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DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

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DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

MAY 7 1979

SALEM

Developed by
Barlow Committee for Citizen Involvement
and
J. Stefan Gonzalez
Planning Consultant

Adopted
November 29, 1978

April 30, 1979

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

MAY 7 1979

SALEM

Richard E Gervais, Chairperson
Land Conservation and Development
Commission
1175 Court St. NE
Salem, OR. 97310

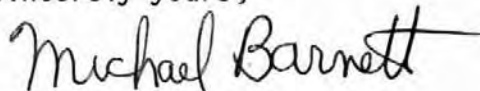
Dear Mr. Gervais:

On behalf of the City Council and the citizens of Barlow, Oregon, I am pleased to submit to the Land Conservation and Development Commission the adopted Barlow Comprehensive Plan, Zoning and Subdivision Ordinances. This Plan and implementing ordinances have been developed under a Planning Assistance Grant provided by the Commission, and are intended to comply with the provisions of Chapter 197 of the Oregon Revised Statutes and the Statewide Planning Goals and Guidelines.

Should either the Commission or the Department of Land Conservation and Development have any questions concerning this Plan or Ordinances, please feel free to contact either myself or the City's planning consultant, J. Stefan Gonzalez at 1861 SE 21st St., Apt. #126 in Albany, Oregon 97321, or by telephone at 928-4473 at home or 967-3817 at work.

Thank you for your assistance and consideration.

Sincerely yours,



Michael Barnett, Mayor
City of Barlow

enc: Plan, Zoning & Subdivision Ordinances
cc: Wes Kvarsten, DLCD Director
Linda MacPherson, DLCD Field Representative
J. Stefan Gonzalez, Planning Consultant

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RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF BARLOW, OREGON, PERTAINING TO COORDINATION OF THE BARLOW COMPREHENSIVE PLAN AND IMPLEMENTING ORDINANCES WITH OTHER STATE, COUNTY, SCHOOL DISTRICT AND UTILITY COMPANY PLANS AND POLICIES RELATING TO LAND USE PLANNING ACTIVITIES IN THE BARLOW PLANNING AREA.

WHEREAS, the City Council of the City of Barlow, Oregon, adopted a Comprehensive Land Use Plan, Zoning and Subdivision Ordinances governing land use planning policies for the City, and planning recommendations to Clackamas County for adjacent rural lands on November 30, 1979; and

WHEREAS, the City Council adopted this Plan and Ordinances pursuant to the City Charter, and considered such Plan and Ordinances to be in compliance with the Land Conservation and Development Commissions' Statewide Planning Goals and Guidelines; and

WHEREAS, the Barlow Comprehensive Plan establishes an Urban Growth Boundary contiguous with the existing Barlow city limits, and does not include any land presently under the jurisdiction of Clackamas County; and

WHEREAS, the Barlow Comprehensive Plan establishes a Planning Area, which includes adjacent rural lands presently under the jurisdiction of Clackamas County, with such Plan also establishing policies for intergovernmental coordination and cooperation with Clackamas County regarding land use planning activities within such Planning Area; and

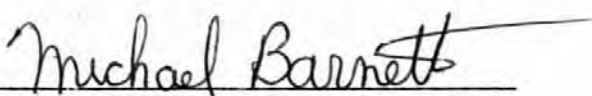
WHEREAS, the Barlow Comprehensive Plan establishes policies regulating intergovernmental coordination and cooperation with affected State agencies, school districts and public utility companies; and

WHEREAS, the intent of the Barlow City Council is to provide for efficient and effective communications concerning land use planning matters governed or otherwise regulated by the Barlow Comprehensive Plan;

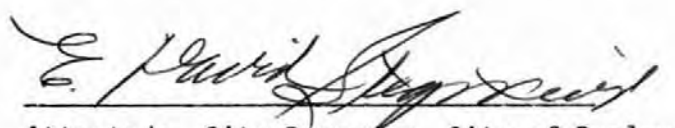
THEREFORE, BE IT RESOLVED, THAT the City Council of the City of Barlow, Oregon, does hereby agree and request that:

1. Any proposed land use planning activity affecting a State agency, including but not limited to, those State agencies found in the Barlow Comprehensive Plans' "Agency Involvement Program" shall be informed of, and shall have an opportunity to comment on, a proposed affected activity prior to action by the Barlow City Council;
2. Any proposed land use planning activity affecting Clackamas County, including but not limited to, amendment of the Comprehensive Plan, urban growth boundary, planning area map or policies, or other Plan Policies or Maps affecting both City and County land use planning programs, shall be submitted to Clackamas County for review, comment, and if necessary, action by the Clackamas County Board of Commissioners, prior to the City Council's final action authorizing such amendments as specified above;
3. Any proposed amendment of the Comprehensive Plan or implementing ordinances shall be in compliance with the Land Conservation and Development Commissions' Statewide Planning Goals and Guidelines, and shall be submitted to the Department of Land Conservation and Development prior to City Council action authorizing such amendments;
4. Any proposed land use planning activity affecting a school district or a utility company shall be submitted to the affected entity for review and comment prior to final action on the proposed activity by the City Council;
5. Prior to taking action on any proposed Comprehensive Plan or Zone Amendment affecting lands within the Barlow Planning Area, Clackamas County shall inform the City Council of the proposed amendment in sufficient time to allow for review and comment regarding the proposal, shall consider the Barlow Comprehensive Plan Policies and Maps, and any recommendations submitted by the City Council, and shall make such Plan Policies, Maps and planning recommendations a part of the hearing record.

Adopted this 30th day of April, 1979 by the City Council of the City of Barlow.



Mayor, City of Barlow



Attested: City Recorder, City of Barlow

CITIZEN AND AGENCY INVOLVEMENT PROGRAM

Membership, Barlow Committee for Citizen Involvement

Michael Barnett, Mayor
Lance Holberg, Councilperson
William Walls, Councilperson
Doris Voultrin, Councilperson
Kerri Walls, Councilperson
Roger Starr, City Recorder

Planning Staff

J. Stefan Gonzalez, Planning Consultant
Kristina J. Gonzalez, Housing Consultant
Ruth P. Rhyne, Support Staff
Vianna Petersen, Secretary
Anne Hawkins, Secretary
Debbie Learman, Graphics

Citizen Involvement

George Skelton
Lila Johnson
Monte Miller
Arline Miller
Richard E. Dye
Helen Dye
Mildred Stegmeier
E. Davil Stegmeier
Verginia Miller

Howard Thornton
Charles Harshman
Karl Pugh
John E. Jans
Freeman Kauffman
Elizabeth Kauffman
Mr. Harold Winter
Mrs. Harold Winter
Marly Shinnberg

Agency Involvement

Federal Agencies

Dept. of Housing and Urban Development
Federal Insurance Administration
Soil Conservation Service
U. S. Army Corps of Engineers

State Agencies

Dept. of Water Resources
Dept. of Environmental Quality
Dept. of Land Conservation and Development
Dept. of Commerce, Housing Division
Building Codes Division
Dept. of Transportation, Highway Division
Parks Division
Office of Historic Preservation
Aeronautics Division
Dept. of Fish and Wildlife
Dept. of Geology and Mineral Industries
Dept. of Energy
Dept. of Revenue
Board of Health
Dept. of Forestry
Public Utilities Commissioner

Regional Agencies

Columbia Region Asso. of Governments
Tri-Met
League of Oregon Cities
Asso. of Oregon Counties
Metropolitan Service District
Bureau of Governmental Research and Service
Center for Population Research and Census,
Portland State University

Clackamas County Agencies

Sherrif's Dept.
Road Dept.
Planning Dept.
Development Services Division
Parks Division

Special Districts

Canby Union High School District
School District #86
Canby Rural Fire Dept.

Other Cities

City of Canby

Public Utility Companies

Portland General Electric Company
Southern Pacific Railroad Company
Canby Telephone Asso.
Canby Disposal Company
Northwest Natural Gas Company

Funding for the development of the Barlow Comprehensive Plan was provided in part by a Planning Assistance Grant allocated by the Land Conservation and Development Commission.

Predicated on the philosophy that application of sound planning principles and practices will result in the optimal use of land resources, this Comprehensive Plan has been developed for the City of Barlow in Clackamas County, Oregon. Commensurate with both legislative mandate under Senate Bill 100 and Oregon Supreme Court rulings in Baker and Fasano, this Plan is intended to be the controlling land use document for all lands within the Barlow City Limits, in addition to providing recommendations to Clackamas County for all lands within the Barlow Planning Area.

As its first planning action, the Barlow City Council adopted in February, 1976, a Program for Citizen Involvement which designated the Council as the Committee for Citizen Involvement, and established a two-fold goal for the Committee: to develop a draft comprehensive plan and to initiate meaningful citizen involvement during all phases of the planning process. In May, 1977, Barlow applied for and received from the Land Conservation and Development Commission both a Planning Assistance Grant and a Planning Extension, conditioned upon the City submitting by July, 1978, a comprehensive plan and implementing ordinances in compliance with the Statewide Planning Goals and Guidelines. This grant allowed the City to retain a planning consultant to aid the Committee in this process.

The Committee developed this plan through a five step process. First, the inventories prescribed under the Goals and Guidelines were developed. Second, the Committee identified the following significant issues and problems from the raw data: the existing patterns of land use (especially residential, industrial and agricultural uses), the agricultural and development suitability of area soils, the availability of aggregate resources, sites and structures of historic significance, the impact of point and area pollution sources, the area's flooding potential, availability of recreational opportunities, Barlow's economic potential, existing and projected housing needs, the adequacy of public facilities and services (particularly the existing water supply system and lack of sewer facilities), adequacy of the transportation system, energy availability and consumption patterns, and increasing urban encroachment. Third, a number of policy alternatives were analyzed to resolve these problems. Fourth, the Committee transformed these inputs into a draft plan which was submitted during public meeting to area citizens for review and comment. Finally, the Committee incorporated all citizen and agency inputs into the Plan, and submitted it for review by the City Council. The City Council then held a public hearing and adopted the Comprehensive Plan, Zoning and Subdivision Ordinances on November 29, 1978.

The Barlow Comprehensive Plan is divided into three sections:

- (1) Background information, including inventories identifying problems, policy alternatives, and findings of fact;
- (2) Policies and Methods of Implementation which outline land use planning strategies adopted to resolve problems;
- (3) Review and Amendment Procedures which indicate the reasons and methods for minor amendments and major revisions.

BACKGROUND INFORMATION

Inventory Process

To comply with Guideline 3A of the Land Use Planning Goal No. 2 that "Inventories and other forms of data are needed as the basis for policies and other decisions set forth in the plan," a series of inventories were developed to ascertain the nature of all land use related activity in the planning area. To best relate this necessary factual information, the Background Information section is divided into three parts.

The Natural Environment section contains all information related to the geophysical environment, and includes a review of the area's climatic conditions, geology and topography, soils characteristics, aggregate resources fish and wildlife habitats, energy resources, scenic views, air and water resources, and natural hazards. These inventories are required under Goals 1 through 7 (except No. 3) of the Statewide Planning Goals and Guidelines.

Second, the Human Environment describes the characteristics and scope of human activity, including existing land use patterns, historical and cultural resources, and population, economic, and housing characteristics of the Barlow area. In addition to Goals 2, 4 and 5, Statewide Planning Goals 9, 10, 13 and 14 are addressed.

Finally, the Social Services Environment section explains the system of public facilities and services which operate to maintain a high quality of life for the area's residents. As the area's transportation needs are best discussed in this section, Statewide Planning Goals 8, 11, 13 and 14 are covered in this section.

As the Statewide Planning Goals and Guidelines were developed to apply to a multiplicity of land use activities throughout Oregon, certain Goal requirements are not applicable in all cases. As the Barlow area lacks both commercially harvestable timber according to the Oregon State Department of Revenue and Department of Forestry, in addition to lacking adequate soil conditions for the cultivation of timber according to the USDA Soil Conservation Service, the Forest Lands Goal No. 3 is not applicable to the Barlow planning effort. Further, ecologically significant natural areas, wetlands and wilderness areas noted in the Open Space, Scenic, Historic and Natural Resources Goal No. 5 are not located within the planning area. Finally, as the Barlow Planning Area does not extend to the confluence of the Molalla and Pudding Rivers with the Willamette River, the Willamette River Greenway Goal No. 15 is inapplicable.

Citizen Involvement

Realizing the importance of the Land Conservation and Development Commission's Citizen Involvement Goal No. 1, on February 26, 1976, the Barlow City Council adopted a Program for Citizen Involvement designed to "ensure the opportunity for citizens to be involved in all phases of the planning process". As the Committee for Citizen Involvement, the Barlow City Council accepted responsibility for maximizing citizen input by means of mailing newsletters to city residents, collecting questionnaires, and publicizing public planning sessions. Further, the Council agreed to make available all technical information to area citizens, in addition to responding to all written and oral citizen comments and questions.

As a first step in implementing this program, invitations were mailed to all Barlow residents requesting their service on the Committee; none of Barlow's residents responded. Though citizens were kept updated on planning activities through newsletters and a questionnaire mailed with City water bills, the need for citizen input remained, so the Committee held a series of three planning workshops to discuss preliminary drafts of the plan; approximately 60 citizens attended.

When the Council authorized the publication of a draft comprehensive plan for preliminary review by affected public and private agencies, a letter informing citizens of the time and location for public review of this document was mailed. Residents were further informed that the Mayor, Councilpersons and City Recorder were available to discuss and aid in the interpretation of this draft comprehensive plan.

In addition to the above program, a Program for Agency Involvement was developed to keep public and private agencies abreast with Barlow's land use planning decisions. Though only one attended, all affected agencies were mailed notices of all three planning workshops.

The City gratefully acknowledges the assistance provided by all public and private agencies during the inventory and analysis phases of plan development.

NATURAL ENVIRONMENT

Climate

Located in the temperate marine west coast climatic zone, the Barlow area enjoys a moderate but wet climate acknowledged as typical of the Willamette Valley. Temperatures average from 65 and 70 degrees during the summer to 45 and 50 degrees with high relative humidity during the winter months. The frost-free period ranges from 165 to 210 days in length, usually from April to October. Precipitation tends to be highest in the winter, with 60% of the 30 to 40 annual inches of rainfall occurring from November to February, while but 10% falls between the months of June to September. Winds are moderate throughout the year, with the prevailing wind blowing out of the west and northwest during the summer and out of the south and southwest during winter months.

Geology and Topography

Although detailed geological studies of the southwestern portion of Clackamas County have yet to be completed, evidence suggests that Barlow is typical of the Willamette Valley: Willamette Silts of Recent Quaternary origin probably overlie Columbia River Basalt and marine sediments of the Oligocene epoch.

As Barlow lies within the broad flood plain of both the Molalla and Pudding Rivers, the area's topography can be described as relatively flat to undulating, with only the banks of these two rivers providing any significant relief.

Soils

Soils of the Barlow Planning Area are characteristic of most bottom-land areas found adjacent to major streams in the Willamette Drainage Basin. Formed of recent alluvium eroded off the Cascade and Coast Mountain Ranges, these soils are rated good for the production of all common crops, and are identified by the USDA Soil Conservation Service as Class II. Based on ratings obtained through the Soil Conservation Service and the Clackamas County Development Services Division, two general categories of soils are found in the planning area.

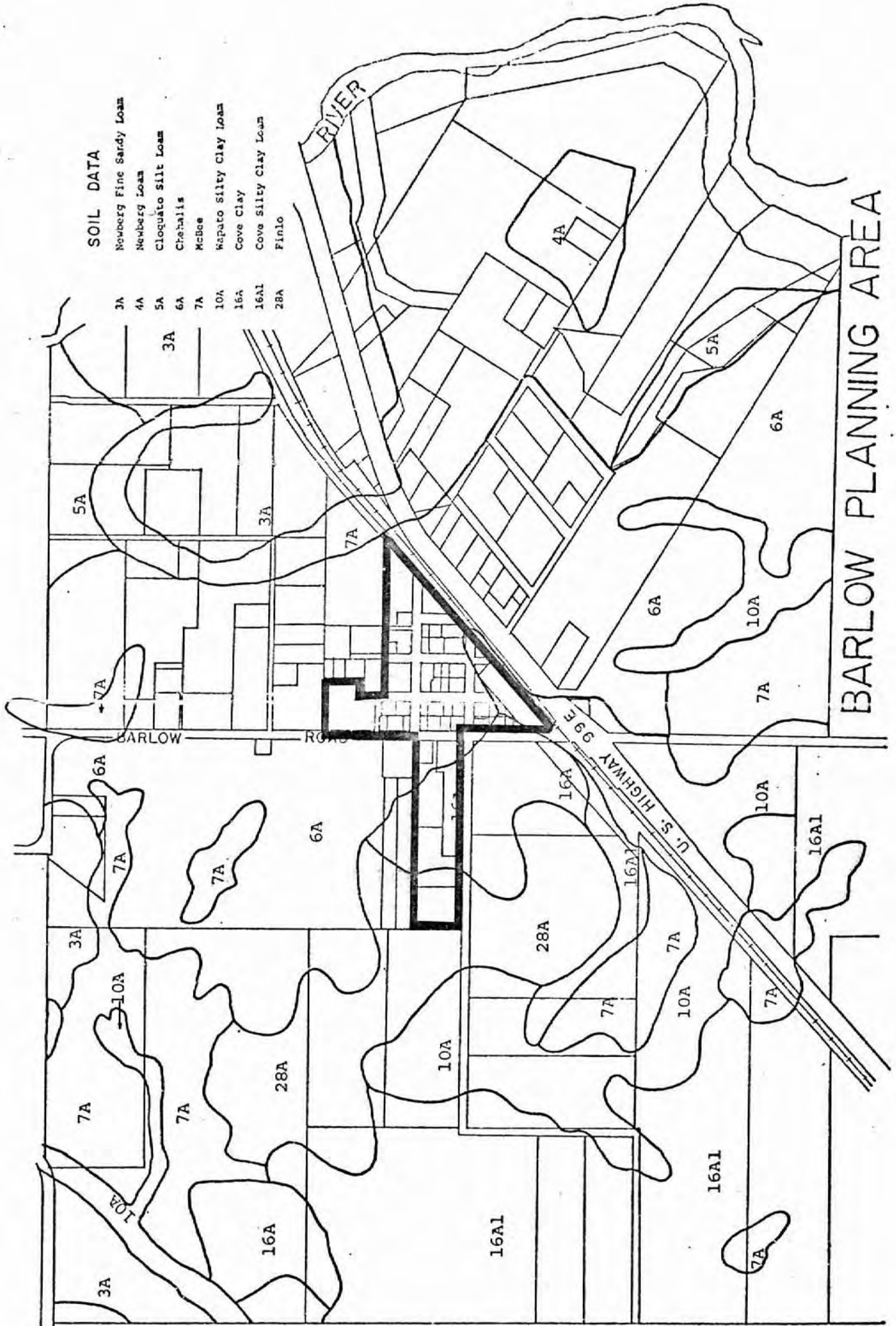
First, the Newberg, Cloquato and Chehalis soils are well-drained, sandy or silty clay loams which are moderately permeable and have but a slight erosion hazard. Although the SCS rates these soils as severe for septic tank suitability, dwellings and commercial structures, the Development Services Division rates such soils as moderate for septic suitability. Chehalis soils suffer an additional hazard as they are of low bearing strength.

