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# AMITY OREGON

## PLANNING ATLAS

A BACKGROUND DOCUMENT FOR THE AMITY  
COMPREHENSIVE LAND USE  
PLAN  
MAY: 1979

for Wall's addition  
July 18<sup>th</sup> 1865  
1865

1/4 SEC. 36, T. 37N., R. 12E., S. 111127  
1/4 SEC. 36 (NW 1/4) T. 37N., R. 12E., S. 111127

First (1<sup>st</sup>) Street

2	1	2	1
3	4	3	4
6	5	6	5
7	8	7	8
10	9	10	9

Second (2<sup>nd</sup>) Street

2	1	2	1
3	4	3	4
6	5	6	5
7	8	7	8
10	9	10	9
11	12	11	12

Third (3<sup>rd</sup>) Street

2	1	2	1
3	4	3	4
6	5	6	5
7	8	7	8
10	9	10	9

Fourth (4<sup>th</sup>) Street

2	1	2	1
3	4	3	4
6	5	6	5
7	8	7	8
10	9	10	9

Fifth (5<sup>th</sup>) Street

2	1	2	1
3	4	3	4
6	5	6	5
7	8	7	8
10	9	10	9

Sixth (6<sup>th</sup>) Street

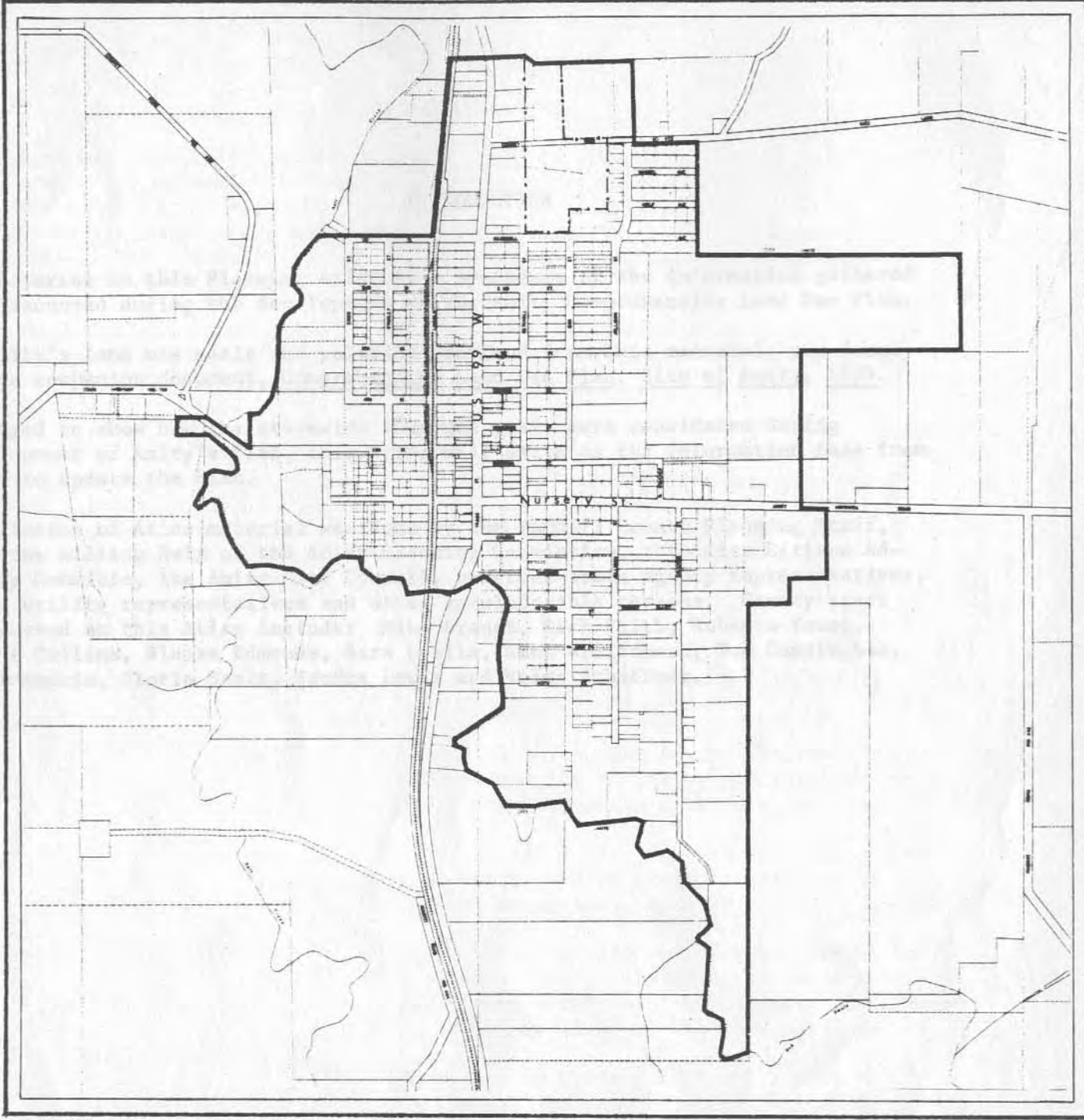
2	1	2	1
3	4	3	4
6	5	6	5
7	8	7	8
10	9	10	9

Grade Street

(A) Plat of the Town of Amity in Yamhill  
County, Oregon  
(Filed for record February 9, 1859)



Amity, Oregon  
1859



# AMITY



Urban Growth Boundary



City Limits



North

1.2"-1/4 mi.



Scale: 1" = 1085'

## INTRODUCTION

The material in this Planning Atlas is a synthesis of the information gathered and discussed during the development of the Amity Comprehensive Land Use Plan.

The City's land use goals and policies, derived from this material, are found in the companion document, Comprehensive Land Use Plan: City of Amity, 1979.

Arranged to show how the statewide land use goals were considered during development of Amity's Plan, this Atlas will serve as the information base from which to update the Plan.

Compilation of Atlas material was done by the Yamhill County Planning Staff, with the willing help of the Amity Planning Commission, the Amity Citizen Advisory Committee, the Amity City Council, numerous state agency representatives, local utility representatives and other knowledgeable persons. County staff who worked on this Atlas include: Mike Brandt, Rich Faith, Roberta Young, Maggie Collins, Blaise Edmonds, Sara Leslie, Gene Williamson, Tom Cunningham, Dee McKenzie, Gloria Banks, Sandra Lewis and Velma Schaffner.

The preparation of this document was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended. May, 1979, Yamhill County Planning Department.

## AGRICULTURAL LANDS

Agricultural lands comprise a significant portion of the Amity planning area. Approximately 119 acres, or 31 percent of the City's land area, are utilized for agricultural purposes. These agricultural lands are generally composed of S.C.S. Agricultural Capability Class II and III soils. The numerical classifications indicate progressively greater limitations and narrower choices for farm use.

The principal crops grown in the area include several grains, and alfalfa and grass for hay. In the hilly areas adjacent to the City orchards are an important agricultural resource.

### Soils

The Soil Conservation Service, of the U.S. Department of Agriculture, has soil resource data for the Amity area. This information is useful in land use planning and community development. Each soil is rated according to its limitation for building and development sites, and also classified as to its agricultural capability.

### Definitions

**Agricultural Land Capability:** Class II soils have moderate limitations that restrict their use.

Class III soils have severe limitations that reduce the choice of plants, require special conservation practices, or both.

Class IV soils have very severe limitations that reduce the choice of plants, require careful management, or both.

Class VI soils have very severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland or wildlife habitat.

There are no Class I or V soils present in the Amity area.

**Building Site Limitations:** The ratings and limitations are for houses and other buildings that are no more than three stories high. The kind of sewage system is not considered in the evaluation of sites for residences.

Soils that have slight limitations for use as building sites for residences have slopes of less than 12 percent, are well drained or moderately well drained, and are not subject to flooding. Hard rock is at a depth of more than 40 inches.

Soils that have moderate limitations for this use are somewhat poorly drained and are not subject to flooding. They have a seasonal high water table, fair stability, or moderate shrink-swell potential in the subsoil. They have slopes of 12 to 20 percent. Moderately rated soils have limitations that normally can be overcome with planning, careful design and good management.

Soils that have severe limitations for this use are poorly drained or are subject to flooding. They have poor stability, high shrink-swell potential, low shear strength, or high slide hazard. They have slopes of more than 20 percent. A severe rating indicates that the particular use of the soil is doubtful and careful planning and above-average design and management are required to overcome the soil limitations.

There are twelve soil types in the Amity planning area. Their locations are shown in Map 2. The important properties and limitations of each soil type are listed in Table 1 to serve as a guide for determining building suitability on the basis of soil characteristics.

#### Summary

Nearly 98 percent of the Amity planning area is in Class II through IV soils which are considered to be potentially suitable for agricultural use. However, this agriculturally suitable land is generally favorable for building sites and is either being used presently for urban purposes or has been determined to be necessary for the future urbanization of the City to the year 2000. Until such times as these lands are needed, agriculture can serve as an interim land use within the Amity Urban Growth Boundary.

Some of these soils have certain limitations for residential development, as noted above. Applicants for building permits, within areas rated as moderate or severe, should be directed to the Soil Conservation Service of Yamhill County for additional information regarding soil management and land use.

