that fifty percent (50%) of the existing single family unites, over the next 20-years will be converted to or replaced by commercial operations, simply due to prime location on

the highway or destruction. This will result in the need for an additional 27 single family units; at 5 units per acre, the City will need an additional five acres to be included in the UGB. The City anticipates that the non-conforming multi-family unit, approved as a conditional use under the prior City Development Code, will remain given its “commercial” nature.

The *overall* residential net density is 4.00 dwelling units per acre, since the only area included is the private property. This is based on total dwelling units in the residential zones (462) divided by the land specifically developed for residential uses (115.40 acres). By zone, the net density is 3.45 dwelling per acre for the R-1 zone, 3.92 units for the R-2 zone and 5.53 units for the R-3 zone. These are historical densities are recognized as being low, but based on the fact that have occurred over time since before Amity was incorporated. This City adopted new regulations in 2003 to provide for higher density residential development. However, to date these changes have not had any appreciable impact on overall densities given the economy and limited residential development.

Two of the three residential zones allow a mixture of residential types which makes density calculations for specific uses difficult. Therefore, the data was re-calculated to arrive at densities for the individual housing types. The results are as follows: single family homes = 3.76 units per acre; duplex units = 9.67 units per acre; and, multi-family = 11.21 units per acre. This would appear to be a fairly reasonable density given the rural character of the community with a development pattern that features older and larger subdivision lots and dominance of single family homes. The current housing levels provide a household density of 2.98 residents per dwelling unit.

#### **4.5 Projected 20-year Land Requirements – Current Trends**

In developing a residential land needs projection, it is appropriate to consider the community needs if the current pattern were to continue. For a small, rural community this may actually be a reasonable assumption. However, past practices may not reflect future trends and as such the City has chosen to use the safe harbor allowance for housing density. This will allow the City a justifiable basis for calculating future growth and development. To this end, **Table 4.3** establishes the *projected* housing demand, assuming the housing mix allowed under OAR:

- The projected future housing mix in Table 4.2 is different than the current actual housing mix to reflect use of the safe harbor for housing mix.
- The projected population is 2481.
- Projected average household size is 2.98 people per unit.
- The 95.2% occupancy rate (2000 Census) remains constant. This effectively increases the number of required units.

- Total housing units requirements were determined by dividing the projected population by the current household density. Including occupancy rates, this establishes a total need of 875 units.
- These total 875 units will need to be augmented with another 27 units due to the assumed losses of non-conforming residences in the commercial and industrial zones. Thus the total required residential units equal 902.

For a city like Amity with a 2030 population forecast less than 2,500, the “standard” mix safe harbor would provide a future mix of 70% low density (2-6 units per net buildable acre), 20% medium density (6-12 units per net buildable acre), and 10% high density (12-40 units per net buildable acre). The acreage requirements are in Table 4.3.

**TABLE 4.3  
ACREAGE DEMANDS BY CLASSIFICATION**

Housing Type	Expected Housing Ratio	Required Units 2030	Existing Units	Needed Units	Expected Density	Acres Needs	Acres Available	Net Acres
Low Density	0.70	631 *	474	157	5.0	31.3	18.7	11.5
Medium Density	0.20	180	18	162	8.0	20.3	4.0	16.4
High Density	0.10	91	31	59	12.0	4.8	5.0	.5
<b>Totals</b>	<b>100.00</b>	<b>902 **</b>	<b>523</b>	<b>379</b>	<b>-</b>	<b>56.7</b>	<b>27.7</b>	<b>29.0</b>

\* includes lands zoned AH

\*\* includes 27 RDUs for replacing non-conforming units in commercial and industrial zones

As Table 4.3 shows, with current housing patterns and densities, some 57 acres are necessary to meet expected housing demand. As noted in Table 4.1, the City retains some 29 acres of vacant or redevelopable residential land available within the City limits. Utilizing the safe harbors allowance of OAR 660-024-0040(8) (f)-(j), the City must assume a density of 4 units per acre, which this analysis meets. With a minimum lot size of 7000 square feet in the low density category, which is zoned to allow 6 units per net acre the City also meets the State requirements. Given the density calculations above the City will fall short by 29 net acres and will be unable to meet projected housing demand.

#### **4.6 Projected 20-year Housing Needs**

The previous section identifies the housing demand in terms of raw units. This does not identify the type of housing necessary to meet community needs. In order to address this situation the City will avail itself of the safe harbor provisions in OAR 660-024-0040(8) (f)-

(j) for identifying the needed mix of housing and densities and to calculate land.

#### **4.7 Housing Adjustments - Year 2030**

- *Household Size* – The 2000 US Census figure was 2.98 occupants per dwelling unit. Therefore, using the safe harbor in OAR 660-024-0040(8)(a), the future household size is estimated at 2.98 residents.
- *Occupancy Rate* - The 2000 US Census occupancy rate of 95.2% is being used for the future occupancy rate in accordance with the safe harbor in OAR 660-024-0040(8)(e). These additional units are required to ensure housing is available at market rates to meet the needs of the population.

#### **4.8 Housing Needs - Year 2030**

Future housing needs are based on the City's population projection of 2,481 in the year 2030. Using 2.98 occupants per household, at least 832 units are required. Finally, assuming an occupancy rate of 95.2%, the required number of housing units increases to 875. When the lost single-family residence within the commercial and industrial zones is factored in the City has a housing need of 902 in the year 2030.

There are 28 acres of vacant or redevelopable residential zoned land within the UGB. Based on Table 4.6 the City would need to add **28** net acres of land to meet residential needs. This is seen as a conservative figure in that the assumptions expect new development to occur on existing vacant and redevelopable lands at minimum parcel size, as opposed to some undetermined larger lot size that would require additional acreage.

#### **4.9 Public Land Needs**

The City needs to consider public land needs associated with residential development. This includes land for parks, schools, public facilities and the like. As noted, while there is a "Public" zone in the Development Code, there is no land zoned for such uses. Many public uses, such as schools, parks and public facilities are located within the residential zones.

As a "safe harbor" provision OAR 660-024-0040(10) a local government may estimate that the 20-year land needs for streets and roads, parks and school facilities will together require an additional amount of land equal to 25 percent (25%) of the net buildable acres determined for residential land needs. In other words, an additional 25% the 57 acres shall be provided to address land needed to provide streets and other identified facilities. Based on this provision, the estimated demand for residential land will be at least 57 acres to meet residential demand and a total of **72** gross acres to address the public facilities

demands. Based on the total lands available of 28 acres **the City will need to expand its UGB by 44 gross acres**. Given the concurrent private application for 14.5 acres, this application is requesting only 28.5 acres, which combined equals the 44 gross acres needed.

#### 4.10 Growth Management Alternatives

The City fully recognizes adding land to the UGB is not the only alternative that is available. During a previous buildable lands inventory, the study suggested ways the City could reasonably increase density or provide means to allow alternative housing. The suggestions, which are now part of the Development Code, included the following:

- A. *Reduce Minimum Lot Area Requirements* - Minimum parcel sizes would be reduced to allow a progression of lot sizes. The new Development Code originally established the same single family home minimum lot size (7,000 square feet) in all residential zones. . However, increased densities were ultimately adopted for each zone, with the minimum lot area as follows;

Low Density Zone;	Single Family dwelling	7,000 sq. ft.
Medium Density Zone:	Single-family dwelling:	6,000 square feet
	Single-family attached:	3,500 square feet/unit
	Duplex:	7,500 square feet
	Three-family dwelling:	9,000 square feet
	Assisted Living:	2,500 square feet/unit
High Density Zone:	Single-family dwelling:	6,000 square feet
	Single-family attached:	3,500 square feet/unit
	Duplex:	7,000 square feet
	Three-family dwelling:	9,000 square feet
	Four-family dwelling (one story)	11,000 square feet
	Four-family dwelling (two story)	10,000 square feet
	Assisted Living or multi-family:	2,000 square feet/unit

- B. *Set Density Ranges for All New Development Within Residential Zones* - Over the past decade, development has occurred at undesirably low densities within Amity, particularly in the low-density residential zone. This may be due to the application of minimum lot area requirements only on new subdivisions, planned unit developments, and multi-family development. It was proposed that Amity set both a minimum density requirement and a maximum area requirement for each residential zone that will be applied toward all development. However, this was not incorporated into the current Development Code

- C. *Attached Single-Family Housing* - Allow attached single-family housing in the higher

density zones and reduce minimum parcel sizes accordingly to encourage their establishment. This will permit more affordable single family homes on smaller lots.

- D. *Increase Maximum Lot Coverage Standards for the R-1 and R-2 Zones* - As minimum lot area requirements are reduced, maximum lot coverage standards should provide a slightly greater degree of flexibility for development. This has the potential to increase the feasibility for market-driven, affordable housing types. The new standards in the Low and Medium Density Residential zones is 40%
- E. *Allow Triplexes as Permitted Uses in the R-2 Zone* – The new Development Code originally allowed triplexes as a conditional uses in the R-2 zone. However, the land use impacts associated with triplexes are not all that different from the impacts associated with duplexes, which are permitted outright in the R-2 zone. Therefore, to allow for more affordable housing options within the R-2 zone, triplexes are allowed as permitted uses.
- F. *Specify Nursing Homes and Assisted Living Centers as Permitted Uses in the R-2 and R-3 Zones* - These types of uses will be in greater demand as the nation's population begins to age. The Code currently allows "residential facilities" as permitted uses in the R-2 and R-3 zones.
- G. *Revise the Development Requirements for Planned Unit Developments to Reflect the Minimum Density Standards Determined for Each Residential Zone* - The proposed higher densities need to be reflected in the procedure for determining the permitted density of development of a planned unit development. This is a housekeeping measure to ensure consistency.

The City eventually adopted all these needed housing and residential land efficiency provisions in September 2003 (City Ordinance 565). This, in effect, emphasized the City's efforts to promoting compact urban development while maintaining the rural character of the community. Therefore, alternatives such as lower lot sizes and housing alternatives are not feasible options as they were previously, and successfully, addressed by the City. At this point, the only viable option to meet future housing needs is to provide additional land, land that is not currently available in the urban growth boundary.

#### **4.11 Land Needs Summary**

Based on the estimated housing mix, household size and expected - and regulated – dwelling density, it is estimated some **57 acres** will be required to meet the housing needs of the community by the year 2030; 72 acres will be needed to meet both residential and public infrastructure needs. With 28 acres available within the UGB the City has a documented need to expand the UGB by 44 gross acres.

## **5.0 URBAN GROWTH BOUNDARY AMENDMENT**

This last Chapter details the findings and conclusions necessary to amend the City's Comprehensive Plan Map for the purpose of expanding the Urban Growth Boundary (UGB). These findings will form the foundation of the City's application with Yamhill County and delineation and approval of the expanded UGB. This action does not include an annexation or involve a pending development, but will require a County zone change to conform to the new residential plan designations and County zoning for non-resource uses. In its analysis the City evaluated those parcels and areas in a study area surrounding the City for inclusion in its UGB. As detailed previously the City has documented the need to expand the UGB by with another 44 acres.

### **5.1 Background**

A. **SUBJECT AREA, SOILS AND COUNTY ZONING:** In reviewing the surrounding lands the City evaluated all of the parcels within the delineated study areas abutting or proximate to the existing UGB. The intent here was to consider which 44 acres are justifiable for inclusion in the City's UGB under the requisite criteria. The several areas reviewed are composed of numerous parcels containing a variety of acreages, but with the same circumstances as allowed under OAR 660-24-0060(6).

The City has received a concurrent private application that the City will evaluate as part of its legislative UGB expansion instead of as a separate quasi-judicial application. This concurrent application will be processed independently, since the owner was concerned about becoming involved in legal challenges to the City's application, due to the City's inclusion of land with higher value farm soils. However, these private lands in the companion application have been evaluated for purposes of this application. The following is the evaluation of the subject areas.

### **5.2 Findings - UGB Amendment**

A. The criteria to be addressed in the UGB amendment are found in the *Amity Urban Area Growth Management Agreement*, the *Statewide Land Use Planning Goals*, applicable *State Statutes (ORS)* and *Administrative Rules (OAR)* as well as the *Amity and Yamhill County Comprehensive Plans*. Each item is reviewed in the following sections.