The second category of soils includes McBee, Wapato and Cove soils which are poorly drained clay and clay loam soils. Only a slight erosion hazard exists as permeability is slow due to high clay content; Cove clay has a distinct ponding hazard. All are rated severe by both the SCS and Development Services Division for septic suitability, dwellings and commercial structures due to permeability and flooding hazards, with Cove Clay also receiving a high shrink-swell rating.

SOIL DATA

- Newberg Fine Sandy Loam
- Newberg Loam
- Cloquato Silt Loam
- Chehalis
- McBoe
- Wapato Silty Clay loam
- Cove Clay
- Cove Silty Clay Loam
- Finlo

- 3A
- 4A
- 5A
- 6A
- 7A
- 10A
- 16A
- 16A1
- 28A



BARLOW PLANNING AREA

No information is available on Finlo Soils.

The following findings of fact summarize the above soils data:

1. According to the Soil Conservation Service, soils in the planning area are Class II and suitable for the production of all common crops.
2. Newberg, Cloquato and Chehalis soils are well-drained, and rated moderate for septic suitability by the Clackamas County Development Services Division.
3. McBee, Wapato and Cove soils are poorly drained and rated severe for septic suitability by the Development Services Division.

Mineral and Aggregate Resources

Located in the southeast corner of the planning area adjacent to U. S. Highway 99E and the Molalla River, the Highway Concrete Products Company has, for a number of years, extracted sand and gravel from a point bar for both wholesale and use in their precast concrete manufacturing operations. As they are able to mine both sides of the river during the summer by means of a temporary bridge, an estimate as to the ultimate date of resource exhaustion is not available.

Data from the Department of Geology and Mineral Industries indicates the Barlow area lacks any other mineral or aggregate deposits. Findings of fact are stated below:

1. Highway Concrete Products Company is extracting sand and gravel from a point bar on the Molalla River.
2. The estimated date of resource exhaustion is not available.

Fish and Wildlife Habitats

As the Barlow area is rural in character and proximate to two river systems, major portions of the planning area are suitable fish and wildlife habitats. According to the Oregon State Department of Fish and Wildlife, all species of fish, birds and mammals native to the Willamette Valley can find a suitable habitat in the area. Of special significance are the riparian zones along the Molalla River, as these waterway areas provide the cornerstone to any fish and wildlife habitat: clean and sufficient water. The best information available suggests that no known endangered species inhabit the area, although a heronry located north of Barlow in the new Molalla River State Park has been identified. Findings of fact include:

1. The rural character and proximity to water makes the Barlow area suitable for fish and wildlife habitats.

2. Riparian zones along the Molalla River have been identified as sensitive areas by the Oregon State Department of Fish and Wildlife.

Energy Resources

Although the Barlow area lacks identified petroleum or geothermal resources, utilization of solar energy remains a viable option in the future. According to Oregon's Energy Future: First Annual Report published by the Department of Energy, space and water heating consume a full 84.5% of all energy consumed by the residential sector. Estimates suggest that reinsulation and/or solar retrofitting of older homes would result in dramatic cost and energy savings for homeowners. Realizing this fact, the 1977 Legislature authorized funding of four household weatherization programs, and it is anticipated that larger scale energy conservation programs will be developed as the energy crisis becomes more acute.

As manufacturing industries and commercial enterprises utilize 47% of all petroleum consumed statewide, the potential for radical cost and energy savings through conservation and shifts toward renewable energy resources is high. Through solar and cluster siting, industrial co-generation, improved transportation efficiencies, etc., more efficient energy consumption patterns will be assured.

Findings of fact are as follows:

1. The Barlow area lacks identified petroleum and geothermal resources.
2. The 1977 Legislature authorized funding of four household weatherization programs.
3. The Oregon State Department of Energy is encouraging both energy conservation and a shift toward renewable energy resources.

Scenic Views

Although specific scenic views have not been identified in the planning area, the general rural and agricultural character of the area is considered aesthetically appealing. Barlow citizens have emphasized a desire to maintain the scenic value of the area, as the scenic character of Barlow contributes significantly to the general quality of life for area residents.

Air Resources

Air quality profiles developed by the Department of Environmental Quality for the Portland Air Quality Maintenance Area indicate only a minor pollution hazard exists in the planning area. Although photochemical oxidants - the result of isolated automobile exhaust drifting south from the Portland area - are substantially above allowable Federal levels, only minimal quantities of nitrous oxides, carbon monoxides and particulates are produced by sources in the Barlow

area. Federal Clean Air Standards on automobile and industrial emissions should reduce pollution levels in the future (especially photochemical oxidants), though immediate improvement of Barlow's air quality is not anticipated.

Findings of fact include:

1. The Department of Environmental Quality has identified only a minor air pollution hazard in the planning area.
2. A reduction of photochemical oxident levels is not likely until Federal Clean Air Standards compel a reduction of automobile and industrial emissions from the Portland area.

Surface and Groundwater Resources

Two surface streams - the Molalla River on the planning area's eastern boundary and the Pudding River adjacent to the western boundary - are of suitable quality for both agricultural and domestic uses according to the Department of Environmental Quality, though periodic increases in turbidity levels diminish water quality. A point-bar gravel extraction operation on the Molalla River associated with Highway Concrete Products Company is the only identified point source of water pollution in the planning area, and currently is licensed and operating within applicable pollution limits established by the Department of State Lands and the Department of Environmental Quality.

Due to depth and seasonal low water levels, neither the Molalla or Pudding Rivers are suitable for navigation. Although the potential exists for designation of these rivers as scenic or wild waterways, no plans are currently afoot for such designation.

As groundwater is the primary source of municipal and agricultural water, special care must be taken not to diminish the quality of this resource. Groundwater resources, according to the Oregon State Department of Water Resources and Department of Environmental Quality, are excellent both in quality and quantity. The result of abundant rainfall and the area's geologic characteristics, aquifers underlying the Barlow area require but 26 inches of annual rainfall to recharge, so immediate water shortages are not anticipated. Records maintained by the Oregon State Department of Health indicate groundwater quality for municipal purposes is excellent.

Findings of fact applicable to groundwater resources are as follows:

1. Only turbidity levels diminish the quality of surface streams.
2. Highway Concrete Products Company is the only identified point source of water pollution.
3. The Molalla and Pudding Rivers are not suitable for navigation.

3. The Molalla and Pudding Rivers are not suitable for navigation.
4. No plans are afoot to designate the Molalla and Pudding Rivers as scenic or wild waterways.
5. The Oregon State Department of Water Resources, Department of Environmental Quality and Department of Health indicate groundwater quality and quantity for municipal purposes is excellent.

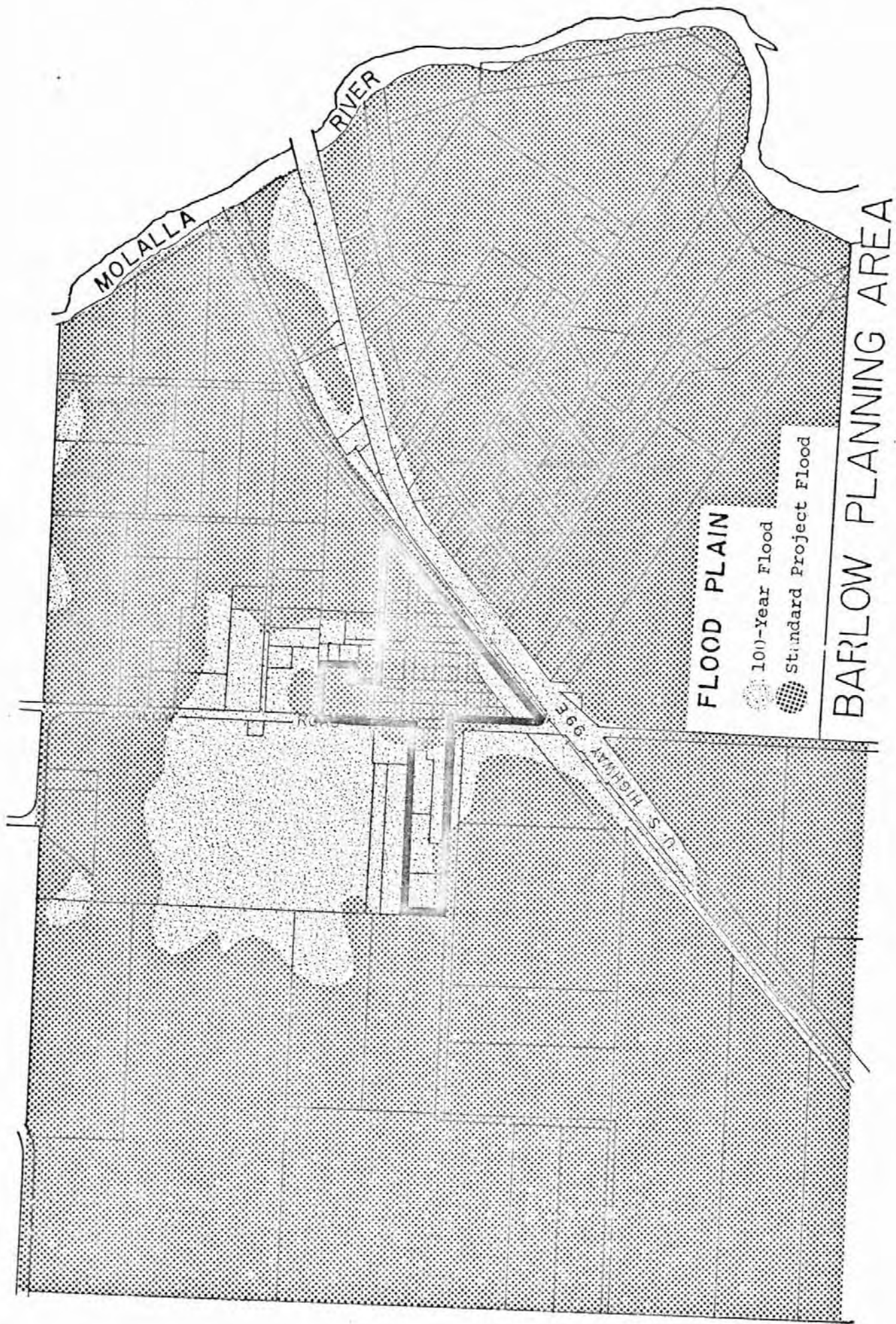
Natural Hazards

Three natural hazards have been identified in the Barlow Planning Area: flood-prone areas, weak foundation soils and ponding hazards.

Although a detailed flood plain study to be conducted by the Department of Housing and Urban Development will be unavailable until 1981, the United States Army Corps of Engineers has prepared preliminary flood plain information for the Molalla and Pudding Rivers. Based on a 100-year flood plain, the study indicates much of the planning area lies within the broad flood plain of the Molalla and Pudding Rivers, producing a major flood hazard. Though the 100-year flood of December, 1964 inundated but a small part of the City, most of the planning area was under water due to flooding or ponding.

Weak foundation soils are a concern in Barlow as Chehalis and Cove Clay soils are either of low bearing strength or subject to high shrink-swell factors. Cove Clay soils suffer an additional limitation as they are subject to ponding during periods of high rainfall. Seasonally high water tables further complicate this ponding hazard. Findings of fact:

1. A detailed flood plain study to be conducted by the Department of Housing and Urban Development will be unavailable until 1981.
2. A preliminary flood plain study conducted by the United States Army Corps of Engineers indicates much of the planning area lies in the broad flood plain of the Molalla and Pudding Rivers.
3. Chehalis and Cove Clay soils found in the planning area are subject to low bearing strength or high shrink-swell factors.
4. Cove Clay soils are subject to ponding during periods of high rainfall.



HUMAN ENVIRONMENT

Existing Land Use Patterns

As specified under the Land Use Planning Goal No. 2, a land use survey was conducted to ascertain the existing land use patterns in both the City of Barlow and the Barlow Planning Area. Within the City, of the 35.39 acres of total land area, 22.40 acres (or 63.29%) has been identified as physically developed, with the remaining 12.99 acres (or 36.7%) currently undeveloped. Of the 22.40 acres of developed land, residential uses occupy 19.53 acres (or 87.2%), whereas 2.87 acres (or 12.8%) currently support commercial uses; no industrial uses were identified within the city limits.

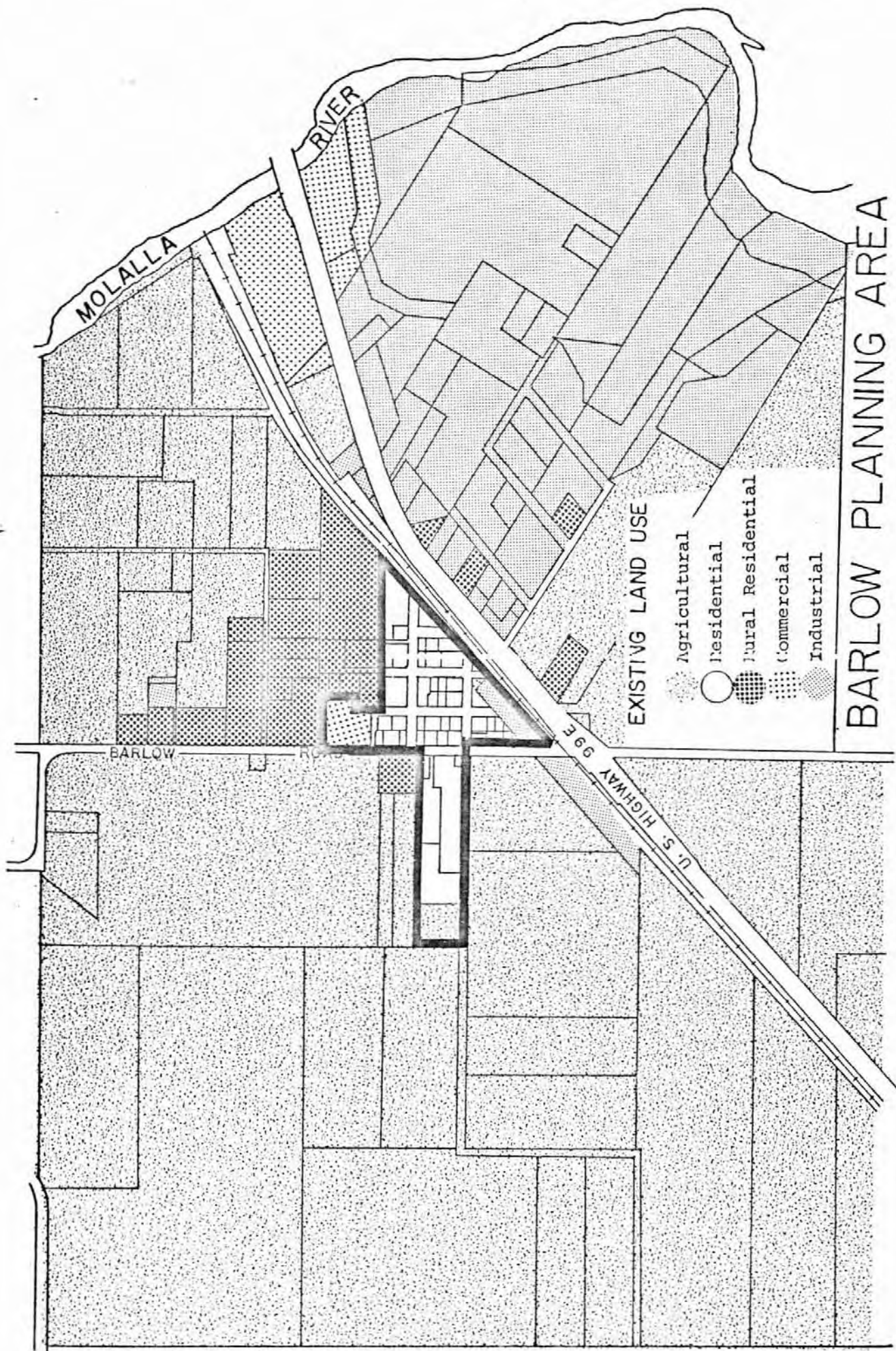
Within the planning area, of the 898.55 total acres, a majority of 667.75 acres (or 74.31%) is currently under active agricultural production. Industrial uses, located primarily south of U. S. Highway 99E, comprise 154.43 acres (or 17.19%) of the total land area, with commercial uses occupying but 20.88 acres or 2.32% of all lands. Rural residential uses centered north of Barlow account for 40.79 acres (or 4.54%), and undeveloped land, primarily land in close proximity to current industrial uses, accounts for 1.64% or 14.7 acres.

As required under the Agricultural Lands Goal No. 3, an inventory of agricultural lands within the planning area was conducted to develop recommendation to Clackamas County for lands to be zoned for exclusive farm use. Criteria utilized to designate agricultural lands included:

1. Lots lying outside the existing Barlow city limits.
2. Lots under active agricultural production.
3. Lots clearly located within the 100-year flood plain.
4. Lots with soils unsuitable for septic tank installation.
5. Lots greater than 10 acres in size.
6. Lots surrounded on three sides by land under active agricultural production.

The Land Use Plan map identifies such agricultural lands.

Two residential density patterns can be defined for the Barlow area; Medium densities occur within the City on lots of 5000 to 10,000 square feet; Low densities lie immediately north of the City on lots averaging from two to five acres. Though soils in low density areas are SCS Class II, parcel size and existing settlement patterns have clearly resulted in the loss of such lands for agricultural production.



BARLOW PLANNING AREA

Commercial activities are restricted to two areas. Within the City, commercial uses include a nursery, an insulation business and a comfrey processing operation; in the planning area, a number of service and repair outlets and a restaurant-bar operation are sited east of the City. Though these commercial activities have developed along either U. S. Highway 99E or Barlow Road, an immediate problem with "strip-commercial development" has not yet materialized.

Activities designated Light Industrial are, with a single exception, located in the area southeast of Barlow. These uses include a gravel pit and associated pre-cast concrete operation, two camper-canopy assembly operations, a metal fabrication business, a black-top and paving company, and a construction firm. North of the City, a small cabinet-making shop has been developed. Included in the industrial lands is the Southern Pacific Railroad Company's right-of-way.

Findings of fact on existing land uses include:

1. Within Barlow, of the 35.39 acres of total land area, 22.40 acres (or 63.29%) has been identified as physically developed, with the remaining 12.99 acres (or 36.7%) currently undeveloped.
2. Within the planning area, of the 898.55 total acres, 667.75 acres (or 74.31%) is currently in agricultural use, 20.88 acres (or 2.32%) is in commercial use, 154.43 acres (or 17.19%) is in industrial use, 40.79 acres (or 4.54%) is in rural residential use, and 14.7 acres (or 1.64%) is undeveloped.
3. Agriculture comprises the greatest single land use in the area.
4. "Strip-commercial development" has not yet been defined as a problem in the Planning area.

Historical and Cultural Resources

While conducting the land use survey, an inventory of current and potential sites and structures of historical or cultural significance was developed in keeping with requirements of the Open Space, Scenic, Historic and Natural Resources Goal No. 5. From this inventory, four sites or structures were identified: the Samuel K. Barlow house, the Barlow Community Church, the Pioneer Cemetery, and a memorial fountain.

Identified on the State Historical Preservation Office's Statewide Inventory of Historic Places: Clackamas County, the Samuel K. Barlow house was originally constructed about 1865, although son William rebuilt the house after a tragic fire which occurred late in the nineteenth century. With the exception of a new porch, the house is in its original Italianate design and has been restored to a museum by the current owner. Efforts are currently afoot to have the house and adjacent barns designated on the National Register of Historic Places.

