

DOC-LC
HT
168
.A45
C58
1979

#1

CITY OF AMITY



COMPREHENSIVE LAND USE PLAN

AMITY, OREGON

MAY: 1979

A M I T Y

C I T Y C O U N C I L

Floyd Baker, Mayor

Tom Wicks	Floyd James
C.T. Releford	Cora Radcliffe
Greg Kuehn	*Loria Mackaben
*Jack Farley	

P L A N N I N G C O M M I S S I O N

Wayne Smith, Chairperson

Al Halter	Ken Starnes
Roy Chadwick	Tim Clark
Dan Keliiheleua	*Ted Drader

*Resigned

Plan Adopted: May 7, 1979

INTRODUCTION

The City of Amity has experienced a steady increase of growth in recent years. For this reason, the City has acknowledged the need for a comprehensive land use plan. The intent of the Plan is to help assure that the quality of life now enjoyed by Amity residents is maintained and enhanced in years to come.

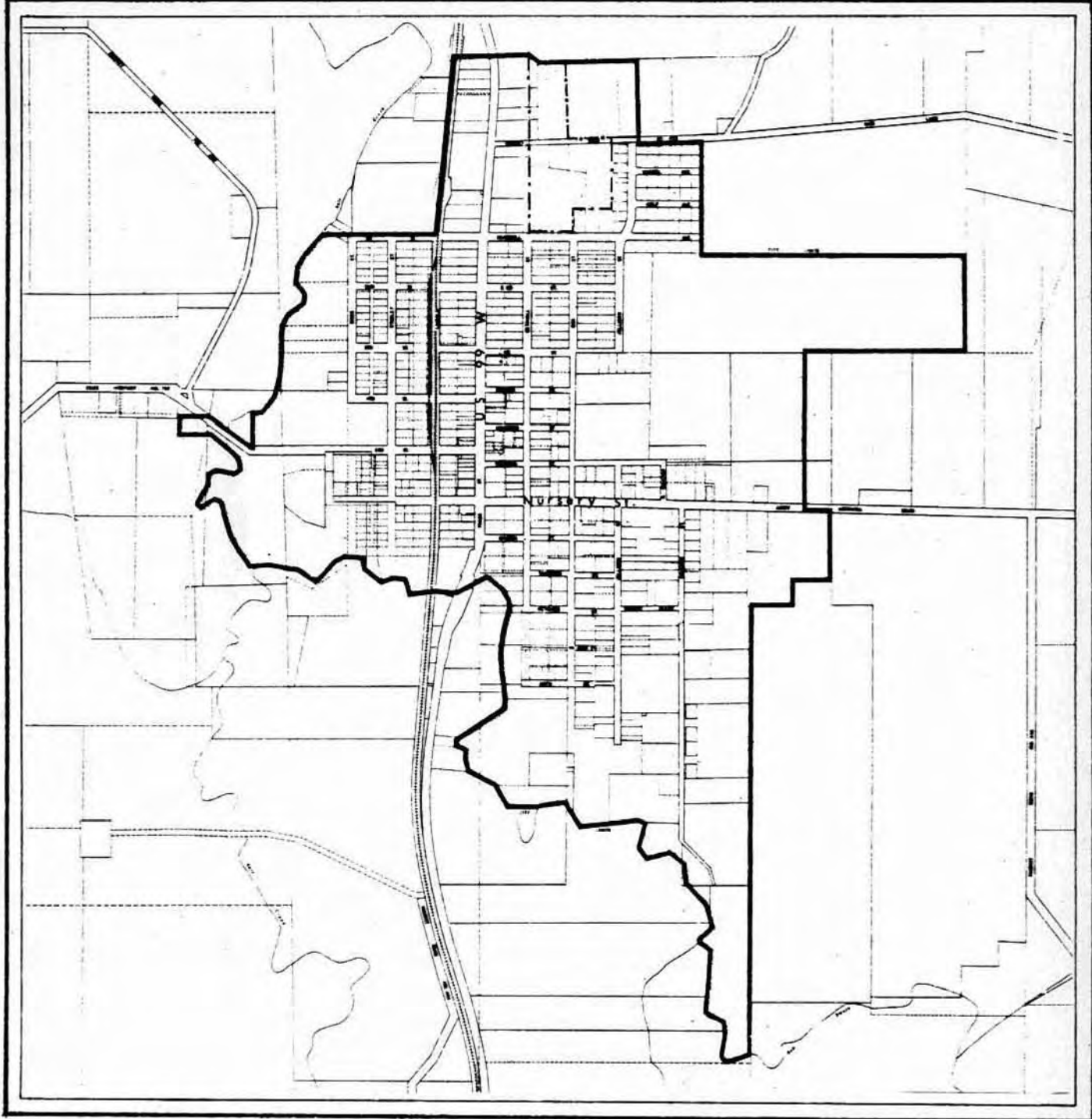
The City further anticipates that application of the Plan goals and policies will enable the City to prioritize economic needs, investigate funding sources and direct growth in a cost-efficient manner.

The development of the Comprehensive Plan occurred in several stages. The systems that make up the community were separated into elements under three main categories: Natural Resources, Community Resources and Community Development. A data base for all elements was gathered, and problems and issues were identified. With the aid of the supporting data base, goals were developed. These goals state general objectives that the City would like to accomplish or work toward in the future. Policies designated to carry out the intent of the goals also were developed. Finally, implementation measures were developed.



The Plan represents over two years of concerted effort by the Amity Planning Commission, concerned citizens and the Amity City Council. A substantial amount of coordination occurred between the City and affected governmental agencies during the Plan's development.


This Plan is divided into four sections. The first three sections present the goals and policies concerning Natural Resources, Community Resources and Community Development of Amity. The fourth section discusses citizen involvement, urban growth boundaries, plan implementation and other topics requiring ongoing attention by the City.

The background information used by the City to develop goals and policies is contained in an accompanying document, entitled Amity Land Use Planning Atlas.




AMITY

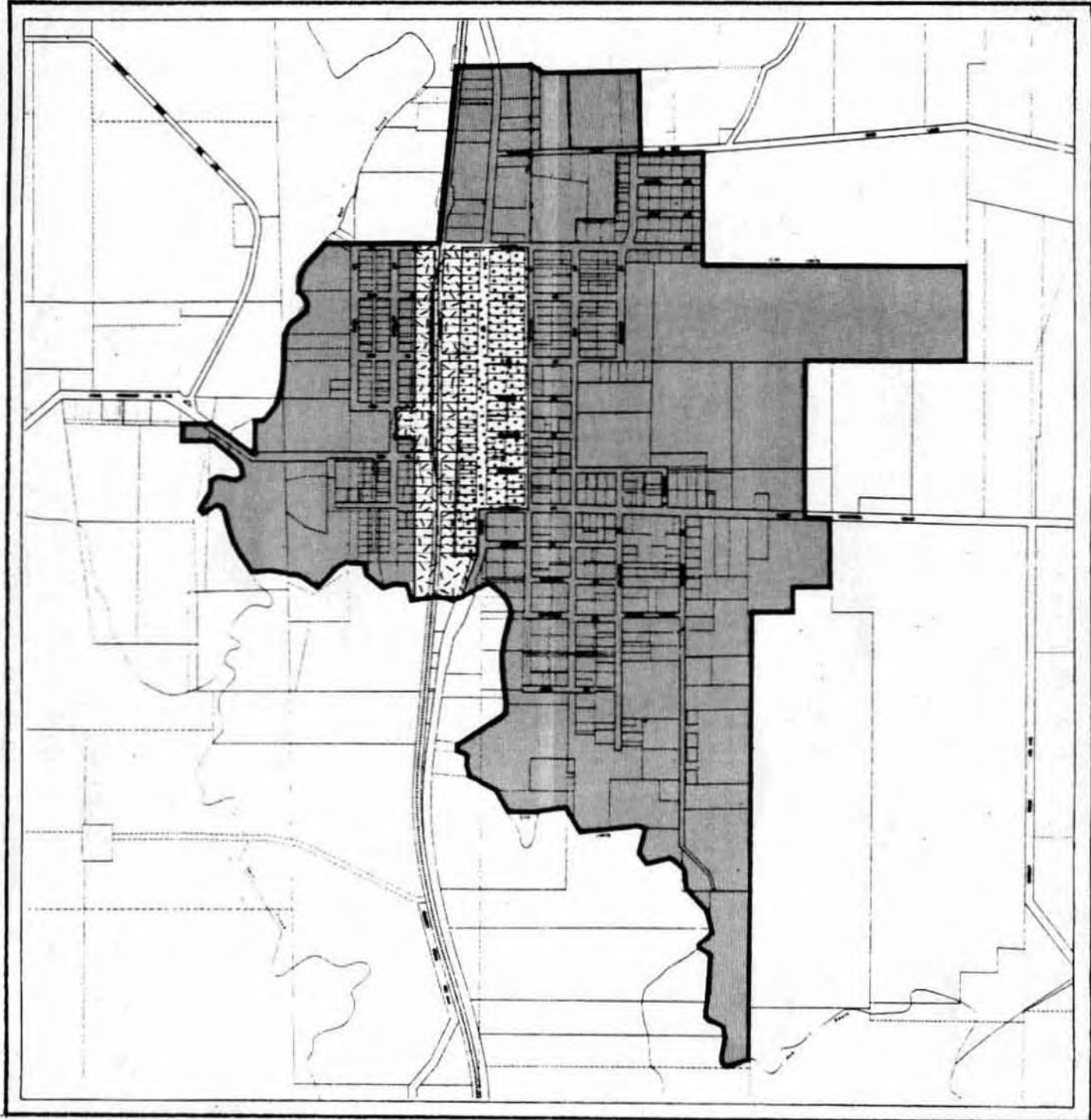
-  Urban Growth Boundary
-  City Limits

 North

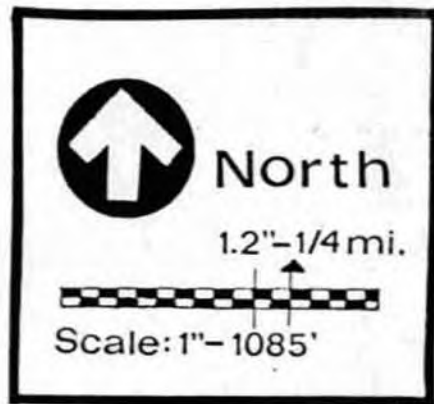
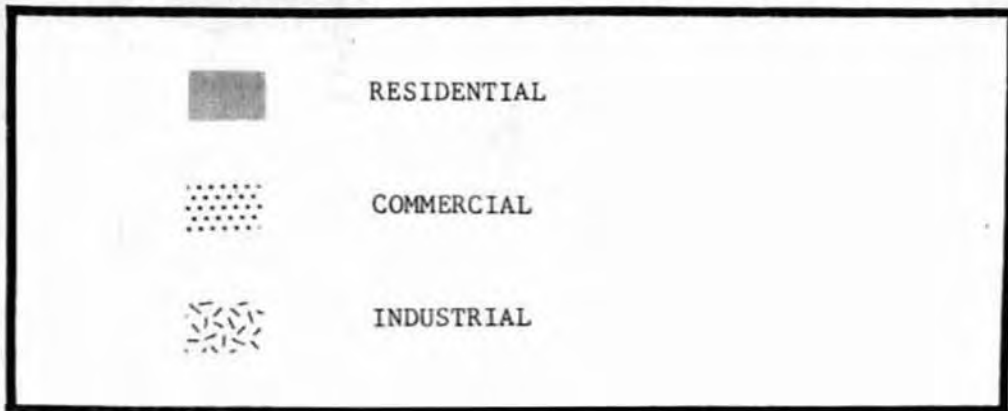
1.2" = 1/4 mi.



Scale: 1" = 1085'



AMITY PLAN MAP





NATURAL RESOURCES

AIR RESOURCES

The air quality in and around Amity is very good. The City recognizes the importance of providing policies that will assure a continuing high level of air quality for the future. Due to topographical and meteorological conditions, the area is susceptible to temperature inversions; therefore, serious consideration must be given when reviewing proposals that may pollute the Amity airshed.

FINDINGS

- Air quality standards established by State and Federal agencies are presently being met.
- The Amity area, as well as the entire Willamette Valley, is susceptible to temperature inversions.
- Field burning is a seasonal form of air pollution.

GOAL STATEMENT

To maintain and improve the quality of the air resources of the City and State.

POLICIES

Future developments which could detrimentally affect the quality of Amity's air resources shall be restricted.

The City shall cooperate with State and Federal agency efforts to maintain and improve the air resources of the City and State.

The City shall encourage the minimization of noise levels wherever possible.

The City shall encourage alternative forms of transportation to reduce automobile emission pollution.

ENERGY RESOURCES

Energy conservation and the availability of local energy resources are primary concerns of cities throughout the County. It is important that steps be taken to reduce energy consumption and to minimize dependency on imported fuels. Through increasing public awareness regarding conservation and by promoting the use of local energy sources, Amity can assure efficient utilization of existing energy sources and encourage development of local resources.

FINDING

- Woodburning and solar are the local energy sources available to Amity residents.

GOAL STATEMENT

To utilize available energy resources.

WATER RESOURCES

Amity has recently experienced water supply problems during certain times of the year. Water quality and the availability of water resources play a vital role in the future of the community. Conservation measures are also necessary so the water resources will be utilized in the most efficient manner.

FINDINGS

- The most abundant source of groundwater appears to be northwest of the planning area.
- Amity's water supply is derived from both ground and surface water sources.
- There is little recreational use provided by the water resources in the planning area.

GOAL STATEMENT

To maintain and improve the quality of the water resources of Amity and the State.

POLICIES

The City shall maximize the utilization of its water resources.

All effluent from future developments should not detrimentally affect the water quality of the planning area.

The City shall cooperate with State and Federal agency efforts to maintain and improve the water resources.

LAND AND NATURAL HAZARDS

Natural hazards such as floodplain areas, lands with poor soil suitability, and excessive slope have been identified within the planning area. Care must be taken so that the most suitable uses are permitted in these hazard areas without posing a threat to life or property. Since nearly one-quarter of the land in Amity is subject to some form of natural hazard, it is essential to allow new development in such areas only if the hazard potential is eliminated.

FINDINGS

- Flood hazard areas account for 12 percent of the planning area.
- The majority of the flood hazard areas are in agricultural and open space use.
- Soil hazard areas account for an additional 12 percent of the planning area.
- Soil hazards include slow permeability, high water table, high shrink-swell potential, low shear strength, poor drainage, steep slopes, and landslide problems.
- Areas with natural hazards and/or severe building limitations account for 24 percent of the land within Amity's Urban Growth Boundary.
- The majority of all natural hazard areas is in agricultural and open space use.
- In the planning area, 22 percent of the soil has slight building site limitations; 56 percent of the soil has moderate building site limitations; and 25 percent of the soil has severe building site limitations.
- The major drainages are Salt Creek, which forms the western City limits, and Ash Swale, which forms the southern City limits.

GOAL STATEMENTS

To provide protection of life and property from natural hazards and disasters.

To strive for a safe, healthy and aesthetically pleasing environment that is in harmony with the natural landscape.

To maintain and improve the quality of the land resources.

To preserve agricultural lands within the Urban Growth Boundary until the need for urbanization of such lands arises; and then to allow the transition in a most economical and orderly fashion.

POLICIES

To make development proposals suitable for proposed uses in areas with natural restrictions, such proposals shall be reviewed by the appropriate State and Federal agencies, and must show construction and design techniques that would eliminate the hazard potential.

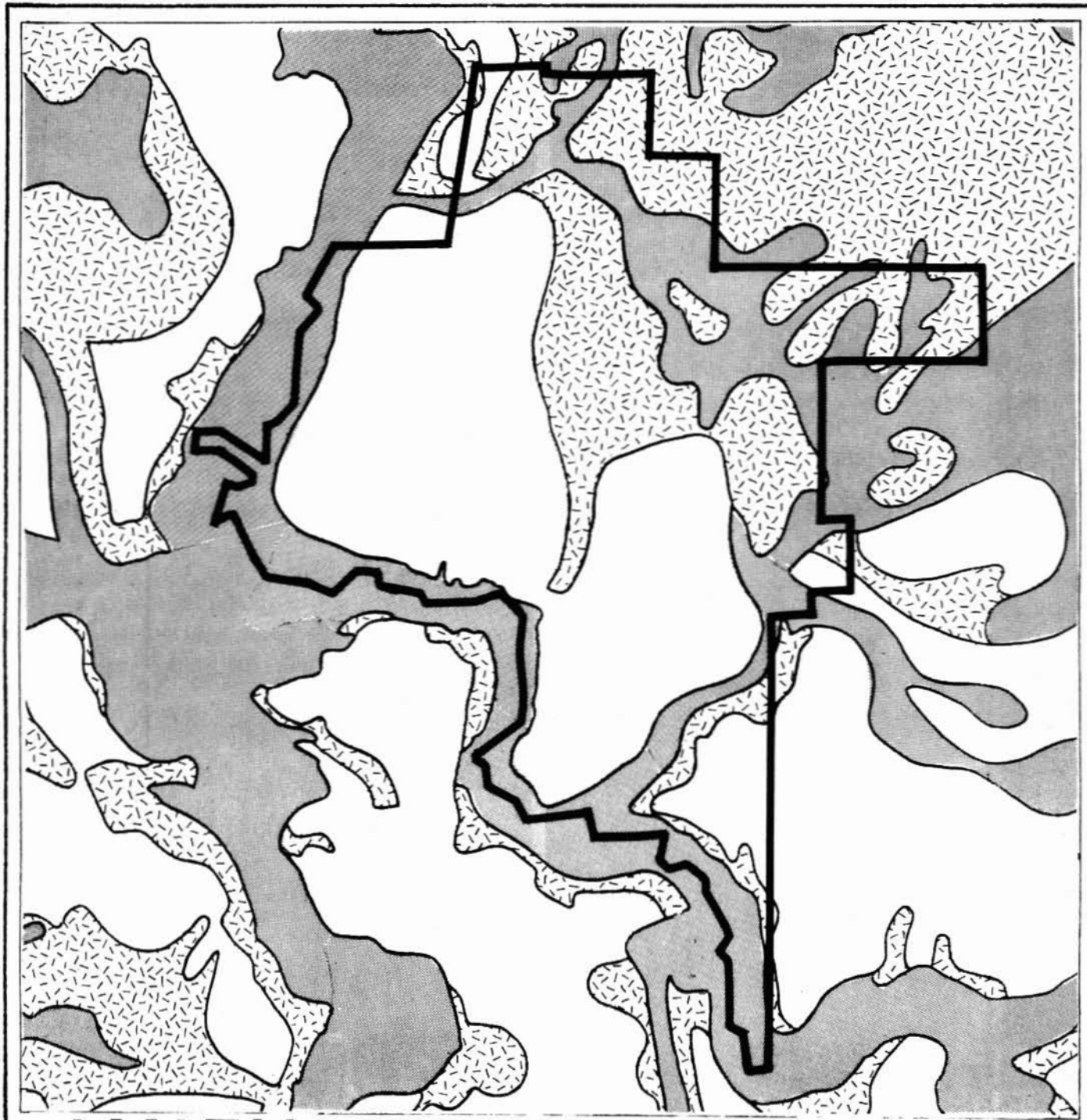
The City shall promote the transition of existing agricultural lands into urbanized lands in a manner that is most cost-efficient and energy conserving.