#### **B. OAR 660-024**

These Administrative Rules clarify Goal 14 procedures and requirements related to the adoption of, or an amendment to, urban growth boundaries (UGB). The



following will address specific issues related to the proposed expansion for the industrially related lands. For clarity, only those provisions applicable to the request are included.

1. OAR 660-024-000. This Section addresses applicability. For the record, these newly amended provisions apply to this request as the City did not provide notice under the prior rules nor is currently subject to a periodic review work order.
2. OAR 660-024-0020 notes all statewide goals and related administrative rules are applicable when establishing or amending a UGB, except as follows [OAR 660-024-0020(1)]:
  - (a) *The exceptions process in Goal 2 and OAR 660, division 4, is not applicable unless a local government chooses to take an exception to a particular goal requirement, for example, as provided in OAR 660-004-0010(1);*
  - (b) *Goals 3 and 4 are not applicable;*
  - (c) *Goal 5 and related rules under OAR 660, division 23, apply only in areas added to the UGB, except as required under OAR 660-023-0070 and 660-023-0250;*
  - (d) *The transportation planning rule requirements under OAR 660-012-0060 need not be applied to a UGB amendment if the land added to the UGB is zoned as urbanizable land, either by retaining the zoning that was assigned prior to inclusion in the boundary or by assigning interim zoning that does not allow development that would generate more vehicle trips than development allowed by the zoning assigned prior to inclusion in the boundary;*
  - (e) *Goals 15 to 19 are not applicable to the City of Amity or its surrounding area.*

FINDINGS: Compliance with these provisions is noted 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."

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, there is a hearing conducted before a joint Commission composed of members from both the City and County Planning Commissions and elected officials. They in turn, forward their recommendation to their respective Council or

Commission. All hearings will be noticed, open to the public and provide an opportunity for public input in all phases of the process.

- b. Goal 2: Land Use Planning - "To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an accurate factual base for such decisions and actions."

FINDINGS: OAR 660-024-0020(1)(a) specifically states the exception process is not applicable unless a local government chooses to take an exception to a specific goal requirement. For the record, the proposal does not involve exceptions to other Goals.

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

FINDINGS: OAR 660-024-0020(1)(b) specifically states Goal 3 is not applicable.

- d. Goal 4: Forest Lands - "To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices and assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water and fish and wildlife resources and provide for recreational opportunities and agriculture."

FINDINGS: OAR 660-024-0020(1)(b) specifically states Goal 4 is not applicable.

- e. Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources - "To protect natural resources and conserve scenic and historic areas and open space."

FINDINGS: The subject areas do not contain identified open space, scenic or historic resources nor are sites containing these resources located on adjacent lands or within the immediate area.

- f. 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, the residential uses will connect to public sewer, water and storm systems, thereby minimizing impact on

air, water and land resource quality.

- g. Goal 7: Areas Subject to Natural Disasters and Hazards - "To protect people and property from natural hazards."

FINDINGS: Portions of the parcels considered for inclusion have natural hazards associated with them. These include severe slopes exceeding 25% grades that slope in the adjacent creeks and are designated within the floodway and flood plain. To protect people and property from these natural hazards and limit development within them the City proposes to exclude these areas from the UGB.

- h. Goal 8: Recreational Needs – "To satisfy the recreational needs of the citizens of the state and visitors, and where appropriate, to provide for the siting of necessary recreational facilities including destination resorts."

FINDINGS: Land identified for recreational activities are neither included in the UGB amendment, nor are there identified recreational lands within the vicinity that are impacted by this action.

- i. 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: This is the secondary, but significant, benefit of the proposed UGB expansion. Jobs will be created to construct the new homes along with the necessary facilities and roads. In addition, the increased population will provide a greater market for the City's commercial enterprises and allow it spread utility costs over a broader market.

- j. Goal 10: Housing – "To provide for the housing needs of the citizens of the state."

FINDINGS: This is the key goal, as the UGB expansion will create additional land for residential development, necessary to address anticipated population growth.

- k. 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: The City Engineer has developed a report demonstrating that the areas proximate to the fringes of the City can be reasonably provided with an orderly and efficient system of public facilities. The parcels are readily serviceable and can be integrated into the current public facility system. These lands may therefore be serviced in an orderly and efficient manner consistent with existing public service lines and facilities. The report does demonstrate that the exception lands south of the City and Ash Swale cannot be efficiently served due to existing collection and distributions systems. His report is attached.

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

FINDINGS: Similar to Goal 11, every effort was made to ensure the expansion would successfully integrate within the existing street system. The proposed plan and zoning of "Future Urban" will not increase development opportunities and will not significantly alter the transportation systems, and as such this amendment is conforms to the Transportation System Rule.

- m. Goal 13: Energy Conservation – "To promote energy."

FINDINGS: This action neither promotes energy conservation by including lands that are adjacent to the city limits and municipal services. Generally, all new development must comply with adopted state energy efficiency standards.

- n. 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 City completed a Buildable Land Inventory consistent with the requirements in OAR 660-0080005(4) and provided updated material consistent with the intent of this report. As part of the Buildable Land Inventory analysis, the City determined more residential land was needed to address projected population growth. This land will be designated for residential purposes and clearly addresses the identified need for housing.

The City Engineer's attached report demonstrates that the proposed areas north and east of town can be effectively and efficiently served with public facilities. The exception area to the south of the City and Ash Swale cannot be served to the exorbitant cost of up-grading the collection and distribution facilities.

The areas proposed for inclusion abut the City limits and existing UGB in the northern and eastern quadrants surrounding the City of Amity. Two of the four areas proposed for inclusion include non-resource zoned lands abutting the City; the remaining areas include current residentially developed parcels. This equates to maximum efficiency of lands on the fringe of the existing urban area.

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. All new construction will be required to comply with adopted energy efficiency standards. There are economic benefits to the community, including employment in construction-related jobs as well as an increased market for local goods and services. Socially, the City is obligated to provide for needed housing. The UGB amendment will ensure this important goal is met. Finally, these lands are serviceable; and ensure the orderly and economic provision for public facilities and services.

The Soil Survey indicates that, except for land containing the drainage ways and creeks, as well as severe slopes, all land adjacent to the City limits contains Class II, III or IV soils. For the purposes of

the UGB expansion, there is no alternative but to incorporate some higher Class soils. Facing this dilemma, the City selected those lands that are serviceable and contain sufficient area, with lowest proportion of high value soils.

The area proposed for inclusion in the northwest is surrounded by the major transportations facilities to the east and Ash Swale to the west. This effectively separates this area from nearby agricultural uses. The area north of Rice Lane is situated adjacent to the elementary school and in an elevated area well removed from lower elevation agricultural activities. That acreage proposed south of Rice Lane is a portion of an on-going tree farm operation. This proposal only expands that urban area into the agricultural operation that already exists adjacent to the urban residential uses to the west. Those few acres south of Nursery Lane are already committed to residential uses, which have proven compatible with nearby agricultural activities.

- o. Goal 15: Willamette River Greenway; Goal 16: Estuarine Resource; Goal 17: Coastal Shorelands; Goal 18: Beaches and Dunes; Goal 19: Ocean.

FINDINGS: The proposed amendment does not involve land within the Willamette Greenway, or, identified estuarine, shoreland, beach or ocean areas.

Under OAR 660-24-0020(2) the UGB and amendments to the UGB must be shown on the city and county plan and zone maps at a scale sufficient to determine which particular lots or parcels are included in the UGB. The appropriate maps are included as with this document.

- 3. 660-024-0030. The County (and effectively the City) is required to establish a 20-year population forecast consistent with statutory requirements for such forecasts under ORS 195.025 and 195.036.

FINDINGS: Such a coordinated population as detailed above will be adopted by the City and Yamhill County as part of the UGB expansion process.

- 4. OAR 660-024-0040(1) states the UGB must be based on the adopted 20-year population forecast for the urban area described in OAR 660-024-0030, and must provide for needed housing, employment and other urban uses such as public facilities, streets and roads, schools, parks and open space over the 20-year planning period consistent with the land need requirements

of Goal 14 and this rule. The 20-year need determinations are estimates which, although based on the best available information and methodologies, should not be held to an unreasonably high level of precision.

**FINDINGS:** The subject analysis addresses the residential land needs for a 20-year population projection at proportional rate of current population as allowed under State rule.

5. OAR 660-024-0040(3) allows a local government may review and amend the UGB in consideration of one category of land need (for example, housing need) without a simultaneous review and amendment in consideration of other categories of land need (for example, employment need).

**FINDINGS:** As noted, the subject analysis addresses the residential land needs for a 20-year population projection, thereby addressing a single land need.

6. OAR 660-024-0040(4) states the determination of 20-year residential land needs for an urban area must be consistent with the adopted 20-year coordinated population forecast for the urban area, and with the requirements for determining housing needs in Goal 10.

**FINDINGS:** As noted, the City and County will be adopting a coordinated population of 2481. The City based its housing needs assessment on this projected population for the City of Amity in relation to the projected population for Yamhill County as allowed under State rule and previously documented above.

7. OAR 660-024-0040(7) states the following safe harbors may be applied in determining housing needs:
  - (a) *Local governments may estimate persons per household for the 20-year planning period using the persons per household for the urban area indicated in the most current data for the urban area published by the U.S. Census Bureau.*
  - (b) *If a local government does not regulate government-assisted housing differently than other housing types, it is not required to estimate the need for government-assisted housing as a separate housing type.*
  - (c) *If a local government allows manufactured homes on individual lots as a permitted use in all residential zones that allow 10 or fewer dwelling units per net buildable acre, it is not necessary to provide an estimate of the need for manufactured dwellings on individual lots.*

- (d) *If a local government allows manufactured dwelling parks required by ORS 197.475 to 197.490 in all areas planned and zoned for a residential density of six to 12 units per acre, a separate estimate of the need for manufactured dwelling parks is not required.*

FINDINGS: Regarding (a) the Census information indicated an average household size of 2.98 residents. Government assisted housing is not regulated differently from other housing so item (b) does not apply. Manufactured dwellings are permitted on all lots regardless of residential zone so that (c) does not apply. Finally, although a manufactured park is not located within the City, these facilities are allowed in the higher density zones. Therefore, item (d) does not apply.

8. Under provisions in OAR 660-024-0040(9) as a safe harbor during periodic review or other legislative review of the UGB, a local government may estimate that the 20-year land needs for streets and roads, parks and school facilities will together require an additional amount of land equal to 25 percent of the net buildable acres determined for residential land needs under section (4) of this rule. For purposes of this rule, a "Net Buildable Acre" consists of 43,560 square feet of residentially designated buildable land, after excluding present and future rights-of-way, restricted hazard areas, public open spaces and restricted resource protection areas.

FINDINGS: The City utilized this provision for establishing 44 gross acres for the UGB expansion.

9. 660-024-0050(1) states that when evaluating or amending a UGB, a local government must inventory land inside the UGB to determine whether there is adequate development capacity to accommodate 20-year needs determined in OAR 660-024-0040. For residential land, the buildable land inventory must include vacant and redevelopable land, and be conducted in accordance with OAR 660-007-0045 or 660-008-0010, whichever is applicable, and OAR 660-0080005(4) for local governments.

FINDINGS: The City conducted such an analysis (Chapter 4). The analysis identified 28 acres of existing vacant or redevelopable land and determined that a UGB expansion was necessary to meet expected housing demand.

10. 660-024-0050(4) states that if the inventory demonstrates that the development capacity of land inside the UGB is inadequate to accommodate the estimated 20-year needs determined under OAR 660-024-0040, the local government must amend the plan to satisfy the need deficiency, either by increasing the development capacity of land already inside the city or by



expanding the UGB, or both, and in accordance with OAR 660-0080005(4) where applicable. Prior to expanding the UGB, a local government must demonstrate that the estimated needs cannot reasonably be accommodated on land already inside the UGB. Changes to the UGB must be determined by evaluating alternative boundary locations consistent with OAR 660-024-0060.