Though originally constructed prior to the turn of this century, the Barlow Community Church has been significantly altered through the years. Little is known of the structure's heritage.

Located on private land on the west side of Barlow Road, the Pioneer Cemetery dates back to 1874 and is of significant local interest as a number of Barlow's first citizens, including William Barlow, lie there in rest. The historical flavor of this site has been preserved as the owners have not allowed the addition of new graves for a number of years.

Finally, a brass fountain dated 1912 located at the northeast corner of First and Main Streets is of unknown origin. Research has revealed no information as to the purpose behind its erection.

Findings of fact:

1. The Samuel K. Barlow house has been identified on the Statewide Inventory of Historical Places and efforts to have it designated on the National Register of Historic Places are currently underway.
2. Though of local interest, little is known of the history of the Barlow Community Church, the Pioneer Cemetery, and the 1912 brass fountain.

Population Characteristics

The City of Barlow has a total population of 110 people, and growth trends based on census data obtained from the Portland State University's Center for Population Research and Census indicate that Barlow's population is expected to increase approximately 1% per year. At this rate, the total population of the City of Barlow in the year 2000 is estimated to be 138 people.

The demographic characteristics of Barlow indicate that 33.86% of the residents are either children or teenagers at or below age 18, with the highest percentage of this group being between the ages of 5 and 11. Young adults between 19 and 25 years of age comprise 13.18% of the population, while the largest percentage of the total population, 16.48%, is between 26 and 35 years. The remaining 31.66% of the residents in Barlow are above 35, of which senior citizens, residents above the age of 60, comprise 10.99% of the total population.

Findings of fact:

1. Estimates indicate that the population of Barlow will increase from 110 to 138 people by the year 2000.
2. Demographic characteristics indicate that 33.86% of the residents are below age 18; 13.18% are between 19 and 25; 16.48% are between 26 and 35; and 31.66% are above 35 years.

Economic Characteristics

Income levels in Barlow are diverse, though rather heavily grouped above the \$20,000 per year per household range. This figure is a measure of total income generated by all household members, whether employed in full-time or part-time positions. The average income of Barlow households is \$12,269.23 per year. Income levels of Barlow residents are as follows: 7.7% of the City's households earn at or below \$4,999 annually; 30.77% earn between \$5,000 and \$11,999 per year; and 61.53% of the residents earn above the \$12,000 mark. The largest percentage of households in Barlow - 26.92% - earn \$20,000 or more per year. An average of two members per household are employed in some capacity, and 66.66% of those employed are of full-time permanent status.

As agricultural uses dominate the area, and as only a limited number of commercial and industrial firms are located in the planning area, residents of Barlow must seek employment outside the City. Results of the Barlow Housing and Opinion Survey indicate the average trip length for commuters is 15.6 miles one way; the primary mode of transportation is by car. It should be noted that, of those households polled, only 3.85% had persons actively seeking employment.

As Barlow is of limited significance in relation to the regional and state economy, other requirements of the Economy Goal No. 9, including a regional comparative advantage analysis of major industrial and commercial development, availability of natural resources to support expanded industrial development, expansion of and increased productivity from existing industries and firms, and methods of diversification and improvement of the economy, are beyond the scope of this Plan, and are best considered by regional planning agencies.

Findings of Fact:

1. An average of two members per household are employed; of those employed, 66.66% are of full-time permanent status.
2. The average trip length for employed persons is 15.6 miles one way.
3. The unemployment rate in Barlow is 3.85%.
4. Due to limitations of scale, much of the Economy Goal No. 9 is not applicable to Barlow.

The policies and methods of implementation related to the Economy Goal No. 9 can be found under the agricultural, commercial and industrial land use policies.

Housing Characteristics

Please refer to the Barlow Housing Study as amended on October 5, 1978.

SOCIAL SERVICES ENVIRONMENT

Although the City of Barlow provides water and limited storm drainage facilities and services to most residents within the existing city limits, the remaining public facilities and services - including police and fire protection, health, education, solid waste disposal, recreation, energy, communications, highway and mass-transit, airport, and rail facilities and services are provided by other public and private agencies. This element will focus on the existing conditions and projected need for public facilities and services. As the Barlow area is of limited size, the required inventories of the Public Facilities and Services Goal No. 11, the Transportation Goal No. 12 and the Energy Conservation Goal No. 13 have been combined into this element.

Police Protection Services

Located in its south district, the Clackamas County Sheriff's Office provides police protection services to the Barlow area through both periodic patrol and response to residents' requests. As Barlow's size and financial situation is limited, and as a significant need for additional services has not yet developed, the Sheriff's Office has indicated that a contractual agreement for services is not necessary at present. Findings of fact:

1. The Clackamas County Sheriff's Office provides police protection services in the Barlow area.

Fire Protection Services

Fire protection services are provided by the Canby Rural Fire Department subject to citizen request. As Barlow has but one fire hydrant, the Fire Department responds with a normal rural complement of two pumper trucks, two tanker trucks and a rescue vehicle; they also respond with emergency ambulance services. Funding for these services is provided through general tax revenues. Fire Department personnel indicated that existing facilities and services are adequate for the present. Findings of fact:

1. The Canby Rural Fire Department provides fire protection services in the Barlow area.

Health Services

As Barlow lacks the need for a full-time physician, outpatient care must be obtained either in Canby or Oregon City. In Canby, residents have the option of obtaining services from either the Canby Medical Clinic which is staffed by four physicians, or from Davies Clinic. In Oregon City, a number of clinics and physicians provide services to area residents. Hospital services can be obtained at either Willamette Falls Hospital or Meridian Park Hospital. Emergency ambulance services are provided by the Canby Rural Fire Department, while chauffeur services are provided by Willamette Falls Ambulance Company. Findings of fact:

1. Outpatient care can be obtained either in Canby or Oregon City.

2. Hospital services can be obtained at either Willamette Falls or Meridian Park Hospitals.
3. Emergency ambulance services are provided by the Canby Rural Fire Department.
4. Chauffeur services are provided by the Willamette Falls Ambulance Company.

Education Services

Education services for Barlow students are provided by Canby School District No. 86 for grades 1 through 8, Canby Union High School District No. 1 for grades 9 through 12, the Clackamas Community College for adult education and graduate study.

Although the Canby area is experiencing rapid growth, Canby School District No. 86 has 1925 students enrolled and does not anticipate the need for immediate expansion of facilities. As a part of their experimental education program, School District No. 86 operates an Alternative School in the Barlow School House. Sharing this facility with the Barlow Child Development Center, a private day-care facility, expansion of this student self-help program would necessitate the removal of the day-care facility. Adjacent to this facility is a playground which afford local children the sole recreational opportunity in the Barlow area.

Based on a study conducted by the University of Oregon, Canby Union High School is anticipating a total student population of 1500 by the 1980-81 school year. As the High School's present enrollment has increased 50% in the past five years to a current population of 1,200 students, the need for a second facility and expansion of the existing facility is anticipated.

Based at its Oregon City campus, the Clackamas Community College offers an array of adult and secondary education programs county-wide, and is supported by tax levies. The system utilizes a number of school facilities, although the Barlow School is, at present, not being used.

Findings of fact concerning educational services include:

1. The Canby School District No. 86 provides educational services to children from grades 1 through 8 and does not anticipate the need for further expansion in the immediate future.
2. School District No. 86 operates an Alternative School in the Barlow School House and is considering expansion of that program.
3. The Canby Union High School District No. 1 provides educational services for children from grades 9 through 12, and is anticipating the need for a second facility by 1980.

4. The Clackamas Community College provides adult and secondary education programs for Barlow residents.

Water Supply Services

Servicing all but one households in the City of Barlow, the Barlow Community Water Supply System currently provides sufficient, high quality water to Barlow residents. A plan of Barlow's water distribution system completed in July of 1956 indicates the pumping system is capable of producing 110 gallons per minute from a 10 inch casing set well drilled in 1955 to a depth of 127 feet. Water is transported predominantly by 4 inch steel pipe, with 2 inch galvanized pipe servicing the eastern and southern portions of the City. As the system is equipped with but a single fire hydrant, the Canby Rural Fire Department must respond with self-contained pumping trucks. Water quality tests performed by the Oregon State Department of Health indicate that water quality is high, and Department of Water Resources personnel have indicated that the City of Barlow's well has a high priority water right. As some of the water lines are not tied, low water pressure has been reported in some areas during high water use periods.

Findings of fact include:

1. A water distribution plan was completed in 1956 which indicated the system is capable of delivering 110 gallons per minute to area residents.
2. Tests performed by the Oregon State Department of Health indicate that water quality is high.
3. The City of Barlow's well has a high priority water right.
4. Some residents have complained of low water pressure as water lines in some areas are not tied.

Storm Drainage Facilities

Constructed around the turn of the century, the Barlow Storm Drainage System is of uncertain physical integrity, as the number and location of intakes and exact location of the drainfield is unknown. Although natural drainage patterns appear to be adequate, ponding problems might potentially develop during periods of high rainfall or flooding. Findings of fact:

1. The Barlow Storm Drainage System is of uncertain physical integrity.

Sewage Disposal Services

Though privately owned and maintained septic tanks are the sole method of sewage and wastewater disposal in the Barlow Planning Area, no recorded diminution of water or land resource quality has occurred to date. Local concern has been expressed regarding the siting of septic tanks in excessively clayey soils as the potential for health hazards from sewage surfacing in the area or contamination of groundwater exists. An alternative is provided in the CRAG Areawide Waste Treatment Management Plan which proposes development of an 8 inch force main and pump station for the disposal of area effluent at the Canby Waste Treatment Facility. The capital costs of such a system would be: \$106,000 for 3,500 feet of 8 inch force main, \$70,000 for a pump station located at the base of the Molalla River Bridge, \$71,000 for the cost of force main, and \$14,000 annually for operation and maintenance. In addition, residents would also have to assume the cost of extending sewer lines to the city trunks. The possibility of obtaining a maximum of 75% federal funding for the project has been discussed.

After careful consideration, the Barlow City Council wrote the CRAG Board of Directors opposing installation of such a system, as construction costs and local growth projections would preclude service development on economic grounds. Further, the City Council cited the adequacy of private septic tank systems as a questionnaire mailed to City residents indicated that no recorded failure of these systems had occurred in the recent past.

Land quality considerations of CRAG's Management Plan are of local significance as a broad area northwest of the City has been designated a planned sludge disposal area. Residents have expressed some concern about the offensive odors which might drift down due to the prevailing north wind.

Findings of fact concerning sewage disposal services include:

1. Privately owned and maintained septic tanks are the sole method of sewage disposal in Barlow.
2. Excessively clayey soils are found in some part of the Barlow Planning Area.
3. The CRAG Areawide Waste Treatment Management Plan currently suggests development of an 8 inch force main to be linked with the City of Canby's Sewage Treatment Plant.
4. The Barlow City Council has expressed concern over the high capital costs of developing a sewerage connection with Canby.
5. Barlow citizens have expressed concern over the siting of a sludge disposal area northwest of the City due to the prevailing north winds.

Solid Waste Disposal Services

Included in the Chemeketa Solid Waste Management Region, Barlow's solid wastes are transported by the Canby Disposal Company for deposition and recycling at the Woodburn landfill. Although currently limited in land area, the site will be expanded to provide for from 10 to 15 additional years of storage capacity. Resources presently recycled include white goods, newsprint, corrugated paper, and glass; however, expanded recycling efforts are anticipated as markets for these and other materials develop. As Barlow contributes but minimal amounts of solid waste, the impact of area wastes on this facility are not significant. Though currently outside the Metropolitan Service District's boundaries, Barlow could potentially dispose of solid wastes at the new Oregon City recycling center.

Findings of fact:

1. Barlow's solid wastes are transported by the Canby Disposal Company to the Woodburn landfill for deposition and recycling.
2. Barlow could potentially dispose of solid wastes at the Metropolitan Service District's new recycling facility in Oregon City.

Recreational Facilities and Services

In line with the LCDC Recreational Needs Goal No. 8, an inventory identified the following recreational opportunities in the Barlow Planning Area: a playground adjacent to the Barlow School, a basketball court in the Barlow Community Church parking lot, and a number of passive recreational activities associated with the two river systems which border the planning area. Although no County parks have been developed in the area - none are anticipated in the immediate future - one State park, the Molalla River State Park, is currently under construction north of Barlow at the confluence of the Molalla and Pudding Rivers with the Willamette River, and will provide numerous outdoor recreational opportunities for area residents, including picnicking, swimming and boat launching facilities. No potential recreational trails have been identified in the planning area.

Responses to the recreational needs section of the Barlow Housing and Opinion Survey suggest a marked need for additional recreational opportunities. When asked what facilities were needed, 83.3% of those responding stated playground facilities, 16.7% requested a meeting hall. When asked about funding, 50% suggested that partial city funding with partial Federal, State or County funding would be the best method. Although land suitable for recreational development is currently available, the City lacks sufficient capital to either acquire or maintain such facilities.

Findings of fact:

1. Existing recreational opportunities in Barlow include a playground, a basketball court, and passive recreational activities associated with the two bordering river systems.

2. No potential recreational trails have been identified in the area.
3. When asked what facilities were needed in the Barlow Housing and Opinion Survey, 83.3% stated playground facilities, 16.7% stated meeting hall.
4. When asked about methods of funding in the Survey, 50% opted for partial city funding with partial Federal, State or County funding.

Energy and Communication Services

The Bonneville Power Administration maintains an easement through the west side of the planning area upon which electrical transmission towers are sited. Although the BPA has been encouraged to utilize existing rights-of-way for necessary expansion of facilities, the existing towers are sited on SCS Class II soils, so further expansion of existing facilities may result in the loss of lands under active agricultural production.

Electrical services are provided through an above-ground grid by the Portland General Electric Company, which provides 74% of Barlow's total annual energy need according to the Crag Region Energy Analysis, Report 2. Though forecasting the future need for additional electrical facilities is difficult for an area of Barlow's size, PGE anticipates that electrical consumption will not increase radically in the immediate future, an assumption which is verified by electrical consumption statistics for the seven year period from 1970 to 1976. In addition to delivery of electrical services, PGE also provides energy conservation information, including residential and business energy audits, as a service to area customers.

Barlow residents obtain natural gas through facilities maintained by the Northwest Natural Gas Company, which supplies 10% of the area's energy needs according to the Crag Region Energy Analysis, Report 2. Representatives of Northwest Natural Gas anticipate little need for expansion of existing facilities, though the number of Barlow customers has increased by 14 hookups in 1977 from an original 26 customers in 1973. The average 1200 therms of natural gas per year consumed by Barlow customers is provided through a gas line which parallels Barlow-Monitor Road.

According to the Crag Region Energy Analysis, Report 2, the remaining 15% of Barlow's total annual energy need is supplied by fuel oil dealers from the Oregon City area, as fuel oil provides the predominant fuel form for space heating. Fuel to supply residential wood-burning and/or trash-burning heating units is available through area fuel dealers, though such units often supplement other space heating modes.

Area customers receive from 50 to 60% of their telephone services through underground cables maintained by the Canby Telephone Association, and current plans suggest the remaining portion of overhead cables will be placed underground within five years. Anticipating an increased demand for services, the Canby Telephone Association placed over-sized transmission cables in the area, so further expansion of telephone services for the Barlow area will be

possible from cables lying parallel to Knights Bridge Road and U. S. Highway 99E.

Findings of fact include:

1. A Bonneville Power Administration easement for electrical transmission towers passes through the west side of the planning area across SCS Class II soils currently under active agricultural production.
2. Portland General Electric Company provides 74% of Barlow's total annual energy need, and anticipates no immediate increase in the area's electrical consumption.
3. Northwest Natural Gas Company provides 10% of Barlow's total annual energy need, and anticipates no immediate increase in the area's natural gas consumption.
4. Fuel oil provides 15% of Barlow's total annual energy need, and is the predominant space heating fuel form.
5. A few wood-burning and trash-burning units supplement other space heating modes.
6. Canby Telephone Association provides telephone services to the Barlow area, and has over-expanded transmission capacity to accommodate an anticipated increased need for residential telephone services.

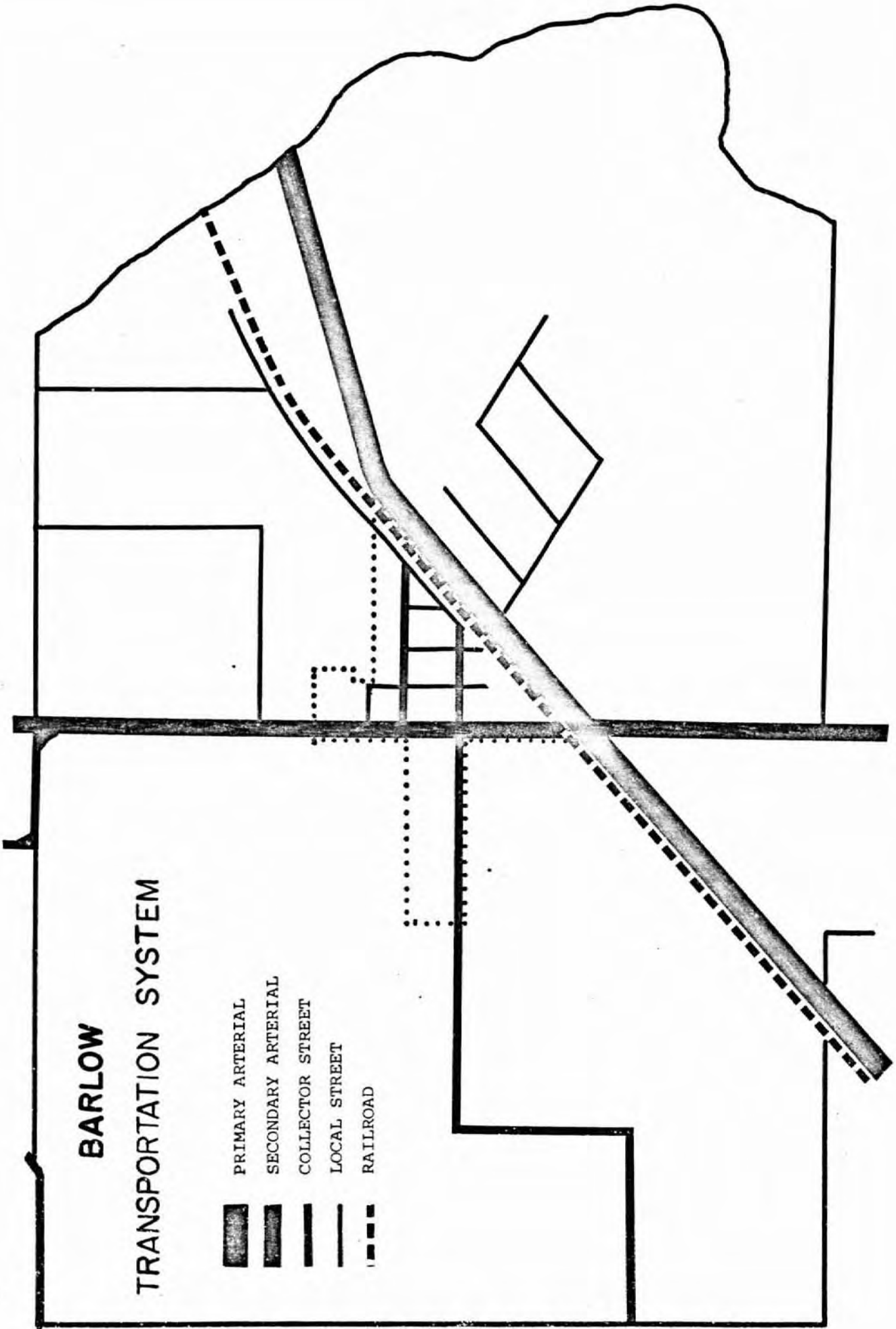
Highway and Mass-Transit Services

In line with provisions of the LCDC Transportation Goal No. 12, an inventory of all automobile and truck routes was conducted to ascertain both the quality and capacity of local transportation routes. Two district highway types can be found in the Barlow area: primary and secondary arterials typified by U. S. Highway 99E and Barlow-Monitor Road, and collectors and local streets found within the Barlow City Limits.