The City shall prohibit any land use which would increase the existing natural hazard potential.

The City shall identify all areas within the planning boundary that have building limitations, and those which are in the floodplain zone.

The City shall investigate alternative uses for areas unsuitable for development.

The City shall continue participation in the HUD Flood Insurance Program.

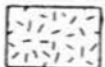


AMITY BUILDING LIMITATIONS



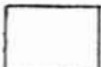
SEVERE LIMITATIONS

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)



MODERATE LIMITATIONS

5 to 20% slopes
 Moderate soils



SLIGHT LIMITATIONS



North

1.2"-1/4 mi.



Scale: 1"= 1085'

FISH AND WILDLIFE

Amity's western and southern City limits boundaries follow Salt Creek and Ash Swale. These watercourses and surrounding lands provide fish and wildlife habitat areas. The City recognizes the value and uniqueness of its fish and wildlife resources and wants to protect and preserve them.

FINDINGS

- A wildlife inventory has yet to be completed for the planning area.
- Urban encroachment in natural areas and waterways threaten the fish and wildlife.
- There are no endangered fish or wildlife species within the planning area at this time.
- Warm-water game fish and non-game species are found in Ash Swale and Salt Creek.
- Riparian wildlife exists along the waterways and drainageways.

GOAL STATEMENT

To conserve and protect fish and wildlife in the planning area pursuant to the Statewide Planning Goal #5.

POLICIES

Conserving and protecting wildlife habitat areas shall be a prime consideration concerning all future development.

The City shall identify fish and wildlife species in areas already developed and provide, wherever possible, measures to conserve and protect them.

The City shall maintain the integrity of the riparian zone along all waterways and drainageways.

OPEN SPACE

As is the case with many small rural communities, Amity presently enjoys a substantial amount of open space and scenic qualities. The City plans to maintain these existing open spaces and scenic areas and also to ensure that an adequate amount will be provided for the future. These natural features are valuable assets that enhance community livability.

FINDINGS

- The City has scenic views of the Coast Range, the Amity Hills, and the Eola Hills.
- Unmaintained open areas create fire hazards and unsightliness.
- The City has no existing policies to maintain or protect open spaces.
- Salt Creek forms the western boundary of the planning area and Ash Swale forms the southern boundary of the planning area.
- Amity has relatively flat farmland north and west of the planning area and rolling hills to the south and east.
- Unbuildable lands can provide open spaces; 45 percent of City survey respondents rated parks and open spaces as average, 17 percent above average and 9 percent excellent.
- 53 percent of City survey respondents favored City regulations concerning the preservation of natural features such as trees, shrubs, streams and land surfaces.
- Total Acreage in the Urban Growth Boundary is as follows:

land limited by private development	-	177.54 ac.
land limited by public facilities	-	86.96
land limited by natural hazards (soil, slope, flooding)	-	50.32
vacant buildable land	-	58.89
total acreage	-	373.71

GOAL STATEMENT

To conserve desired open spaces and protect scenic areas and views.

POLICIES

The City shall develop regulations to encourage open space in all new residential developments.

Public access shall be encouraged for all waterways in the planning area.

The City shall identify scenic views and sites and establish preservation measures.

The City shall require all future development to address the natural features, open space and scenic sights and views in their proposals.

The City shall preserve open space wherever possible.

The City shall investigate funding sources and procedures to protect and preserve open lands and scenic areas.

The significant natural features within the City shall be managed for the benefit of the community and shall include: all waterways, natural drainageways, wetlands, floodplains, land with significant natural vegetation, and valued scenic views and sites.

The City shall encourage the protection of existing trees within the City.

Wherever possible, the City shall designate natural drainageways and prohibit stormwater flows that would exceed the natural flows.

MINERAL AND AGGREGATE RESOURCES

Although there is presently no quarrying or related activity in the City, the potential for such activity in the immediate area is not known until a County inventory of potential mineral and aggregate sites is completed. Due to the absence of a resource inventory, the City feels it would be appropriate to address this activity.

FINDING

There is no quarry activity in the planning area at the present time.

GOAL STATEMENT

To provide land use compatibility between mining and quarrying, or related activities, with adjacent land uses.

POLICY

The City shall require that mineral activities operate in a manner compatible with surrounding land uses.

IMPLEMENTATION

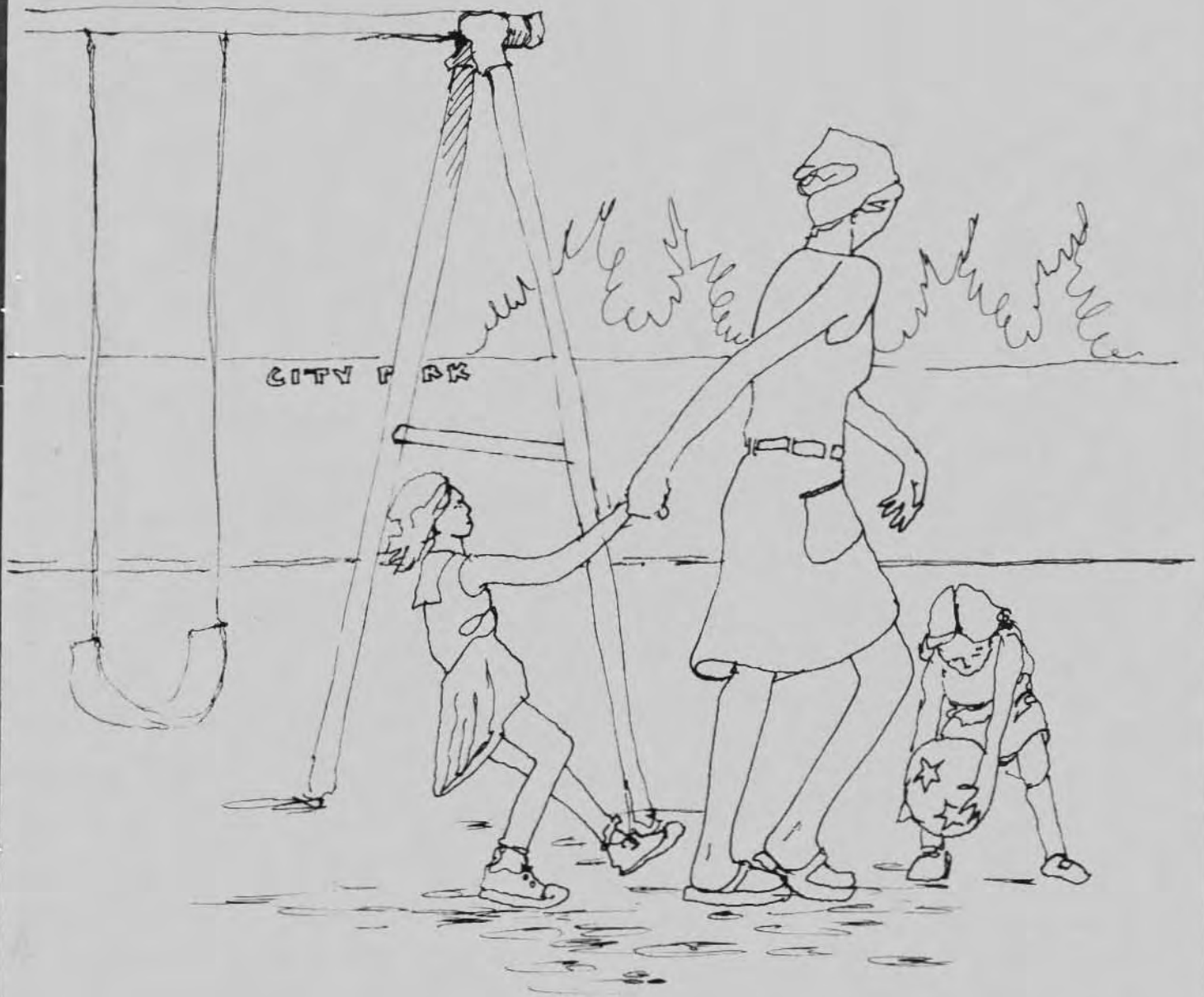
AGENCY REVIEW AND COORDINATION

When processing proposals which could have an impact on natural resources, the City shall request the expertise of involved agencies. Through effective agency coordination the City can monitor changes dealing with environmental quality, and can acquire a good data bank that will aid in the implementation of conservation and management measures.

ZONING ORDINANCE

The zoning ordinance is a means of plan implementation which establishes uniform regulations within designated zoning districts. Some of the zoning regulations pertaining to the implementation of natural resource policies are as follows:

1. Restricted Development Boundary. Lands that are subject to natural hazards, including floodplains, excessive slopes and poor soil suitability have now been mapped. The developer of any lands within the Boundary will have to comply with a review procedure at a Planning Commission hearing, thus assuring that development will occur in such a way as to eliminate the hazard potential.
2. Site Design Review. In addition to a site and building evaluation required in the Restricted Development Boundary, a site design review is required of all commercial and industrial development. Information required for a site design review would include addressing the impact of the proposal on the natural resources.



COMMUNITY RESOURCES

EDUCATION

The provision of quality education services are basic to a healthy and stable community. Good educational services also increase community identity. As is the case with other cities, Amity must encourage efficient utilization of education facilities so that maximum service can be assured from citizens' tax dollars.

FINDINGS

- There are 3 elementary schools and 1 high school in School District 4J1, which serves the Amity area.
- Approximately 56 percent of the City's property tax dollars are spent for education; educational facilities have a major impact on land use development within an urban environment.
- All 3 elementary schools are operating at capacity and there is a need for a new elementary facility in the near future.
- The high school is operating near capacity and will expand when the need arises.
- Kindergarten is not offered to the community through the public school system.

GOAL STATEMENT

To provide the highest quality of educational services for the community in a most cost-efficient and orderly manner.

POLICIES

The City shall seek cooperation and support from the school district in providing community use of the school facilities when the school is not in session.

The City shall support the school district in providing energy efficiency in the design of educational facilities.

The City shall designate school properties on the Plan

EDUCATION

map and, in a joint effort with the school district, coordinate expansion of school facilities as they are needed, to best ensure that the educational needs of the community are met.

The City shall encourage and support the school district's efforts to provide maximum educational services at a minimal cost to the taxpayer.

PUBLIC FACILITIES

A well-planned, systematic arrangement of public facilities is an efficient mechanism for an orderly growth pattern. Because of increasing facility improvement costs and the inability of cities today to carry those costs, it is extremely important that public facilities be arranged so that maximum utilization can be achieved.

FINDINGS

- The City has a water storage capacity of 475,000 gallons.
- The City's water treatment plant is capable of meeting the community's domestic needs to the year 2000.
- The City's water storage capacity will have to be doubled, in order to meet the Oregon Health Department's recommendations for the year 2000.
- The City has a lagoon sewer treatment system which is presently operating over capacity.
- Amity's sewer facility is presently being up-graded and, when complete, will meet the projected needs of the community to the year 2000.
- Storm drains mainly exist in the downtown business area.

GOAL STATEMENT

To provide a timely, orderly and efficient arrangement of water, sewer and storm drainage services to the City.

POLICIES

The City shall provide public facility services in a most energy conserving manner and encourage prudent use of such services.

The City shall require new development to provide a storm drainage and storm collection system within the development.

The City shall support and cooperate with appropriate State and Federal agencies in order to maintain acceptable standards regarding water quality and sewer disposal.

PUBLIC FACILITIES

Water, sewer and storm drainage service shall be adequately provided and maintained in order to meet the residential, commercial and industrial needs of the City.

The City shall utilize public facilities in a manner that will support the land use policies in the Comprehensive Plan.

RECREATION

Recreational opportunities and facilities are essential for the physical and mental well-being of urban dwellers. It is the intent of the City to provide for the recreation needs of people within the community to the fullest extent possible.

FINDINGS

- The existing 7.61 acres of City park lands more than meet the standards as set by the Parks and Recreation Branch of the Oregon Department of Transportation, both for Amity's present population and the projected population to the year 2000.
- The high school and elementary school provide citizens with additional recreational space and facilities.

GOAL STATEMENT

To provide citizens of the community with adequate park land and recreational opportunities.

POLICIES

The City shall explore and utilize all opportunities for financing the development and maintenance of all park lands and recreational facilities.

To assure the availability of adequate, properly located park sites, property shall be acquired in advance of actual need whenever possible.

The City shall encourage the development of bicycle and pedestrian pathways as potential recreational resources for the citizens of the community.

Recreational lands and facilities shall be located throughout the planning area in order to minimize distances between residential areas and recreational opportunities.

Recreational standards for the planning area shall conform to criterion established by the Parks and Recreation Branch of the Oregon Department of Transportation of 2.5 acres of park lands for each 1,000 City residents.

RECREATION

The City shall coordinate with the Amity School District to allow use of school playground equipment and sports facilities by community residents when the facilities are not in use by the school.

ARTICLE 10

The City shall coordinate with the Amity School District to allow use of school playground equipment and sports facilities by community residents when the facilities are not in use by the school.

The City shall coordinate with the Amity School District to allow use of school playground equipment and sports facilities by community residents when the facilities are not in use by the school.

ARTICLE 11

The City shall coordinate with the Amity School District to allow use of school playground equipment and sports facilities by community residents when the facilities are not in use by the school.

ARTICLE 12

The City shall coordinate with the Amity School District to allow use of school playground equipment and sports facilities by community residents when the facilities are not in use by the school.

The City shall coordinate with the Amity School District to allow use of school playground equipment and sports facilities by community residents when the facilities are not in use by the school.

The City shall coordinate with the Amity School District to allow use of school playground equipment and sports facilities by community residents when the facilities are not in use by the school.

The City shall coordinate with the Amity School District to allow use of school playground equipment and sports facilities by community residents when the facilities are not in use by the school.

The City shall coordinate with the Amity School District to allow use of school playground equipment and sports facilities by community residents when the facilities are not in use by the school.

TRANSPORTATION

Amity suffers from traffic problems typical of communities which have major highways passing through the core commercial areas. These problems include speeding, on-street parking and pedestrian hazards. Through agency coordination and local improvement programs, the City's goal is to improve present traffic conditions.

Providing varying modes of transportation are also important in meeting the total needs of the community. Diversified transportation will provide greater convenience and lower costs to citizens.

FINDINGS

- The condition of Amity's streets is generally adequate for the existing traffic load, although most streets are in need of paving. Improvements in the street conditions will be necessary to accommodate substantial increases in traffic.
- The City of Amity, the State Highway Division, and Yamhill County are responsible for the maintenance of streets in the planning area; curbs and sidewalks exist on very few of the City's streets.
- There are no plans for road improvements on State roads within the planning area for at least the next 6 years.
- Traffic volumes have increased by between 5 and 29 percent on monitored roads over the 5 year period from 1972 to 1977.
- The most serious traffic hazards exist along Highway 99W (Trade Street) and the Bellevue-Hopewell Highway (Fifth and Nursery Streets), primarily due to traffic volumes and on-street parking.
- The Southern Pacific Railroad owns, maintains and operates rail freight service in Amity on tracks running through the western portion of the City; the nearest available air service is in the City of McMinnville.
- For regularly scheduled commercial flights, citizens generally travel to the Portland General International Airport.

- Yamco Transit and Greyhound Lines provide the City of Amity with a level of public transportation.
- Walking and bicycling are attractive transportation modes despite the lack of adequate facilities.
- Side streets serve as the primary routes for bicyclists.
- A portion of the County's share of State gas monies is available to the City for the construction and maintenance of bicycle paths.

GOAL STATEMENT

To provide a safe, convenient, aesthetic, and economic transportation system through a variety of transportation means.

POLICIES

The City shall coordinate with Yamhill County and the Oregon Department of Transportation with regard to City actions and needs which may affect traffic on County and State roads within the Urban Growth Boundary.

Transportation improvements shall be used to guide urban development and be designed to serve anticipated future needs.

