



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

06/01/2012

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of North Plains Plan Amendment
DLCD File Number 001-12

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. This amendment was submitted without a signed ordinance.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Friday, June 15, 2012

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: Angie Lehnert, City of North Plains
Gordon Howard, DLCD Urban Planning Specialist
Anne Debbaut, DLCD Regional Representative
Amanda Punton, DLCD Natural Resources Specialist
Matt Crall, DLCD Transportation Planner and TGM Coordinator

<paa> YA



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
MAY 29 2012
LAND CONSERVATION AND DEVELOPMENT

For Office Use Only

Jurisdiction: **City of North Plains**

Local file number: **CPA-12-004**

Date of Adoption: **5/21/2012**

Date Mailed: **5/23/2012**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: **3/1/2012**

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".

Comprehensive Plan text amendment to adopt the Community Trails Plan, an appendix of the North Plains Parks Plan (a part of the Comprehensive Plan).

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

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **N/A**

to: **N/A**

Location: **N/A**

Acres Involved: **0**

Specify Density: Previous: **N/A**

New: **N/A**

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
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Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

35-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. 001-12 (19229) [17057]

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

N/A

Local Contact: **Angie Lehnert**

Phone: **(503) 647-5555** Extension:

Address: **31360 NW Commercail**

Fax Number: - -

City: **North Plains**

Zip: **97133**

E-mail Address: **angie@northplains.org**

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

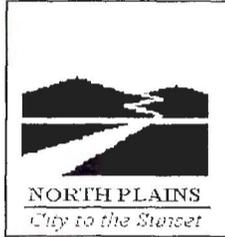
1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light **green paper if available**.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the 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**.

<http://www.oregon.gov/LCD/forms.shtml>

Updated December 30, 2011



Agenda Item No. 6.A.

CITY OF NORTH PLAINS
31360 NW Commercial Street, North Plains, Oregon 97133

Date: May 2, 2012
To: City Council
From: Martha DeBry, City Manager
Subject: Conduct Legislative Land Use Public Hearing and First Reading of Ordinance Number 403
Regarding City of North Plains Comprehensive Plan Amendment File Number CPA-12-004

Request: Conduct a public hearing and then read Ordinance Number 403 for the first time by title only, adopting a Community Trail Plan Appendix to Municipal Code Chapter 15 Series Comprehensive Plan Parks and Recreation Capital Facilities Master Plan.

Background: During late 2010 and early 2011, the North Plains Walking Trail Advisory Committee conducted several meetings to develop a proposed walking trail system throughout the community. Their recommended plan proposal was presented to the Parks Advisory Committee during a joint work session which was held on August 24, 2011.

The Parks Advisory Committee then conducted further meetings to review the proposed amendment. After making some revisions to the proposed document, at the March 28, 2012, special session meeting, the Staff recommended to the Parks Advisory Committee the proposed North Plains Community Trails Plan as an amendment to the City of North Plains Comprehensive Plan Parks and Recreation Capital Facilities Master Plan as an appendix. The Planning Commission then conducted a public hearing during its April 11, 2012, regular meeting, and voted to recommend the document amendment to the City Council.

Fiscal Impact: Costs associated with the City initiated Comprehensive Plan Amendment are those associated with staff time, materials and services in development and publication of the proposed amendment. Future costs would be attributed during the budget cycle for development of the proposed walking trail improvements throughout the community and could include expenditure of Parks System Development Charge revenues.

Environmental Issues: No environmental issues are anticipated with this request. Many of the proposed walking trails would utilize existing pedestrian walking amenities throughout the community, with some areas where recycled materials would be utilized to demarcate the designated paths.

Sample Motion: 1. Conduct Legislative Land Use Public Hearing and request testimony on the proposed Comprehensive Plan Amendment. All written testimony to be cited and include reading the author's name, address and content for the record.

2. After closing the Public Hearing, present a motion that Ordinance Number 403 be read for the first time by title only.

3. Mayor to read the Ordinance by title only.

Attachments: Ordinance Number 403, Staff Report and Findings, Proposed Parks and Recreation Facilities Master Plan Appendix A – Community Trails Plan, Planning Commission Minutes Excerpt, ODLCD Letter

ORDINANCE NUMBER 403

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH PLAINS,
OREGON, ADOPTING A COMMUNITY WALKING TRAIL PLAN APPENDIX TO
MUNICIPAL CODE CHAPTER 15 SERIES COMPREHENSIVE PLAN PARKS AND
RECREATION CAPITAL FACILITIES MASTER PLAN; AND REPEALING
ORDINANCE NUMBERS 336 AND 348**

WHEREAS, the City of North Plains adopted Ordinance Number. 336 on July 18, 2005 adopting the Parks and Recreation Capital Facilities Master Plan, and

WHEREAS, a Parks and Recreation Capital Facilities Master Plan Update was adopted by Ordinance Number 348, on April 3, 2006; and

WHEREAS, the City wishes to incorporate a Community Walking Trails Plan appendix to the Parks and Recreation Capital Facilities Master Plan which is a part of the City's Municipal Code Chapter 15 Series Comprehensive Plan; and

WHEREAS, the City provided necessary notice to the Oregon Department of Land Conservation and Development in March 2012, of the proposed adoption of this Ordinance for acknowledgement of the proposed texts incorporation into the Comprehensive Plan; and

WHEREAS, on March 30, 2012, the Oregon Department of Land Conservation and Development responded with concerns about elements affecting the Transportation System Plan element of the Comprehensive Plan; and

WHEREAS, City staff is reviewing the Comprehensive Plan Transportation System Plan to identify what, if any, revisions may be needed for a separate Comprehensive Plan Amendment process.

**THE CITY COUNCIL OF THE CITY OF NORTH PLAINS, OREGON,
ORDAINS AS FOLLOWS:**

Section 1. The Community Walking Trail Plan document, a copy of which is marked Exhibit "A", attached hereto and by this reference incorporated herein, is an appendix to the Parks and Recreation Capital Facilities Master Plan, which is a part of Municipal Code Chapter 15.02 Comprehensive Plan Elements.

Section 2. The Findings of Fact supporting adoption of this Ordinance

for City of North Plains Comprehensive Plan Amendment File Number CPA-12-004, marked Exhibit "B", are attached hereto and by this reference incorporated herein.

Section 3. Severability. If any provision of this Ordinance or its application to any person or circumstances is held to be unconstitutional or invalid for any reason, the remainder of this Ordinance or the application of the provisions to other persons or circumstances shall not be affected.

Section 4. Effective Date. This Ordinance shall become effective within thirty days from the date of adoption; i.e. June 20, 2012.

INTRODUCED on the 7th day of May, 2012, **AND ADOPTED** this 21st day of May, 2012.

CITY OF NORTH PLAINS, OREGON

By: _____
David Hatcher, Mayor

ATTEST:

By: _____
Lisa J. Gibson, City Recorder

CITY OF NORTH PLAINS

PLANNING COMMISSION STAFF REPORT: COMPREHENSIVE PLAN AMENDMENT #CPA-12-004

APRIL 11, 2012

TO: North Plains Planning Commission

FROM: Angie Lehnert, Assistant Planner

THROUGH: Martha DeBry, City Manager

APPLICATION: The City of North Plains is processing the adoption of the *North Plains Community Trails Plan* as a Comprehensive Plan Amendment. This is a formality due to the way the *North Plains Parks and Recreation Capital Facilities Master Plan* was adopted. Ordinance #336 (2005) to adopt the *North Plains Parks and Recreation Capital Facilities Master Plan* read that the plan was part of the North Plains Comprehensive Plan. Since the *North Plains Community Trails Plan* is intended to be an appendix of the *Plains Parks and Recreation Capital Facilities Master Plan*, the *Trails Plan* is being adopted as a Comprehensive Plan amendment. Staff is consulting the City Attorney to determine if Ordinance 336 can be changed so that future amendments to *North Plains Parks and Recreation Capital Facilities Master Plan* and the *North Plains Community Trails Plan* without the Comprehensive Plan amendment process.

PUBLIC HEARING: April 11, 2012 before the North Plains Planning Commission and May 5, 2012 before the North Plains City Council

I. **APPLICABLE CODE REVIEW CRITERIA**

Chapter 16.50 Application Requirements/Review Criteria
Chapter 16.200 Comprehensive Plan & Zoning Amendments
North Plains Comprehensive Plan

II. **OVERVIEW**

Several local plans, created with public input, identify the need for community trails in North Plains, specifically along McKay Creek and its tributaries. Plans that identify the need for trails include:

- *The North Plains Comprehensive Plan*
- *The North Plains Parks and Recreation Capital Facilities Master Plan*
- *The North Plains Urban Renewal Plan*
- *The North Plains Transportation System Plan*
- *North Plains Parks and Recreation Survey*
- Metro's *Regional Trails & Greenways* document which identifies the McKay Creek Greenway and the Portland-to-the-Coast Trail, both in the North Plains vicinity, as desired regional trails

The *North Plains Community Trails Plan* was developed with the input of the City of North Plains Walking Trail Advisory Committee and the North Plains Parks Advisory Committee. The Walking Trail Advisory Committee was formed in 2010 as a result of the Mayor's initiative to determine the best placement of street, sidewalk, and greenway trails within the North Plains Urban Growth Boundary. The writing and development of the trails plan was an AmeriCorps intern project.

III. EXHIBITS

1. *North Plains Community Trails Plan*
2. Letter from the Oregon Department of Land Conservation and Development (DLCD)
3. Ordinance 336 (2005) adopting the *North Plains Parks and Recreation Capital Facilities Master Plan*

IV. CODE COMPLIANCE REVIEW: CHAPTER 16.170 APPLICATION REQUIREMENTS/REVIEW CRITERIA & CHAPTER 16.200 COMPREHENSIVE PLAN & ZONING AMENDMENTS

Staff is administering this Design Review application in accordance with all criteria and procedures contained in 16.170 and 16.200. Proper notice of a public hearing before the North Plains Planning Commission and the North Plains City Council was published and posted and the Oregon Department of Land Conservation and Development (DLCD) was notified of this Comprehensive Plan amendment. No mailing notices were required because no properties are proposed to be re-zoned as a result of the adoption of the *Trails Plan*.

V. CODE COMPLIANCE REVIEW: NORTH PLAINS COMPREHENSIVE PLAN

No changes were made to the text of the *North Plains Comprehensive Plan*. This Comprehensive Plan amendment process is a formality since the *North Plains Community Trails Plan* is intended to be an appendix of the *North Plains Parks and Recreation Capital Facilities Master Plan*, a component of the *North Plains Comprehensive Plan*.

The *Comprehensive Plan* and the *North Plains Parks and Recreation Capital Facilities Master Plan* states that the city has inadequate park facilities, particularly trails. In addition, the *North Plains Community Trails Plan* is consistent with the following visions from the *Comprehensive Plan*:

- *North Plains Comprehensive Plan* includes a vision for the community that states "Our identity in the future will be also tied to our natural and open space areas linked by functional wildlife and recreational corridors, including McKay Creek [and] its tributaries"
- A community with natural pedestrian and bike paths throughout town
- A linear park along McKay Creek
- A community with jogging trails

VI. **CONCLUSION & RECOMMENDATION**

The City finds that given the above discussion, the *North Plains Community Trails Plan* complies with applicable Code review criteria. Therefore, approval is hereby recommended for Comprehensive Plan Amendment #CPA-12-004 to adopt the *North Plains Community Trails Plan*.