Barlow's primary arterial is U. S. Highway 99E, the Pacific Highway, which has been designated a Federal Aid Primary route according to the Oregon State Highway Division's Table of Traffic Volumes, June 1976. Bisecting the planning area on an east-west axis, traffic volumes on Highway 99E have gradually increased from an average daily traffic count in 1971 of 8,100 vehicles north and 6,700 vehicles south of Barlow-Monitor Road to 8,400 and 6,900 vehicles (respectively) in 1976. As the Oregon State Highway Division considers a four-lane highway congested when the average daily traffic count exceeds 30,000 vehicles on a throughway or 12,000 vehicles at an intersection, an immediate need for signalization along Highway 99E at the intersection with Barlow-Monitor Road is not currently anticipated, though the Highway Division

BARLOW TRANSPORTATION SYSTEM

- PRIMARY ARTERIAL
- SECONDARY ARTERIAL
- COLLECTOR STREET
- LOCAL STREET
- RAILROAD



indicated that a need might develop due to increased urbanization in the area. Other than regular maintenance, U. S. Highway 99E should not incur additional costs as no upgrading of facilities has been indicated on the Oregon State Highway Division's Six Year Plan.

Barlow-Monitor Road, the area's only secondary arterial, carries the status of a County Road, and has been designated by the Oregon State Highway Division as a truck route to bypass downtown Canby. Increased urbanization in the Canby area has created new pressures on Barlow Road, for the average daily traffic count has increased from 1900 in 1975 to a rough count of 2726 vehicles per day in August, 1977. To provide for more efficient traffic movement, the City of Canby has developed plans to bypass Barlow Road by bridging the Molalla River, straightening and widening County Road 619, Arndt Road, which will both reduce traffic flows through Barlow and provide Canby residents with more direct access to Interstate Highway 5. Although a construction date has not yet been established, the City of Canby has identified the project as a high priority for funding. Other than general maintenance, Clackamas County has indicated no intention to further develop Barlow-Monitor Road in the immediate future.

The maintenance and development of local streets is an immediate concern to Barlow residents, though the need for a significant re-surfacing of streets will not be necessary in the immediate future. In June of this year, First Street was re-surfaced from Barlow Road to Maple Street; estimates indicate that Main Street will require re-surfacing within five to six years, and other local streets are anticipated to require work within ten years. As these estimates are based solely upon past performance, consideration might be given to undertaking a comprehensive study of transit and maintenance needs for the future.

Present traffic circulation patterns appear to be adequate, though further development in the area will necessitate a review of existing circulation patterns. As identified under the Functional Road Classification System, First and Second Streets constitute collector streets, with all other streets identified as local streets. As all such streets are tied together, with but one deadend street within the city limits and two outside the city limits, the City's transportation maximizes energy efficiency.

As street maintenance and development is expensive, particularly for a community of Barlow's size, the city might consider, as part of an overall transportation study, an assessment of local financing capabilities for street improvement.

As Barlow lies outside the Metropolitan Service District, mass transit services operated by Tri-Met do not extend down to the City, though commuter buses operate between Canby and the Oregon City and Portland Metropolitan area. Due to Barlow's size, further extension of such services into the area is not anticipated by Tri-Met. Though Greyhound Bus Company has regular runs along U. S. Highway 99E, there is no regularly scheduled stop in Barlow.

Special transportation for the elderly to a hot meal program is provided by

Canby Loaves and Fishes. Supported by donations and fund-raising events, persons sixty years and over are transported by 11-passenger vans to the Center for hot meals without charge. The City of Barlow provides limited funding for the program through a city revenue sharing plan.

Other area transportation modes include taxi services provided by the Oregon City and Canby Taxi Companies, and chauffeur services for physically disabled persons provided by the Willamette Falls Ambulance Company.

Findings of Fact:

1. U. S. Highway 99E, the Pacific Highway, constitutes Barlow's primary arterial, and is designated a Federal Aid Primary route according to the Oregon State Highway Division Traffic Volume Tables for 1976.
2. Other than general maintenance, the Oregon State Highway Division's Six Year Plan does not prioritize further expansion of U. S. Highway 99E.
3. Barlow-Monitor Road constitutes Barlow's secondary arterial.
4. The Average Daily Traffic Count for Barlow Road has increased from 1900 vehicles in 1975 to a rough count of 2726 vehicles per day in August, 1977.
5. The City of Canby has prioritized bridging the Molalla River, straightening and widening County Road 619, Arndt Road, to facilitate traffic flows between Canby and Interstate Highway 5.
6. A definitive estimate on local street maintenance and development has not been undertaken for the City, though estimates by local citizens indicate that major re-surfacing work will be necessary within the next ten years.
7. As identified under the Functional Road Classification System, First and Second Streets constitute collector streets, with all other streets identified as local streets.
8. As Barlow lies outside the boundaries of the Metropolitan Service District, mass transit services operated by Tri-Met do not extend down to the City.
9. Barlow is not regularly serviced by any mass-transit firm.
10. Special transportation for persons sixty years and over to a hot meals program is provided by Canby Loaves and Fishes, with the City of Barlow providing limited funding through a city revenue sharing plan.

11. Other transit modes include taxi services provided by the Oregon City and Canby Taxi Companies, and chauffeur services provided for physically disabled persons by the Willamette Falls Ambulance Company.

Airport Services

Although the Barlow area lacks airport facilities, aviation services can be obtained either at Oregon City, Portland or Canby. The Oregon State Aeronautics Division indicated that no commercial airport facilities were anticipated in the area in the immediate future. Findings of Fact:

1. Airport facilities and services are available in either Oregon City, Portland or Canby, and the Oregon State Aeronautics Division indicated that no commercial airport facilities were anticipated in the area in the immediate future.

Railroad Facilities and Services

The Southern Pacific Railroad Company maintains the existing right-of-way, deserted Barlow station grounds and crossing signal at the intersection of Barlow Road and U. S. Highway 99E, and provides rail services to Barlow through the Canby switch yards approximately .5 track miles northeast of the City. Although Southern Pacific personnel do not anticipate the immediate expansion of existing facilities, area residents have suggested two tentative proposals for expansion: improvement of the signal apparatus at the Barlow Road crossing, and the development of a spur track to service potential industrial lands southwest of the City.

Motorists and pedestrians can presently cross the railroad tracks at both the Oak Street and Barlow Road crossings, though only the Barlow Road crossing is equipped with a flashing signal apparatus to warn travelers of approaching rail traffic. Residents have discussed the possible upgrading of the Barlow Road crossing through installation of crossing gates; however, as the existing signal was installed in 1964, as the Oregon State Highway Division traffic counts indicate, there is but minor congestion at the intersection of Barlow Road and Highway 99E, and as the safety record at this crossing is adequate, Southern Pacific personnel indicated that there is but little chance of obtaining Public Utilities Commission funding for such a project. The funding question is further complicated by the City's hesitance to close the Oak Street crossing, a condition the Southern Pacific Railroad would require in providing 25% of the improvement funding. Reasons cited by the Southern Pacific Railroad for closure include: low traffic counts at the crossing, the proximity to a safer crossing, poor visibility due to the street grade, and lack of active protection devices. Barlow's argument for maintenance of the crossing is primarily convenience, as many residents utilize this crossing when traveling

south from the Canby area.

Some residents have argued for industrial development of land adjacent to the tracks and west of the City as the area offers a good location for siting of a rail spur, the old station grounds could be used as a switching area, switching services are available from the Canby yards .5 track miles away, and that employment opportunities will be enhanced for Barlow residents. Opposition to the proposal is based upon the arguments that no need for such development has been demonstrated, that the land is currently under active agricultural production, that the land lies within the 100-year flood plain, that development might further complicate traffic problems at the Barlow crossing due to increased industrial traffic, that area soils are poorly suited for septic tank installation, and that such development might result in the diminution of Barlow's rural character. Although Southern Pacific Railroad personnel indicated a willingness to construct such facilities at the developer's expense, a guarantee of sufficient traffic to warrant installation of a switch and spur would be required prior to such development.

Findings of fact include:

1. Railroad facilities owned by the Southern Pacific Railroad Company include the existing right-of-way, deserted Barlow station grounds and the crossing signal at Barlow Road.
2. Railroad services are available through the Canby switch yards approximately .5 track miles northeast of Barlow.
3. Southern Pacific Railroad personnel do not anticipate the immediate expansion of existing facilities and services.
4. Barlow residents have advocated the addition of gates to the existing flashing signal at Barlow Road to increase safety at the intersection.
5. Reasons for not upgrading the existing signal include the recent upgrading of facilities in 1964, the low traffic count at the intersection of Barlow Road and Highway 99E, the adequacy of the crossing's safety record, and the City's hesitance to consent to closure of the Oak Street crossing.
6. Some residents have argued for industrial development of land west of Barlow due to high suitability for installation of a railroad switch and spur.
7. Opposition to the proposal is based upon the lands' agricultural suitability, potential for flooding, increased industrial traffic, poor septic suitability, and potential impact on the community's rural character.

Bicycle and Pedestrial Facilities

As past construction in Barlow took place without benefit of a sidewalk provision, the City lacks urban-type pedestrian facilities, though graveled paths adjacent to city streets have proven adequate for pedestrian travel in the past. The City also lacks identified bikepaths. Although the City recognizes the need to provide for such facilities, the location and quality of these facilities is an issue which might best be addressed in a comprehensive transportation study. Findings of fact:

1. Barlow lacks identified pedestrian and bicycle paths.

Community Governmental Facilities and Services

As the City of Barlow must support the needs of 110 people for governmental facilities and services, a full time staff person is unwarranted; consequently, services must be provided through either the City Recorder or a contracting agency. Responsibilities of the City Recorder include: explanation and administration of City ordinances and regulations, the assessment of City water bills, and administration of all City planning ordinances, including the Comprehensive Plan, Zoning and Subdivision Ordinances.

Barlow residents obtain all necessary building and mobile home siting permits from the Clackamas County Development Services Division, as well as septic tank suitability evaluations and siting permits, as Development Services acts as the authorized agent for the Department of Environmental Quality.

Governmental services are dispensed from the Barlow City Hall on Main Street in Barlow. In the event a person requests services which require formal city approval, the Barlow City Council meets regularly on every second Thursday of the month.

Findings of fact:

1. The Barlow City Recorder is responsible for the explanation and administration of City ordinances and regulations, including all planning ordinances.
2. Clackamas County Development Services Division provides all building, mobile home siting and septic tank siting permits for the City.
3. The Barlow City Council meets regularly on every second Thursday of the month to conduct city business.

POLICIES AND METHODS OF IMPLEMENTATION

In keeping with requirements of the Land Use Planning Goal No. 2, the following policies and methods of implementation have been developed to address the problems and alternatives identified in the preceding section. Such policies are intended to carry the weight of law within the Barlow city limits, whereas policies developed for county lands in the Barlow Planning Area constitute land use recommendations to the Clackamas County Board of Commissioners. Barlow's land use policies are identified on the left, methods of implementation on the right.

POLICIES	METHOD OF IMPLEMENTATION
<u>Citizen Involvement</u>	
1. Barlow will maximize the opportunity for citizens to be involved in all phases of the planning process.	Barlow will establish a Committee for Citizen Involvement to: encourage citizen input develop a draft comprehensive plan publicize and hold public meetings respond to citizen inquiries assist in interpreting the draft comprehensive plan
2. Barlow will maximize the opportunity for public and private agencies to be involved in all phases of the planning process.	Barlow will establish a Program for Agency Involvement designed to: coordinate planning activities with public and private agencies provide for communications between citizens and agencies involve agencies in data collection and plan preparation provide for agency evaluation of the draft plan

NATURAL ENVIRONMENT

POLICIES

METHOD OF IMPLEMENTATION

Mineral and Aggregate Resources

1. Barlow will encourage the continued extraction of aggregate resources.
2. Barlow will encourage the reclamation of extraction sites once the resource has been exhausted.

Barlow will request Clackamas County to designate existing and potential aggregate extraction sites for industrial use in the County Plan and Zoning Ordinances.

Barlow will request Clackamas County and the Division of State Lands and Department of Geology and Mineral Industries to require extractive industries to develop reclamation plans.

Fish and Wildlife Habitats

1. Barlow will encourage the preservation and maintenance of fish and wildlife habitats.

Barlow will designate riparian areas along the Molalla River for agricultural use.

Barlow will request Clackamas County to preserve and maintain fish and wildlife habitats in accordance with the Oregon State Wildlife Commission's fish and wildlife management plans.

Energy Resources

1. Barlow will preserve and maintain sites suitable for generation of energy.
2. Barlow will encourage higher density, energy efficient development.
3. Barlow will encourage conservation of non-renewable energy resources and promote conversion to renewable energy resources.

Barlow will request Clackamas County to provide for energy resource recovery on natural resource lands.

Barlow will establish an Urban Growth Boundary.

Barlow will encourage homeowners and renters to utilize State and utility company conservation grants and programs.

Barlow will protect access to solar energy through maximum building heights in the Zoning Ordinance.

Policies

4. Barlow will conduct inventories of energy conservation alternatives, and the potential for natural, renewable and unique sources of energy

Methods of Implementation

Barlow will conduct inventories of energy consumption and the potential for natural, renewable and unique sources of energy during later revisions of this Comprehensive Plan.

Scenic Views

1. Barlow will encourage the preservation of scenic resources.

Barlow will designate agricultural lands exclusively for farm use.

Barlow will consider the need for scenic easements and/or acquisition in later revisions of this Comprehensive Plan.

Air, Water and Land Quality

1. Barlow will encourage the preservation and maintenance of a clean and healthy environment.

Barlow will request the Department of Environmental Quality to monitor and regulate the allowable levels of point source air, water, ground water and noise pollution discharges.

Barlow will request the Department of Environmental Quality and Clackamas County Development Services Division to monitor the installation and maintenance of sub-surface septic systems.

Natural Hazards

1. Barlow will identify areas subject to flooding, and will restrict development in such hazard areas.

Barlow will prohibit development within the identified 100-year flood plain unless special design considerations can be demonstrated adequate to ensure the safety and protection of life and property.

Barlow will require the first flood elevation of all structures to be one (1) foot above the 100-year flood plain elevation.

Barlow will prohibit development within the identified 100-year floodway, and will request Clackamas County to designate floodway areas for agricultural use.

Policies

2. Barlow will discourage development on soils subject to low bearing strength or high shrink-swell factors.

Methods of Implementation

Barlow will discourage development on soils subject to ponding, and will request Clackamas County to designate such areas for agricultural use.

Barlow will encourage the Clackamas County Development Services Division to assess the need for special design consideration in areas of unstable foundation soils when issuing building permits in such areas.

HUMAN ENVIRONMENT

POLICIES

METHOD OF IMPLEMENTATION

Land Use Planning

1. Barlow will preserve and enhance the existing patterns of land use within the Planning Area.
2. Barlow will develop a land use plan consistent with the Statewide Planning Goals and Guidelines.

Barlow will adopt a Comprehensive Plan and land use map, zoning and subdivision ordinances, and other such ordinances and regulations as are necessary to accomplish these goals.

Barlow will inventory all resources, identify issues and problems, explore available alternatives and designate land uses consistent with this planning methodology.

Barlow will maximize both citizen involvement and agency coordination in developing a land use plan.

Barlow will adopt a comprehensive plan after substantial citizen input through the public hearing process.

Barlow will establish provisions for the revision and amendment of this Comprehensive Plan.

Agricultural Lands

1. Barlow will preserve existing and potential agricultural lands for farm use.

Barlow will request Clackamas County to designate all agricultural lands in exclusive farm use zoning.

Subdivisions shall be prohibited on all agricultural lands.

Barlow will take exception to the Agricultural Lands Goal No. 3 for those rural residential lands north of the City, and will request Clackamas County to designate such lands in large lot zoning.

Residential Lands

1. Barlow will provide sufficient land within the Urban Growth Boundary for residential development.

Barlow will utilize population and economic projections as the basis for identifying residential lands.

Policies

Methods of Implementation

- | | |
|--|---|
| 2. Barlow will control the siting of residential structures within the identified 100-year flood plain. | Barlow will require both that special design considerations be incorporated into residential structures and that the first floor elevation be one (1) foot above the identified 100-year flood plain. |
| | Barlow will prohibit residential development within the flood way of the identified 100-year flood plain. |
| 3. Barlow will provide a sufficient mix of housing types and densities to accommodate the City's residential needs to the year 2000. | Barlow will provide for two-family dwellings and mobile homes in residential areas designated on the Land Use Plan Map. |
| | Barlow will provide for two-family dwellings and mobile homes as a conditional use in the Zoning Ordinance. |
| 4. Barlow will phase residential growth in line with the City's capacity to extend public facilities and services. | Barlow will provide public facilities and services commensurate with the City's ability to assimilate new residential development. |
| | Barlow will require the developer of property to pay for all necessary improvements, with such improvements to be constructed to City standards. |
| 5. Barlow will discourage residential encroachment on agricultural lands. | Barlow will identify an Urban Growth Boundary and will prohibit urban residential encroachment through the designation of exclusive farm use zoning by Clackamas County. |
| 6. Barlow will discourage heavy commercial and industrial encroachment on residential land. | Barlow will designate suitable areas for heavy commercial and industrial uses. |
| 7. Barlow will allow home occupations in residential areas. | Barlow will provide for the siting of home occupations in residential areas within the Zoning Ordinance. |

Rural Residential Lands

- | | |
|--|---|
| 1. Barlow will provide sufficient land within the Planning Area for rural residential development. | Barlow will utilize population and economic projections, and existing land use patterns as the basis for identifying rural residential needs. |
|--|---|

Policies

Methods of Implementation

- | | |
|--|--|
| 2. Barlow will discourage rural residential encroachment on agricultural lands. | Barlow will identify areas suitable for rural residential development and will prohibit rural residential encroachment on agricultural lands through the designation of exclusive farm use zoning by Clackamas County. |
| 3. Barlow will control the siting of rural residential structures within the 100-year flood plain. | Barlow will require special design considerations be incorporated into structures constructed within the identified 100-year flood plain.

Barlow will prohibit rural residential development within the flood way of the identified 100-year flood plain. |

Commercial Lands

- | | |
|--|---|
| 1. Barlow will encourage timely and attractive commercial development. | Barlow will require commercial development to conform to the City's Zoning and Subdivision Ordinances, and other such ordinances and regulations deemed necessary by the City Council.