**FINDINGS:** Prior to conducting the inventory, the City adopted measure to increase density and provide additional housing opportunities (Section 4.10). In spite of these measures, the buildable lands inventory analysis determined additional land was necessary to meet future residential needs. Therefore, anticipated housing needs cannot be met through additional Code amendments or the rezoning of land within the City; the only suitable alternative is to expand the UGB. The City evaluated several areas surrounding the City, and determined that the prioritization the UGB expansion lands are consistent with OAR 660-024-0060 as detailed below.

11. 660-024-0050(5) notes that when land is added to the UGB, the local government must assign appropriate urban plan designations to the added land, consistent with the need determination. The local government must also apply appropriate zoning to the added land consistent with the plan designation, or may maintain the land as urbanizable land either by retaining the zoning that was assigned prior to inclusion in the boundary or by applying other interim zoning that maintains the land's potential for planned urban development until the land is rezoned for the planned urban uses. The requirements of OAR 660-0080005(4) regarding planning and zoning also apply when local governments specified in that statute add land to the UGB.

**FINDINGS:** The housing type chart, Table 4.3, show that the City has relative deficiency of the various low, medium and high density residential lands. Therefore, it is recommended that Area 1, west of the railroad tracks and north of 1<sup>st</sup> Street, be planned for high density residential uses; Area 2, north of Rice Lane be given a comprehensive plan designation of Medium Density Residential; Area 3, south of Rice Lane, be planned for Low Density Residential; and Area 4, south of Nursery Street, be planned for high density residential. The corresponding county zone of Future Urban will be applied to all these lands until annexed into the City of Amity.

12. 660-024-0060(1) states that when considering a UGB amendment, a local government must determine which land to add by evaluating alternative boundary locations. This determination must be consistent with the priority of land specified in ORS 197.298 and the boundary location factors of Goal 14, as follows:

- (a) *Beginning with the highest priority of land available, a local government must determine which land in that priority is suitable to accommodate the need deficiency determined under 660-024-0050.*
- (b) *If the amount of suitable land in the first priority category exceeds the amount necessary to satisfy the need deficiency, a local government must apply the location factors of Goal 14 to choose which land in that priority to include in the UGB.*
- (c) *If the amount of suitable land in the first priority category is not adequate to satisfy the identified need deficiency, a local government must determine which land in the next priority is suitable to accommodate the remaining need, and proceed using the same method specified in subsections (a) and (b) of this section until the land need is accommodated.*
- (d) *Notwithstanding subsection (a) through (c) of this section, a local government may consider land of lower priority as specified in ORS 197.298(3).*
- (e) *For purposes of this rule, the determination of suitable land to accommodate land needs must include consideration of any suitability characteristics specified under section (5) of this rule, as well as other provisions of law applicable in determining whether land is buildable or suitable.*

FINDINGS: Prioritization of land is detailed as follows addresses the above criteria:

- (a) The highest priority is for lands located within a designated urban reserve. Such a reserve was not established and therefore does not apply.
- (b) The second priority is for lands located adjacent to the UGB and are identified as exception or non-resource lands. There are three parcels abutting the City limits/UGB that are identified as exception or non-resource land. One parcel is a triangular, 0.68 acre parcel (R5-T4-20 TL 700) north of the City limits where the highway and railroad come together. The second parcel is approximately 1 acre in size and a portion of Tax Lot 801 (T5, R4, 20CA). The third parcel is an approximate 3 acre portion of the 40 acres that comprise of Tax Lot 1900 (Township 5 South; Range 4 West; Section 20). All three of these areas are proposed to be included into the UGB. There is one remaining area of land adjacent to the City south of Ash Swale, but should be excluded due to inability to efficiently serve this area with public facilities. All these areas are discussed in greater detail below and shown on the attached map "County LDR Zoning Around Amity".

- (c) The next category is for marginal lands. Again, as all adjacent land is zoned for resource use, this option is not available to the City.
- (d) In reviewing ORS 197.298(3) the following is noted:

The analysis indicated 72 acres are necessary to meet future residential and public needs. The BLI indicates that there is roughly 28 acres of vacant or developable land within the City's UGB. The City is proposing to include approximately 7 acres of land west of the railroad tracks that is zoned partially as exception lands and contains low value soils. Approximately 14.5 acres of predominately low value lands is proposed to be included north of Rice Lane. Because these areas cannot meet the area need for required 44 acres; areas with predominately high value soils, south of Rice Lane and south of Nursery Street will also be included within the UGB. The detailed analysis of areas for inclusion is as follows:

Findings:

- (1) West of the railroad tracks and north of 1<sup>st</sup> Street (*Township 5 South; Range 4 West; Section 20CA; Tax Lots 801, 1100, and 1200*). These parcels contain 12.63 acres, of which easily one-half of the area is constrained with steep slopes, riparian corridors, and flood way and flood plain; leaving roughly 6.3 acres of vacant or developable land. Soils include (Cs) Cove silty clay loam, thick surface (Wc) Wapato silty clay loam; (WuC) Woodburn silt loam; (WuD) Woodburn silt loam. The area is comprised predominately of Class III and IV soils; with the Class IV soils attributed predominately with the creek drainage that is characterized by significant slopes. The property is zoned EFU, though there is an approximate one acre portion in the southeast corner of this area that is zoned LDR under the County zoning. This should be considered as an area of prime interest for expansion under the State's hierarchy. The City will also include approximate a 0.7 acre parcel just north of the City limits, zoned LDR, that sits between the railroad and highway just before coming together. This results in a gross area of 7.0 acres that will be planned for High Density Residential lands. Per the City Engineer's analysis City services can be extended into this area. See Proposed UGB Map – Area #1.
- (2) North side of Rice Lane, adjacent to the Amity City limits (*Township 5 South; Range 4 West; Section 20; Tax Lots 2000, plus 100 and 400*). Tax lot 2000 contains 13.81 acres. Soils include Steiwer silt clay loam (StD - 49.9%); Yamhill silt loam (YhD – 18.2%); Carlton silt loam (CaD – 16.6%); Steiwer silt clay loam (StF – 9.3%); Panther silt clay loam (PaD – 6.3%) and Amity silt clay loam (Am -0.7%). The Steiwer (StD), Carlton and Yamhill soils are Class IV and the Amity is class II. The remaining soils are Class VI. The area is zoned as EFU and AF (*Agricultural/Forestry*).

Tax lots 2000 and 105, encompass approximately 13.81 acres and contain single family homes and accessory buildings. Tax lot 100 is a 7000 square foot tax lot and has been included since it has no other resource land value; and should be zoned for residential development. Tax lot 400 is approximately 0.50 acres and residentially developed. Both parcels are surrounded by the concurrent private application or public roads and have been included to consolidate this area in the UGB. This brings the total area of those lands north of Rice Lane to 14.5 acres. The City has its water reservoir on the adjacent and elevated parcel to the north and City wastewater system is available to gravity flow to the collection and treatment system. Given the low value soils and availability of services this area should be of the highest consideration for inclusion into the City's UGB. This acreage should be planned as Medium Density Residential.

North of Rice Lane (Township 5 South; Range 4 West; Section 20; Tax Lot 105). The parcel contains 2.07 acres and is composed of Class II Amity silt clay loam (Am) and Class III soils. The property contains the City reservoir and was excluded from consideration as it committed to non-residential uses.

- (3) South side of Rice Lane, adjacent to the Amity City limits (Township 5 South; Range 4 West; Section 20; Tax Lot 1900). The parcel contains 40 acres. Some 76.5% of the soils are Amity silt loam (Am), 18.3 % Dayton silt loam (Dc) and 5.2% Panther silty clay loam (PaD). The Amity soils are Class II, the Dayton soils Class III while the Panther soils are Class VI. The property is zoned EFU and currently in farm use. Though proximity to municipal facilities is excellent, the predominate soil qualities of Class II, high value dictates that this area be one of the last considered under the State's hierarchy. This area should be utilized only to the extent necessary to meet the City's residential demand; thereby preserving the high value farm land to the greatest extent practical. The land to be included should be planned for Low Density Residential uses. Based on this analysis the City would need to include 16.3 acres of this parcel to meet the project land needs.
- (4) North side of Nursery Street adjacent to the recently amended UGB and City limits (Township 5 South; Range 4 West; Section 21CC; Tax Lots 700 and 709). The parcels total approximately 15.5 acres and are comprised of 65% Amity Silt Loam and Woodburn silt loam (class II soils) and 35% of Dayton Silt Loam (Class III soils). These parcels would be logical inclusions to the UGB; except for the exception zoned properties and poorer soils north of town and the severe building limitations identified on the majority of the parcels

- (5) South side of Nursery Street, adjacent to the City limits (Township 5 South; Range 4 West; Section 29; Tax Lot 104). This property contains 2.17 acres and is composed of Dayton silt loam (Dc – 66.3%), Amity silt loam (Am – 31.9%) and Woodburn silt loam (WuB – 1.8%). The Dayton soil is a Class III while the remaining Amity and Woodburn soils are Class II. The property is zoned EFU; contains an older single family residence, and not conducive to farm operations. City utilities are can be extended to the site, though at a considerable relative cost. Therefore, given the soils, existing residential development and inability to productively farm, this 2.17 acre parcel should be considered for inclusion and planned for Low Density Residential uses.
- (6) South of Ash Swale adjacent to Hwy. 99W. (Township 5 South; Range 4 West; Section 29; Tax Lot 104). The area contains approximately 39 acres zoned by the County for VLDR 2.5 and is composed predominately of Woodburn silt loam (WuB and WuD). The WuB is a high value soil, while the WuD is low value and attributed mainly to that area with slopes exceeding 12 percent along Ash Swale. The area contains approximately 20 parcels that range in size for 0.22 to 4.36 acres composed of a mix in age of single family residences and commercial ventures. The area is bisected by Hwy. 99W and the Southern Pacific Railroad; has some lands committed to commercial and industrial uses, not suited for residential purposes. The City Engineer's report, which is attached, shows that this area is not serviceable and would require extensive upgrades of over one-million dollars to the City's infrastructure to service an area that heretofore has not been included in facilities plans. As a result, of the soils classification, lands committed to non-residential uses, inability to efficiently service this area it has been excluded from consideration.

PROPOSAL: Based on the evidence generated from the original buildable land inventory and subsequent analysis, there is insufficient land within the existing City limits, and UGB, to meet the anticipated residential and public facility needs of the community. To address these concerns, the City proposes to include the 44 acres identified above within its UGB. This includes: 1) 7 acres in the northwest; 2) 14 acres in the northeast; 3) 20.3 acres in the east; and 2.2 in the southeast.

13. Additional requirements in OAR 660-024-0060 state the following:
  - (3) *The boundary location factors of Goal 14 are not independent criteria. When the factors are applied to compare alternative boundary locations and to determine the UGB location, a local government must show that all the factors were considered and balanced.*
  - (4) *In determining alternative land for evaluation under ORS 197.298,*

*"land adjacent to the UGB" is not limited to those lots or parcels that abut the UGB, but also includes land in the vicinity of the UGB that has a reasonable potential to satisfy the identified need deficiency.*

- (5) If a local government has specified characteristics such as parcel size, topography, or proximity that are necessary for land to be suitable for an identified need, the local government may limit its consideration to land that has the specified characteristics when it conducts the boundary location alternatives analysis and applies ORS 197.298.*
- (6) The adopted findings for UGB adoption or amendment must describe or map all of the alternative areas evaluated in the boundary location alternatives analysis. If the analysis involves more than one parcel or area within a particular priority category in ORS 197.298 for which circumstances are the same, these parcels or areas may be considered and evaluated as a single group.*

FINDINGS: The analysis weighed all the criteria in identifying the preferred location, including siting parameters, as well as the priority land determinates. There were no specific preferred characteristics identified as part of the analysis. The general areas were described pursuant to requirements.