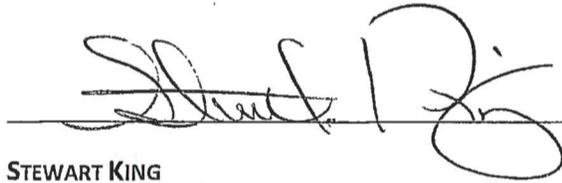
Appeal: This approval by the Planning Commission may be appealed by filing a written notice of appeal with the City within fifteen (15) days from the date of this approval.

Sample Motion: I move to approve File #CPA-12-004.

Staff Report Prepared and Submitted By: Angie Lehnert, Assistant Planner

**UNANIMOUS PLANNING COMMISSION RECOMMENDATION FOR CITY COUNCIL APPROVAL
OF FILE #CPA-12-004 MADE APRIL 11, 2012.**

ORDERED THIS 11th DAY OF APRIL, 2012



STEWART KING

Planning Commission Chairperson



City of North Plains

**PARKS & RECREATION
FACILITIES MASTER PLAN:
APPENDIX A:
COMMUNITY TRAILS PLAN**

*Produced in Collaboration with:
The North Plains Walking Trail Advisory Committee &
The North Plains Parks & Recreation Advisory Committee*

2012

INTRODUCTION

The *North Plains Community Trails Plan*, an appendix of the *North Plains Parks and Recreation Facilities Master Plan*, is intended to be a guide for development of future sidewalk, street, and greenway trails in the City of North Plains, Oregon. North Plains is located approximately 20 miles west of Portland, Oregon in Washington County (Figure 1). In 2011, the population approached 2,000. The town is on the periphery of the Metro regional governing boundary and is approximately 5 miles north of Hillsboro, Oregon, which has a population of approximately 91,000. The community envisions an eventual city-wide (approximately 10 mile) trail network around town that encompasses on-street, sidewalk, and greenway paths.

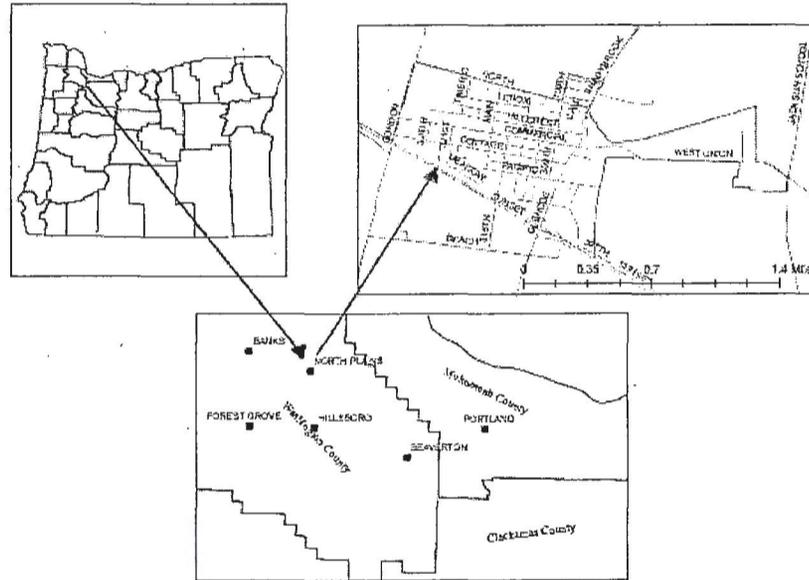


Figure 1: North Plains Vicinity

Street, sidewalk, and greenway trails offer numerous benefits, including:

- Providing recreational opportunities for communities
- Long-term economic benefits resulting from a more attractive, livable community
- Providing safer routes for pedestrians that are separated from vehicular traffic
- Social benefits, including opportunities for neighbors to interact while using trails
- Health benefits associated with increased physical activity
- An overall improvement of a community's quality of life and livability
- The preservation and restoration of riparian greenways to benefit the watershed and overall environmental health
- With proper trail maintenance, native vegetation re-establishment and removal of invasive and noxious vegetation
- Preservation and enhancement of wildlife habitat
- Decreased strain on stormwater infrastructure through bio-retention

-
- Improved air quality through carbon sequestration
 - Improved soil conditions and reduced soil erosion
 - Native vegetation re-establishment, thus eventually requiring less upkeep
 - Increasing public environmental stewardship awareness with interpretive signage and providing opportunities to connect with nature

BACKGROUND

Several local plans, created with public input, identify the need for community trails in North Plains, specifically along McKay Creek and its tributaries. In addition, a local nonprofit, the Citizens for Parks Improvements, conducted the *Parks and Recreation Survey*, a citizen opinion survey, in 2008. This survey consistently identifies trails as an unmet and desired addition to the city's parks and recreation system. Local plans that identify the need for trails include:

- *The North Plains Comprehensive Plan*
- *The North Plains Parks and Recreation Capital Facilities Master Plan*
- *The North Plains Urban Renewal Plan*
- *The North Plains Transportation System Plan*
- Metro's *Regional Trails & Greenways* document which identifies the McKay Creek Greenway and the Portland-to-the-Coast Trail, both in the North Plains vicinity, as desired regional trails

This plan was developed with the input of the City of North Plains Walking Trail Advisory Committee and the North Plains Parks Advisory Committee. The Walking Trail Advisory Committee was formed in 2010 with the intent of determining the best placement of street, sidewalk, and greenway trails within the North Plains Urban Growth Boundary. The city also works with the North Plains Parks Advisory Committee and the Walking Trails Committee when making other park improvements, such as selecting park furniture (benches, fountains, trash cans, etc.) designing new parks, and locating new parks.

GREENWAY TRAIL GUIDELINES

The City of North Plains is committed to trail construction and maintenance that minimizes environmental impacts and improves environmental conditions. As best management practices evolve, the city will alter trail and natural area management practices as necessary. Some basic guidelines for sound trail construction include:

- When possible, use recycled and/or local materials; such as locally recycled bark chips; wood from local, sustainably managed sources; and using recycled/recyclable HDPE plastic benches and signs
- Installing recycling containers in addition to trash cans
- Align the trail above the ordinary high water mark and in a manner that has the least impact on the natural surroundings, minimizes grading/limits erosion, protects water quality, and maintains wildlife habitat

- Avoiding trail construction and maintenance between April 1-July 15 to avoid disturbing nesting birds and other breeding wildlife
- Surrounding the trail with denser vegetation to encourage users to stay on trail and minimize site disturbance, especially in wetter areas
- All best management grade and outslope designs should be followed, including the incorporation of rolling dips and grade reversals to reduce erosion and sedimentation
- Large brush/dead and standing wood should be retained on the site to provide wildlife habitat, restore nutrients, and minimize site disturbance
- Using trail material/trail break methods that minimize erosion and are ADA compliant
- Keeping all motorized maintenance equipment on trail to reduce site disturbance
- Continuously monitor and modify trail management practices to ensure the highest level of land stewardship and user benefit
- Partner with all stakeholders and receive input on design and alignment in all stages of the project. These stakeholders may include, but are not limited to, transportation agencies, stormwater management agencies, local governments, community organizations, and adjacent property owners
- For more trail construction and management guidelines, refer to the Resources section at the end of this document

FUTURE STREET & SIDEWALK TRAIL GUIDELINES

The North Plains Walking Trail Advisory Committee and city staff determined several on and off-street paths for a future trail network in North Plains. Several factors were considered as the committee determined ideal routes, including:

- Existing & future sidewalk placements, including future sidewalks in the North and East Urban Growth Boundary (UGB) expansion areas
- Existing crosswalks
- Existing and future park locations
- Creek and water body locations
- Vehicular traffic levels and pedestrian safety
- Locations of businesses and other points of interest
- Scenic views

Many of the routes consist of on-street paths. A majority of the streets in North Plains contain open ditches and no sidewalks. Full-scale stormwater piping, curbs, and sidewalks are not financially feasible in the near future, and ditch drainage systems have the potential for improving water-quality and retaining flood waters. Open ditches can also be retro-fitted into bioswales or raingardens for filtration and water purification (Figures 2&3).



Figures 2&3: Sample Bioswales/Raingardens¹²

Due to the above reasons, many of the proposed city trail improvements will be on-street. The plans for street and sidewalk trails include:

- Placing “pedestrian lanes” on shoulders with directional arrows and pedestrian symbols. These lanes will effectively narrow vehicle travel lanes and calm traffic, thus providing a safer pedestrian environment (Figures 4-7)
- Some streets do not have open ditches and may more easily accommodate inexpensive off-street chip or gravel pathways. Refer to the Street and Sidewalk trail section for specific locations of potential off-street pathways

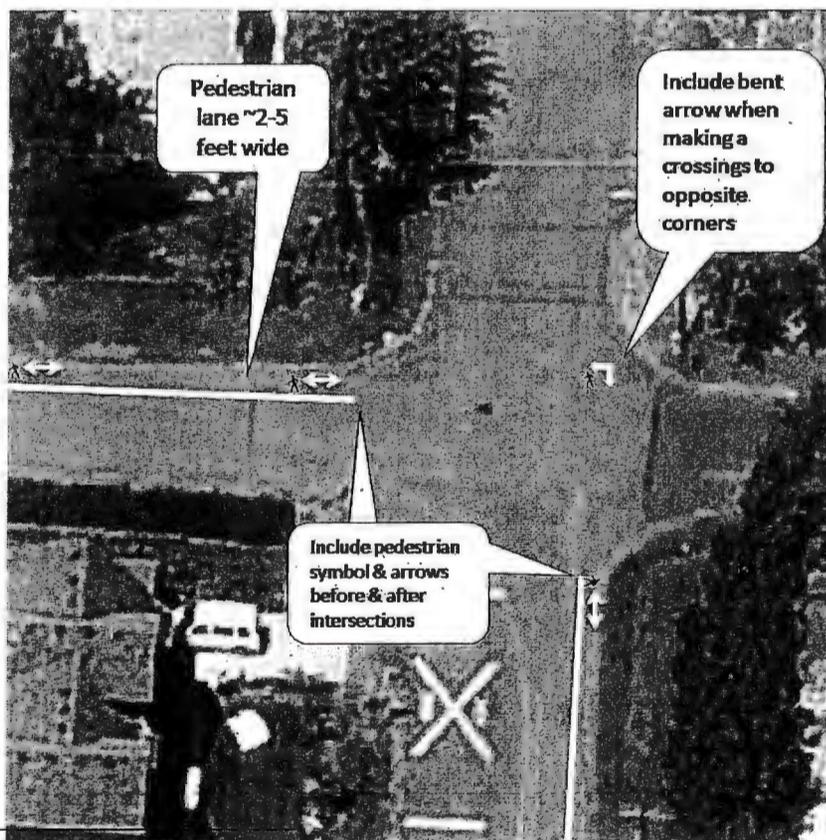
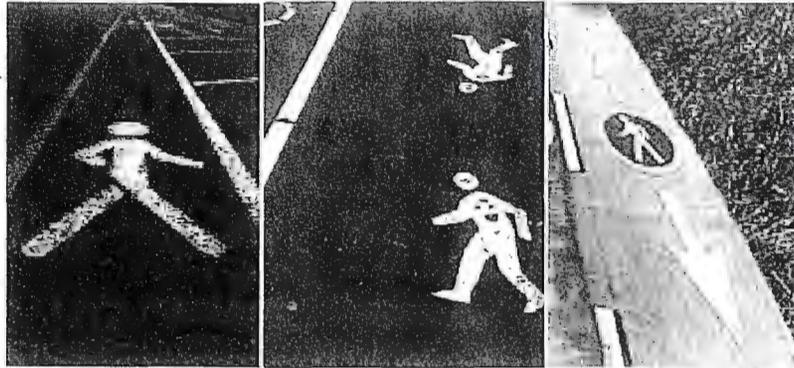


Figure 4: Conceptual illustration of desired pedestrian paths in North Plains (not to scale).