Barlow will allow existing commercial enterprises located in areas designated as non-commercial to continue, but not to expand beyond their present degree of non-conformity. |
| 2. Barlow will discourage "strip commercial" development along Barlow Road and U. S. Highway 99E. | Barlow will request Clackamas County to restrict commercial development to areas identified on the Land Use Plan Map. |
| 3. Barlow will discourage commercial development in the identified 100-year flood plain. | Barlow will request Clackamas County to designate flood prone areas for exclusive farm use. |
| 4. Barlow will encourage convenience commercial activities to locate adjacent to residential areas. | Barlow will require convenience commercial activities to conform to standards established in the Zoning Ordinance. |
| 5. Barlow will prohibit commercial development on lands reserved for agricultural use, unless such use meets the "farm use" definition in ORS 215.203. | Barlow will designate suitable locations for commercial development on the Land Use Plan Map. |

Policies

Methods of Implementation

Industrial Lands

1. Barlow will encourage timely and attractive industrial development.

Barlow will request Clackamas Council to establish standards for light industrial development within the planning area.

Existing industrial enterprises located in areas designated as non-industrial will be permitted to continue, but not expand beyond their present site.

Barlow will request Clackamas County to establish limitations on the size, location, character, visibility, road access and parking for industrial uses.

Barlow will request Clackamas County to restrict industrial development to areas identified on the Barlow Land Use Map.

2. Barlow will allow industrial activity within the 100-year flood plain, subject to special design considerations.

Barlow will request Clackamas County to establish conditions under which industrial development can occur, such as special design consideration in construction.

3. Barlow shall prohibit industrial development on lands reserved for agricultural use, unless such use meets the "Farm Use" definition in ORS 215.203.

Barlow will request Clackamas County to authorize location of industrial operations only in areas zoned as industrial.

4. Barlow will encourage industrial development only where adequate transportation modes are available.

Barlow will designate industrial lands only where adequate transportation modes are available.

5. Barlow will protect the air, water and land resource quality in and around industrial areas.

Barlow will require all industrial operations to meet minimum standards for air, water, land and noise pollution established by the Department of Environmental Quality.

Policies

Methods of Implementation

6. Barlow will prohibit residential encroachment on industrial lands.

Barlow will prohibit residential development in close proximity to industrial operations.

Housing

See the Barlow Housing Study.

Historical and Cultural Resources

1. Barlow will encourage the preservation of historical and cultural resources.

Barlow will encourage the owners of historically significant sites and structures to seek nomination to the National Register of Historic Places.

SOCIAL SERVICES ENVIRONMENT

POLICIES

METHOD OF IMPLEMENTATION

Police Protection Services

1. Barlow will provide for the general health and welfare of area citizens through provision of adequate police protection services.

Barlow will encourage the Clackamas County Sheriff to maintain patrols of the Barlow area.

Fire Protection Services

1. Barlow will provide for the general health and welfare of area citizens through provision of adequate fire protection services.

Barlow will encourage the Canby Rural Fire Department to continue providing the area with fire protection services.

Barlow will investigate the possible expansion of the fire hydrant system when a study to assess the adequacy of the City's water system is performed.

Educational Services

1. Barlow will coordinate its land use planning activities with the school facilities' planning activities of School District No. 86 and the Canby Union High School District, and encourage an adequate and safe school system.

Barlow will encourage residential development in close proximity to local schools.

Barlow will provide for the safe and efficient movement of vehicular and pedestrian traffic through the use of traffic signs.

Barlow will encourage School District No. 86 to continue operation of the alternative education classes offered in the Barlow School House.

Barlow will encourage School District No. 86 to allow local children to utilize the existing playground adjacent to the Barlow School House.

Water Supply Services

1. Barlow will maintain and enhance the quality of water services to all customers.

Barlow will discourage the development of land uses that require high water consumption.

Policies

2. Barlow will attempt to obtain funding for a community water system study to assess the need for improvements to the existing distribution and storage system.

Storm Drainage Facilities

1. Barlow will complete a community water system study when feasible.

Sewage Disposal Services

1. Barlow will encourage the use of existing sub-surface septic systems in areas where adequate soil conditions exist.
2. Barlow will discourage the extension of a sewage trunk line from Canby to service the City.

Methods of Implementation

Barlow will require all residential developments to install distribution lines that provide adequate water flow and pressure.

Barlow will continually strive for a loop system and standardized pipe size to increase water pressure.

Barlow will not extend water services outside the Urban Growth Boundary.

Barlow will explore funding possibilities with other federal and state agencies.

Barlow will implement recommendations made in the community water system study where and when feasible.

Barlow will attempt to obtain funding for a community water system study to assess the need for improvements to the existing storm drainage system and will explore funding possibilities with federal and state agencies.

Barlow will adopt the recommendations of the community water system study where and when feasible.

Barlow will request the Department of Environmental Quality and Clackamas County Development Services Division to review all applications for the siting of a sub-surface septic system within the Urban Growth Boundary.

Barlow will require a review of this policy when updating the Comprehensive Plan or upon application for a grant to construct sewage lines from the City of Canby.

Policies

Methods of Implementation

Solid Waste Disposal

1. Barlow will cooperate with Clackamas County, the Chemeketa Solid Waste Management Board and the Department of Environmental Quality in establishing new landfill sites and alternative waste disposal systems.

Barlow will provide such assistance as is commensurate with the City's capabilities.

Barlow will encourage local residents to recycle or dispose of solid wastes in a clean and efficient manner.

Energy and Communications Services

1. Barlow will encourage the siting and construction of energy and communications services.

Barlow will encourage Portland General Electric to provide underground utility service in all future residential and commercial developments.

Barlow will require developers to provide utility easements for the siting of all utilities in the Subdivision Ordinance.

2. Barlow will encourage all utility companies to minimize damage to agricultural lands in the maintenance of public utilities.

Barlow will encourage Portland General Electric, Northwest Natural Gas, and the Canby Telephone Association to minimize the environmental and visual impact in the siting and construction of pipelines or underground utilities.

Barlow will encourage the use of existing utility easements and rights-of-way when feasible.

Barlow will encourage all utility companies to minimize damage to agricultural lands in the maintenance of pipelines and underground utilities.

Recreational Facilities and Services

1. Barlow will preserve and maintain the area's scenic and passive recreational resources.

Barlow will request Clackamas County to minimize development of lands designated for Exclusive Farm Use zoning.

Policies

2. Barlow will provide park facilities commensurate with the need of local citizens.
3. Barlow will encourage the use of existing playground facilities.
4. Barlow will encourage public use of the Barlow City Hall as a local meeting place.

Methods of Implementation

Barlow will request Clackamas County to minimize development along the Molalla River.

Barlow will assist Clackamas County and the State Parks Division in the optimal development of local recreational facilities.

Barlow will provide park facilities when and where economically feasible through public acquisition and address park development in updates of the Comprehensive Plan.

Barlow will encourage School District No. 86 to allow local children to utilize the existing playground adjacent to the Barlow School House.

Barlow will encourage the Community Church to allow local children to utilize the existing basketball court adjacent to the church.

Barlow will make the City Hall available upon the request of local citizen causes, subject to review by the City Recorder.

Transportation Policies

Highways and Streets

1. Barlow will cooperate with all county, state and federal agencies to maintain a uniform and safe highway and street network.

Barlow will classify all highways and streets according to the Oregon State Highway Division's Functional Classification System.

Barlow will cooperate with Clackamas County to ensure adequate rights-of-way and street alignment of county roads in rural areas adjacent to the City.

Barlow City Council will review the community's transit and street maintenance needs, and develop a street maintenance program which prioritizes the maintenance of arterial and collector streets over local streets, subject to an evaluation of the need for street improvements.

Policies

Methods of Implementation

2. Barlow will require all new roads and road improvements to conform to standards established by the City Council.
3. Barlow will encourage development of an energy efficient street system.

Barlow will cooperate with the Oregon State Police and Clackamas County Sheriff in identifying existing and potentially hazardous roadways and/or intersections, and take measure to eliminate such hazards.

Barlow will specify standards for road construction and improvements in the Barlow Subdivision Ordinance.

Barlow will specify setback requirements for the siting of structures along all roads and streets in the Barlow Zoning and Subdivision Ordinances.

Barlow will incorporate design standards which conserve energy and minimize construction costs.

Mass Transit

1. Barlow will encourage the development of mass transit services.
2. Barlow will encourage private sector enterprises to maintain and improve special transportation services for the elderly and transportation disadvantaged.

Barlow will cooperate with the Metropolitan Service District and Tri-Met to supply residents of the City with mass transit services.

Barlow will encourage private sector enterprises to establish mass transit services for residents of the City.

Barlow will provide limited funding for assistance provided by Canby Loaves and Fishes for the City's elderly and transportation disadvantaged.

Airports

1. Barlow will encourage the adequate provision of aviation services in areas suitable for airport development.

Barlow will assist and encourage the Oregon State Aeronautics Division in providing aviation services on a case by case basis.

Policies

Methods of Implementation

Railroads

1. Barlow will provide for the buffering of residential uses from railroad trackage.
2. Barlow will encourage the Public Utilities Commissioner, Clackamas County Road Department and Southern Pacific Railroad to provide funding for construction of crossing gates at the intersection of U. S. Highway 99E and Barlow Road.
3. Barlow will require the posting of safety signs or signals at all railroad crossings.

Barlow will designate the old Barlow Railroad Station grounds as an open space buffer and will allow only limited commercial uses in the area.

Barlow will provide the required 2½% of the construction costs for crossing gates.

Barlow will negotiate with the Public Utilities Commissioner and Southern Pacific Railroad on the closure of Oak Street crossing.

Barlow will cause adequate safety signs or signals to be placed at the Barlow Road and Oak Street crossings.

Bicycle and Pedestrian Facilities

1. Barlow will encourage the provisions of bikepaths to service cyclists needs when economically feasible.

Barlow will cooperate with the Clackamas County Road Department and Oregon State Department of Transportation in the construction and maintenance of bikepaths.

Barlow will reassess the need for construction of bikepaths in the revisions of this Comprehensive Plan.

Community Governmental Facilities and Services

1. Barlow will make available the existing city facilities for public use.
2. Barlow will perform all municipal functions required by legislative or administrative laws and regulations.

Barlow will encourage citizen groups and the general public to utilize the Barlow City Hall for meetings and civic activities.

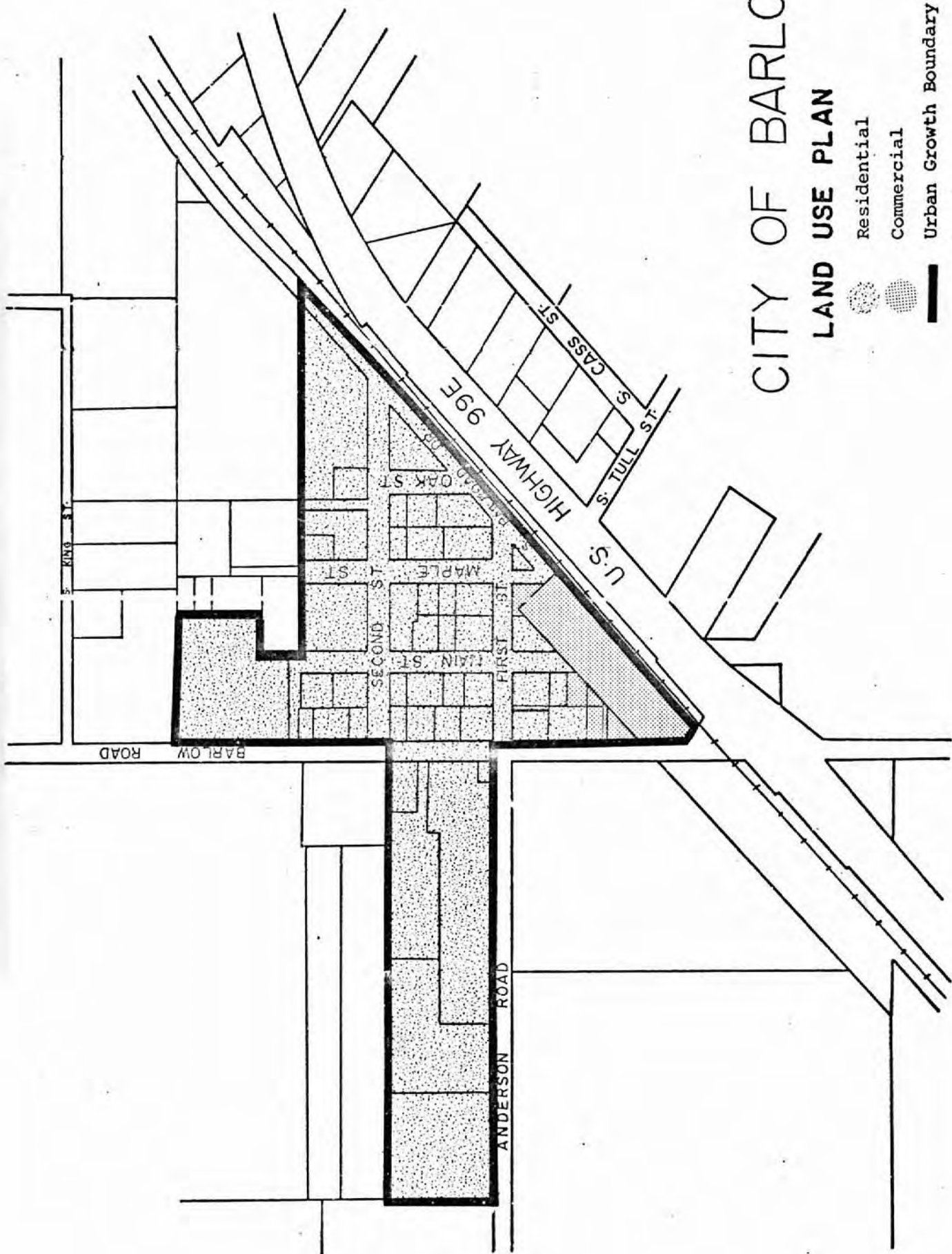
Barlow will charge the City Recorder and the City Council with the duty of administering the ordinances of the City.

Barlow will delegate such legislative and administrative functions as are necessary by action of the City Council.

Policies




Methods of Implementation

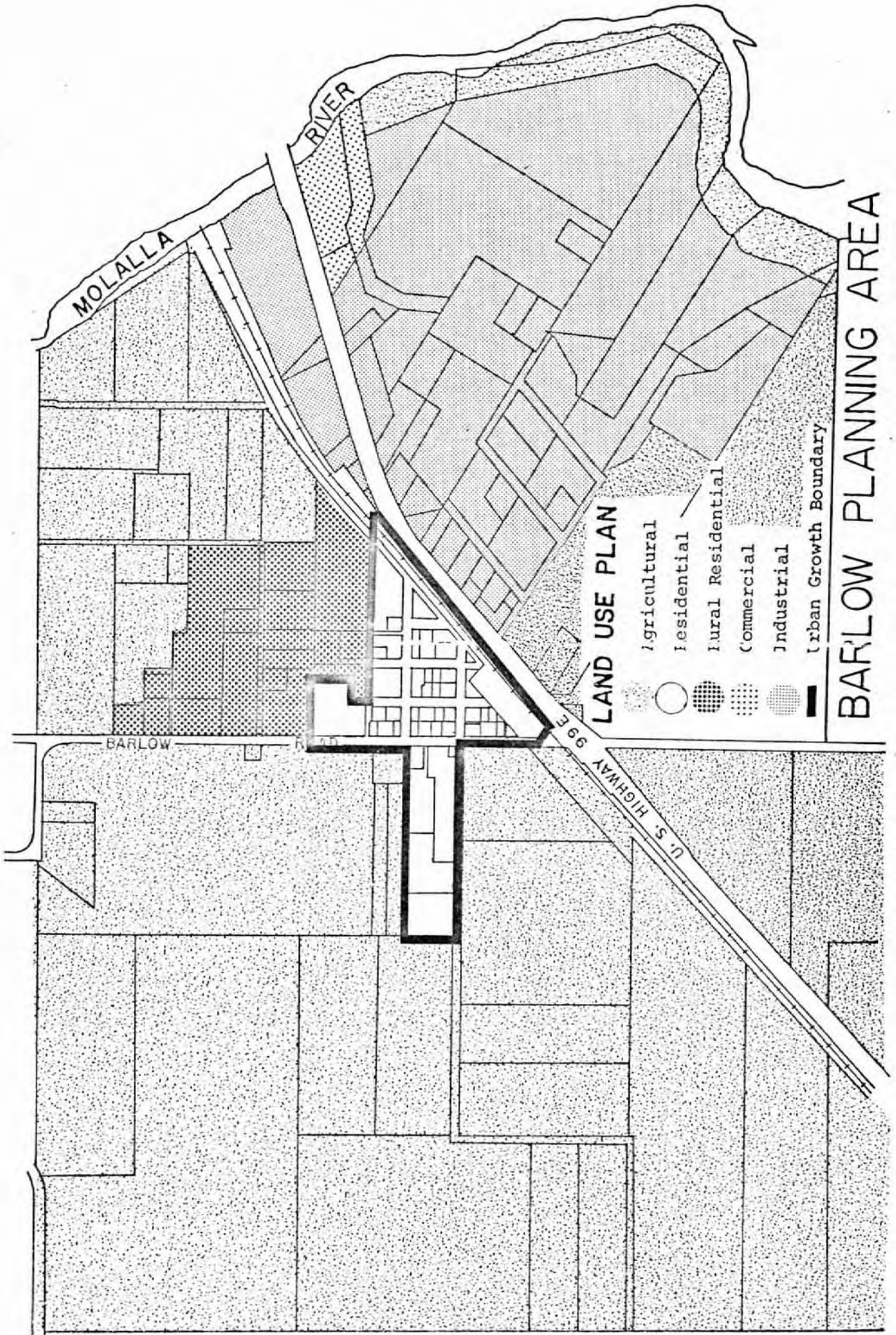
Barlow will contract with a licensed engineer in the State of Oregon for administration of the City's subdivision ordinance, road standards, and related activities.



CITY OF BARLOW







LAND USE PLAN

-  Residential
-  Commercial
-  Urban Growth Boundary



MOLALLA RIVER

LAND USE PLAN

-  Agricultural
-  Residential
-  Rural Residential
-  Commercial
-  Industrial
-  Urban Growth Boundary

BARLOW ROAD

U.S. HIGHWAY 99E

BARLOW PLANNING AREA

REVISION AND AMENDMENT

This Comprehensive Land Use Plan for the City of Barlow shall be reviewed and amended at any time necessary, subject to at least one public hearing being held by the Barlow City Council, such hearing to be publicized at least ten days before the hearing in a newspaper of general circulation. The City Council shall inform all affected governmental agencies of the proposed amendments and allow a reasonable time for such agencies to respond to the proposed amendments prior to Council action. In either approving or denying the proposed change, the City Council shall make specific findings as to the reasons for their action. An amendment to this ordinance may be initiated by the City Council, by any individual, firm or agency.

This Comprehensive Land Use Plan for the City of Barlow shall be revised in the event any of the following occurs: a substantial change in existing conditions, upon application for a grant to provide sewage treatment facilities from the City of Canby, or within the next two years. The above cited requirements for an amendment to the Plan shall apply to any revision of this Plan.

HOUSING STUDY
CITY OF BARLOW

by
Kristina Gonzalez
J. Stefan Gonzalez
March 16, 1978
Amended October 5, 1978

This Housing Study was conducted for the City of Barlow, a small city in Clackamas County located approximately 10 miles south of Oregon City and immediately across the Molalla River from the City of Canby. Incorporated in 1905, the City of Barlow, like all cities in the State of Oregon, is required by State law to develop a comprehensive land use plan to govern present and future land use; this survey is a major step in fulfilling that State mandate.