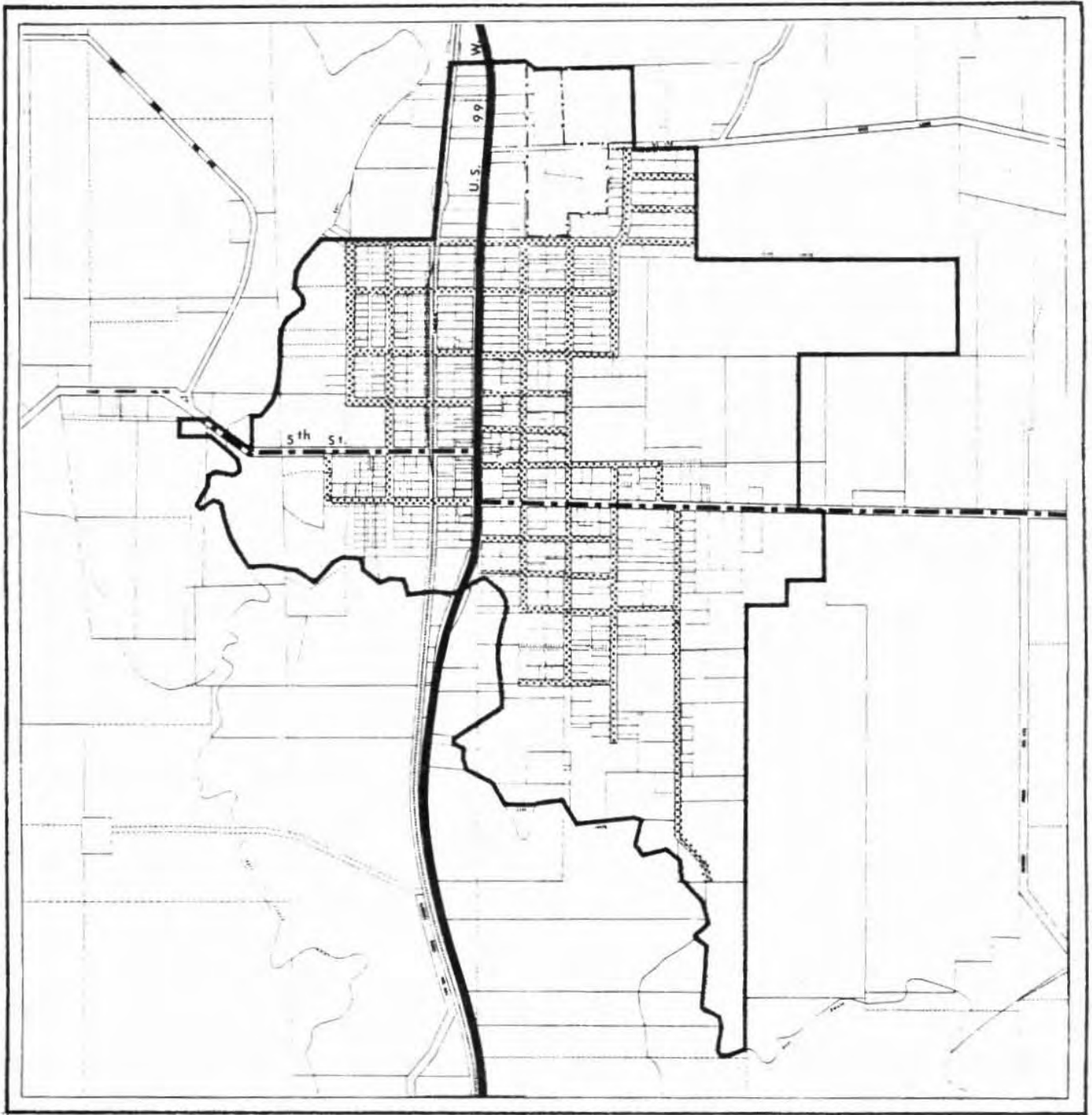
Transportation facility design shall be done in a manner which will minimize adverse effects on the existing land uses and natural features.

Alternative modes of transportation that will be energy conserving and will provide maximum efficiency and utilization of existing facilities shall be promoted.

Arterials, collectors, and minor streets within the planning area shall be designated to assist in prioritizing street development and maintenance.

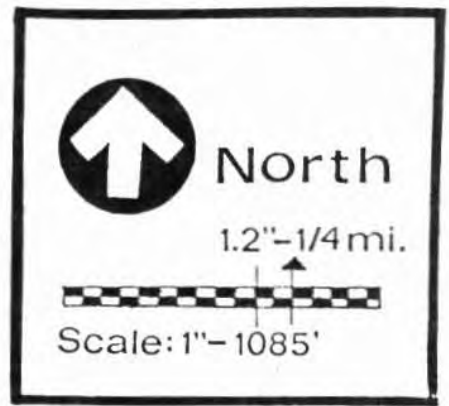
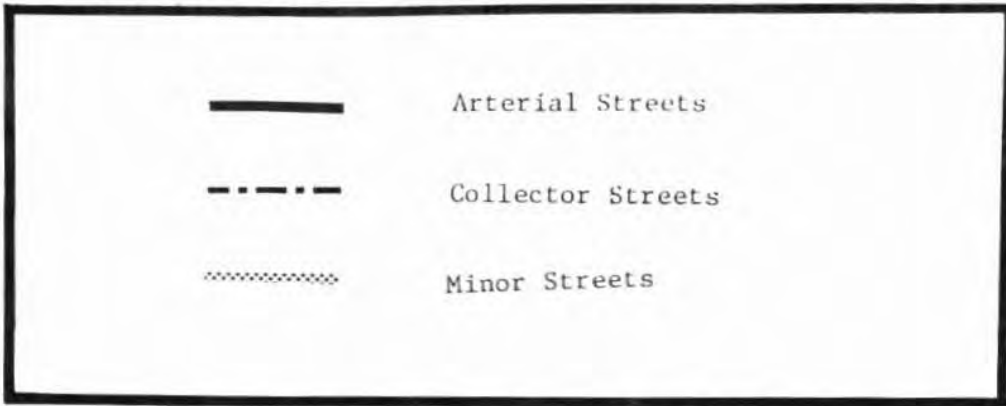
All possible sources of funding for street improvements shall be investigated and the City shall upgrade City streets as funds become available.

Transportation improvements which address the special needs of the low-income, the handicapped and senior citizens shall be promoted.



AMITY

TRANSPORTATION



The City shall coordinate with the Southern Pacific Railroad for any future need to expand rail service in Amity as well as to ensure maximum safety at all street and railway intersections.

The City shall continue to support the existing public transit system and to encourage its continuance.

The City shall coordinate with Yamhill County in the development of a countywide bikeway plan.

The City shall investigate funding sources which would promote bicycle transportation in the Urban Growth Boundary.

Hazardous traffic conditions shall be examined in detail and recommendations for improvements shall be made through a systematic capital improvement plan.

ENERGY USE

With increasing concern about energy availability, efforts must be directed into the development of alternative sources and conservation practices. Solar energy utilization is a very promising local resource. There also is a potential for wind generation.

FINDINGS

- For the period 1977 through 1997, total energy consumption in Oregon is expected to increase at an average annual rate of 2.5 percent per year.
- All energy fuels, with the exception of wood, are imported into the County.
- The harnessing of solar radiation is a potential energy resource for the County.
- The demand for energy and costs to produce energy are continually rising.

GOAL STATEMENT

To promote the conservation of energy and the use of alternative forms of energy.

POLICIES

The City shall encourage cooperation between citizens, utilities and governmental entities concerning energy matters and its use.

Energy efficiency shall be a main criterion in the evaluation of all land use issues.

The City shall actively promote citizen awareness concerning energy conservation.

COMMUNICATIONS

In planning for the accommodation of Amity's future growth, expansion of the communication facilities must be provided for. Through proper coordination with the communication utilities and the plan's goals and policies, the City can assure continued availability of such services.

FINDING

- There are a variety of communication facilities available to the community.

GOAL STATEMENT

To support a variety of communication facilities and promote quality service.

POLICIES

The City shall coordinate local planning with communication agencies so that the availability and quality of services can be improved and maintained.

When making land use decisions, the City shall consider the impact on all communication systems.

SOLID WASTE

The solid waste collection service in Amity is provided by the private sector. It is important that the City work with the County and the private sector so that a cost-efficient solid waste program can be implemented.

FINDINGS

- The City contracts with a private solid waste disposal company for collection services.
- The present landfill site is very near capacity and a new site will be needed by 1981.
- Amity generates approximately 7 tons of refuse weekly.
- Recycling solid waste material conserves energy and natural resources.
- There are currently two recycling efforts in the County and one in the City.

GOAL STATEMENT

To achieve and provide an orderly and efficient solid waste disposal system which will meet the needs of the community.

POLICIES

The City shall promote the recycling of solid waste materials.

The City shall coordinate efforts with the contracted disposal service to assure that the solid waste disposal needs in the community are being met in a most cost-efficient and energy conserving manner.

The City shall work with appropriate governmental agencies and private concerns in investigating energy-conserving solid waste disposal methods.

The City shall encourage and support policy and implementation alternatives for an efficient regional solid waste program.

HISTORY

The City recognizes the value of its historical resources and plans to preserve and maintain them for future generations. The historical features lend a unique and visually appealing atmosphere to the community and serve as a pleasant link between the past and present.

FINDINGS

- Amity was settled in 1849 as an agriculture based town.
- There are presently 7 structures in Amity that are listed in the State Inventory of Historic Sites and Structures.
- Efforts should be made to identify all historic sites and structures in the community.
- Citizen awareness concerning historical preservation should be promoted.

GOAL STATEMENT

To preserve significant historical landmarks, sites and structures.

POLICIES

The City shall investigate funding sources and incentives to owners for the preservation of historic sites and structures.

The City shall work toward establishing a sense of community pride concerning local heritage and history.

The City shall encourage and support County efforts to preserve and maintain significant historic areas within the City and County.

The City shall actively promote citizen participation in identifying historic areas for preservation.

Utilization of historic structures shall be encouraged in order to achieve the maximum use of existing structures .

PUBLIC SAFETY & SERVICES

In order to provide for the health, safety and welfare of the citizens of Amity, the level of public services offered will be periodically evaluated in order to encourage new services where the need exists, and to improve existing services.

FINDINGS

- Fire protection is provided by a volunteer fire department with a salaried fire chief; there is adequate fire protection at the present time.
- Police protection is provided to the citizens of Amity.
- The City of Amity is administered by a mayor-council form of government.
- There are a wide range of local as well as regional social and cultural services available to the community.
- There are no medical services available within the community.

GOAL STATEMENT

To plan and support an efficient arrangement of public safety and social services that will meet the needs of the community.

POLICIES

The City shall provide adequate police protection.

The City shall support and coordinate with the County Health Department and other medical facilities in order to ensure adequate health services for the community.

The City shall strive to educate and inform its citizens so that the most efficient public health and safety services can be provided.

The City shall investigate programs that will improve its fire rating.

IMPLEMENTATION

The following methods pertain to the implementation of the community resource policies:

1. Subdivision Ordinance. The subdivision ordinance establishes regulations and standards for subdividing and land partitioning with the City. Transportation improvements, public facilities and services, energy conservation and recreational standards are specifically addressed during the review procedure for a subdivision plat or partitioning request.
2. Capital Improvement Program. Through the management of a capital improvement program, maintenance and upkeep of public services and facilities will be prioritized and managed for the most efficient service to the community.
3. Data Base. The City will update the Comprehensive Plan Atlas as changes occur. Technical data that will encourage good planning practices will be collected and made available to the citizens and governing bodies.
4. Agency Coordination. In evaluating development proposals, affected agencies will be notified and given an opportunity for review and comment.
5. Comprehensive Plan Map. Future uses and the extension of public facilities and services will be designated on the Plan map and shall be referred to in the decision-making process.
6. Zoning Ordinance. Within the zoning ordinance, the following sections pertain to the implementation of the community resource policies:
 - A) Site Design Review. The impact on the community resources of proposed commercial and industrial development is evaluated by the Planning Commission through a site design review. The City can assure, through this review mechanism, development that will be aesthetically pleasing; and development sited to utilize public services most efficiently and planned in such a manner to benefit the community.
 - B) Restricted Development Boundary. Developments occurring in natural hazard areas are required to submit plans showing that the natural hazard potential will be alleviated and that affected community resources will be provided.
 - C) Mobile Homes and Mobile Home Parks. Standards and restrictions pertaining to mobile homes and mobile home parks are specified.
 - D) Zone Map and Regulations. Lands are designated on the official City zone map as to the intent of the use of such areas; regulations and standards pertaining to the various zone districts are specified.



COMMUNITY DEVELOPMENT

POPULATION AND ECONOMICS

A sound and diversified economy is the foundation of a healthy community. To provide such an economy, population data and economic factors must be continually evaluated so that existing economic plans and policies can be updated to accommodate future needs. Providing local jobs and establishing a good capital improvement program are main objectives of the City.

FINDINGS

- Amity has had the third greatest population increase in the County for the past 7 years and also has far surpassed the County and State's growth rates.
- Based on County statistics, Amity's population increase is primarily attributed to in-migration.
- The population of Amity, which is approximately 1030 presently, is estimated to increase 43.5 percent by the year 2000.
- Amity has the highest percentage of people in the 60-64 and the 65 and over age groups in comparison with other small cities in the County.
- Amity has the lowest percentage of people in the 16-59 year age group in comparison with other small cities in the County.
- The main occupation for the head of households in Amity are blue collar, construction, and lumber industry.
- 37 percent of the head of households in the City are retired.
- In 1976 the median family income for Amity was \$8,538, compared to a County median of \$12,872 and a State median of \$13,750; the median age for the head of household in Amity is 61 years.
- Amity has a fairly well balanced economy, composed primarily of retail service with some light manufacturing and wholesale establishments.
- 62 percent of City survey respondents feel that Amity should be a bedroom community.

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

GOAL STATEMENTS

To diversify and improve the City's economy.

To provide efficient, orderly and convenient commercial and industrial areas that will enhance the livability of the community and meet the needs of its citizens.

POLICIES

The City shall support and cooperate with appropriate regional, State and Federal agencies that acknowledge and aid the special needs of rural communities.

The City shall ensure that public services be adequately maintained in the commercial, industrial and residential areas.

The City shall encourage commercial outlets to upgrade the appearance of the commercial area.

The City shall promote the continued function and preservation of the central business district as the primary retail business center of the community.

Development that is non-polluting and that which can contribute to the City's tax base shall be encouraged.

Energy conservation and efficient utilization of energy shall be a primary consideration in allowing new development into the City.

Development shall be controlled in such a way so that the maximum utilization of public utilities can be achieved.

The City shall promote diversification of the City's economy by designating sufficient lands for commercial and industrial uses.

Commercial development shall take into consideration traffic safety and compatibility with respect to Highway 99W.

The City shall require that all new construction or substantial renovation of existing commercial buildings be subject to a site review process which will consider off-street parking, traffic movement and design criteria.

The City shall encourage future commercial and industrial developments to be as energy efficient as possible.

The City shall take measures to provide incentives for commercial and industrial enterprises to locate in Amity rather than in other communities.

The City shall encourage the establishment of a local business association and work jointly to develop a downtown redevelopment plan.

HOUSING

The assurance of high quality, safe housing for the citizens of Amity is one of the major objectives of the City.

The unique residential characteristics of the City will be maintained through the upgrading of existing housing stock and development standards.

FINDINGS

- There are a total of 404 housing units in the planning area.
- Of existing housing units, 77 percent are single family, 16 percent are mobile homes, and 7 percent are multiple family units.
- The diversification of housing types has improved substantially since 1970.
- Approximately 52 percent of the existing housing stock was constructed prior to 1940; 60 percent of City survey respondents feel there are few or no choices in the housing market in the community.
- 57 percent of the City survey respondents feel that mobile home parks with high design standards should be allowed in the community.
- In order to meet the housing needs for the year 2000, approximately 179 additional dwelling units must be provided.
- The City's responsibility is to provide adequate housing for all residents of the City, including the elderly, low income and the handicapped.

GOAL STATEMENTS

To improve the quality of the existing housing stock.

To ensure that the citizens are provided with safe and sanitary housing.

To provide housing that will meet the needs of the community in a manner that will best provide an adequate choice in all income ranges and housing types.

To promote residential energy-conservation design and construction techniques.

POLICIES

The City shall cooperate and coordinate with Federal, State, regional and local agencies in assistance programs for the improvement of housing conditions, and shall develop and implement housing programs to meet the needs of its citizens.

Housing densities shall be consistent with the suitability of the land to support development and shall avoid natural hazards such as unstable soils, steep topography, flood and slide hazard areas, and soils with poor drainage.

The City shall encourage the retention of existing natural vegetation, and shall establish requirements for planting in future residential developments.

The City shall direct residential development into areas currently platted and close to the City center before utilizing large areas of vacant land, and land presently devoted to agriculture.

The City shall require that all utilities be placed underground to improve the visual qualities of the development.

Funding through local, State and Federal agencies shall be investigated for the rehabilitation of dilapidated housing in the City.

The City shall encourage the upgrading of the existing housing stock.

The City shall provide for the collection and dissemination of housing information from local, regional, State and Federal sources.

Programs that will satisfy the needs of housing for low and moderate income families shall be encouraged by the City through coordination with appropriate agencies to assure that the housing stock is safe.

The City shall ensure that the existing housing stock is structurally safe.

All residential developments should provide for recreational opportunities within the development.

The City shall revise zoning and subdivision ordinances to include innovative land development techniques and incentives that will provide a range of housing types, densities and price ranges that will adequately meet the present and future needs of the community.

LAND USE AND URBANIZATION

The City has taken the first step in planning for the future of Amity through the development of a comprehensive plan. Through the implementation of the plan the City will accommodate the needs of its citizens to the year 2000. A three-year review and update of the plan will enable the City to maintain a balance between on-going changes and the objectives of the Plan.

FINDINGS

- The existing commercial zone has less than half the amount of undeveloped lands necessary to accommodate the City's projected commercial land requirements.
- The existing industrial zone has less than half the amount of undeveloped lands necessary to accommodate the City's projected industrial land requirements.
- There is more than adequate undeveloped land available to meet the City's residential needs to the year 2000.
- Several acres of land within the existing residential areas are available for in-filling; in-filling promotes efficient use of existing public facilities.
- Agriculture holding areas can preserve farm lands and protect the City from over-extending itself in regards to providing public services.
- Agriculture holding areas can serve as a reserve for providing future residential land as it is needed.