¹ <http://ecosrq.com/bioswale%20after.jpg>

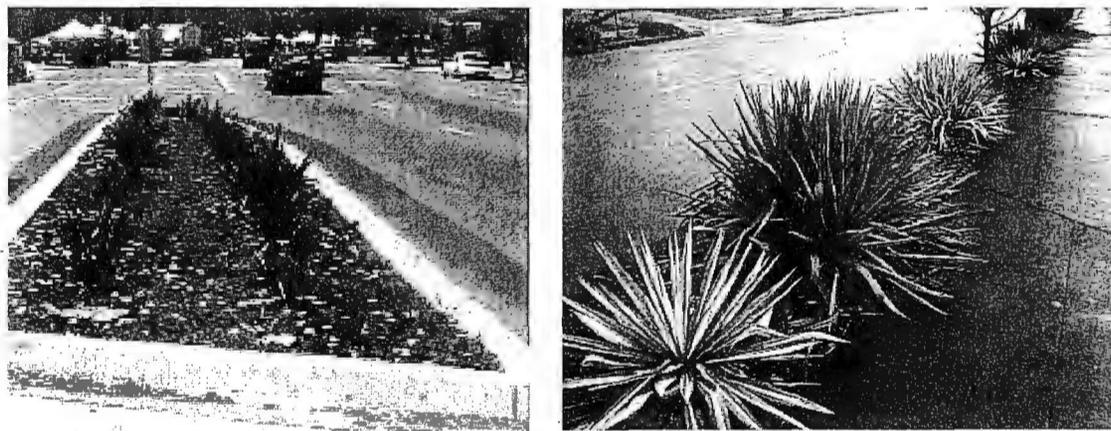
² <http://brooklyncountrylane.files.wordpress.com/2009/04/bioswale.jpg>



Figures 5,6,&7 (Bottom): Sample pictures of on-street pedestrian lanes³⁴⁵

Other possible plans for North Plains street and sidewalk trails include:

- Placement of trail marker posts, directional signage, and/or other amenities such as benches, trash cans, and dog waste receptacles in the network
- In addition, if funding allows, the following amenities may be an option in the future:
 - Adding planting strips to form a buffer between the pedestrian and traffic (Figures 8 &9).
 - Placing bollards, rumble strips, curbs, or reflectors along pedestrian path boundaries to delineate a separation from pedestrian and vehicular traffic. Many options are available for bike lanes that could be adjusted for pedestrian use (Figures 10-14)



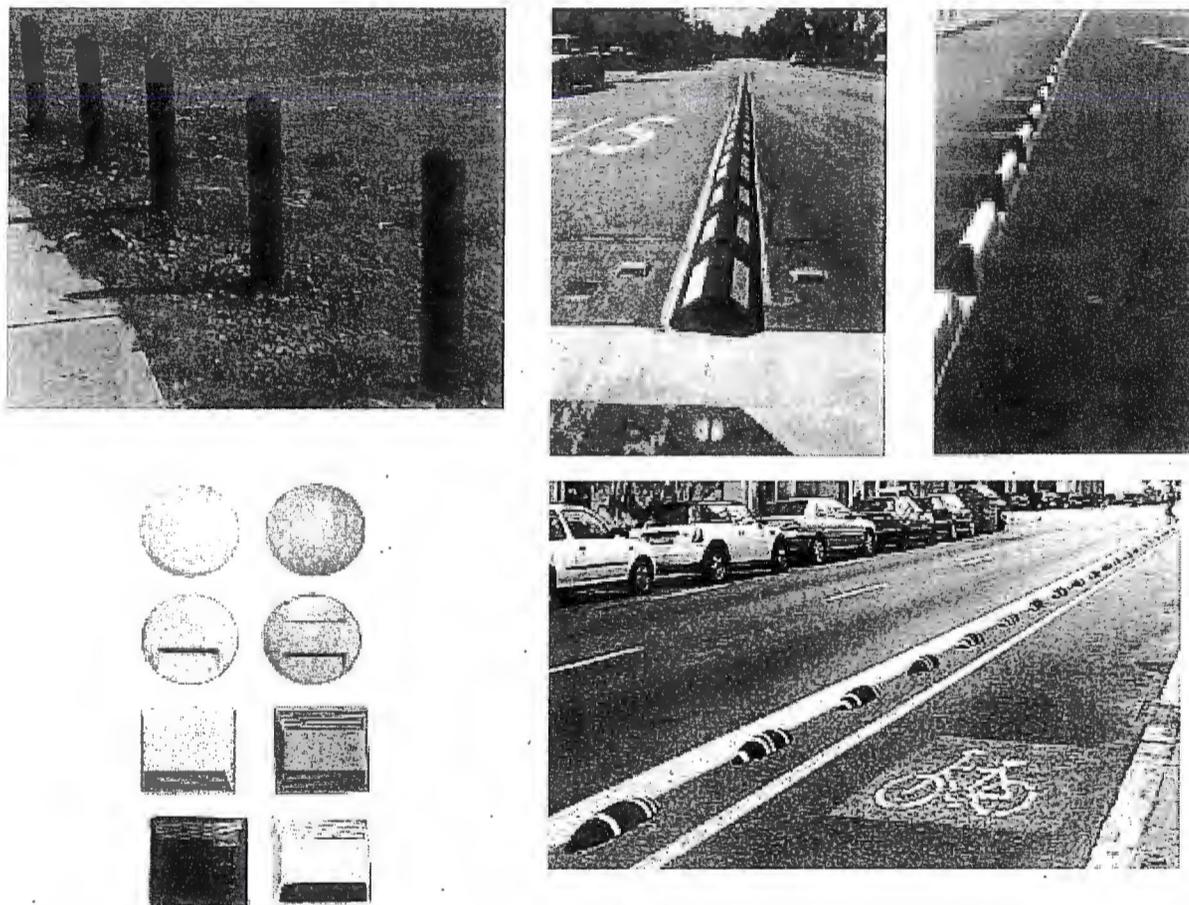
Figures 8&9: Sample planting strips that could be incorporated into the street to serve as a buffer between the vehicle and pedestrian traffic⁶⁷

³ <http://us.123rf.com/168nwm/fintastique/fintastique0702/fintastique070200209/757947-pedestrian-lane-sign-painted-on-tarmac.jpg>

⁴ <http://brooklynimbecile.files.wordpress.com/2011/06/bike-lane-vs-pedestrian-lane.jpg>

⁵ <http://swni.org/bridlemile/hspi>

⁶ http://www.caactivecommunities.org/wp-content/gallery/engineering/normal_cr-lb-oakland-2004-planting-strip-median-near-park_4.jpg



Figures 10-14: Bollards, curbs, and street reflectors may be used to delineate on-street pedestrian lanes. Many lane separator products are available for bicycles that could be altered for pedestrian lanes⁸⁹¹⁰¹¹¹²

⁷ http://4.bp.blogspot.com/_r4Klv8u2tgU/S14ZQCqv5PI/AAAAAAAAAEq8/e0WWPntDJdE/s400/Yucca+parking+strip.jpg

⁸ http://www.plasticrecyclers.com.au/images/lightbox/bollards-135mm_large.jpg

⁹ http://www.trafficlogix.com/Images/classic%20tl%20separators/sunnyvale%20ca_resize.JPG

¹⁰ http://www.trafficlogix.com/Images/bike%20sensitive%20separators/09-2785%2009-3082%2009-3099%2009-3115%203.2%20BSAK%20E_resize.jpg

¹¹ http://www.crossroadsip.com/files/Traffic_Buttons.jpg

¹² <http://secure.mycart.net/catalogs/catalog.asp?prodid=5106035&showprevnext=1>

STREET & SIDEWALK TRAIL ROUTES

Below are the desired street and sidewalk walking/jogging routes for the City of North Plains. Each section specifies the length, notable features, ownership, issues such as hazardous sidewalk conditions or traffic, desired improvements to the trail, and implementation actions.

GREEN TRAIL: 4 MILE CITY-WIDE LOOP

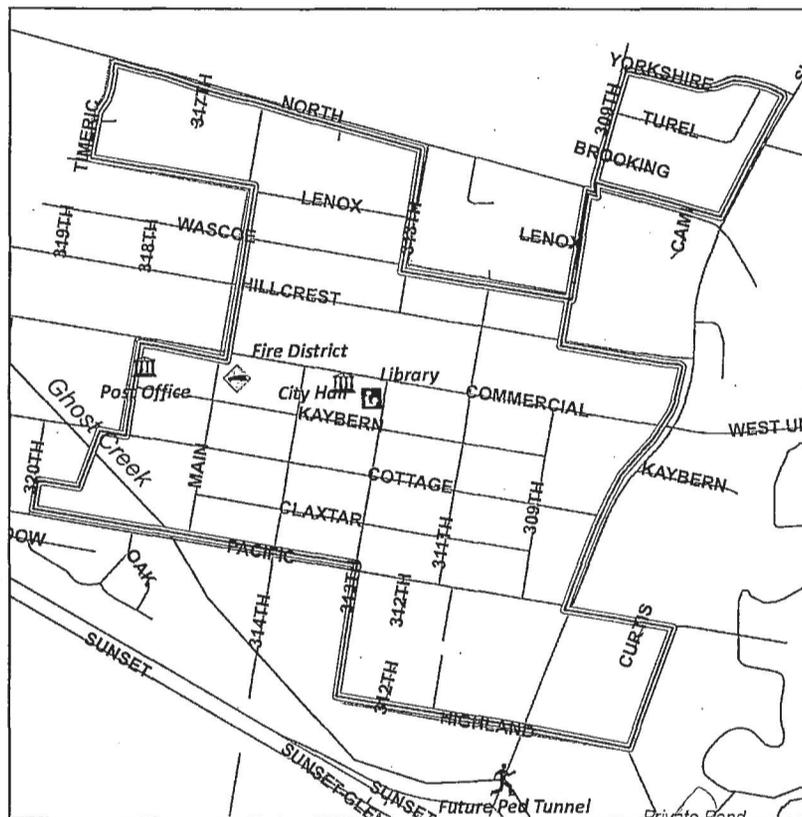


Figure 15: 4 Mile City-wide loop

LENGTH: Approximately 4 miles

OWNERSHIP: City & Washington County owned streets, Cottage Point greenway area is privately owned by the subdivision developer

NOTABLE FEATURES:

- Loop is a good length for runners
- Loop passes most city parks and future parks
- Loop can connect with future greenway trails along McKay and Ghost Creeks
- Loop can connect to future sidewalks and trails in the north and east expansion areas
- Portions along North Ave. have scenic views of farmland, the Tualatin Hills, & Mt. Hood
- Loop has the potential to draw in tourists stopping at businesses off Highway 26

NOTABLE FEATURES (CONTINUED):