METHODOLOGY

In an effort to define the needs and characteristics of Barlow's citizenry, the authors conducted an independent, door-to-door survey (see Appendix 1) between 11:00 am and 6:30 pm on February 4th and 5th, 1978. Although all 36 households in the City were approached, 10 households were either unavailable for comment or chose not to participate in the data gathering process; thus, residents of 26 households were poled. In conjunction with the Housing and Opinion pole, a windshield survey was conducted to provide information on the structural integrity of Barlow's 36 housing units. Guidelines for the Housing Quality study can be found in Appendix 2.

DEMOGRAPHIC CHARACTERISTICS

The City of Barlow has a total population of 110 people, and growth trends based on census data obtained from the Portland State University's Center for Population Research and Census indicate that Barlow's population is expected to increase

approximately 1% per year. At this rate, the total population of the City of Barlow in the year 2000 is estimated to be 138 people.

The demographic characteristics of Barlow indicate that 33.86% of the residents are either children or teenagers at or below age 18, with the highest percentage of this group being between the ages of 5 and 11. Young adults between 19 and 25 years of age comprise 13.18% of the population, while the largest percentage of the total population, 16.48%, is between 26 and 35 years, with the majority ranging between age 36 and 55. Senior citizens, residents above the age of 60, comprise 10.99 percent of the total population.

Income levels in Barlow are diverse, though rather heavily grouped above the \$20,000 per year per household range. This figure is a measure of total income generated by all household members, whether employed in full-time or part-time positions. The average income of Barlow households is \$12,269.23 per year. Income levels of Barlow residents are as follows: 7.7% of the City's households earn at or below \$4999.00 annually, 30.77% earn between \$5000.00 and \$11,999.00 per year, and 61.53% of the residents earn above the 12,000.00 mark. The largest percentage of households in Barlow - 26.92% - earn \$20,000.00 or more per year. An average of two (2) members per household are employed in some capacity, and 66.66% of those employed are of full-time permanent status.

HOUSING QUALITY CHARACTERISTICS

Much of the housing stock in Barlow is relatively old according to those occupants having a knowledge about the age of their dwellings: 38.48% of the houses were built prior to 1939, 11.54% were constructed between 1940 and 1959, while only 30.79% of the housing stock has been constructed since 1960. As a result of the aging process, a windshield survey of the structural integrity of all 36 dwelling units revealed a need for minor repairs to many houses, although only a few houses required major repair to make the dwelling safe and livable.

Of the items listed on the Barlow Housing Quality Survey (see Appendix 2), walls, foundations, driveways, accessory items, refuse and landscaping were, for the most part, in adequate repair. Nearly 75% of the houses ranked either sound (quality ranking 1) or in need of minor repair (quality ranking 2) in the above categories, and nearly 25% of those houses requiring repair could be easily rehabilitated by the occupants.

An assessment of the roofs, porches and accessory buildings reveals a marked need for minor repairs. Though 88.8% of roofs in Barlow are sound, 41.6% require minor repair (quality ranking 2), while 8.3% are in need of major repair (quality ranking 3), and only 2.7%, one abandoned dwelling, had a roof which was structurally deficient. A full 33.3% of the porches had minor deficiencies (quality ranking 3), and 16.6% were

either crumbling or bowed (quality ranking 4); 50% of the dwellings required resurfacing and painting due to minor chipping or cracking of the exterior paint. Though 69.4% of the accessory buildings were adequate, a full 13.8% were designated structurally defective and in need of major repair.

Although much of Barlow's housing is in need of minor repair, most problems can be alleviated by area residents. The only significant problem rests in accessory buildings: 13.8% are in need of major repair and 5.5% are structurally defective. Thus, we conclude that housing in Barlow is livable and adequate, and that, with minor repairs, most occupied homes could be rated as sound (quality ranking 1).

Occupants of Barlow's housing were overwhelmingly content with the interior characteristics of their dwellings, as 79.9% described their housing as adequate. No one complained of either poor plumbing, poor heating, or faulty electrical systems. The major complaint registered was that their existing housing was too small: 23% of those households polled indicated that their housing was inadequate, while 100% of those households listed "too small" as the reason for inadequacy.

According to the Handbook for Housing Data Collection, a dwelling is crowded when populated by more than one person per major room (major rooms do not include bath, furnace, storage, or utility rooms). Using these criteria, the results of the survey indicate that, of the 26 households polled, 11.54% of Barlow's houses are crowded; however, of those three crowded

households, two indicated that their housing was inadequate due to crowding, one indicated satisfaction with their existing housing. Though two households identified crowding as a problem, the income levels of these households would prohibit the construction of new housing to satisfy their needs.

LAND RESOURCE CHARACTERISTICS

An analysis was performed to identify both the current and potential land uses within the City of Barlow. Of the approximate 35.39 acres of land which comprises all land inside the Barlow Urban Growth Boundry, 22.40 acres (or 63.29% of the total land area) is defined as physically developed, whereas 12.99 acres (or 36.7%) is designated as undeveloped. In screening the undeveloped lands for building suitability, the following criteria were utilized as minimum development standards for buildable lands:

1. A minimum lot size of 10,000 square feet
2. Lot location on stable foundation soils
3. Lot location within 300 feet of existing City water lines
4. Lot location outside the U. S. Army Corps of Engineers proposed 100-year flood plain
5. Lot location in soils suitable for septic tank installation

From this screening process, two categories of undeveloped lands were identified. First, undevelopable lands which, given the above restrictions, are incapable of supporting development; this land comprises 58.81% of all undeveloped land, or 7.64 acres. Second, buildable land which will adequately support development comprises 41.19% of all potentially developable land, or 5.35 acres.

It should be noted that the three lots so identified are currently supporting wither limited residential or commercial uses, thus, to construct businesses or housing on such lands would require either the removal or condensation of the current land uses.

Based on the above data and in line with the Housing Goal #10, an analysis was undertaken to ascertain whether appropriate types and amounts of land have been identified within the Urban Growth Boundary to satisfy projected housing needs of the Barlow residents to the year 2000. Based on the population projections discussed earlier in this document, an increase of 28 people is anticipated; in addition, the existing density of 3.05 persons per household is assumed to remain constant. These two factors indicate that sufficient buildable lands will be needed for nine additional housing units. The average developed lot size in the City is approximately 9,245 square feet in area; the authors' assumed that a minimum lot size of 20,000 square feet will be necessary to support future development, given Barlow's lack of sewage treatment facilities.

As the City has identified 5.35 acres as developable, and as 4.13 acres will be needed to accommodate Barlow's housing needs to the year 2000, the authors' concluded that there is sufficient buildable lands currently available within the Urban Growth Boundary.

PROVISIONS OF PUBLIC FACILITIES AND SERVICES

Although the City of Barlow provides water and storm drainage facilities and services to most residents within the existing city limits, the remaining public facilities and services--including police, fire, solid waste disposal, energy and communications facilities and services--are provided by either public or private institutions. Of these services provided by the City, 25 of the 26 households polled are currently served by City water; the remainder obtain water from private wells.

ENERGY CONSERVATION

Of those households polled as to the fuel form used for space heating, 34.62% indicated electricity as the primary source, 73.08% utilize natural gas, 11.54% burn fuel oil, and 19.24% utilize other forms of fuel (trash and wood stoves). A significant number of households have attempted to reduce their fuel costs; the following methods were identified: 30.77% have increased the use of fireplaces, 38.46% have placed plastic over windows, 26.9% use storm windows, only 19.23% have reinsulated, and 15.38% now heat with coal or wood stoves. From this data, the authors conclude that significant progress has been made to conserve energy in the Barlow area.

FINDINGS

1. Estimates indicate that the population of Barlow will increase from 110 to 138 people by the year 2000.

2. The average housing density in Barlow is 3.05 persons per household.
3. The average income of Barlow households is \$12,269 with the majority of households earning in excess of \$20,000 per year.
4. An average of two members per household are employed; of those employed, 66.66% are full-time permanent status.
5. Of Barlow households, 7.69% are paying excessive housing costs.
6. Structurally, Barlow's housing stock is in adequate repair; many roofs and porches are in need of minor repairs, while most accessory buildings are in need of major repairs.
7. Only 11.54% of Barlow's households are crowded.
8. Of the 35.39 acres of land contained in the Barlow Urban Growth Boundary, 22.4 acres (63.29% of the total) is physically developed, while 12.99 acres (36.7% of total) is undeveloped.
9. Of all undeveloped land in Barlow, 58.81% is presently incapable of supporting development and 41.19% is developable.
10. Based on population trends to the year 2000 (finding #1) and average housing density statistics (finding #2), sufficient buildable land for nine housing units is needed within the Urban Growth Boundary.
11. Of the 26 households polled, 25 are currently served by City water.
12. Barlow's residents are practicing energy conservation.

HOUSING SCENARIO

As the City of Barlow currently has a small population and small land area, little expansion is expected or projected.

Though the income levels of most residents are moderate to high, a small number of Barlow's households have a problem fitting their income levels to housing costs as evidenced by 7.69% of the residents paying excessive housing costs and 11.54% of the houses being crowded. Although not currently a significant problem, the City should be mindful of these considerations in developing future housing policies.

Barlow's housing stock is of older vintage. Although in adequate repair presently, repairs are currently required on area roofs, porches and accessory buildings. Further, the older housing stock was not designed with energy conservation in mind, consequently, to insure the protection of the public health and safety, it may be necessary for the City to establish new standards governing the maintenance and energy efficiency of the current and future housing stock.

RECOMMENDED POLICIES

<u>Policies</u>	<u>Methods of Implementation</u>
Barlow shall encourage the provision of an adequate supply of housing at price ranges and rent levels commensurate with the financial capability and needs of area citizens.	Barlow shall identify sufficient buildable residential lands to satisfy the projected housing need of area citizens to the year 2000.
	Barlow shall establish standards for residential development in the Zoning Ordinance.

Policies (cont.)

Barlow shall provide land suitable for the siting of mobile homes.

Barlow shall provide land suitable for multi-family residential development.

Barlow shall discourage residential development on lands identified as agricultural.

Barlow shall encourage the preservation, maintenance and improvement of the current housing stock.

Methods of Implementation (cont.)

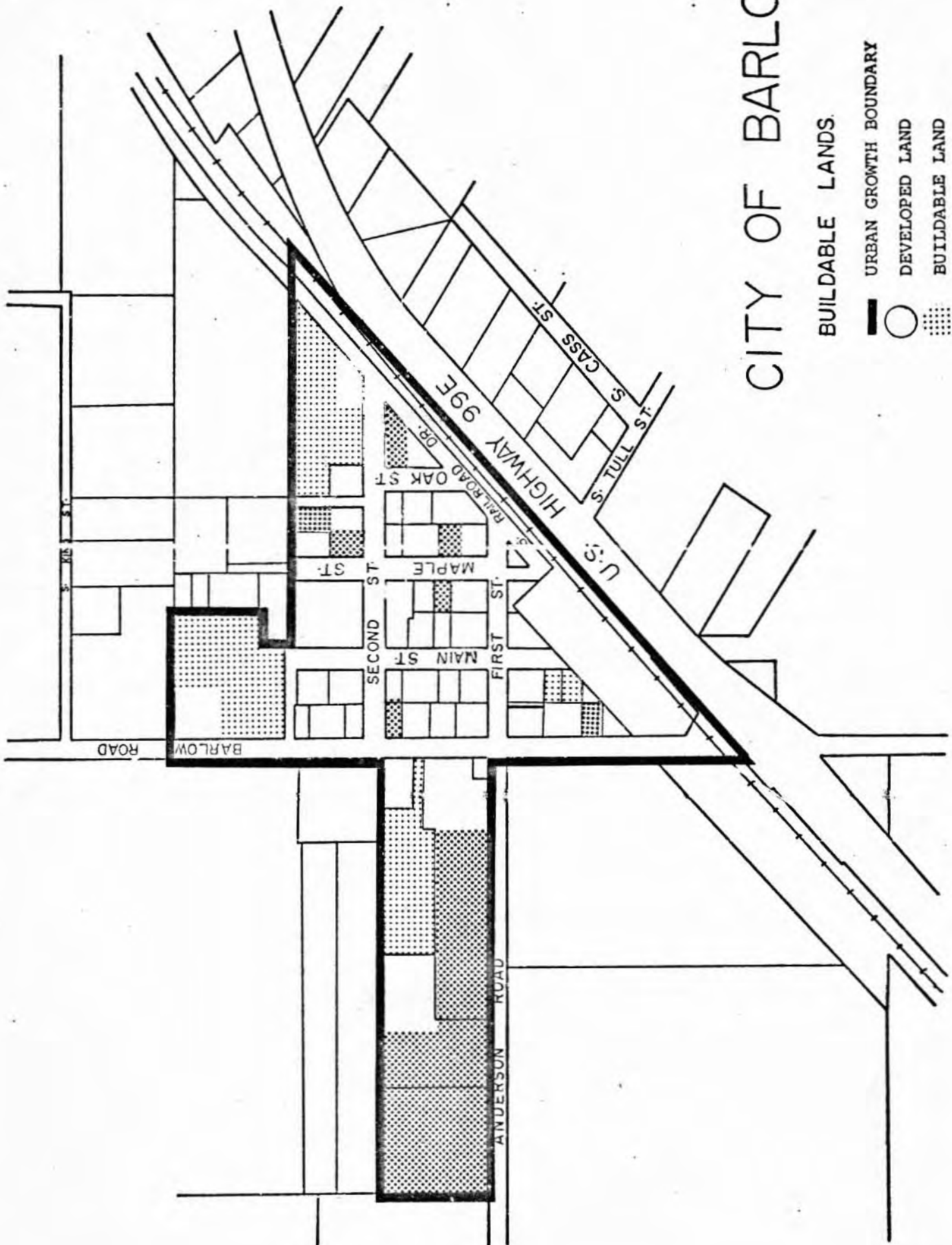
Barlow shall allow the siting of mobile homes as a use permitted conditionally under the Zoning Ordinance.

Barlow shall allow the siting of two-family dwellings as a use permitted conditionally under the Zoning Ordinance.

Barlow shall prohibit residential development on agricultural lands in the Zoning Ordinance.

Barlow shall assess rehabilitation and weatherization programs offered through the State of Oregon, and promote their use to preserve the current housing stock.

Barlow shall consider participation in a county-wide or regional housing improvement program.



CITY OF BARLOW

BUILDABLE LANDS

- URBAN GROWTH BOUNDARY
- DEVELOPED LAND
- BUILDABLE LAND
- ⊗ UNDEVELOPABLE LAND

APPENDIX 1

Housing and Opinion Survey
City of Barlow

Date _____
Legal _____

As part of Barlow's planning process, this survey has been developed to study both the opinions and characteristics of area citizens. You are in no way required to complete this form, however, your responses will be anonymous and, by providing your opinions and describing your particular circumstances, you will have helped the Barlow Committee for Citizen Involvement in assessing the popular opinions of local residents. Thank you for your assistance. Answers reflect percentage of total responses.

Recreation Needs

1. Are existing recreational facilities and services adequate to accomodate the needs of all household members?
- | | | | | | | |
|--------------------|-----|--------|----|--------|-------------|--------|
| A. Senior citizens | yes | 11.54% | no | 53.85% | no response | 34.62% |
| B. Adults | yes | 26.92% | no | 50.0% | no response | 23.08% |
| C. Teenagers | yes | 11.54% | no | 65.38% | no response | 23.08% |
| D. Children | yes | 19.23% | no | 50.0% | no response | 30.77% |
| E. Handicapped | yes | 3.85% | no | 53.85% | no response | 42.31% |

If yes, what facilities do household members most use?

Playground	14.8%	None	11.1%
Church	3.7%	No response	70.37%

If no, what type of recreational facilities are needed?

Playground	83.3%
Meeting hall	16.7%

Would you favor funding new facilities by:

- | | |
|---|--------|
| A. 100% federal or state funding? | 11.54% |
| B. 100% county funding? | 3.85% |
| C. Partial city funding with partial federal, state, or county funding? | 50.0% |
| D. 100% city funding? | 34.62% |
| E. No response | 34.62% |

Energy Conservation

1. What type of fuel is used to heat your home?

A. Oil	11.54%
B. Gas	73.08%
C. Electricity	34.62%
D. Other	19.24%
Trashburner	80.00%
Woodburner	20.00%

2. What are your estimated fuel constns per month? Average: \$46.46

3. Have you tried to reduce your consumption of fuel by: yes no
- | | | |
|----------------------------------|--------|--------|
| A. increased use of fireplace? | 30.77% | 69.23% |
| B. putting plastic over windows? | 38.46% | 61.54% |
| C. use of storm windows? | 26.9 % | 73.1 % |
| D. reinsulating home? | 19.23% | 80.77% |
| E. using a coal and wood stove? | 14.4 % | 84.6 % |
| F. other means? | 19.23% | 80.77% |
4. Is your hot water heater insulated? yes 61.53% no 38.46%

Housing

1. What is the number of persons in your household? Average: 3.3
2. What are the ages of the occupants? See Housing Study, p.2.
3. What is the approximate year that your house was built? See p. 3
4. What are your total monthly housing costs? (rent, mortgage)
- | | | | | | |
|-------------------|-------|-------------------|--------|----------------|------|
| A. Less than \$59 | 3.85% | D. \$100 to \$149 | 11.54% | G. Paid | 26.9 |
| B. \$60 to \$79 | 0.0 % | E. \$150 to \$199 | 7.69% | H. No response | 3.8 |
| C. \$80 to \$99 | 3.85% | F. \$200 or more | 43.31% | | |
5. Are you a homeowner 92.31% renter 3.85% no response 3.85%
6. Please describe your home:
- A. Number of major rooms (not bath, furnace, storage or utility)
- | | | | | | |
|-----|-------|-------|--------|-------------|--------|
| one | 0.0% | three | 3.85% | five | 38.46% |
| two | 3.85% | four | 11.54% | six or more | 43.31% |
- B. Number of bedrooms
- | | | | |
|-----------|--------|-------------------|--------|
| 0 bedroom | 0.0 % | 3 bedroom | 46.15% |
| 1 bedroom | 7.69% | 4 or more bedroom | 43.31% |
| 2 bedroom | 30.77% | | |
- C. Type of home
- | | | | |
|-----------|--------|-----------------------|-------|
| house | 96.15% | threeplex or fourplex | 0.0 % |
| duplex | 0.0 % | mobile home | 3.85% |
| apartment | 0.0 % | | |
7. Is your present housing adequate? yes 76.92% no 23.08%
- If not, explain why (check all that apply).
- | | | | |
|---------------|-------|---------------------------|-------|
| too small | 85.7% | faulty electrical | 0.0% |
| too old | 0.0% | too far from town or work | 0.0% |
| poor plumbing | 0.0% | other | 14.3% |
| poor heating | 0.0% | | |
8. What type of housing do you prefer?
- A. Type of home
- | | | | |
|-----------|--------|-----------------------|-------|
| house | 84.62% | threeplex or fourplex | 0.0 % |
| duplex | 0.0 % | mobile home | 7.69% |
| apartment | 0.0 % | no response | 7.69% |
- B. Number of bedrooms
- | | | | |
|-----------|--------|-------------------|--------|
| 0 bedroom | 0.0 % | 3 bedroom | 53.85% |
| 1 bedroom | 0.0 % | 4 or more bedroom | 15.38% |
| 2 bedroom | 19.23% | | |
9. Would you rather own 96.15% or rent 3.85%