Table 1

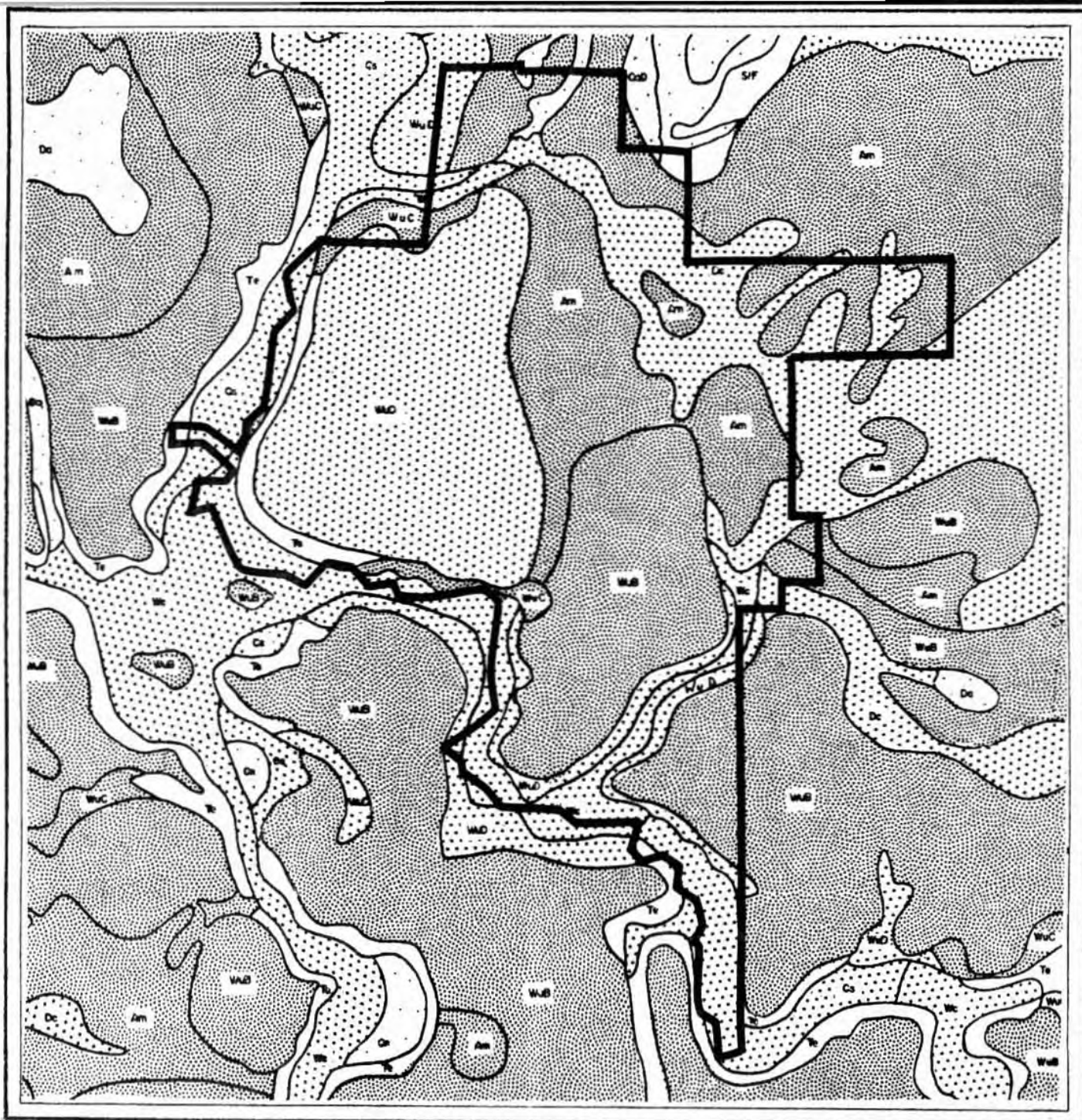
CITY OF AMITY  
SOIL FACT SHEET

Name	Percent Slope	Agricultural Land Capability Class	Building Site Limitations	Specific Limiting Factors	Percent of Planning Area	Existing Land Use
Woodburn Silt Loam WuD	12-20	IIIe	Moderate	Slope and slow permeability	30%	Urban and Agriculture
Amity Silt Loam Am	0-2	IIw	Moderate	Seasonal high water table and poor drainage	24%	Residential and Agricultural
Woodburn Silt Loam WuB	0-7	IIw	Slight	None	19%	Residential, Agriculture and Public
Dayton Silt Loam Thick Surface Dc	0-2	IIIw	Severe	Poor drainage and seasonal high water table	11%	Residential, Agriculture and Public
Wapato Silty Clay Loam Wc	0-3	IIIw	Severe	High water table and flood hazard	6%	Agriculture
Cove Silty Clay Loam Cs	0-2	IIIw	Severe	High shrink-swell potential, low shear strength, poor drainage, flood hazard	4%	Agriculture
Woodburn Silt Loam WuC	7-12	IIf	Slight	None	3%	Agriculture, school and Residential
Terrace escarpments Te	20-40	IVe	Severe	Slope, and high slide hazard	2%	Agriculture
Dayton Silt Loam Da	0-2	IVw	Severe	Poor drainage and high seasonal water table	1%	Agriculture and Residential
Panther Silty Clay Loam	4-20	VIw	Severe	Slope, high slide hazard, and a high shrink-swell potential	1%	Residential
Carlton Silt Loam CaD	12-20	Ive	Moderate	Slope	1%	Agriculture and Residential
Steiner Silty Clay Loam Std	5-20	Ive	Moderate	Slope and shallow soil	1%	Residential

Sources: Soil Survey of Yamhill Area, Oregon; U.S. Dept. of Agriculture, Soil Conservation Service; January, 1974.  
Yamhill County Planning Department, 1978.

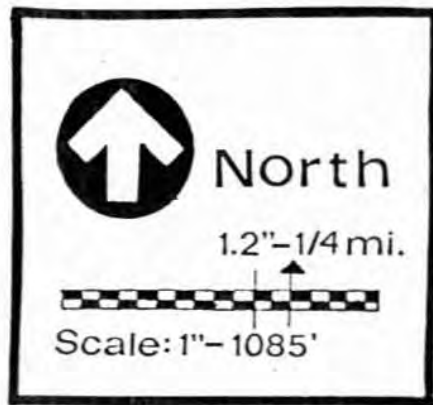
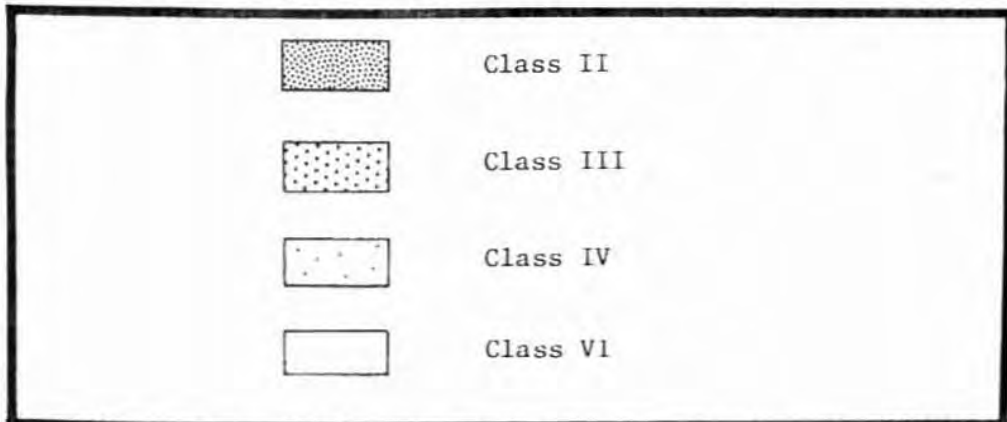
## FOREST LANDS

There are no forest lands in the City of Amity or its immediate environs. Wooded areas exist along Ash Swale and Salt Creek. These areas primarily serve as open space and wildlife and fisheries habitat areas.



# AMITY

# SOILS





OPEN SPACES, SCENIC and HISTORIC AREAS  
AND NATURAL RESOURCES

Open Space and Scenic Views

There are several areas within the planning area which are desirable to preserve as open spaces. Agricultural lands throughout the City and undeveloped and wooded lands near the major drainages are the most notable of these. However, because these areas are within the City, they constitute urban land. As a rural community, Amity is surrounded by scenic farm land and other open spaces which add to the pastoral environment of the City.

Within the community are found significant areas of floodway and flood fringe which offer open space potential. These areas make possible a wide range of uses and functions for land that is normally considered impractical and unwise for urban development. For example, when left in a natural state such areas can be a visual asset to the City. They can serve as a wildlife refuge for fish, birds and small animals and they can serve as an open space buffer between areas of urban development. Recreational opportunities such as bicycle and pedestrian paths can also be provided in such areas. The natural vegetation, including the stands of trees, often found in these flood prone areas further enhances open space potential.

Other existing uses which provide open space in Amity include park lands, vacant lots and schools. Scenic views are offered by the various historic structures in the community and by the Amity and Eola Hills to the east of the City and the Coast Range mountains to the west of the City.

Mineral and Aggregate Resources

There is no existing quarrying activity in the Amity planning area at this time. An inventory of mineral and aggregate resources for Yamhill County is scheduled to be completed in 1979 by the Department of Geology and Mineral Industries. Until this study is done there is little information as to potential sources and sites.

Source: Oregon Department of Geology and Mineral Industries.

Energy Resources

Very little data has been collected to establish the importance of local energy sources within the planning area. Solar energy is a feasible source in this area and is presently utilized in various parts of the County. Wind power is another source that has not been explored much. This source of energy is very site specific in this area and very little data on wind exists for the County. Woodburning for heating purposes is used in the Amity area and is the most common form of energy use derived from local sources. Although there is a fair amount of surface water in the planning area, hydro-power is not currently utilized mainly due to the volume and fluctuation in water levels.

Source: Yamhill County Energy Office, 1978.

## Fish and Wildlife Resources

Aquatic resources in this community are confined to Salt Creek and Ash Swale. Both of these streams are meandering and slow-moving. During the summer months, low-head dams are placed in the streams creating slack-water impoundments.

Fish species associated with this type of habitat include warm-water game fish; specifically: largemouth bass, black and white crappie, bluegill, and brown bullhead catfish. Nongame species found in Salt Creek and Ash Swale include: carp, largescale sucker, peamouth chup, redbside shiner, northern squawfish, and sculpin. Cutthroat trout from the South Yamhill River move into Salt Creek and Ash Swale during the fall and winter months to spawn in tributaries further up in the system. Some cutthroat may remain in these areas until water temperatures become unfavorable in the summer.

Small animals, including raccoon, opossum, and rabbit, inhabit the riparian edges of waterways in the planning area. These species are also found in areas where sufficient vegetative cover exists.

Numerous small birds and several gamebirds, such as pheasant, quail, dove and partridge are known to inhabit the planning area. These are most commonly found in open space areas which offer some protective vegetation. Due to Amity's location within a major migratory flyway, several waterfowl varieties inhabit the area during the winter months.

Source: Oregon Department of Fish and Wildlife.

## Water Resources

There are primarily three water courses that affect the City of Amity; Salt Creek, Ash Swale and the South Yamhill River. Salt Creek, a meandering tributary of the South Yamhill River, forms the western border of the City. Ash Swale forms a portion of the southern City border. Both watercourses are utilized by the farmers in the area for irrigation purposes. To what extent these water-courses are used for recreation is not known.

The South Yamhill River is the other water-course that affects the planning area. Although the river is over two miles west of the City, it is utilized for municipal supply and provides area residents with an additional recreational opportunity.

Groundwater is also of significant importance to the planning area. Groundwater appears in varying quantities within the study area. West and northwest of the city yields are the highest with a few wells reporting as high as 230 gallons per minute. The City of Amity maintains three wells in this area. The remainder of the study area supports well yields in the 1-40 gallons per minute range, insufficient for municipal demands. The Eola Hills to the east contain variously sized springs. Amity has developed two spring areas, Matthew and Breeding, to supplement their well production. The City owns a secondary right to Matthew spring and has faced potential production problems there with the encroachment of rural residential development. It is believed that wells drilled in the area known as Eola Crest might interfere with the spring production. However, at this point this is conjecture and further investigation would be required to validate these findings.

Source: Gene Williamson, Yamhill County Watermaster, 1978.

## Historical and Cultural Resources

Amity has perhaps one of the most unique histories of all communities in Yamhill County. In 1849, a traveler on his way to the gold fields in California was encouraged to stay in Amity to teach school. The traveler, Ahio Watt, consented on the condition that a long ensuing dispute over the selection of a school site be quickly settled. After the school building was constructed, Watt named the school and adjoining log house Amity, which means friendship. This name was chosen by Watt to commemorate the unified efforts of the community during the construction of the school.

In 1856, a man named Jerome Walling, bought 40 acres near the school-house and platted the townsite on this land. This original town plat was recorded February 9, 1859. Six years later, another man by the name of Joseph Watt platted an area west of the original plat, thus greatly enlarging the size of the town. Due to the non-alignment of the streets in the two plats, Amity has a disjointed street pattern.

Amity was incorporated on October 19, 1880. At that time there were 215 people in the town. Since the time of incorporation, Amity began to experience substantial growth. Being located in the middle of rich, fertile farmland, Amity's economy was greatly dependent upon local agriculture. Hops and wheat were the main crops produced and there was also a substantial number of fruit orchards.

By 1894, the town of Amity has nearly doubled in size. Businesses in the community included a steampowered flour mill, a large nursery, a hotel, a threshing machine business, warehouses, grain elevators, and a train depot. Rail tracks, first laid for the community in 1879 by the West Side Railroad and later becoming part of Southern Pacific, connected the City with Portland and the larger valley towns. Two freight trains and one passenger train passed through the community daily. Evidence of Amity's unique heritage is evident in the community today. In the statewide inventory of historic sites and structures, the following are included in the register:

Baptist Church  
Sixth Street, 1862, 1907

Wm. Brown House  
Oak and Nursery Streets, 1887

Wm. Buffum House  
507 Nursery Streets, 1872

Buffum Stage House  
6th and Trade Streets, 1875

Boyd-Judy House  
1303 Goucher Street, 1875

Watt House  
302 Trade Street, N.D.

Other possible sites and buildings that have significance should be identified and preserved. Under certain conditions, sites and buildings on the Federal register can be subject to federal assistance for preservation.

Sources: Old Yamhill: The Early History of its Towns and Cities;  
Yamhill County Historical Society, 1976.  
State Historic Preservation Office, Department of Transportation,  
Parks and Recreation Branch

## AIR, WATER AND LAND RESOURCES QUALITY

### Climate

Amity is located in the southeastern corner of Yamhill County. It is six miles south of McMinnville and 18 miles northwest of Salem, near the eastern foothills of the Coast Range. Because of a shielding effect from the Coastal Range to the west, weather characteristics are that of a modified Marine West Coast climate, with mild winters and generally dry summers. Precipitation averages about 42 inches per year with less than 20 percent in the form of snow or sleet. Approximately three-quarters of the precipitation falls from November through March. The monthly temperature mean is 52.1°F. Daily temperatures in January ranges from 31° to 44° F, and in July the range is from 48° to 83°F. Humidity values are not available locally; however, for Portland, January's average 81% and July's is 66%. There is an average growing season of 170 days based on last occurrence in spring and first occurrence in fall of a temperature of 32° F.

Source: U.S. Department of Commerce, Weather Bureau.

### Geology

The Amity area is predominantly characterized by alluvial deposits of Willamette Silt. This surficial deposit ranges in thickness up to 75 feet in places and overlies the Troutdale Formation. The Willamette Silt has relatively high porosity and consists of mixed bedded silts and fine sands.

Deposits of more recent Young Alluvium are also present in the Amity area. Alternating layers of sand and gravel, blanketed by floodplain silts comprise the Young Alluvium deposits.