- New sidewalks established on Main from Commercial to North (Figure 16)
- New sidewalks established in Westridge (North @ 309th), Vanrodison Heritage Estates (North @ Main), & Cottage Point East (Cottage @ 320th) subdivisions
- Crosswalks available on Main @ Commercial, Lenox @ Commercial, 309th @ North, Cottage @ Glencoe, and Pacific @ Glencoe
- New thermoplastic brick crosswalks at Cottage @ Glencoe, and Pacific @ Glencoe (Figure 17)



Figure 16: New sidewalks along Main street

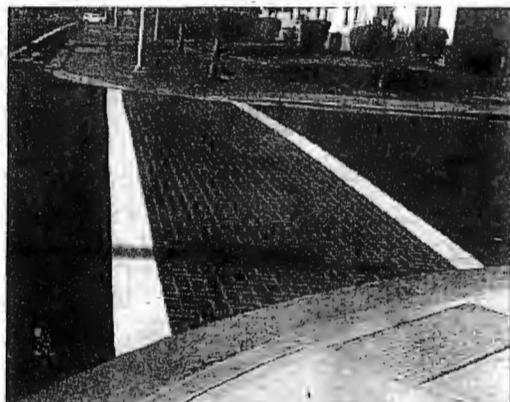


Figure 17: New thermoplastic brick crosswalk, Cottage @ Glencoe

- Loop passes the Cottage Point natural area along Ghost Creek, which has the potential for wildlife, bird-watching, and environmental education opportunities
- Bicyclists use Commercial and Glencoe, and often stop at local businesses for refreshments; bicycle tourism remains an under-utilized economic development opportunity in North Plains (Figure 18)



Figure 18: Bicycle patrons of a local café

ISSUES:

- Fast-moving traffic along North between Main & 313th (Figure 19) contains a widened shoulder for pedestrians. This shoulder has no vehicle/pedestrian separation and is an ideal location for bollards, curbs, and/or street reflectors as depicted in Figures 10-14
- Glencoe is generally unpleasant for pedestrians because of traffic volume, speed, and several driveways that cut into sidewalks
- Crossing Glencoe at Pacific and Highland is unpleasant (Figure 20)
- Vehicles often do not stop for pedestrians at crosswalks, particularly the Main @ Commercial and 309th @ North
- Paths crisscross at 309th/North, which may be confusing for the user

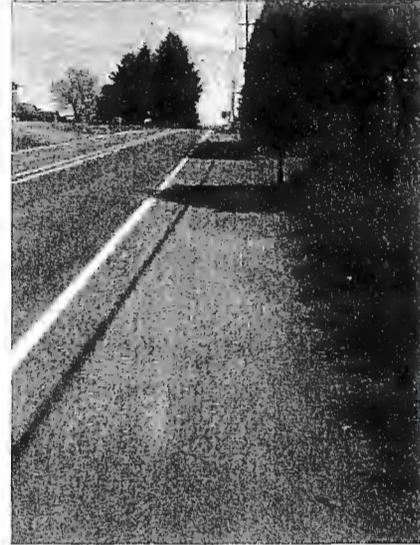


Figure 19: Ideal road shoulder used by pedestrians where bollards, curbs, and/or street reflectors could be installed.

- Much of the vegetation along the Cottage Point natural area is non-native and invasive

■ *Sidewalk issues:*

- Sidewalk gap on Commercial from 318th to Post Office (~100 feet) (Figure 21)
- Sidewalk gap on lot near North/Timeric (Figure 22)
- Sidewalks on North from Timeric to Main, North between Main and 313th, 313th from North to Lenox, Highland between 312th and 313th, and Pacific from Main to 320th, are made of lower-quality asphalt and are starting to deteriorate



Figure 20: Onerous crossing for pedestrians, Glencoe @ Highland

- Unpleasant to cross Chevron's driveway while walking on sidewalks on Highland @ Glencoe
- Future sidewalks on Pacific are pending completion of the Cottage Point East subdivision
- No sidewalks surrounding the PGE station on the corner of North and Shadybrook (Figure 23)
- Hazardous on-street segment with no sidewalks on Glencoe between Hillcrest & Commercial
- Intermittent or no sidewalks on Pacific from Glencoe to 307th and 307th from Pacific to Highland, sidewalks that do exist are isolated to frontages of newer townhomes
- Intermittent and/or sub-standard sidewalks on Highland from Glencoe to 313th
- No sidewalks on corner of Highland @ 313th; limited sight distance for pedestrians

4 MILE CITY-WIDE LOOP (CONTINUED)



Figures 21 & 22: Gaps in otherwise continuous stretches of sidewalks, Commercial @ 318th (Left), Timeric @ Main (Right)

Figure 23: No sidewalks surround the PGE station on the corner of North and Shadybrook

DESIRED IMPROVEMENTS:

- Crosswalks, street furniture, water fountains, mile-markers, trail signs
- Traffic calming
- On and off-street pedestrian paths
- Habitat restoration along the Cottage Point natural area with native vegetation
- Wildlife amenities such as bird houses, bat houses, bird feeders, and educational signage along the Cottage Point natural area

IMPLEMENTATION ACTIONS ✓

- Place double-sided arrows/pedestrian stencils/lane separators along the entire trail and before/after all intersection crossings and before/after all driveway cuts (Figure 4, page 5)
- Install and improve crosswalks, (especially at Main @ Commercial, Glencoe @ Pacific and Glencoe @ Highland), street furniture, mile-markers, and trail signs. Mile markers should be color-coded to designate different loops/trails



Figure 24: City-owned right-of-way (a vacated street) where amenities for a pocket park could be installed

IMPLEMENTATION ACTIONS (CONTINUED)

- Install amenities for a potential pocket park on Cottage @ 318th (trash cans, water fountain, benches, tables, dog waste receptacles, exercise stations) (Figure 24)
- Explore funding options to replace asphalt sidewalks in the next 10-15 years
- Work with North Plains Police Department to better enforce vehicular pedestrian yields
- Explore options to improve existing crosswalks to make pedestrians more visible to vehicles
- Explore options to install smaller-scale crosswalks across driveways on Glencoe and driveways along Highland
- Lot near North @ Timeric is missing a sidewalk. A makeshift gravel path could be installed to fill gap in sidewalk. In the long term, work with the landowner to install a sidewalk. (Figure 22)
- Install off-street path to fill in gap on Commercial from 318th to the Post Office (Figure 21)
- Work with PGE to install off-street paths surrounding their utility station on North @ Shadybrook (Figure 23)
- Install off-street path surrounding Jessie Mays Community Center
- Install other off-street gravel or bark paths where feasible: 313th-Lenox to Wascoe, Wascoe-313th to 309th, Glencoe-Hillcrest to Commercial, 313th-Highland to Pacific, all along Pacific, and 318th from Cottage to Commercial
- Work with property owner of Cottage point greenway to install wildlife amenities and conduct volunteer planting work parties to re-establish native vegetation
- Work with Washington County to install crosswalks across Glencoe @ Pacific and Glencoe @ Highland
- Work with Washington County to explore traffic calming along North Ave. and Glencoe Rd.
- Work with Washington County to install bollards, curbs, and/or street reflectors on the widened shoulder on North between Main & 313th (Figure 19)



Figure 25: Limited site distance, corner of 313th & Highland

RED TRAIL: 1.5 MILE DOWNTOWN LOOP

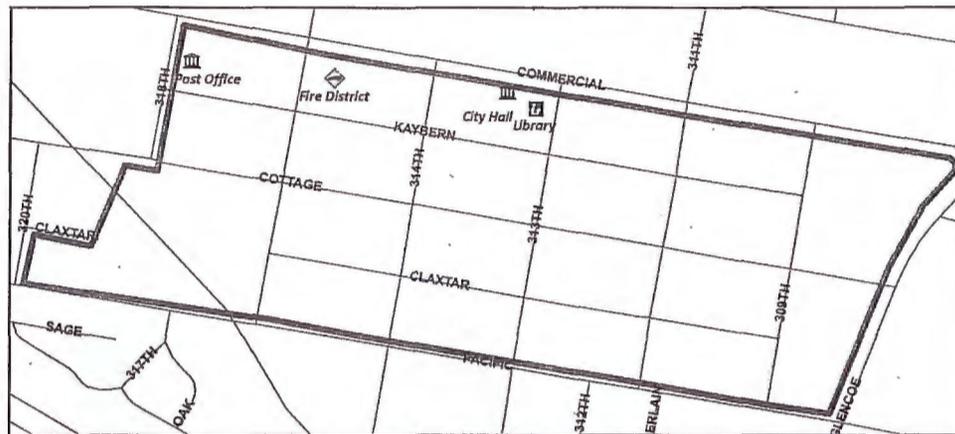


Figure 26: 1.5 Mile Downtown Loop

LENGTH: Approximately 1.5 Miles

NOTABLE FEATURES:

- Trail passes Downtown businesses, businesses along Glencoe, City Hall, Library, Senior Center, Post Office, and the Fire Station
- Loop is a good length for short-distance runners and walkers
- Trail passes bus stops along Commercial
- Bicyclists frequently use Commercial and Glencoe, and often stop at local businesses for refreshments; bicycle tourism remains an under-utilized economic development opportunity in North Plains (Figures 18,27)
- Loop passes the Cottage Point natural area along Ghost Creek, which has the potential for wildlife, bird-watching, and environmental education opportunities
- Trail passes Louie Wence Park
- New thermoplastic brick pavement crosswalks at Cottage @ Glencoe and Pacific @ Glencoe (Figure 17)
- Crosswalks available on Main @ Commercial, Cottage @ Glencoe, and Pacific @ Glencoe



Figure 27: Bicyclist passing through downtown North Plains

OWNERSHIP: City & Washington County streets, Cottage Point greenway area is privately owned by the subdivision developer

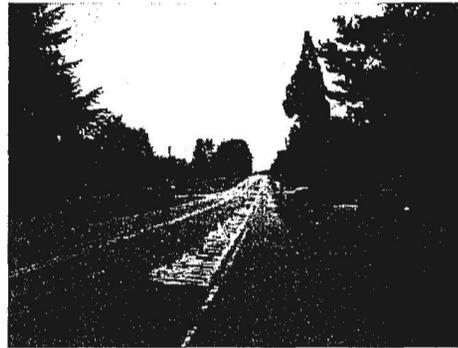
ISSUES:

- Commercial between 313th and 309th (Figure 28) contains a widened shoulder for pedestrians. This shoulder has no vehicle/pedestrian separation and is an ideal location for bollards, curbs, and/or street reflectors as depicted in Figures 10-14. There may be issues sharing the lane among pedestrians and bicyclists.
- Vehicles often do not stop for pedestrians at crosswalks

ISSUES (CONTINUED):

- Glencoe is generally unpleasant for pedestrians because of traffic volume, speed, and several driveways that cut into sidewalks
- Sidewalks on Pacific from Main to 320th are made of lower-quality asphalt and are starting to deteriorate
- Future sidewalks on Pacific that are part of the Cottage Point East Subdivision are pending completion of subdivision construction
- Sidewalk gap on Commercial from 318th to Post Office (~100 feet)
- Intermittent or no sidewalks on Pacific
- Much of the vegetation along the Cottage Point greenway is non-native and invasive

Figure 28: This shoulder on Commercial between 313th and 309th has no vehicle/pedestrian separation and is an ideal location for bollards, curbs, and/or street reflectors