10. Would you like to move to different housing?
- A. Yes, if it doesn't cost more than I now pay. 3.85%
 - B. Yes, even if it costs a little more. 11.54%
 - C. Yes, even if it costs quite a bit more. 7.69%
 - D. No, I am satisfied with what I have now. 73.08%
 - E. No response 3.85%
11. Are you currently served by City water? yes 92.31% no 7.69%

Transportation and Employment

1. What is your primary mode of transportation? car 92.3% other 7.7%
2. What mode of transportation is most used by employed members of your household? car 73.1% no response 26.9%
- A. What is the distance ---
 - B. Do these members car-pool yes 7.69% no 61.54% no response 30.77%
 - C. Is mass transit available? yes 23.08% no 38.46% no response 38.46%
 - D. If no, would these members utilize mass transit if it became available? yes 19.23% no 38.46% no response 42.31%
3. How many members of your household are employed? Average: 2.0
- A. Of those employed, how many are part-time temporary 9.52%
 - part-time permanent 7.14%
 - no response 14.29%
 - full-time temporary 2.38%
 - full-time permanent 66.66%
 - B. Of those unemployed, how many are actively seeking employment? none 96.15% one 3.85%
4. What is your approximate household income?
- | | | | |
|--------------------|--------|----------------------|--------|
| Less than \$1,000 | 0.0 % | \$7,000 to \$8,999 | 0.0 % |
| \$1,000 to \$2,999 | 3.85% | \$9,000 to \$11,999 | 11.54% |
| \$3,000 to \$4,999 | 3.85% | \$12,000 to \$14,999 | 15.38% |
| \$5,000 to \$6,999 | 19.23% | \$15,000 to \$19,999 | 19.23% |
| | | \$20,000 or more | 26.92% |
5. What is the primary mode of transportation to shopping facilities for household members? car 96.15% other 3.85%
- A. Are groceries delivered to your home? yes 3.85% no 92.3% no response 3.85%
 - B. Is car-pooling and/or mass transit available? yes 23.07% no 69.23% no response 7.9%
 - C. Would you utilize mass transit if it became available? yes 30.77% no 61.54% no response 7.69%

APPENDIX 1A

Overcrowding Diagram--Number of Major Rooms plotted against number of household members

Number of major Rooms →

1

2

3

4

5

6 or more

Number of people per household ↓

1

1

1

1

2

2

1

2

3

1

2

1

4

4

5

5

1

6

2

1

7 or more

1

APPENDIX 1A
Monthly Housing Costs per Income Category (as a percentage of households paying rent--19 households)

Rent costs → (monthly)	Income (yearly) ↓	less than \$59	\$60-\$79	\$80-\$99	\$100-\$149	\$150-\$199	\$200 or more	No Response
	less than \$1,000							
	\$1,000-\$2,999							
	\$3,000-\$4,999				1 5.26%			
	\$5,000-\$6,999			1 5.26%				
	\$7,000-\$8,999							
	\$9,000-\$11,999	1 5.26%					1 5.26%	
	\$12,000-\$14,999					1 5.26%	3 15.79%	
	\$15,000-\$19,999				2 10.53%		2 10.53%	
	20,000 or more					1 5.26%	5 26.32%	1 5.26%

APPENDIX 2
HOUSING QUALITY STUDY
CITY OF BARLOW

1. Walls

- 1 -- Sound: all straight or with only minor cracks.
- 2 -- Needs minor repairs: only small deficiencies repairable by owner.
- 3 -- Needs major repair: walls twisted, warped, or poorly repaired.
- 4 -- Beyond repair: walls should be reconstructed.

2. Roof

- 1 -- Sound: only one or two shingles missing.
- 2 -- Needs minor repairs: missing shingles, but repairable by owner; small amount of moss.
- 3 -- Needs major repairs: large number of missing shingles; holes; sagging of roof; would require professional repairs.
- 4 -- Beyond repair: roof should be reconstructed.

3. Foundation

- 1 -- Sound: in good condition or with only hairline cracks.
- 2 -- Needs minor repairs: minor cracking or chipping.
- 3 -- Needs major repairs: evident deterioration; sagging or settling of house.
- 4 -- Beyond repair: no foundation or extreme sagging or settling.

4. Porches and Steps

- 1 -- Sound: structurally sound; may need some paint.
- 2 -- Needs minor repairs: hairline cracks or minor deficiencies.
- 3 -- Needs major repairs: missing or loose boards; sagging, warping, or settling; cracking or chipping.
- 4 -- Beyond repair: should be constructed or replaced.

5. Paint Appearance

- 1 -- Sound: in good repair.
- 2 -- Needs minor resurfacing: minor peeling or chipping.
- 3 -- Needs complete resurfacing: major peeling, chipping or missing paint.
- 4 -- Beyond repair: extreme surface rotting.

6. Driveways
 - 1 -- Sound: in good condition.
 - 2 -- Needs minor repairs: hairline cracks or holes in concrete; needs small amount of gravel to fill holes.
 - 3 -- Needs major repairs: portions missing; large cracks or holes.
 - 4 -- Should be replaced or constructed: deterioration beyond repair or a need for construction of a driveway.

7. Accessory Items
 - 1 -- Sound: all exterior items in good repair.
 - 2 -- Needs minor repairs: screens, sills, windows, doors, or drain-pipes either missing, cracked, or needing paint.
 - 3 -- Needs major repairs: numerous broken or missing items.
 - 4 -- Beyond repair: more economical to replace than repair.

8. Accessory Buildings
 - 1 -- Sound: in good repair and/or not present or needed.
 - 2 -- Needs minor repairs: minor maintenance or paint needed.
 - 3 -- Needs major repairs: roof or walls sagging or settling; numerous holes; requires paint; buildings missing but needed.
 - 4 -- Beyond repair: should be removed or replaced.

9. Fences
 - 1 -- Sound: no repair needed or no fence needed.
 - 2 -- Needs minor repairs: one or two missing boards, blocks or bricks; needs some patchwork or painting.
 - 3 -- Needs major repairs: sagging, warping, or severe cracking; missing numerous boards, blocks, or bricks.
 - 4 -- Should be replaced or constructed: deterioration beyond repair or need for constuction.

10. Landscaping
 - 1 -- Well kept: park like.
 - 2 -- Needs minor maintenance.
 - 3 -- No landscaping: needed; present or potential fire or safety hazard.

11. Refuse
 - 1 -- None apparent.
 - 2 -- Requires some maintenance: minor accumulations.
 - 3 -- Requires major maintenance: heavy or obnoxious accumulations.
 - 4 -- Severe accumulations: obvious present or potential fire or safety hazard.

A P P E N D I X 2 A

Housing Quality Study
City of Barlow

1. Walls	
1 -- Sound	77.7 %
2 -- Needs minor repairs	13.88%
3 -- Needs major repairs	5.5 %
4 -- Beyond repair	2.7 %
2. Roof	
1 -- Sound	47.2 %
2 -- Needs minor repairs	41.6 %
3 -- Needs major repairs	8.3 %
4 -- Beyond repair	2.7 %
3. Foundations	
1 -- Sound	75.0 %
2 -- Needs minor repairs	16.6 %
3 -- Needs major repairs	5.5 %
4 -- Beyond repair	2.7 %
4. Porches and Steps	
1 -- Sound	44.4 %
2 -- Needs minor repairs	33.3 %
3 -- Needs major repairs	16.6 %
4 -- Beyond repair	5.5 %
5. Paint appearance	
1 -- Sound	41.6 %
2 -- Needs minor repairs	50.0 %
3 -- Needs major repairs	5.5 %
4 -- Beyond repair	2.7 %
6. Driveways	
1 -- Sound	72.2 %
2 -- Needs minor repairs	25.0 %
3 -- Needs major repairs	2.7 %
4 -- Should be replaced or constructed	0.0 %

7.	Accessory Items	
	1 -- Sound	77.7 %
	2 -- Needs minor repairs	16.6 %
	3 -- Needs major repairs	2.7 %
	4 -- Beyond repair	2.7 %
8.	Accessory Buildings	
	1 -- Sound	69.4 %
	2 -- Needs minor repairs	11.1 %
	3 -- Needs major repairs	13.8 %
	4 -- Beyond repair	5.5 %
9.	Fences	
	1 -- Sound	91.6 %
	2 -- Needs minor repairs	8.3 %
	3 -- Needs major repairs	0.0 %
	4 -- Should be replaced or constructed	0.0 %
10.	Landscaping	
	1 -- Well kept	72.2 %
	2 -- Needs some maintenance	25.0 %
	3 -- No landscaping	2.7 %
11.	Refuse	
	1 -- None apparent	83.3 %
	2 -- Requires some maintenance	11.1 %
	3 -- Requires major maintenance	2.7 %
	4 -- Severe accumulations	2.7 %

#45

DOCUMENTS
LOCAL



Barlow
(1979 b)

Department of Land Conservation and Development

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

September 18, 1979

The Honorable Michael Barnett
Mayor, City of Barlow
103 S. Main - Barlow
Canby, OR 97013

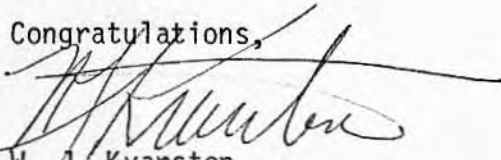
Dear Mayor Barnett:

It gives me a great deal of pleasure to confirm that the Oregon Land Conservation and Development Commission, on September 6, 1979 officially acknowledged the comprehensive plan and implementing ordinances of the City of Barlow as being in compliance with the Statewide Planning Goals.

The acknowledgment signifies a historic step for the City's land use planning program. Barlow is one of the first of Oregon's cities in the Portland area to be in compliance with the Statewide Goals. 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 city 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

Enclosure

cc: Clackamas County Board of Commissioners
Carol Lumb, County Coordinator
Linda Macpherson, Field Representative

WJK:LC:krh/MC
75Z
3Z
9/18/79

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

IN THE MATTER OF THE
CITY OF BARLOW

)
)
)

COMPLIANCE ACKNOWLEDGMENT

ORDER

On June 16, the City of Barlow, pursuant to ORS Ch 197.251(1) (1977 Replacement Part), requested that its comprehensive plan and implementing measures, consisting of the Comprehensive Plan, adopted November 29, 1978; the Zoning Ordinance, adopted November 29, 1979; the Subdivision Ordinance, adopted November 29, 1979; and the UGB Agreement with Clackamas County, adopted April 30, 1979; be acknowledged by the Land Conservation and Development Commission in compliance with the Statewide Planning Goals.

The Commission reviewed the attached written report of the staff of the Department of Land Conservation and Development on September 6, 1979 regarding the compliance of the aforementioned plans and measures with the Statewide Planning Goals. Section IV of the report constitutes the findings of the Commission.

Based on its review, the Commission finds that the City's comprehensive plan and implementing measures comply with the Statewide Planning Goals adopted by this Commission pursuant to ORS Ch 197.224 and 197.345.

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 Barlow are in compliance with the Statewide Planning Goals.

Dated this 19 day of September, 1979.


W. J. Kvarsten, Director for
The Land Conservation and
Development Commission

LAND CONSERVATION AND DEVELOPMENT COMMISSION
ACKNOWLEDGMENT OF COMPLIANCE REPORT

City of Barlow

DATE RECEIVED: June 16, 1979 DATE OF COMMISSION ACTION: September 6, 1979

I. REQUEST: Acknowledgment of Compliance with Statewide Planning Goals for the comprehensive plan and implementing measures. (This review is limited to the area inside Barlow's urban growth boundary, and not to the identified mutual interest area outside the boundary.)

II. SUMMARY OF RECOMMENDATIONS:

A. Staff:

Recommends that the acknowledgment request be approved.

B. Local Coordination Body:

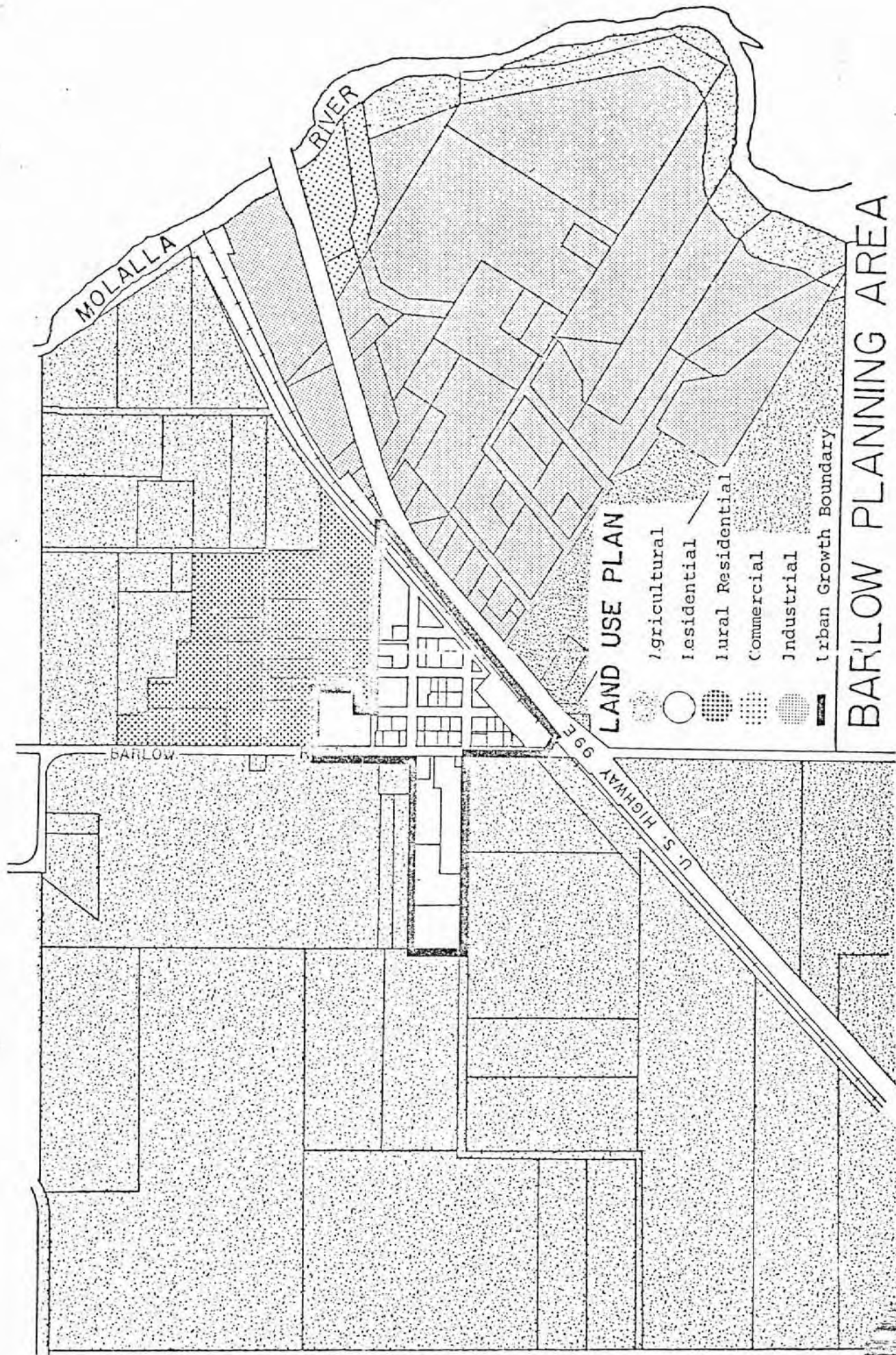
Recommends that the acknowledgment request be approved.

FIELD REPRESENTATIVE: Linda Macpherson
Phone: 229-6068







COORDINATOR: Carol Lumb
Phone: 229-6068

LEAD REVIEWER: Greg Winterowd
Phone: 378-2328

DATE OF REPORT: August 23, 1979



LAND USE PLAN

-  Agricultural
-  Residential
-  Rural Residential
-  Commercial
-  Industrial
-  Urban Growth Boundary

BARLOW PLANNING AREA

MOLALLA RIVER

BARLOW

U.S. HIGHWAY 99E

III. BACKGROUND INFORMATION:

A. GEOGRAPHY:

Barlow is located in the broad flood plain of the Pudding and Mollala Rivers, some two miles southwest of Canby, in Clackamas County.

B. GOVERNING BODY:

Mayor and four-member Council.

C. POPULATION:

- 1978 - 110 (est)
- 1974 - 110
- 1970 - 85
- 1960 - 75
- 1950 - 52

D. PLAN AND IMPLEMENTING MEASURES:

Comprehensive Plan:	Adopted November 29, 1978
Zoning Ordinance:	Adopted November 29, 1979
Subdivision Ordinance:	Adopted November 29, 1979
Coordination Agreement with Clackamas County:	Adopted April 30, 1979 Order No. 79-001

E. COMPLIANCE STATUS:

On October 20, 1978 the Commission approved a Planning Extension with a new compliance date of December 1, 1978.

The jurisdiction received \$2,700 in Planning Assistance Funds in 1977-1978.

IV. FINDINGS:

A. General Overview:

Barlow is a small rural community of 110 persons located in southern Clackamas County. The City relies on nearby Canby and the metropolitan region to provide the bulk of its shopping, employment, and service needs.

Barlow's plan reflects its citizens' desire to maintain a small town environment. The City expects to accommodate 28 additional persons and nine additional dwelling units by the year 2000 within its current city limits. The UGB is the city limits and includes approximately 35 acres. Barlow has no sewer system and all future development is dependent upon septic tank approval. Any economic development is anticipated to be of a "convenience commercial" nature.

Barlow's plan was prepared by planning consultant J. Stephan Gonzalez, and with the assistance of Barlow's citizens and officials. The plan is well-written and well-organized and reflects an effort far greater than the \$2,700 grant amount would indicate. The plan provides a fully adequate policy framework to direct Barlow's limited residential growth.

Barlow has also shown foresight in developing advisory policies for a mutual interest planning area outside the UGB. Barlow clearly recognizes that its future will in large part be determined by decisions made in Canby and Clackamas County. A coordination agreement with the County applicable to this planning area has been adopted.

B. Applicable Goals:

1. Citizen Involvement: (Goal 1)

Barlow's citizen involvement program was approved by LCDC in November of 1976 with the City Council designated as the Committee for Citizen Involvement (CCI).

In developing its Comprehensive Plan, the City Council mailed newsletters to Barlow's citizens, collected questionnaires, and publicized public planning meetings (Plan, p.3).

The City of Barlow is committed to public participation in future plan review and update (Plan, pp. 25, 41)

Conclusion: The City of Barlow complies with Goal 1.

2. Land Use Planning: (Goal 2)

Barlow's planning process is summarized on page 1 of the plan:

"First, the inventories prescribed under the Goals and Guidelines were developed. Second, the Committee identified the following significant issues and problems from the raw data: the existing patterns of land use (especially residential, industrial and agricultural uses), the agricultural and development suitability of area soils, the availability of aggregate resources, sites and structures of historic significance, the impact of point and area pollution sources, the area's flooding potential, availability of recreational opportunities, Barlow's economic potential, existing and projected housing needs, the adequacy of public facilities and services (particularly the existing water supply system and lack of sewer facilities), adequacy of the transportation system, energy availability and consumption patterns, and increasing urban encroachment. Third, a number of policy alternatives were analyzed to resolve these problems. Fourth, the Committee transformed these inputs into a draft plan which was submitted during public meeting to area citizens for review and comment. Finally, the Committee incorporated all citizen and agency inputs into the Plan, and submitted it for review by the City Council. The City Council then held a public hearing and adopted the Comprehensive Plan, Zoning and Subdivision Ordinances on November 29, 1979.