- 14. OAR 660-024(8) states the Goal 14 boundary location determination requires evaluation and comparison of the relative costs, advantages and disadvantages of alternative UGB expansion areas with respect to the provision of public facilities and services needed to urbanize alternative boundary locations. This evaluation and comparison must be conducted in coordination with service providers, including the Oregon Department of Transportation with regard to impacts on the state transportation system. "Coordination" includes timely notice to service providers and the consideration of evaluation methodologies recommended by service providers. The evaluation and comparison must include:
  - (a) The impacts to existing water, sanitary sewer, storm water and transportation facilities that serve nearby areas already inside the UGB;*
  - (b) The capacity of existing public facilities and services to serve areas already inside the UGB as well as areas proposed for addition to the UGB; and*
  - (c) The need for new transportation facilities, such as highways and other roadways, interchanges, arterials and collectors, additional travel lanes, other major improvements on existing roadways and, for urban areas of 25,000 or more, the provision of public transit service.*

FINDINGS: The City is the provider for sanitary sewer and water services.

The City Engineer's report demonstrates there do not appear to be any limitations in extending services to the properties under consideration or within the UGB; and that is cost prohibitive to consider non-resource lands south of the City and Ash Swale. In fact, the location of the existing facilities favors the proposed sites. The future development of the proposed areas will not generate a demand for new transportation facilities, other than those internal to future development. There will be a future need to upgrade existing local streets to address traffic demands and existing substandard roads.

D. ORS 197.298

1. **197.298 Priority of land to be included within urban growth boundary.**
  - (1) *In addition to any requirements established by rule addressing urbanization, land may not be included within an urban growth boundary except under the following priorities:*
    - (a) *First priority is land that is designated urban reserve land under ORS 195.145, rule or metropolitan service district action plan.*
    - (b) *If land under paragraph (a) of this subsection is inadequate to accommodate the amount of land needed, second priority is land adjacent to an urban growth boundary that is identified in an acknowledged comprehensive plan as an exception area or nonresource land. Second priority may include resource land that is completely surrounded by exception areas unless such resource land is high-value farmland as described in ORS 215.710.*
    - (c) *If land under paragraphs (a) and (b) of this subsection is inadequate to accommodate the amount of land needed, third priority is land designated as marginal land pursuant to ORS 197.247 (1991 Edition).*
    - (d) *If land under paragraphs (a) to (c) of this subsection is inadequate to accommodate the amount of land needed, fourth priority is land designated in an acknowledged comprehensive plan for agriculture or forestry, or both.*

FINDINGS: The City of Amity and Yamhill County do not have an identified Urban Reserve. Therefore, provisions in item (a) do not apply. Exception lands or non-resource lands are located adjacent to the City have been included. Again, those non-resource lands south of the City and Ash Swale were excluded as non-serviceable at this time. Marginal lands as identified in ORS 197.247 are not located adjacent to the City limits therefore provisions in item (c) do not apply. The only remaining available lands adjacent to the City are zoned for resources uses (EFU or AF). Since the expansion involves EFU zoned land, findings must address factors in

197.298(3).

2. *197.298(2) Higher priority shall be given to land of lower capability as measured by the capability classification system or by cubic foot site class, whichever is appropriate for the current use.*

FINDINGS: Soil maps for land adjacent to the City limits and subject to this request are appended to this document. The soils are Class II, II and IV, and are therefore of a higher class. A higher priority was given to lower class soils located adjacent to the City limits to the north and northwest.

3. *197.298(3) Land of lower priority under subsection (1) of this section may be included in an urban growth boundary if land of higher priority is found to be inadequate to accommodate the amount of land estimated in subsection (1) of this section for one or more of the following reasons:*
  - (a) *Specific types of identified land needs cannot be reasonably accommodated on higher priority lands;*
  - (b) *Future urban services could not reasonably be provided to the higher priority lands due to topographical or other physical constraints; or*
  - (c) *Maximum efficiency of land uses within a proposed urban growth boundary requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.*

FINDINGS: While approximately 28 acres of land are available for residential development in the City's UGB, it was determined this was inadequate to meet the expected demand based on the City's coordinated population estimate. The soils map depicting the surrounding priority lands demonstrates that the City has the alternative to accommodate this expansion in areas of predominately Class III and IV soils and avoiding parcels and areas and has proposed to do such. However, the area remains inadequate to meet future needs and the City has no alternative but consider and include lands with high value soils. This hierarchy and analysis is detailed above.

B. Amity 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 VI (1) with the criteria and findings noted as follows:



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

FINDINGS: The Buildable Land Inventory is consistent with the requirements in OAR 660-0080005(4). The results of the analysis identified a need to expand the UGB by 44 acres. This land will be designated for a variety of residential purposes and densities. This proposal is consistent with those findings as it provides additional land to meet residential land needs.

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

FINDINGS: Prior to this Buildable Land Inventory (BLI) analysis, the City amended its Development Code; specifically, densities and housing options. This was done to provide greater in-fill and redevelopment opportunities. In spite of these changes, the BLI analysis clearly identified a need for additional residential land. Therefore, this request addresses the identified need for housing and its associated employment opportunities and livability.

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

FINDINGS: Of all the alternative sites, information from the City Engineer clearly noted the northerly parcels are the most serviceable alternatives. Those exception lands south of Ash Swale and the City Limits cannot be efficiently served by public facilities given the need to upgrade the entire collection and distributions systems to serve an area that, here-to-fore had not been anticipated for inclusion in the UGB. Therefore, this action will ensure the orderly and economic provision for public facilities and services.

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

FINDINGS: The two areas north of town, constitute the most efficient use of land. The areas are well separated from active farm or forest practices; partially developed for residential purpose; abut existing urban development; have natural or man-made barriers separating the lands from other resources uses; and can be readily served with public facilities at minimal costs. That area south of Rice Lane includes exception lands. The area to the south of Nursery Street is already developed for residential purposes. These areas are the most efficient for inclusion and urban development.

- 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. While the action is generally neutral to energy efficiency, all new construction will be required to comply with adopted energy efficiency standards.

There are economic benefits to the community. These include construction-related employment as well as an increased market for local goods and services. Socially, the City is obligated to the housing needs of its residents and by maintaining urban residential development in close proximity to existing urban development, as opposed to going south beyond Ash Swale into resource areas, the can best meet the social consequences from an expanded UGB.

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

**FINDINGS:** All alternative land choices involved property with predominately Class II, III or IV soils. The Soil Survey indicates that all land adjacent to the City limits features these soils. In other words, for the purposes of the UGB expansion, there remained little choice but to incorporate parcels with some higher Class soils. Facing this dilemma, the City selected those lands that are serviceable, contain sufficient access and area, and are of the lower quality soils to the greatest extent practical.

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

**FINDINGS:** The City recognizes that with few exceptions, Amity is located within an area of agricultural production. Expansion of the City limits will likely have similar impacts regardless which direction the City expands. The areas selected, however, are the furthest removed from active major farm operations with the greatest proportion of lower value soils. The proposed expansion will prove compatible with nearby agricultural activities.

#### E. Amity Comprehensive Plan

The Amity Comprehensive Plan contains one Goal related to Land Use and Urbanization and the UGB:

*“To provide for an orderly and efficient transition from rural to urban land use.”*

The related Policy for the urban growth boundary expansions are the following:

*“Changes in the Urban Growth Boundary shall be based upon consideration of the following factors:*

*Demonstrated need to accommodate long range urban requirements;  
Need for housing, employment opportunities;*

*Orderly and economic provision for public facilities and services;  
Retention of agricultural land;*

*Maximum efficiency of land uses within and on the fringe of the existing urban area;*

*Compatibility of the proposed urban uses with nearby agricultural activities;  
and,*

*Environmental, energy, economic and social consequences.”*

FINDINGS: The items in the above noted policy are identical to the guidelines in the contained in the Urban Growth Boundary Agreement and Goal 14. The City previously addressed these items and concludes the prior findings also apply to this policy and therefore consistent with the Plan’s goals and policies.

F. 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.

12. 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.

13. 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 housing 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.

14. Housing

Goal "1." To assure the provisions of safe, sanitary and decent housing for all residents of the county at a reasonable cost.

FINDINGS: The request is consistent with this Goal, as it will provide additional housing opportunities for citizens of the community. Further, in conjunction with previous Development code Amendments, this action encourages the establishment of a compact urban form, minimizing impacts on County resource land.

15. 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 Class II, III and IV soil farmland. Based on previous findings, every effort was made to ensure minimal loss of this higher class soils. This was achieved by increasing densities, household size and the potential mix of housing units which radically reduced the need for a UGB expansion by approximately half, and by proposing the lower value soils for within the UGB.

**5.3 Amity Comprehensive Plan Map  
Comprehensive Plan Map Amendment Criteria:**

A legislative amendment is consistent with the goals and policies of the Comprehensive

Plan, the statewide planning goals and rules, and any relevant area plans adopted by the City Council and the following:

- i. A demonstrated need to accommodate long range urban growth requirements
- ii. Need for housing, employment opportunities and livability.
- iii. Orderly and economic provision of public facilities and services.
- iv. Retention of agricultural land.
- v. Maximum efficiency of land uses within and on the fringe of the existing area.
- vi. Compatibility of the proposed urban uses with nearby agricultural activities
- vii. Environmental, energy, economic and social consequences.

The prior review established a clear need for the expansion, specifically to address housing needs. City housing policy calls for sufficient opportunities to meet local needs. This will clearly be accomplished through this action. Each of the proposed parcels are contiguous to the existing City limits and public facilities area reasonably available and cost effective. The City has worked to avoid encroaching onto high value farm lands and limited expansion to the minimum amount needed. Including the proposed properties within the UGB demonstrates the need to develop lands with the UGB and maintain the efficiency of resource operations beyond the UGB. This expansion is consistent with the requirements of the ESEE analysis.

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 "Residential" Comprehensive Plan designations as requested on the identified 21.7 acres.

#### **5.4 Conclusion**

Every effort was made by the City to reduce the need to expand the UGB. This included previous Development Code amendments to increase existing housing densities as well as providing additional type of housing opportunities that provide a compact urban form. In spite of these efforts, the anticipated population growth clearly requires the addition of new land to the existing UGB. Conversely, every effort was made to reduce impacts on farm land and incorporate only those lands that were serviceable and could be readily integrated into the City's infrastructure.

For the reasons noted above, the City believes the proposal complies with the applicable decision criteria in the *Amity Urban Area Growth Management Agreement*, the applicable Oregon Administrative Rules, and the Amity and Yamhill County Comprehensive Plans and believes it appropriate to amend Amity's Urban Growth Boundary by including the identified parcels and providing the "Residential" designation for these lands.