DESIRED IMPROVEMENTS:

- Crosswalks, street furniture, water fountains, mile-markers, trail signs
- Traffic calming
- On and off-street pedestrian paths
- Habitat restoration along the Cottage Point natural area with native vegetation
- Wildlife amenities such as bird houses, bat houses, bird feeders, and educational signage

IMPLEMENTATION ACTIONS ✓

- Place double-sided arrows/pedestrian stencils/lane separators along the entire trail and before/after all intersection crossings and before/after all driveway cuts (Figure 4, page 5)
- Consider adding signage along Commercial to indicate that the shoulder lanes are used by pedestrians and bicyclists
- Install crosswalks, street furniture, mile-markers, trail signs. Mile markers should be color-coded to designate different loops/trails
- Install amenities for pocket park on Cottage @ 318th (trash cans, drinking fountain, benches, tables, dog waste receptacles, exercise stations)
- Explore funding options to replace asphalt sidewalks in the next 10-15 years
- Install off-street path to fill in gap on Commercial from 318th to the Post Office
- Install other off-street gravel or bark paths where feasible along Pacific
- Work with Washington County to explore traffic calming along Glencoe

IMPLEMENTATION ACTIONS (CONTINUED):

- Work with Washington County to install bollards, curbs, and/or street reflectors on the widened shoulder on Commercial between 313th and 309th (Figures 10-14, 28)
- Work with North Plains Police Department to better enforce vehicles yielding to pedestrians
- Explore options to improve existing crosswalks to make more visible to vehicles, especially along Commercial
- Explore options to install smaller-scale crosswalks across driveways on Glencoe
- Work with property owner of Cottage point greenway to install wildlife amenities and conduct volunteer planting work parties to re-establish native vegetation

ORANGE TRAIL: 0.9 MILE LOOP

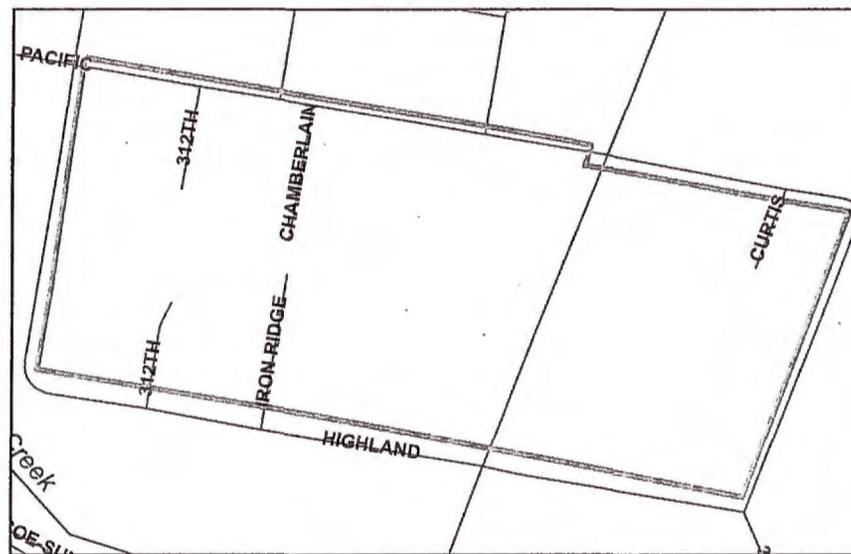


Figure 29: 0.9 Mile Loop

LENGTH: Approximately 0.9 mile
NOTABLE FEATURES: <ul style="list-style-type: none">■ Loop is a good length for short-distance runners and walkers■ Loop can connect with future parks and greenway trails along McKay and Ghost Creeks■ Loop has the potential to draw in tourists stopping at businesses off Highway 26
OWNERSHIP: City & County streets
ISSUES: <ul style="list-style-type: none">■ Crossing Glencoe at Pacific and Highland is hazardous for pedestrians (Figure 17, page 8)■ Glencoe is generally unpleasant for pedestrians because of traffic volume, speed, and several driveways that cut into sidewalks■ Unpleasant to cross Chevron's driveway while walking on sidewalks on Highland @ Glencoe

ISSUES (CONTINUED):

▪ *Sidewalk issues:*

- Intermittent or no sidewalks on Pacific from 307th to Highland , new sidewalks are isolated to frontages of newer townhomes
- Intermittent and/or sub-standard asphalt sidewalks on Highland from Glencoe to 313th
- No sidewalks on corner of Highland @ 313th; limited sight distance for pedestrians (Figure 21, page 9)

DESIRED IMPROVEMENTS:

- Crosswalks, street furniture, water fountains, mile-markers, trail signs
- Traffic calming
- On and off-street pedestrian paths

IMPLEMENTATION ACTIONS ✓

- Place double-sided arrows/pedestrian stencils/lane separators along the entire trail and before/after all intersection crossings and before/after all driveway cuts (Figure 4, page 5)
- Install crosswalks, street furniture, mile-markers, trail signs. Mile markers should be color-coded to designate different loops/trails.
- Install makeshift off-street paths where possible: 313th-Highland to Pacific, Highland-307th to Glencoe, and Pacific-313th to Glencoe
- Work with Washington County to Install crosswalks on Glencoe @ Pacific and Glencoe @ Highland
- Work with Washington County to explore traffic calming options along Glencoe

GREENWAY TRAILS

GHOST CREEK GREENWAY TRAIL

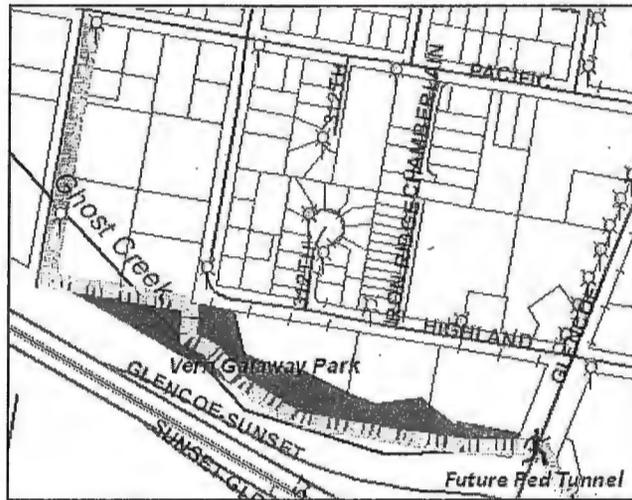


Figure 30: Ghost Creek Greenway Trail; the property in purple will be donated to the City by the current owners

LENGTH: Approximately 0.4 Miles

NOTABLE FEATURES:

- Follows the Ghost Creek natural area
- Wildlife and bird-watching opportunities
- Environmental education opportunities
- Trail ties into the City's street and sidewalk trails
- The City has recently installed a picnic table, trash can, and dog waste receptacles on Highland @ 313th
- Loop has the potential to draw in tourists stopping at businesses off Highway 26

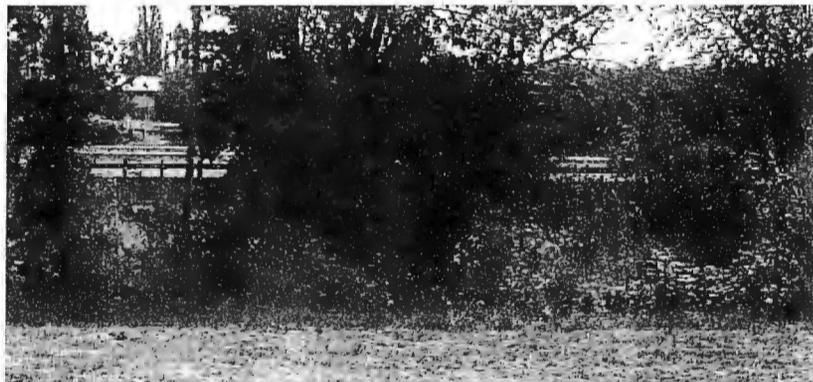


Figure 31: Ghost Creek natural area, facing south

OWNERSHIP:

- 3 acre property (Figure 30, above in purple) is currently in the process of being donated to the City of North Plains by the owners. Clean Water Services currently has a sewer trunk line easement on the property.

ISSUES:

- Many portions of the trail are flooded during many months of the year
- Much of the vegetation along the creek is non-native and invasive
- There may be security and safety concerns if the trail is developed, particularly concerning the pedestrian tunnel

DESIRED IMPROVEMENTS:

- Five foot path, benches, water fountains, waste and recycling receptacles, and information kiosks. The path should be designed in a manner that permits year-round use. This may entail the installation of a boardwalk on some or all portions of the trail, such as the boardwalk along Willow Creek in Beaverton (Figure 32, right).
- Wildlife amenities such as bird houses, bat houses, bird feeders, and educational signage
- Habitat restoration along the creek with native vegetation



Figure 32, Boardwalk along Willow Creek Trail, Beaverton, OR

IMPLEMENTATION ACTIONS ✓

- Refer to the Appendix B for a map of the lot-by-lot breakdown of necessary tasks to complete the Ghost Creek and McKay Creek Greenway Trail.
- Work with property owners to get the land donation of the 3 acre property along Ghost Creek finalized

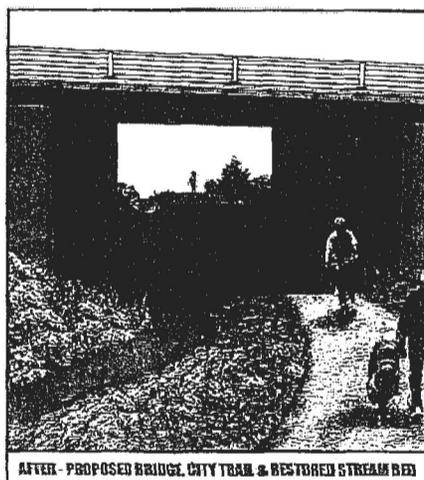
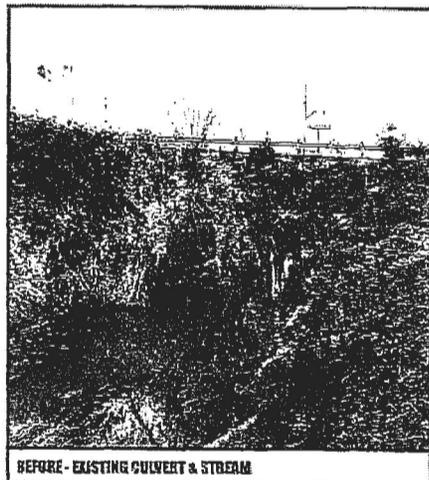


Figure 33: ODOT rendering of the future pedestrian tunnel under Glencoe, following Ghost Creek

- Continue partnering with the Oregon Department of Transportation (ODOT) to design and construct the pedestrian tunnel beneath Glencoe Road. This will be a part of ODOT's Glencoe Interchange project (Figure 33, above)
- Consult with other area jurisdictions (Oregon Parks & Recreation, Oregon Department of Environmental Quality, Clean Water Services, ODOT) to determine best trail designs, including options to ensure adjacent landowner privacy
- Consult with North Plains Police to ensure trail designs meet safety concerns

IMPLEMENTATION ACTIONS (CONTINUED)

- Continue to partner with residents, Clean Water Services, and ODOT to plan, construct, and maintain trail, including invasive plant removal and native tree and shrub planting work parties
- Explore grant and other funding options to construct the trail and purchase signage kiosks, trash cans, and other trail or boardwalk materials
- Connect the greenway trail to other trails with double-sided arrows/pedestrian stencils/lane separators from 314th to Pacific (Figure 4, page 5)