GOAL STATEMENTS

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

To provide for the needs of the citizens through the implementation of a comprehensive land use planning program.

POLICIES

The City shall encourage the availability of sufficient land for various urban uses to ensure adequate choices in the market place.

Land within the planning area shall be utilized in a most energy efficient manner.

The City shall coordinate comprehensive planning with the appropriate State, Federal and County agencies.

The City shall preserve lands for farm uses through establishment of agriculture holding areas. When there is a demonstrated need for land within such holding areas, they shall be designated for urban use.

The City shall coordinate the type, location, and delivery of public facilities and services in a manner that best supports the existing and proposed land use patterns of the community.

The City shall efficiently utilize existing facilities and services by encouraging in-filling of developable lands within the planning area.

Methods and devices for guiding urban land use should include, but not be limited to, the following as they become feasible:

- Tax incentives and disincentives;
- Multiple use and joint development practices;
- Fee and less than fee acquisition techniques; and
- Capital improvement programming.

Change of the Urban Growth Boundary shall be based upon consideration of the following factors:

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

The City shall establish a review schedule and procedure that will enable the City to maintain an updated and timely comprehensive plan.

IMPLEMENTATION

AGENCY REVIEW AND COORDINATION

The City will obtain information and guidance from appropriate agencies that will aid in the economic development of the City. Through proper communication and coordination channels the City can actively pursue State and Federal sources to provide revenue through borrowing or grants for basic services. The City will also tap available resources from other governmental agencies to upgrade and diversify the housing stock in the City.

ZONING ORDINANCE

Within the zoning ordinance the following pertain to the implementation of the community development policies:

1. Zone Map and Regulations. Land use is regulated through the establishment of zones in the City. Adequate land for various uses has been designated to meet the projected needs of the City to the year 2000. Standards and regulations for specific uses are defined in the zone code.
2. Restricted Development Boundary. Development will be prohibited in areas that contain natural hazard potential, unless construction techniques are applied that would eliminate the hazards.
3. Site Design Review. Design reviews of commercial and industrial development will be required so that the City maintains design consistency and services are arranged as efficiently as possible.

BUILDING CODE

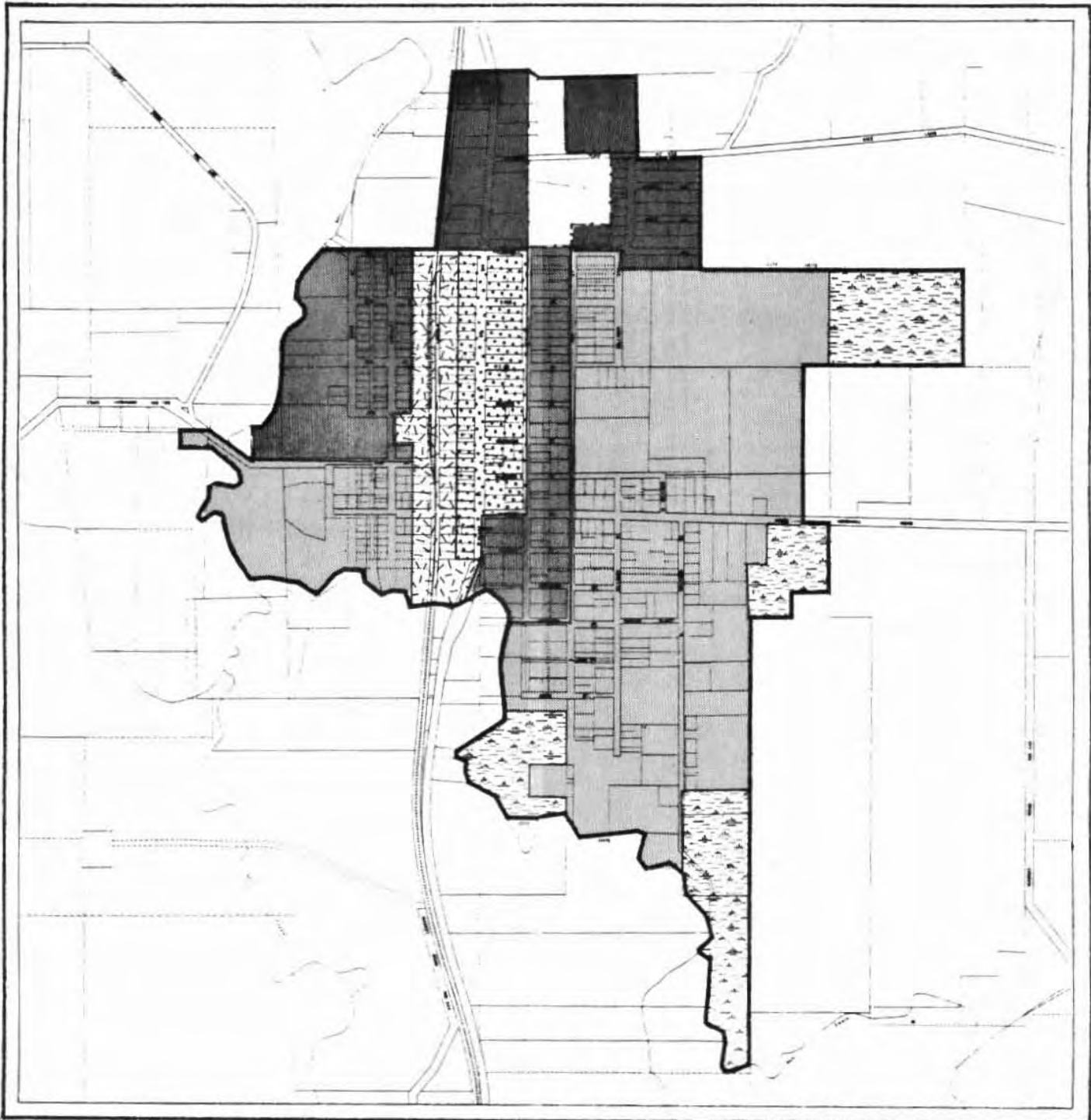
Building codes help to assure the public of safe housing by defining standards for structural strength, and standards for fire, safety, plumbing, and electrical installation.

URBAN GROWTH BOUNDARY







In establishing long range needs for the community, the Urban Growth Boundary has been delineated, and will provide adequate lands to accommodate urban uses until the year 2000.


DATA BASE

Demographic and economic data will be accumulated on a continual basis so that the plan and atlas can be updated as changes occur. This will be done periodically through the appropriate agencies.




AMITY ZONING MAP

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



North

1.2" = 1/4 mi.



Scale: 1" = 1085'

CITIZEN INVOLVEMENT

In order to address and emphasize the citizen's role in planning, the City has established a Citizen Involvement Program. Citizen involvement is fundamental to our form of government and essential to the planning process. As citizens begin to understand their right to participate in the decision-making process, the governing bodies will benefit by having a direct communication line to the citizens that will help clarify the needs and desires of the community.

Creating public awareness and providing opportunities for citizens to exercise their rights are the main concerns of Amity's Citizen Involvement Program. Although the City cannot guarantee public involvement and participation, it can provide the opportunities for such.

FINDING

- Documentation of citizen involvement during the development of the Comprehensive Plan.

GOAL STATEMENT

To develop and maintain a Citizen Involvement Program that will ensure the opportunity for citizen participation in all phases of the planning process.

POLICY

The City shall encourage citizen participation through the adoption of the Citizen Involvement Program.

CITIZEN INVOLVEMENT AND
PLAN DEVELOPMENT

The City of Amity has provided numerous opportunities for citizen involvement during the Plan development process.

The Amity Planning Commission has been appointed as the Committee for Citizen Involvement and has carried the major responsibility for the Plan's development.

The City has adopted a Citizen Involvement Program intended to improve communication channels between citizens and local officials. Public awareness concerning land use decisions and their input on the future of Amity is also a main focus of the program.

The Planning Commission began public bi-monthly work sessions in September, 1978. Up to this time, data had been gathered and an Urban Growth Boundary had been adopted by the City Council and the County Board of Commissioners, at a joint public hearing on February 23, 1978. A citizen survey had also been distributed in early 1977. This survey provided demographic and population data for the Plan's Atlas. Citizen's attitudes on certain issues also came out of the survey and were utilized by the Planning Commission during the goal and policy development phase.

In October, 1978 flyers were distributed to all residences within the City to encourage citizens to join a Citizen Advisory Committee. The local newspaper, the McMinnville News-Register, also provided coverage on the Plans development.

Draft goals and policies were developed by January, 1979. Tabloids of the goals and policies were printed and distributed to all residences in the City and to agencies and special districts for review. A public meeting was held by the Planning Commission on January 25, 1979 for public review and comment on the draft plan.

After the development of the first Plan draft, public joint meetings were conducted by the Planning Commission and the City Council to develop a zone ordinance and to revise the existing zone map.

On April 25, 1979 the Planning Commission held a public hearing on the Comprehensive Plan and implementing ordinances. A recommendation for adoption to the City Council was made at this time. City Council adoption took place June 4, 1979.

A total of fourteen meetings were held by the Planning Commission or jointly with the City Council from October, 1978 to June, 1979. These meetings systematically covered the different phases of the Plan development. Other meetings were held prior to October, 1978 that involved the establishment of the Urban Growth Boundary. All meetings were attended by a County staff member.

CITIZEN INVOLVEMENT PROGRAM
for the City of Amity

The City of Amity has designated its Planning Commission as the CCI with the approval of LCDC.

The City of Amity encourages the involvement of all citizens in all phases of the planning process. The Citizen Involvement Program shall include the following:

I. Communication -

Effective two-way communication between citizens and elected and appointed officials will be facilitated by:

- A. Mail-back questionnaires or door-to-door surveys conducted by the Planning Commission, to be distributed to each household.
- B. News releases and meeting notices in local newspapers.
- C. Word-of-mouth.
- D. Other media if available and feasible.
- E. Meeting notices included in utility billings if possible and appropriate.

II. Citizen Influence -

All citizens will have the opportunity and will be invited to be involved in:

- A. Data gathering.
- B. Plan preparation.
- C. Recommending changes in Comprehensive Plan and ordinances.
- D. Participating in development, adoption and application of legislation to carry out the Comprehensive Plan and ordinances.
- E. The evaluation of the Comprehensive Plan.
- F. The evaluation of the Citizen Involvement Program.

III. Technical Information -

Maps and other technical information will be made available at the City Hall in a simplified and understandable form.

IV. Feedback Techniques -

The following techniques will be utilized as appropriate to provide for communication between policy makers and citizens:

- A. Minutes will be kept of all Planning Commission and City Council meetings and the rationale used to reach land use decisions will be contained therein.
- B. Results of city questionnaires will be posted in City Hall for public inspection and review.
- C. Newspaper clippings concerning recent or current land use issues in the city will be posted or filed at the City Hall.

V. Program Support -

The City of Amity will allocate an adequate and appropriate portion of its planning budget to the Citizen Involvement Program. Support will also include:

- A. County staff assistance as requested in preparing questionnaires.
- B. Informational resources provided by the County.

VI. Agency Involvement -

Local, State and Federal Agencies, School Districts and Special Districts will be asked to participate to the fullest extent possible.

VII. Evaluation -

Evaluation of the Citizen Involvement Program will include:

- A. Semi-Annual Planning Commission review of citizen involvement in the planning process, including a report to the City Council.
- B. As a part of its evaluation, the Planning Commission will provide an opportunity for the general citizenry to be involved and make comments on the adequacy of the Citizen Involvement Program.

URBAN AREA
GROWTH MANAGEMENT AGREEMENT

I. Introduction

The City and Yamhill County recognize the need for coordination and cooperation in the management of growth in and around the Urban Area. This agreement is formulated in accordance with this principle.

This agreement establishes a process for maintaining ongoing planning efforts, designed to keep pace with growth and change. It is essential that intergovernmental coordination be maintained to assure the citizens of the City and of Yamhill County that growth occurs in an orderly and efficient manner.

To that end, this agreement sets forth the means by which a plan for management of any unincorporated area within the urban growth boundary will be implemented and by which the urban growth boundary may be modified.

II. Definitions

Area of Influence - An area of land located outside the Urban Growth Boundary and designated by the City and Yamhill County that extends one mile outside the City's Urban Growth Boundary on the north and south, to the South Yamhill River on the west, in includes the City watershed area as delineated on Schedule "A".

City - The City of Amity.

County - Yamhill County unless the context suggests otherwise.

Urban Growth Boundary - A line jointly adopted by the City and County that encircles the city and separates rural and urbanizable land. The City's urban growth boundary is shown on the attached map. The Urban Growth Boundary and the City limit may or may not be the same.

- III. 1. Plan Map Conflicts. The Comprehensive Plan Land Use Map adopted by the City on _____ shall be the plan map for the area within the Urban Growth Boundary, and shall replace conflicting portions of the Yamhill County Comprehensive Plan Map (1974) pertinent to this area. Where said maps conflict, Yamhill County shall initiate the process necessary for consideration of a map amendment.
2. Urban Growth Boundary. In accordance with the Comprehensive Plan of the City the jointly adopted Urban Growth Boundary shall define the geographical limits of urban expansion to the year 2000. The City shall prepare for the orderly extension of public facilities and services within the boundary. Lands outside the boundary shall be maintained in accordance with the Yamhill County Comprehensive Plan.
3. Urbanization. The City and Yamhill County shall encourage urbanization within the boundary to occur in an orderly and efficient manner, resulting in a compact, balanced urban center meeting long-term economic and social needs of the residents of the area regardless of political boundaries.

4. Implementation and Coordination. The very nature of planning requires continual refinement of various elements of the Comprehensive Plan. This includes the development of ordinances, specific plans and other mechanisms to implement the City's Comprehensive Plan. The City and County will work together in a coordinated effort to implement the goals of the City and County Comprehensive Plans.
5. Concurrence and Recommendation. The legitimate interests of the City and County overlap within the City's Urban Growth Boundary and Area of Influence. This agreement attempts to resolve these overlapping interests by providing for concurrence of City and County governing bodies for certain decisions and recommendations for other decisions.
 - a. Concurrence - Where concurrence is required, the City and County shall agree before a decision shall be binding. If agreement cannot be reached, procedures outlined in ORS 197.300 may be invoked.
 - b. Recommendation - Where a recommendation is required, the City and County need not agree for a decision to be binding. The procedures are these: The right to object to any item referred to a jurisdiction for a recommendation shall be deemed to have been waived unless the referring jurisdiction is notified otherwise within thirty days; the time limit for consideration of items referred for recommendation shall begin to run from the time the item is received by the jurisdiction whose recommendation is being solicited; each jurisdiction shall have standing to appeal the decision of the other governing body.

IV. Amendment of this Agreement

1. This agreement may be amended or terminated at any time by concurrence of both parties.

V. Urban Services.

1. The City is recognized as the ultimate provider of urban services within the Urban Growth Boundary. To this end:
 - a. Special Districts. Before Yamhill County shall create any special district for the provision of utilities, transportation, or other public facilities or services within the Urban Growth Boundary, the matter shall be referred to the City for a recommendation. The County shall not act contrary to such recommendation without a unanimous decision of the Board.
 - b. Service Capacity. New development resulting from the division of lands within the Urban Growth Boundary shall not exceed the capacity of existing services.
 - c. Annexation. Annexation shall occur in accordance with the City Comprehensive Plan. Before final action by the City Council on an annexation proposal, the proposal shall be

forwarded to the Board of County Commissioners for its recommendation. In order to provide the Board with advance notice of reasoning for a proposed annexation, the findings adopted by the city planning commission shall be referred to the Board following the commission action.

- d. Service Expansion Plans. As the ultimate provider of urban services, the City may prepare and from time to time update utility expansion plans. If so, these plans shall provide a basis for the extension of services within the Urban Growth Boundary, and as such shall be referred to Yamhill County for information and comment.
- e. Roads. The County and City shall cooperatively develop an implementation policy regarding streets and roads within the Urban Growth Boundary which is consistent with the City Comprehensive Plan. Such policy shall include, but not be limited to, the following:
 - (1) The circumstances under which the City will assume ownership of and maintenance responsibility for County roads within the corporate limits.
 - (2) The conditions under which new public streets and roads will be developed within the Urban Growth Boundary.
 - (3) The conditions under which existing roads designated as future arterials in the City Comprehensive Plan will be improved.
 - (4) The conditions under which County and other roads should meet City standards within the Urban Growth Boundary. Roads should be compatible with City street alignments and extensions. Upon annexation of property, roads adjacent to (and which serve) such property should also be annexed.
- f. The City through its departments shall cooperate with the County to coordinate City and County planning efforts and actions that affect land use with those of special districts.

VI. Establishment of the Amity Urban Area Management Commission

The City and Yamhill County do hereby establish the Amity Urban Area Management Commission (AUAMC) as a hearings officer in accordance with ORS 215.406. The AUAMC shall be composed of the following members:

- Commissioner of the Yamhill County Board of Commissioners designated by the Board.
- Mayor or councilperson of the City designated by the Council.
- Member of the City Planning Commission designated by the City Council.
- Member of the Yamhill County Planning Commission designated by the Board of County Commissioners.

- Member-at-large chosen by the above AUAMC members and ratified by the City Council and County Board.

Duties and Responsibilities - The AUAMC shall function in accordance with by-laws to be adopted by the City Council and the Yamhill County Board of Commissioners.

It shall be the responsibility of the Amity Urban Area Management Commission to hold hearings, make findings, and present its decision to City and County governing bodies as outlined in this agreement and the by-laws.

VII. Establishment of Land Use Review Procedures

1. Urban Growth Boundary Amendment

Amendment of the Urban Growth Boundary may be initiated by the Yamhill County Board of Commissioners, the City Council, or by the individual owner(s) of property who request(s) inclusion in or exclusion from the Urban Growth Boundary.

Amendment of the Urban Growth Boundary shall be treated as a map amendment to both City and County Comprehensive Plan maps.