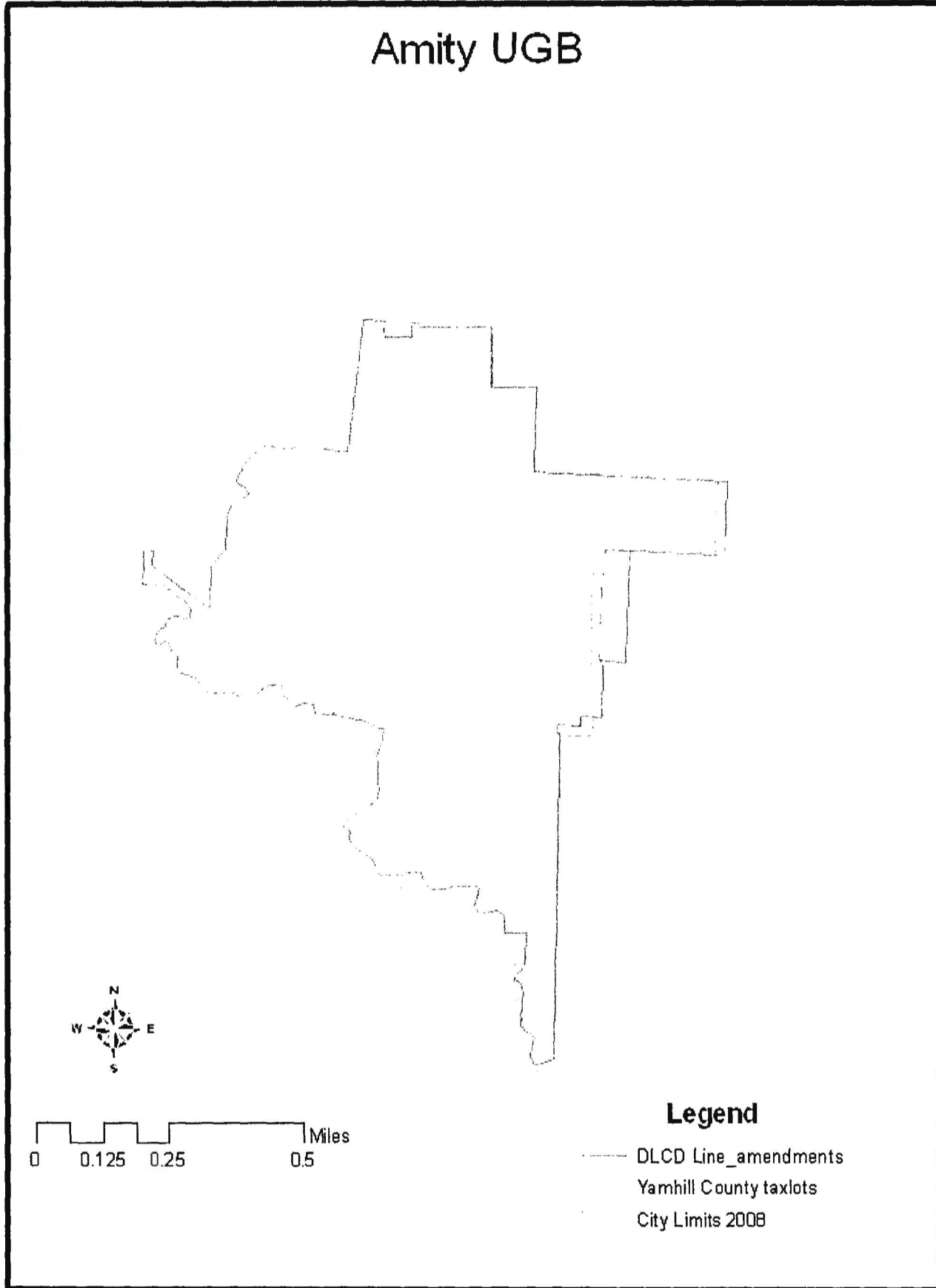
## APPENDICES

The following information is included as attachments to this document:

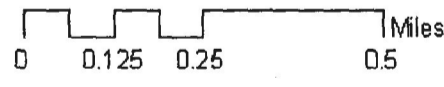
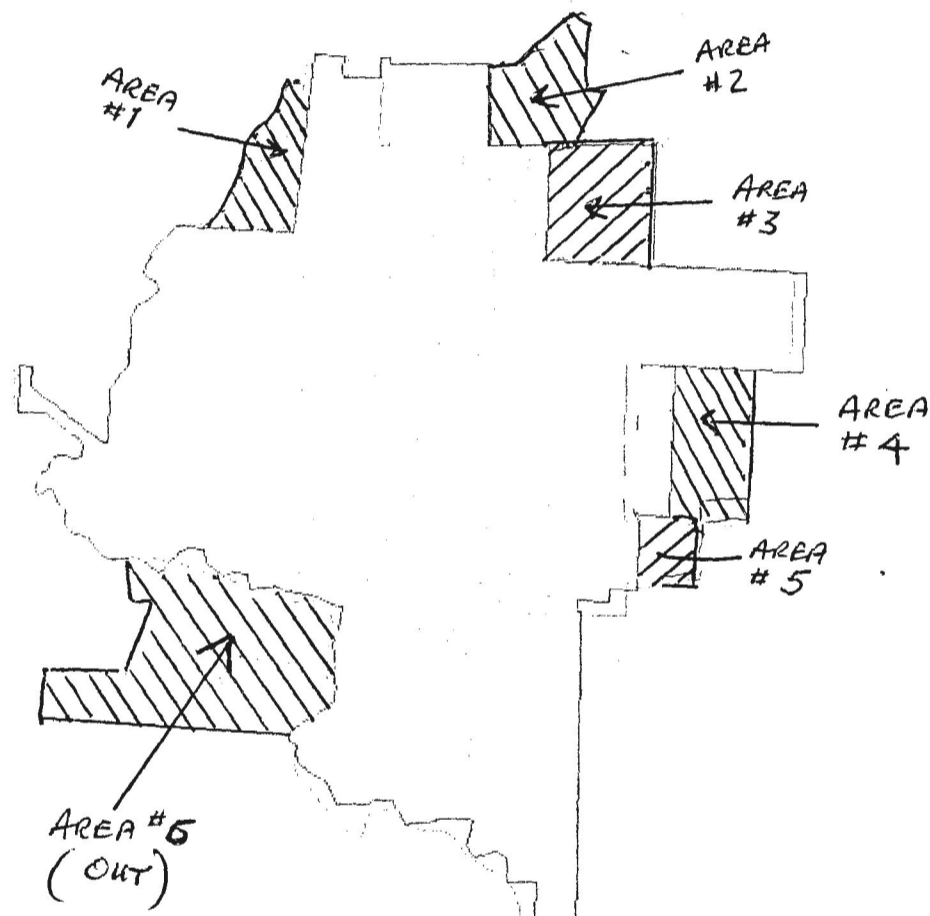
- A. Amity Urban Growth Area Map
- B. Map of Evaluated Areas
- C. Proposed Urban Growth Area Map
- D. Map of UGB with the county zoning
- E. Map of Soil Capability Classes within Evaluated Areas
- F. Goal 5 Flood Prone areas
- G. Goal 7 hazard areas with Severe Building Limitation
- H. Vacant parcels list
  - a. Vacant Lands Map
- I. Redevelopable parcels list
- J. Engineers – Public Facilities Report