### Topography

The terrain within the Amity Urban Growth Boundary is generally flat. Elevations range from between 110 to 120 feet along Ash Swale and Salt Creek, to over 170 feet at the base of the Amity Hills. The predominant elevation is about 160 feet. Slopes range from 0 to 5 percent throughout most of the Amity area, to over 20 percent near drainages. Only about 5 percent of the total area has greater than a 15 percent slope. The major drainages are Salt Creek, which forms the western City boundary, and Ash Swale which forms the southern City boundary.

### Water Quality

Water quality within Amity's waterways is generally good. The creeks exhibit no major pollution problems; however, water quality is reduced by soil erosion, urban storm runoff, and seepage by chemical fertilizers and pesticides from nearby agricultural lands. Water quality is supervised by the Oregon Department of Environmental Quality.

### Air Quality

Air quality standards have been adopted by the Federal and State Government to protect the health and public welfare from known adverse effects of air pollution. There are two divisions within the standards, primary

and secondary. The primary standards are to protect the public health and the secondary standards are to protect the public from effects such as visibility reduction, soiling, nuisance and other forms of damage. McMinnville has the nearest air monitoring station and its air quality is well within the Federal and State standards. It can be safely assumed that the air quality of Amity is very similar to the quality that would occur naturally.

Due to topographic and meteorological conditions, this area, as well as the entire Willamette Valley, experiences temperature inversions. Basically, inversions prevent the rising of air currents, thus trapping them near the ground; and by preventing airborne materials from escaping, inversions cause air pollution. Without careful observation and monitoring of air pollutant sources in this area, there is a potential for serious short term pollutant problems to occur.

During certain periods of the year local agricultural activity, particularly open field burning and tilling, generates suspended particulate matter, which, for a period of time can reduce visibility and be quite irritating. It also can be hazardous to people suffering from respiratory illnesses. Overall, though, the local agricultural pollutant contribution is rather insignificant.

Activities in the Amity Planning Area that monitor their emissions for the Department of Environmental Quality are Burlingham-Meeker and the Amity Co-Op.

## NATURAL HAZARDS

The identifiable natural hazards found in the Amity area are due to flooding, soil hazards, and steep slopes. Approximately 24 percent of the planning area is subject to one or more of these natural hazards. Although some of these areas are presently developed, agriculture and open space are the primary land use. All of this land area has severe building limitations and should be extensively evaluated to adequately plan for future growth.

### Flood Plains

Flood plains are those areas which are dry during some seasons of the year, but may be covered with water when heavy rain, melting snow, or other conditions cause adjacent rivers, streams, or lakes to overflow their banks. The determination of the extent of this overflow is the first consideration in planning for the use and control of such areas. A flood hazard area of Amity has been mapped for the National Flood Insurance Administration. By 1980, this map should be refined to include precise elevations and flood insurance rates. Until that time the "Special Flood Hazard Area Map" should serve as the official flood hazard map for the Amity area.

The flood hazard area, within Amity's Urban Growth Boundary, occupies approximately 12 percent of the land. Most of this is in agricultural or open space use at the present time. Any use of flood hazard areas should be carefully evaluated before future development is allowed to occur.

### Soil Hazards

Of the 12 soil types present within the Amity planning area, 2 soils, occupying approximately 22 percent of the land, are in the category of "slight building limitations". These soils present little or no problems for residential development. Of the remaining 10 soil types, 4 soils, occupying about 54 percent of the land, are in the "moderate" category and 6 soils, occupying 24 percent of the land, are in the "severe" category. Approximately 12 percent of the lands with severe building limitations are in flood hazard areas, leaving about 12 percent of the land limited by other soil characteristics.

Soil characteristics which impose severe building limitations on approximately 12 percent of the Amity land area include seasonal high water table; high shrink-swell potential; poor drainage; slow permeability; low shear strength; excessive slope; and landslide problems.

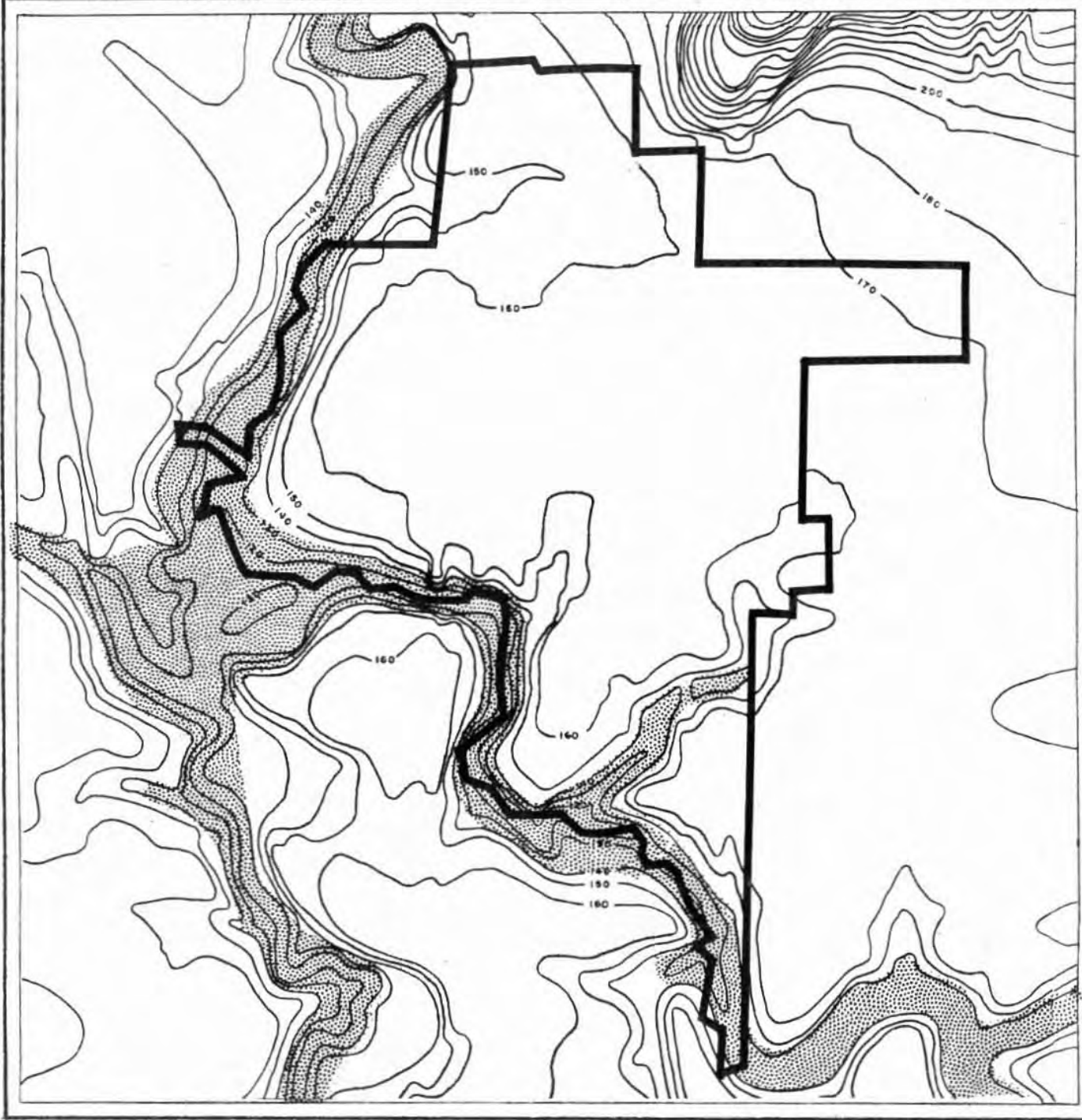
### Steep Slopes

The steepest slopes are found near Salt Creek and Ash Swale. Slopes in excess of 20 percent can be found in both of these areas. Steep slopes, while not necessarily a hazard themselves, are a factor to be considered when combined with other hazards. Soils which have been identified as being slide prone present a higher risk of sliding as the degree or percentage of slope increases.

Building on steep slopes has implications not only in terms of public safety but of economics as well. As the percentage of slope increases, there is an increase in the cost of the home. This is especially significant in today's housing market in which an increasing number of people can no longer afford to purchase a single-family home. Design and construction costs must be taken into account when building on steep slopes.

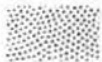
Source: Yamhill County Planning Department, 1978.





# AMITY

# TOPOGRAPHY



FLOOD HAZARD AREA (100 yr. flood plain line)

Contour lines measured in feet above sea level

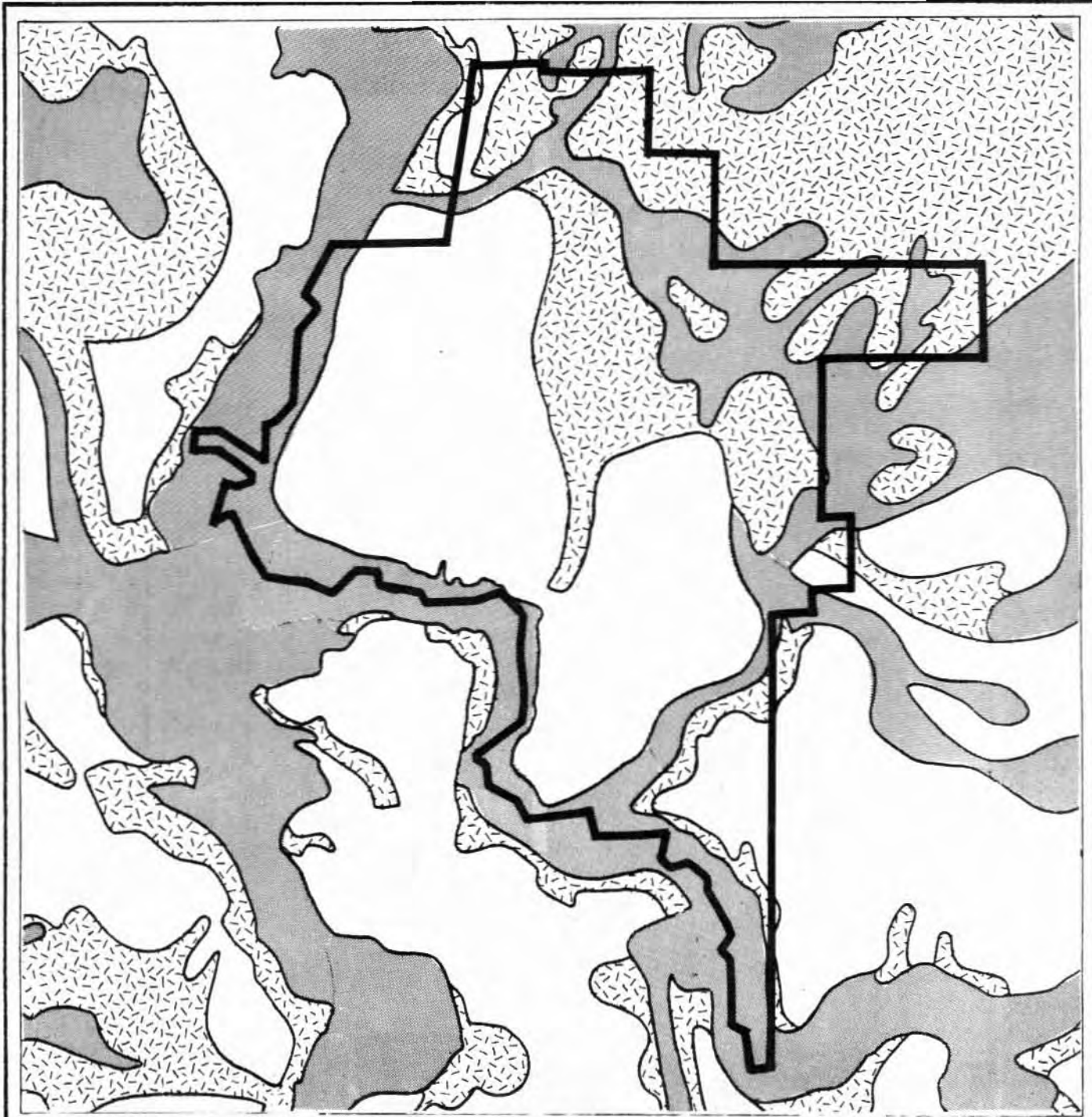


North




1.2"-1/4 mi.




Scale: 1"-1085'




# 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>



**North**

1.2" = 1/4 mi.



Scale: 1" = 1085'

## RECREATION

Amity currently has two city parks. One park, located between Nursery and Church, and Trade and Getchell Streets, contains approximately 1.35 acres. It serves primarily as a town square and a softball field. The Amity City Park is located between Fourth and Fifth streets, two blocks west of Trade Street. Playground equipment, softball and basketball facilities, and picnic facilities are all available in this 6.26 acre park. Athletic fields around the high school are also available for recreational use.