MCKAY CREEK GREENWAY TRAIL

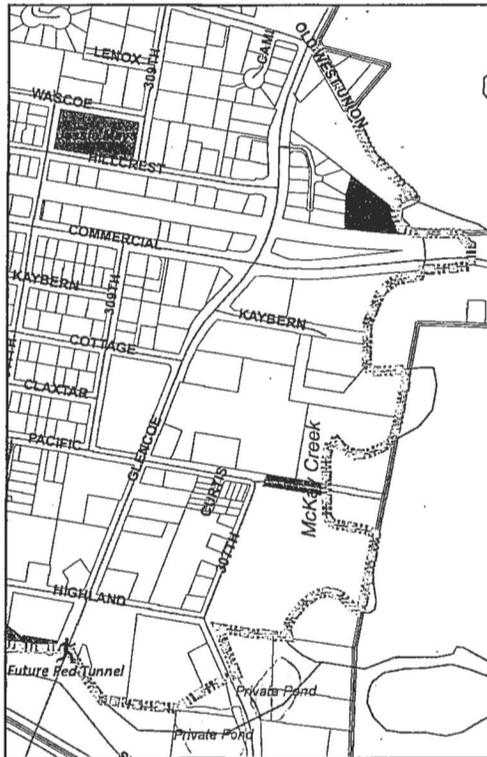


Figure 34: McKay Creek Greenway Trail, areas in purple are future parks

LENGTH/WIDTH: Approximately 1.2 Miles

NOTABLE FEATURES:

- Follows the McKay Creek natural area
- Wildlife and bird-watching opportunities
- Environmental education opportunities
- Trail ties into the City's street and sidewalk trails
- The City has opened a new park with a path, benches, and fencing at Pacific & 307th
- Loop has the potential to draw in tourists stopping at businesses off Highway 26

OWNERSHIP:

- The desired trail pathway is owned by multiple private owners and public agencies. The trail will require multiple easements, dedications in lieu of park system development charges, grant acquisitions for improvements, and pedestrian crossings across city and county roads

OWNERSHIP (CONTINUED)

- City owns park at Pacific & 307th and city streets (307th, Pacific, Old West Union, and Kaybern. Washington County owns West Union, and trail crosses Pacific Railroad right-of-way.

ISSUES:

- Pedestrian safety issues crossing West Union
- Pedestrian safety issues crossing railroad
- Many portions of the trail are flooded during many months of the year
- Much of the vegetation along the creek is non-native and invasive
- There may be security and safety concerns if the trail is developed, particularly concerning the pedestrian tunnel
- Trail construction may require DEQ permits
- Most of the McKay Creek Greenway Trail runs through private properties with multiple owners. Some owner's have expressed willingness to donate trail portions when they subdivide their properties for residential development. However, this approach is likely to take many years
- Privacy concerns for adjacent landowners to the trail

DESIRED IMPROVEMENTS:

- Five foot path, benches, drinking fountains, waste and recycling receptacles, and information kiosks. The path should be designed in a manner that permits year-round use. This may entail the installation of a boardwalk on some or all portions of the trail, such as the boardwalk along Willow Creek in Beaverton (Figure 32)
- Wildlife amenities such as bird houses, bat houses, and bird feeders
- Habitat restoration along the creek with native vegetation

IMPLEMENTATION ACTIONS ✓

- Refer to the Appendix B for a map of the lot-by-lot breakdown of necessary tasks to complete the Ghost Creek and McKay Creek Greenway trails
- Continue partnering with the Oregon Department of Transportation (ODOT) to design and construct the pedestrian tunnel beneath Glencoe Road. This will be a part of ODOT's Glencoe Interchange project (Figure 33, above)
- Consult with other area jurisdictions (Oregon Parks & Recreation, Oregon Department of Environmental Quality, Clean Water Services, ODOT) to determine best trail designs, including options to ensure adjacent landowner privacy
- Consult with North Plains Police to ensure trail designs meet their safety concerns
- Continue to partner with residents, Clean Water Services, SOLV, and ODOT to plan, construct, and maintain trail, including invasive plant removal and native tree and shrub planting work parties

IMPLEMENTATION ACTIONS (CONTINUED)

- Explore grant and other funding options to construct the trail and purchase signage kiosks, trash cans, and other trail or boardwalk materials
- Work with Washington County to install a pedestrian refuge island and crosswalk where the trail crosses West Union (Figure 35)
- Work with property owners to explore trail easement options

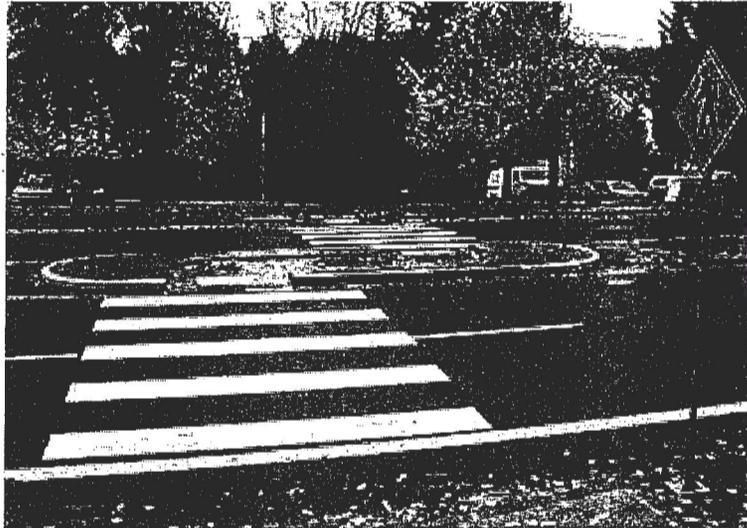


Figure 35: Sample pedestrian refuge island and crosswalk¹³

¹³ <http://swni.org/CMS-Uploads/BNACRW5977VVS.jpg>

EXPANSION AREA SIDEWALKS & TRAILS



Figure 36: North Plains growth expansion areas are hatched above, purple areas are potential park lands, and dashed lines are potentially future sidewalks

LENGTH: Approximately 2.5 Miles, however the exact length and design will be determined during future development

NOTABLE FEATURES:

- Area has not been developed
- Many opportunities are available to incorporate trails into future commercial and residential developments

OWNERSHIP:

- Privately owned farmland is slated for future residential and commercial development
- West Union, Jackson School, and North Ave are owned and maintained by Washington County
- Future land for streets may be dedicated to the City

ISSUES:

- Area is undeveloped, so incorporation of trails in future development will require extensive coordination among landowners, developers, the City, and Washington County
- West Union, North, and Glencoe are unpleasant for pedestrians because of high-speed vehicular traffic

DESIRED IMPROVEMENTS:

- Sidewalks and trails that bypass future parks and connect to existing street, sidewalk, and greenway trails that readily provide pedestrian access to future businesses, parks, and residences
- Crosswalks, street furniture, water fountains, mile-markers, trail signs
- Traffic calming

IMPLEMENTATION ACTIONS:

- City coordination with existing and future landowners, developers, and Washington County to ensure incorporation of sidewalks and trails into future developments

CONCLUSION

IMPLEMENTATION TIMELINE

Implementation of the *Community Trails Plan* is expected to take several years. It is important to begin immediate implementation to keep the community's vision alive and the momentum going.

Accordingly, the trails advisory committee classified an implementation order of the street and sidewalk trails. The committee and city staff wish to start with small, but continuous, trail improvements to learn, adapt, and alter trail construction/creation methods as necessary. Specific implementation actions for each trail are listed under their respective descriptions in this document. The order of implementation is recommended as follows:

- #1 Red Loop/Downtown Loop (Within 1-2 years)
- #2 Orange Loop (Within 2-5 years)
- #3 Green Loop (Within 2-5 years)
- ONGOING:** Implement Ghost Creek & McKay Creek Trails (See below)

The Walking Trails Advisory Committee, the Parks Advisory Committee, and city staff recommend that the Ghost Creek and McKay Creek Trails be implemented on an immediate, on-going time frame. Specific implementation actions for each trail are listed under their respective descriptions in this document, but the following actions should be immediately pursued:

- Work with the property owners of the 3 acre lot along Ghost Creek to finalize the land donation to the city.
- Continue working closely with ODOT to design and construct the pedestrian tunnel under Glencoe in conjunction with ODOT's Glencoe Interchange project.

-
- Work with the property owners along the proposed McKay Creek Trail to obtain more immediate easements and land donations. It is recommended to start with the property owners that are adjacent to the future pedestrian tunnel and the trail's intermediary access points at Pacific and at 307th in order to spearhead the trail's development.
 - Consult with other area jurisdictions (Oregon Parks & Recreation, Oregon Department of Environmental Quality, Clean Water Services, ODOT) to determine best trail designs, including options to ensure adjacent landowner privacy.
 - Explore grant and other funding options to construct the trail and purchase signage kiosks, trash cans, and other trail materials.

FUNDING

Cost estimates for trails vary widely, but the following are some rough estimates available from the Rails to Trails Conservancy and other resources listed at the end of this document. In addition, the City should explore donations for materials such as lumber, benches, and trash cans from local businesses.

Street & Sidewalk Trails

The proposed street and sidewalk trails will cost considerably less than the proposed greenway trails. It is recommended that the city begin with smaller, less expensive improvements to the street and sidewalk trails prioritized above. The city can also pursue local business and citizens for donations and/or for volunteers for tasks such as bench and water fountain purchase/installation. Below are estimates for the proposed components of the street and sidewalk trails:

- Mile marker posts: \$50 each
- Pavement markers/reflectors: \$4 each
- Bollards: \$150 each
- Road striping: \$1.50/foot
- Pedestrian stencils: \$150 each
- Dog station: \$350 each
- Trash/recycling cans: \$500 each
- Benches: \$500 each
- Picnic tables: \$700 each
- Water Fountains: \$1500 each
- Brick melt-down crosswalks: \$5,000 per crossing

Greenway Trails

Price estimates for greenway trails vary widely because of the spectrum of costs associated with environmental permits, engineering, trail materials, and labor. The Rails to Trails Conservancy estimates the following all-encompassing project and maintenance costs associated with the following types of greenway pathway designs:

- Crushed stone pathways: \$80K-\$120K per mile
- Asphalt pathways: \$200K-\$300K per mile

-
- Concrete pathways: \$300K-\$500K per mile
 - Boardwalk pathways: \$1.5mil-\$2mil per mile
 - Greenway trail maintenance costs: \$1, 000-\$3,000 per mile

System Development Fees (SDCs) can be used for new parks and recreation facilities, and other grant options are listed in Appendix C. SDC funds may also be used for grant matches. Community support and involvement is an essential component of most grant applications, and it is important that citizens stay involved with implementation. With significant community support, sound planning, and persistence projects can and do happen, regardless of limited funding pools.

RESOURCES FOR MORE INFORMATION

Clean Water Services. *West North Plains Trunk Line Natural Resource Assessment and Mitigation and Enhancement Plan*. February 2002.

Minnesota, State of. Department of Natural Resources. *Parks and Trails of State and Regional Significance: A 25-year long-range plan for Minnesota*. February 2011.

New Hampshire Bureau of Trails. *Best Management Practices For Erosion Control During Trail Maintenance and Construction*. 1994/2004.