The joint fee for individual amendments shall be the sum of fees established from time to time by each governing body.

Each application shall include a map and sufficient information to make a decision based upon consideration of the following factors:

- a. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;
- b. Need for housing, employment opportunities, and livability;
- c. Orderly and economic provision for public facilities and services;
- d. Maximum efficiency of land uses within and on the fringe of the existing urban area;
- e. Environmental, energy, economic and social consequences;
- f. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and,
- g. Compatibility of the proposed urban uses with nearby agricultural activities.

Applications shall be filed with the City Recorder or other designated official which shall collect the joint fee and forward the Yamhill County fee along with notice to the Yamhill County Department of Planning and Development. Applications must be complete prior to consideration by the Amity Urban Area Management Commission.

Applications shall be accumulated and referred quarterly to the Amity Urban Area Management Commission for a Public Hearing. At least ten days advance public notice of the hearing shall be given by publication in a newspaper of general circulation in the County.

Following the Public Hearing, the AUAMC shall make and forward its findings and decision directly to the governing body of each jurisdiction which shall then make a determination based upon the facts and record presented at the AUAMC hearing and shall not be required to hold a public hearing thereon.

Nothing included in this process requires or prohibits the City or County from referring the application to its respective Planning Commissions for information.

If the governing bodies do not concur in their final decision within sixty days of referral of the matter to them by the UAMC, a joint meeting shall be held to resolve differences. If agreement cannot be reached, procedures for resolution of conflict provided within ORS 197.300 may be invoked.

2. Comprehensive Plan Amendment

- a. Inside Urban Growth Boundary but outside city limits. This amendment shall be filed with Yamhill County, and shall otherwise be treated as an amendment to the Urban Growth Boundary.
- b. Inside City limits. This amendment shall be processed by the City and shall be referred to Yamhill County for a recommendation.
- c. Outside the Urban Growth Boundary, but within the Area of Influence. This amendment shall be processed by Yamhill County and shall be referred to the City for a recommendation.

3. Zone Changes and Combination Plan/Zone Changes

The City and Yamhill County recognize that each jurisdiction has authority to zone within its legal boundaries. However, the Urban Growth Boundary recognizes the eventual assumption of authority by the City. Therefore, the following procedures are established.

a. Zone Changes

- (1) Zone change outside city limits but within the Urban Growth Boundary. The application shall be processed by Yamhill County and shall be forwarded to the City Council for its recommendation.
- (2) Inside city limits. The application shall be processed by the City and shall be referred to Yamhill County for information and/or comment.
- (3) Outside the Urban Growth Boundary, but within the Area of Influence. The application shall be processed by Yamhill County and shall be referred to the City for recommendation.

b. Combination Plan/Zone Changes

- (1) Combination Plan/Zone Changes shall be processed in the same manner as a comprehensive plan change.

4. Other Items Affecting Land Use

- a. Items having a substantial impact upon land use under the jurisdiction of Yamhill County outside the Urban Growth Boundary and within the City's Area of Influence shall be referred to the City for recommendation. Items not having a substantial impact may so be referred. Items affecting land use shall include, but are not limited to:

- (1) Conditional Use Permits
- (2) Planned Unit Developments
- (3) Subdivisions and Partitions
- (4) Public Improvement Projects
- (5) Health Hazards
- (6) Special Exceptions
- (7) Capital Improvement Programs
- (8) Major Transportation Improvements

- b. Items having a substantial impact upon land use under the jurisdiction of the City shall be referred to Yamhill County for a recommendation. Items not having a substantial impact may be so referred. Items affecting land use shall include, but are not limited to:

- (1) Conditional Use Permits
- (2) Planned Unit Developments
- (3) Subdivisions and Partitions

(4) Public Improvement Projects

(5) Extensions of the Public Sewer, Water or Storm Drainage Systems.

(6) Capital Improvement Programs

(7) Major Transportation Improvements

5. Any of the above applications shall be referred to affected federal, state and local agencies identified in the City or Yamhill County agency coordination list for information and/or comment.

Approvals

Approved by the Yamhill County Board of Commissioners on this _____ day of _____, 1979.

Ordinance # _____

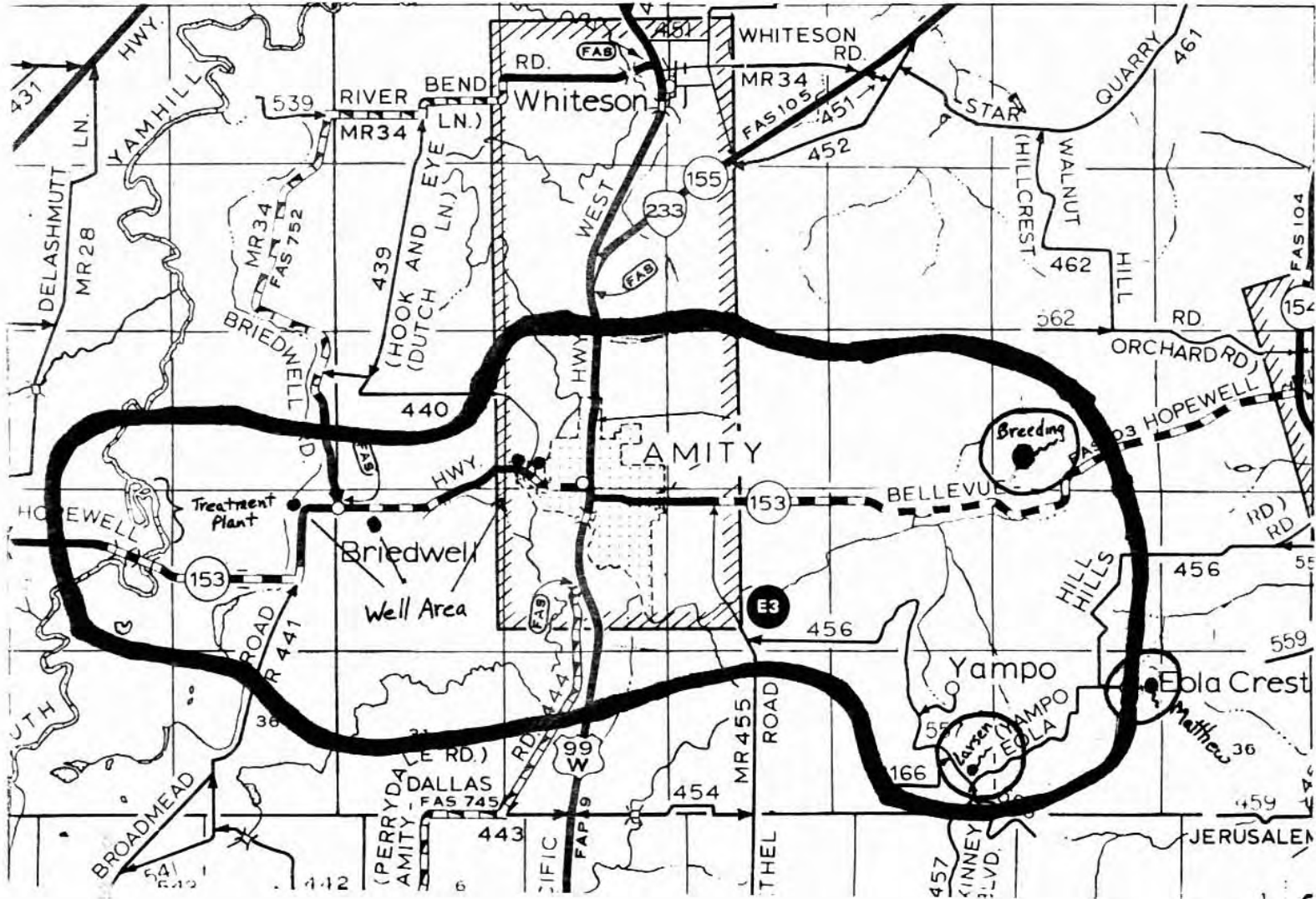
Colin Armstrong, Chairman
Yamhill County Board of Commissioners

Approved by the City of _____ City Council on this _____ day of _____, 1979.

Ordinance # _____

AREA OF INFLUENCE

Schedule A



ACKNOWLEDGMENTS

The preparation of this Plan was financed in part through a Planning Assistance Grant from the State of Oregon, Department of Land Conservation and Development.

Yamhill County Planning Staff

Roberta Young, Lead Planner
Mike Brandt, Assistant Planner
Maggie Collins, Planning Supervisor
Rich Faith, Assistant Planner
Marsha Mackie and Tom Cunningham,
Yamhill County Energy Office
Gene Williamson, Yamhill County
Deputy Watermaster
Blaise Edmonds and Sara Leslie, Graphics
Velma Schaffner, Dee McKenzie and Sandra Lewis, Production



Amity
(1990)

Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

March 13, 1980

The Honorable Floyd Baker
Mayor, City of Amity
P. O. Box 126
Amity, OR 97101

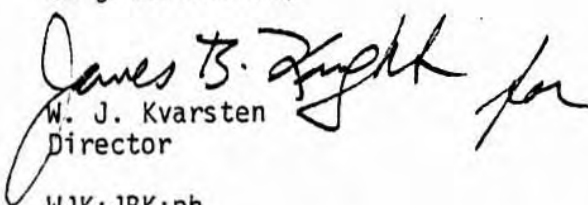
Dear Mayor Baker:

It gives me a great deal of pleasure to confirm that the Oregon Land Conservation and Development Commission, on March 6, 1980, officially acknowledged the comprehensive plan and implementing ordinances of the City of Amity as being in compliance with the Statewide Planning Goals.

The acknowledgment signifies an historic step for the City's land use planning program. By effectively planning ahead for the wise use of your valuable land, you have set an excellent example for others to follow.

I would like to commend the local officials, staff, and citizens of your community for their hard work and foresight in the field of land use planning.

Congratulations,


W. J. Kvarsten
Director

WJK:JBK:ph

Enclosure

cc: Yamhill County Board of Commissioners
Lorie Scoltock, Coordinator
Dave Bighop, Yamhill County Planning Director
Craig Greenleaf, Field Representative

BEFORE THE
LAND CONSERVATION AND DEVELOPMENT COMMISSION
OF THE STATE OF OREGON

IN THE MATTER OF
THE CITY OF AMITY

)
)
)

COMPLIANCE ACKNOWLEDGMENT
ORDER

On July 2, 1979, the City of Amity, pursuant to ORS Ch 197.251(1) (1977 Replacement Part), requested the Land Conservation and Development Commission acknowledge that their comprehensive plan and implementing measures listed in Section III.D. of Attachment B, are in compliance with the Statewide Planning Goals.

ORS 197.251(1) requires that the Commission review and approve or deny the request within 90 days. The Commission reviewed the written report of the staff of the Department of Land Conservation and Development on November 9, 1979 regarding the compliance of the aforementioned plan and ordinances with the Statewide Planning Goals. Pertinent portions of that report (Attachment B Section IV) are attached hereto and constitute the findings of fact of the Commission.

Based on its review, the Commission found that the aforementioned comprehensive plan and implementing measures did not comply with the Statewide Planning Goals 5, 6, and 10 adopted by the Commission pursuant to ORS Ch 197.251(1) (1977 Replacement Part).

On January 21, 1980, the City of Amity submitted to the Department an addendum to its comprehensive plan and implementing measures listed under Section IV of Attachment A.

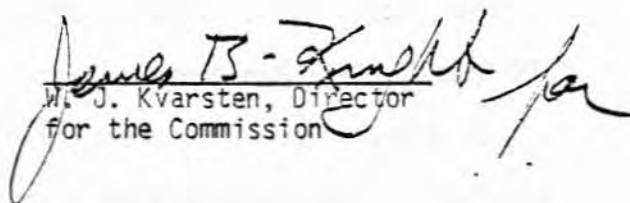
The Commission reviewed the attached written report of the staff of the Department of Land Conservation and Development on March 6, 1980, regarding the compliance of the aforementioned plan and measures with the Statewide Planning Goals. Section V of the report (Attachment A) constitutes the findings of the Commission.

Based on its review, the Commission finds that the City of Amity's comprehensive plan and implementing measures comply with the Statewide Planning Goals adopted by this Commission pursuant to ORS Ch 197.225 and 197.245.

Now therefore be it ordered that:

The Land Conservation and Development Commission acknowledges that the aforementioned comprehensive plan and implementing measures of the City of Amity are in compliance with the Statewide Planning Goals.

DATED THIS 13th DAY OF March, 1980.


James B. Kvarsten, Director
for the Commission

WJK:LC:jk
1440A/91A
3/11/80

LAND CONSERVATION AND DEVELOPMENT COMMISSION
ACKNOWLEDGMENT OF COMPLIANCE

RESPONSE TO CONTINUANCE ORDER OFFERED DECEMBER 4, 1979

City of Amity

DATE RECEIVED: January 21, 1980 DATE OF COMMISSION ACTION: March 6, 1980

I. REQUEST: Acknowledgment of Compliance with the Statewide Planning Goals
for the Comprehensive Plan and Implementing Measures.

II. SUMMARY OF RECOMMENDATIONS:

A. Staff:

Recommends acknowledgment.

B. Local Coordination Body

Recommends acknowledgment

FIELD REPRESENTATIVE: Craig Greenleaf
Phone: 378-4921

COORDINATOR: Lorie Scoltock
Phone: 472-9371 ext. 201

LEAD REVIEWER: Lloyd Chapman
Phone: 378-4932

Date of Report: February 15, 1980

III. BACKGROUND INFORMATION

The City of Amity's original acknowledgment request was reviewed by the Commission on November 8, 1979. At that time, the Commission offered to continue the City's request for 120 days to allow Amity to complete work on Statewide Planning Goals 5, 6, and 10.

Additional material was submitted by the City on January 21, 1980. Notice was sent to interested parties on January 30, 1980.

IV. ADDITIONAL MATERIALS -

The following additional materials were submitted by the City to comply with the Statewide Planning Goals:

Ordinance adopted January 7, 1980 amending the plan, Atlas and zoning ordinance.

Yamhill County Resolution No. 1-16-80-1 adopted January 16, 1980 reaffirming the County's adoption of the City's plan.

V. FINDINGS

A. Previously Approved Goals

The Commission's Continuance Order found that the City of Amity acknowledgment request complied with Statewide Planning Goals 1-4, 7-9 and 11-14. The adopted amendments do not conflict with the previous Commission action and the plan remains in compliance with these Goals.

B. Required Plan and Implementing Measure Revisions

1. Open Spaces, Scenic and Historic Areas, and Natural Resources:
(Goal 5)

Requirement: Adopt policies or implementing measures adequate to protect historic sites from conflicting uses.

City's Response: A plan policy to protect historic sites has been adopted (Plan, p. 29). In addition, the zoning ordinance (Sec. 3.21) has been amended to include an historic preservation review by the Planning Commission of all land use actions. Such actions, including demolition, must be reviewed and found in conformance with plan policies.

Conclusion: The City of Amity complies with Goal 5.

2. Air, Water and Land Resources Quality: (Goal 6)

Requirement: Amend the Plan and Atlas to reflect the Areawide Master Sewerage Plan and the areawide responsibilities of the Mid-Willamette Valley Council of Governments in water quality management. The City must seek to resolve any differences between the Comprehensive Plan and Master Sewerage Plan.

City's Response: The City has amended a water resources policy of the plan (p. 7) to specifically address regional water quality standards. The Public Facilities section (p. 18) includes a finding that the City is an implementing agency of 208 water quality planning.

The Atlas (p. 26a) has also been amended to discuss the 208 Areawide Waste Treatment Management Plan and the roles of various participants in that plan.

On January 7, 1980, the City wrote to the Mid-Willamette Valley COG to request that the Master Sewerage Plan be amended to reflect the City's adopted UGB and population projection. (see attached letter)

DEQ has commented in support of the City's acknowledgment request.

Conclusion: The City of Amity complies with Goal 6.

3. Housing: (Goal 10)

Requirement: Establish housing need by housing type to assure that adequate buildable land is zoned to meet the identified needs;

City Response: The City has developed additional information on buildable land (Atlas, p. 42). The inventory shows 60 acres of R-1 land, 11 acres of R-2 and 10 acres of R-3 land suitable and available for development. The analysis shows that a total of up to 143 multifamily units can be accommodated on the R-2 and R-3 land. A total of 179 units are needed, however this need has not been broken out by housing type.

Requirement: If apartments (five or more units) are identified as a needed housing type, a) they must be permitted outright in a zone adequate to meet the need or b) criteria (6) of the conditional use standards must be eliminated.

City Response: Apartments with five or more units have not been specifically identified as a needed housing type. However, criteria (6) of the conditional use standards has been deleted.

Conclusion: The City of Amity complies with Goal 10.

Housing needs by type have not been established by the City. However, additional information has been provided to show that 80% of the housing needs can be provided by multifamily units under clear and objective standards.

C. Comments Received:

The following parties have provided statements on this request:

<u>Agency</u>	<u>Position</u>	<u>Date</u>
Yamhill County*	Acknowledge	1/16/80
DEQ*	Acknowledge	1/23/80

*Statement attached.

D. Overall Conclusion

The City of Amity has worked rapidly and carefully to bring its plan into compliance with the Statewide Planning Goals. Each of the requirements has been addressed and each deficiency corrected.

VI. RECOMMENDATIONS

A. Staff:

Recommends that the Commission acknowledge the City of Amity plan and implementing measures in compliance with the Statewide Planning Goals.

B. Local Coordination Body:

Recommends acknowledgment

LC:jk
1196A/64A
1/31/80

CITY OF AMITY

AMITY, OREGON 97101

January 7, 1980

Allen Hershey, Director
Mid-Willamette Valley Council of Governments
MCO Senator Building
220 High St., N.E.
Salem, Oregon 97302

Dear Mr. Hershey:


The City of Amity formally requests that the Board of the Mid-Willamette Valley Council of Governments revise the Master Sewerage Plan of the 208 Water Quality Management Plan to reflect the City's adopted Urban Growth Boundary and population projection to the year 2000.