There are no county or state parks in the immediate vicinity of Amity. Maude Williamson State Park is located approximately eight miles east of the City. North of the City, about four miles, is the Bayou Golf Course which is open to the public.

According to standards released by the Parks and Recreation Branch of the Oregon Department of Transportation, a city-wide park should be 2.5 acres per 1,000 people. With an estimated 1977 population of 1,030, Amity's 7.61 acres of park land satisfies this standard. In addition, there is sufficient park land to meet the needs of the City's projected population to the year 2000.

Should the City desire to acquire and develop additional park and recreation facilities there are primarily three funding alternatives available to it. The City can either: 1) seek outside agency funding; 2) seek local methods of funding through levies, taxes, or other resources; and 3) require additional park lands in future subdivisions.

### 1. Outside Agency Funding

Yamhill County annually receives Heritage Conservation and Recreation Services (H.C.R.S.) funds to be used for park and recreation projects. These funds are available to local municipalities on a competitive basis. The City of Amity also has available to it a portion of the County's share of state gas tax monies to be used for the construction and maintenance of bicycle paths. This could also serve as a worthwhile recreational project for the City.

### 2. Local Measures

Given that the City has sufficient park lands to meet the needs of its present and future population, special tax levies for the acquisition of additional park and/or recreational facilities would not seem to be a likely funding source in the foreseeable future.

### 3. Revised Subdivision Ordinance

The City may find its best opportunity for setting aside additional park space through a revised subdivision ordinance.

Source: Yamhill County Planning Department, 1978.

## ECONOMY OF THE CITY

Although it has some manufacturing and wholesale businesses, Amity serves primarily as a retail and service center for those living and working in the immediate area. The City enjoys a moderately diversified economy with a variety of employment opportunities.

Occupational characteristics of the household principal wage earners in Amity were derived from a 1976 community attitude survey. The results of the survey were as follows:

Retired	37%
Other Blue Collar	19
Construction	12
Lumber Industry	8
Clerical/Retail	6
Agriculture	3
Other White Collar	3
Unemployed	2

As depicted in the above graph, retired people constitute the greatest percentage of household principal wage earners in Amity. In the employed category, other blue collar jobs, construction and the lumber industry are the predominant occupation categories. Of the total principal wage earners working outside the City, 36% were employed in McMinnville and the remaining 51% were employed in other areas.

Median family income for households in Amity can be derived from a housing survey conducted by the Mid-Willamette Valley Council of Governments in 1976. The information from the survey revealed that the City's median family income was \$8,538. The figure ranked well below both the County and state median family incomes, which were \$12,872 and \$13,750 respectively.

The commercial area in Amity is located along the major transportation corridor in the City, Trade Street (Highway 99W). The commercial core is unevenly developed with vacant buildings and lots located throughout. Approximately one-half of the existing businesses in Amity are in good physical condition; and the remaining commercial and industrial structures are divided equally into fair and poor conditions.

The present commercial core appears to be inadequate to meet the needs of the community to the year 2000. The core will need substantial upgrading as well as a greater variety of available services to attract area shoppers to the City.

Manufacturing and wholesale-trade establishments comprise Amity's industrial sector. This industrial development is basic; that is, the goods and services are exported out of the community. Approximately 32 percent of the City's work force is employed in this basic industrial sector. The primary service area is Yamhill County, with limited distribution throughout the state.

Through the community survey, which was conducted in 1977, the following attitudes concerning Amity's economy were revealed:

- 62% of respondents feel that Amity should be a bedroom community,
- 36% of respondents encourage and 33% discourage Amity as a retiree community,
- 62% of respondents desire employment for the residents within the City,
- 65% of respondents feel the City should encourage light industry,
- 61% of respondents feel the City should discourage heavy industry,
- 34% of respondents see a need for new non-industrial employment opportunities,
- 65% of respondents shop in McMinnville, 11% shop in Amity and 14% shop in Salem.

Source: Yamhill County Planning Department, 1978.

Through an evaluation of the work force and the commercial and industrial uses of a community, the health of the local economy can be determined. In Amity, the economy is mainly based in retail trade and services. The retail sector employs 17 percent of the local work force and the service sector employs 40 percent of the local work force.

The following tables depict a comparative profile of the percentage of total work force and business establishments for seven small cities in the County.

Table 2                      Comparative Profile  
Percentage of Total Business Establishments  
Within Various Industrial Categories

	Amity	Carlton	Dayton	Lafayette	Sheridan	Willamina	Yamhill
Agriculture, Forestry, and Fishing	-	3	-	-	-	-	-
Mining	-	-	4	-	-	-	-
Construction	4	-	-	4	-	4	-
Manufacturing	8	3	4	13	4	6	-
Transportation and Public Utilities	4	3	4	9	10	9	11
Wholesale Trade	8	6	-	-	3	2	-
Retail Trade	50	44	48	48	47	34	44
Finance, Insurance, and Real Estate	8	6	7	4	9	6	11
Services	15	32	33	17	25	34	21
Public Administration	4	3	4	4	1	4	6
Totals	100%						

Note: Columns may not add up to 100% due to rounding of decimal figures.

Source: Economic Profiles of Yamhill County's Small Cities;  
Yamhill County Planning Department, November, 1978.

Table 3

Comparative Profile  
Percentage of Total Work Force Within  
Various Industrial Categories

	Amity	Carlton	Dayton	Lafayette	Sheridan	Willamina	Yamhill
Agriculture, Forestry, and Fishing	-	3	-	-	-	-	-
Mining	-	-	4	-	-	-	-
Construction	1	-	-	5	-	4	-
Manufacturing	23	35	1	18	26	3	-
Transportation and Public Utilities	2	1	3	21	13	4	3
Wholesale Trade	9	16	-	-	2	4	-
Retail Trade	17	19	21	40	25	23	22
Finance, Insurance, and Real Estate	4	4	5	4	5	5	5
Services	40	23	59	4	25	49	68
Public Administration	5	5	8	8	4	8	3
Totals	100%						

Note: Columns may not add up to 100% due to rounding of decimal figures.

Source: Economic Profiles of Yamhill County's Small Cities;  
Yamhill County Planning Department, November, 1978.

POPULATION AND HOUSING

Population

Except for the decade between 1950 and 1960, Amity's population has steadily increased. As shown in Table 4, the City experienced a 7.6 percent decrease in population during the 1950's. This trend was dramatically reversed in the following decade. Since 1970, population growth has fluctuated markedly.

Table 4 Population Trends  
1940-1977

<u>Year</u>	<u>Population</u>	<u>Percent Change</u>
1940	545	--
1950	672	+23.3
1960	621	- 7.6
1970	708	+14.0
1977	1,030	+45.4

Source: Decennial Census Data and Center for Population Research and Census, Population Estimates.

Comparatively, the City's rate of population growth has greatly exceeded that of the County as a whole. For example, from 1967 to 1977 Amity's growth rate was 45.4 percent compared to the County's rate of 17.4 percent.

The population increases that occurred since 1960 can mainly be attributed to net migration rather than natural increase. Although these statistics are not available for the City, County trends serve as a good indication of Amity's components of population change. These are shown in Table 5. It is believed that immigration will continue as the major contributor to future population growth in the County, and the City of Amity.

Table 5 Population Components of Change  
Yamhill County 1950-1977

	Net Population Change	Natural Increase		Migration	
		Net Increase	Percent Change	Net Migration	Percent Change
1950-1960	-1,115	3,745	+11.2	-4,860	-14.5
1960-1970	7,844	1,677	+ 5.2	6,167	+19.0
1970-1977	6,987	1,877	+ 4.7	5,110	+12.7

Source: Derived from Vital Statistics Data, Oregon State Health Division.

Amity is projected to experience continued population increases to the year 2000. Population projection figures, prepared by the Yamhill County



Planning Department for the City, estimate there will be an additional 448 persons living in Amity by the year 2000. This represents a 43 percent increase over the estimated existing population of 1,030. Table 6 shows population projections for the City of Amity.

Year	Population	Percent Increase
Existing (1978)	1,030	---
1980	1,137	10.3
1985	1,239	9.0
1990	1,320	6.5
1995	1,406	6.5
2000	1,478	5.1

Source: Yamhill County Planning Department, 1978.

Age distribution is an important factor to consider when planning the future of a community. The needs of a community can be more easily determined if the age composition is known. For example, a large proportion of school age children might direct emphasis on education or recreation; a high proportion of young adults could point to the need for increasing job opportunities; or a substantial number of elderly people would mean that emphasis should be placed on meeting the needs of senior citizens,

Age composition data is available for the incorporated cities in Yamhill County through a housing survey taken in 1976 by the Mid Willamette Valley Council of Governments. The data, as shown in Table 7, indicate that Amity has a significantly high percentage of retirement age persons (65 years and older), while the proportion of 7 to 15 year old children is rather low.

<u>Age Group</u>	<u>Number of Persons</u>	<u>Percentage of Total Population</u>
0-6	127	13.1
7-15	136	14.0
16-59	353	36.4
60-64	91	9.4
65+	263	27.1

Source: Derived from 1976 Mid Willamette Valley Council of Government Housing Survey.

Educational levels of a city's population is reflected in the composition of the work force as well as per capita income. There are no statistics concerning education for the small cities in the County; however, it could be assessed that the City's educational levels would be comparable to the County's. Over a five year average of 9th grade enrollments, 76.4% graduated from high school. According to the 1970 census 24.3% of the adult county population did not finish high school.

## Housing

The housing needs of a city change with the population and economic trends; and, a balance must be achieved in order to fulfill the needs of the community residents.

From a housing survey conducted by the Yamhill County Planning Department in October 1978, Amity has 404 total housing units in the planning area. Of this total, 311 (77%) are single family units, 65 (16%) are mobile homes, and 28 (7%) are multiple family units. In comparing housing types by percentage with 1970 figures, the proportions have changed substantially. The percentage of single family units is presently 10 percent lower than it was in 1970, and the percentage of multiple units have nearly doubled, as is the case with mobile homes. This points to an improvement of housing diversification within the community.

Availability of housing in Amity was determined through the use of the Community Attitude Survey which was conducted in 1977. In regards to the choice of housing available to new residents, 42 percent felt there was little choice and 18 percent felt there was no choice. In determining the kind of housing needed in the community, the following results were obtained:

Homes to buy under \$30,000	40%
Homes to rent	33
Homes to buy from \$30,000-\$40,000	29
Apartments	22
Duplexes	17
Mobile Homes	15

\*Figures depict multiple choices

Citizens were asked what their reaction would be in allowing mobile homes as a viable housing alternative. Fifty-seven percent responded that mobile home parks should be allowed with high standards regarding site design.

## Housing Trends

Amity's housing stock has increased by about 66 percent since 1970. As shown in Table 8, the majority of new housing added during this period has been single-family units. Mobile homes have shown the greatest proliferation, in terms of individual percentage increase, having increased six-fold over the past eight years. However, mobile home placements account for only 35 percent of the new housing stock since 1970.

Appendix A

BUREAU OF CENSUS HOUSING CRITERIA

Rating and Exterior Condition

- A. Not Defective
  - 1. New or excellent
  
- B. Slightly Defective
  - 1. Slight damage to porch or steps
  - 2. Small cracks in walls, plater or chimney
  - 3. Broken gutters or downspouts
  - 4. Lack of paint
  
- C. Intermediately Defective: one or more intermediate defects; five or more defects
  - 1. Holes in walls
  - 2. Open cracks
  - 3. Missing material over small area of wall or roof
  - 4. Rotten window sills or frames
  - 5. Deep wear on stairs
  - 6. Poor or no foundation
  
- D. Critically Defective: one or more critical defects; five or more intermediate defects
  - 1. Sagging walls or roof
  - 2. Holes, open cracks, missing material over large area
  - 3. Damage by storm or fire unrepaired

Table 8

Housing Stock Growth

	1970 <sup>1</sup>		1978 <sup>2</sup>		Percent Increase of Housing Type 1970-1978
	No.	Percent of Total Housing Stock	No.	Percent of Total Housing Stock	
Single-family	213	88.	311	77.	46.
Multi-family	21	9.	28	7.	33.
Mobile home	9	3.	65	16.	620.
<b>Total</b>	<b>243</b>	<b>100.</b>	<b>404</b>	<b>100.</b>	<b>66.</b>

1. Derived from 1970 Census Data, 1st. County Survey Tapes.
2. Windshield Survey, October, 1978.

Housing Age

The age of the housing stock in Amity is characteristic of most other cities in the County. Approximately 52 percent of the housing units were constructed prior to 1940 and 7.1 percent were constructed from 1965 to 1970. According to the housing survey conducted in October of this year, 47 percent of the housing stock was not defective. (Table 9) This can primarily be attributed to the high percentage, 66%, of housing units that were constructed after 1970.