CURRENT

Amity UGB



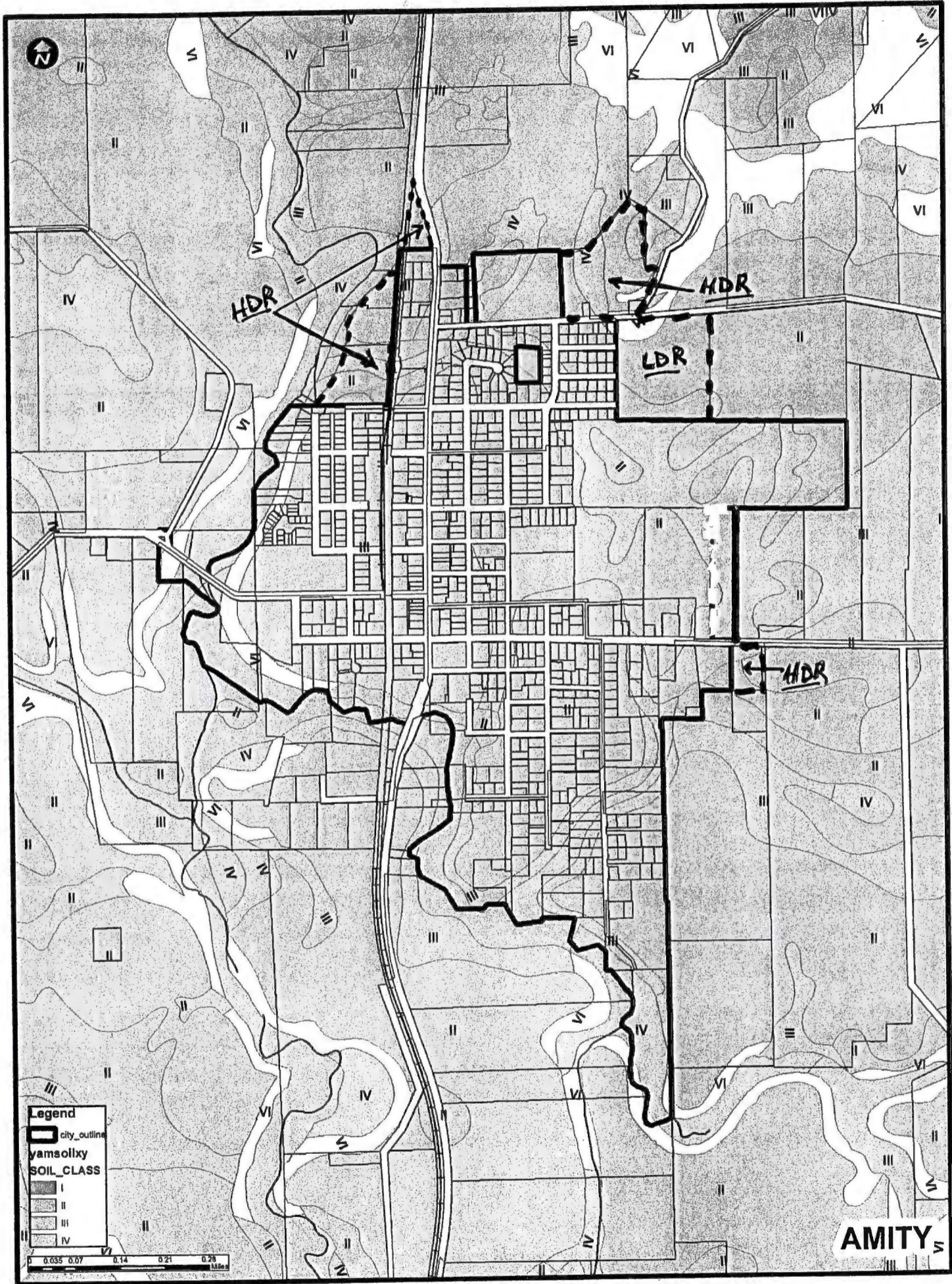
# Amity UGB



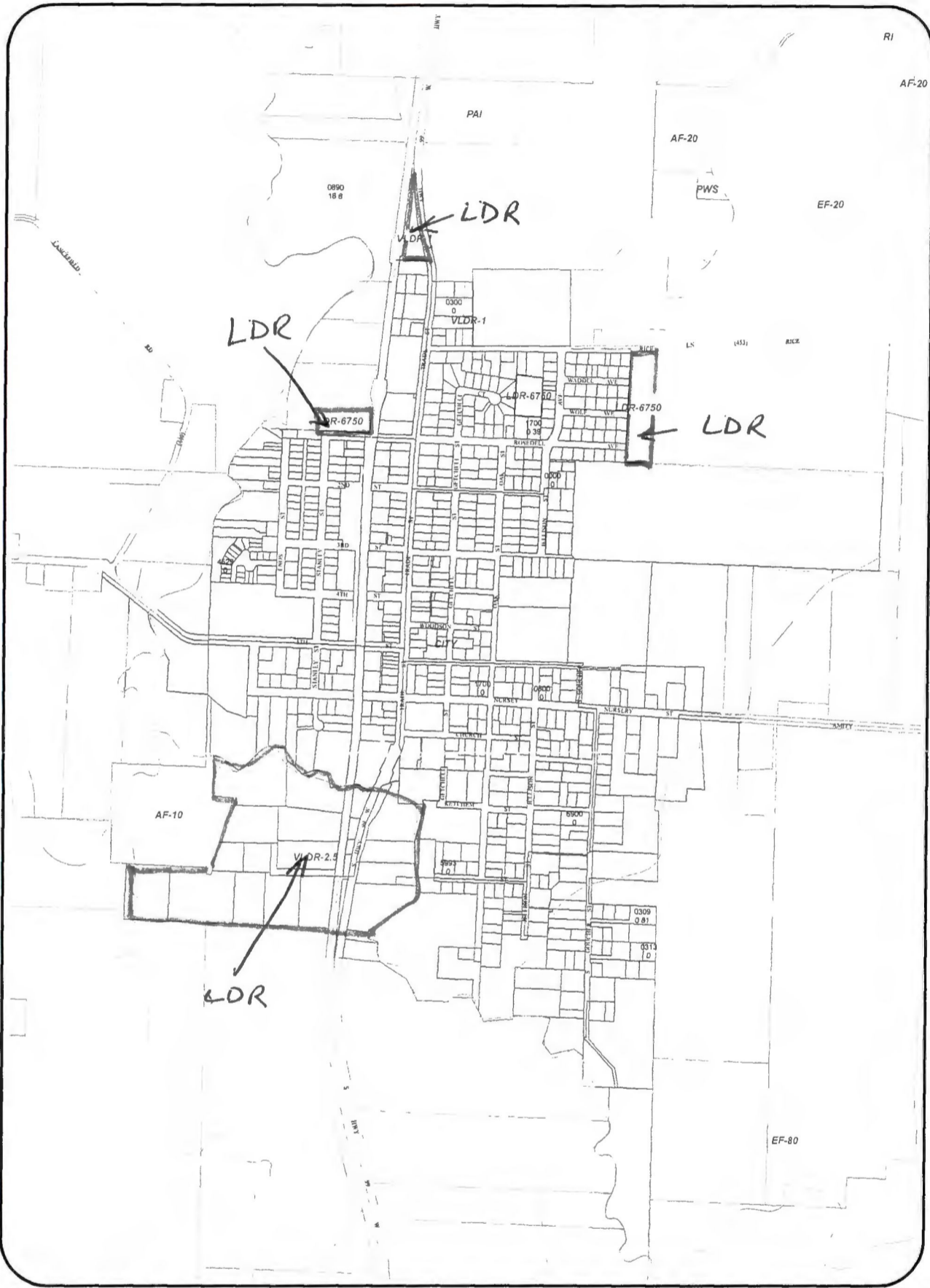
## Legend

- DLC D Line\_amendments
- Yamhill County taxlots
- City Limits 2008





C



# County LDR Zoning Around Amity

Prepared for Jim Minard



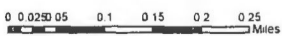
November 5, 2009

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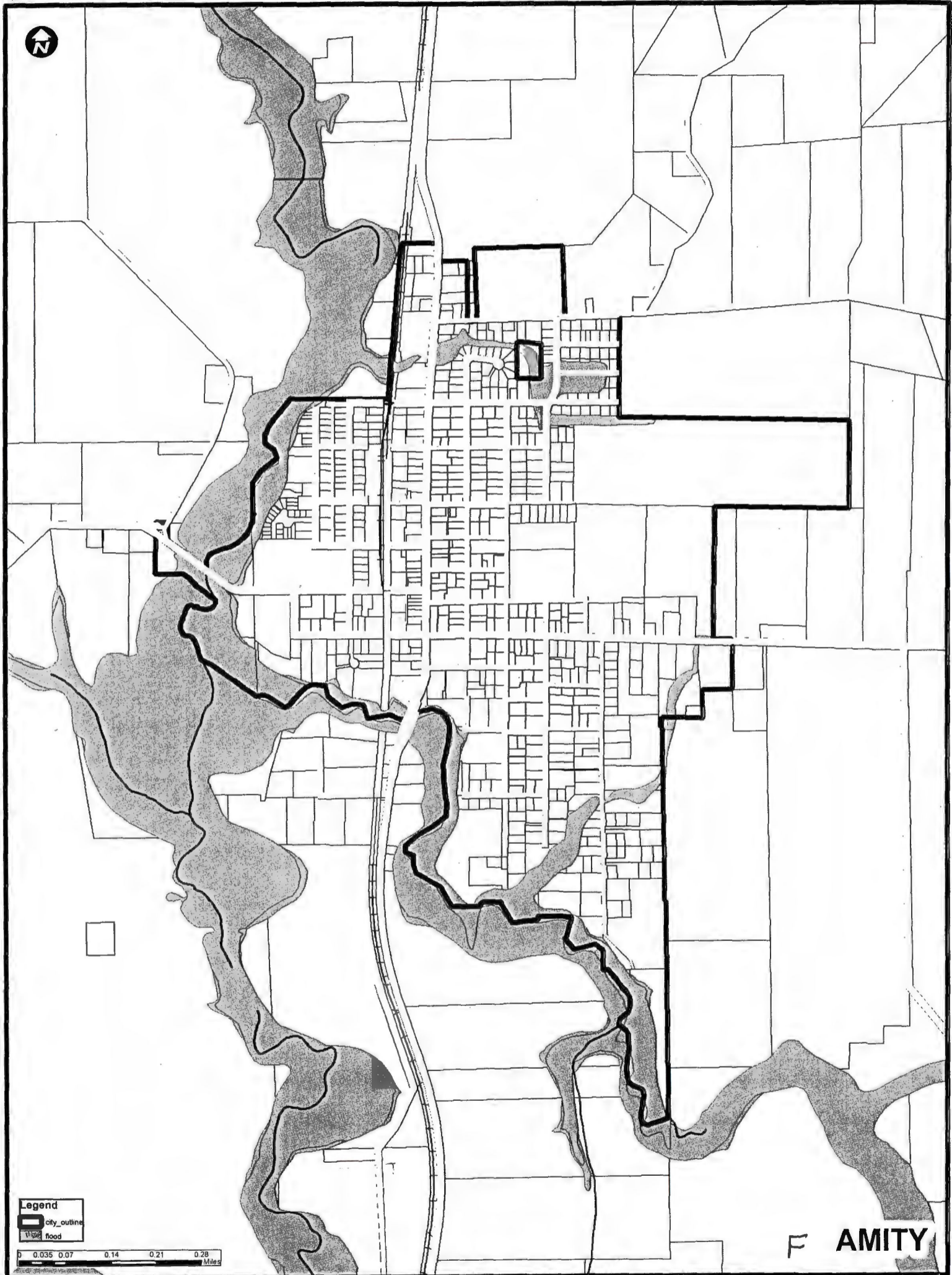
Legend	
city/taxlots selection 2 County Zoning	LDR 6750
AF-10	PAI
AF-20	PWS
CITY	RI
EF-20	VLDOR-1
EF-80	VLDOR-2.5
County Tax Lots	
Amity City Boundary	