The City of Amity Comprehensive Land Use Plan, adopted May 7, 1979, projects a population of 1478 for the year 2000. The Master Sewerage Plan projection should be revised downward to reflect the City's adopted projection.

The Urban Growth Boundary is based on the projected population of 1478, upon consideration of the seven factors listed under the Statewide Urbanization Goal, and upon an analysis of buildable lands within the City. The adopted Urban Growth Boundary and the service boundary presently recognized by the Master Sewerage Plan are illustrated on the accompanying map. They are not contiguous.

We recognize that Mid-Willamette Valley Council of Governments is the coordinating agency for the 208 Water Quality Management Plan, and have amended our Plan and Atlas to document our understanding. However, we consider our Plan to be the supreme document for planning decisions for the City of Amity. Therefore, the MWVCOG Master Sewerage Plan should be changed to reflect the decisions Amity has made about its growth and development.

Sincerely,


Floyd Baker
Mayor

Attachment:

c.c. Bob Jackman, DEQ
Steve Downs, DEQ Salem
Craig Greenleaf, PLCD Field Rep.
Lorie Scoltock, Coordinator

YAMHILL COUNTY

Oregon



DEPARTMENT OF PLANNING &
DEVELOPMENT OF
LAND CONSERVATION
AND DEVELOPMENT

JAN 17 1980

SALEM.

January 16, 1980

Wes Kvarsten, Director
Land Conservation & Development
1175 Court Street, N.E.
Salem, OR 97310

Re: Amity and Willamina Request for
Acknowledgement and Dayton Plan
Update

Dear Mr. Kvarsten:

The Cities of Amity and Willamina are submitting the revisions they have made to bring their Plans and Implementing Ordinances into compliance with all the Statewide Goals. These submissions are being made early in the continuance period because both cities are anxious to have acknowledged Plans and to complete this phase of the planning process.

The City of Dayton is submitting revisions made to their acknowledged Plan. The revisions are those suggested by the Land Conservation and Development Commission for the City's first update. Because Dayton wants to tie up all the loose ends of their Plan, and because one of the revisions will clarify their position in regards to a sewer treatment construction grant they are requesting, Dayton has chosen to incorporate the update items into their Plan at this time instead of waiting for the regular update time.

I have worked with Amity and Willamina on revisions they have made, and believe that both Plans are now acknowledgeable. They have addressed all the issues set forth in the DLCD Acknowledgement of Compliance Reports, and all revisions appear to meet the intent of both the Statewide Goals and the directions set forth by the DLCD staff. Furthermore, Department of Environmental Quality staff have reviewed the Goal 6 revisions and have stated by memo that the revisions are satisfactory and that they will not object to acknowledgement. I am therefore pleased to be able to recommend that the Plans of Amity and Willamina be acknowledged.

Wes Kvarsten

-2-

January 16, 1980

As for the revisions made by Dayton, there is no question that they comply with the Statewide Goals and that they strengthen the Plan. Whether the Land Conservation and Development Commission wishes to recognize the revisions in a formal way is a policy decision (Post-Acknowledgement) yet to be made. At any rate, we wanted you to see the revisions and be aware of the Cities-County cooperative effort to have the "best possible" Plans in all Yamhill County cities, whether already acknowledged or not.

We are hopeful that the Compliance Reviews for Amity and Willamina will be no later than April.

Sincerely,

Lorie Scoltock

Lorie Scoltock
Coordinator

LS:vs

cc: Ted Lopuszynski
Craig Greenleaf, DLCD
Cities of Amity, Dayton, Willamina
Dave Bishop



Department of Environmental Quality

DEPARTMENT OF LAND
CONSERVATION AND DEVELOPMENT

522 S.W. 5th AVENUE, P.O. BOX 1760, PORTLAND, OREGON 97207

February 1, 1980

FEB - 5 1980

SALEM.

To: Lloyd Chapman, DLCD Lead Reviewer

From: Jerry Jensen *JJ*

Subject: Request for Acknowledgment of Compliance - City of Amity

We have reviewed the materials submitted by the City of Amity pursuant to its most recent request for Acknowledgment of its Comprehensive Plan. Those materials address the concerns that we previously expressed.

The Department has no objection to LCDC Acknowledgment of Amity's Comprehensive Plan, and appreciates the responsiveness of the city in addressing the Department's concerns.

Thank you for this opportunity to comment.

/ahe

cc: City of Amity
Craig Greenleaf, DLCD Field Representative
Lorie Scoltock, Local Coordinator
Willamette Valley Region, DEQ



Contains
Recycled
Materials



Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

December 3, 1979

The Honorable Floyd Baker
 Mayor, City of Amity
 P.O. Box 126
 Amity, OR 97101

Dear Mayor Baker:

On November 9, 1979, the Commission reviewed the City of Amity's acknowledgment request for compliance with the Statewide Planning Goals.

The Commission accepted the Department's recommendation to grant a continuance of your request for 90 days. The City should notify the Department in Salem by December 26, 1979, of your decision to accept the Commission's continuance offer. The 90-day period will commence upon Department receipt of your written acceptance, and the attached Continuance Order will be issued.

The purpose of this order is to allow the City of Amity adequate time to revise its plan to fully comply with Goals 5, 6, and 10. This revision will give the Commission the opportunity to acknowledge your plan.

Please contact your Field Representative, Craig Greenleaf, if you have any questions on the continuance offer or completing your plan revisions.

Cordially,

W. J. Kvarsten
 Director

WJK:LC:jk
 788A/4Z

Attachments

cc: Yamhill County Board of Commissioners
 Lorie Scoltock, Coordinator
 Jim Owens, Polk County Coordinator
 Dave Bishop, Yamhill County Planning Director
 Craig Greenleaf, Field Representative

BEFORE THE LAND CONSERVATION AND DEVELOPMENT COMMISSION
OF THE STATE OF OREGON

IN THE MATTER OF THE CITY OF
AMITY'S COMPREHENSIVE
PLAN AND IMPLEMENTING MEASURES

)
)
)
)

CONTINUANCE
ORDER

This matter came before the Commission on a request from the City of Amity on November 9, 1979, for acknowledgment of compliance pursuant to ORS 197.251 and the Commission Acknowledgment Rule, OAR 660-03-000 to 660-03-035. The Commission, having fully considered the City's comprehensive plan and implementing measures, comments and objections of interested persons and the report of the Department of Land Conservation and Development, now enters its:

Findings of Fact

1. The City of Amity's comprehensive plan and implementing measures comply with Statewide Planning Goals 1-4, 7-a and 11-14 for the reasons set forth in Section IV of the Department's report (dated November 9, 1979) which is attached hereto and incorporated herein.
2. The City's comprehensive plan and implementing measures do not yet comply with Statewide Planning Goals 5, 6, and 10 for reasons set forth in Sections IV and V of the Department's report.
3. A continuance would likely enable the City to obtain an acknowledgment of compliance more expeditiously than would a denial of acknowledgment because the nature of the revision needed is minor and will not require extensive Department analysis and notice actions which are initiated when a jurisdiction resubmits its plan and implementing measures following a denial.

Continuance Order

-2-

4. A denial of acknowledgment may seriously disrupt the City's local planning effort because a denial would likely lead to undue public loss of confidence in the use and legal effect of the City's plan and implementing measures.
5. The Department of Land Conservation and Development and the City have agreed that the additional work towards compliance with Statewide Planning Goals 5, 6, and 10 can be completed in 90 days.
6. The City of Amity has consented to a continuance of its acknowledgment request (see Appendix).

Conclusions

1. The comprehensive plan and implementing measures of the City of Amity require additional planning work in order to be considered by the Commission to be in compliance with the Statewide Planning Goals.
2. Additional time is necessary for the City to complete additional planning work necessary to bring its comprehensive plan and implementing measures in compliance with all Statewide Planning Goals.
3. The additional planning work on the comprehensive plan and implementing measures can reasonably be completed in 90 days.

THEREFORE, IT IS HEREBY ORDERED THAT:

In accordance with ORS 197.251 and the Commission's Acknowledgment Procedure Rule, OAR 660-03-000 to 660-03-035, the acknowledgment request of the City of Amity is continued and the City is granted 90 days in which to complete the additional planning work set forth in this order.

DATED THIS _____ DAY OF _____, 1979.

W. J. Kvarsten, Director
for the Commission

LC:jk
788A
47

LAND CONSERVATION AND DEVELOPMENT COMMISSION

ACKNOWLEDGMENT OF COMPLIANCE REPORT

City of Amity

DATE RECEIVED: July 2, 1979

DATE OF COMMISSION ACTION: November 8, 1979

I. REQUEST: Acknowledgment of Compliance with Statewide Planning Goals for the comprehensive plan and implementing measures.

II. SUMMARY OF RECOMMENDATIONS:

A. Staff:

Recommends the Commission offer to continue the City of Amity's acknowledgment request for 90 days to comply with Statewide-Planning Goals 5, 6 and 10.

B. Local Coordination Body:

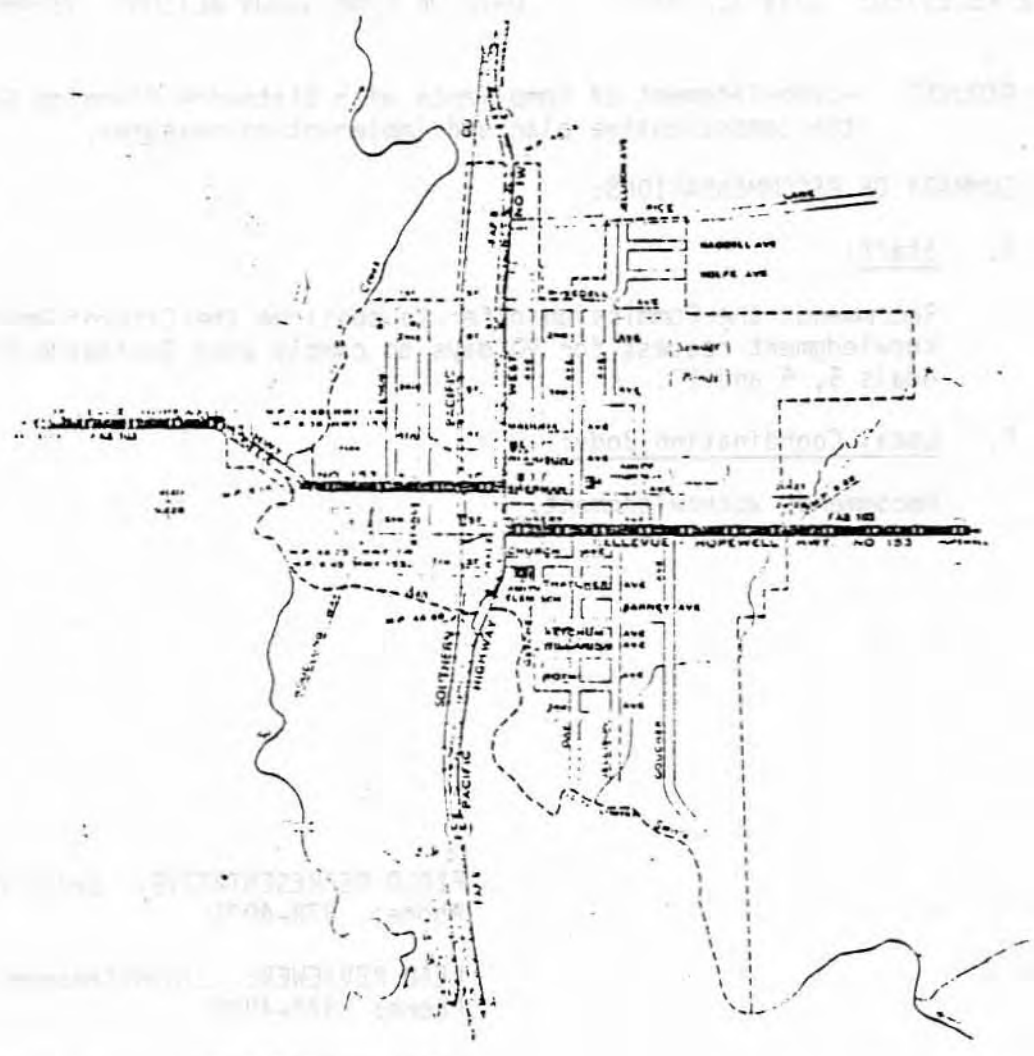
Recommends acknowledgment.

FIELD REPRESENTATIVE: Craig Greenleaf
Phone: 378-4921

LEAD REVIEWER: Lloyd Chapman
Phone: 378-4932

LOCAL COORDINATOR: Lorie Scoltock
Phone: 472-9371 x 201

Date of Report: October 25, 1979



115 14W 3M

ASTORIA

TAMMILL COUNTY, OREGON

LEGEND

	STREET		RAILROAD
	LOT		WATER
	BOUNDARY		BRIDGE
	EASEMENT		UTILITY
	RIGHT-OF-WAY		OTHER

OFFICE OF THE
 FEDERAL BUREAU OF SURVEY
 U.S. DEPARTMENT OF THE INTERIOR
 WASHINGTON, D.C.

Revised May 1978

III. BACKGROUND INFORMATION:

A. Geography:

Amity is located in southern Yamhill County six miles south of McMinnville on US 99W.

B. Governing Body:

The City is governed by the Mayor and five member City Council.

C. Population:

1978-1055
1977-1030
1970- 708
1960- 621
1950- 672
1940- 545

D. Plan and Implementing Measures:

Comprehensive Land Use Plan, Ordinance #431, adopted June 4, 1979;

Planning Atlas referenced in the Plan;

Zoning Ordinance #430, adopted May 7, 1979;

Subdivision Ordinance #409, adopted January 5, 1970;

Urban Area Agreement Amity Ordinance #431 adopted June 4, 1970 and Yamhill County Ordinance #207 adopted June 30, 1970.

E. Compliance Status:

The City was granted a planning extension in June 1976 with a compliance date of July 1979.

Planning Assistance Grants totalling approximately \$6,500 were provided to the City.

IV. FINDINGS:

A. General Overview:

The City of Amity in southeastern Yamhill County serves as a bedroom community and retail and service center for the surrounding area. The City was founded in the 1840's and incorporated in 1880.

The population has grown steadily to its current level of 1050. The most substantial increase has occurred in the 1970's. The plan is based on a year 2000 population of approximately 1500 and a UGR including only 11 acres outside of the city limits has been adopted. The City provides sewer and water service and water problems have been identified in the plan.

Salt Creek and Ash Swale form the western and southern boundary of the City and are a major natural resource as well as an area of hazard.

The plan was developed with the assistance of Yamhill County. It consists of a Planning Atlas, Comprehensive Plan and implementing ordinances. Statewide Goals 3, 4 and 15-19 are not applicable in the planning area.

Staff is recommending that the request be continued for 90 days to allow the City to adequately address the following issues:

Goal 5: Adopt measures to protect historic sites in residential zones from conflicting uses; and

Goal 10: Identify housing needs by type and assure that adequate land to meet that need is provided.

B. Applicable Goals1. Citizen Involvement: (Goal 1)

The City has an adopted Citizen Involvement Program (Plan pp. 47-48) that was approved by the Commission in September 1976. The planning commission serves as the Committee for Citizen Involvement.

The planning commission began by holding monthly work sessions in September 1978 (Plan p. 47 and also reviewing information derived from a citizen survey. A flier was distributed in October 1978 to encourage all citizens to participate. Draft goals and policies were developed in January 1979 and distributed to all residences in the planning area.

Public hearings before the planning commission and city council followed to adopt the final plan and zoning ordinance.

The citizen involvement program and City's citizen involvement goal (p. 46) call for continuing citizen involvement.

Conclusion: The City of Amity complies with Goal 1.

2. Land Use Planning: (Goal 2)

The City has adopted a comprehensive land use plan which addresses all applicable Statewide Goals.

The factual base is provided in the Planning Atlas and summarized in the Plan under each goal topic. Mandatory "shall" policies have been adopted and each section of the plan is concluded with a plan implementation discussion. Zoning and subdivision ordinances have been adopted to carry out the plan.

The planning process used by the City is summarized in the plan (p. 47A) and continued agency involvement is required in the citizen involvement program (p. 48).

A plan policy states that "The City shall establish a review schedule and procedure that will enable the City to maintain an updated and timely comprehensive plan" (p. 42). On page 41, the Plan states that, "a three year review and update of the plan" will be followed.

Conclusion: The City of Amity complies with Goal 2.

3. Agricultural Lands: (Goal 3)

Not applicable.

4. Forest Lands: (Goal 4)

Not applicable.

5. Open Spaces, Scenic and Historic Areas and Natural Resources:
(Goal 5)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas pp. 7-10; Plan, pp. 10, 11, 13, 20

Plan Policies: Plan, pp. 10, 12, 13, 20, 30

Implementation Measures: Zoning Ordinance Sections 9, 17

The City has inventoried applicable Goal 5 resources including open space, scenic views, mineral and aggregate, energy, fish and wildlife, water resources and historic and cultural sites (Atlas pp. 7-9). Major resources include Salt Creek, Ash Swale, and six sites on the Statewide Inventory of Historic Sites.

Plan policies address each of these resources. Policies related to historic sites include the following:

"The City shall encourage and support County efforts to preserve and maintain significant historic areas within the City and County" (p. 29).

"Utilization of historic structures shall be encouraged in order to achieve the maximum use of existing structures" (p. 29).

The City has included all flood plain areas and areas of steep slope within the Restricted Development (RD) Zone (Z.O. Sec. 9). All uses in this zone must be reviewed by the Planning Commission "and shall be consistent with the appropriate Comprehensive Plan policies including but not limited to:

- a. Natural habitat areas;
- b. Natural hazards or severe building limitations;
- c. Management of natural features including scenic views and open spaces" (Zoning Ord. pp. 22-23).