Table 9

Amity Housing Conditions

October 1978

<u>Rating</u>	<u>Units</u>	<u>Percentage</u>
Not Defective	180	47%
Slightly Defective	95	25
Intermediately Defective	101	26
Critically Defective	7	2

Housing Projection

The projected population for Amity to the year 2000 has been placed at 1,478 people, which is a 43.5 percent increase over a present population of 1,030 people. At an estimated average household size for the City of 2.5 persons, approximately 179 dwelling units will have to be provided by the year 2000. This is only an estimate based on population projections and it should be noted that other factors such as the local economy, and home financing also contribute to the future housing needs.

The prime concern of the City should be to provide safe and sanitary housing, adequate choice of housing and to address special housing needs of the elderly, low income and the handicapped. With the dramatic cost increases in the housing sector it will become more difficult to meet the needs of these groups and all City residents.

PUBLIC FACILITIES AND SERVICES

Education

Educational services are one of the most important assets a community has. The educational system is often a primary determining factor that many families use in choosing a home. Social and academic activities sponsored by schools also help create community identity and promote citizen interaction.

Schools can provide space and facilities for civic and organizational functions that otherwise might not be possible in a community due to limited resources. Maximum utilization of school buildings is also cost efficient and energy conserving, an important consideration since 70% of the property tax dollars go toward education.

School District 4J, which is a joint County district, provides educational services for Amity. There is an elementary and high school within the City limits; one elementary school 7 miles south in Ballston; and one elementary school 7 miles east in Hopewell.

There are 3200 people in School District 4J. Only about one-third of the people in the district live within Amity City limits. City resident enrollment in the schools is approximately that same percentage.

School District 4J Enrollment

November 1978

<u>School</u>	<u>Grade</u>	<u>Enrollment</u>
Amity Elementary	1-8 (minus 3-4)	289
Ballston Elementary	3-4	86
Hopewell	1-6	55
Amity High	9-12	210
Total		<hr/> 640

Kindergarten is not offered through the school district; however there is one private kindergarten in Amity. There are 11 students currently enrolled in the kindergarten and the facility has capacity for 20 students.

The elementary schools in the district are all operating at capacity and the high school is operating near capacity. All three elementary schools are quite old. There is no room for expansion at Amity Elementary and because of the distance from the urban area, Ballston and Hopewell probably will not be expanded. The school district owns 10 acres of land in the northern portion of the City and plans to construct a new elementary facility there. The high school has been adequately upgraded and maintained over the years and there is adequate property for future expansion.

## Solid Waste

Solid waste management is a regional as well as local responsibility. Yamhill County is part of the Chemeketa Solid Waste Region. In 1978 a region plan was adopted by the Chemeketa Solid Waste Region but has not been adopted by any of the Counties' local governments. The plan addresses alternatives for regional disposal and recycling systems but has no implementation provisions.

City Sanitary Service of McMinnville provides the solid waste disposal service for Amity and the immediate area. The service is provided through a ten year renewable contract which will be up for renewal in 1983. Service rates are submitted to the City Council for approval. The current residential rate is \$3.75 per month and commercial and industrial rates depend upon the type of disposal container and the volume.

Refuse is picked up by truck and transported to the Whiteson landfill site, 6 miles south of McMinnville. The landfill is county-owned but operated by a private franchise. The landfill site is very near capacity and a new site will be needed by 1981. Approximately 7 tons of refuse, generated from urban uses in the planning area, are transported to the landfill site each week.

Recycling solid waste materials reduces the volume of material to be disposed of, and conserves energy and material resources. Materials generally recycled are glass, ferrous and non-ferrous materials, plastics and paper. Paper products constitute the largest percentage of solid waste materials. At this time there are two recycling efforts in the County. City Sanitary Service is doing some recycling at the Whiteson landfill site. Cardboard, ferrous and non-ferrous materials are sorted from the incoming refuse. Equipment used in the recycling operation consists of a shredder and baler, a compactor unit and a tractor. In approximately a year's time, City Sanitary hopes to have a separate recycling center and will offer County communities the option of setting up a recycling service with the disposal service.

Yamhill Valley Recycling Center is a non-profit recycling center operating under the Portland Recycling Team. The center opened in June of 1977. Glass, paper, aluminum, tin, motor oil, rare and scrap metals are recovered at the center. All sorting is done manually and then transported to Portland or transferred to other destinations for recycling.

The Yamhill Valley Recycling Center has quite a substantial amount of support from County residents. In June 1977, 9 tons of material was sorted at the center and at this time an average of 50 tons of material is being sorted monthly.

Sources: City Sanitary Service of McMinnville, 1978.  
Yamhill Valley Recycling Center, 1978.  
Chemeketa Region Solid Waste Study.

## Public Water System

The City of Amity constructed its original water system in 1911 using wood stave pipe. Serious water losses from leakage began to occur during the late 20's, and all the wood stave pipe was replaced in 1931 with cast iron pipe. Continuous improvements and modifications have been made in the system through the years and the system is considered to be in good condition and well maintained. Sources of supply are: wells, springs, and the South Yamhill River. Storage in the amount of 475,000 gallons is located northeast of the City in the Amity Hills.

In 1977, an E.P.A. system inventory reported that services numbered 370 with a service population of 1,200. At that time, maximum daily system production demand was 200,000 gallons per day or 166.6 gallons per person per day (gpcd). Production capacities of supply sources exceed this demand and, additionally, system storage is quite near the Oregon Health Department's 2½ day recommendation for minimum storage, i.e. 475,000 vs 500,000.

The City's 1.0 cubic feet per second (cfs) water right and 200-gpm (gallons per minute) treatment plant on the South Yamhill River are capable of meeting Amity's domestic needs to the year 2000. Supplemental wells afford a comfortable relief margin in the event of partial system failure. Storage, however, will need to be nearly doubled. As has been previously mentioned, the Oregon Health Department recommends a 2½ day system storage; this, to provide for system failures, emergency outages or major line disruptions. The projected population for the year 2000 is 1,478. If consumption rates remained at 166.6 gpcd, this would amount to needed storage of approximately 615,000 gallons. It is estimated, however, that consumption rates increase by 1.1 gpcd per year or 33 gpcd for 2000. This increase is attributed to new labor-saving devices that increase water requirements, i.e. dishwashers, garbage disposals, etc. With this in mind, the needed storage would be 739,000 gallons or an increase of 264,000 gallons.

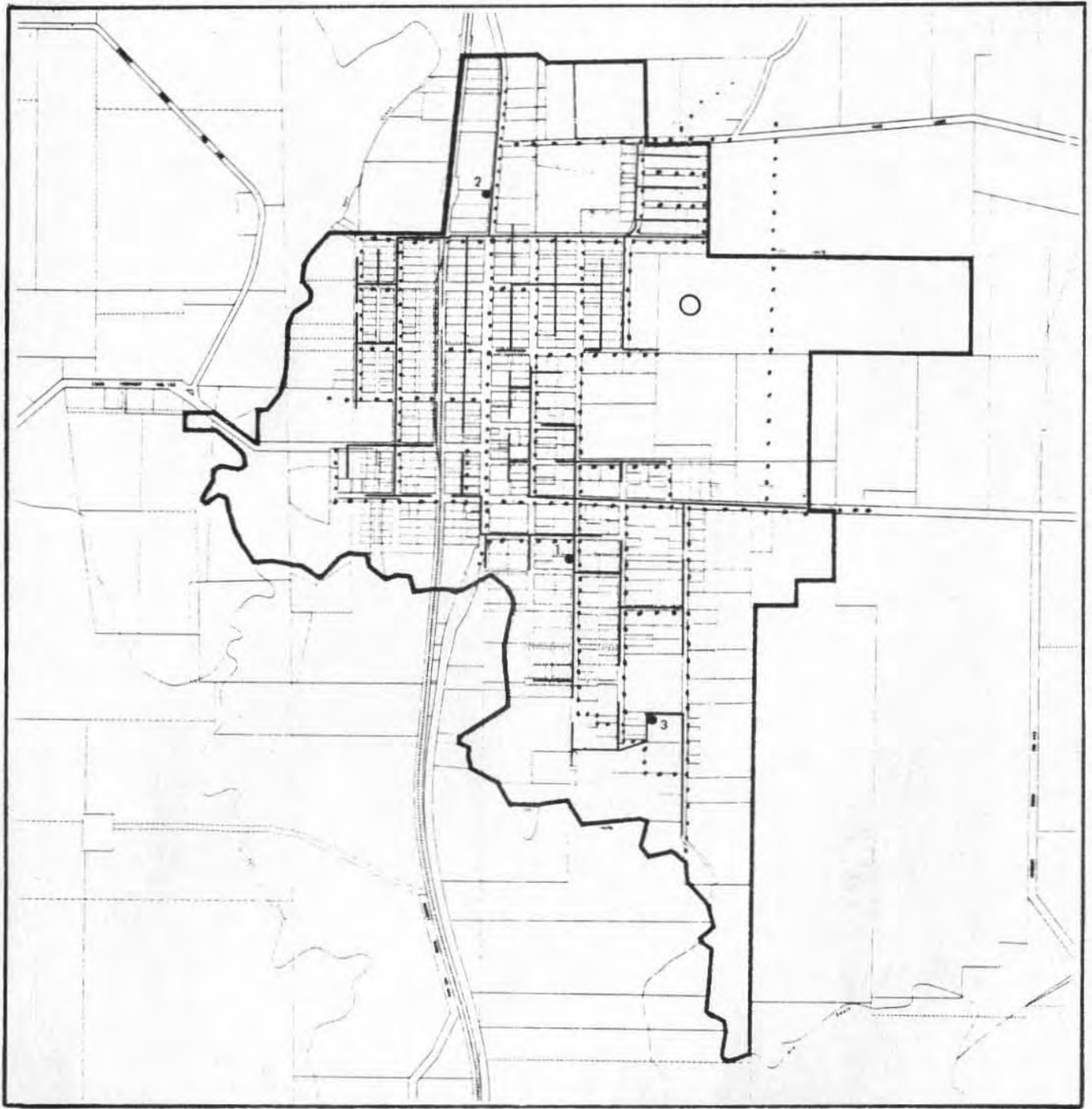
Source: Gene Williamson, Yamhill County Watermaster, 1978.

## Public Sewer Service

Amity's sewer treatment facility is a lagoon system which consists of 2 stabilization ponds. The system was constructed in 1971, and was designed to service 700 people.

For the month of June, 1978, 88,000 gallons per day of effluent were treated; however, daily treatment loads can range from 75,000 to 300,000 gallons per day. The system is presently operating beyond its capacity and has a substantial amount of inflow and infiltration. The City currently has a building moratorium in effect due to the sewer problems.

Amity has received a \$183,750 grant from the Environmental Protection Agency; and together with \$61,250 as a local share, the sewer facility will be upgraded. Two storage ponds will be added to the system and the spray fields will be increased. A pre-aeration tank will be added,



# AMITY SEWER and WATER

.....	Water Lines
————	Sewage Lines
•	Lift Station
⊗	Well
○	Sewage Lagoon



North

1.2" = 1/4 mi.



Scale: 1" = 1085'



so that with the upgraded system the influent will undergo an additional treatment stage. Most of the infiltration and inflow problems will also be corrected.

Construction for upgrading the system is underway and the expected completion date is July 1, 1979. The sewer system will adequately meet the needs of Amity's projected population of 1,400 for the year 2000, after the expansion and upgrading have been completed.

#### Storm Drainage

There is not a City-wide storm drainage system for the community of Amity. The drains that there are exist mainly in the downtown business area along Highway 99W. The remainder of the City, for the most part, relies on surface drainage.

#### Fire Protection

The Amity Rural Fire District provides fire protection for the City of Amity. The fire district extends into Polk County and encompasses an area of about 75 square miles. A fire chief, one CETA employee and 40 volunteer firemen are presently associated with the district. The department has eleven pieces of equipment including three pumpers, one tanker truck, and one transport van.

The City of Amity currently has a fire rating of 6. The present fire protection provided for the City is adequate. In a community survey taken in 1977, 21% of the respondents rated fire protection in the City as excellent, 33% rated it above average, and 21% rated it average. As the community grows, the department will have to expand so that the needs of the community will continue to be adequately met.

#### Police Protection

Police protection is provided by the City of Amity. Protection is provided by 4 officers. The City currently has a contract with Yamhill County for the use of the County jail facility.