The Barlow Comprehensive Plan is divided into three sections:

- a. Background information, including inventories identifying problems, policy alternatives, and finding of fact;
- b. Policies and Method of Implementation which outline land use planning strategies adopted to resolve problems;
- c. Review and Amendment Procedures which indicate the reasons and methods for minor amendments and major revisions."

Implementing measures have been adopted to carry out plan policies. The Barlow plan is coordinated with Clackamas County in terms of amendment procedures, possible future annexations to the City, and planning actions within the Barlow planning area (see Order No. 79-001).

Barlow will review its plan and implementing measures on a biannual basis or as needs arise, as indicated in Section III of the Plan (p. 41).

Plan policies on pp. 25-40 of the Plan use the term "will." However, there is some confusion as to whether "will" means "will in the future," "will continue to," or "shall" in the affirmative sense. Barlow has already accomplished many of the policy objectives that the Plan has stated it "will" achieve.

There is also a lack of clarity as to whether policies apply to land use actions (1) within the city limits UGB and/or (2) within Barlow's Planning Area.

Conclusion: The City of Barlow complies with Goal 2.

Suggestion for Plan and Implementing Measure Improvement:

- a. The City should review the use of the verb "will" in its policy statements to determine (1) which policy objectives have been achieved, and (2) which "shall" continue to be binding on the City, County and developers in future planning decisions.
- b. The City should specify precisely which policies apply to lands within the UGB, which policies apply to lands outside the UGB but within the planning area, and which apply to both.

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

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

Factual Information: Comprehensive Plan pp. 2, 6, 10-11, and 17-18

Plan Policies: Comprehensive Plan pp. 26-37

Implementing Measures: Zoning Ordinance Section 3.2 (Flood Plain Overlay Zone), Subdivision Ordinance, Article 3 (Required Information), Article 7 (Design Standards), and Article 8 (Required Improvements)

Barlow has prepared Goal 5 inventories for (1) the area within the city limits UGB, and (2) the area of planning interest outside the UGB.

The applicable Goal 5 resources identified within the Barlow UGB are:

- a. historic sites and structures (Plan, p. 10); and
- b. scenic views (Plan, p. 6).

Policies to protect these resources are found on p. 27 for scenic views and p. 33 for historic resources. There is, however, no mechanism to resolve potential conflicts between new development and the two identified historic buildings and sites within the UGB. Discussions with the planning consultant (7/26/79) and the Mayor (7/13/79) indicate that there is little reason to believe that these local historic resources are threatened. The City also has been active in encouraging an EFU designation and preservation of the Barlow House located just outside the UGB.

On August 5, 1979 the City adopted a revision to its zoning ordinance to provide for a process to resolve potential conflicts between new development and historic sites.

Conclusion: The City of Barlow complies with Goal 5.

The City's revision of its zoning ordinance to provide for a process to resolve conflicts involving new development and historic sites occurred subsequent to the start of the Barlow acknowledgment review. Since no comments were received relative to this Goal requirement, the Department believes nothing would be gained in this case by delaying Commission action to allow for review of this recent ordinance amendment. Barlow's plan and ordinances clearly meet Goal 5.

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

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

Factual Information: Comprehensive Plan, pp. 6-8, 15-17

Plan Policies: Comprehensive Plan, pp. 27, 34-36

Implementing Measures: Zoning Ordinance (Article 3, relating to flood hazard protection), and Subdivision Ordinance (Articles 7 and 8, Design Standards and Improvements)

The Plan contains information on water quality (pp. 7-8, 15-16), air quality (pp. 6-7), and land quality (p. 17). The plan references the Crag Areawide Waste Treatment Management Plan, EPA and DEQ water quality standards, Federal Clean Air Standards, air quality as measured by DEQ for the Portland Air Quality Maintenance Area, and regional cooperation in solid waste management efforts. Barlow has identified no significant air, land, or water resource problems (Plan, pp. 6-8, 15-17).

Plan policies require City cooperation with DEQ in monitoring and regulating allowable levels of point source air, water, ground water, and noise pollution discharges. Policies further

mandate cooperation with DEQ and Clackamas County in monitoring the installation and maintenance of subsurface septic systems (p. 27). Barlow also commits itself to cooperating in regional solid waste disposal efforts (p. 36).

Conclusion: The City of Barlow complies with Goal 6.

5. Areas Subject to Natural Disasters and Hazards: (Goal 7)

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

Factual Information: Comprehensive Plan, pp. 8, 15

Plan Policies: Comprehensive Plan, pp. 27-28

Implementing Measures: Zoning Ordinance (Article 3 relating to flood prone areas); Subdivision Ordinance (Articles 7 and 8, Design Standards and Improvements)

Barlow has identified three types of natural hazards: flood-prone areas, weak foundation soils, and seasonal ponding. The most significant of these is the large area subject to flooding as identified in the Army Corps of Engineers study. A detailed flood plan study will not become available until 1981 (Plan, p. 8).

Plan policies prohibit development within the 100-year flood plain, unless building standards ensure structural safety. Development in areas subject to ponding and weak foundation soils is discouraged (Plan, pp. 27-28). A flood plain overlay zone ensures the implementation of these plan policies (Zoning Ordinances, Article 3).

Conclusion: The City of Barlow complies with Goal 7.

6. Recreational Needs: (Goal 8)

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

Factual Information: Comprehensive Plan pp. 17-18

Plan Policies: Comprehensive Plan pp. 36-37

Implementing Measures: Zoning Ordinance, Section 3.020 relating recreational uses in residential zone

Barlow has inventoried recreational sites inside the city limits UGB, as well as in the planning area. It is noted that "Although land suitable for recreational development is currently available, the City lacks sufficient capital to either acquire or maintain such facilities" (Plan, p. 17).

Barlow's policies and objectives aim at utilization and maintenance of existing facilities, and cooperation with Clackamas County and the State Parks Division "in the optimal development of local recreational facilities." Further, Barlow has committed to "provide park facilities when and where economically feasible through public acquisition" and to "address park development in updates of the Comprehensive Plan" (Plan, p. 37).

The Zoning Ordinance allows for park development as a conditional use in the City's residential zone.

Conclusion: The City of Barlow complies with Goal 8.

7. Economy of the State: (Goal 9)

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

Factual Information: Comprehensive Plan pp. 9-10, 12, 16

Plan Policies: Comprehensive Plan pp. 31-33

Implementing Measures: Zoning Ordinance, Sections 3.120 (C-1 Zone) and Article 6 (Conditional Uses)

Barlow has made the policy decision to remain a small rural community, whose residents for the most part will continue to find employment elsewhere. (Discussions with Mayor, 7/13/79, and planning consultant 7/25/79; see also p. 12 of Comprehensive Plan). Approximately three acres of the City are currently in commercial use, with little expansion expected. Barlow's economic growth policy position is consistent with the City's decision to oppose installation of a costly sewer system (Plan, p. 16).

Plan policies encourage limited commercial development subject to zoning regulations (p. 31). No provision is made for industrial development within the city limits UGB. However, on p. 32 of the Plan, The City states its policy to allow for light industrial development in the area of mutual planning interest outside the UGB.

The Zoning Ordinance is consistent with Plan policies with one significant exception. Convenience commercial development is allowed in the C-1 Commercial zone, but only under conditional use procedures (Zoning Ordinance, Section 3.120). However, there are no criteria for approval or denial of CUP applications in the Zoning Ordinance (Article 6), as required by ORS 227.173) and case law. (See especially Commonwealth Properties Inc., v. Washington County) Barlow has not designated any large vacant tracts for commercial expansion, so that a zone change would be required prior to any significant commercial development (discussion with planning consultant 7/25/79).

Conclusion: The City of Barlow complies with Goal 9.

Suggestions for Plan and Implementing Measures Improvement:

Barlow has planned for very limited commercial expansion during the planning period. Barlow should establish objective conditional use permit criteria for approving commercial uses.

8. Housing: (Goal 10)

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

Factual Information: Comprehensive Plan pp. 9-11 (population characteristics and land use inventory), 15-16 (sewer and water facilities); "Housing Study" as amended October 5, 1978

Plan Policies: Comprehensive Plan pp. 29-30 (Residential Policies), 34-35 (Public Facilities Policies); "Housing Study" Recommended Policies, pp. 9-10

Implementing Measures: Zoning Ordinance (Article 3, Single-Family Residential Zone R-1, and Article 6, Conditional Uses); Subdivision Ordinance

Buildable Lands Inventory

Buildable lands are defined in Goal 10 as "...lands in urban and urbanizable areas that are suitable, available and necessary for residential use."

Of approximately 35 acres of land within the Barlow UGB, 22 acres are developed and 13 acres are vacant. After reviewing vacant land for suitability, the City determined that 5.35 acres were buildable (p. 5, "Housing Study").

It was further "...assumed that a minimum lot size of 20,000 square feet will be necessary to support future development, given Barlow's lack of sewage treatment facilities...As the City has identified 5.35 acres as developable, and as 4.13 acres will be needed to accommodate Barlow's housing needs to the year 2000, the study concluded that there is sufficient buildable lands currently within the Urban Growth Boundary" ("Housing Study," p. 6). (It should be noted that the R-1 Residential Zone minimum lot size is 10,000 square feet for single family units, and 15,000 square feet for duplexes.)

Housing Policies and Implementing Measures

Barlow's housing policies include a commitment to restrict housing development in hazardous areas and to designate residential lands on the basis of need. Developers are required to pay for all necessary improvements, constructed to City standards (Plan, pp. 29-30). New housing development will be critically dependent upon DEQ and County approval of subsurface septic systems (Plan, p. 35).

In order to meet Goal 10, "Barlow will provide a sufficient mix of housing types and densities to accommodate the City's residential needs to the year 2000." More specifically: "Barlow will provide for two-family dwellings and mobile homes as a conditional use in the Zoning Ordinance" (emphasis added, Plan, p. 30).

However, Article 6 of the Zoning Ordinance includes no criteria for approval or denial of CUP applications in violation of the St. Helens Policy and ORS 227.173.

Both the Oregon Business Planning Council and the State Housing Division have submitted comments supporting acknowledgment.

On August 2, 1979 the City adopted an amendment to the zoning ordinance to provide standards for approval of conditional use applications (see attached).

Conclusion: The City of Barlow complies with Goal 10.

The action by the City to revise its zoning ordinance to provide conditional use approval standards occurred subsequent to the start of the Barlow acknowledgment review. Two favorable comments supporting acknowledgment were received prior to the City's action to amend the ordinance. The Department believes nothing would be gained in this case by delaying Commission action to allow for review of this recent ordinance amendment. Barlow's plan and ordinances clearly meet Goal 10.

9. Public Facilities and Services: (Goal 11)

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

Factual Information: Comprehensive Plan pp. 13-24

Plan Policies: Comprehensive Plan pp. 34-40

Implementing Measures: Plan policies, pp. 30 and 39-40;
Subdivision Ordinance, Urban Growth Management Agreement

Barlow has inventoried police, fire protection, health, education, water supply, storm drainage, sewage disposal, solid waste disposal, recreational, energy and communication and community governmental service needs. Barlow provides water, storm drainage, and community governmental services; the remainder are provided by or regulated by outside agencies (Plan, pp. 13-24).

Barlow has made the policy decision not to hook up to Canby's sewage treatment facility based on cost and community impact considerations (Plan, p. 16). Future growth is controlled by DEQ septic system approval standards.

Plan policies ensure the coordinated provision of public services (Plan, pp. 34-36 and 39-40). Developers are required to pay any cost incurred by the City with respect to new development (Plan, pp. 34-36).

Conclusion: The City of Barlow complies with Goal 11.

10. Transportation: (Goal 12)

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

Factual Information: Comprehensive Plan pp. 19-24

Plan Policies: Comprehensive Plan pp. 37-39

Implementing Measures: Subdivision Ordinance and Plan Policies

The Plan includes an inventory of all transportation modes available to the City and an assessment of future needs (Plan pp. 19-24). Policies have been adopted to meet these needs and to coordinate with appropriate transportation agencies (Plan, pp. 37-39).

Conclusion: The City of Barlow complies with Goal 12.

11. Energy Conservation: (Goal 13)

The acknowledgment requests contain the following to comply with this Goal:

Factual Information: Comprehensive Plan, pp. 6, 18-19

Plan Policies: Comprehensive Plan pp. 26 and 36

Implementing Measures: Plan Policies, Urban Growth Boundary Management Agreement, Zoning Ordinance (Section 3.060, Height Restrictions)

C. Comments Received:

The following have submitted statements on the acknowledgment request:

<u>Agency or Party</u>	<u>Position</u>
State Housing Division	Acknowledge*
Oregon Business Planning Council	Acknowledge*

*Statements attached

D. Overall Conclusion:

The City of Barlow has done an excellent job in assessing its long-range planning needs and in developing policies appropriate to these needs. The plan is particularly effective in recognizing that planning decisions in the area surrounding the City's urban growth boundary must be coordinated if Barlow's planning goals are to be met.

V. RECOMMENDATIONS

A. Staff:

Recommends the Commission acknowledge Barlow's plan and implementing ordinance.

B. Local Coordination Body:

Recommends the Commission acknowledge Barlow's plan and implementing ordinance.

VI. COMMISSION ACTION

Acknowledge the comprehensive plan and implementing ordinances of the City of Barlow as being in compliance with the Statewide Planning Goals.

Barlow's plan ensures the cooperation of the City in the siting and delivery of energy services (Plan, p. 36). Barlow has adopted planning and zoning measures which encourage energy conservation and has committed to cooperating with the State of Oregon and utility companies in energy saving programs (Plan, p. 26).

Conclusion: The City of Barlow complies with Goal 13.

12. Urbanization: (Goal 14)

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

Factual Information: Comprehensive Plan pp. 9-11, "Housing Study," pp. 5-8

Plan Policies: Comprehensive Plan pp. 29-31, 35 (Public Facilities) and 41 (Revision and Amendment)

Implementing Measures: Plan policies and UGB Management Agreement

Barlow's adopted UGB is the city limits. Out of the approximately 35 acres within the UGB, 22.4 are built upon (19.5 acres residential and 2.9 acres commercial) This leaves 13 acres undeveloped. The City has determined that these 13 acres are adequate to absorb nine housing units and a limited amount of commercial development, as projected in the Plan (Plan, pp. 9-11, "Housing Study," pp. 5-8).

Barlow's public facilities and housing policies ensure an efficient land use pattern (see Goals 10 and 11 discussion). The UGB Management Agreement specifies that any amendments to the UGB will be made in accordance with the Barlow and Clackamas County Plan and that the Portland Metropolitan Area Local Government Boundary Commission will coordinate annexations in accord with these plans and Statewide Planning Goals.

Barlow has also agreed with Clackamas County on a method of coordinating land use planning decisions in a specific "Planning Area" lying outside Barlow's UGB through UGB management agreements.

Conclusion: The City of Barlow complies with Goal 14.

C. Comments Received:

The following have submitted statements on the acknowledgment request:

<u>Agency or Party</u>	<u>Position</u>
State Housing Division	Acknowledge*
Oregon Business Planning Council	Acknowledge*

*Statements attached

D. Overall Conclusion:

The City of Barlow has done an excellent job in assessing its long-range planning needs and in developing policies appropriate to these needs. The plan is particularly effective in recognizing that planning decisions in the area surrounding the City's urban growth boundary must be coordinated if Barlow's planning goals are to be met.

V. RECOMMENDATIONS

A. Staff:

Recommends the Commission acknowledge Barlow's plan and implementing ordinance.

B. Local Coordination Body:

Recommends the Commission acknowledge Barlow's plan and implementing ordinance.

VI. COMMISSION ACTION

Acknowledge the comprehensive plan and implementing ordinances of the City of Barlow as being in compliance with the Statewide Planning Goals.



Department of Land Conservation and Development

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

M E M O R A N D U M

June 28, 1979

TO: State and Federal Agencies, Special Districts,
Other Local Reviewers and Citizens

FROM: W. J. Kvarsten, Director

SUBJECT: REQUEST FOR ACKNOWLEDGMENT OF COMPLIANCE

City of Gold Beach Comprehensive Plan and Ordinances
City of Barlow Comprehensive Plan and Ordinances
City of Sublimity Comprehensive Plan and Ordinances
City of Island City Comprehensive Plan and Ordinances

Comments Due: August 13, 1979

Tentative Date for
Commission Action: September 6 in a location to be
announced

Field Representative: Linda Macpherson (Barlow)
Craig Greenleaf (Sublimity)
Jim Kennedy (Island City)
Glen Hale (Gold Beach)

Lead Reviewer: Greg Winterowd (Barlow)
Claire Puchy (Sublimity)
Don Oswald (Gold Beach)
Dale Blanton (Island City)

The Oregon Land Conservation and Development Commission has received requests from the City of Barlow in Clackamas County, the City of Sublimity in Marion County, the City of Island City in Union County and the City of Gold Beach in Curry County asking that their comprehensive plans and ordinances be acknowledged to be in compliance with the Statewide Planning Goals.

This notice is to afford your agency a review opportunity before the Commission's action to make sure the comprehensive plans and ordinances have been properly coordinated with your plans and projects for those areas.

June 28, 1979

If you respond to this notice, please distinguish clearly between information or a comment presented for the Commission's consideration as opposed to an objection to the Commission's acknowledgment of the comprehensive plans or ordinances. If the Commission does not receive an objection from a notified agency, it will conclude that the agency will follow the comprehensive plans and ordinances. Comments and objections should be sent to the Department's central office in Salem.

Complete copies of the comprehensive plans and ordinances are available for review in the following locations:

LCDC Central Office
1175 Court Street NE
Salem, OR 97310

Contact: Greg Winterowd (Barlow)
Claire Puchy (Sublimity)
Phone: 378-4926

LCDC Portland Office
320 SW Stark, Rm. 530
Portland, OR 97204
Contact: Linda Macpherson
Phone: 229-6068

Island City:

LCDC La Grande Office
Rm. 135 Classroom Bldg.
Eastern Oregon State College
La Grande, OR 97850
Contact Jim Kennedy
Phone: 963-2918

City of Island City
City Hall
Island City, OR 97851

Union County Planning
Department
Union County Courthouse
La Grande, OR 97850

Sublimity:

City of Sublimity
City Hall
Sublimity, OR 97385

Marion County Planning
Department
Contact: Pam Brown
Phone: 588-5038

Gold Beach:

City of Gold Beach
City Hall
Gold Beach, OR 97444

LCDC Newport Office
313 SW 2nd, Suite B
Newport, OR 97365
Contact: Glen Hale
Phone: 265-8869

Curry County Planning Dept.
Curry County Courthouse
Gold Beach, OR 97444

Barlow:

Clackamas County Planning Dept.
902 Abernathy Road
Oregon City, OR 97045

City of Barlow
City Hall
Barlow, OR 97013

NOTE: Please note that copies of this notice have also been sent to local offices of state and federal agencies identified by the jurisdictions.