Site design review standards (Z.O. Sec. 17) are applied to all commercial and industrial development. One criterion for granting approval is "That there is no unnecessary disruption of existing major vegetation and that consideration is given to the preservation of historical or natural features" (Zoning Ord. p. 41). Three of the six historic sites are located in this area.

Conclusion: The City of Amity does not comply with Goal 5.

The Restricted Development provisions and site design review criterion are unusual and noteworthy in their concern for Goal 5 resources.

However, no measures have been adopted to protect historic sites in residential zones.

In order to comply with this Goal the City must:

Adopt policies or implementing measures adequate to protect historic sites in residential zones from conflicting uses.

6. Air, Water and Land Resources Quality: (Goal 6)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas pp. 11-12; Plan, pp. 5, 7

Plan Policies: Plan, pp. 5, 7

Implementation Measures: Zoning Ordinance Secs. 7.3, 8.3

The plan (Atlas pp. 11-12) includes a general discussion of air, land and water resources quality. There are no major pollution sources in the City.

Plan policies call for the maintenance of air and water quality and require cooperation with state and federal authorities (Plan pp. 5, 7). A policy to minimize noise pollution is also included (Plan p. 5).

The Areawide Master Sewerage Plan is not specifically referenced in the Plan or Atlas for the City. The failure to coordinate with the regional role of the Mid-Willamette Valley Council of Governments would make the City ineligibile for construction permits or grants.

The zoning ordinance (Sections 7.3, 8.3) requires that commercial and industrial development not be objectional because of noise, odors, air pollution, etc.

Conclusion: The City of Amity does not comply with Goal 6.

In order to comply, the City must:

Amend the Plan and Atlas to reflect the Areawide Master Sewerage Plan and the areawide responsibilities of the Mid-Willamette Valley Council of Governments in water quality management. The City must seek to resolve any differences between the Comprehensive Plan and the Master Sewerage Plan.

7. Areas Subject to Natural Disasters and Hazards: Goal 7

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas pp. 13-14, 14a, 14b; Plan pp. 8, 8a

Plan Policies: Plan pp. 8, 9, 30

Implementing Measures: Zoning Or. pp. 22-27, Subdivision Ordinance p. 16

Salt Creek and Ash Swale form the western and southern boundaries of the City. The flood plain associated with these waterways has been mapped (Atlas p. 14A). Steep slopes and soils with severe building limitations are also associated with the streams (Atlas, p. 13). A composite building limitation map (Atlas, p. 14b) has also been completed.

Plan policies (Plan p. 9) include the following:

"To make development proposals suitable for proposed uses in areas with natural restrictions, such proposals shall be reviewed by the appropriate state and federal agencies, and must show construction and design techniques that would eliminate the hazard potential."

"The City shall prohibit any land use which would increase the existing natural hazard potential."

The subdivision ordinance requires that easements be provided along water courses and that lot size be increased in areas of steep slope (Sub. Ord. p. 16).

A Restricted Development Overlay Zone has been applied to the hazard area. (See Goal 5 discussion). The ordinance requires that development be consistent with the plan (Zoning Ord. p. 22) and sets specific standards for development in the flood plain and floodway (Zoning Ord. pp. 23-27).

Conclusion: The City of Amity complies with Goal 7.

8. Recreational Needs: (Goal 8)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas p. 15; Plan p. 21

Policies: Plan pp. 21-22

Implementation Measures: Subdivision Ordinance pp. 17-18;
Zoning Ordinance p. 9

The City has inventoried recreational facilities and determined that existing land is adequate to meet year 2000 needs (Atlas p. 15). Recreational facilities in the County are also discussed.

Policies call for the continued development of recreational facilities and coordination with the school district for use of their facilities (Plan pp. 21-22).

Park and recreation facilities are permitted uses in the Low Density Residential (R-1) Zone (Zoning Ord. p. 9). The Subdivision Ordinance (pp. 17-18) sets standards for providing park land in new subdivisions.

Conclusion: The City of Amity complies with Goal 8.

9. Economy of the State: (Goal 9)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Economic Profiles of Yamhill County's Small Cities; Atlas pp. 16-19, 41; Plan pp. 35-36

Plan Policies: Plan pp. 36-37

Implementation Measures: Zoning Ordinance pp. 13-22, 41-42

Amity serves as a retail and service center for the surrounding area. (Atlas p. 16). Economic and employment factors are analyzed and compared with other Yamhill County cities.

The plan designates land along the railroad tracks as Industrial and along US 99 (Main Street) as Commercial.

Findings in the plan (p. 41) state that "less than half the amount of undeveloped land necessary" for commercial and industrial use in the year 2000 is provided. However, vacant buildings and conversion of existing residential lots in the commercial area will be adequate to meet the commercial need (Atlas p. 45). Residential uses in the industrial area may also be converted and are adequate to meet industrial needs (Atlas p. 45).

The Zoning Ordinance includes a General Commercial (G-C) Zone and a Light Industrial Zone (L-I). All commercial and industrial uses in the zones must go through Site Design Review (Zoning Ord. pp. 41-42). Criteria deal with affect on property in the vicinity, traffic, parking, vegetation and natural features, services and noise, glare, heat, etc.

Conclusion: The City of Amity complies with Goal 9.

The plan contains unclear findings regarding future economic development in the City which appear to be inconsistent with plan policies and background information.

Suggestion for Plan and Implementing Measure Improvement

It is suggested that the City include in the plan findings which fully reflect background information regarding commercial and industrial lands.

10. Housing: (Goal 10)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas pp. 22-23, 42 Plan pp. 38, 41

Plan Policies: Plan pp. 39-40

Implementing Measures: Zoning Ordinance, pp. 9-13

The City has completed a survey covering housing stock, conditions, trends and needs (Atlas pp. 22-23). The survey indicates greatest need for inexpensive homes to buy or rent and least need for mobile homes. Mobile homes have increased their share of the housing stock from 3% in 1970 to 16% in 1978.

Buildable Lands

The City has projected a need for an additional 179 housing units (Atlas p. 42). Thirty-three acres are needed based on existing lot size in the City and no breakdown by housing type is provided. The Oregon Business Planning Council has noted this deficiency (see attached letters).

At least 90 acres of buildable vacant land is suitable for residential development (Atlas p. 40). The amount of buildable land by zone has not been provided.

Policies

The City has adopted a dozen policies (pp. 39-40) regarding densities, siting, coordinating, low-income, and rehabilitation.

Implementing Measures

The City has three residential zones; Low Density Residential (R-1) Medium Density Residential (R-2) and High Density Residential (R-3). Single family dwellings are permitted in the R-1 zone (Zoning Ord. p. 9). Single family, duplex and mobile homes are permitted in the R-2 zone (Zoning Ord. p. 11). The R-3 zone permits one to four unit family dwellings and mobile homes and provides for apartments of more than four units and mobile home parks as conditional uses (Zoning Ord. p. 12). Additional standards are applied to mobile homes and mobile home parks (Zoning Ord. pp. 42-45).

Conditional use criteria require that a public need be shown for the use, that other sites are inadequate, and that the use "will have no adverse effect on abutting property" (Zoning Ord. p. 38).

Conclusion: The City of Amity does not comply with Goal 10.

While the City has done considerable work on this element, a number of significant items have been missed. No breakdown of housing need by type has been provided. No information on buildable land by residential zone has been provided. Without this information the Department is unable to determine that adequate land to meet housing needs has been provided.

In order to comply with this Goal the City must:

1. Establish housing need by housing type to assure that adequate buildable land is zoned to meet the identified needs;
2. If apartments (five or more units) are identified as a needed housing type, a) they must be permitted outright in a zone adequate to meet the need or b) criterion (6) of the conditional use standards must be eliminated.

11. Public Facilities and Services: (Goal 11)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas pp. 24-30; Economic Profile p. 35; Plan pp. 17, 19, 28, 30

Plan Policies: Plan pp. 17-20, 27, 28, 30

Implementation Measures: Subdivision Ord. p. 10

The Atlas surveys all urban facilities and services provided to the community including sewer, water, storm drainage, solid waste and schools. Significant problems are noted in both the public water and sewer systems (Atlas p. 26).

Public Water Service

The plan notes that the City has adequate water supply but limited storage capacity (Atlas p. 6). Plan policies states that:

"Water, sewer and storm drainage service shall be adequately provided and maintained in order to meet the residential, commercial and industrial needs of the City" (Plan p. 20). Other relevant policies include:

"The City shall coordinate the type, location, and delivery of public facilities and services in a manner that best supports the existing and proposed land use patterns of the community" (p. 42).

The plan states (p. 31) that:

"Maintenance and upkeep of public services and facilities will be prioritized and managed for the most efficient service to the community...through the management of a capital improvement program."

Public Sewer Service

The City's sewer treatment facility was constructed in 1971 to service a population of 700. The system is at capacity and a building moratorium has been imposed (Atlas p. 26). A grant has been received to upgrade the facility and minimize infiltration problems. With the completion of this construction, the system "will adequately meet the needs of Amity's projected population of 1,400 for the year 2000" (Atlas pp. 26-27).

Other public facilities policies include:

"The City shall require new development to provide a storm drainage and storm collection system within the development" (p. 19).

"The City shall support and cooperate with appropriate State and Federal agencies in order to maintain acceptable standards regarding water quality and sewer disposal" (p. 26).

The Subdivision Ordinance (p. 19) requires that new development be connected to city water and sewer and that storm drainage be provided.

Conclusion: The City of Amity complies with Goal 11.

The City has reviewed urban services and facilities, identified significant problems and taken adequate steps to correct the problems.

Construction on the sewer system improvements are scheduled to be completed next month (November) and the building moratorium has been dropped. (Personal communication, County Coordinator, October 23, 1979.)

12. Transportation: (Goal 12)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas pp. 31-34, 34a; Plan pp. 23-24, 24a

Plan Policies: Plan pp. 24-25

Implementing Measures: None

The Atlas (pp. 31-34) includes street classification and traffic volumes, traffic hazards and alternate modes. Both public transit (which serves the transportation disadvantaged) and pedestrian and bicycle ways are discussed (Atlas p. 34).

Plan policies address energy conservation, alternate modes, transportation disadvantaged, coordination, public transit, bikeways and hazardous traffic conditions.

Conclusion: The City of Amity complies with Goal 12.

13. Energy Conservation: (Goal 13)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas pp. 35-39; Economic Profile pp. 41-50; Plan p. 26

Plan Policies: Plan pp. 26, 9, 17, 19, 21, 24, 25, 28

Implementation Measures: None

The City has completed a survey of energy use/consumption (Atlas pp. 35-37). Plan policies are included in several sections of the plan which deal specifically with energy conservation and opportunities for conservation.

Conclusion: The City of Amity complies with Goal 13.

14. Urbanization: (Goal 14)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas pp.40-45 Plan p. 41

Plan Policies: Plan pp. 41-42

Implementation Measures: Urban Area Agreement; Zoning Ord. pp. 47-52

Boundary

The City of Amity and Yamhill County have adopted by ordinance an urban growth boundary including 373 acres within the City limits (Atlas p. 40) and an additional 11 acres which are surrounded by City land on three sides (Atlas p. 45). 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 (Atlas, p. 45).

The plan states (p. 31) that:

"Maintenance and upkeep of public services and facilities will be prioritized and managed for the most efficient service to the community...through the management of a capital improvement program."

Public Sewer Service

The City's sewer treatment facility was constructed in 1971 to service a population of 700. The system is at capacity and a building moratorium has been imposed (Atlas p. 26). A grant has been received to upgrade the facility and minimize infiltration problems. With the completion of this construction, the system "will adequately meet the needs of Amity's projected population of 1,400 for the year 2000" (Atlas pp. 26-27).

Other public facilities policies include:

"The City shall require new development to provide a storm drainage and storm collection system within the development" (p. 19).

"The City shall support and cooperate with appropriate State and Federal agencies in order to maintain acceptable standards regarding water quality and sewer disposal" (p. 26).

The Subdivision Ordinance (p. 19) requires that new development be connected to city water and sewer and that storm drainage be provided.

Conclusion: The City of Amity complies with Goal 11.

The City has reviewed urban services and facilities, identified significant problems and taken adequate steps to correct the problems.

Construction on the sewer system improvements are scheduled to be completed next month (November) and the building moratorium has been dropped. (Personal communication, County Coordinator, October 23, 1979.)

12. Transportation: (Goal 12)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas pp. 31-34, 34a; Plan pp. 23-24, 24a

Plan Policies: Plan pp. 24-25

Implementing Measures: None

The City has shown a need for 17⁰ additional housing units. Approximately 90 acres within the boundary are suitable for residential development. The Atlas (p. 42) indicates that approximately 33 net acres will be required to meet this need.

Transition of Urbanizable Land to Urban Uses

The following policies are applied to urbanization:

"The City shall efficiently utilize existing facilities and services by encouraging in-filling of developable lands within the planning area."

"Methods and devices for guiding urban land use should include, but not be limited to, the following as they become feasible:

"Tax incentives and disincentives; Multiple use and joint development practices; Fee and less than fee acquisition techniques; and Capital improvement programming" (p. 42).

"The City shall direct residential development into areas currently platted and close to the City center before utilizing large areas of vacant land, and land presently devoted to agriculture" (p. 3⁰).

An Agricultural holding zone has been established for areas inside the City currently in agricultural production.

Annexations are covered in the Zoning Ordinance (Zoning Ord. pp. 47-52).

The adopted urban area agreement indicates how services are to be provided, how coordination will occur and under what circumstances the boundary may be changed. An Amity Urban Area Management Committee is established to make decisions on urban area issues. The agreement also identifies an area of influence around the City in which the City will review county actions.

Conclusion: The City of Amity complies with Goal 14.

The City has addressed the seven factors of the Goal in establishing the urban growth boundary, based primarily on the location consideration of including an "island" of county land surrounded by the City.

Conversion policies have been adopted to assure an orderly and efficient transition of urbanizable land to urban uses.

The Atlas (pp. 31-34) includes street classification and traffic volumes, traffic hazards and alternate modes. Both public transit (which serves the transportation disadvantaged) and pedestrian and bicycle ways are discussed (Atlas p. 34).

Plan policies address energy conservation, alternate modes, transportation disadvantaged, coordination, public transit, bikeways and hazardous traffic conditions.

Conclusion: The City of Amity complies with Goal 12.

13. Energy Conservation: (Goal 13)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas pp. 35-39; Economic Profile pp. 41-50; Plan p. 26

Plan Policies: Plan pp. 26, 9, 17, 19, 21, 24, 25, 28

Implementation Measures: None

The City has completed a survey of energy use/consumption (Atlas pp. 35-37). Plan policies are included in several sections of the plan which deal specifically with energy conservation and opportunities for conservation.

Conclusion: The City of Amity complies with Goal 13.

14. Urbanization: (Goal 14)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas pp.40-45 Plan p. 41

Plan Policies: Plan pp. 41-42

Implementation Measures: Urban Area Agreement; Zoning Ord. pp. 47-52

Boundary

The City of Amity and Yamhill County have adopted by ordinance an urban growth boundary including 373 acres within the City limits (Atlas p. 40) and an additional 11 acres which are surrounded by City land on three sides (Atlas p. 45). 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 (Atlas, p. 45).

C. Comments Received:

The following parties have provided statements on this acknowledgment request:

Agency	Position	Local Participation
DED	No Objection	
OBPC	Comments*	
PUC	Comments*	
FHA	No Objection	
ODOT	No Objection	
SWCD	No Objection	
DEO	Objection*	yes

*Statement Attached

D. Overall Conclusion:

The City of Amity has adopted a sound plan based on a good factual base and including strong policies. The level of work is high and only in the areas of protecting certain historic sites, referencing the Areawide Master Sewerage Plan and assuring that housing needs are met, does the plan fail to meet the standards set in the Goals.

V. RECOMMENDATION

A. Staff:

Recommends that the Commission offer to continue the City of Amity's acknowledgment request for 90 days to allow the City to complete the following work:

Goal 5: Adopt policies or implementing measures adequate to protect historic sites in residential zones.

Goal 6: Amend the Plan and Atlas to reflect the Areawide Master Sewerage Plan and the areawide responsibilities of the Mid-Willamette Valley Council of Governments in water quality management. The City must seek to resolve any differences between the Comprehensive Plan and the Master Sewerage Plan.

Goal 10:

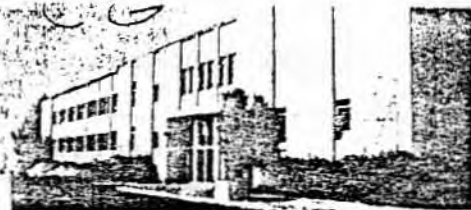
1. Establish housing need by housing type to assure that adequate buildable land is zoned to meet the identified need;
2. If apartments (five or more units) are identified as a needed housing type, a) they must be permitted outright in a zone adequate to meet the need or b) criteria (6) of the conditional use standards must be eliminated.

B. Local Coordination Body:

Recommends acknowledgment.

YAMHILL COUNTY

Oregon



COUNTY PLANNING COMMISSION
Department of Planning &
Development

October 18, 1979

Lloyd Chapman
Department of Land Conservation & Development
1175 Court Street, N.E.
Salem, OR 97310

Re: Amity Comprehensive Plan
Acknowledgement

Dear Mr. Chapman:

I have reviewed the comments received on the Amity Comprehensive Plan and Implementing Ordinances and have found no objections to acknowledgement.

In response to your question about the admitted lack of water storage for the year 2000, the Yamhill County Watermaster explains that the storage figures cited in the Atlas are for optimum conditions which would provide a 2½ day storage capacity. This capacity is recommended by the Oregon State Health Division but is not a legal requirement. Even if the Consumption trend documented in the Atlas holds true, the City would have more than enough water to meet daily demands to the year 2000, (year 2000 population projections: 1478 x 199.6 gallons per capita per day = 295,000 gallons required - the City has a 475,000 storage reservoir currently). The statement about the State Health storage recommendation is valid but the implication that a City must have this amount is questionable.