The police department is presently providing adequate protection for the community. In rating police protection, 9% of the survey respondents rated services excellent, 26% rated services above average and 31% rated services average. Police services will have to be expanded as the community grows.

## MEDICAL SERVICES

There are presently no medical services or facilities in the community. Newberg Community Hospital and McMinnville Community Hospital are the nearest medical facilities and there are numerous physicians in both cities. There also is a County Health Department which offers a number of health services to all County residents.

McMinnville Community Hospital is a proprietorship hospital with a staff of 38 physicians and 230 employees. The hospital has 87 beds at the present time and expects to need additional beds by 1982-1983. The City of McMinnville furnishes ambulance service. With the exception of the need for additional beds in 4 or 5 years, the facility is operating well within its capacity and has no immediate plans for expansion.

Newberg Community Hospital is a non-profit facility with a City governing board. There are 19 active staff physicians, 36 courtesy physicians and a total of 141 employees. The hospital provides general medical care, a 24 hour emergency room and 2 ambulances. Presently, the hospital is upgrading some of its facilities and will probably expand some departments that are now operating at over-capacity.

The Yamhill County Health Department provides a variety of health services to County residences. Home nursing, clinics, counseling, and a mental health program are just a few of the services provided by the Health Department.

Sources: Albert Greeley, Asst. Administrator, McMinnville Community Hospital  
Justine Pfeiffer, Asst. Administrator, Newberg Community Hospital  
Yamhill County, 1976, League of Women Voters of McMinnville, Oregon

### City Government

The City of Amity is administrated by a mayor-council form of government. The Council is an elected 6 member body. A ten member Planning Commission is appointed by the Council. The responsibilities of the Commission include the approval of land use applications consistent with the existing charter and ordinances of the City; and other deliberations as an advisory body to the Council.

Municipal services are provided through the following positions: one city recorder, one administrative advisor, two public works employees, four police officers, one fire chief, one fire department employee and one librarian.

### Social and Cultural Services

As is the case with all communities in Yamhill County, the proximity of Amity to larger urban areas affords a wide selection of social and cultural activities.

Local clubs and organizations include: Civic Club, Firemen's Auxiliary, Lions Club, Masons, Oddfellows, Order of Eastern Star, Rebekahs, Booster Club, Home Extension and Senior Citizens. There are also four churches in Amity: The Assembly of God, Baptist Church, Christian Church, and the Methodist Church. The City also maintains a public library.

### Communications

Postal service was the first communication facility to serve Amity. The first post office was established in the community in 1852. At the present time, incoming mail arrives twice daily and outgoing mail leaves once per day.

Currently no newspaper is published in the City of Amity. County and regional newspapers available to residents include: the News-Register, published in McMinnville, the Oregonian, published in Portland, and the Statesman, which is published in Salem.

There are presently 2 radio broadcasting companies in McMinnville, KMCM and KSLC-FM, plus a variety of stations from Portland and Salem that can be received locally. Television transmission comes from the Portland area. Six stations are available to local viewers.

Telephone service is provided by General Telephone Company of the Northwest. The exchange area of which Amity is part covers 78 square miles. Statistics and projections are available for the exchange area only, rather than for the City of Amity. In December 1977, there were 890 residential customers. General Telephone is projecting approximately 65 - 70 residential hook-ups per year in the exchange area until 1995. The 5 year forecast for projected residential hook-ups are as follows:

1978 - 62 hook-ups  
1979 - 59  
1980 - 66  
1981 - 71  
1982 - 76  
1983 - 80

There are presently adequate facilities to handle the current communication load. By 1980, a new switching machine will be installed for the exchange area. Adequate expansion of facilities will be provided, with no anticipated problems, as the level of demand increases.

Sources: General Telephone Company of the Northwest.  
Old Yamhill, Yamhill County Historical Society, 1976.

## TRANSPORTATION

### Automobile

Travel in Amity is primarily by automobile; consequently, the greatest community demand, in regard to transportation, is for improvement of the City's street network. The Amity street network is comprised of 24 streets. There are 16 east-west streets and 8 north-south streets in the planning area. All of these streets have been classified according to Oregon State Highway Division designations.

#### Street Classifications

##### 1. Minor Streets

The basic function of minor streets is to provide access to fronting property owners. These streets, which are at the bottom of the street hierarchy, generally carry traffic to collector or arterial streets. All the streets in Amity, which are not classified as collectors or arterials, are presently either urban or rural minor streets.

#### Urban Minor Streets

Enos	Jellison	Thatcher	Maddox
Stanley	Goucher	Church	Third
Getchell	Roth	Sherman	Second
Oak	Ketchem	Woodson	First
Barney Alley	Waddel	Wolf	Rosedell
West Nursery	Woodland Way		

#### Rural Minor Streets

Rice Lane (County Road #453)

The maintenance of all urban minor streets is the responsibility of the City of Amity. Yamhill County is responsible for maintaining Rice Lane.

##### 2. Collector Streets

The function of collector streets is to collect traffic from minor streets and to redistribute it to the arterial street system. There is presently only one street classified as a collector in the planning area.

#### Major Collector Streets

Bellevue-Hopewell Highway (Fifth and Nursery)

The maintenance of the Bellevue-Hopewell Highway is the responsibility of the Oregon Department of Transportation.

### 3. Arterial Streets

The function of arterial streets is to facilitate traffic movement between communities. One highway in the planning area serves this purpose.

#### Principal Arterial

#### Highway 99W (Trade)

The maintenance of Highway 99W is the responsibility of the Oregon Department of Transportation.

#### Traffic Load

Traffic flow figures in Amity are only available for state and federal aid highways. For comparative purposes 1972 and 1977 traffic counts, for specific locations along major roads, are as follows:

#### SELECTED TRAFFIC VOLUMES

<u>Location</u>	<u>1972 and 1977</u>		<u>Change 1972 to 1977</u>
	<u>1972 Average Daily Traffic All Vehicles</u>	<u>1977 Average Daily Traffic All Vehicles</u>	
North City Limits on Highway 99W	3,300	4,250	+950 (29%)
0.01 Mile North of 5th St. on Highway 99W	3,500	4,250	+750 (21%)
0.01 Mile North of Nursery on Highway 99W	3,900	4,300	+400 (10%)
South City Limits on Highway 99W	2,500	3,050	+550 (22%)
0.50 Mile West of Amity on Bellevue-Hopewell Highway	840	970	+130 (15%)
0.01 Mile West of County Road #440 on Bellevue-Hopewell Hwy.	890	1,050	+160 (18%)
West City Limits on 5th Street	1,050	1,100	+ 50 ( 5%)
0.01 Mile East of Enos St. on 5th Street	1,050	1,200	+150 (14%)
0.01 Mile East of Stanley St. on 5th Street	1,150	1,250	+100 ( 9%)
0.01 Mile West of Highway 99W on 5th Street	1,200	1,550	+350 (29%)
0.01 Mile East of Highway 99W on Nursery Street	1,600	1,750	+150 ( 9%)
0.01 Mile East of Jellison St. on Nursery Street	1,350	1,450	+100 ( 7%)
East City Limits on Nursery Street	1,000	1,150	+150 (15%)

Source: Oregon State Highway Division, Traffic Volume Tables for 1972 and 1977

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## Street Conditions

Because of the generally poor condition of the streets in Amity, improvements will be necessary to accommodate substantial additional traffic capacities. Of the 7.09 miles of streets existing in the planning area, approximately 2.94 miles (41%) of the streets are not paved. Approximately 59% of the streets are improved in some way, but most of these lack adequate paving. Most streets in the planning area lack curbs, sidewalks, and storm drainage facilities.

It is the responsibility of the City of Amity to maintain approximately 75 percent of the streets existing in the planning area. The Oregon Department of Transportation is responsible for the maintenance of 23 percent of the streets, and Yamhill County is responsible for maintaining the remaining 2 percent of the planning area streets.

## Traffic Hazards

By far, the street with the greatest accident potential in Amity is Highway 99W (Trade Street). This street is the most heavily traveled in the City; consequently the majority of Amity's traffic accidents take place on it. Vehicles parked along the highway block visibility for automobiles attempting to turn from side streets onto the highway. As a result, every intersection in the City along Trade Street is potentially dangerous. The Bellevue-Hopewell Highway (Fifth and Nursery) presents the City with additional traffic problems. Because of traffic volumes and on-street parking, every intersection along this highway is potentially hazardous.

## Railroad

Southern Pacific Railroad tracks run in a north-south direction through the City. Residential units, commercial and industrial operations, and open space are located adjacent to the tracks. The principal business utilizing the rail service is the Burlingham-Meeker Company. The railroad is used for freight service and not passenger service, and it is likely that this situation will continue. The train tracks are in adequate condition for the existing level of service.

## Airport

Currently there are no airport facilities in the Amity planning area. The nearest available air service is the McMinnville Municipal Airport approximately nine miles to the northeast. There are no regularly scheduled flights provided at this airport, but local charter service is available.

For regularly scheduled commercial flights, Amity's population generally travels to the Portland International Airport approximately 52 miles away. This airport is served by eight airlines that provide passenger and freight service.

### Public Transit

At the present time Yamco Transit is the only form of localized mass transportation available to the City of Amity. Yamco Transit is a public transportation system designed to serve the citizens of Yamhill County. Its routes reach all ten of the incorporated cities in the County.

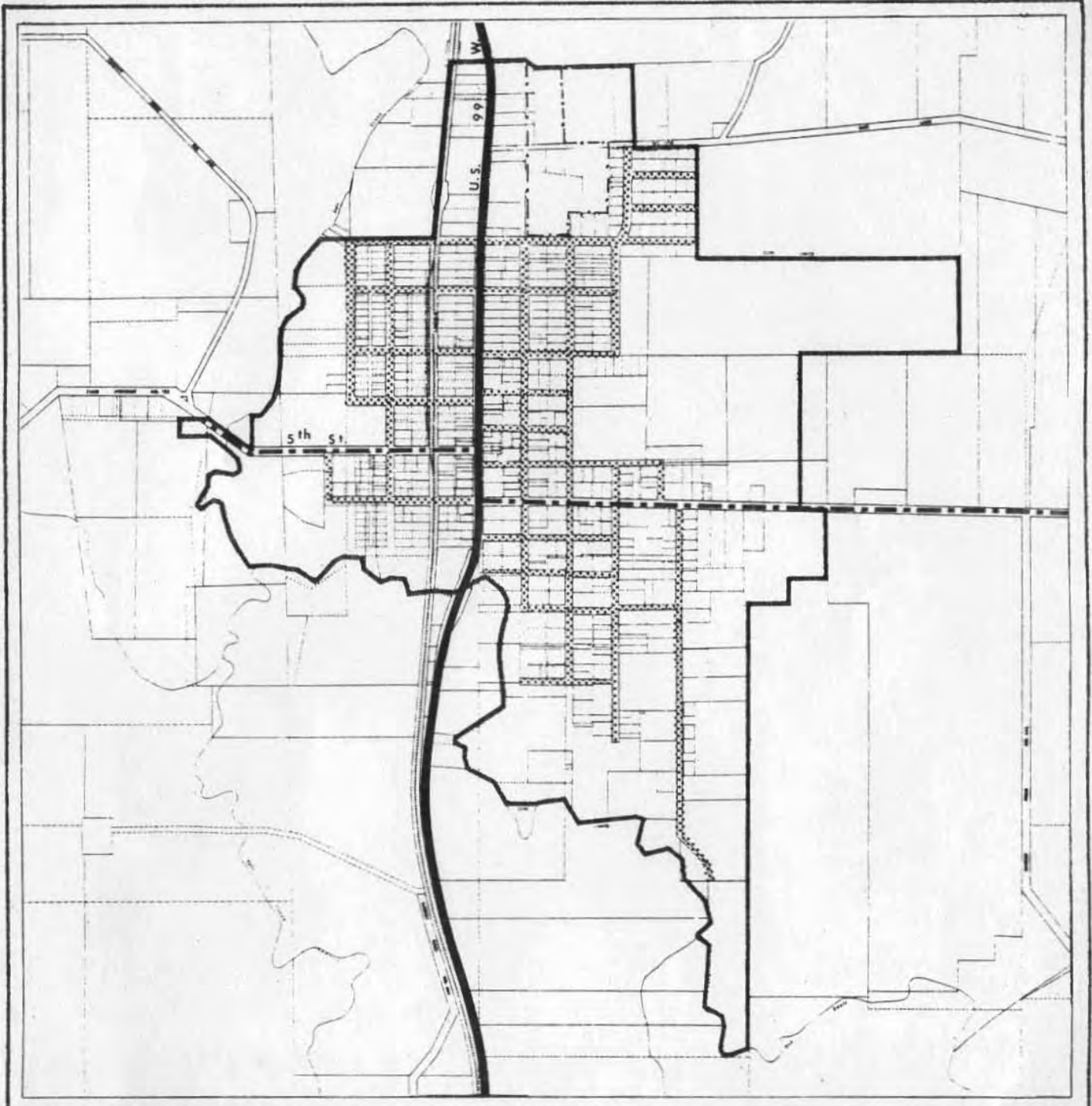
Yamco Transit runs with one 16-passenger bus which is supplied to the County through Hamman Stage Lines Inc. Sixty-seven percent of the population of Yamhill County has access to the transportation system. The transit service is funded through City, County, State and Federal (CETA) monies and is on a one year experimental project. Due to lack of ridership, it is uncertain whether the transit system will be continued beyond that time period.