Oregon Department of Transportation. *Oregon Bicycle and Pedestrian Plan*. 1995.

Oregon Metro. *Regional Trails & Greenways: Connecting neighborhoods to nature*.

Oregon Parks and Recreation Department. *The Oregon Recreational Trails How-To Manual*. May 2004.

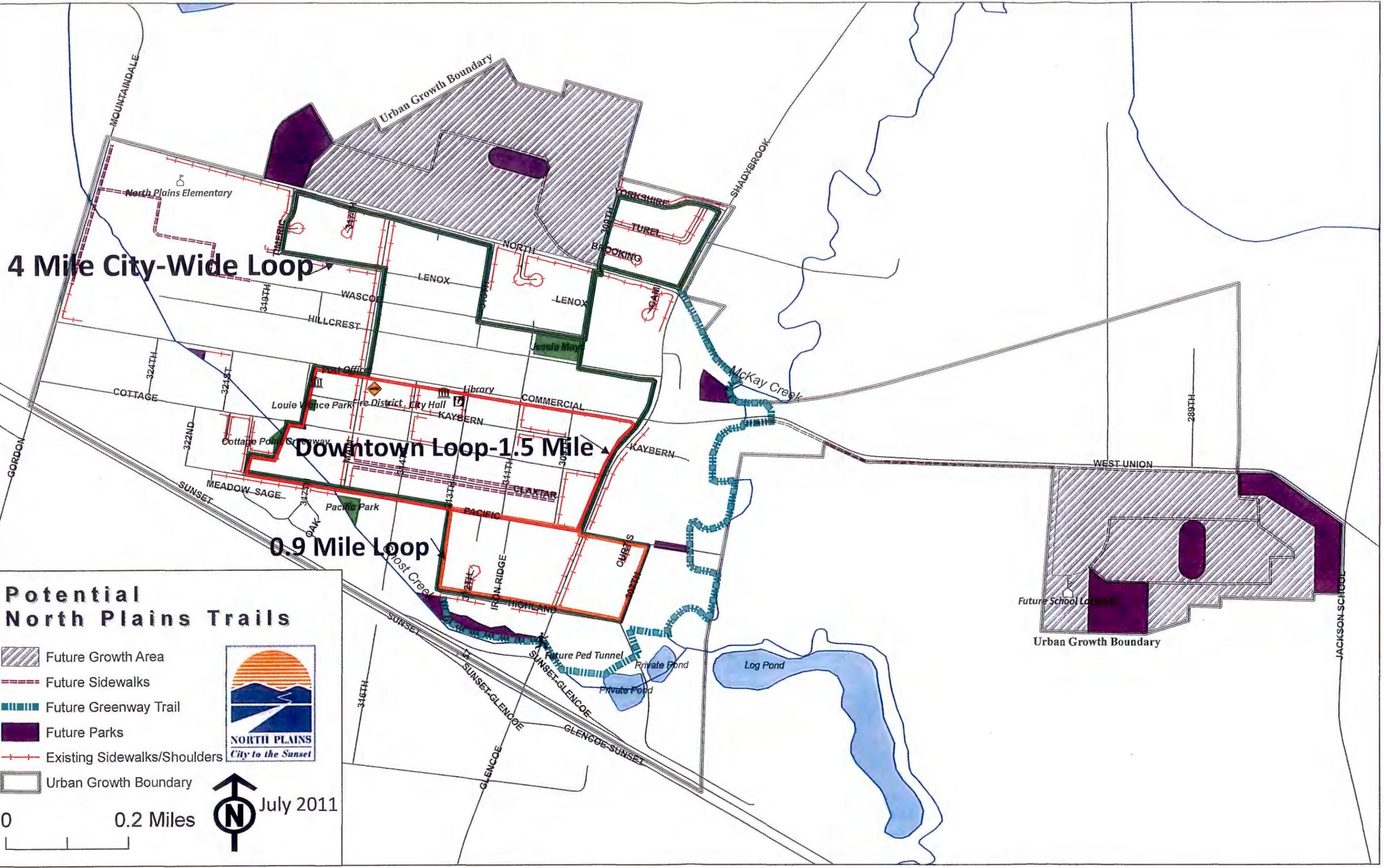
Rails to Trails Conservancy. *Trails for the 21st Century*, 2nd Edition. Island Press. 2001.

Rails to Trails Conservancy: railstotrails.org

Tualatin Hills Park & Recreation District. *Trails plan for the Tualatin Hills Park & Recreation District*. October 2006.

U.S. Forest Service. *Wetland Trail Design and Construction*, 2007 Edition.

**APPENDIX A: OVERALL STREET,
SIDEWALK, & GREENWAY TRAILS**



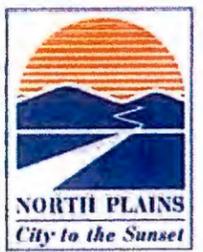
4 Mile City-Wide Loop

Downtown Loop-1.5 Mile

0.9 Mile Loop

Potential North Plains Trails

-  Future Growth Area
-  Future Sidewalks
-  Future Greenway Trail
-  Future Parks
-  Existing Sidewalks/Shoulders
-  Urban Growth Boundary

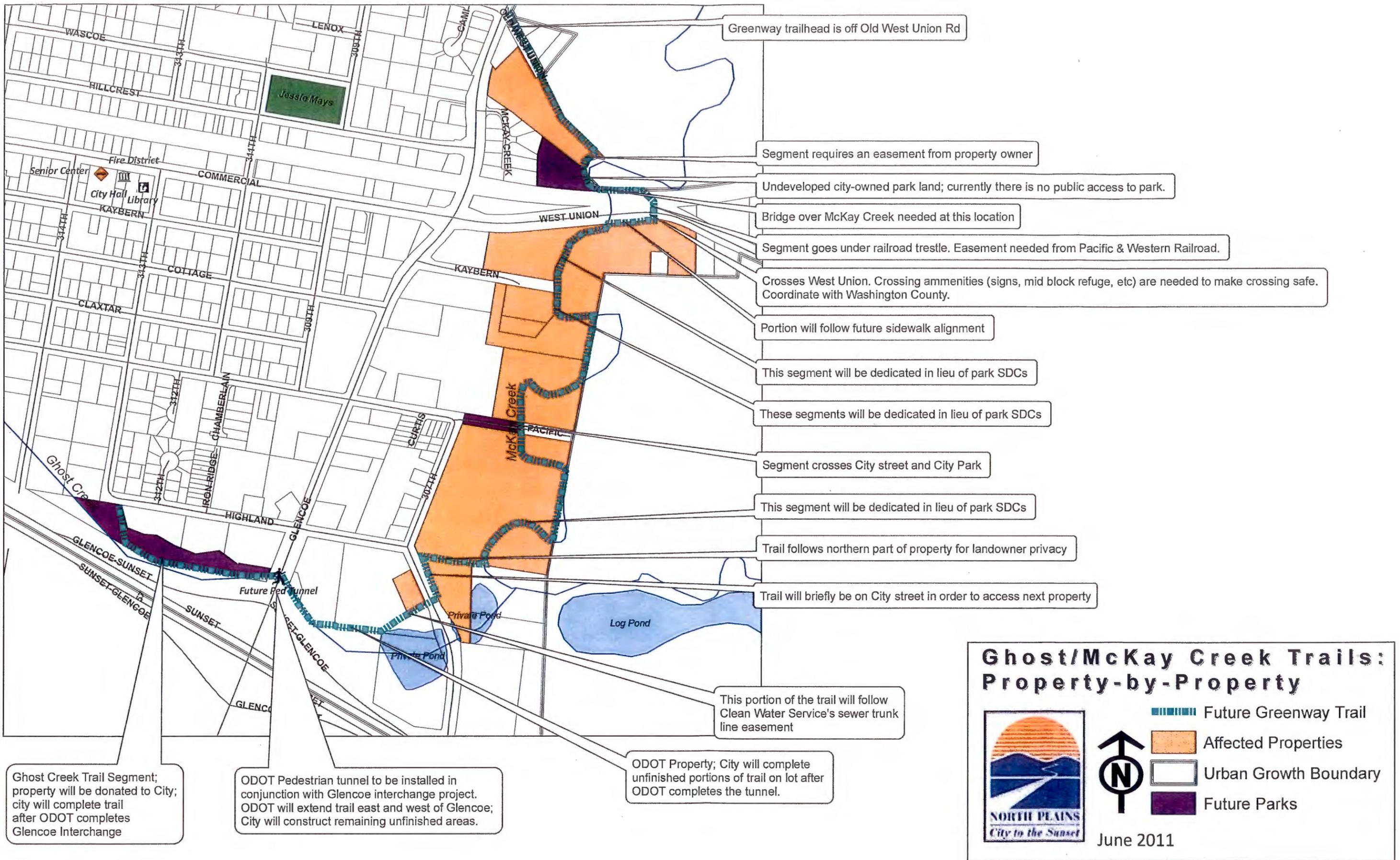


0 0.2 Miles

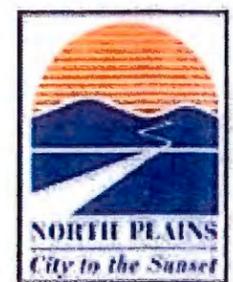


July 2011

**APPENDIX B: LOT-BY-LOT
MCKAY CREEK TRAIL MAP**



Ghost/McKay Creek Trails: Property-by-Property



- Future Greenway Trail
- Affected Properties
- Urban Growth Boundary
- Future Parks

June 2011

APPENDIX C: FUNDING SOURCES

POTENTIAL TRAIL FUNDING SOURCES IN OREGON (SOURCE: OREGON PARKS & RECREATION)

- American Canoe Association, Club Fostered Stewardship Program
- American Hiking Society, National Trails Endowment Program
- Americorps
- Avista Foundation, Avista Foundation Grants
- Barnes & Nobles, Affiliates Program
- Bikes Belong Coalition, Bikes Belong Grants Program
- Boeing Charitable Foundation, Civic and Environmental Contributions
- Center for Disease Control (CDC), Preventive Health & Health Services Block Grant Program
- Collins Foundation
- Conservation Alliance
- Coors Brewing Company , Coors Pure Water Grants
- Eastman Kodak Company, Kodak American Greenways Program
- Federal Department of Health & Human Services, Healthy People Grants
- Federal Highway Administration, Recreational Trails Program National Program
- Ford Family Foundation, Rural Civic and Community Enhancement Program
- Honda Motor Company, American Honda Foundation
- Hugh & Jane Ferguson Foundation, Foundation Grant Fund
- Kongsgaard Goldman Foundation, Environmental Protection and Conservation Program
- Kresge Foundation, Bricks & Mortar Program
- M.J. Murdock Charitable Trust, Programs to Strengthen the Contemporary American Family
- Metro Parks & Greenspaces Grants Program
- Meyer Memorial Trust, General Purpose Grants
- Mountaineers Foundation
- National Endowment for the Arts, Challenge America Fast Track Grants
- National Fish & Wildlife Foundation
- National Park Service, Challenge Cost-Share Program (CCSP)
- National Park Service, River Trails & Conservation Assistance Program
- National Park Service, Disposal of Federal Surplus Real Property for Parks, Recreation, and Historic Monuments
- National Tree Trust, Multiple Programs
- New England Foundation for the Arts, Art and Community Landscapes Program
- Nike, Community Investment Program
- Oregon Community Foundation, Oregon Historic Trails Fund
- Community Foundation, Community Grants Fund
- Oregon Department of Transportation, Transportation Enhancement Program
- Oregon Department of Transportation / Oregon Department of Land Conservation & Development, Transportation and Growth Management Program
- Oregon Economic and Community Development Department, Needs and Issues Inventory
- Oregon Parks & Recreation Department, ATV Fund
- Oregon Parks & Recreation Department, Recreation Trails Program