Scale



Prepared by  
Yamhill County GIS.jpc  
R:\GIS\Amity\CountyZoningForUG8.mxd

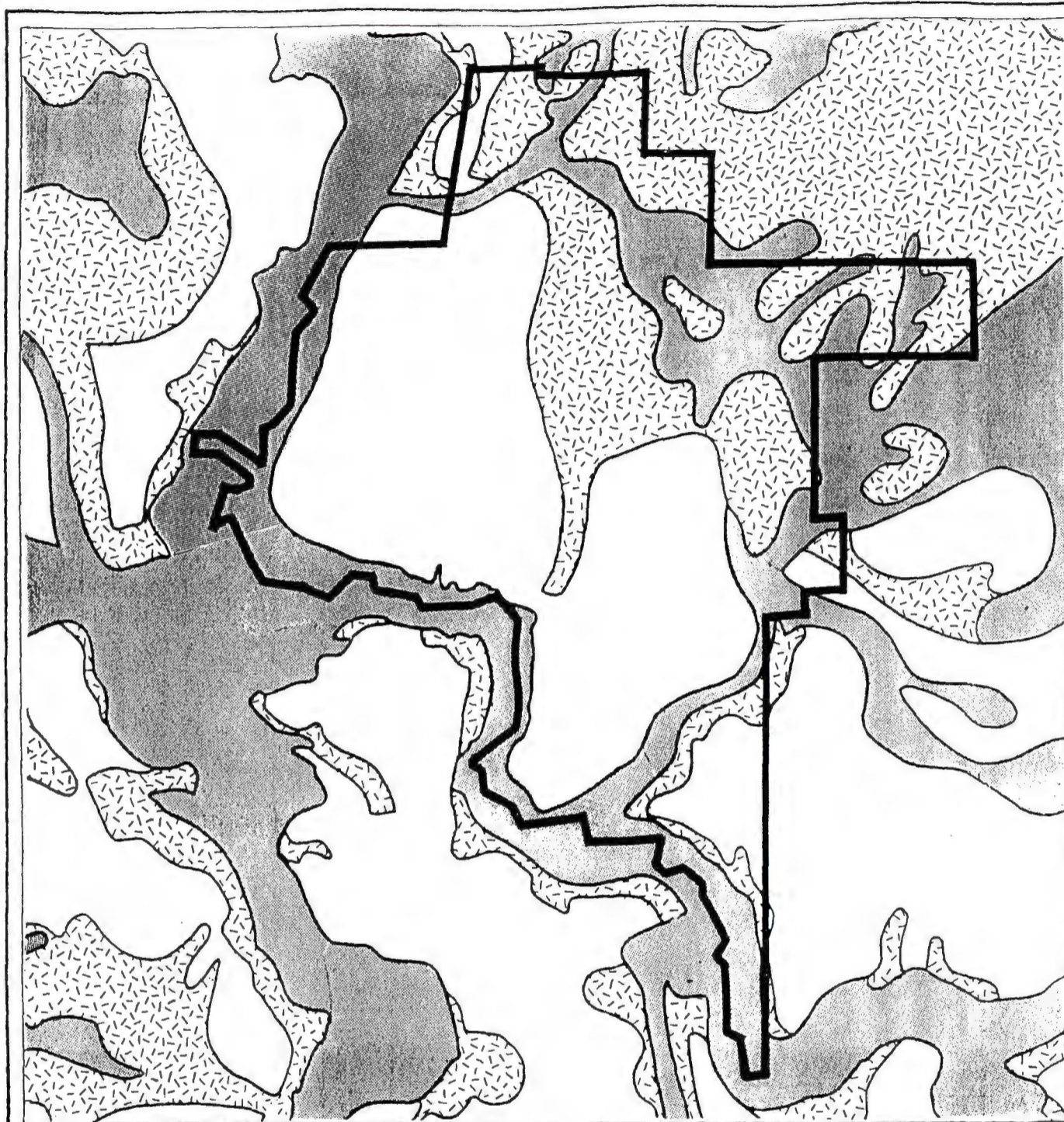
4






**Legend**  
city\_outline  
flood

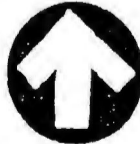


0 0.035 0.07 0.14 0.21 0.28 Miles

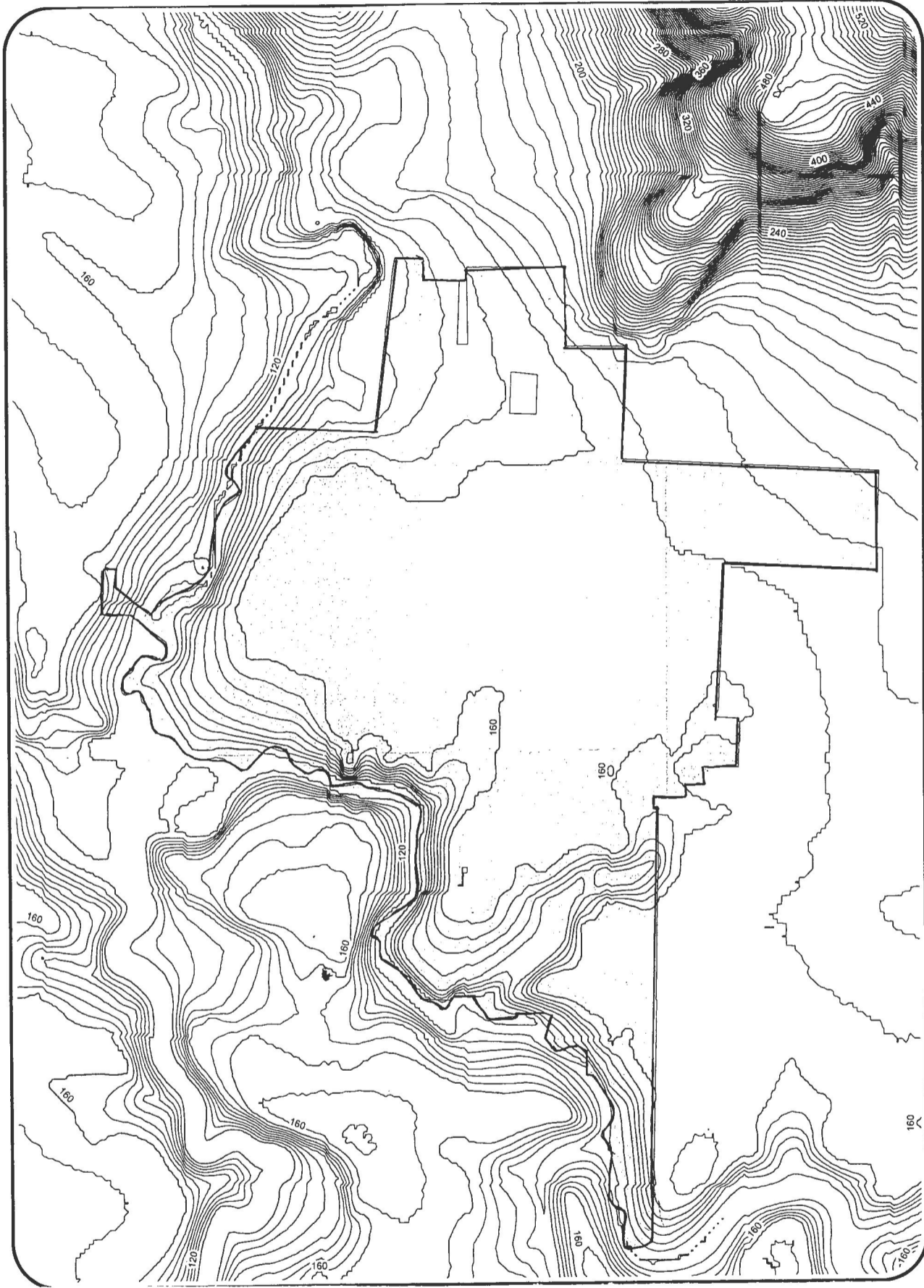
AMITY



**AMITY BUILDING LIMITATIONS**

	<b>SEVERE LIMITATIONS</b> Flood hazard Slopes above 20% Soils with qualities: high water table; severe shrink/swell; poor drainage; floor or slide hazard (or a combination of the above)
	<b>MODERATE LIMITATIONS</b> 5 to 20% slopes Moderate soils
	<b>SLIGHT LIMITATIONS</b>

	<b>North</b>
	1.2" = 1/4 mi.
	
Scale: 1" = 1085'	



5' CONTOURS

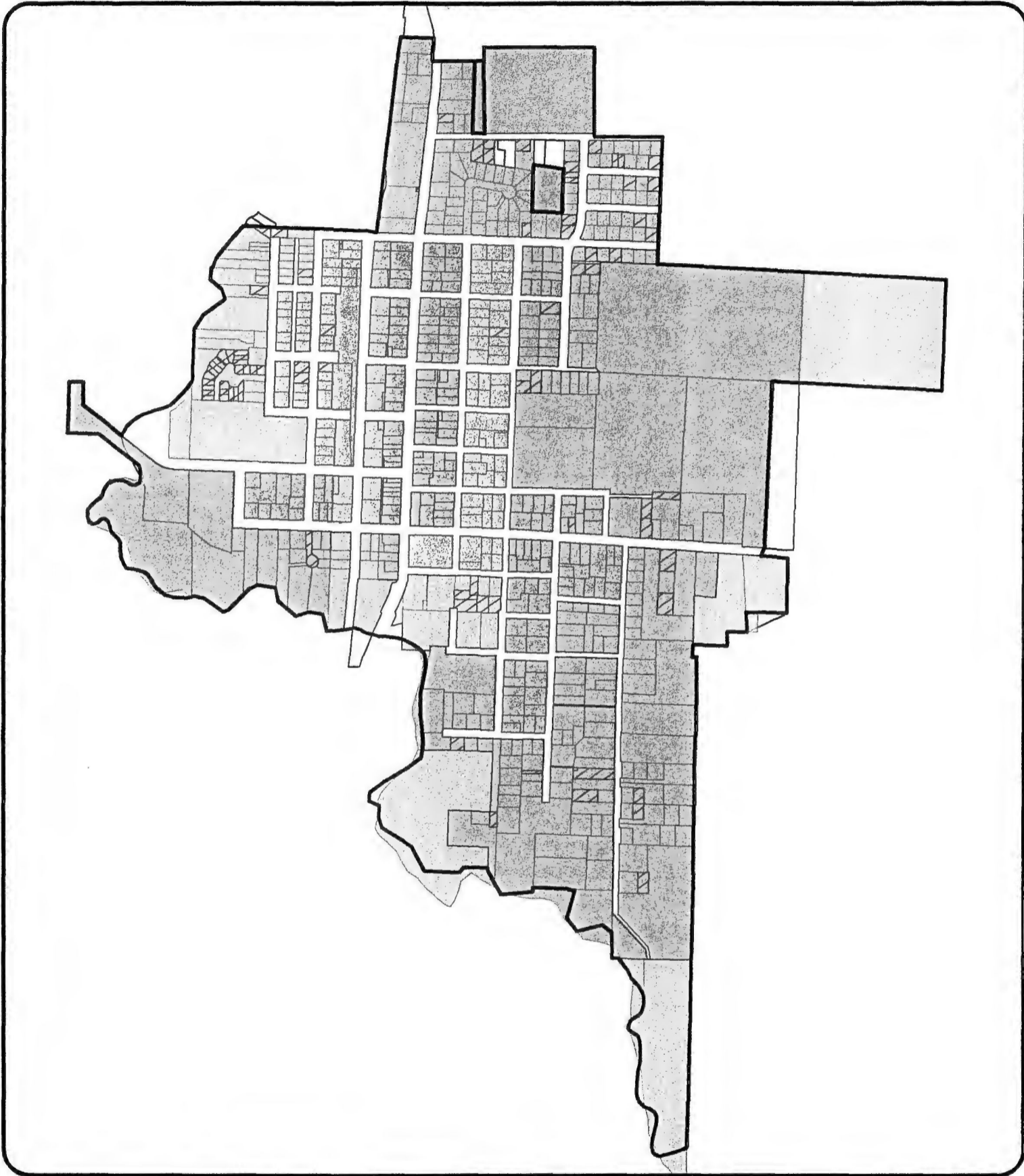
Vacant Parcels.xls

MapTaxlot	ParcelArea	Zone	owner1	Available Lots	Notes	
R5429AB 05702	393	R1	KING KATHERINE J	0		
R5429AD 00900	603	R1	AMITY CITY OF	0		
R5429AD 01002	1027	R1	CAMPBELL BARBARA	0	access strip	
R5429AC 00100	2834	R1	LORENZEN JEANETTE R	0	access strip	
R5429AB 00700	4504	R1	HOKANSON MICHAEL L	0	Developed	
R5429AC 00900	4987	R1	AMITY CITY OF	0	city	
R5420DB 10101	7102	R1	HERNANDEZ EUSEBIO	1		
R5429AD 00310	7140	R1	WALDRON STANLEY & PATRICIA	1		
R5429AD 00316	7178	R1	DUMLER DENNIS A & LOIS A	1		
R5420DB 10100	7233	R1	HERNANDEZ MANUEL	1		
R5429AC 00603	7508	R1	JACKSON MARY F TRUSTEE FOR	1		
R5420DC 07202	7874	R1	HARRIS RICHARD J & MARY P &	1		
R5420 01401	8221	R1	MENDENHALL MARJORIE B	1		
R5429AA 00401	9259	R1	MENDENHALL MARJORIE B	1		
R5429AA 00400	10033	R1	FERRELL-MILLER DIANE	1		
R5429 00192	10223	R1	BUZAN JOHN C & CATHIE D	1		
R5420DC 07201	10546	R1	WININGS RONALD R	1		
R5420DC 00101	10837	R1	ROTH GARFIELD L & RUTH E	1		
R5429BA 02204	11504	R1	WHITE JEFFERY A & PAMELA A	0	private acces	
R5429AD 00802	13756	R1	LAWSON RAYMOND	1		
R5429AA 00800	14820	R1	WILLIAMS JOHN D & SHERRY R	0	Developed	
R5429AA 00802	14820	R1	WILLIAMS JOHN D & SHERRY R	0	Developed	
R5429AD 00800	18889	R1	LAWSON RAYMOND	2		
				<b>15</b>	<b>2.41</b>	<b>Acres Needed</b>
R5420CA 01300	207	R2	HATCH DOROTHY L TRUSTEE FOR	0		
R5420CD 04524	809	R2	TRIPLE T PROPERTIES LLC	0		
R5420CD 00504	1204	R2	CILENTI THOMAS	0		
R5420CD 04534	2231	R2	BLAND ALAN & KAREL 20000/483000 &	1		
R5420CD 04531	2507	R2	LARA-GONZALEZ RUTINO 1/3 &	1		
R5420CD 04530	2508	R2	LARA-GONZALEZ RUTINO 1/3 &	1		
R5420CD 04533	2539	R2	BLAND ALAN & KAREL 20000/483000 &	1		
R5420CD 04532	2573	R2	BLAND ALAN & KAREL 20000/483000 &	1		
R5420CD 04537	2617	R2	TRIPLE T PROPERTIES LLC	1		
R5420CD 04519	2659	R2	BLAND ALAN & KAREL 20000/483000 &	1		
R5420CD 04515	2699	R2	BLAND ALAN & KAREL 20000/483000 &	1		
R5420CD 04516	2700	R2	BLAND ALAN & KAREL 20000/483000 &	1		
R5420CD 04527	2834	R2	SCHLOSSER RICHARD J 1/3 &	1		
R5420CD 04529	2938	R2	LARA-GONZALEZ RUTINO 1/3 &	1		
R5420CD 04525	3017	R2	BLAND ALAN & KAREL 20000/483000 &	1		
R5420CD 04535	3027	R2	BLAND ALAN & KAREL 20000/483000 &	1		
R5420CD 04526	3061	R2	SCHLOSSER RICHARD J 1/3 &	1		
R5420CD 04536	3131	R2	TRIPLE T PROPERTIES LLC	1		
R5420CD 04517	3197	R2	BLAND ALAN & KAREL 20000/483000 &	1		
R5420CD 04501	3270	R2	BLAND ALAN & KAREL 20000/483000 &	1		
R5420CD 04520	3281	R2	BLAND ALAN & KAREL 20000/483000 &	1		
R5420CD 04528	3347	R2	SCHLOSSER RICHARD J 1/3 &	1		
R5420CD 04518	3386	R2	BLAND ALAN & KAREL 20000/483000 &	1		
R5420CD 04521	3786	R2	BLAND ALAN & KAREL 20000/483000 &	1		
R5420CD 04538	4012	R2	TRIPLE T PROPERTIES LLC	1		
R5420CD 04522	4645	R2	BLAND ALAN & KAREL 20000/483000 &	1		
R5420CA 01000	4825	R2	HATCH DOROTHY L TRUSTEE FOR	0		
R5420CD 00902	5000	R2	RILEY BETTY	1		
R5420CD 03900	5850	R2	JOUBERT HARRIS & MOLLY	1		
R5429AB 04501	6090	R2	MNZ CONSTRUCTION INC	1		
R5420CD 04001	7000	R2	KIRCHHOF DELORES J TRUSTEE FOR	1		
R5420CD 04000	7000	R2	HAARSMA PAMELA R	1		
R5420CD 04540	7014	R2	BARNES FRANKLIN D JR	0		
R5420CA 00800	7303	R2	HATCH HATCH DOROTHY L TRUSTEE FOR	1		
R5420CD 01701	7345	R2	NECKER DAN & MARY TRUSTEES FOR	1		
R5429AB 04502	7547	R2	MNZ CONSTRUCTION INC	1		
R5420DC 01100	8121	R2	GEORGAS PROPERTIES LLC	1		

H

Vacant Parcels.xls

MapTaxlot	ParcelArea	Zone	owner1	Available		
R5420DB 02700	6985	R3	HINKLEY CARL A &	1		
R5420DB 02400	7019	R3	DOANE SHANNON W	1		
R5420DB 00902	7268	R3	RUYLE NICOLE & STEVE J	1		
R5420DB 00700	7312	R3	LASSLETT MARY A	1		
R5420DB 06600	7366	R3	HEATH CARREL & DOROTHY	1		
R5420DB 06400	7369	R3	VAUGHAN LOUISE A	1		
R5420DB 04200	7492	R3	MCBRAYER JOANNE C	1		
R5420DB 05500	7502	R3	HANSEN KENETHEA	1		
R5420DB 03300	7759	R3	HEATH RUSSEL E	1		
R5420DB 04400	7948	R3	GRAHAM HOMER L & JOY D	1		
R5420DB 05700	7959	R3	MEHLHOFF GARY N & NANCY A	1		
R5420DB 00900	10631	R3	RUYLE BUILDING COMPANY	2		
				<b>22</b>	<b>2.5252525</b>	<b>Acres Needed</b>