### Pedestrian and Bicycle Ways

While walking and bicycling are most often thought of as recreational activities, their potential to serve as alternative city transportation modes is high. The increasing cost of fuel, the need to conserve energy, and relatively short distances between Amity's commercial core and residential areas, make both walking and bicycling attractive transportation choices.

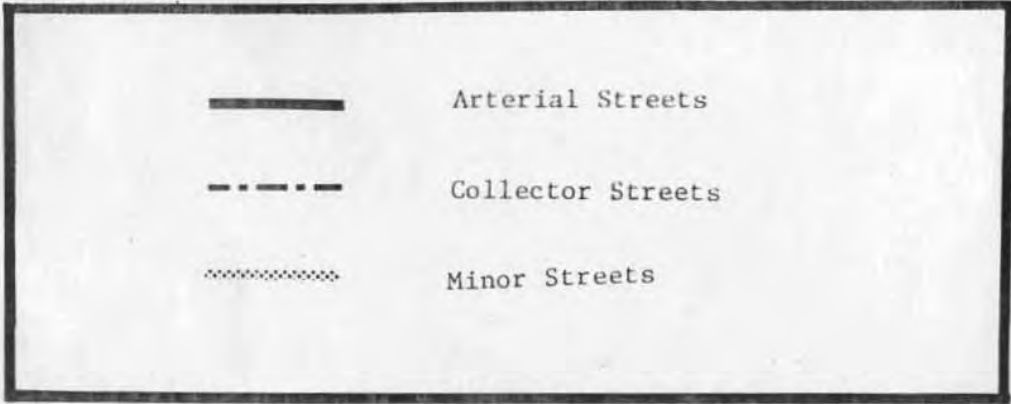
The lack of adequate facilities is a likely deterrent to bicycling and walking at the present time. Sidewalks exist on only a few streets in the City but a lack of heavy traffic on side streets make walking a relatively safe, accessible form of city transportation. Streets with relatively low volumes of traffic are also the only facilities for bicycling available within the planning area. With the provision of safe and convenient walking and bicycling facilities within the planning area, and as part of a county-wide system, more people might engage in these forms of transportation.





# AMITY

# TRANSPORTATION



## ENERGY USE

Electricity, propane, heating oil, wood, and natural gas are the fuel types that supply the energy needs for the City. With the exception of wood, the major fuels are imported into the County. Electricity is primarily generated from hydroelectric and thermal plants elsewhere in Oregon; and fuel oil comes from other parts of the United States and from foreign imports. With the exception of wood, which is a local resource, the purchase of other energy sources means local money flowing out of the local economy.

### Electricity

Portland General Electric provides electricity to the community. As of July 1978, there were 395 residential customers and 62 commercial customers.

#### Electrical Consumption From July 1977 to July 1978

Total Residential Consumption	3.495 10 <sup>6</sup> kwh
Average Residential Consumption	8,848 kwh/customer
Total Commercial Consumption	.961 10 <sup>6</sup> kwh
Average Commercial Consumption	15,500 kwh/customer

Residential customers at Portland General Electric pay a \$3.00 per month basic charge plus per kwh rates as follows:

Winter (November - April)	2.477¢/kwh
Summer (May - October)	2.277¢/kwh

Commercial Demand Level #1\* customers pay a basic charge of \$5.00 per month for single-phase power or \$8.50 per month for three-phase power. In per kwh, rates are as follows:

Winter:	2.643¢/kwh	First 5000 kwh
	1.793¢/kwh	Above 5000 kwh
Summer:	2.443¢/kwh	First 5000 kwh
	1.593¢/kwh	Above 5000 kwh

\* Commercial Demand Level #1 rates apply when demand does not exceed 30 kw more than twice during the previous 13 months, or when 7 months or less of service demand did not exceed 30 kw more than once. Commercial Demand Level #2 rates apply when demand exceeds this limit.

Commercial Demand Level #2 customers pay a basic charge of \$10.00 per month for single-phase or \$15.00 per month for three-phase plus 1.189¢/kwh plus the following:

Winter: \$2.93/kw of demand in excess of 30 kw

Summer: \$2.10/kw of demand in excess of 30 kw

As a general rule there are two or three customers in demand level #2 in each community. Sewer and water plants, schools, grain elevators, and large manufacturing plants generally fall into this category.

#### Propane, Heating Oil, Wood

Propane prices vary according to the distributor and also to the volume purchased. Following are approximate prices averaged from information given by several County propane dealers.

1 - 19 gallons	60¢/gallon
over 20 gallons	53¢/gallon

Heating oil prices also vary according to distributor and quantity purchased. An average price estimated from information given by several County distributors is about 47¢/gallon.

Wood prices vary so widely - according to distribution, quantity and type of wood - that it is impossible to arrive at an average cost. In addition, many people cut their own wood or burn scrap and pay only the price of a permit and their own labor.

At this time, there is no information regarding the proportion of each energy type usage in the planning area. Local distributors do not keep records broken out by city for propane and heating oil use. It is assumed that propane, heating oil and wood contribute a significant portion of the needs in the community. Propane is commonly used as a cooking fuel, particularly in mobile homes. Heating oils are used in many older homes, and many older and newer homes are turning to the use of wood as a supplementary fuel.

#### Solar and Wind Energy

There are several solar heated homes in the County at this time. The use of solar energy is growing rapidly, and within a year there should be solar assisted buildings in all Yamhill County communities.

Wind, like solar, is a potential energy source in the County. However, there are no known wind installations in any of the small communities at the present time.

The U.S. Weather Bureau estimates that the sun shines 25% to 35% of the time during the winter months in McMinnville. The following chart is average solar radiation on a horizontal surface in Langleys/day.\* The information was interpolated from data presented in Transition (Oregon Office of Energy Research and Planning, 1973).

\* 1 Langley = 3.69 Btu/Sq. Ft.

January	90
February	170
March	270
April	390
May	450
June	480
July	560
August	465
September	365
October	210
November	130
December	90

Natural Gas

Northwest Natural Gas Company has gas lines which serve the community of Amity. For 1977 there were 130 resident customers and 21 commercial customers.

NATURAL GAS CONSUMPTION FOR 1977

Total Residential Consumption	116,738	therms
Average Residential Consumption	884.4	
Total Commercial Consumption	46,299	
Average Commercial Consumption	2,204.7	

Residential customers of Northwest Natural Gas pay the following average rates for gas:

- 22.58¢/therm if supplying forced air furnace & water heater
- 22.88¢/therm if supplying forced air furnace only

Commercial customers pay variable rates depending on their load factor.\*

- 20.79¢/therm for 100% load factor
- 21.54¢/therm for 50% load factor
- 23.72¢/therm for 20% load factor

Household Energy Use

Approximately 78% of the household energy budget goes toward space and water heating. Based on recent fuel price forecasts developed by the Oregon Department of Energy, the costs for heating will continue to

\* load factor = est. annual consumption (max. daily load x 365)

soar in the years ahead. For example:

	<u>If you paid in 1976</u>	<u>Without conserving energy you can expect to pay in 1996</u>
Electricity	\$300	\$1,372
Natural Gas	\$300	\$1,768
Heating Oil	\$300	\$1,235

In addition to heating, households require energy for a variety of other uses. Information from the Oregon Department of Energy presents a breakdown of residential energy use for the typical Oregon household. It is assumed that these figures apply to residences in the City of Amity as well.

Oregon Residential Direct Energy Use for 1977

Space Heating	62.4%
Water Heating	16.0
Refrigeration	4.4
Cooking	3.9
Lighting	2.5
Clothes Drying	2.2
Television	1.9
Freezing	1.8
Other	5.1

42 million BTU's per capita

Source: Oregon Department of Energy

By observing the rapid projected cost increases for heating a home and the large percentage of the household budget that goes toward space and water heating, it can be easily seen that an ever-increasing portion of the household income will be going toward the basic need of heating the home. While this trend may not affect householders of financial means, it will no doubt cut into the buying power of the elderly people living on fixed or low incomes, and of growing families.

Personal energy consumption was 45 percent of total direct energy used in Oregon in 1977.

Oregon Personal Direct Energy Use for 1977

Private Auto	56.4%
Space Heating	27.2
Water Heating	7.0
Refrigeration	1.9
Cooking	1.7
Lighting	1.1
Clothes Drying	1.0
Other	3.8

100 million BTU's per capita

Source: Oregon Department of Energy

Oregon's direct energy use by sector for 1977 is broken down the following way:

Energy Use by Sector

Transportation	39.1%*
Residential	19.7
Industrial	29.5
Commercial	9.6

214 million BTU's per capita

\*of 39.1%, 25.4 is private and 13.7 other

Source: Oregon Department of Energy

The soaring cost of energy, coupled with the fact that the larger part of our energy comes from unrenewable sources, necessitates conservation efforts and the investigation of alternative sources of energy. In every facet of urban living, measures should be taken to utilize energy in a most efficient and conserving manner.

Source: Yamhill County Energy Office, 1978.

LAND USE AND URBANIZATION

Existing Land Use

The distribution and character of existing land uses provide a basis for understanding present conditions within the planning area, and for making projections for future land use patterns. To more accurately determine a city's future land use requirements, an inventory of existing land uses should be prepared. The location as well as the amount of land occupied by various land uses are generally included in the land use inventory. An existing land use inventory for the City of Amity has been prepared by the Yamhill County Department of Planning and Development. The results of the survey, which was completed in the fall of 1978, are summarized in the following table:

Land Use Statistics  
City of Amity - 1978

<u>Existing Land Use</u>	<u>Acreage</u>	<u>Percent of Planning Area</u>
Residential	118.86	32%
Public Facilities (Schools, existing & unopened streets, parks, sewer, public buildings)	86.96	23%
Agriculture (Open, Intensive, Wooded)	118.69	31%
Vacant	28.66	8%
Miscellaneous (Railroads, cemetery, parking, churches, meeting halls, utility)	13.12	3%
Industrial	5.22	1%
Commercial	2.20	1%
TOTAL	373.71	

Source: Land use survey by Yamhill County Planning Department, November, 1978.

Of the 373.71 acres within the planning area, approximately 50.32 acres of undeveloped lands are limited for building by soils, slopes, and flood hazard. There are 147.35 acres of land which are vacant or in agricultural use. The amount of land potentially available for future development is 97.03 acres, based on the following findings:

Land Limited by Private Development	139.40 acres
Land Limited by Public Facilities	86.96 acres
Land with Severe Building Limitations	50.32 acres
Undeveloped Land with Less than Severe Building Limitations	97.03 acres
TOTAL	373.71 acres

In addition to the 97.03 undeveloped acres, a significant amount of acreage is available for future development through in-filling of oversized residential lots.

#### Land Use Projections

Land use projections for various uses have been estimated, based upon the City's projected population of 1,478 for the year 2000. The projections are also based upon land use averages developed using total land use data for the cities of Amity, Carlton, Dayton, Lafayette, Sheridan, Willamina and Yamhill. The averages have been calculated to be 0.018 acres/capita for industrial use; and 0.003 acres/capita for commercial use. According to these calculations, the following table shows estimated commercial and industrial land use projections:

	1978 (Existing Use)	2000 (Projected Use)	Land Needed
Industrial	5.22 acres	13.28 acres	8.06 acres
Commercial Use	2.20 acres	3.54 acres	1.34 acres

The existing commercial zone has less than half the amount of undeveloped lands necessary to accommodate the City's projected commercial land requirements. Excluding right-of-ways, the commercial zone area accounts for 4.7 percent of the planning area. In other Oregon communities, outside the large metropolitan areas, approximately 4 percent of the area is typically used for commercial purposes.

The existing industrial zone has less than half the amount of undeveloped lands necessary to accommodate the City's projected industrial land requirements. The industrial area is approximately 75 percent developed at the present time. There are not any undeveloped areas large enough, in the existing industrial zone or adjacent to it, to accommodate the amount of land that is projected to be needed for industrial purposes to the year 2000.