- Oregon Parks & Recreation Department, Land & Water Conservation Fund
- Oregon Parks & Recreation Department, Local Government Grant Programs
- Oregon Watershed Enhancement Board, Small Grant Program
- Patagonia, Environmental Grants Program
- Polaris Industries, Trail Safety and Grants
- Power Bar, Direct Impact on Rivers and Trails (DIRT) Program
- Recreation Equipment Inc. (REI), Recreation and Conservation Grants
- Robert Wood Johnson Foundation
- Rockefeller Family Fund
- SOLV, Project Oregon
- Surdna Foundation
- Tom's of Maine/National Park Foundation, River Conservation Grants
- Tread Lightly!, Restoration For Recreation
- Trust for Public Land
- U.S. Department of Agriculture, Conservation Reserve Program
- U.S. Department of Commerce Economic Development Administration, Various Grant Programs
- U.S. Department of Health & Human Services, Steps to a Healthier U.S. Initiative (STEPS)
- U.S. Department of Transportation, Transportation & Community & System Preservation Pilot Program
- U.S. Fish & Wildlife Service, Partnership for Wildlife
- U.S. Fish & Wildlife Service, Jobs in the Woods Program
- U.S. Forest Service, Cooperative Programs - Rural Community Assistance: Economic Recovery Program
- U.S. Forest Service, Cooperative Programs - Rural Development Program
- U.S. Forest Service, Urban & Community Forestry Program
- Wal-Mart Foundation
- Wild Birds Unlimited, Pathway to Nature Conservation Fund

**CITY OF NORTH PLAINS PLANNING COMMISSION
REGULAR SESSION MINUTES
APRIL 11, 2012
JESSIE MAYS COMMUNITY HALL
30975 NW HILLCREST STREET, NORTH PLAINS, OREGON 97133**

1. CALL TO ORDER

Chairman King called the meeting to order at 7:00 p.m.

2. FLAG SALUTE

Chairman King led the pledge of allegiance.

3. ROLL CALL

Commission: Chairperson Stewart King, Vice Chairperson Heather LaBonte, Commissioners Aaron Braukman, Doug Nunnenkamp, Ethan Hagar [in at 7:03], Jeff Low [in at 7:10], present, and Ex-Officio Ana Singh-Gill absent.

Staff: Assistant Planner Angie Lehnert, Clerical Assistant Pam Smith.

Visitors: Don Boone, Bob Baker.

4. PUBLIC COMMENTS

None.

5. CONSENT AGENDA

A. March 14, 2012, Regular Session Minute Approval. LaBonte moved to approve the March 14, 2012, Regular Session Minutes. Nunnenkamp seconded the motion and it was approved unanimously.

Public Hearing Opened

King opened the Public Hearing at 7:06 p.m. Smith read the Quasi-Judicial Public Hearing script.

King called for any Commissioner abstentions, ex parte contacts or conflicts of interest to be declared. King stated he worked with Don Boone but not on this specific project. There were no other declarations by any Commissioner about potential conflicts of interest, personal bias or ex-parte contacts. King inquired if anyone from the audience wished to challenge any Commissioner from hearing the land use action. There being no response from any members of the audience, he requested the Staff Report be presented.

6. **PUBLIC HEARING**

A. **Holm Bros. Construction, Inc., Representing Jewett Cameron, Design Review Permit: File #DR-12-003.** Lehnert presented the staff report regarding the construction of an office and a warehouse at 32275 NW Hillcrest Street. The Commissioners had no questions for her.

Don Boone, 12615 SW Parkway, Portland, OR 97225. Mr. Boone addressed the Commissioners letting them know Jewett-Cameron liked the screening ideas and would implement them. He asked if the Commissioners had any questions for him. LaBonte asked if the company would be hiring new employees. Mr. Boone said they would not be hiring and intended to use the office as an additional conference room. King inquired as to any proponents, opponents or any individuals who were neutral who wished to speak. Hearing none, the public hearing was closed at 7:22 pm.

Hagar moved to approve the Holm Bros. Construction, Inc., Representing Jewett-Cameron, Design Review Permit #DR-12-003. Braukman seconded the motion and the it passed unanimously.

Smith read the appeals information.

Public Hearing Opened

King opened the Public Hearing at 7:24 p.m.

B. **City of North Plains, Comprehensive Plan Amendment Permit: File #CPA-12-004.** Lehnert presented the staff report regarding the recommendation to City Council for the addition of the North Plains Community Trails Plan to the North Plains Parks and Recreation Facilities Master Plan.

Nunnenkamp expressed concern about safety with some of the trail being on the street. Without adding width to the streets, he felt some streets were too narrow to be safe. King also noted concerns with the pedestrian lanes being safe and suggested determining one side of the road for walking. Lehnert stated people are already walking in the streets. DeBry suggested the City would need to do a street by street analysis to make decisions about planting strips, bollards, etc. to make the path safer. She also mentioned possibly moving the trail to NW Claxtar Street once that street project is finished this summer to utilize the new sidewalks there. Hagar inquired where the money would come for the street improvements. DeBry said the City would seek grants for boardwalks, bollards, etc., but the signs and paint currently used had been included in the current operating budget.

Low inquired about the cost for materials and labor and the possibility for donations. DeBry stated they were working on costs with the idea of work parties. She also stated the City is open to ideas for funding. Braukman liked the idea of volunteer labor. The

public hearing was closed at 7:43.

7. **A. Interpretation of “Alcoholic Beverage Establishment”**. DeBry inquired whether the Commission's interpretation of “Alcoholic Beverage Establishment” would be broad enough to cover the production (fermentation) of alcohol being an outright permitted use in the C-1 zone. The City had been approached about locating a fermentation business with a wine tasting room in a building in the downtown area on NW Commercial Street. She thought it desirable for such an establishment downtown. Lehnert noted retail sales and services were a permitted use already, so the question was whether fermentation would be outright permitted or a conditional use. Braukman had some concern about large trucks in the downtown area as did King, but agreed the grocery store, hardware store, and restaurant all have large truck deliveries. All commissioners liked the idea and agreed the “Alcoholic Beverage Establishment” definition broad enough to allow this type of business as a permitted use in C-1 zone.

8. **STAFF REPORTS** DeBry informed the Commission there had been feedback on the new code, particularly with the lot size requirement for single family detached dwellings in the R-2.5 zone being 4,000 square feet minimum per unit. Since duplexes required a lesser minimum of 2,500 square feet per unit, Cottage Point had created duplexes out of single family homes by adding a covered walkway between two homes. DeBry suggested R-5 and R-7.5 zones remain at 4,000 minimum square feet per unit but the R-2.5 zone be changed to 2,500 square feet minimum per unit for single family dwellings. Braukman was concerned about lot coverage. DeBry said the existing code already regulated coverage to 65% and King mentioned Design Review as another chance to address that. DeBry thought regulating by coverage might be a better way to address this and asked if the Commission would be open to this idea. DeBry said the City would work on a change to bring back to the Commission for approval. Nunnenkamp thought there were enough tools in place to keep builders in check.

Braukman inquired about the Code Books being updated and returned. DeBry discussed with the Commissioners the idea of electronic packets as well as electronic code books on either laptops or notebooks supplied by the City. She noted this idea would be presented to City Council at the next meeting. King inquired how he would make notations. DeBry let the Commission know the programs typically have the ability for sticky notes and the City would provide a training session. Braukman inquired about payback time on such a purchase. DeBry thought it would take about 15 months for City Council to pay for their electronic devices against the cost of paper for packets, and Planning Commission would probably take about 2 years. Nunnenkamp thought it would be a great idea. DeBry said a decision would be available by the next Planning Commission meeting.

9. **COMMISSION REPORTS**

A. **NW Glencoe Road Interchange Area Master Plan Committee.** Since the group had not met recently, King requested this committee be removed from the Planning Commission agenda until further notice.

B. **Parks Advisory Committee (PAC).** LaBonte shared that the Parks Advisory Committee discussed the master plan for Jessie Mays Community Hall. The group came up with ideas for a water feature, expansion of the building, and outside bathrooms. King related he hoped NW 309th had not been part of the discussion. LaBonte said it had been discussed but the group was just brainstorming ideas at that time. DeBry said the City hoped to get an intern to help with the planning and expected to have a concrete plan in place in a year or so. Nunnenkamp asked the Committee to consider playground equipment for smaller children.

Hagar requested a correction of his work number on the Planning Commission 2012 list. Low requested a change of his cell and home number on the same list. Nunnenkamp's original appointment date needed to be confirmed.

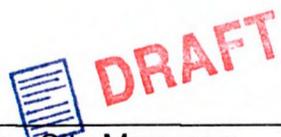
10. **ADJOURNMENT.** King adjourned the meeting at 8:15 pm and reminded the Commission the next meeting would be May 9, 2012.

Submitted by:



Pamela L. Smith, Clerical Assistant

Reviewed and Edited by:



Martha DeBry, City Manager

Minutes Approved: _____



Oregon

John A. Kitzhaber, M.D., Governor

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March 30, 2012

Angie Lehnert
City of North Plains
31360 NW Commercial Street
North Plains, OR 97133

SENT VIA E-MAIL



Re: Proposed Plan Amendment (Local File No. CPA-12-004; DLCD File No. PAPA 001-12)

Dear Angie,

Thank you for the opportunity to comment on the City's proposed Comprehensive Plan Amendment to adopt the Community Trails Plan as an appendix to the North Plains Parks Plan. You are to be commended for your progressive trail planning and your desire to create a more pedestrian and bike friendly city, however, we do have some concerns which are further outlined below. Please enter these comments into the record for this plan amendment and the proceedings of the April 11, 2012 Planning Commission hearing.

After reviewing the proposed amendment, it appears that although the city is adopting a Community Trails Plan as an appendix to the North Plains Parks Plan, the trails plan proposes many on-street and trail improvements that also belong under the bike and pedestrian element of the city's Transportation System Plan (TSP). In addition, the city may be inadvertently creating a problem if the trails plan in any way conflicts with the TSP. We recommend that the city consider including the Community Trails Plan as an appendix to the TSP and make the necessary adjustments and edits to the TSP and/or the Trails Plan such that they are consistent with one another.

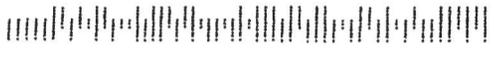
Please feel free to contact me if you have any further questions or concerns.

Best Regards,

Anne Debbaut | Metro Regional Representative

cc: Martha DeBry, City Manager (*email*)
Marah Danielson, ODOT, Region 1 (*email*)
Rob Hallyburton, Gary Fish, Matt Crall, DLCD (*email*)

City of North
31360 NW Cor
North Plains, OR 97133



DEPT OF
MAY 29 2012
LAND CONSERVATION
AND DEVELOPMENT

ATTN: Plan Amendment Specialist
DLCD
635 Capitol Street NE, Suite 150
Salem OR, 97301-2540