## Vacant Parcels in Amity



July 22, 2009



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Legend	
	Amity City Boundary
	Amity City Present UGB
	Vacant Parcels
	Tax Lots
Zoning	
	AGRICULTURAL HOLDING
	GENERAL COMMERCIAL
	HIGH RESIDENTIAL
	LIGHT INDUSTRIAL
	LOW RESIDENTIAL
	MEDIUM RESIDENTIAL

Scale

H(a)



Redevelopable Parcels.xls

11

Map& Tax Lot	City Zoning	Sq. Ft	# Lots theoretical	Verified # lots	Constrained			Notes
					Goal 7	Goal 5	Slopes Committed	
R5420 01400	R1	454,133	0	0			x	high school
R5420 01503	R1	482,876	0	0			x	high school
R5420 01700	R1	979,923	0	0			x	City Sewer lagoon
R5420DC 07700	R1	117,838	0	0			x	high school
R5420DC 07800	R1	213,566	0	0			x	high school
R5429 00101	R1	90,740	13	4	x	x		OK 15% swale; mostly outside City
R5429 00190	R1	59,242	0	0			x	Church of Christ
R5429 00190	R1	37,654	0	0			x	Church of Christ
R5429AA 00100	R1	26,904	2	1			x	House and large barns
R5429AA 00200	R1	40,734	6	3			xx	old mobile and old house
R5429AA 00500	R1	54,166	8	6				Vacant, platted lots
R5429AA 00600	R1	42,450	6	3			x	OK 20%swale; dimension issues
R5429AA 00700	R1	43,555	6	5			x	OK; parcel configuration
R5429AA 00900	R1	99,060	14	9			x	OK; parcel configuration
R5429AA 01800	R1	27,133	4	2			x	OK; parcel configuration
R5429AA 02000	R1	28,640	4	2			x	OK; parcel configuration
R5429AA 02001	R1	121,331	17	8		x		OK + 50% elv. & swale
R5429AA 02100	R1	56,849	8	4			x	OK, huge house in very middle, +parcel
R5429AA 02200	R1	44,481	6	3			x	OK huge existing house; with out buildings
R5429AB 05800	R1	117,035	17	0	x	x	x	2 houses; 50% floodway/ 50% floodplain
R5429AB 05990	R1	42,442	6	0	x	x		50% floodway/ 50% floodplain
R5429AB 08201	R1	23,203	3	0			x	house and barns; no access
R5429AC 00592	R1	178,036	25	0	x	x	x	s.jellison/1 house/mjr. Swale ne-sw
R5429AC 00593	R1	24,856	4	0			x	developed and swale per T.L 592
R5429AC 00594	R1	24,984	0	0			x	City street easement
R5429AC 00800	R1	68,983	10	1			x	house + swale / one more house possible
R5429AD 00100	R1	99,360	14	0	x	x	x	swale
R5429AD 00300	R1	26581	3.79728571	0	x		x	flag lot/built out
R5429AD 00306	R1	26921	3.84585714	0	x		x	flag lot/built out
R5429AD 00308	R1	22420	3.20285714	0	x		x	flag lot/built out
R5429AD 00309	R1	34783	4.969	0	x		x	flag lot/built out
R5429AD 00311	R1	23380	3.34	0	x		x	flag lot/built out
R5429AD 00400	R1	34029	4.86128571	0	x		x	built out
R5429AD 00500	R1	70,125	10	0	x	x	x	house + swale

Redevelopable Parcels.xls

Map& Tax Lot	City Zoning	Sq. Ft	# Lots theoretical	Verified # lots	Constrained				Notes
					Goal 7	Goal 5	Slopes	Committed	
R5429AD 00600	R1	27,469	4	1				x	house + one available
R5429AD 00601	R1	52,586	8	4	x	x	x		Yep
R5429AD 00602	R1	70,696	10	6	x	x	x		Yep
R5429AD 00603	R1	34,636	5	2				x	partition to lots to 2 lots
R5429AD 00700	R1	22,524	3	0	x	x	x		swale in back
R5429AD 01000	R1	31,537	5	2				x	Yep
R5429AD 01001	R1	22,366	3	0				x	house - swale
R5429AD 01005	R1	33,602	5	0	x	x		x	One house + swale/elev
R5429BA 01800	R1	30,676	4	2				x	Yep
R5429BA 01900	R1	138,387	0	0					Cemetery
R5429BA 02000	R1	48,651	7	1	x				one house + one flag lot + swale
R5429BA 02001	R1	35,061	5	1	x				swale
R5429BA 02002	R1	128,325	18	1	x	x			50% floodway/ 40% floodplain
R5429BA 02101	R1	30,264	4	2				x	Yep
R5429BA 02202	R1	41,720	6	1				x	house + maybe 1 lot
R5429BA 02205	R1	44,070	6	0		x		x	storm outfall easement + floodplain
<b>Total</b>	R1		<b>295</b>	<b>74.0</b>					<b>11.9 Acres Needed</b>
R5420CD 04500	R2	26,984	4	1	x	x	x		yep -- swale last lot north of enos
R5420CD 04502	R2	32987	5	0	x	x			existing triplex limited swale
R5420CD 04503	R2	84861	14	0	x	x			swale
R5420CD 04504	R2	24493	4	0	x	x		x	swale
R5420CD 04509	R2	21906	4	0	x	x			swale
R5420CD 04510	R2	25,282	4	0		x			One house - balance swale
R5420CD 04523	R2	33,025	6	0		x			Swale
R5420CD-04539	R2	26,746	0	0				x	Private subdivision street
R5420CD-04800	R2	272,875	0	0				x	City Park
R5420DC 04300	R2	31,740	5	2					one house room for two lots
R5429AB 02800	R2	59,161	0	0				x	School
R5429AB 02800	R2	23,557	0	0				x	Methodist Church + residence
R5429AB 04700	R2	40,489	0	0				x	school
R5429AB 04800	R2	31,425	0	0				x	school

Redevelopable Parcels.xls

Map& Tax Lot	City Zoning	Sq. Ft	# Lots theoretical	Verified # lots	Constrained				Notes			
					Goal 7	Goal 5	Slopes	Committed				
R5429AB 04900	R2	76,385	0	0				x	school			
R5429AB 05000	R2	36,140	0	0				x	school			
R5429AB 05100	R2	27,196	5	2	x	x	x		yep	owner		
<b>Total</b>	<b>R2</b>		<b>51</b>	<b>153</b>					<b>0.7</b>	<b>Acres Needed</b>		
R5420CA 00100	R3	23527	3.52905	0				x	huge house in the middle			
R5420CA 00300	R3	32,181	5	1				x	huge house west side			
R5420CA 00400	R3	101,493	15	4	x	x	x	x	302 Trade w/swale in south 1/2			
R5420CA 00500	R3	49,237	7	5	x	x	x	x	Yep			
R5420CA 00700	R3	25,003	4	1				x	yep			
R5420DB 00201	R3	413,869		0				x	Grade School			
R5420DB 00300	R3	30,140	5	2					Yep			
R5420DB 01229	R3	22,102	3	0			x	x	one house + flood plain			
R5420DB 00601	R3	59,242		0				x	Outside city included in buildable acreage			
<b>Total</b>	<b>R3</b>			<b>13</b>					<b>1.5</b>	<b>Acres Needed</b>		
R5420 01700	AH	684,213	86	0				x	City Lagoon			
R5429 00101	AH	116,004		0				x	duplicate counted in R1			
R5429 00103	AH	152,123	20	6	x	x		x	flood plain in middle			
R5429 00200	AH	369,297	51	12	x	x		x	50% floodplain			
R5429AC 00700	AH	407,512	57	18	x	x		x	30% flood way & plain			
<b>Total</b>	<b>AH</b>		<b>128.0374</b>	<b>36</b>					<b>5.0</b>	<b>Acres Needed</b>		Page 3



109 Maddox Ave. ? P.O. Box 159 ? Amity, OR 97101 ? Ph: (503) 835-3711 ? Fax: (503) 835-3780

November 13, 2009

Larry Layton  
City of Amity  
109 Maddox Ave  
Amity, OR 97101

RE: UGB Expansion Review  
Service Capabilities Update

Dear Larry:

I have looked at the UGB expansion proposals along with the newly identified area together with the recent grant received and it's effects on the systems capability of expansion. All of these properties and the comments noted were limited to the requirements to get City service available to the site for development and not the improvements required within or adjacent to the site. The proposed WWTP project will construct a new lift station at the plant, a new gravity main from the new station to the intersection of Rosedell and Jellison., helping the existing Trade St. station by transferring 72 homes.

Area 1: The property west of the railroad would need to flow to the Trade St. sanitary lift station. This facility is currently over capacity but the new WWTP project will correct this issue. Again, while these lots equal 12.63 acres less than half is developable (approximately 5.38 acres) due to the FEMA flood designation. In addition, the water system in this area cannot support development of these parcels at this time. The proposed water main from 5<sup>th</sup> and Stanley to Trade and 1st would be required prior to development. The estimated improvement cost to allow development of this parcel is \$230,000.

Area 2: The property south of Rice Ln. will be served by the new WWTP project. This property will need to install a new gavity main to the new WWTP lift station. In addition water lines in Rosedell would need to be upgraded from the intersection of Rosedell and Jellision through the site. The estimated improvement cost to allow development of this parcel is \$120,000.

Area 3: The property north of Rice Ln. also would be served by the new WWTP project discussed above. In addition, storm is not available and would require the construction of the proposed storm sewer system within Rice Ln. Without these improvements this property should not be allowed to develop. The estimated improvement cost to allow development of this parcel is \$160,000.

Area 4: This property currently does not have services available and would require extensive offsite streets, water, sewer and storm drainage improvements. These improvements would include construction of a gravity sewer main to the Jellison street station and upgrades to that station, construction of a waterline loop and street connections to Jellison and/or Old Bethel Road. The estimated improvement cost to allow development of this parcel is \$819,800.

Area 5: The properties south of Amity Rd. (Nursery St.) cannot be served at this time. New gravity mains will need to be installed from the WWTP project through the properties for service to be provided. Also, water service is inadequate and would be required to be upgraded on Amity Rd from Goucher St. and looped back to the existing 8" on 3<sup>rd</sup> street for fire protection. The estimated improvement cost to allow development of this parcel is \$356,000.

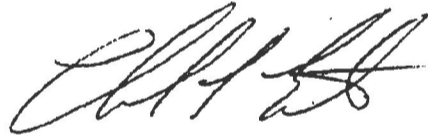
Area 6: The properties north of Amity Rd. (Nursery St.) also cannot be served at this time. New gravity mains will need to be installed from the WWTP project through the properties for service to be provided. Also, water service is inadequate and would be required to be upgraded on Amity Rd from Goucher St. and looped back to the existing 8" on 3<sup>rd</sup> street for fire protection. The estimated improvement cost to allow development of this parcel is \$339,000.

Area 7: The properties south of Ash swale on Trade street cannot be served at this time. Service to this area will require construction of a new lift station and upgrades to the Oak street station. In addition, extension to the water system and construction of a new storm system will be required. The estimated improvement cost to allow development of these parcels is \$1,008,000.

All of these areas would require self contained storm sewer systems with outlets to be determined at the time of development, with the exception of the parcel north of Rice Lane.

As is evident in the above observations the new WWTP project is the primary improvement needed to allow development. The cost reductions identified take into account the projects completion prior to development.

Sincerely,



Charles L. Eaton, P.E.  
*City Engineer*  
*City of Amity*



City of Amity  
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Amity, OR 97101



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