Industrial and commercial land use figures are very difficult to project. Many factors, including the type of commercial and industrial activities desired by the City, determine the actual amount of land which will be required for each of these uses. However, land use projections do provide the City with adequate guidelines for use in the planning process.



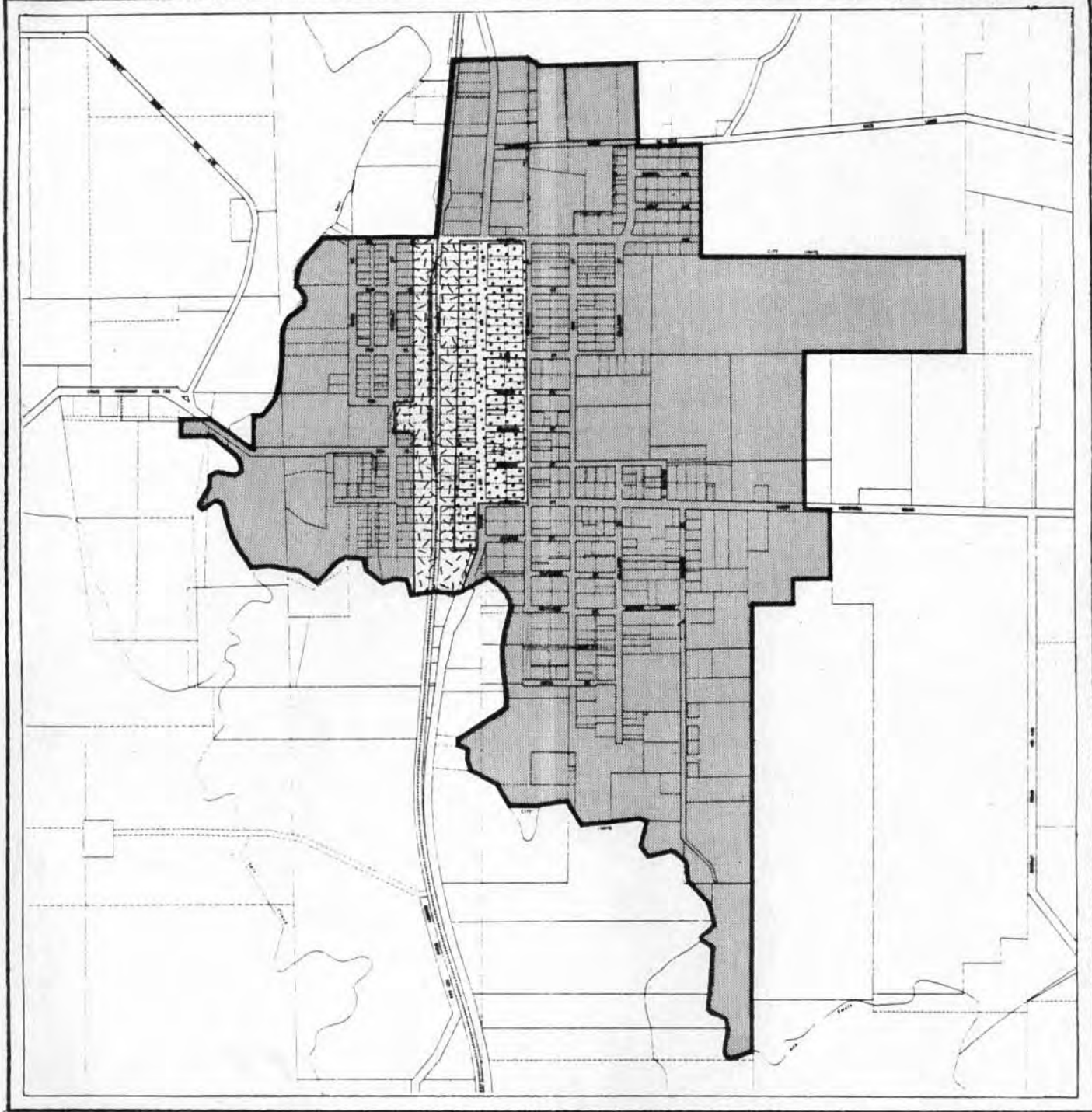
Like commercial and industrial land use projections, residential land use figures are very difficult to project. Factors, including the amount of land designated for various residential densities, affect the actual amount of residential land needed to accommodate a city's future growth. Conservative estimates, on the amount of land available for residential development in Amity, indicate that there is an abundance of developable land within the planning area. There are several acres of developable land available through in-filling of vacant and oversized parcels within the existing residential area.

By using Amity's existing average residential lot size of approximately 8,000 square feet, the amount of land required to accommodate the projected 179 housing units would be about 33 acres. This figure does not take into account the additional acreage which would be needed to accommodate public facilities, such as roads.

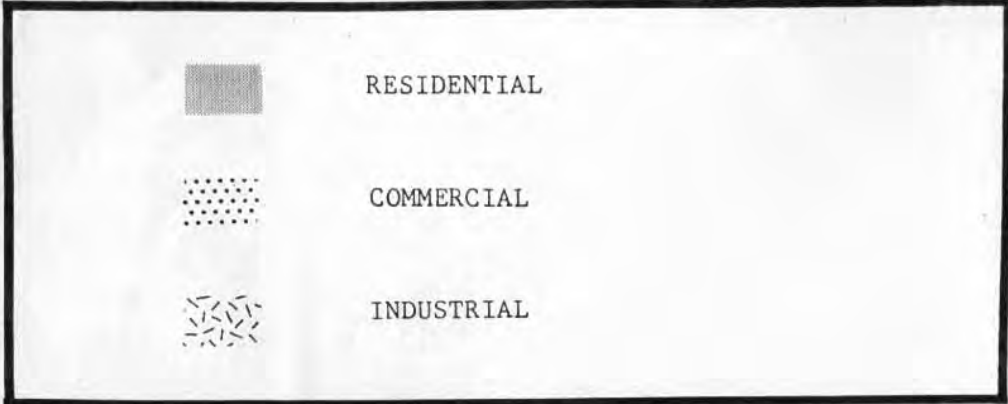
New agricultural areas that are located away from areas of residential development constitute significant amounts of acreage within the planning area. These areas will generally be more costly to service than areas which are nearer to existing residential development and public services. By establishing agriculture holding areas, the farm lands can be protected and undeveloped areas nearer to residential development can be more efficiently utilized. When additional residential acres are needed, the agricultural lands can be re-designated for residential use.

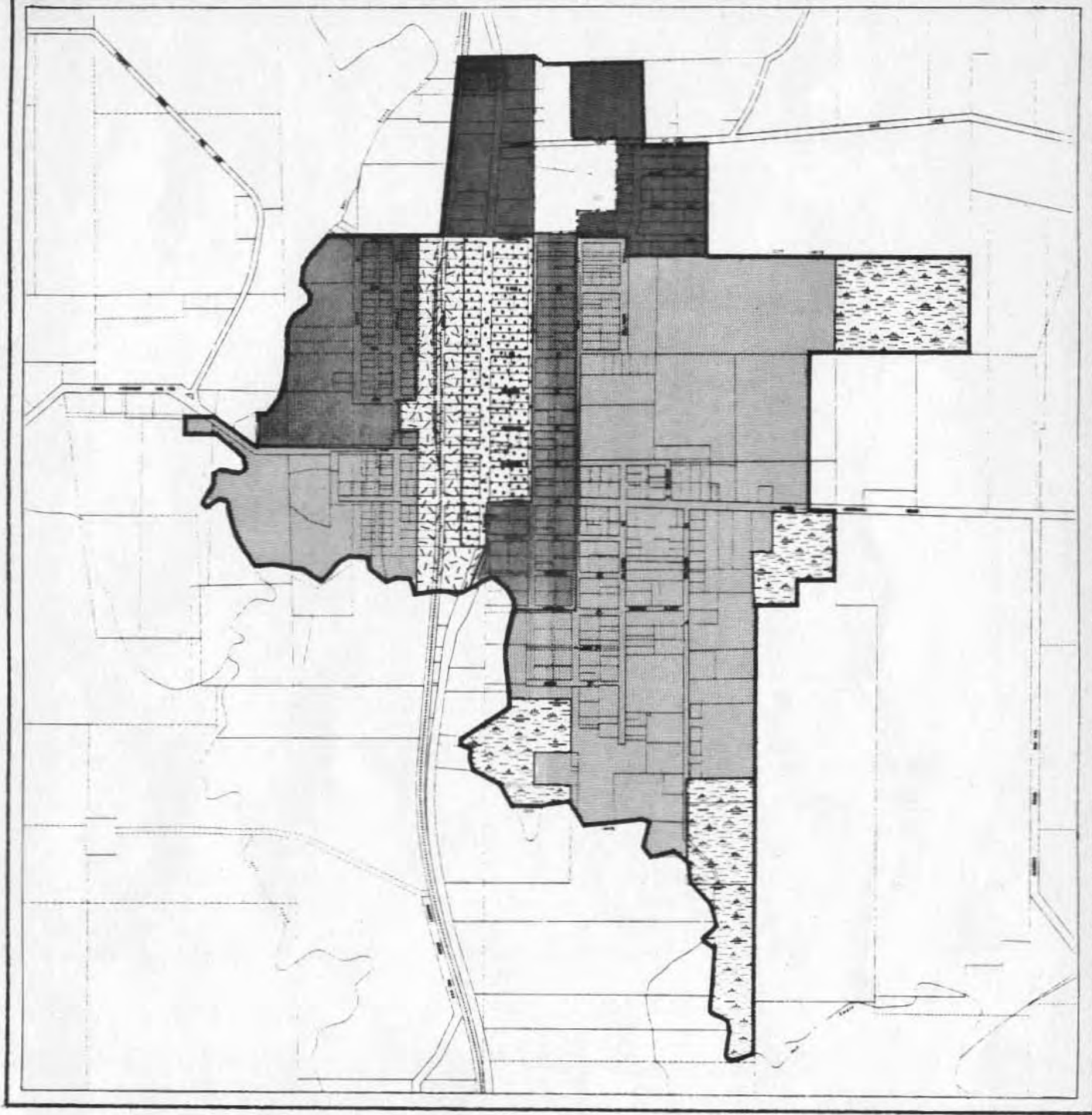
In order to better understand the existing land use characteristics within the Amity planning area, the zone areas have been examined to determine the land use categories existing within each zone and revisions to the zoning map have been made to better accommodate future projected needs.

Source: Yamhill County Planning Department, 1979.










# AMITY PLAN MAP






# AMITY ZONING MAP

RESIDENTIAL		COMMERCIAL		OTHER	
	R-1		GC		AH
	R-2				LI
	R-3				



**North**

1.2" = 1/4 mi.



Scale: 1" = 1085'

## URBAN GROWTH BOUNDARY

The City of Amity has adopted their existing city limits plus an additional 11.36 acres as their Urban Growth Boundary. Based on the projected population of 1,478 this boundary is adequate to accommodate the City's growth requirements to the year 2000. (See the Land Use and Urbanization section of the Atlas)

The 11.36 acres of land outside of the city limits which have been included in the urban growth boundary are surrounded by city land. The City felt that it was appropriate to include this island of county land in order to provide additional residential acreage and to round off the irregular city limits.

Residential land is the largest category of urban use in Amity. The City has determined that the existing rural residential character of Amity should be preserved. The residential land projections, therefore, reflect the existing residential development patterns.

It has been estimated that 179 additional housing units will be needed for residential use to the year 2000. The amount of land required to accommodate the 179 housing units is calculated to be 33 acres. This figure does not take into account the additional acreage which would be needed to accommodate streets. The Urban Growth Boundary provides adequate land for residential purposes.

By comparing Amity to other cities in the County, it was determined that approximately 1.34 additional acres will be needed to accommodate the City's commercial land needs to the year 2000. The City has zoned adequate land for commercial use, placing emphasis on a compact commercial core area.

It has been projected that the City will need an additional 8.06 acres of industrial land to accommodate its growth needs to the year 2000. Although the amount of vacant land in the industrial zone provides only about 3.40 acres for future industrial use, the total amount of non-industrial land in the zone area is more than sufficient to meet the City's industrial land needs to the year 2000.

The following are provided to carry out the intent of the Amity Urban Growth Boundary:

1. A city policy that the extension of city services will not be permitted outside of the city limits;
2. Plan policies that development will be encouraged in or adjacent to Amity's urbanized area before expansion into unserved areas; and
3. An Urban Growth Management Agreement that provides procedure for amending the Urban Growth Boundary and for coordination between the City and the County.