There are also several policy statements which indicate in a general way that the City will provide the needed storage as their population increases. These are:

1. "The City shall support and cooperate with appropriate State and Federal agencies in order to maintain acceptable standards regarding water quality and sewer disposal." (p. 19, Comprehensive Plan).
2. "Water, sewer and storm drainage service shall be adequately maintained in order to meet the residential, commercial and industrial needs of the City." (p. 20, Comprehensive Plan).

This policy certainly indicates that the needed service, in this case water storage, will be provided.

The "how" of providing the water storage is found on page 31 of the Plan:



Department of Transportation
HIGHWAY DIVISION
TRANSPORTATION BUILDING, SALEM, OREGON 97310

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

SEP 19 1979

SALEM

September 17, 1979

In Reply Refer to
File No.

Mr. Floyd Baker, Mayor
City of Amity
Amity, OR 97101

Dear Mayor Baker:

Putting together a comprehensive plan and appropriate ordinances is an extremely complex task. The many elements must fit together to form a realistic plan to guide your area's growth. The portion of the plan that we reviewed relates to the Department of Transportation programs. Your plan addresses our concerns very well. We appreciate the manner in which your community dealt with issues directly affecting the Department of Transportation.

We would like to be involved in future updates of the plan and ordinances. It will be helpful if you direct information on possible future plan revisions to Don Thurston, our Transportation Planning Representative and Roger Ellingson, our Parks Planning Representative. We would also appreciate your send Don notice of zone changes and subdivision approvals along state highways. Addresses and phone numbers of our representatives are enclosed.

We thank you for your cooperation and look forward to working with you in the future.

A copy of this letter is being forwarded to the Department of Land Conservation and Development to let them know that we support those elements of your plan that relate to our jurisdiction.

Sincerely,

ROBERT F. ROYER

Robert F. Royer, Assistant Director
Policy & Program Development

Enclosure

cc: Maggie Collins
Craig Greenleaf
Wes Kvarsten/Lloyd Chapman
Don Thurston
Roger Ellingson

Lloyd Chapman

-2-

October 18, 1979

"2. Capital Improvement Program. Through the management of a capital improvement program, maintenance and upkeep of public services and facilities will be prioritized and managed for the most efficient service to the community."

The community is now following that principle and are addressing their sewer needs, which they consider a first priority.

I believe that answers your question, and I am recommending acknowledgement of the Amity Comprehensive Plan. If you have other questions or need more documentation, please let me know.

Sincerely,

Lorie Scoltock

Lorie Scoltock
Coordinator

LS:sa

cc: Craig Greenleaf
City of Amity

Soil and Water Conservation District

1120 South Baker St.
McMinnville, Oregon 97128
(503) 472-8444

W.J. Kvarston

3

September 21, 1979

SOIL EROSION

We recommend each city protect their soil resources from erosion and sedimentation by requiring building contractors to preserve top soil during construction for later on site spreading, this will insure the best possible conditions exist for future vegetation. Soil which is disturbed during the construction period should be protected by conservation practices during heavy rain periods. Drainage outlets into swales or onto unprotected soil should be armoured by rock or other suitable means to prevent scouring and the resulting sedimentation.

FLOOD PLAINS

We recommend that the City of Yamhill designate their flood plains as permanent open space or park area. In this way an increase in future flooding and property damage will be minimized.

Sincerely,



Stanley R. Christensen
District Chairman

SRC:vlh

cc: Dave Bishop, County Planning Dept., Amity, Carlton, Dayton, Lafayette, Willimina, and Yamhill.

Lloyd Chapman

-2-

October 18, 1979

"2. Capital Improvement Program. Through the management of a capital improvement program, maintenance and upkeep of public services and facilities will be prioritized and managed for the most efficient service to the community."

The community is now following that principle and are addressing their sewer needs, which they consider a first priority.

I believe that answers your question, and I am recommending acknowledgement of the Amity Comprehensive Plan. If you have other questions or need more documentation, please let me know.

Sincerely,

Lorie Scoltock

Lorie Scoltock
Coordinator

LS:sa

cc: Craig Greenleaf
City of Amity



Department of Transportation

HIGHWAY DIVISION

TRANSPORTATION BUILDING, SALEM, OREGON 97310

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

SEP 19 1979

SALEM

September 17, 1979

In Reply Refer to
File No

Mr. Floyd Baker, Mayor
City of Amity
Amity, OR 97101

Dear Mayor Baker:

Putting together a comprehensive plan and appropriate ordinances is an extremely complex task. The many elements must fit together to form a realistic plan to guide your area's growth. The portion of the plan that we reviewed relates to the Department of Transportation programs. Your plan addresses our concerns very well. We appreciate the manner in which your community dealt with issues directly affecting the Department of Transportation.

We would like to be involved in future updates of the plan and ordinances. It will be helpful if you direct information on possible future plan revisions to Don Thurston, our Transportation Planning Representative and Roger Ellingson, our Parks Planning Representative. We would also appreciate your send Don notice of zone changes and subdivision approvals along state highways. Addresses and phone numbers of our representatives are enclosed.

We thank you for your cooperation and look forward to working with you in the future.

A copy of this letter is being forwarded to the Department of Land Conservation and Development to let them know that we support those elements of your plan that relate to our jurisdiction.

Sincerely,

ROBERT F. RAYOR
R. F. RAYOR

Robert F. Rayor, Assistant Director
Policy & Program Development

Enclosure

cc: Maggie Collins
Craig Greenleaf
Wes Kvarsten/Lloyd Chapman
Don Thurston
Roger Ellingson



1120 South Baker St.
McMinnville, Oregon 97128
(503) 472-8444

W.J. Kvarston

2

September 21, 1979

The Yamhill SWCD has no objection to adoption of the comprehensive plans for the following cities and Yamhill County.

Amitv	LC	Lafayette	RE
Carlton	RE	Willimina	LC
Dayton	LC	Yamhill	RE

We do, however, submit the following recommendations for the cities:

WATER RESOURCES

We recommend each of the cities identify possible water availability and/or impoundment sites for municipal utilization even after the year 2000. Then take steps to insure that they will be available for future use.

We recommend Dayton preserve the Palmer Creek dam site near the Salem Highway Bridge in Dayton for future development.

FISH AND WILDLIFE

We suggest Willimina work with the proper agencies to monitor the impact local industry has on it's fish resources.

hand delivery

OREGON BUSINESS PLANNING COUNCIL



1178 CHEMEKETA, N.E.

SALEM, OREGON 97301

PHONE (503) 370-8112

STAFF:
KATHERINE KEENE
Planning Director

DAVID S. HILL
Natural Resources
Director

September 20, 1979

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

RECEIVED
R.O.C.
SALEM

Mr. Wes Kvarsten, Director
Department of Land Conservation
and Development
1175 Court Street N. E.
Salem, Oregon 97310

Attention: Lloyd Chapman, Ron Eber

Dear Mr. Kvarsten:

The Oregon Business Planning Council has reviewed the plans and ordinances submitted by the Cities of Amity, Carlton, Dayton, Lafayette, Willamina and Yamhill. Because of the similarity of the plans and because all plans were prepared by the Yamhill County Planning Department we have elected to comment on the plans jointly.

1. We understand from the plans of Amity, Carlton and Dayton that building moratoriums remain in effect for the three cities. We also understand that all three cities have plans to remedy the sewage capacity problems which have necessitated the moratoriums; these plans are contingent on the receipt of funding from the federal Environmental Protection Agency to increase sewage treatment plant capacity and upgrade effluent quality. It has become apparent that such funding may not become available in the foreseeable future; consequently it does not appear that resolution of the building moratoriums will occur soon. Although we do not believe that the present situation is a direct impediment to each city's goal compliance we do believe the situation is of regional importance and will ultimately have to be dealt with as such. In the meantime if each city concurs that the moratoriums will be continued over a significant length of time it may become necessary for each city to review and adjust downward their population projections.
2. Although the plans for all six cities contain assessments of the total number of dwelling units needed to accommodate the projected population increases during the planning period, the plans do not assess dwelling units needed by type. However, in this case it is difficult to argue that the requirements of Goal 10 have not been met because it appears that each city has provided adequate amounts of buildable land for all major types of housing, and every type is permitted in some zone.

Wes Kvarsten
Amity, Carlton, Dayton,
Lafayette, Willamina and
Yamhill

Page 2
September 20, 1979

Other than the concerns mentioned above we believe that the overall quality of the plans and ordinances submitted by the six cities is excellent. Thank you for the opportunity to comment.

Sincerely,

Katherine Keene

Katherine Keene
Planning Director

KK:paw

cc: Cities of Amity, Carlton, Dayton, Lafayette, Willamina,
Yamhill
Mr. Dave Bishop
Ms. Maggie Collins
Mr. Craig Greenleaf



AND DEVELOPMENT
Handwritten: 559 26 1979

PUBLIC UTILITY COMMISSIONER OF OREGON

LABOR & INDUSTRIES BUILDING, SALEM OREGON 97310 PHONE (503)378-6191

September 24, 1979

Mr. W. J. Kvarsten, Director
Department of Land Conservation
and Development
1175 Court Street NE
Salem, OR 97310

The Mayor
City Hall
Amity, OR 97101

Department of Land Conservation & Development (DLCD), by letter dated August 8, 1979, requested that the Public Utility Commissioner review the City of Amity's Comprehensive Plan prior to its certification by the Land Conservation & Development Commission as being in compliance with ORS Chapter 197 and the Statewide Planning Goals.

That portion of the Comprehensive Plan relating to public railroad-highway crossings has been reviewed. The following comments by this agency are appropriate:

Comment

Map titled Amity Transportation, between pages 24 and 25.

Map indicated that First, Second, Third, Fourth, ^{was} Fifth and Sixth Streets have grade crossings that cross over the Southern Pacific Transportation Company's West Side Branch track.

This is not correct, only First, Fourth, Fifth (Belview-Hopewell Highway) and Sixth Streets are public railroad-highway grade crossings, Nos. F-728.30, F-728.10, F-728.00 and F-727.90 respectively. Authorization of additional public grade crossings within the city limits of Amity would require a strong demonstration of need to meet public convenience and necessity.

Comment

Page 25, Policies

"The City shall coordinate with the Southern Pacific Railroad.....as well as to insure maximum safety at all street and railway intersections."

W. J. Kvarsten
September 24, 1979
Page Two

The city's interest in this matter is commended. It is recommended that this policy be expanded to include the Public Utility Commissioner since ORS 763.013 assigns responsibility for public railroad-highway grade crossings exclusively to his jurisdiction.

The Commissioner's statutory responsibilities with regard to grade crossings are found in ORS Chapter 763, and have been summarized in attachments to our Agency Coordination Program which was furnished to the City of Amity by our letter of June 9, 1978.

The Commissioner will reserve the right to question and disapprove future grade crossing applications or the continuance of existing grade crossings should they be encompassed in the Comprehensive Plan that conflict with PUC policies, procedures or statutory requirements.

It is requested that this agency be informed of the Land Conservation & Development Commission's action on the City of Amity's Comprehensive Plan.

David J. Astle
David J. Astle
Assistant Commissioner
Rail-Air Program

lip/7941E

cc: SIR 854, Sub 1
F-Line General File



Department of Environmental Quality

SALEM

522 S.W. 5th AVENUE, P.O. BOX 1760, PORTLAND, OREGON 97207 PHONE (503) 229- 5395
October 18, 1979

W. J. Kvarsten, Director
Department of Land Conservation
and Development
1175 Court Street, N. E.
Salem, OR 97310

Re: Compliance Acknowledgment Request -
Seven Yamhill County Cities

Dear Mr. Kvarsten:

This letter conveys Department of Environmental Quality (DEQ) response upon review of the local comprehensive land use plans at seven (7) Yamhill County cities. It contains an objection on one topic and comments on the others.

Objection

The Department of Environmental Quality objects to LCDC Acknowledgment of comprehensive plans for Amity, Dayton, Carlton, Lafayette, Sheridan, Willamina, and Yamhill. This objection is necessitated by failure of the plans to include information and policies on the relationship of the City to the adopted Area-wide Water Quality Management Plan, including the Master Sewerage Plan. This is a very basic omission and on its own makes the plans quite incomplete. Communities not in accordance with approved 208 Plan are not eligible for Section 201 Construction Grant funds.

Background

The Mid-Willamette Valley Council of Governments (MWVCOG) is a designated Area-wide Waste Treatment Management Agency under Section 208 of the Clean Water Act. As an Areawide agency MWVCOG has developed a Water Quality Management Plan which includes among other things a Master Sewerage Plan for the three counties (Polk, Yamhill, and Marion) within the COG's boundary. The Master Sewerage Plan identifies sewerage treatment policies for the incorporated and unincorporated areas of the three counties which includes policies on: population projections, waste load projections, sewerage service boundaries, receiving stream standards, effluent quality, treatment plant location, individual waste disposal systems, housing density, and upgrading deficient treatment systems. This plan also identifies and designates agencies responsible for implementing different plan components.

The MWVCOG Board has adopted the Water Quality Management Plan. The DEQ has reviewed and approved the plan. The Environmental Quality Commission (EQC) at its November, 1978 meeting adopted the COG's plan as part of the State's Water Quality Management Plan.

The Department has just completed pre-Acknowledgment review of the Yamhill, Amity, Willamina, Dayton, Carlton, Lafayette, and Sheridan local comprehensive plans loaned from your offices. All of these cities are within the MWVCOG boundary.

Department records show the following previous involvement with comprehensive planning in the seven cities:

City	Review Document	(Dated)	DEQ Response (Date)
Amity	General Goals and Policies Tabloid	01-22-79	02-21-79
Carlton	General Goals and Policies Tabloid	12-11-78	01-10-79
Dayton	General Goals and Policies Tabloid	01-22-79	02-22-79
Lafayette	General Goals and Policies Tabloid	01-17-79	02-21-79
Yamhill	General Goals and Policies Tabloid	12-07-78	01-10-79

Evaluation and Conclusions

None of the local comprehensive plans for these cities mention the MWVCOG Water Quality Management Plan and the Master Sewerage Plan and their policies. None of these local plans recognize the roles or responsibilities of the COG as an areawide agency. None of these plans recognize the role of the city as a designated Sewerage Works Implementation Agency under the COG plan.

As the EQC adopted State WQM Plans for the three counties, the COG plan has to be identified in these local comprehensive plans for them to be complete. This omission does not give the EQC or the Department adequate assurance that the policies of the State's Water Quality Management Plan will be implemented. Without this recognition, the Department must lodge an objection to these local comprehensive plans.

Comments

Memos will be forwarded shortly recommending the revisions needed to remove this objection and other changes needed as soon as possible in the plans. We request that LCDC authorize and encourage the seven Yamhill County cities

The Department has just completed pre-Acknowledgment review of the Yamhill, Amity, Willamina, Dayton, Carlton, Lafayette, and Sheridan local comprehensive plans loaned from your offices. All of these cities are within the MWVCOG boundary.

Department records show the following previous involvement with comprehensive planning in the seven cities:

<u>City</u>	<u>Review Document</u>	<u>(Dated)</u>	<u>DEQ Response (Date)</u>
Amity	General Goals and Policies Tabloid	01-22-79	02-21-79
Carlton	General Goals and Policies Tabloid	12-11-78	01-10-79
Dayton	General Goals and Policies Tabloid	01-22-79	02-22-79
Lafayette	General Goals and Policies Tabloid	01-17-79	02-21-79
Yamhill	General Goals and Policies Tabloid	12-07-78	01-10-79

Evaluation and Conclusions

None of the local comprehensive plans for these cities mention the MWVCOG Water Quality Management Plan and the Master Sewerage Plan and their policies. None of these local plans recognize the roles or responsibilities of the COG as an areawide agency. None of these plans recognize the role of the city as a designated Sewerage Works Implementation Agency under the COG plan.

As the EQC adopted State WQM Plans for the three counties, the COG plan has to be identified in these local comprehensive plans for them to be complete. This omission does not give the EQC or the Department adequate assurance that the policies of the State's Water Quality Management Plan will be implemented. Without this recognition, the Department must lodge an objection to these local comprehensive plans.

Comments

Memos will be forwarded shortly recommending the revisions needed to remove this objection and other changes needed as soon as possible in the plans. We request that LCDC authorize and encourage the seven Yamhill County cities

W. J. Kvarsten
October 18, 1979
Page 3

W. J. Kvarsten
October 18, 1979
Page 3

The Department has just completed development of the plan to develop and include these needed improvements in their plans.

Sincerely,

WILLIAM H. YOUNG
Director

RDJ:ahc

- cc: Mid-Willamette Valley Council of Governments
- Yamhill County, Attention: Maggie Collins
- City of Amity
- City of Carlton
- City of Dayton
- City of Lafayette
- City of Sheridan
- City of Willamina
- City of Yamhill
- Craig Greenleaf, DLCD Field Representative
- Jake Paul, Local Coordinator
- John Borden, Willamette Valley Region, DEQ
- Hal Sawyer, Water Quality Division, DEQ
- Neil Mullane, Water Quality Division, DEQ

Evaluation and Conclusions

None of the local comprehensive plans for the three counties, the EDC plan or the Quality Management Plan and the Water Management Plan and their policies. None of these local plans recognize the role of the EDC as an agency. None of these plans recognize the role of the city as a designated Sewerage Works Implementation Agency under the CDD plan.

As the EDC adopted State SWP Plan for the three counties, the EDC plan was to be identified in these local comprehensive plans for them to be complete. This plan does not give the EDC or the Department adequate assistance that the policies of the State's Water Quality Management Plan will be implemented. With out this recognition, the Department must have an objection to these local comprehensive plans.

Comments

There will be forwarded shortly recommendations for revisions needed to remove this objection and other changes needed as shown as desirable in the plan. We request that EDC officials and encourage the seven Yamhill County cities